



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING

March 21, 2024, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, March 21, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. CONSENT ITEMS

3. BUSINESS ITEMS

3.1. Utah City Phase 3 Final Plat

Bronson Tatton with Flagborough is seeking approval of the Utah City Phase 3 Final Plat Application.

3.2. The Orchards 7 & 8 Final Plat

Karen Slaymaker with Aimtec Group is seeking approval of the Orchards 7 & 8 Final Plat Application.

4. WORK SESSION

4.1. The Orchards 7 & 8 Site Plan

4.2. DRC Bylaws

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

6. ADJOURNMENT

AGENDA NOTICING COMPLETED ON:

March 15, 2024

/s/ Cache Hancey, Planner

CERTIFIED (NOTICED) BY:

UTAH CITY
PHASE THREE
SUBDIVISION PLAT
LOCATED IN THE NORTHEAST QUARTER AND THE
SOUTHEAST QUARTER OF SECTION 7, SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

NOTE

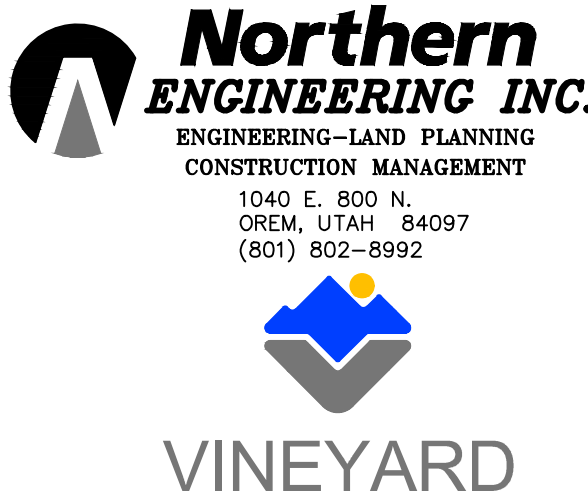
1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE H.O.A.
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

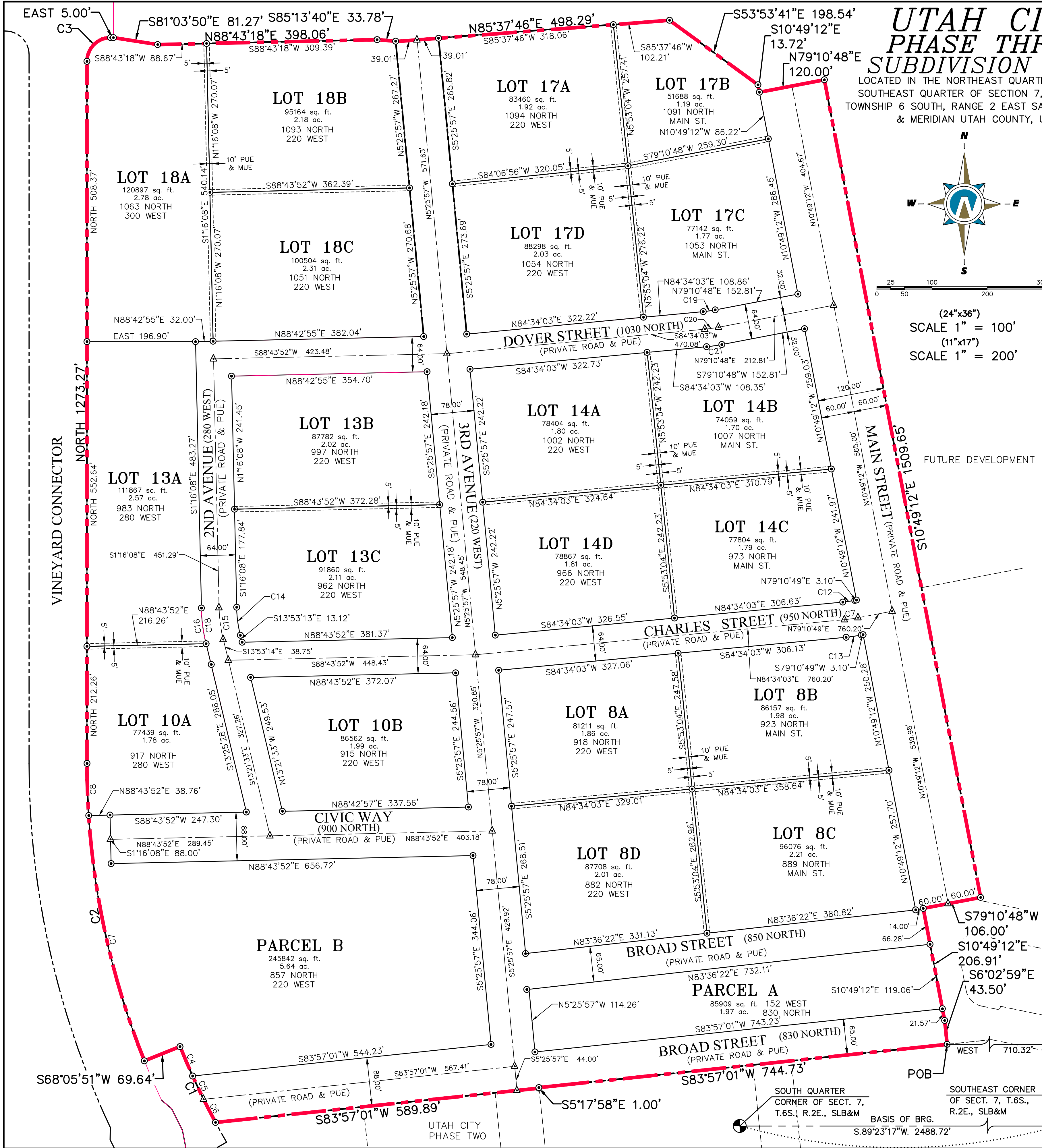
ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)C(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

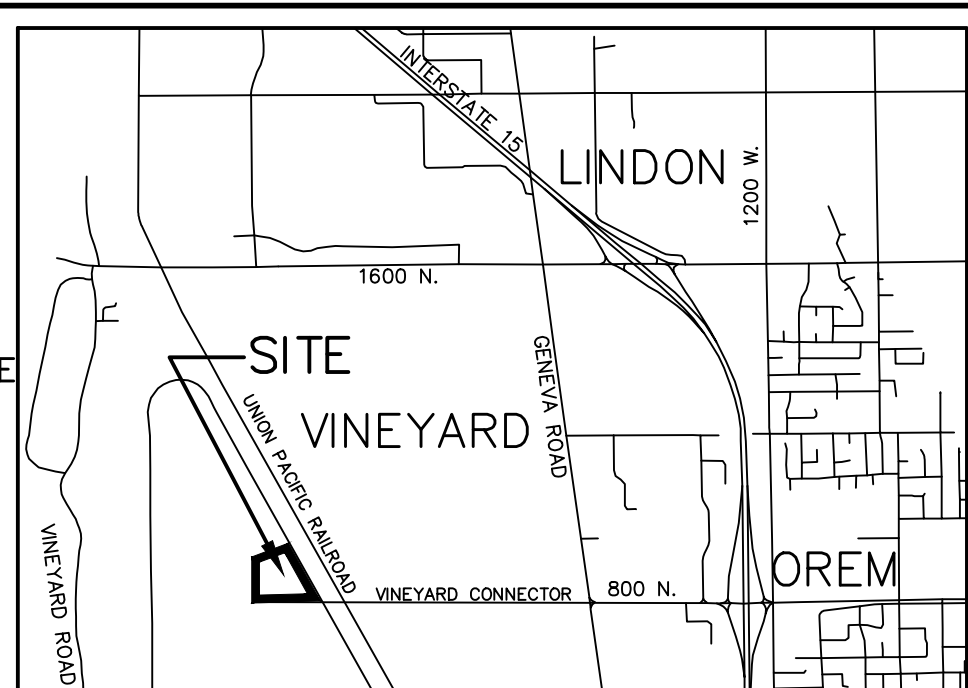
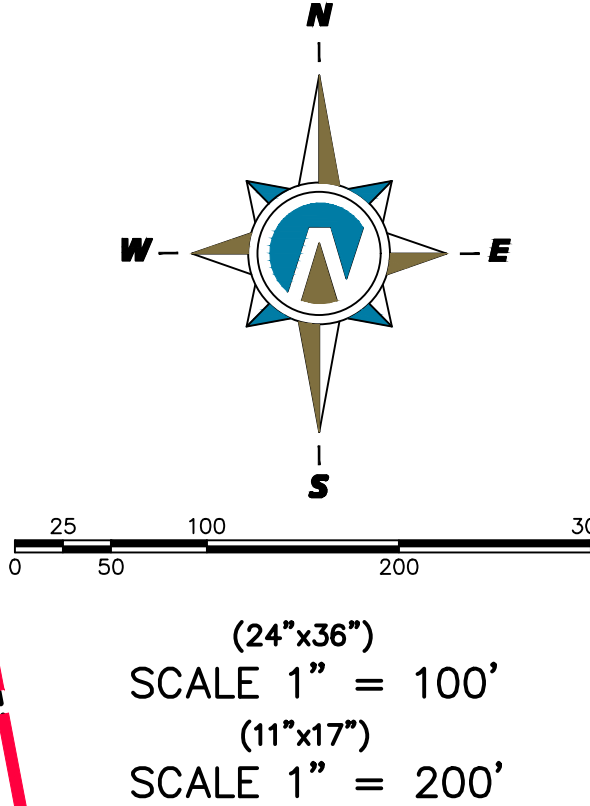
QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.





**UTAH CITY
PHASE THREE
SUBDIVISION PLAT**
LOCATED IN THE NORTHEAST QUARTER AND THE
SOUTHEAST QUARTER OF SECTION 7, SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH



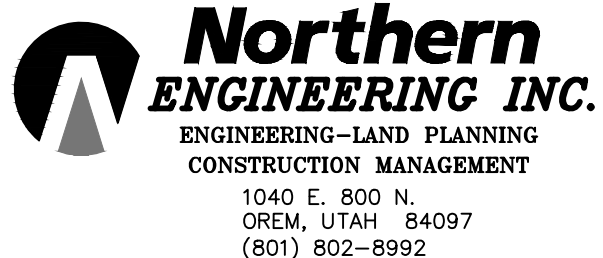
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	152.00'	1376.00'	151.92'	N25°02'43"W	6°19'45"
C2	552.80'	1447.50'	549.45'	N10°56'26"W	21°52'52"
C3	67.54'	43.00'	60.81'	N45°00'00"E	90°00'00"
C4	58.21'	1376.00'	58.20'	N23°05'34"W	2°25'25"
C5	46.60'	1376.00'	46.60'	S25°16'29"E	1°56'26"
C6	47.19'	1376.00'	47.19'	S27°13'39"E	1°57'54"
C7	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C7	458.16'	1447.50'	456.25'	N12°48'49"W	18°08'06"
C8	94.64'	1447.50'	94.62'	N1°52'23"W	3°44'46"
C12	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C13	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C14	51.31'	233.00'	51.21'	S7°34'41"E	12°37'05"
C15	58.36'	265.00'	58.24'	S7°34'41"E	12°37'05"
C16	65.41'	297.00'	65.28'	S7°34'41"E	12°37'05"
C19	21.91'	233.00'	21.90'	S81°52'26"W	5°23'15"
C20	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C21	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"

- LEGEND**
- FOUND BRASS CAP
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - ROADWAY DEDICATION BOUNDARY
 - CENTERLINE
 - EXIST. RIGHT-OF-WAY LINE
 - SECTION LINE
 - EASEMENT
 - FUTURE PHASE

VINEYARD PLANNER
DATE: ____/____/____

VINEYARD ENGINEER
DATE: ____/____/____

CLERK/RECORDER
DATE: ____/____/____



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS **UTAH CITY PHASE THREE SUBDIVISION PLAT** AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY _____ DATE _____

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 2859.13 FEET; THENCE WEST A DISTANCE OF 710.32 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.83°57'01"W. A DISTANCE OF 744.73 FEET; THENCE S.05°17'58"E. A DISTANCE OF 1.00 FEET; THENCE S.83°57'01"W. A DISTANCE OF 589.89 FEET TO A POINT OF CURVATURE OF A 1376.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.00 FEET, SAID CURVE HAVING CENTRAL ANGLE OF 06°19'45" AND A CHORD THAT BEARS N.25°02'43"W. A DISTANCE OF 151.92 FEET; THENCE S.68°05'51"W. A DISTANCE OF 69.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BE A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 552.80 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 21°52'52" AND A CHORD THAT BEARS N.10°56'26"W. A DISTANCE OF 549.45 FEET; THENCE NORTH A DISTANCE OF 1273.27 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY; THENCE S.81°03'50"E. A DISTANCE OF 81.27 FEET; THENCE N.88°43'18"E. A DISTANCE OF 398.06 FEET; THENCE S.85°13'40"E. A DISTANCE OF 33.78 FEET; THENCE N.85°37'46"E. A DISTANCE OF 498.29 FEET; THENCE S.53°53'41"E. A DISTANCE OF 198.54 FEET; THENCE S.10°49'12"E. A DISTANCE OF 13.72 FEET; THENCE N.79°10'48"E. A DISTANCE OF 120.00 FEET; THENCE S.10°49'12"1509.65 FEET; THENCE S.79°10'48"W. A DISTANCE OF 106.00 FEET; THENCE S.10°49'12"E. A DISTANCE OF 206.91 FEET; THENCE S.06°02'59"E. A DISTANCE OF 43.50 FEET TO THE POINT OF BEGINNING CONTAINING 63.78 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. IN WITNESS WHEREOF: WE HAVE HERE UNTO SET OUR HANDS. FLAGBOROUGH, LLC

BY: _____ MANAGER _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.

ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ SIGNED _____
(A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____ 20____.

VINEYARD ATTORNEY
DATE: ____/____/____

CITY MANAGER
DATE: ____/____/____

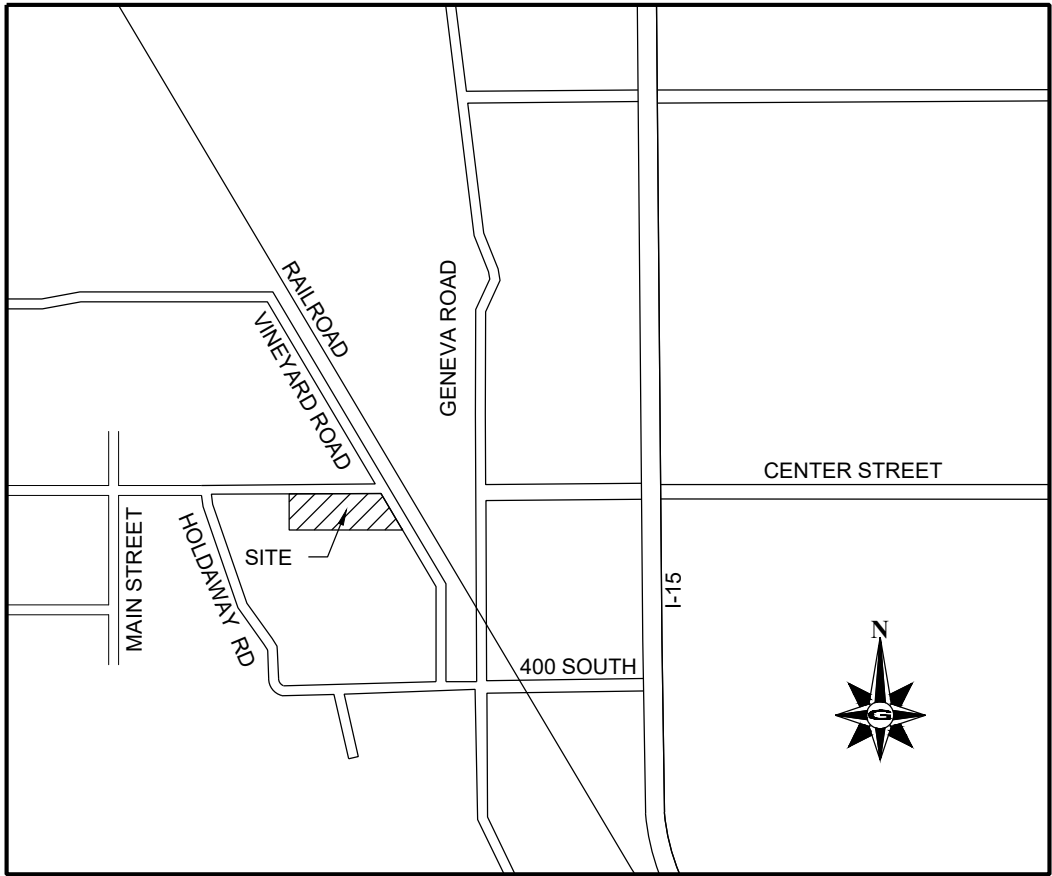
**UTAH CITY
PHASE THREE
SUBDIVISION PLAT**

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL ENGINEER'S SEAL CLERK-RECORDER SEAL

VICINITY MAP



7 8
18 17
BASIS OF BEARINGS
N1°32'35"W 2640.81'
HISTORIC BASIS OF BEARINGS
N1°32'44"W 2640.54'

NORTHWEST QUARTER CORNER OF SECTION 17, T6S, R2E, SLB&M (FOUND UTAH COUNTY BRASS CAP MONUMENT IN CONCRETE)

WEST QUARTER CORNER OF SECTION 17, T6S, R2E, SLB&M (FOUND UTAH COUNTY BRASS CAP MONUMENT IN CONCRETE)

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF , 20 .
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

NOTES:

1. ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
2. ALL COMMON AREAS CONTAIN A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY UNLESS OTHERWISE NOTED
3. ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP
4. TOTAL UNITS: 81
5. PARKING STALLS: _____
6. INTERIOR BUILDING FOOTPRINTS ARE DIMENSIONED FROM THE CENTER OF THE PARTY WALL PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.
7. EXTERIOR BUILDING DIMENSIONS SHOWN HEREON ARE TO THE OUTSIDE EDGE OF FOUNDATION PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.

AREA TABLE:
TOTAL PARCEL AREA = 204,068 S.F. OR 4.6847 ACRES
81 PRIVATE UNITS = 62,142.9 S.F.
COMMON AREA = 135,830 S.F.
3 PARCELS = 6095.1 S.F.

LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT LOCATED)
	PROPOSED STREET MONUMENT
	MONUMENT LINE
	TIE LINE
	ROW LINE
	BOUNDARY LINE
	EASEMENT/P.U.E.
	STREET CENTERLINE
	PRIVATE OWNERSHIP
	PARCEL- SEE NOTES
	COMMON AREA INCLUDES PRIVATE ST.

CENTER STREET

TOWN OF VINEYARD
PARCEL #18-018-0057

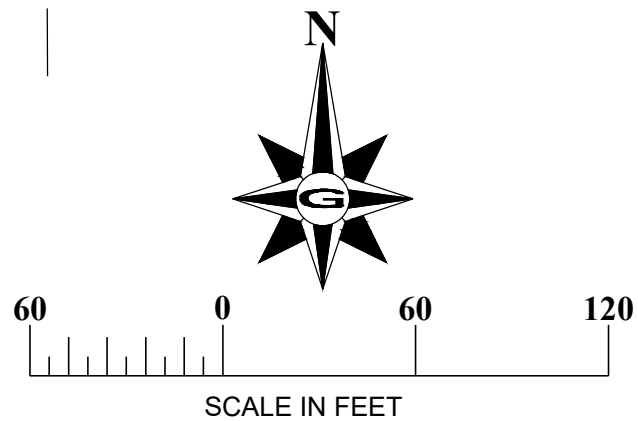
TOWN OF VINEYARD
PARCEL #18-018-0057

NEW VINEYARD RD
(PUBLIC ROAD- UTAH COUNTY
RECORDER ENTRY #2017-129073)

SHEET 2 OF 4

SHEET 3 OF 4

Line Table		
LINE #	LENGTH	DIRECTION
L1	28.47	S88°47'47"E
L2	58.22	N84°30'49"E
L3	61.30	N77°16'14"E
L4	45.80	N74°52'20"E
L5	53.15	S89°59'57"E
L6	24.43	S60°07'44"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	84.19	85.00	56°45'10"	45.91	80.79	N46°29'44"E
C2	255.93	432.00	33°56'40"	131.85	252.21	N73°23'37"W
C3	31.30	35.00	51°13'55"	16.78	30.26	N64°44'59"W
C4	15.66	72.00	12°27'51"	7.86	15.63	N45°21'57"W
C5	31.30	35.00	51°13'52"	16.78	30.26	N25°58'56"W
C6	31.41	20.00	89°59'36"	20.00	28.28	N44°37'51"E

OWNER:
**VINEYARD HOMESTEADS POD 1, LLC
&
PRO MANAGEMENT UTAH LLC**

2264 WILLIAMSBURG CIR.
WEST JORDAN, UT 84047

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 971-9414 FAX: (801) 971-9445

DOMINION GAS COMPANY

DOMINION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

LOT DRAINAGE

- AS APPROVED AND REQUIRED BY THE TOWN OF VINEYARD
1. AT MINIMUM, 50% OF ROOF DRAINS SHALL DRAIN TOWARDS THE STREET.
 2. ALL SIDE DOWNSPOUTS ARE TO BE DIVERTED TOWARD THE FRONT OR REAR OF THE LOT.
 3. YARDS TO BE POSITIVELY GRADED AWAY FROM ALL WINDOW WELLS
 4. HOA'S &/OR HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING LOT LINE DRAINAGE PATHWAYS THROUGH THEIR PROPERTIES PER DRAINAGE PLAN.
 5. ALL LOT LINES ARE TO BE MAINTAINED AS DRAINAGE PATHWAYS FOR ACCUMULATING RUNOFF FROM ADJOINING LOTS.
 6. ALL LOTS SHALL MEET THE INTERNATIONAL BUILDING CODE STANDARDS AND DRAIN AWAY FROM THE STRUCTURE.
 7. SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS.

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS ____ DAY OF _____, A.D. 20 ____.

VINEYARD CITY PLANNER

VINEYARD ATTORNEY

DATE ____/____/____

DATE ____/____/____

VINEYARD ENGINEER

VINEYARD CITY MANAGER

DATE ____/____/____

DATE ____/____/____

CLERK/RECORDER

DATE ____/____/____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8**. HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152657

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°38'03" EAST 3062.04 FEET AND SOUTH 0°21'57" EAST 47.29 FEET FROM THE UTAH COUNTY BRASS CAP MONUMENT FOUND IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE WEST ¼ CORNER OF SAID SECTION 17. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED NORTH 89°38'03" EAST 3062.08' AND SOUTH 0°21'57" EAST 47.18 FEET FROM THE HISTORIC (PER PREVIOUS PHASES OF THE ORCHARDS @ VINEYARD PUD SUBDIVISIONS AND RELATED DEED DESCRIPTIONS) POSITION OF THE WEST ¼ CORNER OF SAID SECTION 17; AND RUNNING THENCE NORTH 89°37'39" EAST 356.28 FEET; THENCE SOUTH 82°27'12" EAST 87.74 FEET; THENCE SOUTH 84°36'20" EAST 266.25 FEET; THENCE SOUTH 88°47'47" EAST 28.47 FEET; THENCE NORTH 84°30'49" EAST 58.22 FEET; THENCE NORTH 77°16'14" EAST 61.30 FEET; THENCE NORTH 74°52'20" EAST 45.80 FEET TO A POINT OF CURVATURE WITH A 85.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 84.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°45'10" (CHORD BEARS NORTH 46°29'44" EAST 80.79 FEET); THENCE SOUTH 89°59'57" EAST 53.15 FEET; THENCE SOUTH 29°52'16" EAST 337.22 FEET; THENCE SOUTH 60°07'44" WEST 24.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF NEW VINEYARD ROAD RIGHT OF WAY PER MAP ENTRY # 2017-129073; THENCE CONTINUING 255.93 FEET NORTHWESTERLY ALONG THE ARC OF A 432.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°56'40" (CENTER BEARS SOUTH 33°54'34" WEST) THENCE SOUTH 89°38'03" WEST 886.58 FEET TO A POINT OF CURVATURE WITH A 35 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'55" TO A POINT OF REVERSE CURVATURE WITH A 72 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 15.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°27'51" TO A POINT OF REVERSE CURVATURE WITH A 35 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'55"; THENCE NORTH 0°21'57" WEST 115.11 FEET TO A POINT OF CURVATURE WITH A 20 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 31.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'36"; THENCE NORTH 89°37'39" EAST 3.62 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 204068 +/- S.F. (4.6847 ACRES) MORE OR LESS

CONTAINS 81 PRIVATE UNITS, 4 PARCELS, PUBLIC ROAD DEDICATION AND PUBLIC UTILITY EASEMENT DEDICATION

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, COMMON AREA AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

THE ORCHARDS AT VINEYARD PUD PHASE 7 & 8

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS ____ DAY OF _____, A.D., 20 ____.

VINEYARD HOMESTEADS POD 1, LLC AND PRO MANAGEMENT UTAH, LLC

BY: GLEN R. PETTIT, MANAGER

CORPORATE ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D., 20 ____, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE **THE ORCHARDS AT VINEYARD PUD POD 7 & 8** AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION #: _____
MY COMMISSION EXPIRES _____
SIGNATURE _____
NAME _____

A NOTARY PUBLIC IN UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

1/4

CLERK/RECORDER SEAL

CLERK/RECORDER

DATE ____/____/____

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

NORTHWEST QUARTER CORNER OF
SECTION 17, T6S, R2E, SLB&M
(FOUND UTAH COUNTY 3" BRASS
CAP MONUMENT IN CONCRETE)

WEST QUARTER CORNER OF
SECTION 17, T6S, R2E, SLB&M
(FOUND UTAH COUNTY 3" BRASS
CAP MONUMENT IN CONCRETE)

BASIS OF BEARINGS
N1°32'35"W 2640.81'

TIE N89°38'03"E 3062.04'
TIE S89°38'03"W 3062.08'
(HISTORIC)

TIE S0°21'57"E 47.29'

TIE N0°21'57"W 47.16' (HISTORIC)

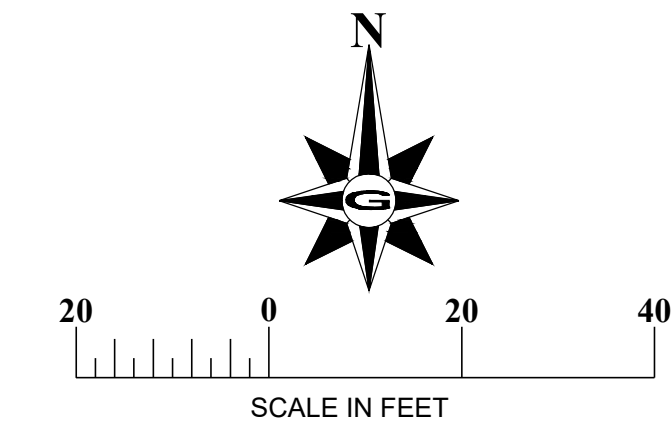
CENTER STREET

TOWN OF VINEYARD
PARCEL #18-018-0057

Line Table		
LINE #	LENGTH	DIRECTION
L8	12.22	N45°21'56"W
L9	12.22	S44°38'04"W
L10	12.22	N44°38'04"E
L11	2.17	S56°12'30"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C3	31.30	35.00	51°13'55"	16.78	30.26	N64°44'59"W
C4	15.66	72.00	12°27'51"	7.86	15.63	N45°21'57"W
C5	31.30	35.00	51°13'52"	16.78	30.26	N25°58'56"W
C6	31.41	20.00	89°59'36"	20.00	28.28	N44°37'51"E
C7	15.80	26.50	34°09'27"	8.14	15.57	S73°17'13"E

SEE SHEET 3/4



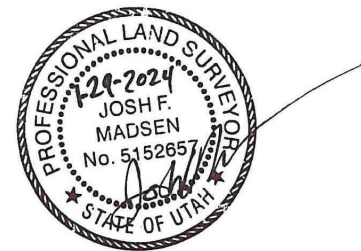
LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	PROPOSED STREET MONUMENT
	MONUMENT LINE
	TIE LINE
	ROW LINE
	BOUNDARY LINE
	EASEMENT/P.U.E.
	STREET CENTERLINE
	PRIVATE OWNERSHIP
	PARCEL - SEE NOTES
	COMMON AREA
	COMMON AREA INCLUDES PRIVATE ST

NOTES:

1. ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
2. ALL COMMON AREAS CONTAIN A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
3. ALL UNITS' FOOTPRINTS ARE PRIVATE OWNERSHIP
4. TOTAL UNITS : 81
5. PARKING STALLS:
6. INTERIOR BUILDING FOOTPRINTS ARE DIMENSIONED FROM THE CENTER OF THE PARTY WALL PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.
7. EXTERIOR BUILDING DIMENSIONS SHOWN HEREON ARE TO THE OUTSIDE EDGE OF FOUNDATION PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.

GILSON
ENGINEERING
Consulting Engineers & Surveyors

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

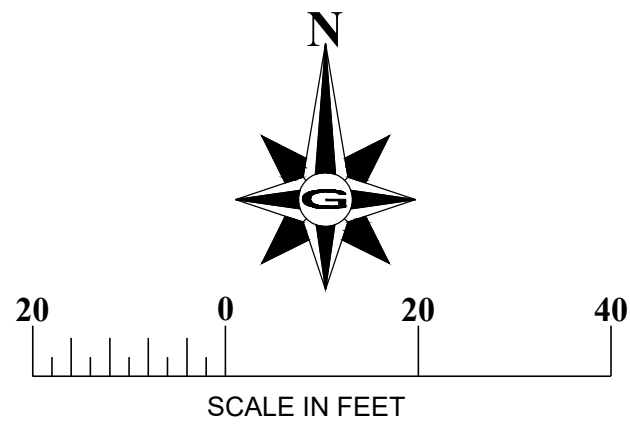


THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

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TOWNSHIP 6 SOUTH, RANGE 2 EAST,
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VINEYARD CITY, UTAH COUNTY, UTAH



LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	PROPOSED STREET MONUMENT
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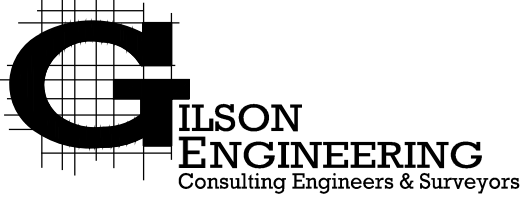
Radial Tie Table		
LINE #	LENGTH	DIRECTION
R12	41.53	S34°56'20"E
R13	23.49	N89°59'40"E
R14	32.91	S47°42'29"W
R15	32.09	S47°05'14"E
R16	19.73	S55°32'57"W
R17	44.18	S89°08'53"W
R18	29.90	N51°25'01"E
R19	30.70	N53°18'55"W

Line Table		
LINE #	LENGTH	DIRECTION
L1	28.47	S88°47'47"E
L2	58.22	N84°30'49"E
L3	61.30	N77°16'14"E
L4	45.80	N74°52'20"E
L5	53.15	S89°59'57"E
L6	24.43	S60°07'44"W
L11	2.17	S56°12'30"E
L12	10.23	S56°12'30"E
L13	7.65	S23°45'33"W
L14	13.19	N38°41'18"W
L15	10.80	S44°38'04"W
L16	12.22	S45°21'56"E

CURVE TABLE								
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING		
C1	84.19	85.00	56°45'10"	45.91	80.79	N46°29'44"E		
C2	255.93	432.00	33°56'40"	131.85	252.21	N73°23'37"W		
C7	15.80	26.50	34°09'27"	8.14	15.57	S73°17'13"E		
C8	22.36	37.50	34°09'27"	11.52	22.03	S73°17'13"E		
C9	34.99	33.50	59°50'09"	19.28	33.42	S60°26'52"E		
C10	32.69	34.50	54°17'21"	17.69	31.48	S3°23'08"E		
C11	74.05	432.00	9°49'17"	37.12	73.96	N61°19'55"W		
C12	135.74	432.00	18°00'10"	68.43	135.18	N75°14'39"W		
C12	46.15	432.00	6°07'13"	23.09	46.12	N87°18'20"W		



SEE SHEET 2/4

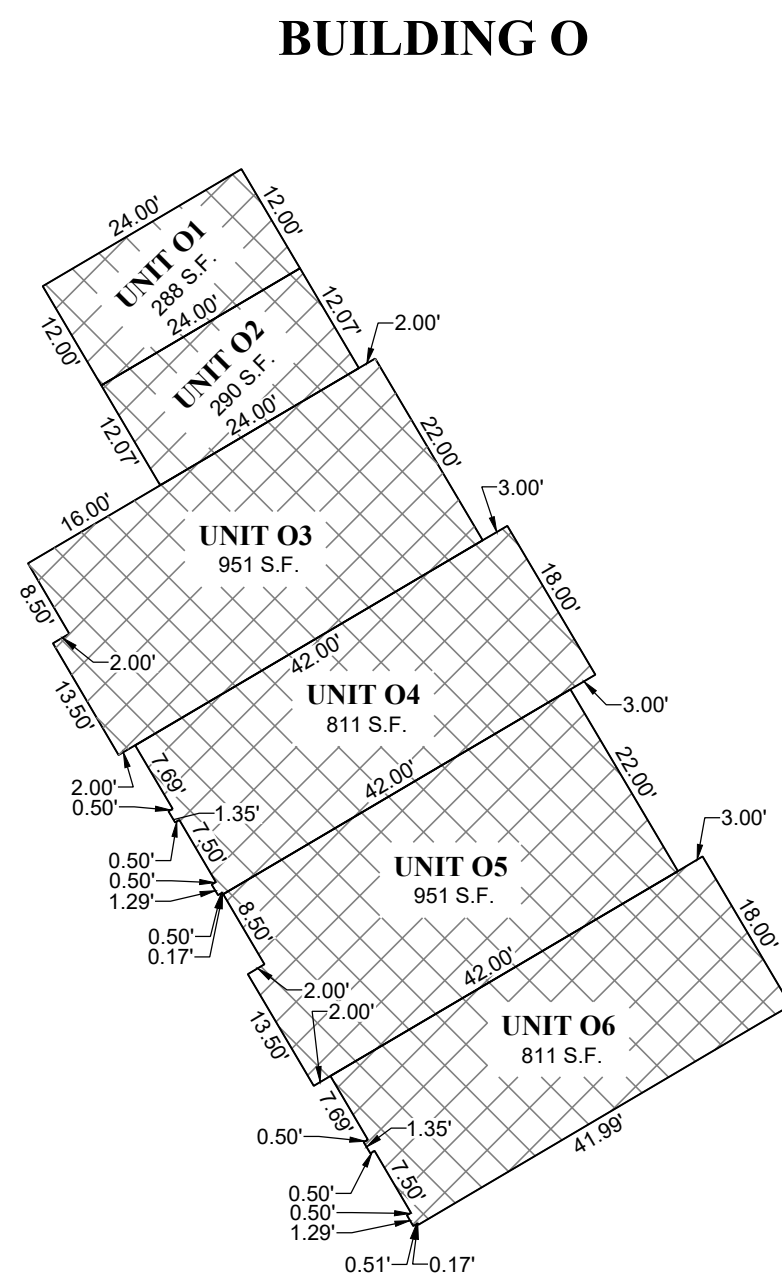
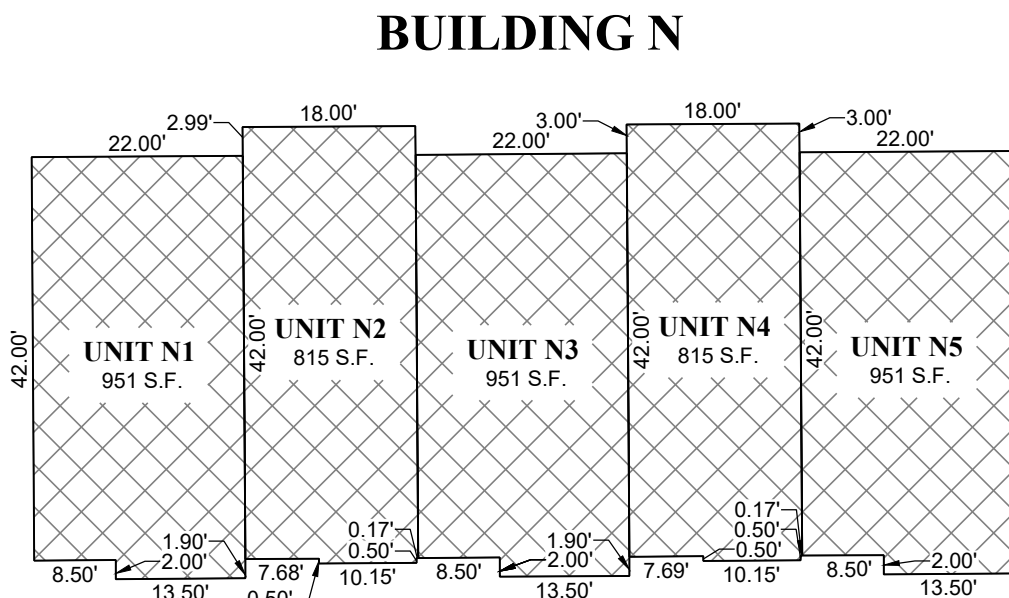
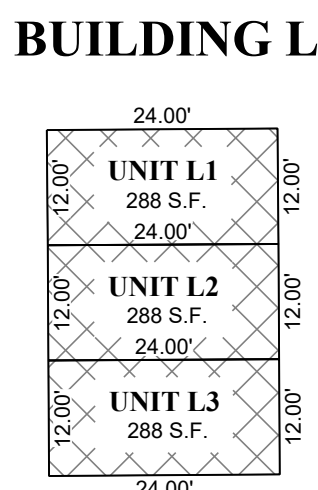
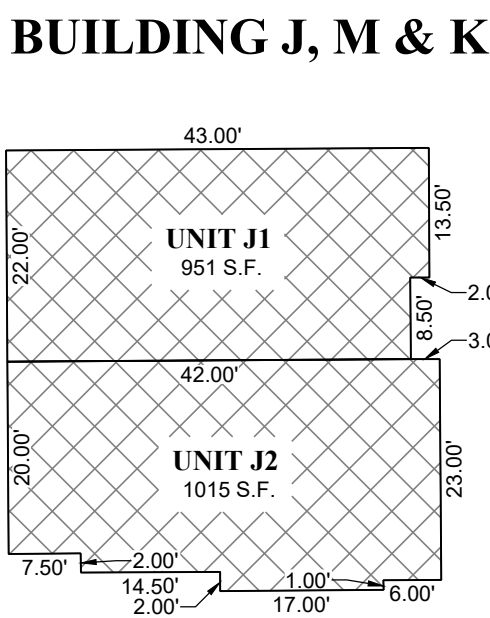
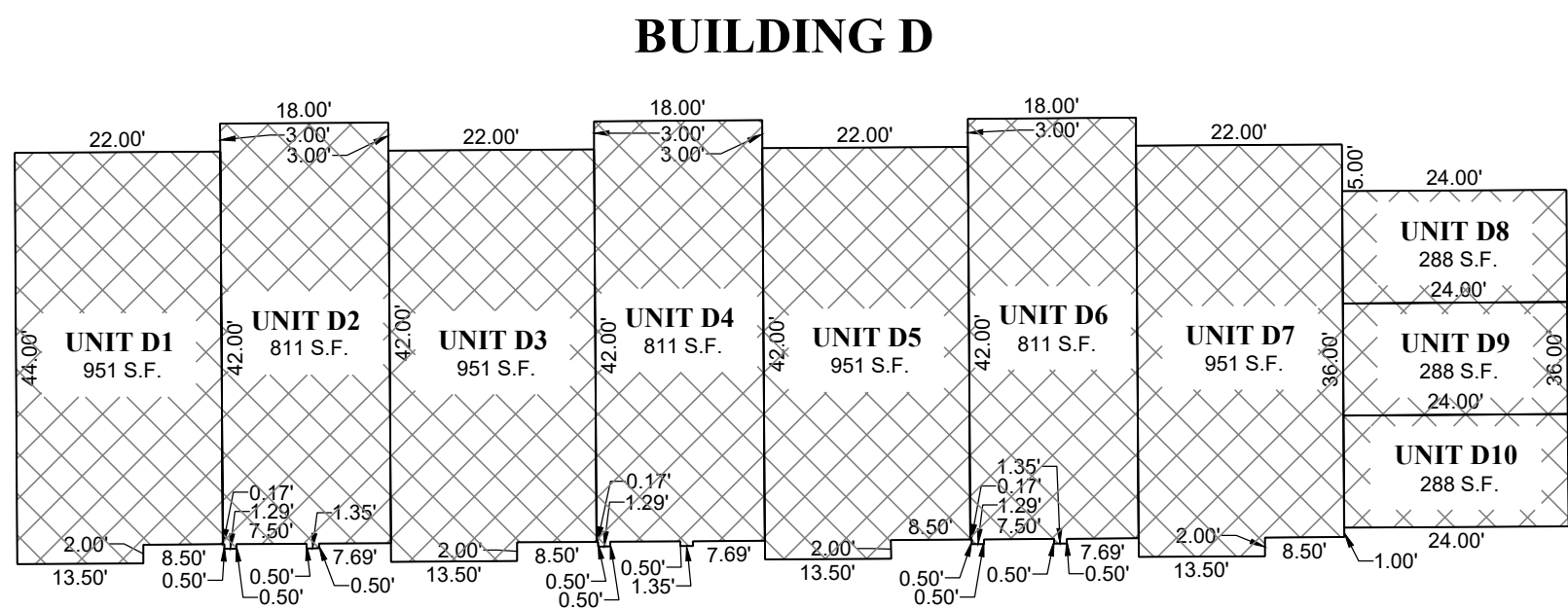
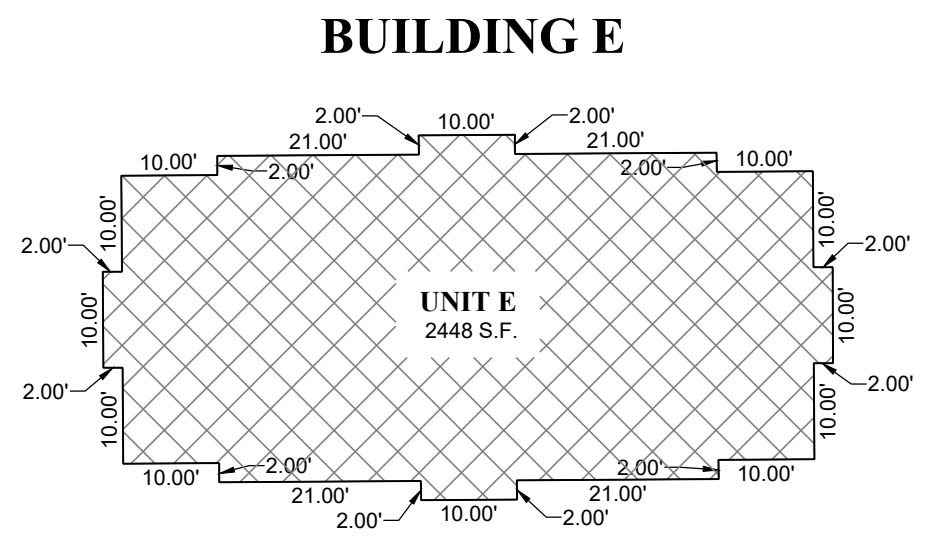
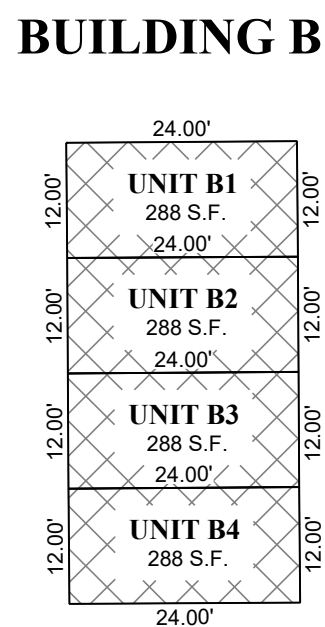
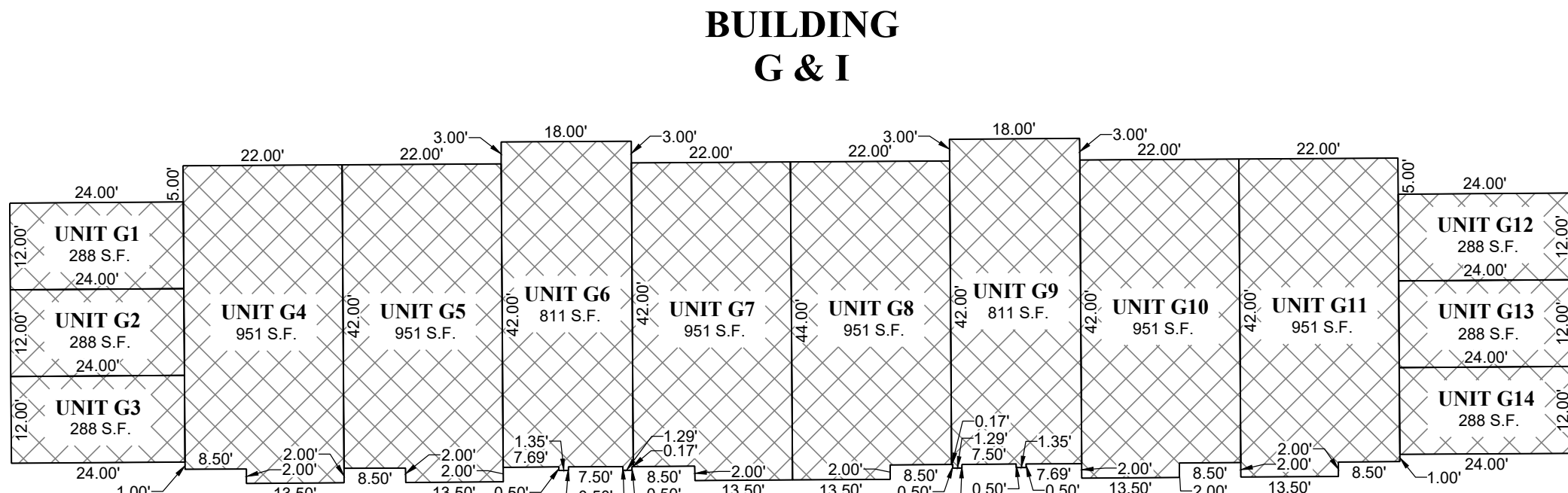
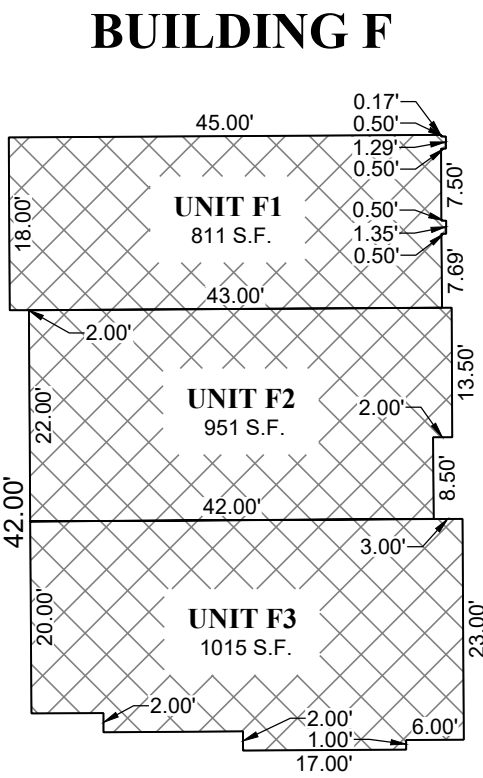
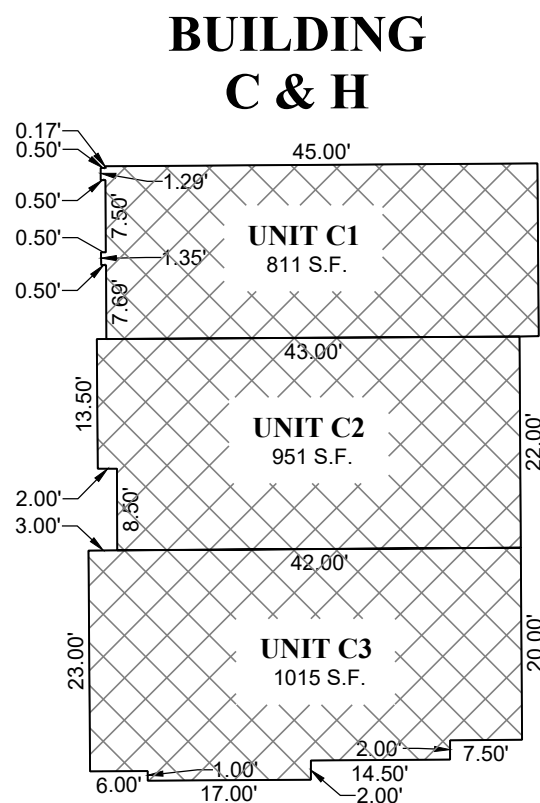
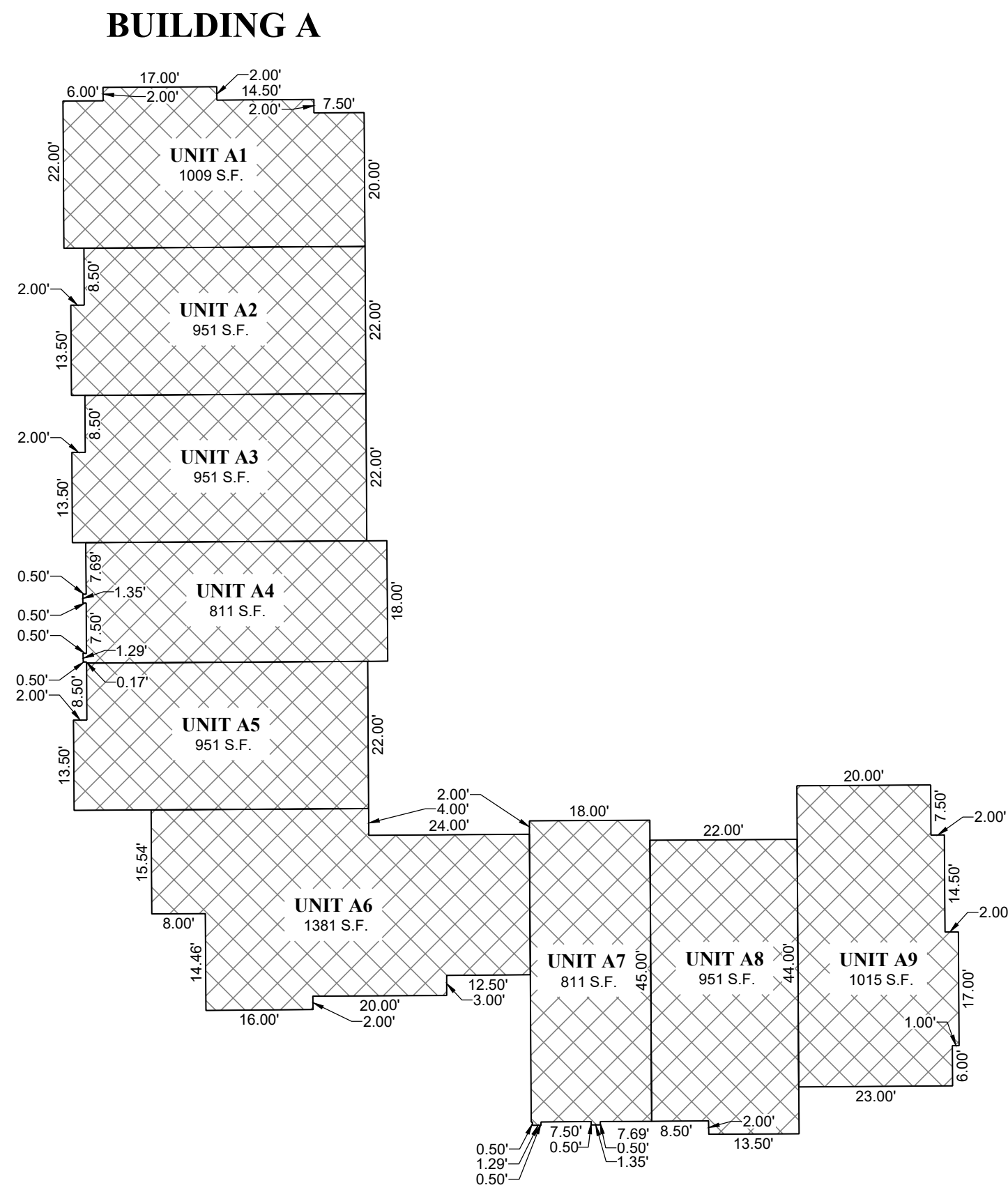


THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8

LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8
LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE
AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

LEGEND	
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	SECTION CORNER (NOT-LOCATED)
	PROPOSED STREET MONUMENT
	MONUMENT LINE
	TIE LINE
	ROW LINE
	BOUNDARY LINE
	EASEMENT/P.U.E.
	STREET CENTERLINE
	PRIVATE OWNERSHIP
	PARCEL- SEE NOTES
	COMMON AREA INCLUDES PRIVATE ST



- NOTES:**
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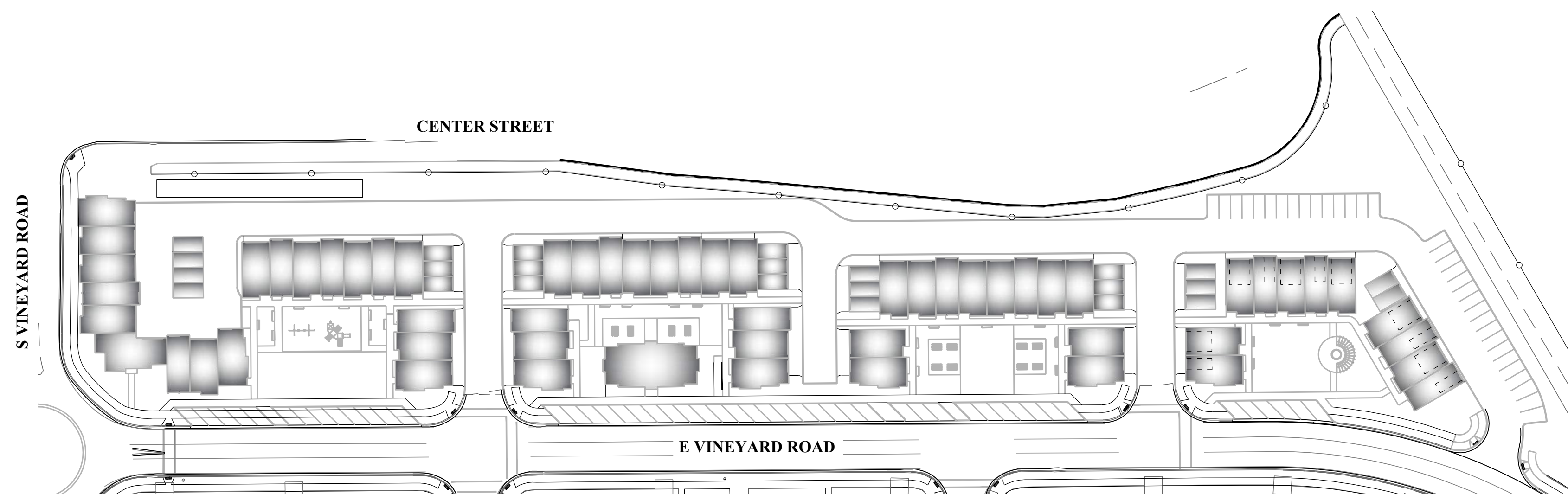
THE ORCHARDS AT VINEYARD PUD
PHASE 7 & 8
LOCATED IN THE SOUTHEAST ¼ OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

LOCATED EAST OF THE INTERSECTION OF
VINEYARD ROAD AND CORTONA LANE IN THE CITY OF VINEYARD, UTAH

SHEET INDEX	
	COVER SHEET
G.101	GENERAL NOTES
C.101	EXISTING SITE PLAN
C.102	SITE PLAN
C.103	EROSION CONTROL
C.201	UTILITY PLAN
C.202	UTILITY PLAN
C.301	GRADING PLAN
C.302	GRADING PLAN
C.401	PERAZZI AND REMINGTON WAY PLAN & PROFILE
C.402	ROADS AA, AB, BA PLAN & PROFILE
C.403	REMINGTON LANE STA 10+00-14+50 PLAN & PROFILE
C.404	REMINGTON LANE STA 14+50 - 19+00 PLAN & PROFILE
C.405	REMINGTON LANE STA 19+00-22+25 PLAN & PROFILE
C.406	STORM DRAIN PLAN & PROFILE
C.501	DETAILS



VICINITY MAP



PHASE 7&8 OVERALL PLAN
4.67 ACRES



AIMTEC GROUP
8138 S. STATE ST., SUITE 3
MIDVALE, UTAH 84047

CONTACT: MIKE OLSEN
PHONE: (801) 550-4133

GILSON ENGINEERING, INC.
12401 SOUTH 450 EAST, UNIT C2
DRAPER, UTAH 84020-7937

CONTACT: BRAD GILSON
PHONE: (801) 571-9414

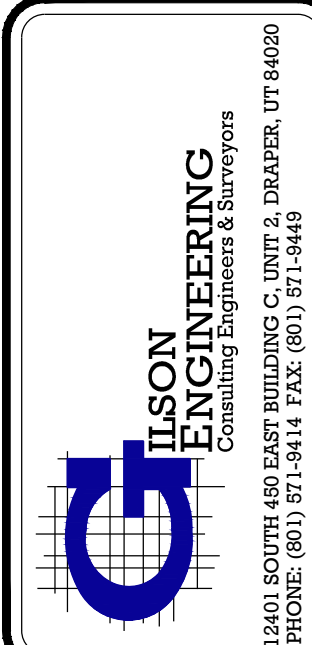
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



REVISION: 1

PROJ. # **AIM.059**

COVER



THE ORCHARDS AT THE HOMESTEADS

DATE

JANUARY 2024

DRAWING NAME

COVER

DESIGNED/DRAWN BY:

CHECKED

APPROVED

REV	DATE	BY	COMMENTS	REVISIONS

0

1" SCALE MEASURES 1" ON FULL SIZE SHEET

ADJUST FOR HALF SIZE SHEET

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF GILSON ENGINEERING, INC.
2. THESE SHEETS -- LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. FAILURE TO DO SO VOIDS THE DESIGN.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF GILSON ENGINEERING, INC. VOIDS THE DESIGN.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
7. DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION SHALL ACCOMMODATE ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT.
8. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS--OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF GILSON ENGINEERING, INC. AT NO COST TO THE OWNER.
9. THIS DESIGN PURPORTS TO PERMIT FULL ACCESS TO HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO GILSON ENGINEERING, INC. FOR RESOLUTION.
10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
11. ANY WORK THAT IS OUTSIDE OF THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
12. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
13. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
14. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
15. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE HAND. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 72 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
17. ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
18. CONTRACTOR IS RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAG MEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR ENGINEER.
21. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, REFERENCE POINTS, AND ALL SURVEY STAKES, AND SHALL BARE ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSE BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
22. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS ON THE PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
23. ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
25. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
26. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES, VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS AND TAKE THE NECESSARY STEPS TO AVOID THEM.
27. SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.

1. COORDINATE ALL UTILITY CONNECTIONS TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
2. 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.
3. WATER METERS ARE TO BE INSTALLED PER CURRENT VINEYARD TOWN STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
4. WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE 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.
5. FIELD VERIFY ALL EXISTING AND/OR PROPOSED ROOF DRAIN/ROOF DRAIN DOWN SPOUT CONNECTIONS TO STORM WATER SYSTEM WITH CIVIL, PLUMBING & ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. ALL CATCH BASINS AND INLET BOX GRATES ARE TO BE BICYCLE SAFE.
7. UNLESS OTHERWISE NOTED FOR EXISTING UTILITIES, ALL DRY UTILITIES ARE ASSUMED TO BE 3' BELOW EXISTING GRADE TO TOP OF CONDUIT. ALL WATER LINES ARE ASSUMED TO BE 4' BELOW EXISTING GRADE TO TOP OF PIPE. ALL STORM AND SANITARY LINES ARE BASED ON SURVEYED INVERT DATA. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS, VERIFY ELEVATIONS AND CONTACT ENGINEER IF ELEVATIONS ARE DIFFERENT FROM THOSE SHOWN IN THESE PLANS.
8. ANY EXISTING VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE
9. IF CONTRACTOR LOCATES ANY UNIDENTIFIED UTILITIES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION OF LOCATION BOTH HORIZONTAL AND VERTICAL.

ADJ	ADJUST
ADV	ADVANCE DRAINAGE SYSTEM
ARV	AIR RELEASE VALVE
BC	BAR AND CAP
BOW	BACK OF WALK
BVCE	BEGINNING VERTICAL CURVE ELEV.
BVCS	BEGINNING VERTICAL CURVE STATION
CB	CATCH BASIN
CBL	CABLE
CH	CHORD BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COR.	SECTION CORNER
D	DELTA ANGLE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EG	EXISTING GRADE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEV.
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTICS
FT	FOOT
GB	GRADE BREAK
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
L.F.	LINEAR FEET
LIP	LIP OF CURB
LP	LOW POINT
LT.	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVER HEAD POWER
P	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT OF WAY
RT.	RIGHT
S	SEWER
SD	STORM DRAIN
SER	SOUTH END RADIUS
SSMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SECONDARY WATER
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND POWER
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
WM	WATER METER
WV	WATER VALVE

1. ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT TOWN STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
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5. SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
6. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE.
7. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
8. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

1. THIS DESIGN IS BASED FROM THE HOMESTEADS AT VINEYARD ROADWAY AND INFRASTRUCTURE PLAN SET. FINAL ELEVATIONS MAY VARY AT CONNECTION POINTS TO THIS PLAN SET.

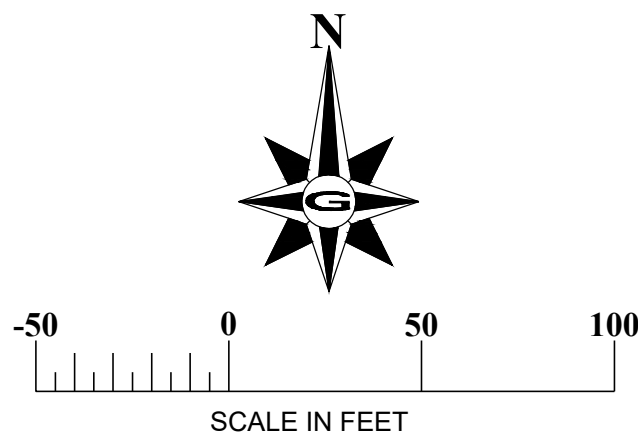
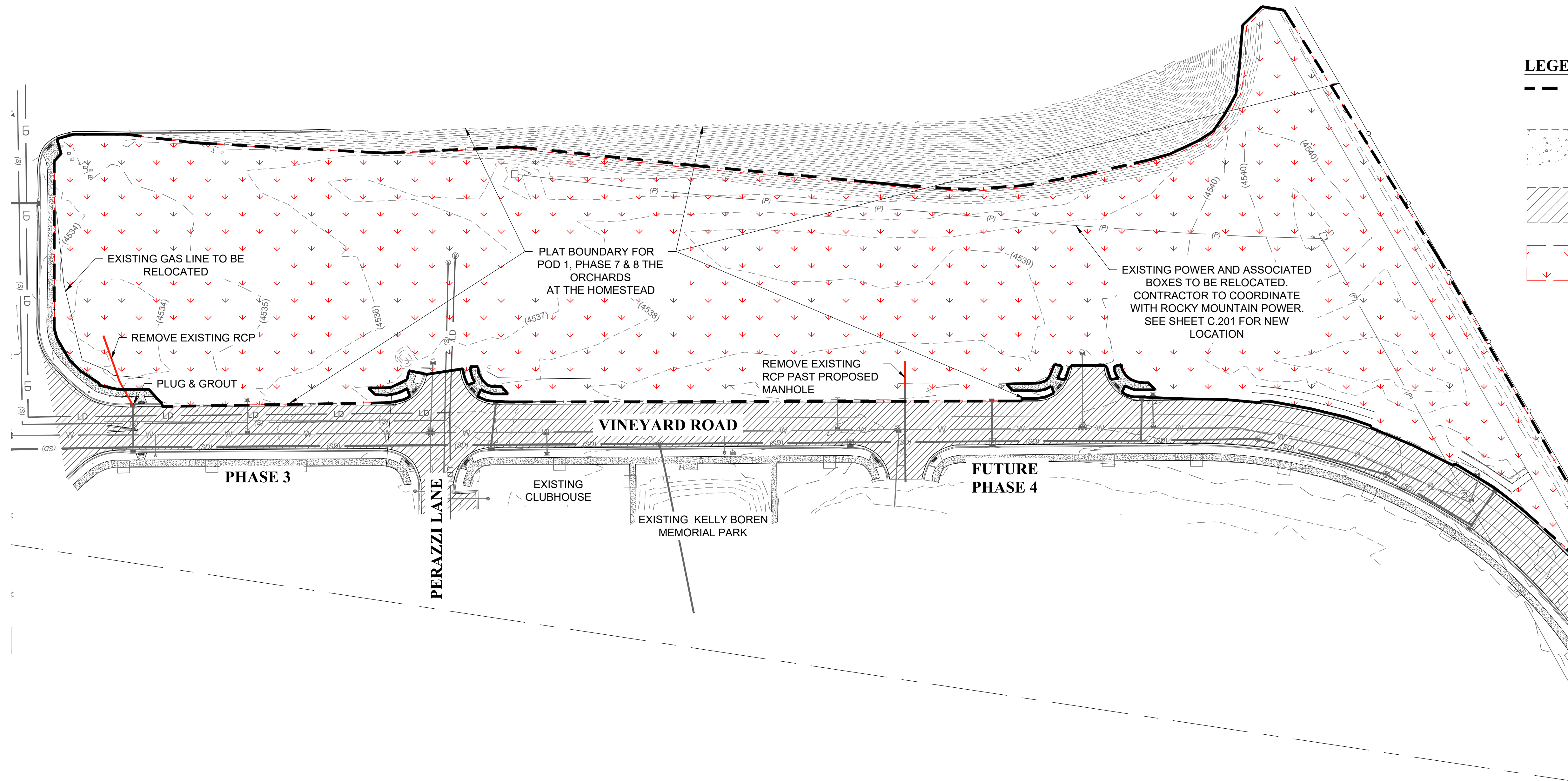
2. LAND DRAIN DESIGN IS BASED ON THE BEST AVAILABLE SUBSURFACE INFORMATION. SUCCESS OR FAILURE OF THE LAND/RAIN SYSTEM WILL DEPEND ON THE INSTALLATION AND MAINTENANCE OF DRAINS AND PIPELINES FOR EACH INDIVIDUAL LOT. IT IS RECOMMENDED THAT LATERALS BE INSTALLED BELOW DRIVEWAYS OR OTHER IMPERMEABLE SURFACES TO MINIMIZE CONGESTION FROM TREE ROOTS. TREES WITH WATER SEEKING ROOTS MUST NOT BE ALLOWED NEAR LAND DRAINS WHICH MAY CAUSE CLOGGING.

CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND THAT WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON FOR THE EXACT LOCATION AND DEPTH OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE PERIOD OF EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY OF THE CONTRACTOR TO THE ENGINEER.

G.101



LEGEND

- - - - - LIMIT OF DISTURBANCE
- - - - - EXISTING CONCRETE
- - - - - EXISTING ASPHALT
- - - - - CLEAR AND GRUB

NOTE:

1. ANY EXISTING DRY UTILITIES NEEDING TO BE REMOVED OR RELOCATED. SHALL BE COORDINATED WITH THE DEVELOPER ALONG WITH GOVERNING ENTITIY TO MANAGE THE CONSTRUCTION.

2. SURFACE CONDITIONS REPRESENTED ON THIS DRAWING ARE BASED ON A FIELD SURVEY PERFORMED IN 2006 AS WELL AS AS-BUILT SURVEY FOR CONSTRUCTION PROJECTS CONSTRUCTED SINCE. SURFACE CONDITIONS MAY HAVE SINCE BEEN MODIFIED AND VARY FROM THIS DRAWING.

BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)

BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

DISCLAIMER NOTE

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CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.
1-800-662-4111
208-2100
300 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

EXISTING SITE/DEMOLITION PLAN
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1
PROJ. # **AIM.059**
C.101

DATE	REV	DATE	BY	COMMENTS
JANUARY 2024	1			
1" SCALE MEASURES 1" ON FULL SIZE SHEET ADJUST FOR HALF SIZE SHEET				



THE ORCHARDS AT THE HOMESTEADS

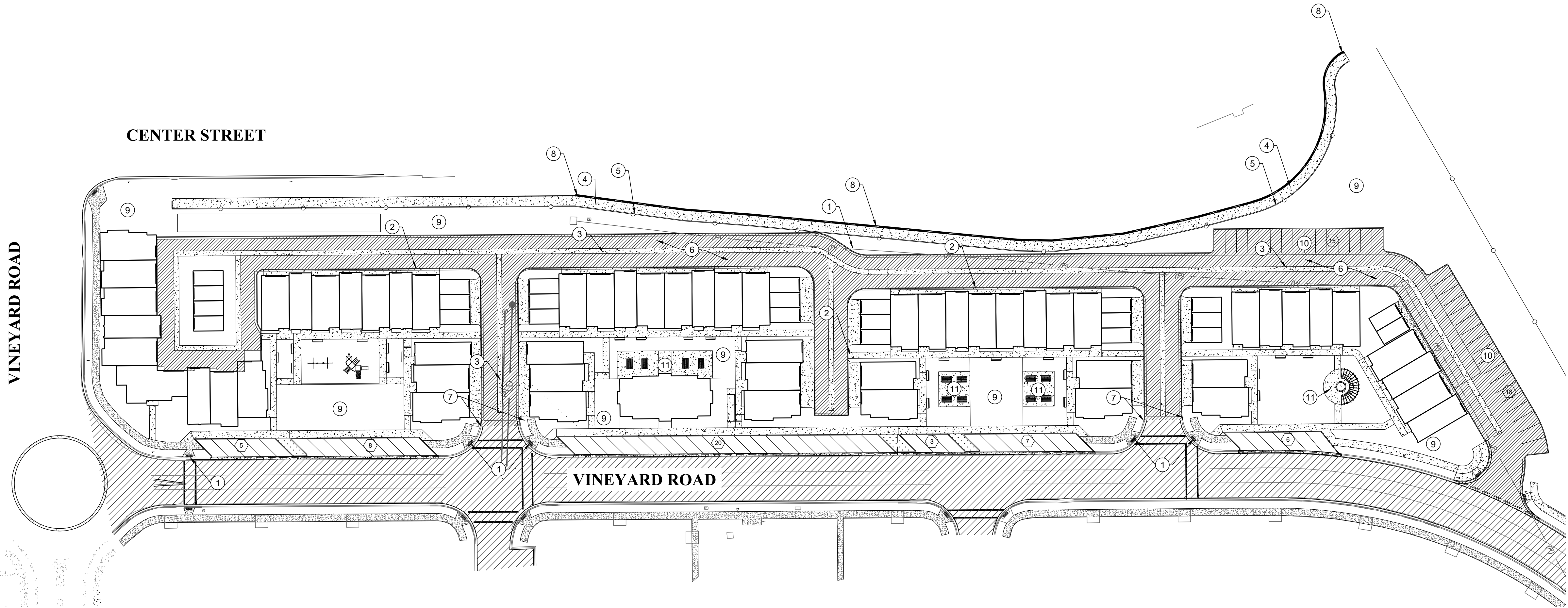
GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 460 EAST BUILDING C, UNIT 2, DRAFTER, UT 84000
PHONE: (801) 971-9414 FAX: (801) 971-9449

CONSTRUCTION KEY NOTES

1. INSTALL ADA RAMP PER APWA STD.
2. INSTALL BARRIER CURB AND SIDEWALK. SEE DETAIL 2-3/C.502
3. INSTALL WATERWAY SEE APWA DETAIL 4/C.502
4. INSTALL 8" CONCRETE TRAIL
5. INSTALL CHAIN LINK FENCE
6. INSTALL VEHICULAR ASPHALT PER DETAIL A ON SHEET C.503
7. CONNECT TO EXISTING CURB AND GUTTER
8. INSTALL LANDSCAPE WALL
9. LANDSCAPE AREA REFER TO LANDSCAPE PLANS BY OTHERS
10. INSTALL PAINT PARKING AND CROSSWALK STRIPING PER LATEST VERSION OF M.U.T.C.D TYP.
11. INSTALL CONCRETE

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED ASPHALT



NOTES

1. FOR UTILITIES SEE C.201
2. FOR UTILITY PLAN & PROFILES SEE C.401-C.406
3. SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN
4. SEE LANDSCAPE PLAN FOR PLAZA DESIGN

(X) PARKING STALL NO.

SITE STATISTICS:

HARDSCAPE: 50,003 SF
SIDEWALK: 23,072 SF
BUILDING: 61,307 SF
CURB & GUTTER: 6,757 SF
BARRIER CURB: 8,444 SF
LANDSCAPE: 74,100 SF

TOTAL: 223,683 SF (5.14 AC)

BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

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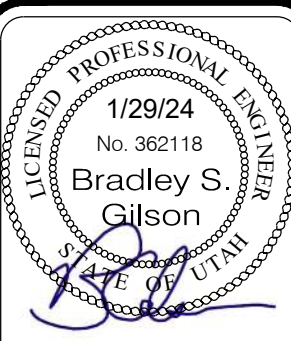
SITE PLAN

THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 2

PROJ. # AIM.059

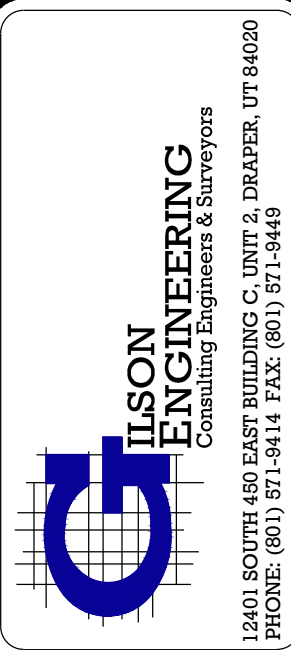
C.102



THE ORCHARDS
AT THE HOMESTEADS

DATE	REV	DATE	BY	REVISIONS
JANUARY 2024				
DESIGNED/DRAWN BY:				
CHECKED:				
APPROVED:				

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET



EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.

3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.

4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN AND THE STATE OF UTAH DISCHARGE PERMIT SYSTEM. GENERAL PERMIT FOR "STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENT.

6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

7. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE. CONTRACTOR WILL SUPPLY THE CITY WITH A DUST CONTROL PLAN AT THE TIME OF THE PRE-CONSTRUCTION MEETING.

8. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

11. ALL INLETS WILL HAVE TEMPORARY INLET CONTROL.

12. TEMPORARY SANITATION FACILITIES REQUIRED.

13. CONTRACTOR TO COORDINATE WITH PUBLIC WORKS INSPECTOR ON ALL REQUESTS TO MODIFY OR MAKE CHANGES TO SWPPP/EROSION CONTROL PLAN.

NOTES:

1 - ALL PROPOSED AND EXISTING INLETS ARE TO BE PROTECTED.

2 - EXISTING GROUND COVER = 50% SEE BMP PRESERVATION OF EXISTING VEGETATION.

3 - SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT SILT FENCES ON THE SITE.
3. CONSTRUCT SEDIMENTATION PONDS WHERE NEEDED PER DISCRETION OF CONTRACTOR. SIZE TO BE DETERMINED BY ENGINEER.
4. HALT ALL ACTIVITIES AND CONTACT CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PRECEDING WITH CONSTRUCTION.
5. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
6. BEGIN GRADING THE SITE.

PHASE II

1. MAINTAIN SILT FENCE, INLET PROTECTION AND STABILIZED CONSTRUCTION EXITS INSTALLED DURING PHASE #1
2. COMPLETE PERMANENT DETENTION POND CONSTRUCTION.
3. BEGIN CONSTRUCTION OF UNDERGROUND UTILITIES.
4. INSTALL INLET PROTECTION AT NEW STORM DRAIN INLETS, AS INSTALLED.
5. REMOVE ALL TEMPORARY EROSION & SEDIMENTATION CONTROL DEVICE (ONLY AFTER FINAL STABILIZATION HAS BEEN ACHIEVED).

LAND DISTURBANCE NOTES

1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH THE TOWN OF VINEYARD LAND DISTURBANCE ORDINANCE, THE CITY'S STANDARD SPECIFICATIONS, TOWN OF VINEYARD LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGETATION REQUIREMENTS, AND THE DUST CONTROL PLANS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.

2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE REPORT OF GEOTECHNICAL ENGINEER, AND THE GEOTECHNICAL INVESTIGATION DATED AUGUST 24, 2003 IN THE EVENT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED HEREIN AND TOWN OF VINEYARD'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY, TOWN OF VINEYARD'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.

3. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED.

4. SEDIMENTATION BMPS SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.

5. DUST CONTROL BMPS ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS. THE DUST CONTROL AS REQUIRED BY THE STATE OF UTAH AIR QUALITY PLAN IS TO BE SUBMITTED WITH THE GRADING PLAN. THE DEVELOPER IS RESPONSIBLE FOR CONTROLLING THE DUST PRODUCED AT HIS PROJECT AND SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP THE DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FOR THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND DIVISION OF AIR QUALITY.

6. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPS WITHIN 21 DAYS OF DISTURBANCE.

7. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE TOWN'S UPDES PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.

8. ALL CONCRETE TRUCKS ARE TO USE THE DESIGNATED WASHOUT AREA(S). FAILURE TO COMPLY WILL RESULT IN A WORK STOP AND THE OFFENDER COULD BE GUILTY OF A CLASS C MISDEMEANOR.

9. L.O.D. BARRIERS ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING L.O.D. BARRIERS.

10. IF DISTURBANCE OCCURS OUTSIDE THE L.O.D. WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE TOWN.

11. THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT.

12. SILT FENCES TO BE INSTALLED AT ALL DOWN GRADE SLOPES AND SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.

13. ADDITIONAL CONSTRUCTION ENTRANCES SHALL BE REQUIRED ON PHASE LINE FOR NON-CONCURRENT CONSTRUCTION.

CONTRACTOR AND

APPROVED THE STORMWATER PROTECTION PLAN ITEMS CONTAINED HEREIN AND WILL COMPLY WITH ITS PROVISIONS.

CONTRACTOR'S REPRESENTATIVE

NOTE: SIGNED COPIES OF THIS PLAN AND STATE NOI SHALL BE KEPT ON SITE AT ALL TIMES.

LEGEND

- BMP SILT FENCE
- BMP INSPECTION AND MAINTENANCE, BMP STABILIZED CONSTRUCTION ENTRANCE AND WASH AREA
- TOPSOIL STOCKPILE AREA (OR AS DIRECTED BY OWNER) BMP EARTH BERM BARRIER
- BMP MATERIALS STORAGE, BMP VEHICLE AND EQUIPMENT FUELING, BMP CONCRETE WASTE MANAGEMENT, BMP PORTABLE TOILETS, BMP EARTH BERM BARRIER
- BMP DUST CONTROLS, BMP GRADING PRACTICES, BMP CONTAMINATED OR ERODIBLE SURFACE AREAS, REPOSITORY STOCKPILE AREA (OR AS DIRECTED BY OWNER), BMP EARTH BERM BARRIER
- BMP INLET PROTECTION

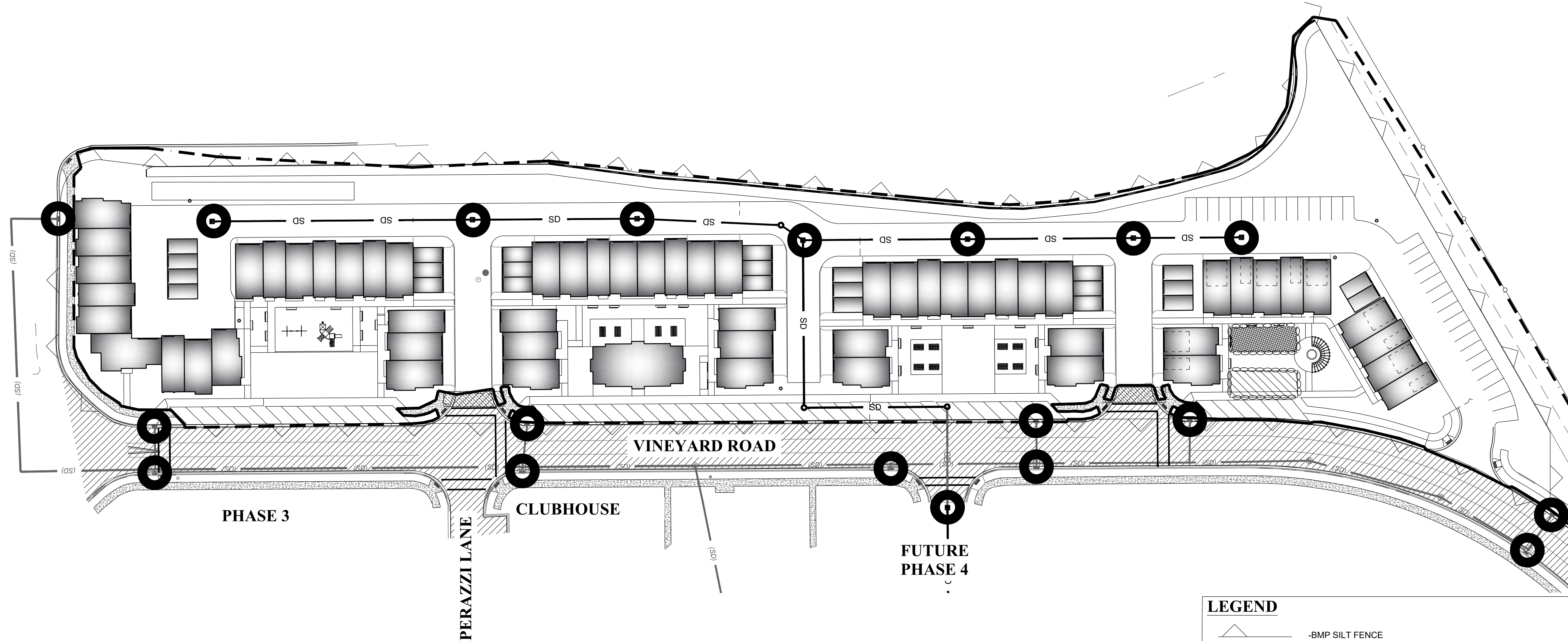
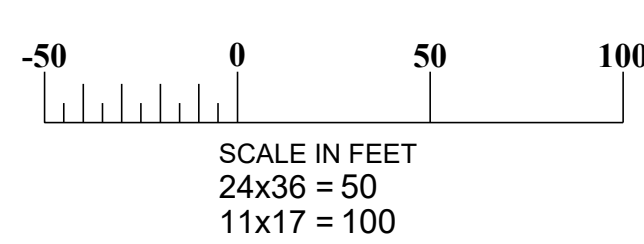
BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M. (BRASS CAP)

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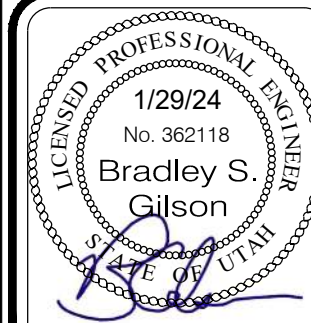
EROSION CONTROL

THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1

PROJ: AIM.059

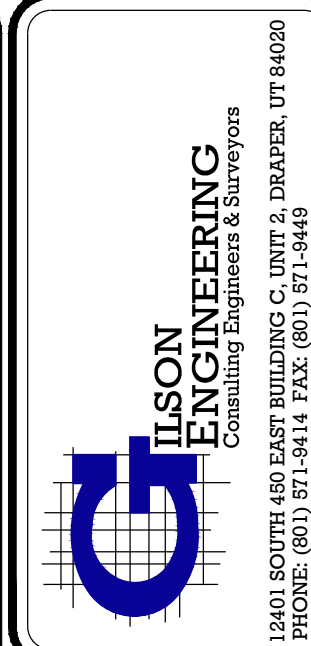
C.103



THE
ORCHARDS
AT THE HOMESTEADS

DATE	REVISIONS	BY	COMMENTS
JANUARY 2024	1		
DESIGNED/DRAWN BY:	C.103		
CHECKED:			
APPROVED:			

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

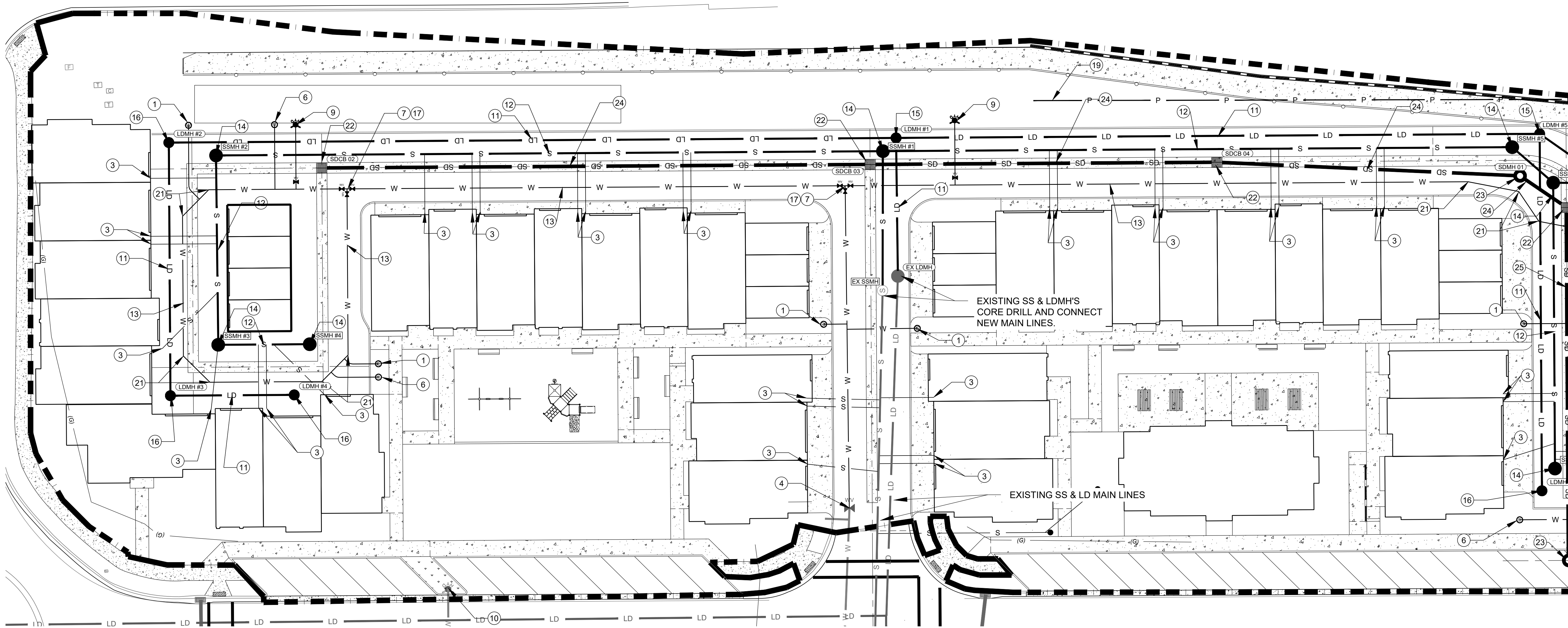
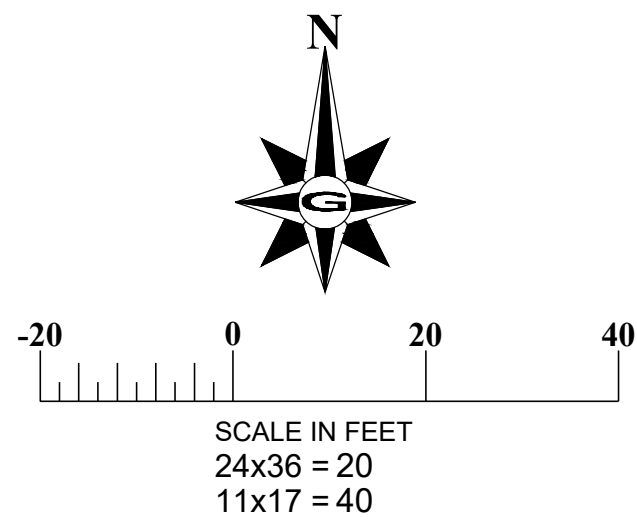


GENERAL NOTES:

1. ALL CULINARY WATER LINES SHALL BE 8" PVC C900 AND HAVE 48" MIN. COVER.
2. ALL CULINARY WATER LINES MUST HAVE A 18" MINIMUM CLEARANCE ABOVE WHERE WATER LINES CROSS SANITARY SEWER UTILITIES.
3. ALL LAND DRAIN TO BE 8" PVC (UNLESS OTHERWISE NOTED)
4. SEE VINEYARD LAND DEVELOPMENT POLICIES, STANDARD SPECS AND DRAWINGS FOR CONSTRUCTION AND DESIGN STANDARDS.
5. ALL SANITARY SEWER LINES ARE 8" PVC SEWER UNLESS NOTED OTHERWISE.
6. TRACER WIRE IS REQUIRED ON ALL WATER LINES, INCLUDING THOSE THAT GO INTO METER BOX.
7. FIRE HYDRANTS MUST BE INSTALLED PER VINEYARD CITY STANDARD SHEET 17.
8. ALL WATER METERS ARE REQUIRED TO HAVE CAST IRON LIDS.
9. COMPACTION AROUND VALVES, MANHOLES, ETC. MUST BE DONE WITH MECHANICAL TAMPER TO ENSURE PROPER COMPACTION.
10. POLY PIPE IS ALLOWED ON WATER LATERALS, INSERTS REQUIRED ON BRASS FITTINGS.
11. ALL WATER LATERAL CONNECTIONS ARE TO BE INSTALLED PER VINEYARD CITY STANDARD SHEET 19.
12. PLASTIC WRAP REQUIRED FOR ALL DUCTILE FITTINGS.
13. VALVES TO BE FLANGED CONNECTION TO FITTINGS WHERE POSSIBLE.
14. DURING CONSTRUCTION OF CURB, EACH TYPE LATERAL STUB SHOULD BE MARKED IN CURB, S = SEWER, W = WATER, D = LAND DRAIN.
15. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS NECESSARY. THE DEVELOPER ALONG WITH ROCKY MOUNTAIN POWER, QUESTAR AND CENTURY LINK TO MANAGE THE CONSTRUCTION.
16. MAXIMUM DEFLECTION ON WATER LINE PER MANUFACTURERS RECOMMENDATIONS. DO NOT EXCEED 1 DEGREE MAXIMUM ANGULAR DEFLECTION IN JOINTS.
17. NO DEEP-ROOTED VEGETATION SHALL BE LOCATED WITHIN 10' OF METERS, FIRE HYDRANTS, ETC.
18. ALL WATER METERS SHALL BE PLACED IN LANDSCAPED AREAS.

KEY NOTES:

1. 2" WATER LATERAL W/2" MAIN SHUTOFF VALVE, INDIVIDUAL METERS TO BE INSTALLED DURING BUILDING CONSTRUCTION.
2. 4" LAND DRAIN LATERAL @ 2% GRADE MINIMUM
3. 4" SEWER LATERAL @ 2% GRADE MINIMUM
4. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT NEW 8" WATER MAIN AND EXTEND.
5. INSTALL 8"x6" REDUCER
6. INSTALL 2" LANDSCAPE WATER METER. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. INSTALL 8" TEE WITH THRUST BLOCK
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22. INSTALL 4'x4' CATCH BASIN
23. INSTALL 5'Ø STORM DRAIN MANHOLE
24. INSTALL 15" RCP STORM DRAIN LINE
25. INSTALL 18" RCP STORM DRAIN LINE



BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

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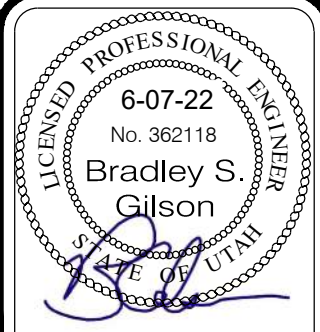
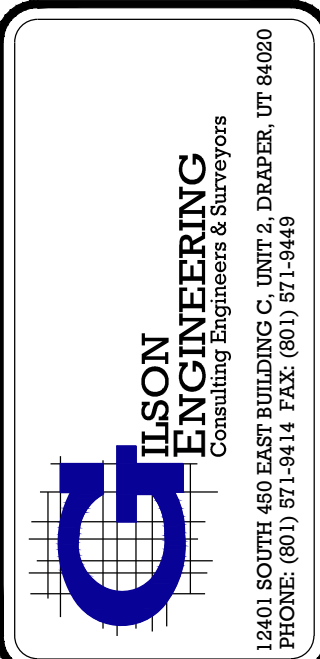
UTILITY PLAN

THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

DATE	REVISIONS	BY	COMMENTS
JANUARY 2024	1	CS	DESIGNED/DRAWN BY:
		CS	CHECKED:
		CS	APPROVED:

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

REVISION: 1
PROJ. # AIM.059
C.201

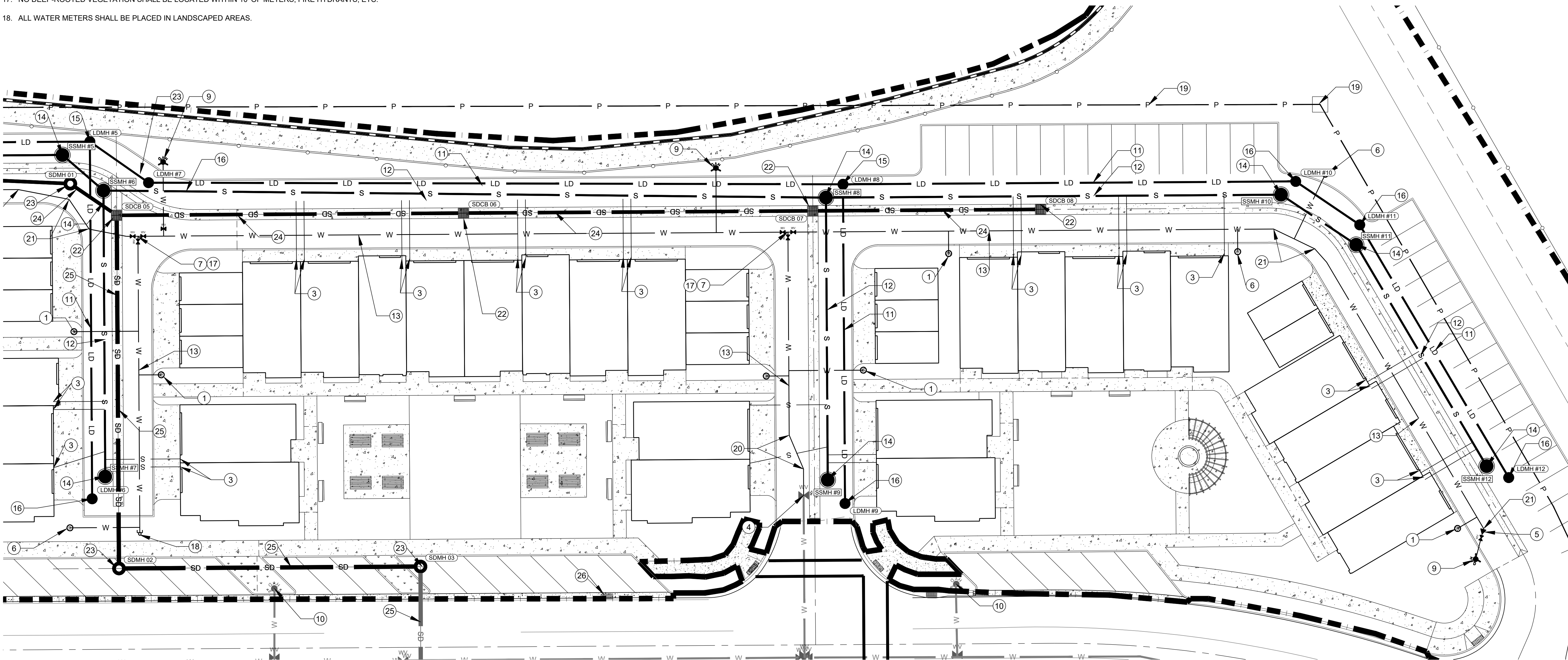
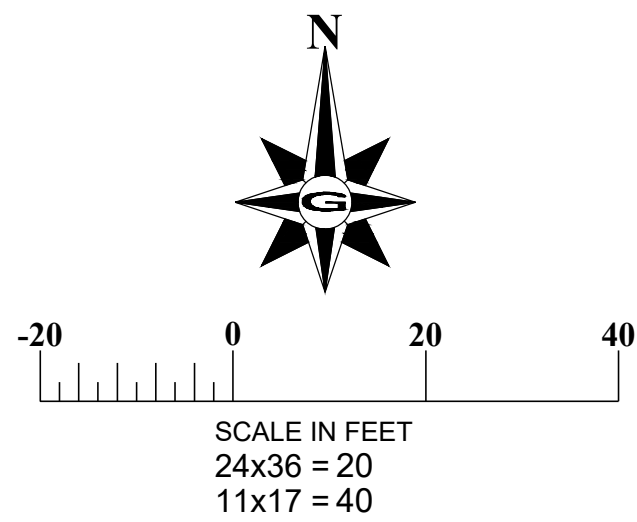


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24. INSTALL 15" RCP STORM DRAIN LINE
25. INSTALL 18" RCP STORM DRAIN LINE
26. REMOVE HOODED INLET AND REPLACE WITH TRAFFIC RATED GRATE @ FLOWLINE



BENCHMARK
FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

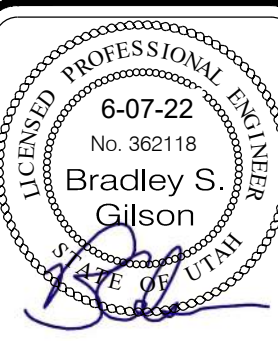
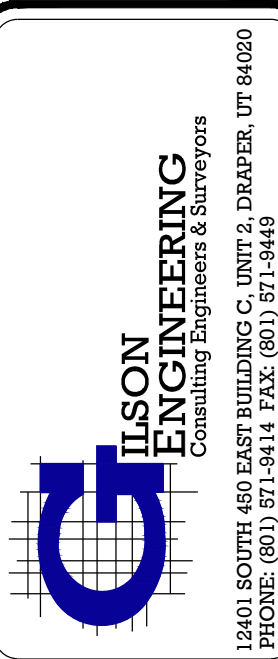
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UTILITY PLAN
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

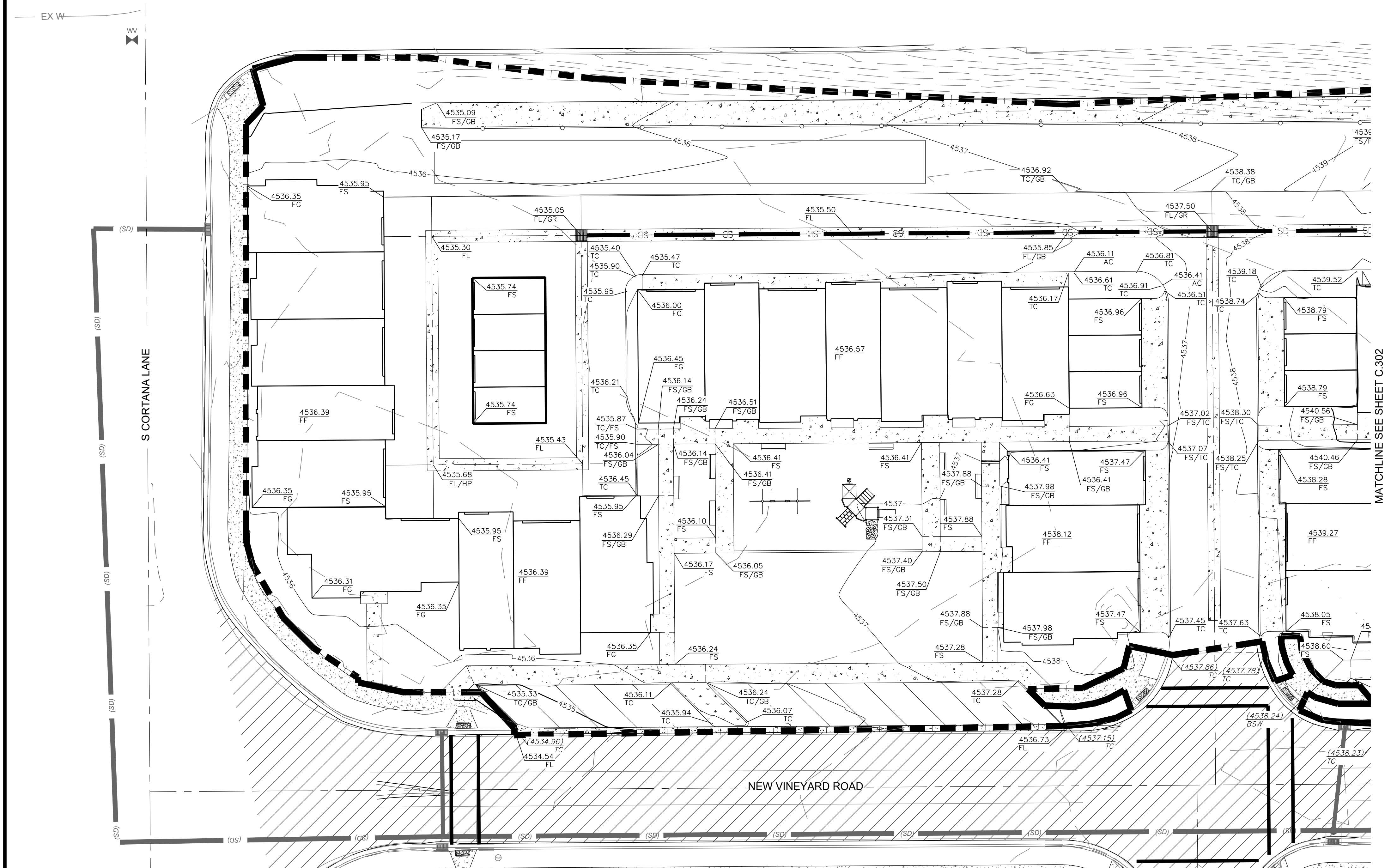
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PROJ. # AIM.059
C.202



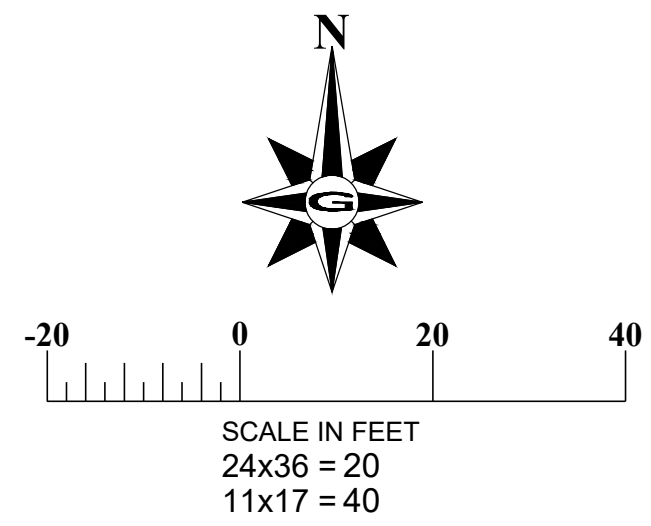
THE ORCHARDS AT THE HOMESTEADS

REV.	DATE	BY	COMMENTS
1	JANUARY 2024	CS	UTILITY PLAN
DESIGNED/DRAWN BY:			
CHECKED:		APPROVED:	

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET



LEGEND AND ABBREVIATIONS		
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AC = ASPHALT AND CONCRETE	(XX.XX)	EXISTING GRADE
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FSW = FRONT OF SIDEWALK	XX.XX	PROPOSED GRADE
FF = FINISH FLOOR	TC	
FG = FINISH GRADE	(XXXX)	EXISTING CONTOUR
FL = FLOW LINE	XXXX	
FS = FINISH SURFACE		RIGHT-OF-WAY/PROPERTY LINE
GB = GRADE BREAK		CENTERLINE
HP = HIGH POINT		EXISTING CURB, GUTTER & SIDEWALK
EG = EXISTING GRADE		EXISTING STRUCTURE
GR = STORM INLET GRATE		



GRADING GENERAL NOTES

ALL DRIVEWAYS TO BE GRADED AT NO LESS THAN 2% TOWARDS THE ROAD

NO CUT OR FILL SLOPES SHALL EXCEED 2:1 MAX SLOPE

FILL MATERIAL SHALL BE ACQUIRED FROM ROADWAY EARTHWORK, INCLUDING EXCAVATIONS FOR SUB-BASE AND ROAD BASE, UTILITY TRENCHES AND BASEMENTS OF HOMES.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIAL AND REPLACING THEM WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 95% MINIMUM OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT COMPACTION REPORT AS PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREA WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS.

CONTRACTOR TO BECOME FAMILIAR WITH SOIL CONDITIONS

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PREVENTING EROSION CONTROL AND DUST SUPPRESSION FROM CONSTRUCTION OF THIS PROJECT.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

ALL CURB IS ASSUMED TO BE CATCH CURB UNLESS SPECIFIED.

ALL FILL MATERIAL WILL NEED TO BE STRUCTURAL FILL OR UTBC AND ALL OVER EXCAVATION OR CUT WILL NEED TO BE REMOVED FROM THE SITE.

GEOTECHNICAL REPORT SHALL BE ONSITE TO REVIEW GRADING/FOOTING/FOUNDATION, PER RECOMMENDATIONS.

BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)

BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

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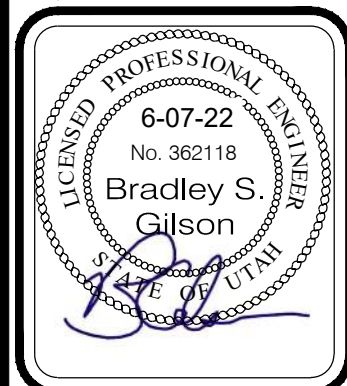


GRADING & DRAINAGE PLAN

THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1
PROJ: AIM.059
C.301

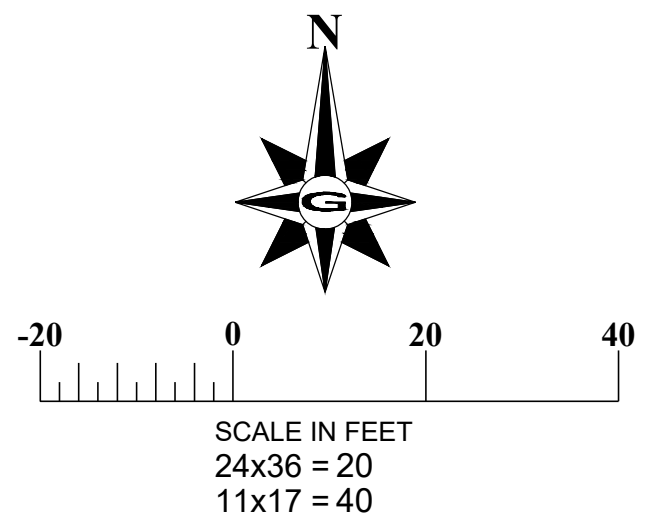
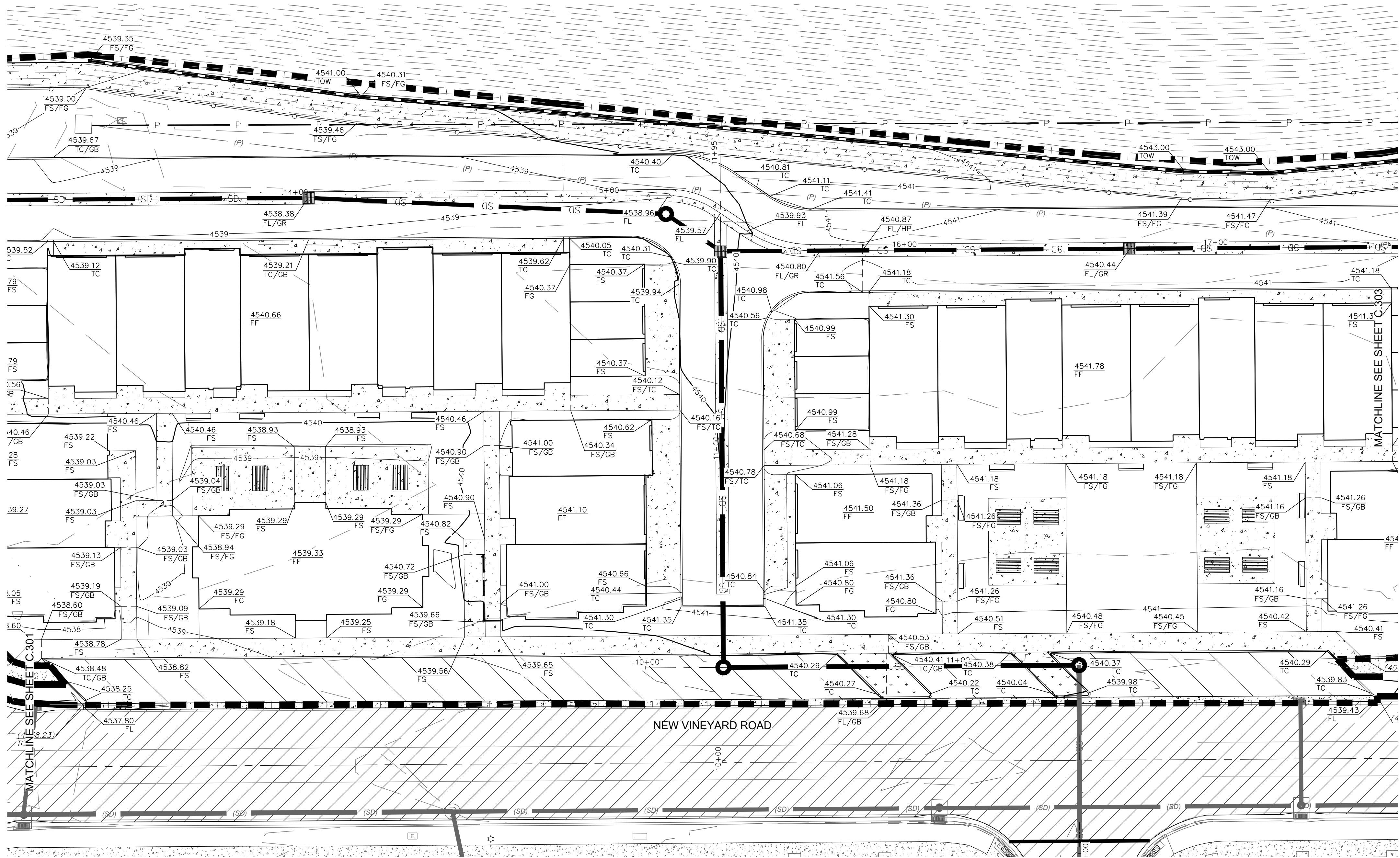
TILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 460 EAST BUILDING C, UNIT 2, DRAFTER, UT 84000
PHONE: (801) 971-9414 FAX: (801) 971-9449



THE
ORCHARDS
AT THE HOMESTEADS

REV	DATE	BY	COMMENTS
1	JANUARY 2024	CSW	UTILITY PLAN
DESIGNED/DRAWN BY:			
CHECKED: APPROVED:			

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET



GRADING GENERAL NOTES

- ALL DRIVEWAYS TO BE GRADED AT NO LESS THAN 2% TOWARDS THE ROAD
- NO CUT OR FILL SLOPES SHALL EXCEED 2:1 MAX SLOPE
- FILL MATERIAL SHALL BE ACQUIRED FROM ROADWAY EARTHWORK, INCLUDING EXCAVATIONS FOR SUB-BASE AND ROAD BASE, UTILITY TRENCHES AND BASEMENTS OF HOMES.
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LEGEND AND ABBREVIATIONS		
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BENCHMARK
FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

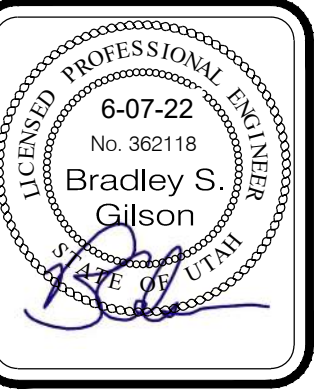
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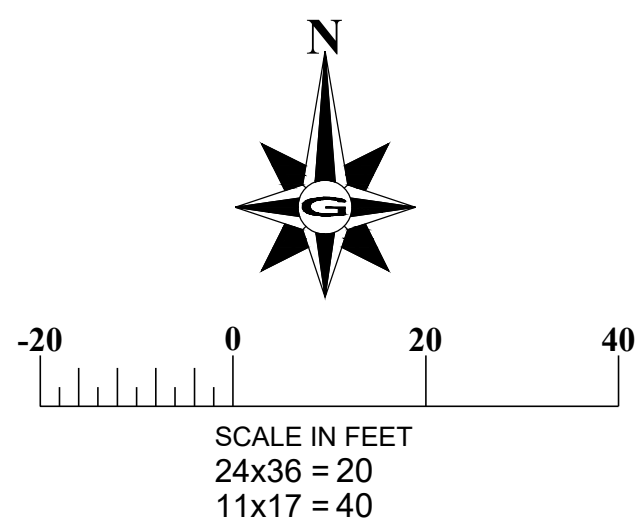
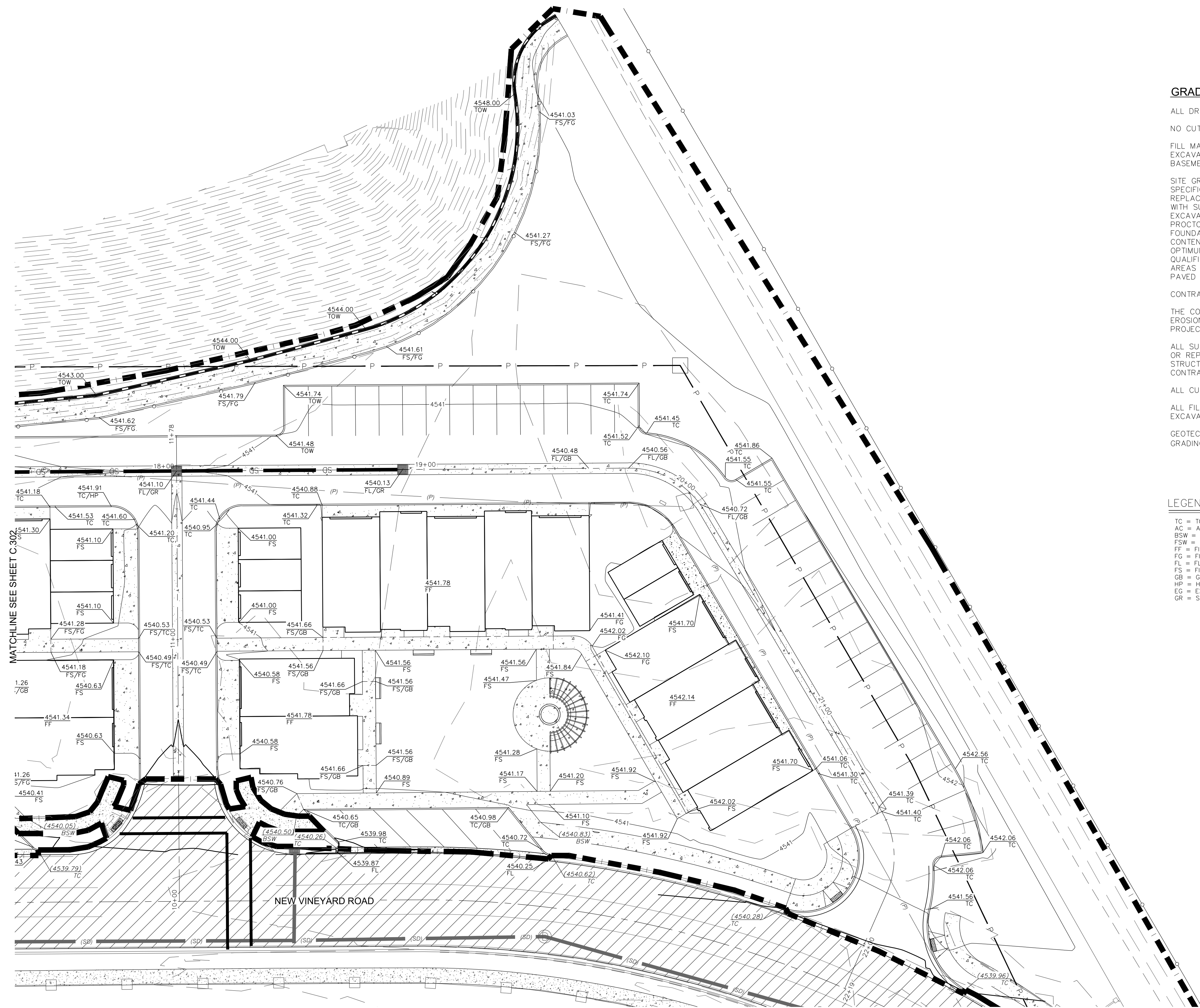


GRADING PLAN
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1
PROJ: AIM.059
C.302

THE
ORCHARDS
AT THE HOMESTEADS





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		EXISTING CURB, GUTTER & SIDEWALK
		EXISTING STRUCTURE

BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M. (BRASS CAP)

BENCHMARK ELEVATION = 4516.52 FEET NAVD 1988

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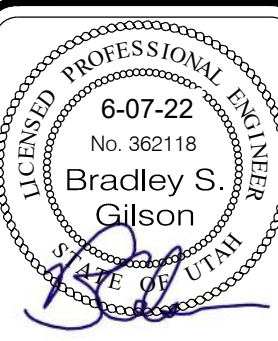


GRADING PLAN
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1
PROJ: AIM.059

C.303

THE ORCHARDS AT THE HOMESTEADS



GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 460 EAST BUILDING C, UNIT 2, DRAFTER, UT 84000
PHONE: (801) 971-9414 FAX: (801) 971-9449

REV	DATE	BY	COMMENTS
1	JANUARY 2024	CSW	UTILITY PLAN
DESIGNED/DRAWN BY:		CHECKED:	APPROVED:

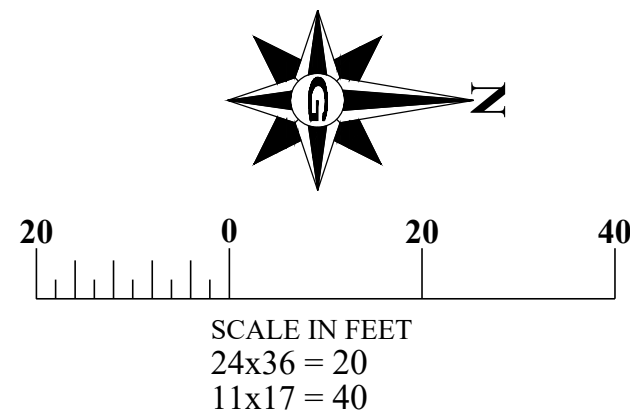
1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

KEY NOTES:

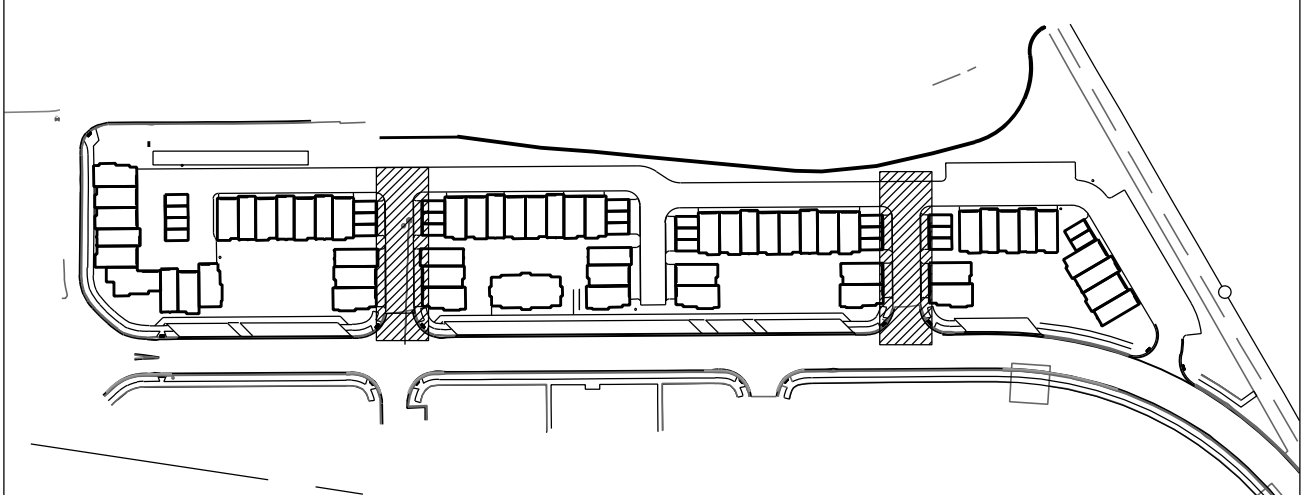
- 4" SEWER LATERAL @ 2% MINIMUM GRADE
- 2" WATER LATERAL W/2" MAIN SHUTOFF VALVE, INDIVIDUAL WATER METERS TO BE INSTALLED DURING BUILDING CONSTRUCTION.
- INSTALL 45° ELBOW WITH THRUST BLOCK
- INSTALL 8"x8"x8" TEE WITH THRUST BLOCK
- INSTALL 2" LANDSCAPE WATER METER.
- INSTALL FIRE HYDRANT ASSEMBLY PER VINEYARD CITY STANDARD.

NOTES:

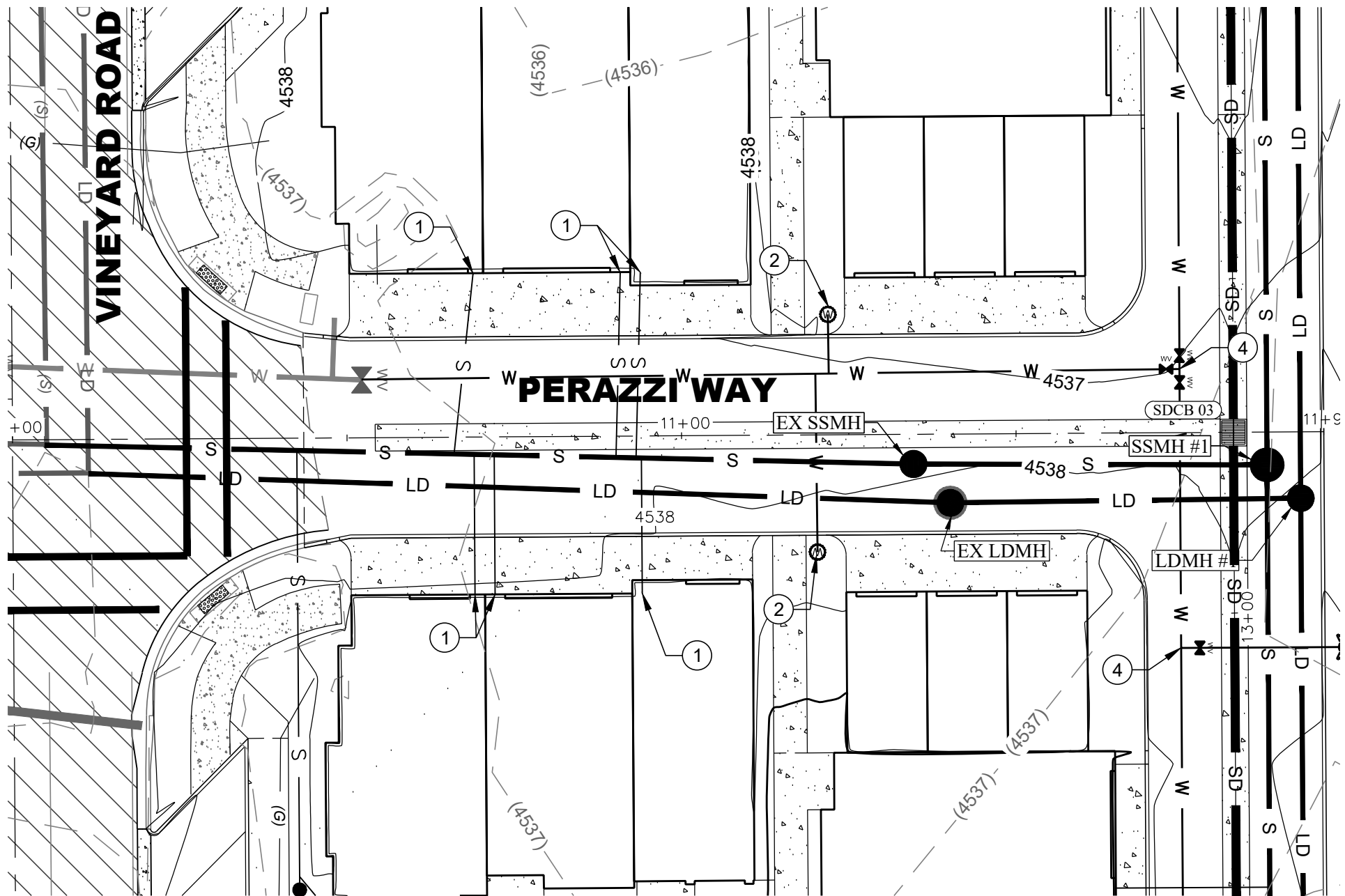
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- PLUG & CAP END OF PIPE, STUB ACCESS POINT & MARK W/ 2"x4" AND PAINT THE FOLLOWING:
SEWER - GREEN LAND DRAIN - PURPLE
WATER - BLUE STORM DRAIN - WHITE
- EXISTING POWER POLES TO BE REMOVED IN COORDINATION WITH ROCKY MOUNTAIN POWER.



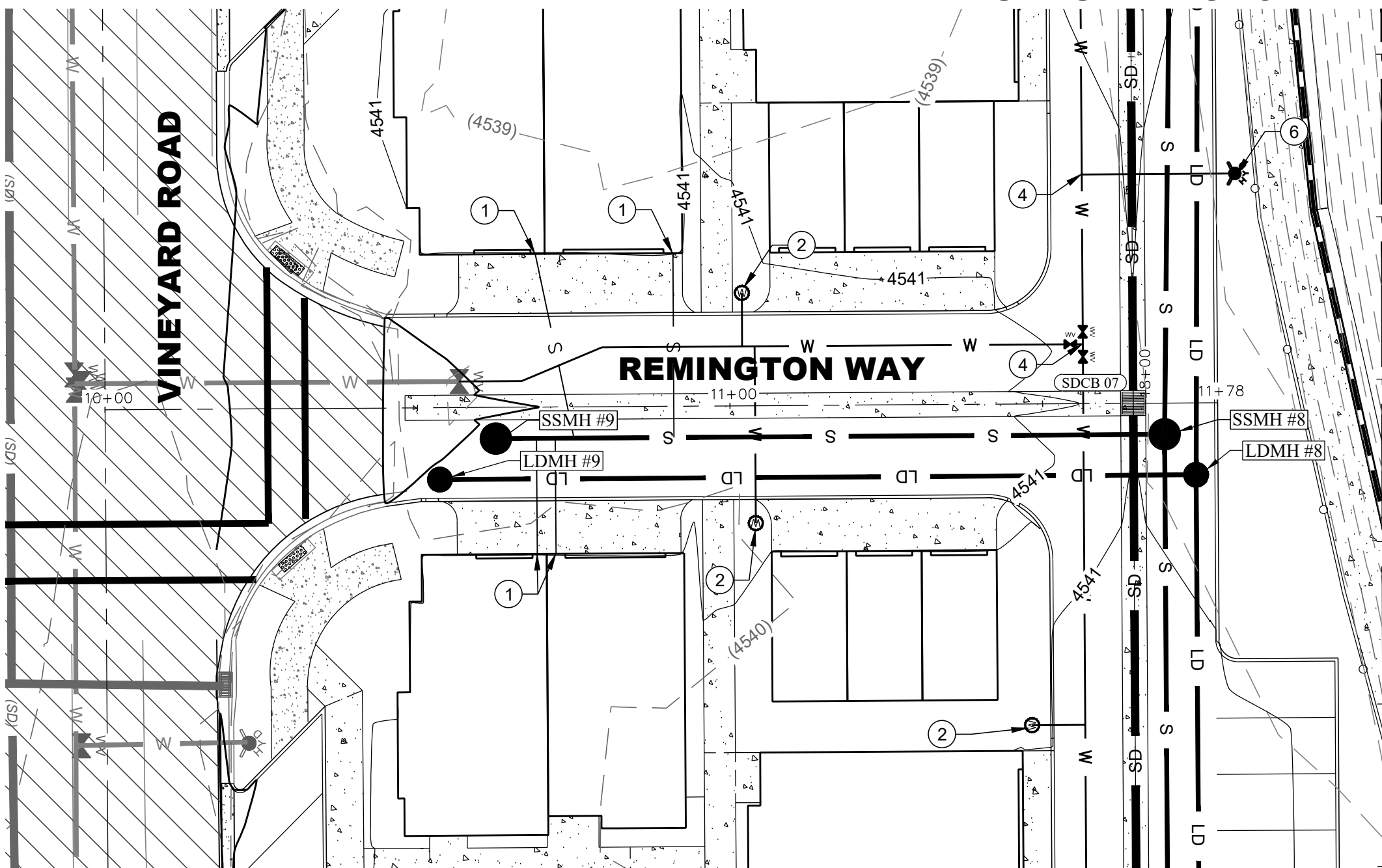
KEY MAP



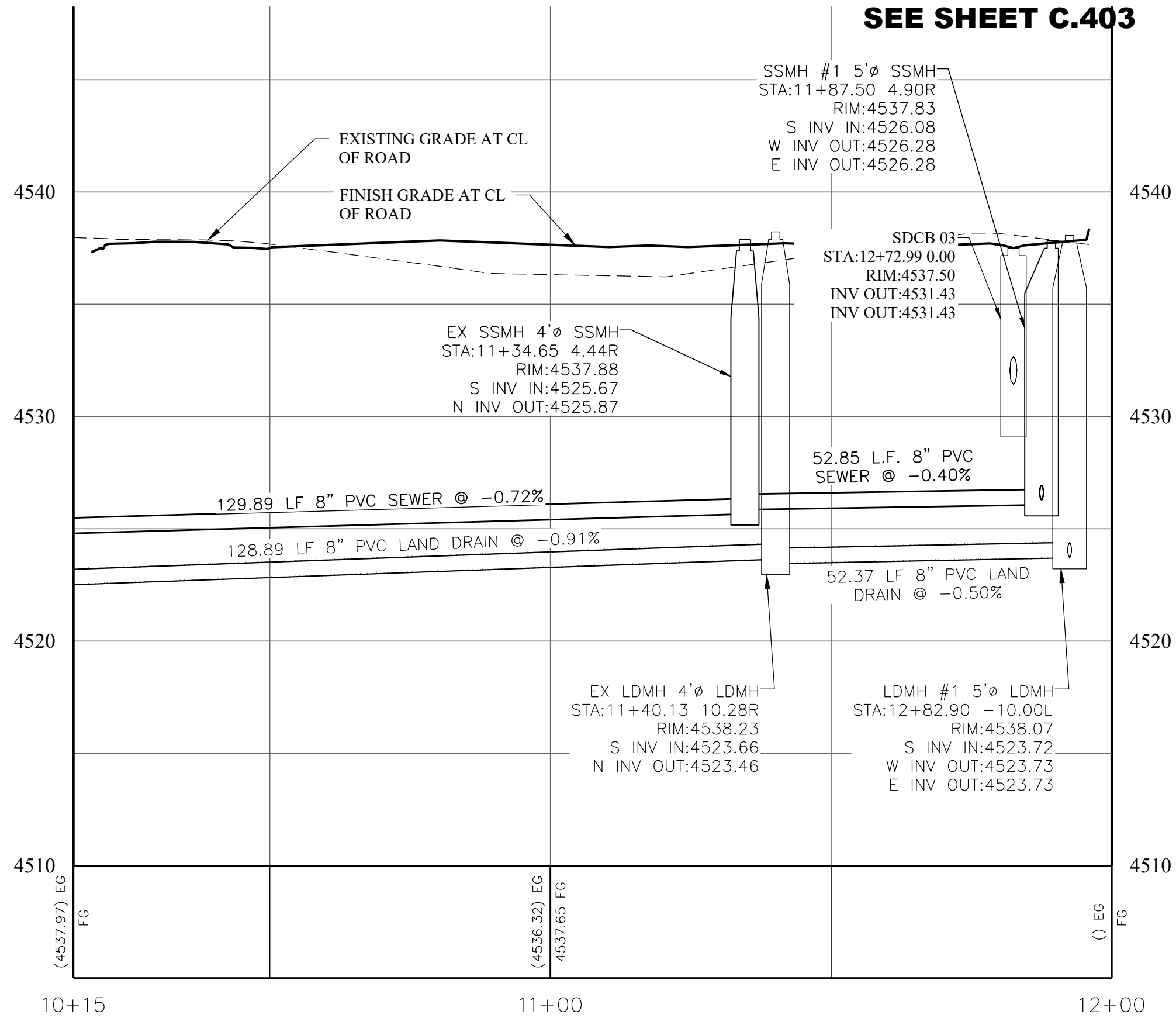
REMINGTON LANE
SEE SHEET C.403



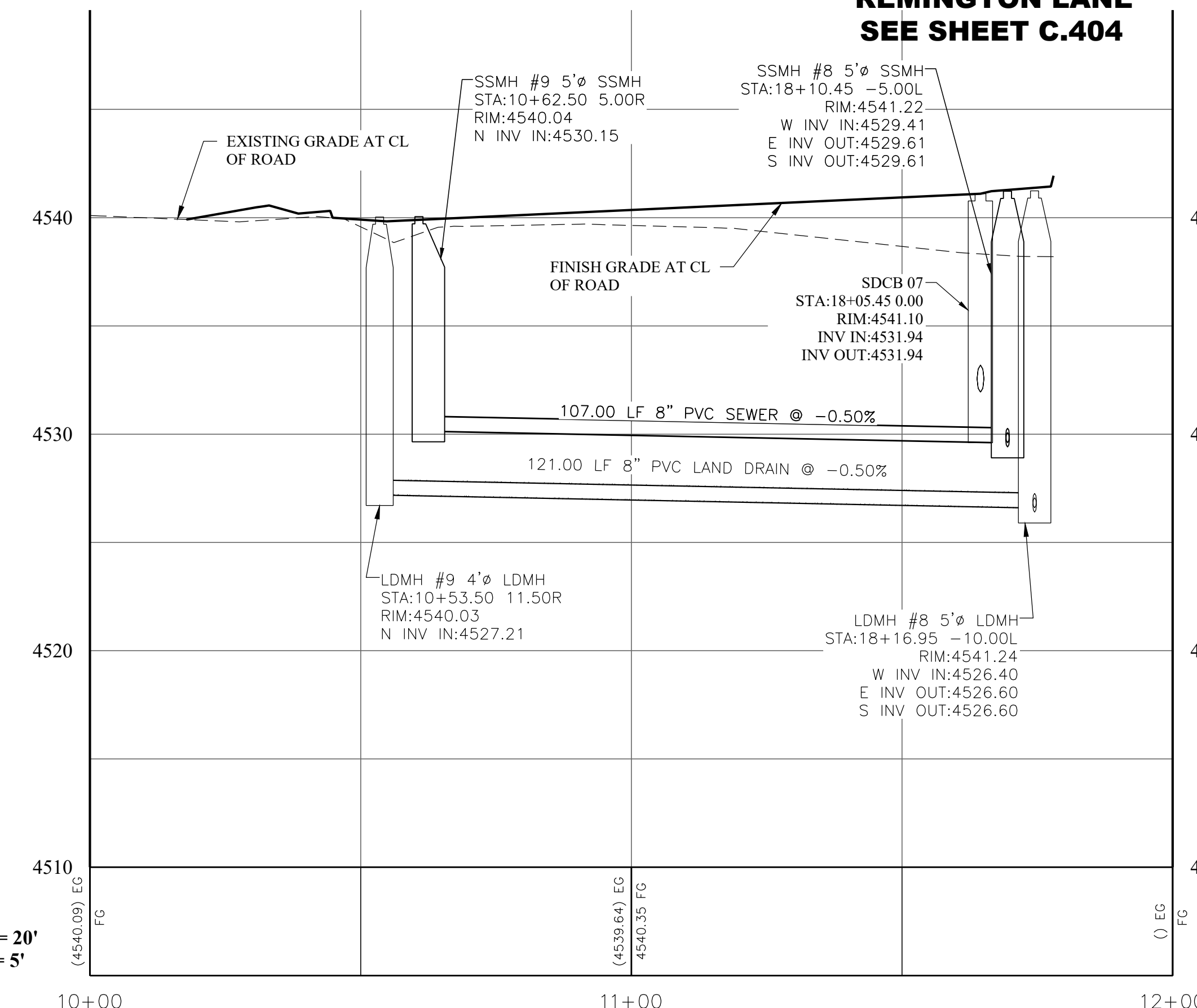
REMINGTON LANE
SEE SHEET C.404



REMINGTON LANE
SEE SHEET C.403



REMINGTON LANE
SEE SHEET C.404



BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

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PERAZZI AND REMINGTON WAY

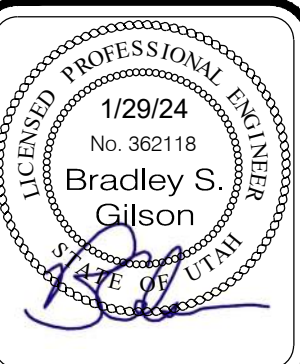
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS

POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1

PROJ. # AIM.059

C.401

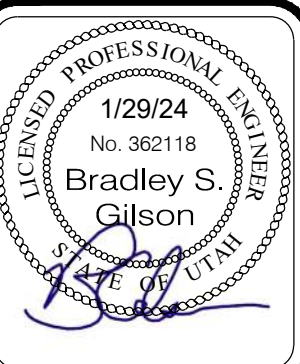


THE
ORCHARDS
AT THE HOMESTEADS

REV	DATE	BY	COMMENTS
1	JANUARY 2024	CGW	PP
DESIGNED/DRAWN BY:			
CHECKED:			
APPROVED:			

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

THE
ORCHARDS
AT THE HOMESTEADS



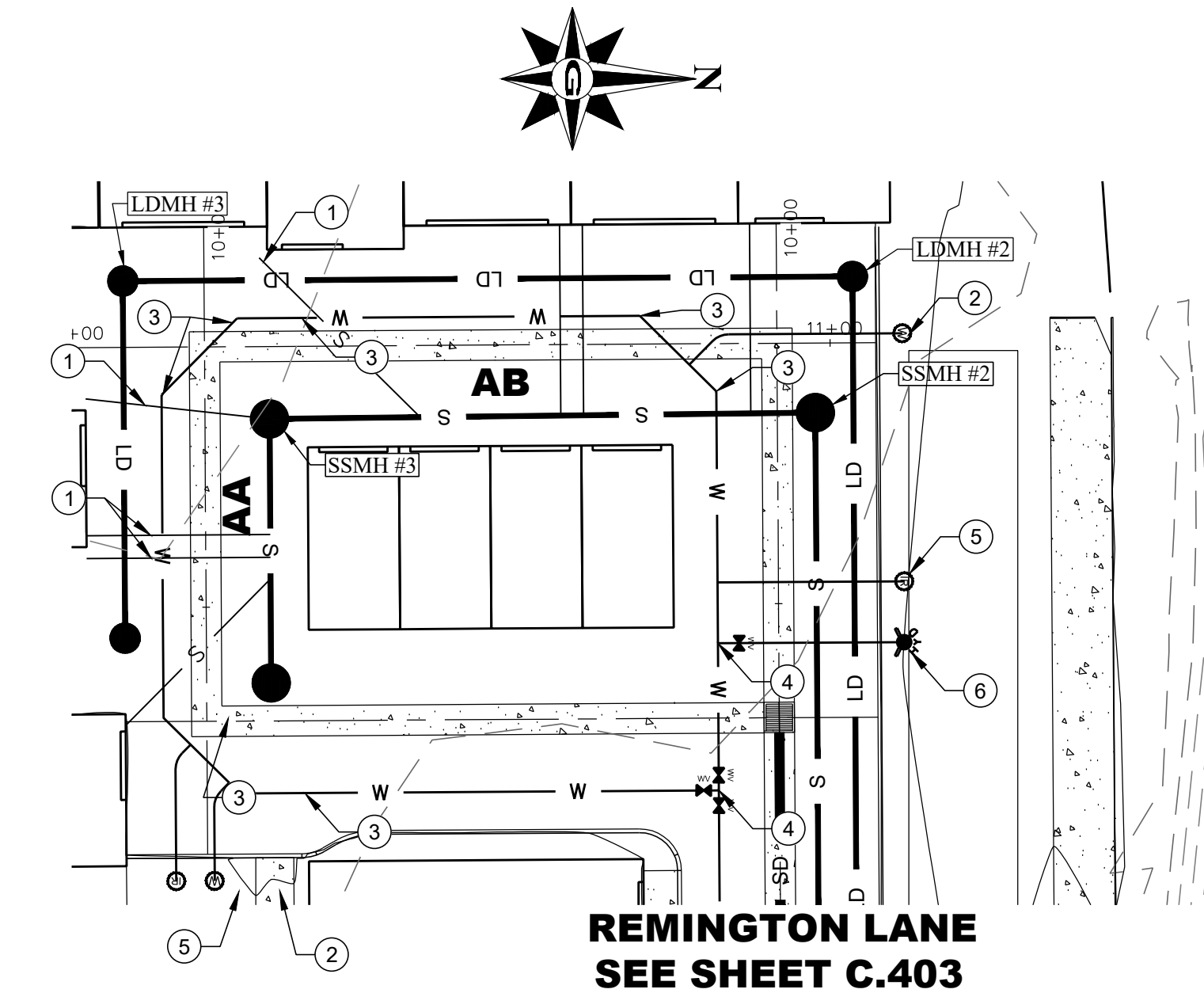
GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 971-9414 FAX: (801) 971-9449

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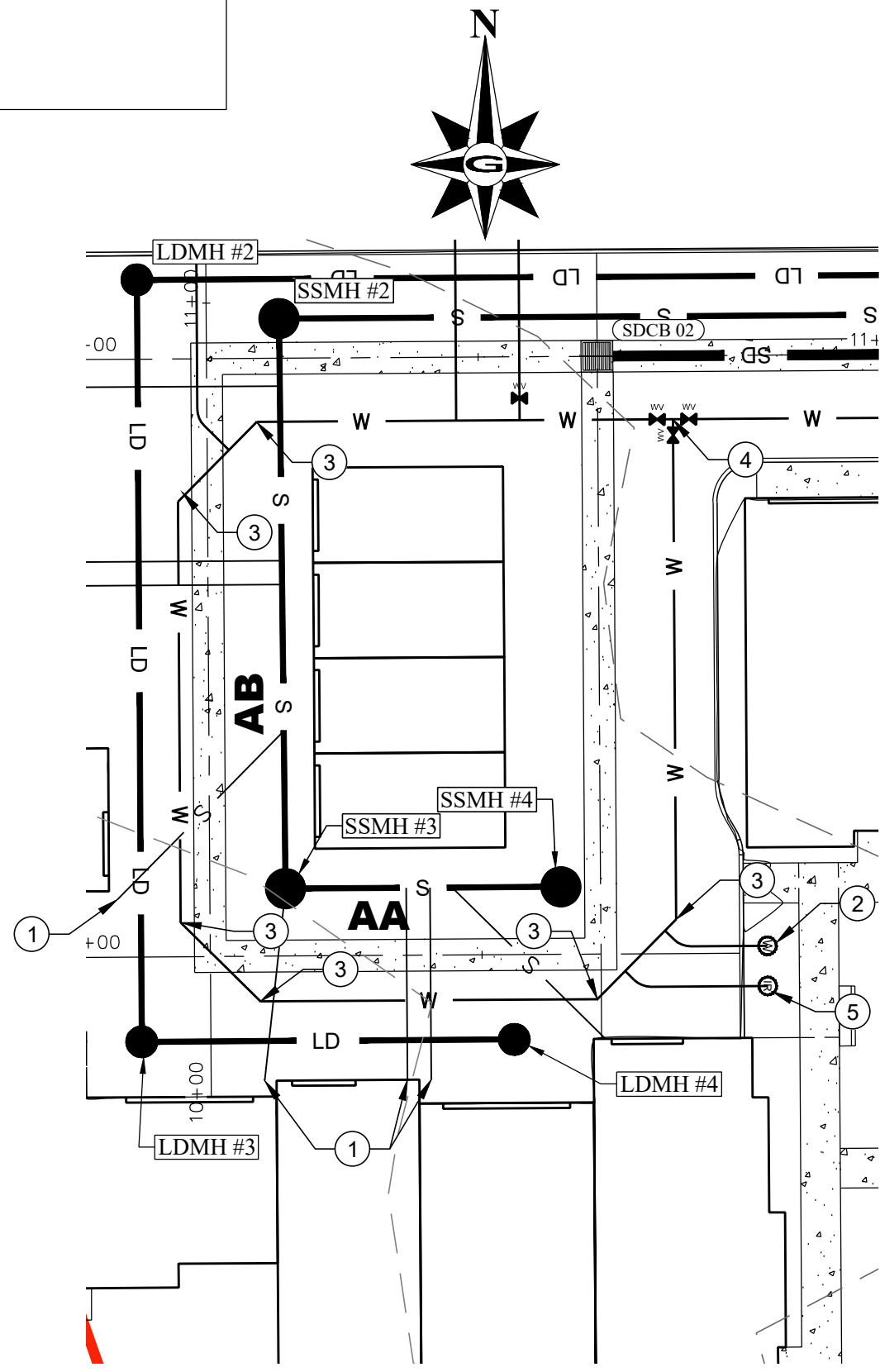
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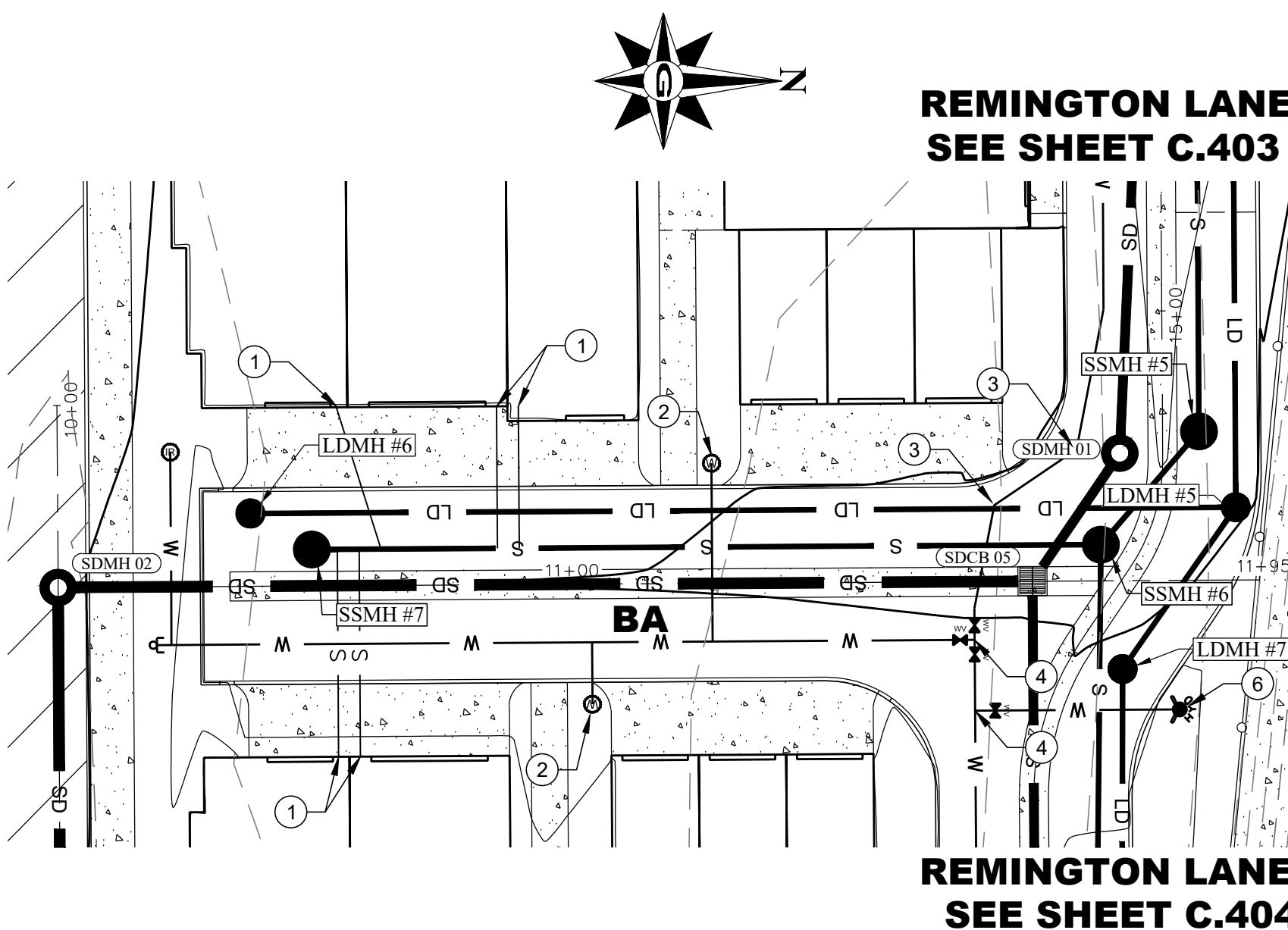
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REMINGTON LANE
SEE SHEET C.403

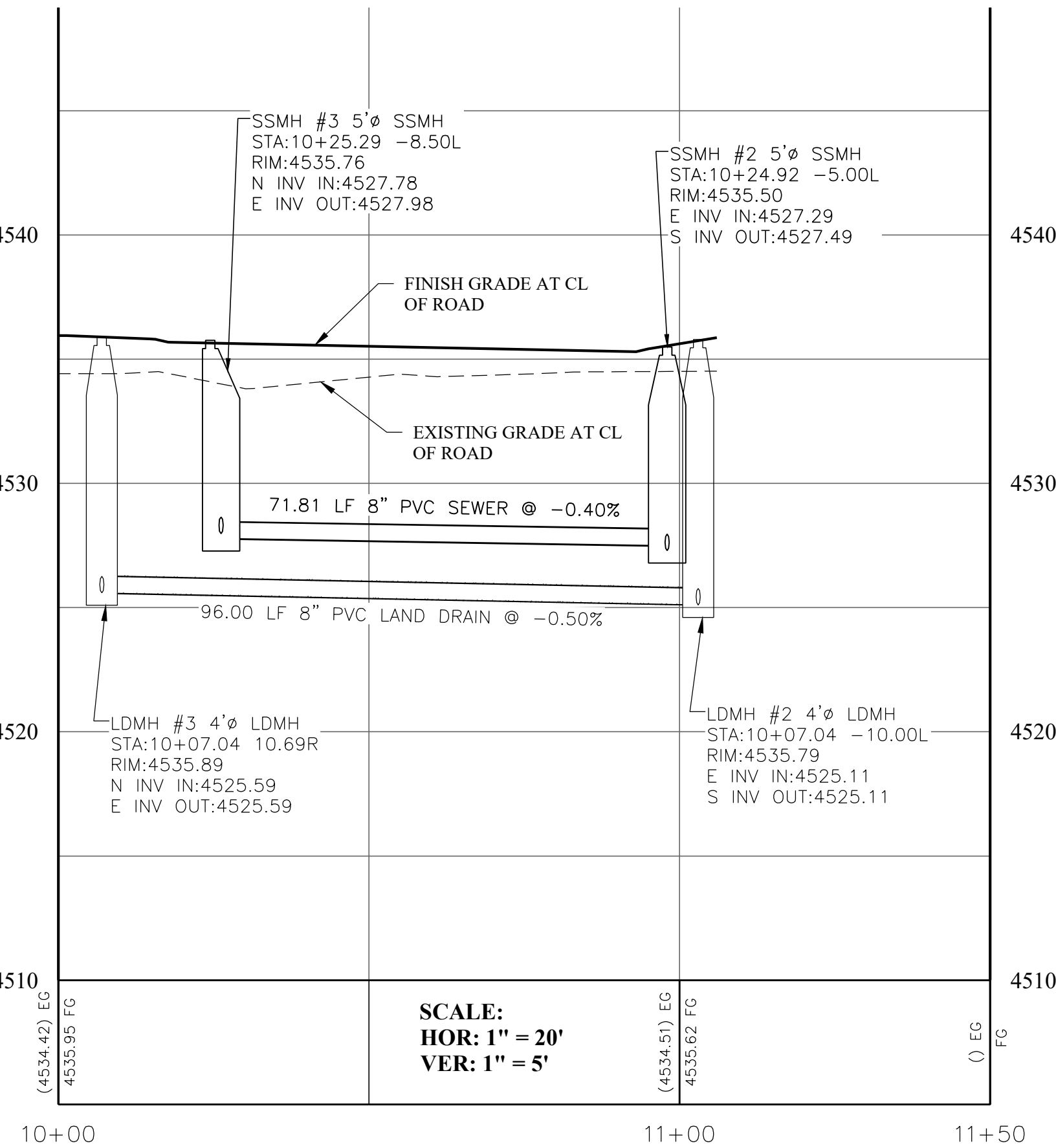


REMINGTON LANE
SEE SHEET C.403

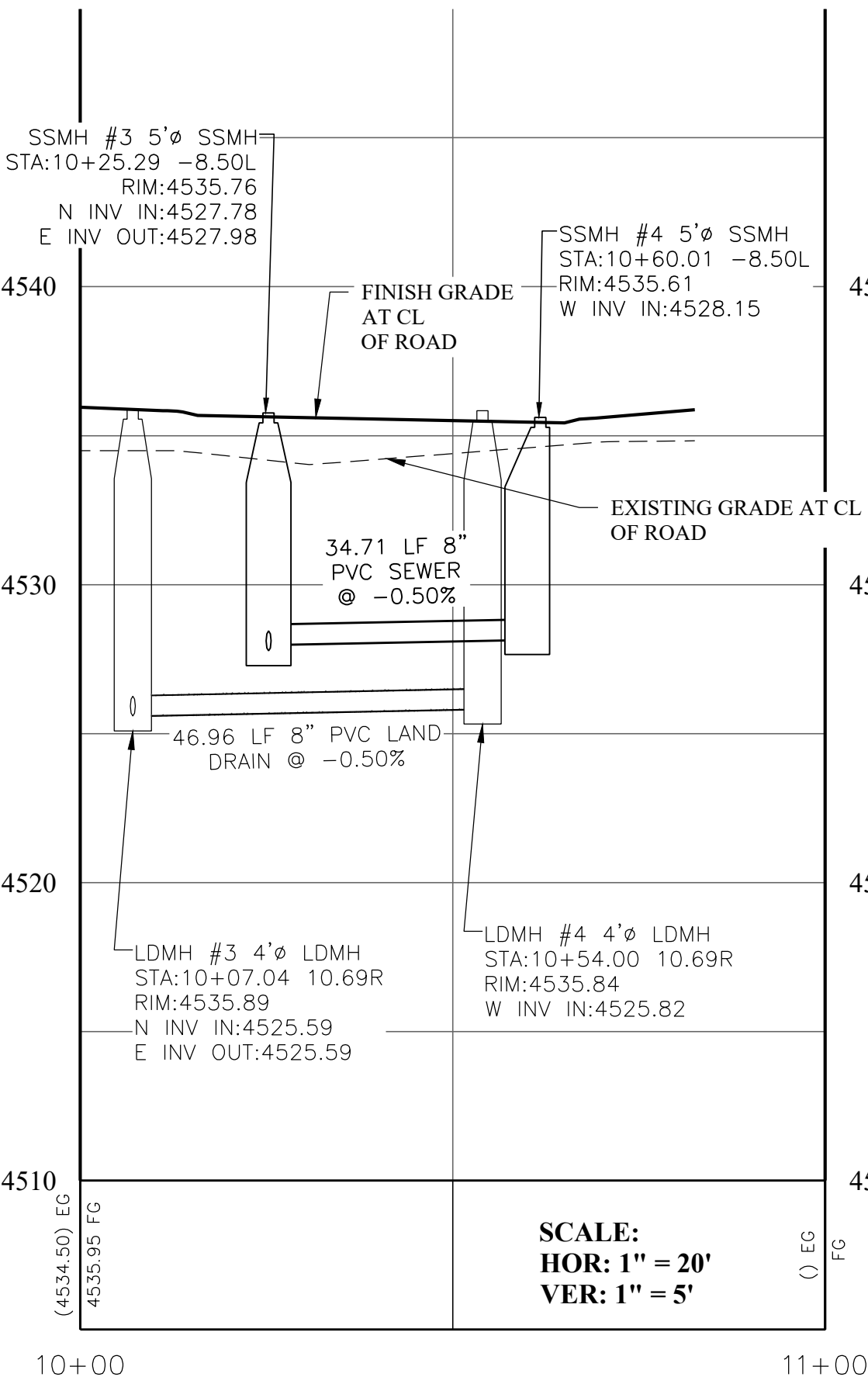


REMINGTON LANE
SEE SHEET C.403

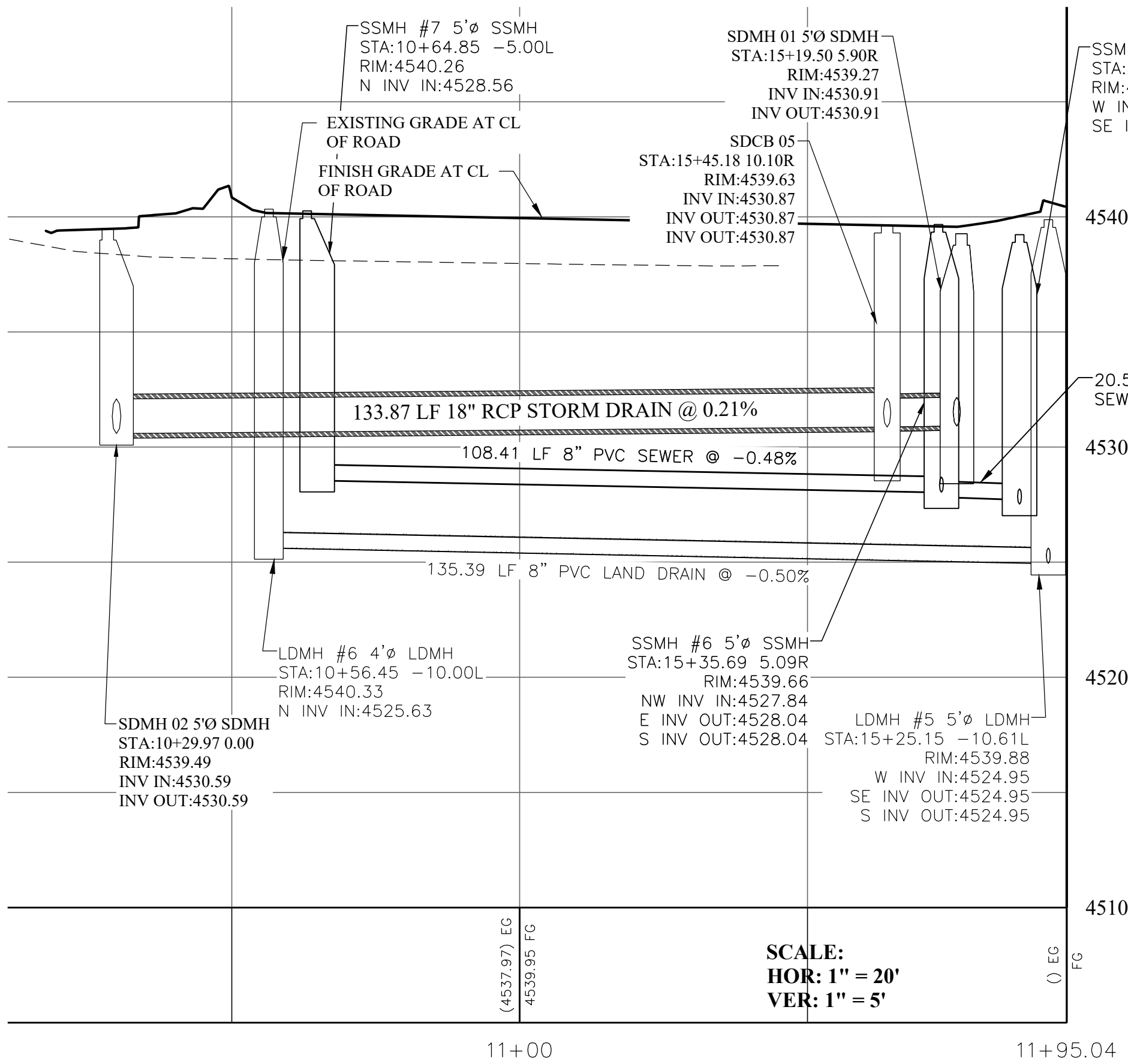
REMINGTON LANE
SEE SHEET C.404



SCALE:
HOR: 1" = 20'
VER: 1" = 5'



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(BRASS CAP)

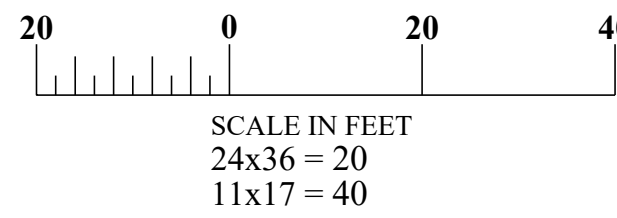
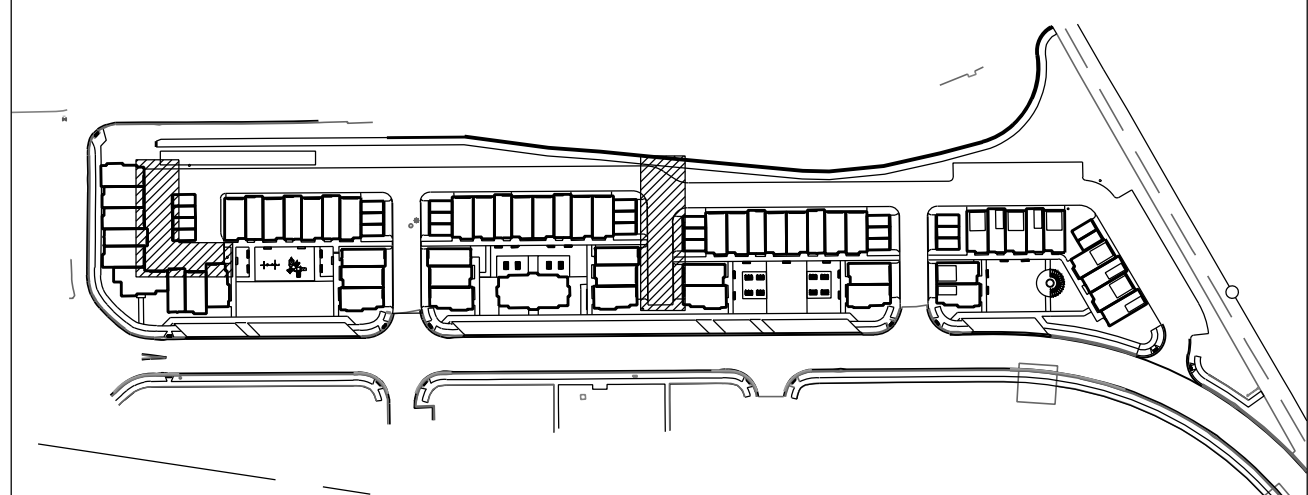
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KEY MAP



ROADS AA, AB, BA PLAN & PROFILE

THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS

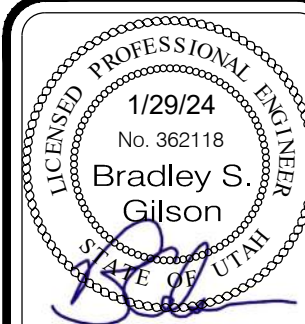
POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1

PROJ. # AIM.059

C.402

THE
ORCHARDS
AT THE HOMESTEADS



REVISIONS

DATE

BY

COMMENTS

REV

DATE

BY

COMMENTS

REV

DATE

BY

COMMENTS

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

1/29/24

No. 362118

Bradley S. Gilson

State of Utah

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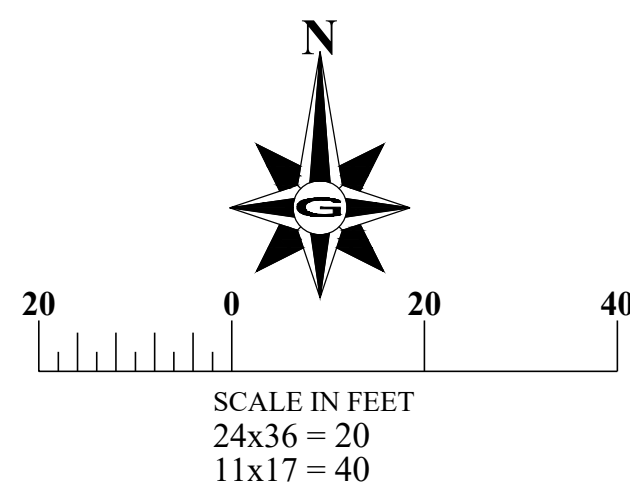
12401 SOUTH 450 EAST BUILDING C, UNIT

KEY NOTES:

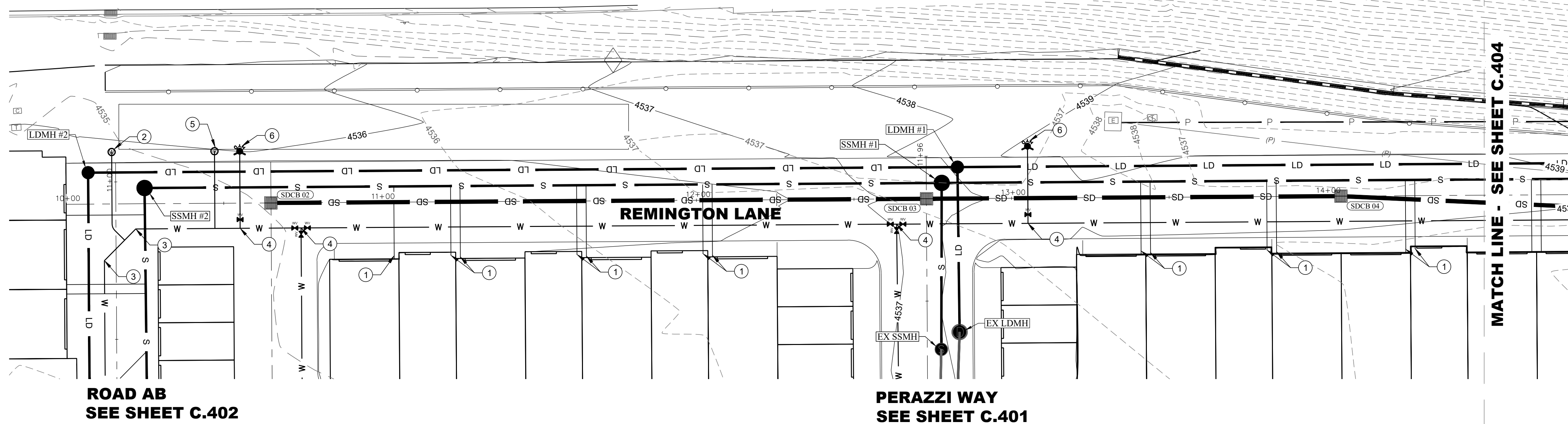
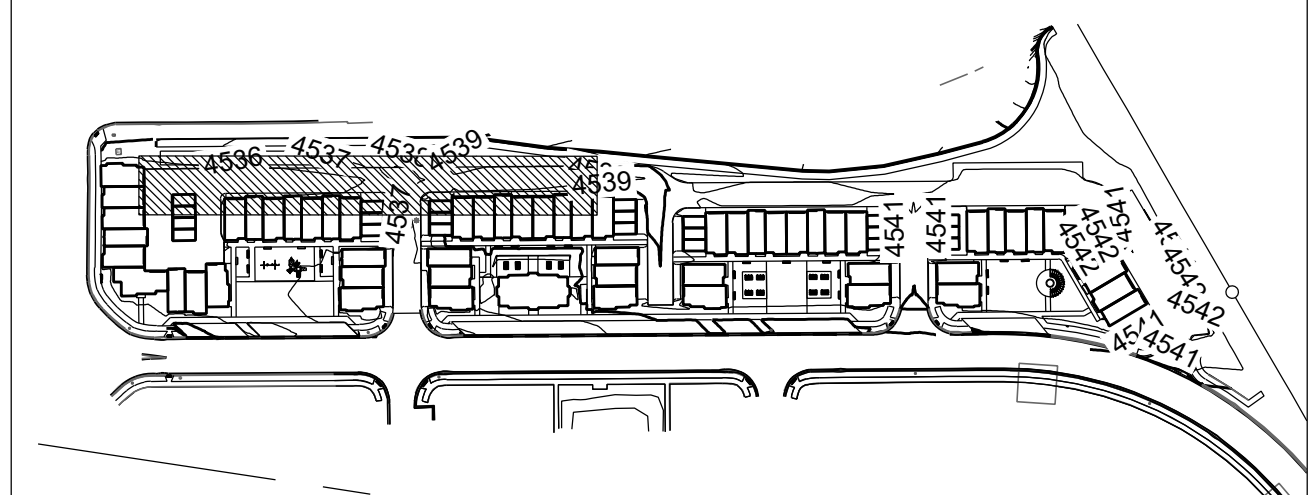
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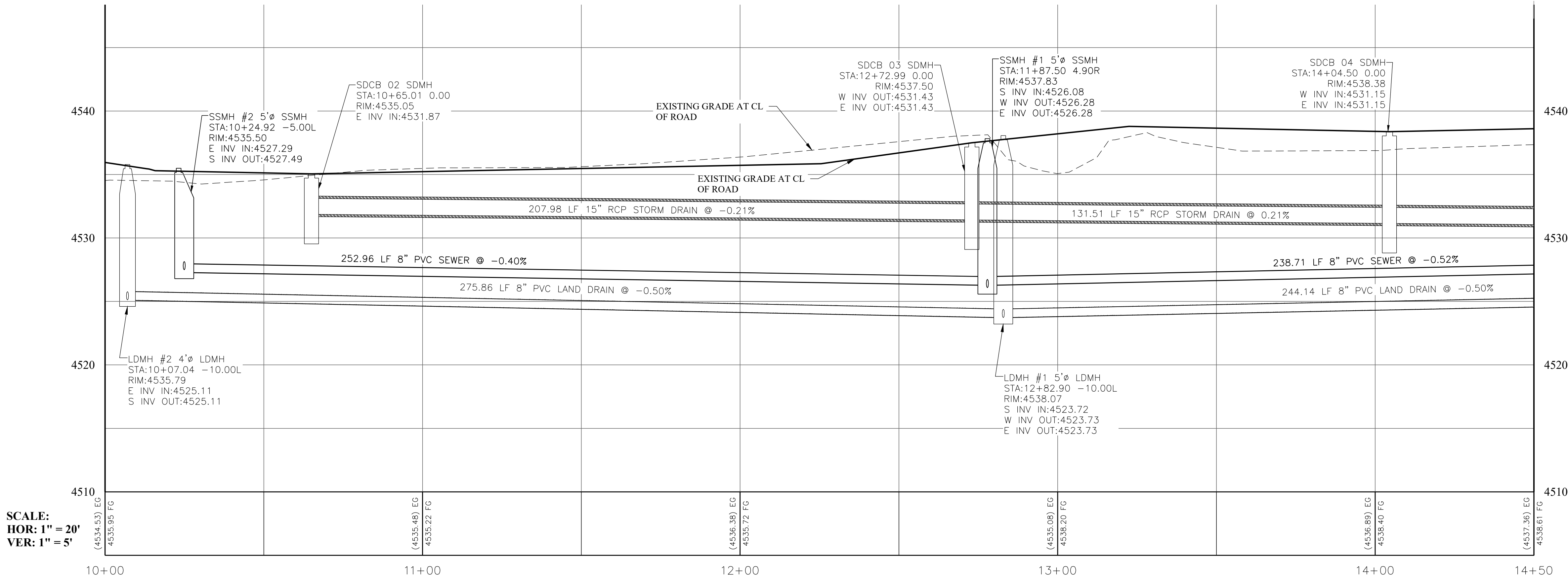
KEY MAP



ROAD AB
SEE SHEET C.402

PERAZZI WAY
SEE SHEET C.401

MATCH LINE - SEE SHEET C.404



SCALE:
HOR: 1" = 20'
VER: 1" = 5'

BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)

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REMINGTON LANE STA:10+00 - 14+50

THE ORCHARDS AT THE HOMESTEADS

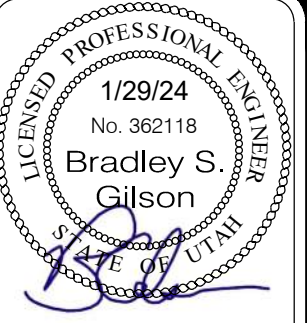
UNDERGROUND UTILITY IMPROVEMENT PLANS

POD 1, PHASE 7&8
VINEYARD, UTAH

REVISION: 1

PROJ. # AIM.059

C.403



THE
ORCHARDS
AT THE HOMESTEADS

REV.	DATE	BY	COMMENTS
1	JANUARY 2024	CGW	PP
DESIGNED/DRAWN BY:	CHECKED:	APPROVED:	

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

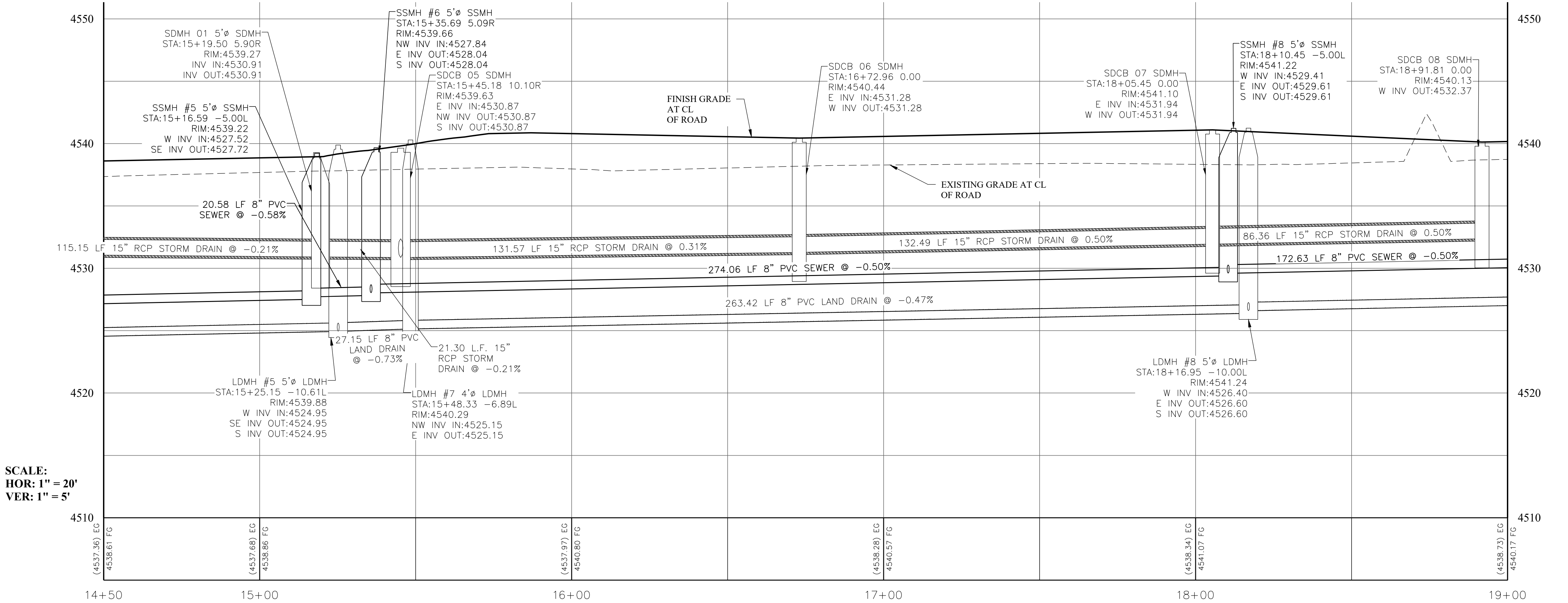
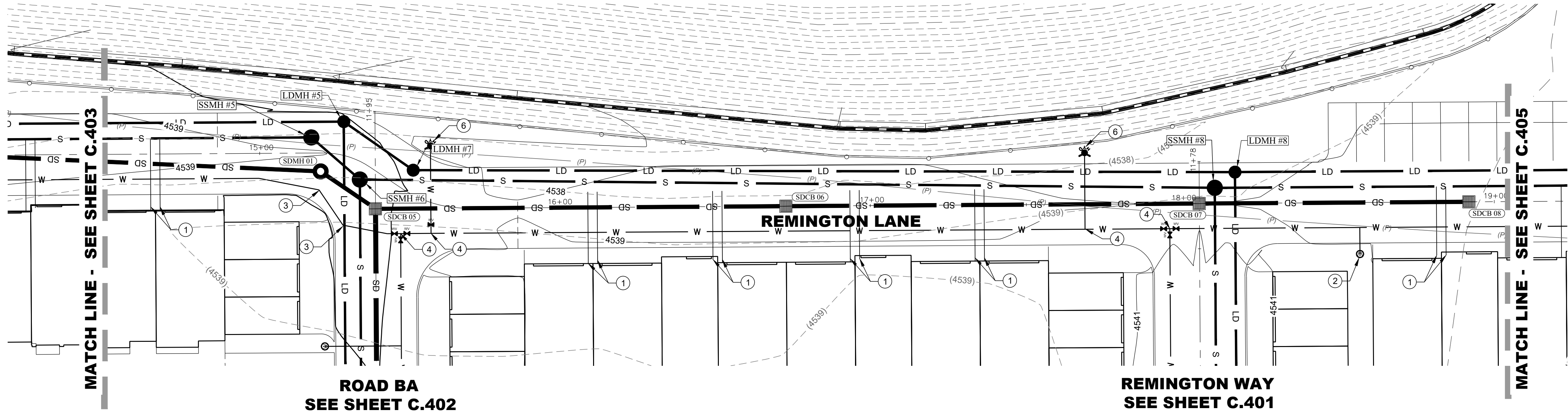
GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAAPER, UT 84020
PHONE: (801) 971-9414 FAX: (801) 971-9449

KEY NOTES:

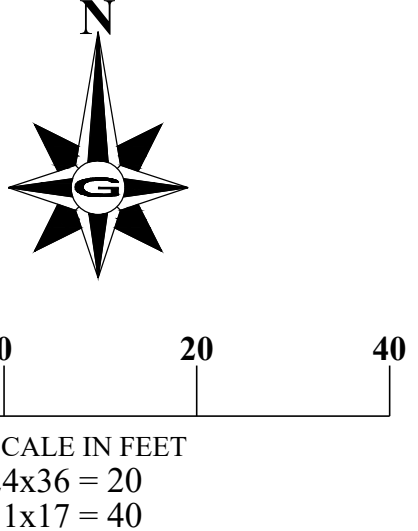
- 4" SEWER LATERAL @ 2% MINIMUM GRADE
- 2" WATER LATERAL W/2" MAIN SHUTOFF VALVE, INDIVIDUAL WATER METERS TO BE INSTALLED DURING BUILDING CONSTRUCTION.
- INSTALL 45° ELBOW WITH THRUST BLOCK
- INSTALL 8"x8"x8" TEE WITH THRUST BLOCK
- INSTALL 2" LANDSCAPE WATER METER.
- INSTALL FIRE HYDRANT ASSEMBLY PER VINEYARD CITY STANDARD.

NOTES:

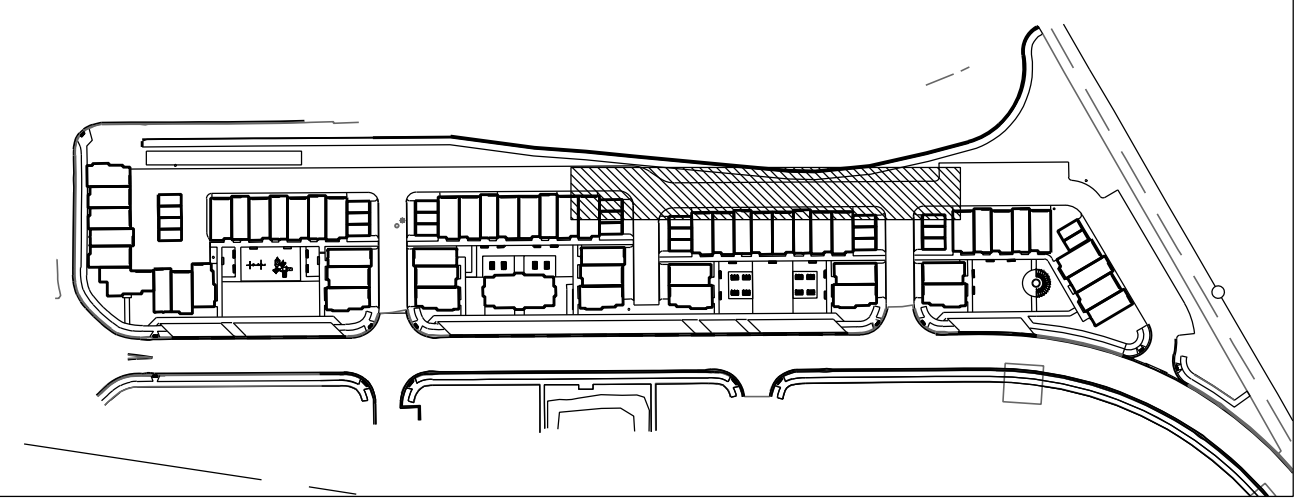
- THE BENCHMARK IS LOCATED AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB & M. ELEV=4516.52
- ALL CULINARY WATER LINES ARE PVC C900 (8" MIN.).
- PLUG & CAP END OF PIPE, STUB ACCESS POINT & MARK W/ 2"x4" AND PAINT THE FOLLOWING:
SEWER - GREEN LAND DRAIN - PURPLE
WATER - BLUE STORM DRAIN - WHITE
- EXISTING POWER POLES TO BE REMOVED IN COORDINATION WITH ROCKY MOUNTAIN POWER.



SCALE:
HOR: 1" = 20'
VER: 1" = 5'



KEY MAP



BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)

BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



REMINGTON LANE STA:14+50 - 19+00

THE ORCHARDS AT THE HOMESTEADS

UNDERGROUND UTILITY IMPROVEMENT PLANS

POD 1, PHASE 7&8

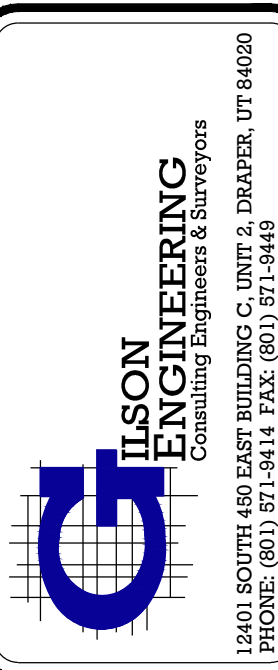
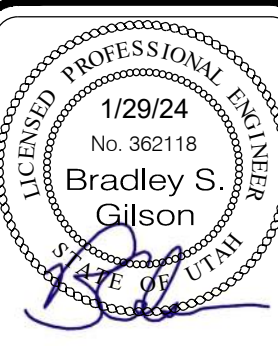
VINEYARD, UTAH

REVISION: 1

PROJ. # AIM.059

C.404

THE ORCHARDS AT THE HOMESTEADS

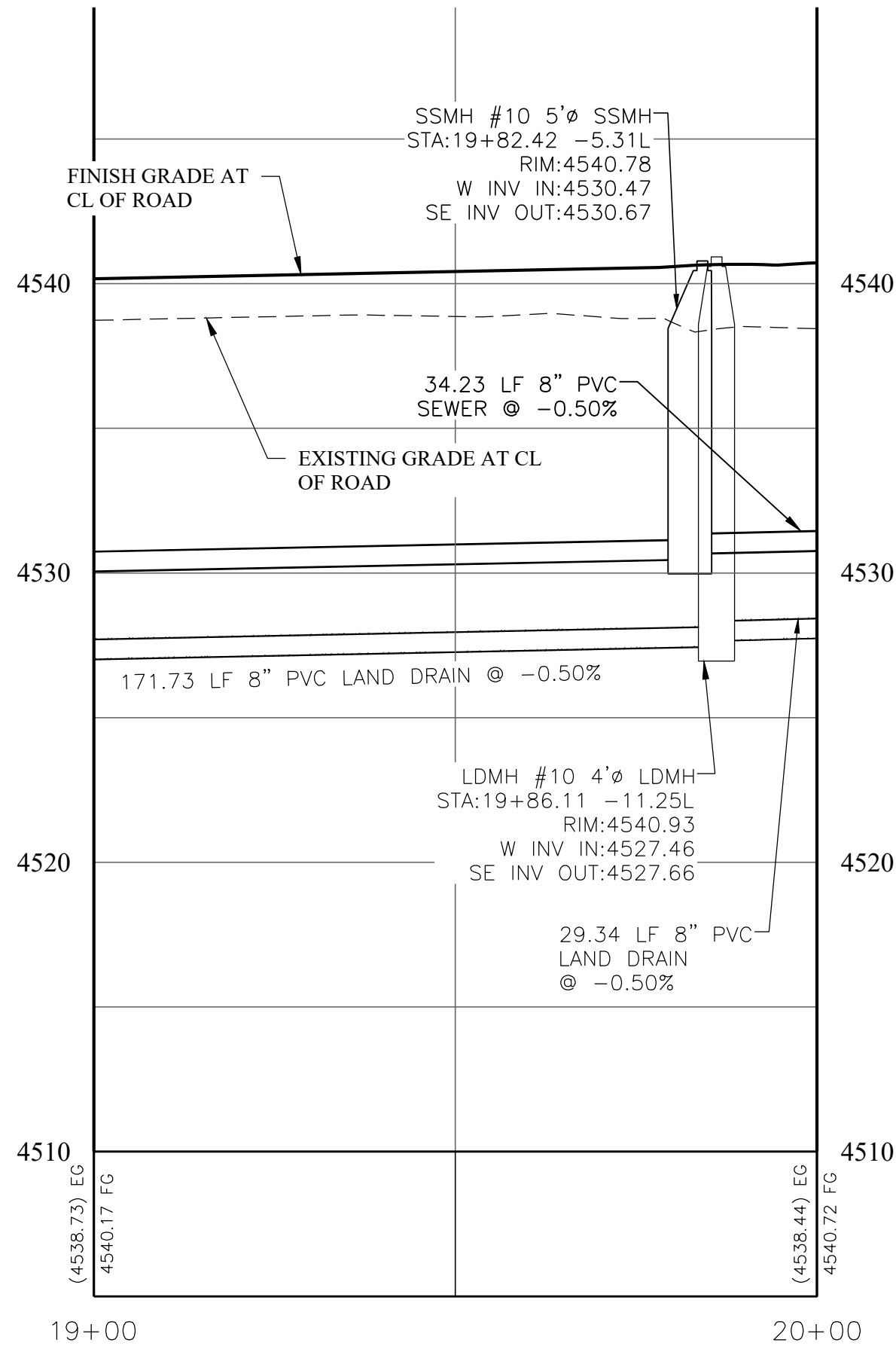
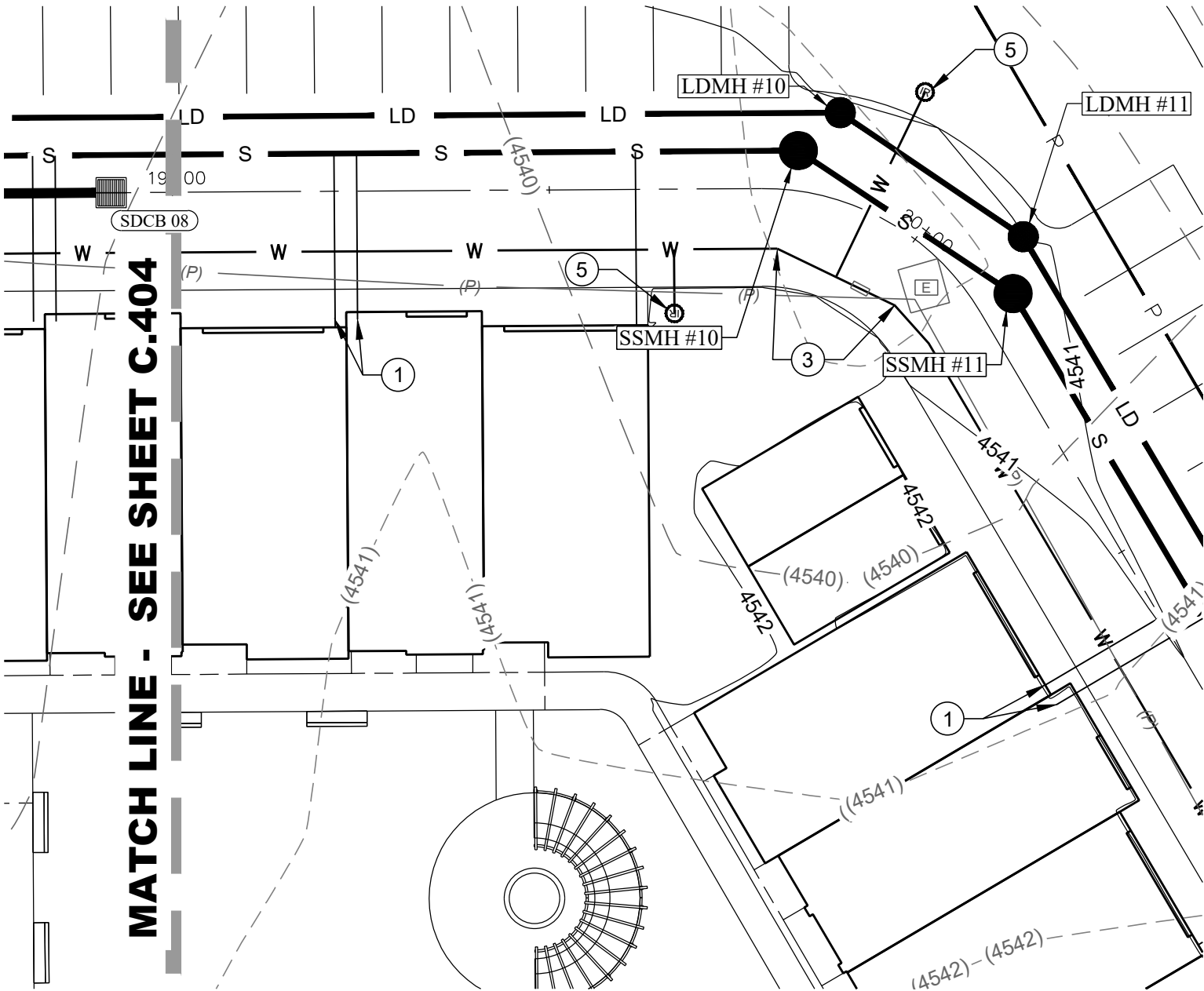


KEY NOTES:

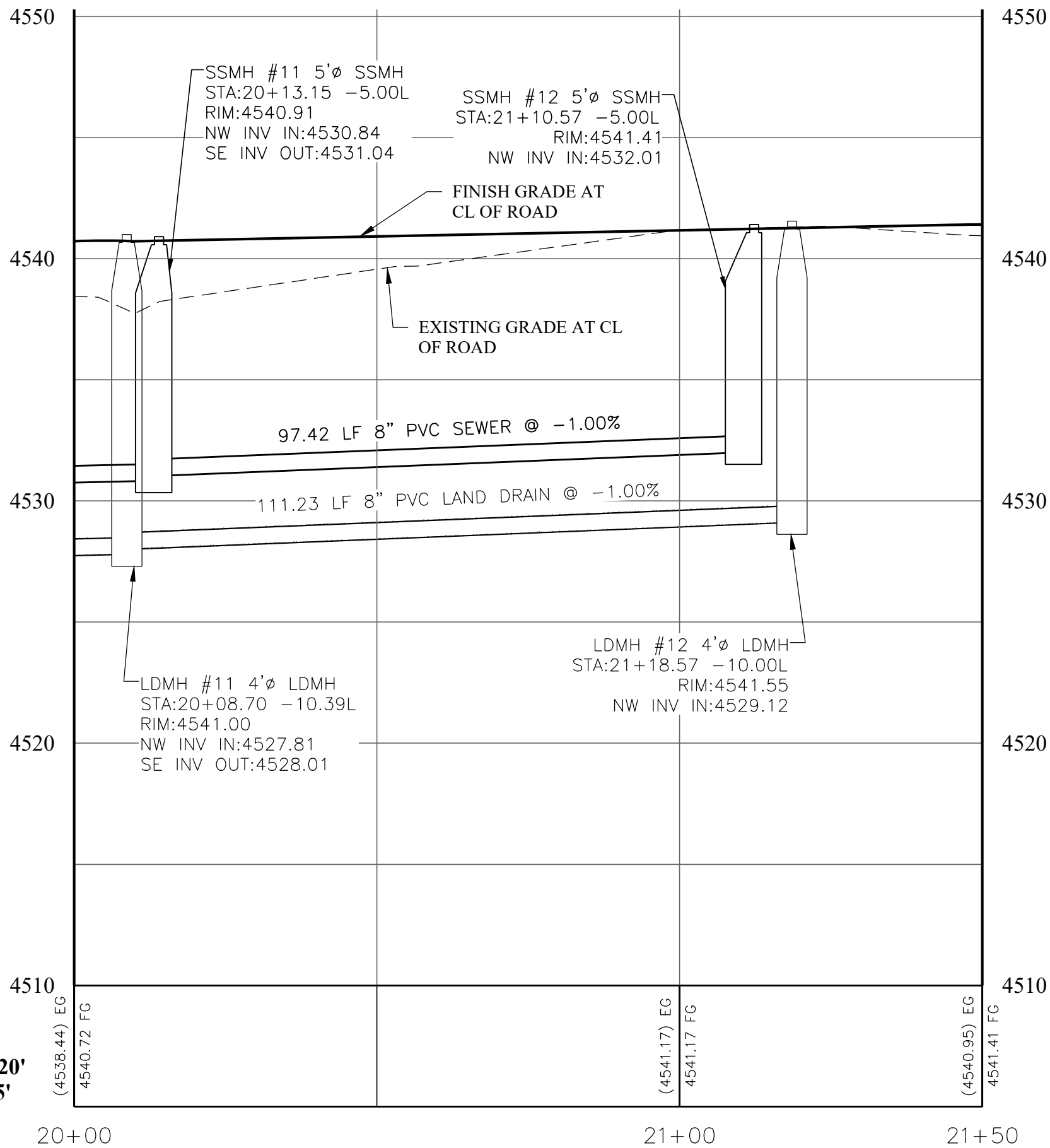
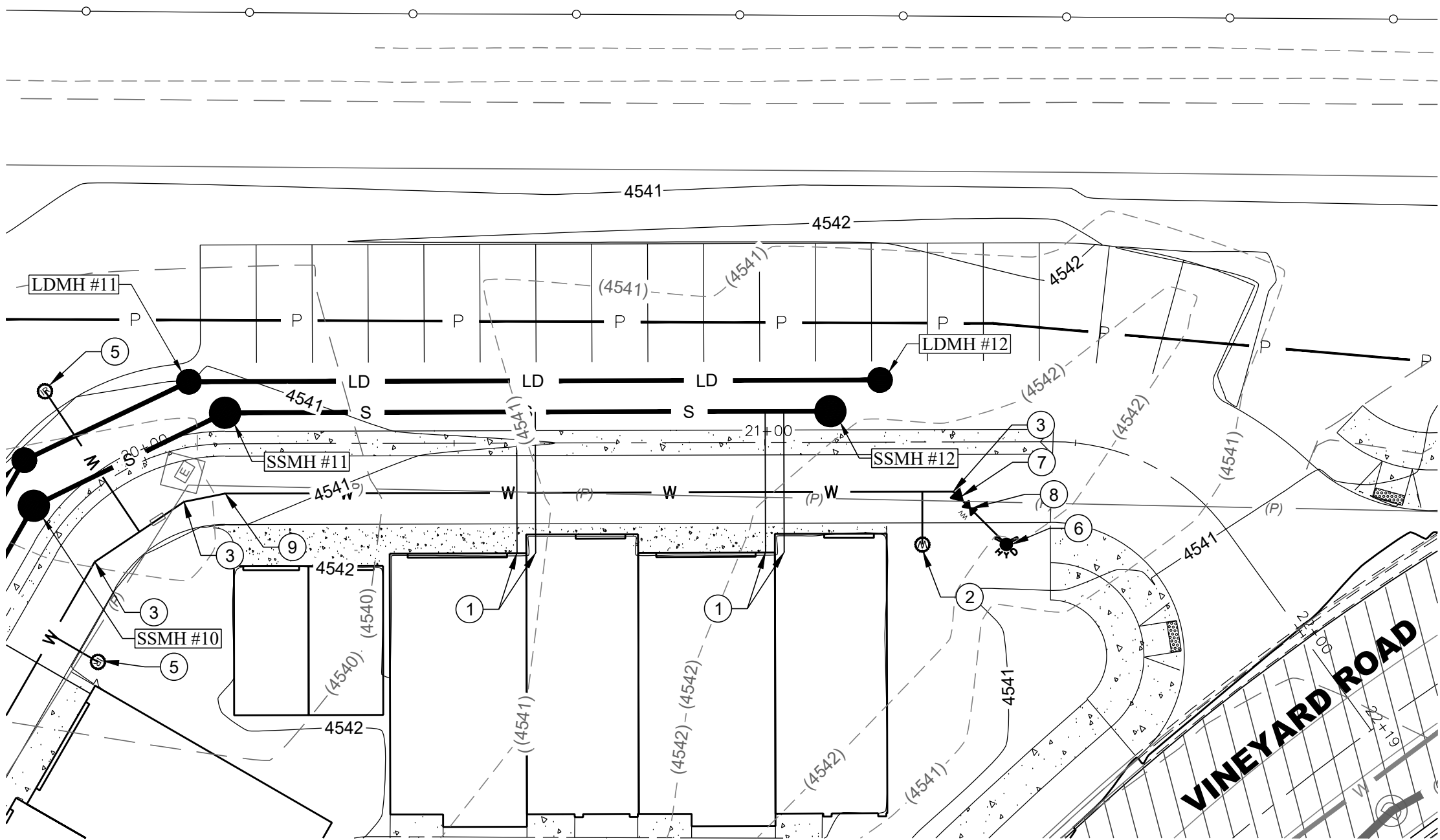
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- INSTALL 45° ELBOW WITH THRUST BLOCK
- INSTALL 8"x8"x8" TEE WITH THRUST BLOCK
- INSTALL 2" LANDSCAPE WATER METER.
- INSTALL FIRE HYDRANT ASSEMBLY PER VINEYARD CITY STANDARD.
- INSTALL 8"x6" REDUCER
- INSTALL 6" GATE VALVE
- INSTALL 8" 11.25' BEND WITH THRUST BLOCK

NOTES:

- THE BENCHMARK IS LOCATED AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB & M. ELEV=4516.52
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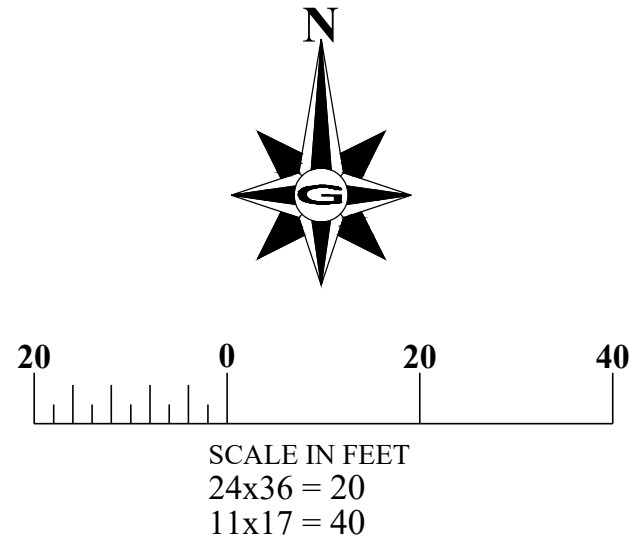
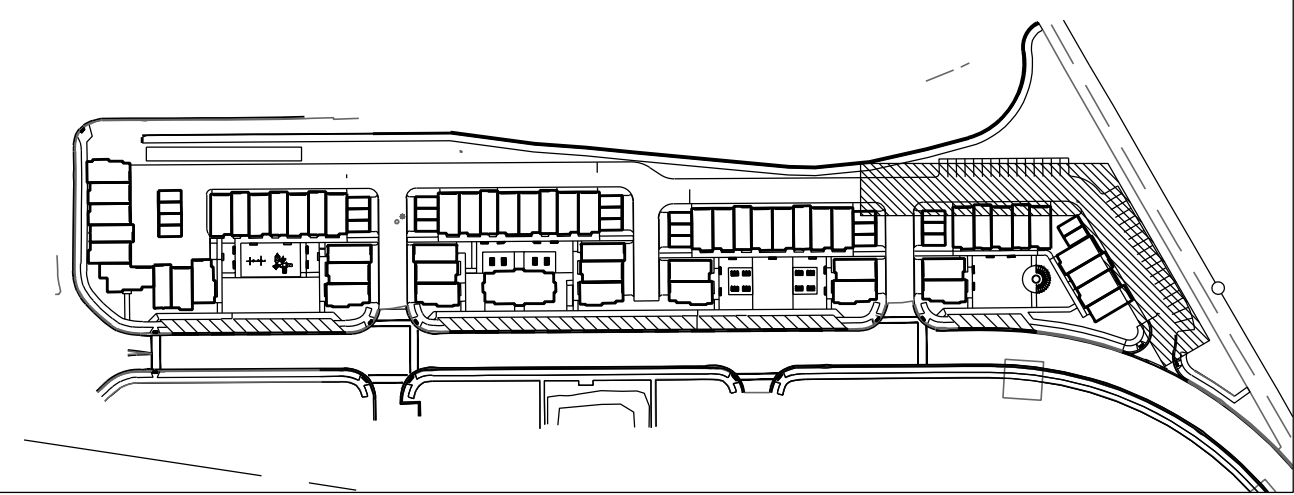


SCALE:
HOR: 1" = 20'
VER: 1" = 5'



SCALE:
HOR: 1" = 20'
VER: 1" = 5'

KEY MAP



BENCHMARK

FOUND WEST CORNER SECTION 17, T6S, R2E, SLB&M.
(BRASS CAP)
BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

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REMINGTON LANE STA:19+00 - 22+25

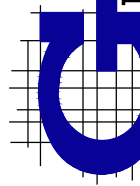
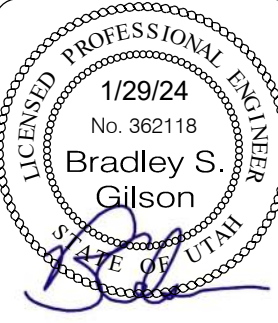
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

(REVISION: 1

PROJ. # AIM.059

C.405

THE
ORCHARDS
AT THE HOMESTEADS



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 971-9414 FAX: (801) 971-9449

1. INSTALL 5'Ø STORM DRAIN MANHOLE
2. INSTALL 4' SQUARE CATCH BASIN
3. INSTALL 4'x8' CATCH BASIN. CONNECT TO EXISTING DUAL 21" RCP STORM DRAIN PIPES
4. EXISTING 18" RCP STORM DRAIN INSTALLED WITH NEW VINEYARD ROAD CONSTRUCTION.

1. THE BENCHMARK IS LOCATED AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB & M. ELEV=4516.52
2. ALL CULINARY WATER LINES ARE PVC C900 (8" MIN.).
3. PLUG & CAP END OF PIPE, STUB ACCESS POINT & MARK W/ 2"x4" AND PAINT THE FOLLOWING:

SEWER - GREEN	LAND DRAIN - PURPLE
WATER - BLUE	STORM DRAIN - WHITE
4. EXISTING POWER POLES TO BE REMOVED IN COORDINATION WITH ROCKY MOUNTAIN POWER.

Plan view of the sewer line showing the 18-inch RCP pipe segment between manholes 02 and 03. The plan view includes a north arrow, stationing from 10+00 to 11+00, and labels for "NEW VINEYARD ROAD" and "SEE RIGHT VIEW FOR CONTINUATION".

Profile view of a storm drain installation. The vertical axis shows elevation in feet (4520 to 4550). The horizontal axis shows stationing (10+00 to 11+50).

EXISTING GRADE AT CL OF PIPE (dashed line)

FINISH GRADE AT CL OF PIPE (solid line)

114.36 LF 18" RCP STORM DRAIN @ 0.21%

SDMH 02 5'ø STA:10+29.97 0.00
RIM:4539.49
INV IN:4530.59
INV OUT:4530.59

SDMH 03 5'ø STA:11+39.36 0.00
RIM:4539.75
INV IN:4530.35
INV OUT:4530.35

Vertical Curve Data:

Station	Elevation (EG)	Grade (FG)
10+00	4540.02	4539.31
11+00	4540.22	4539.83
11+50	4539.84	4539.44

Profile view of a storm drain installation. The vertical axis shows elevation in feet (4520 to 4550). The horizontal axis shows stationing (11+25 to 13+50).

Key Features:

- TEMPORARY 20' WIDE GRADED ROAD AT CL OF PIPE FOR MAINTENANCE ACCESS.** (Indicated by a dashed line above the main profile)
- EXISTING GRADE AT CL OF PIPE** (Dashed line)
- PROPOSED GRADE AT CL OF PIPE** (Solid line, sloping at -1.6%)
- EX. 18" RCP STORM DRAIN @ 0.33%** (Existing pipe segment)
- 113.53 LF 18" RCP STORM DRAIN @ 0.25%** (Proposed pipe segment)
- SDCB 09 SDMH** (Structure at Sta: 12+19.89, RIM: 4539.51, N INV: 4530.08, S INV: 4530.08)
- SDCB 10 SDMH** (Structure at Sta: 13+33.42, RIM: 4537.95, N INV: 4529.80)
- SDMH 03 5'ø SDMH** (Structure at Sta: 11+39.36, RIM: 4539.75, INV: 4530.35, INV OUT: 4530.35)

Vertical Curve Data (from table):

Station	Point	Elevation (ft)
11+25	EG	4540.19
11+25	FG	4540.27
12+00	EG	4540.01
12+00	FG	-
13+00	EG	4537.88
13+00	FG	-
13+50	EG	4537.54
13+50	FG	-

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IT'S FREE & IT'S THE LAW.
(TOLL-FREE)
1-800-662-4111
208-2100
(SALT LAKE METRO)
205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

This architectural site plan shows a long, rectangular building complex with multiple wings and courtyards. The plan includes a scale bar at the bottom indicating distances in feet (0, 20, 40). The building is oriented horizontally, with a central section featuring a large courtyard. The plan also shows surrounding streets and a parking area on the right side.

1/29/24
No. 362118
Bradley S. Gilson
STATE OF UTAH

THE ORCHARDS AT THE HOMESTEADS

DATE: JANUARY 2024			REVIEWS		1" SCALE MEASURES 1" ON FULL SIZE SHEET ADJUST FOR HALF SIZE SHEET
DRAWING NAME: 403 P2	REV	DATE	BY	COMMENTS	
DESIGNED/DRAWN BY:			CHECKED:		APPROVED:

VINEYARD ROAD STA:10+00 - 13+50

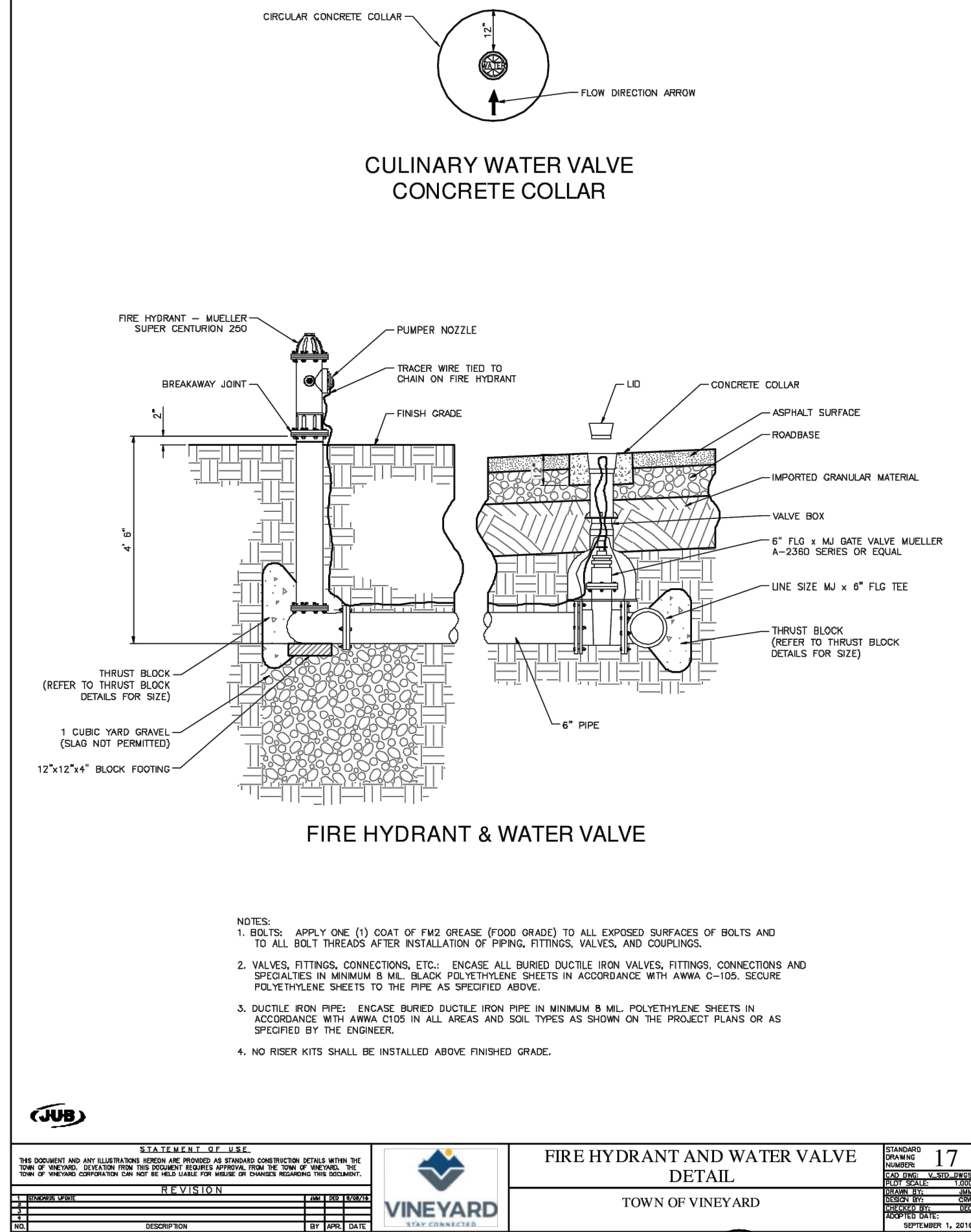
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

POD 1, PHASE 7&8
VINEYARD, UTAH

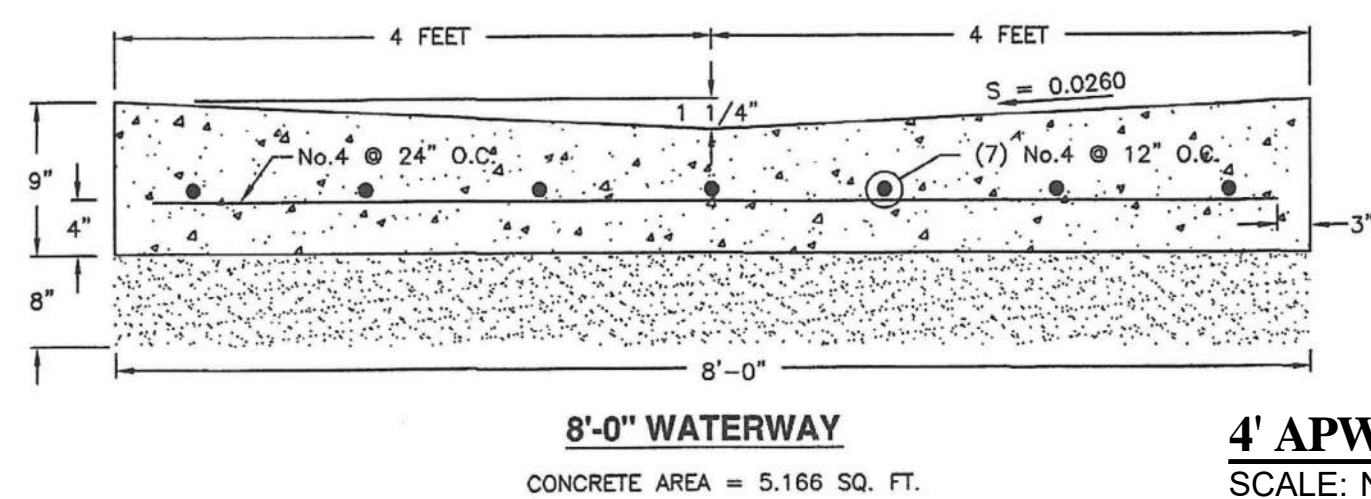
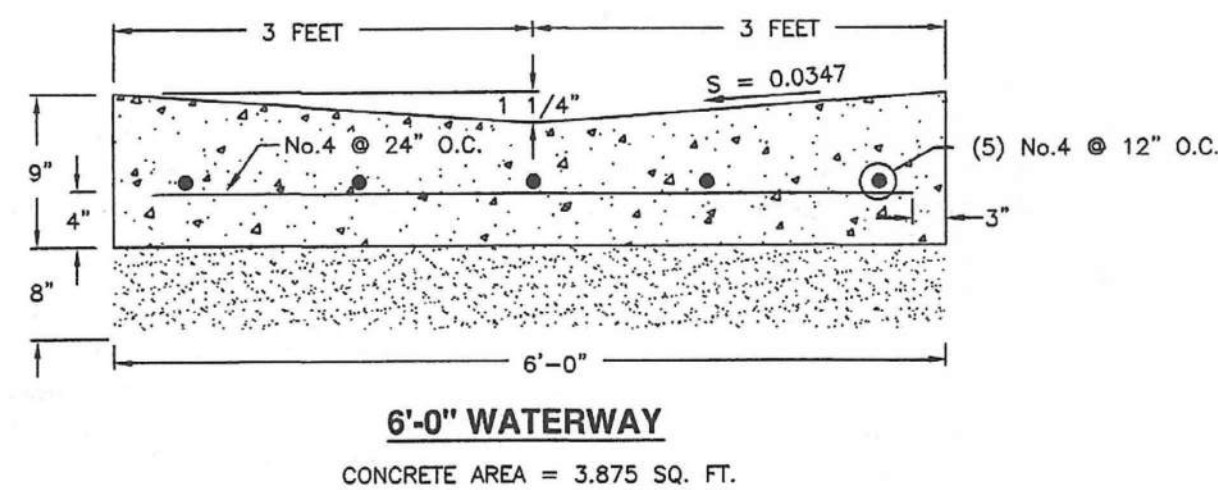
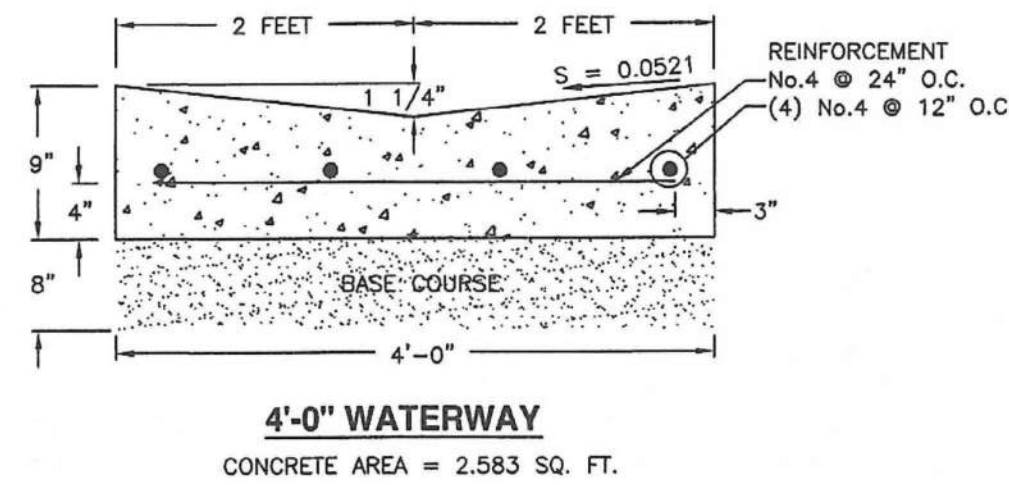
REVISION: 1

PROJ. # **AIM.059**

C.406



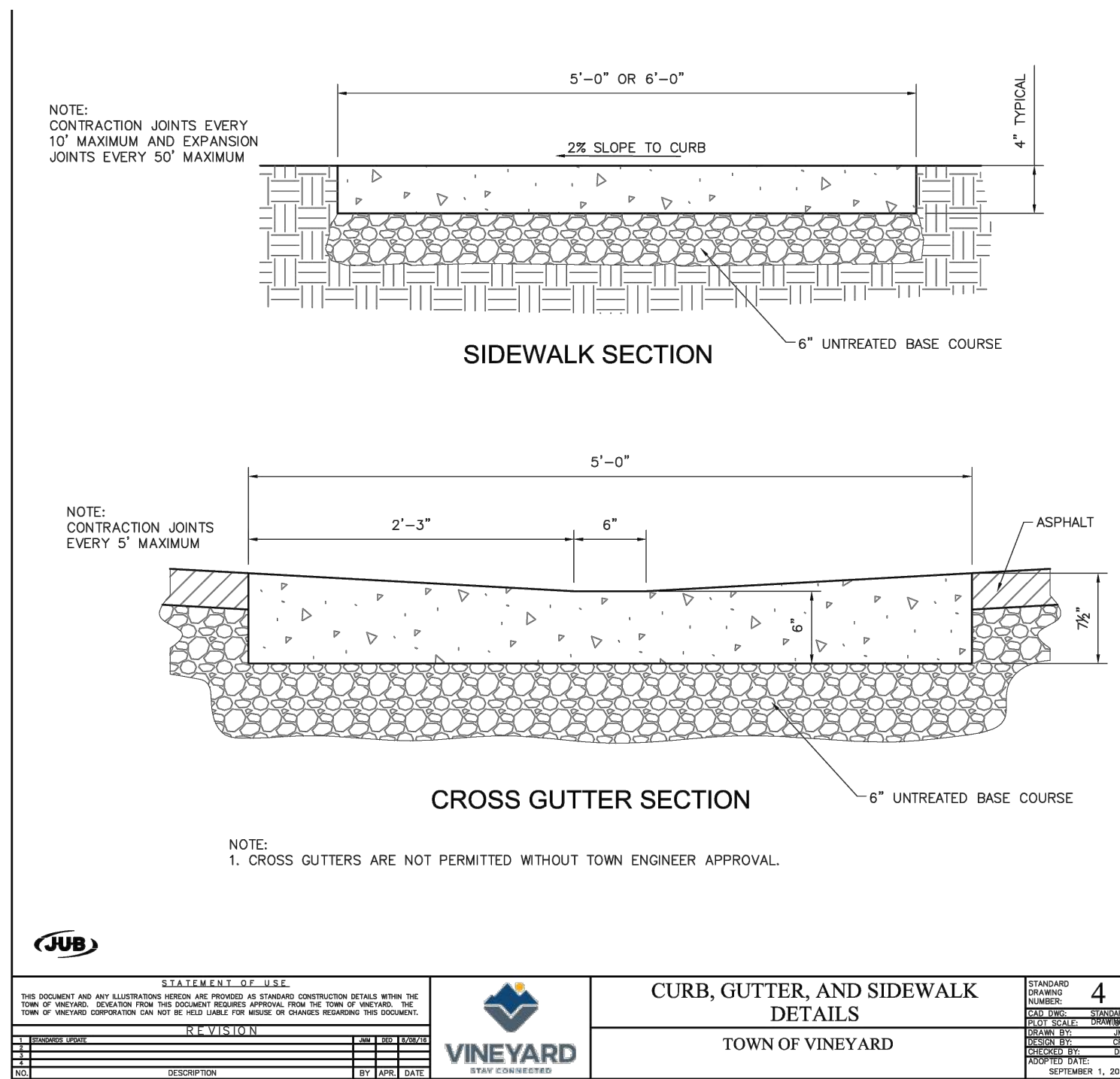
FIRE HYDRANT
SCALE: NTS



Waterway

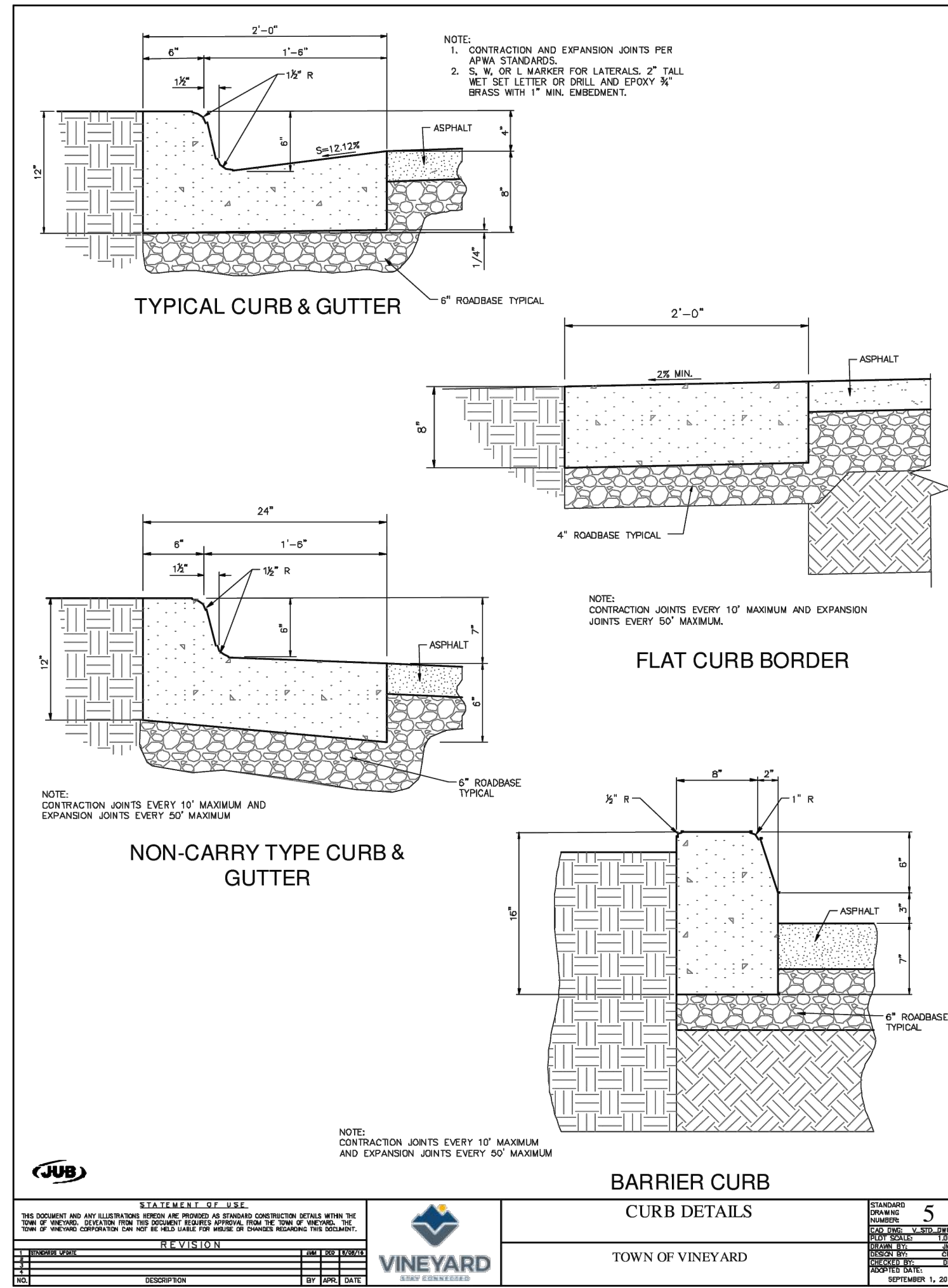
4' APWA WATERWAY
SCALE: NTS

Plan
211
July 2011



SIDEWALK
SCALE: NTS

2
C.502



BARRIER CURB
SCALE: NTS

3
C.502

- GENERAL**
 - Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - Unless indicated otherwise, width of waterway as follows.
 - 4 feet for a residential street.
 - 6 feet for a non-residential street.
 - If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
 - Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 - Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 - Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Concrete Placement: APWA Section 03 30 10.
 - Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
 - Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 - Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

DETAILS
THE ORCHARDS AT THE HOMESTEADS
UNDERGROUND UTILITY IMPROVEMENT PLANS
POD 1, PHASE 7&8
VINEYARD, UTAH

(REVISION: -

PROJ. # **AIM.059**

C.502

ILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 460 EAST BUILDING C, UNIT 2, DRAFTER, UT 84000
PHONE: (801) 971-9414 FAX: (801) 971-9449

LICENSED PROFESSIONAL ENGINEER
No. 362118
Bradley S. Gilson
STATE OF UTAH

THE ORCHARDS AT THE HOMESTEADS

DATE	REVISIONS	BY	COMMENTS
JANUARY 2024	1	Bradley S. Gilson	1/29/24
C.502			
DESIGNED/DRAWN BY:			
CHECKED:			
APPROVED:			

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET



DRAWING INDEX



These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.

THE ORCHARDS AT HOMESTEAD
PHASES 7 & 8
VINEYARD, ILLAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

REVISIONS:

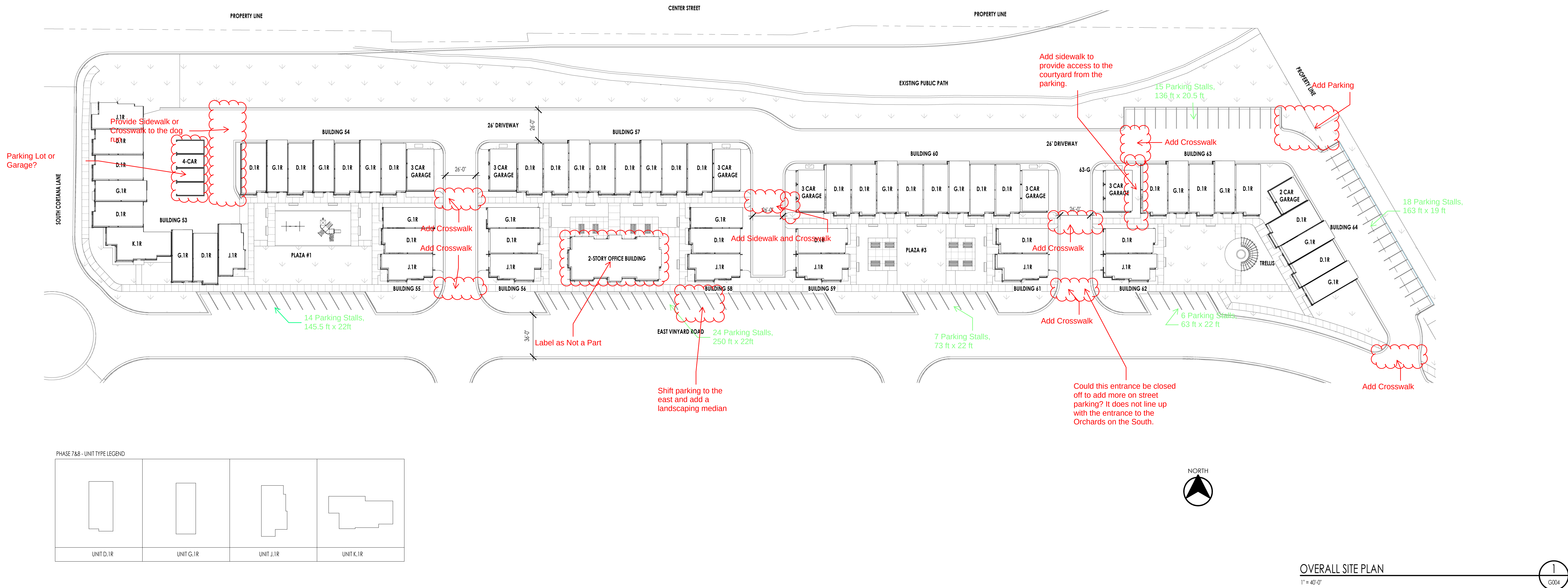
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COVER SHEET

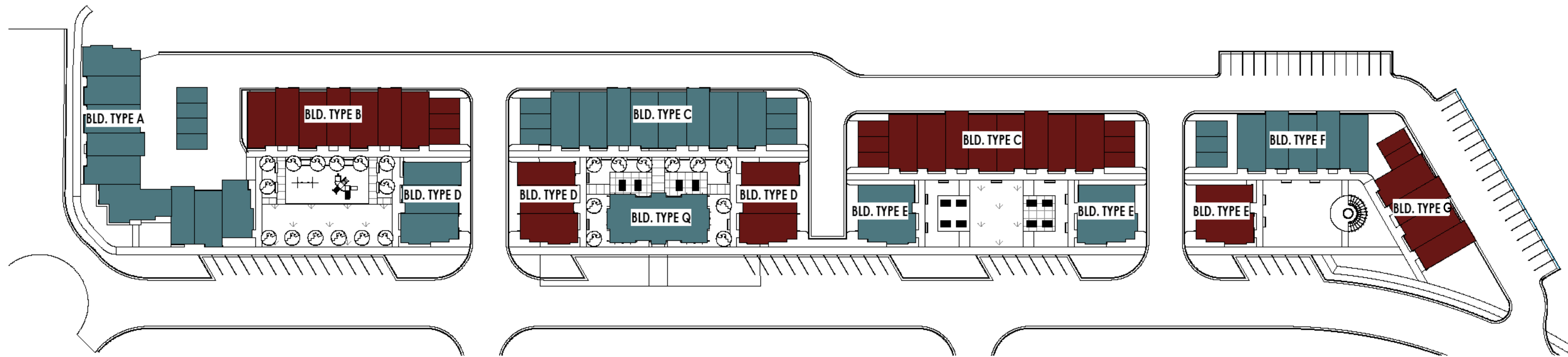
SHEET NUMBER:

G000

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THE ORCHARDS UNIT SCHEDULE - PHASE 7&8					
		UNIT D.1R	UNIT G.1R	UNIT J.1R	UNIT K.1R
PHASE 7&8	BUILDING 53	4	2	2	1
	BUILDING 54	4	3	0	0
	BUILDING 55	1	1	1	0
	BUILDING 56	1	1	1	0
	BUILDING 57	6	2	0	0
	BUILDING 58	1	1	1	0
	BUILDING 59	1	0	1	0
	BUILDING 60	6	2	0	0
	BUILDING 61	1	0	1	0
	BUILDING 62	1	0	1	0
	BUILDING 63	3	2	0	0
	BUILDING 64	2	2	0	0
P-7&8 TOTALS		31	16	8	1



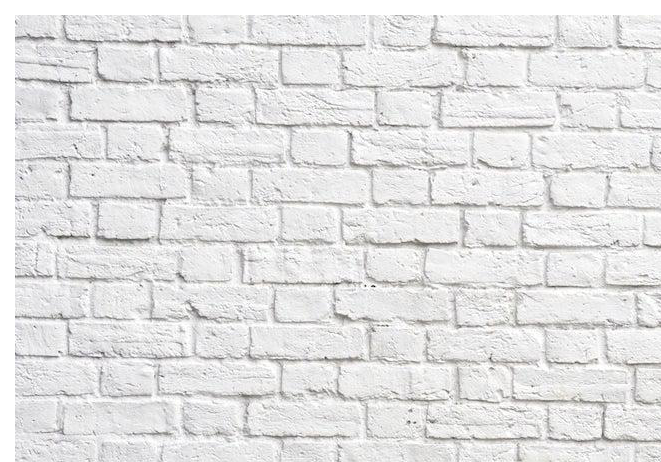
COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTADN)



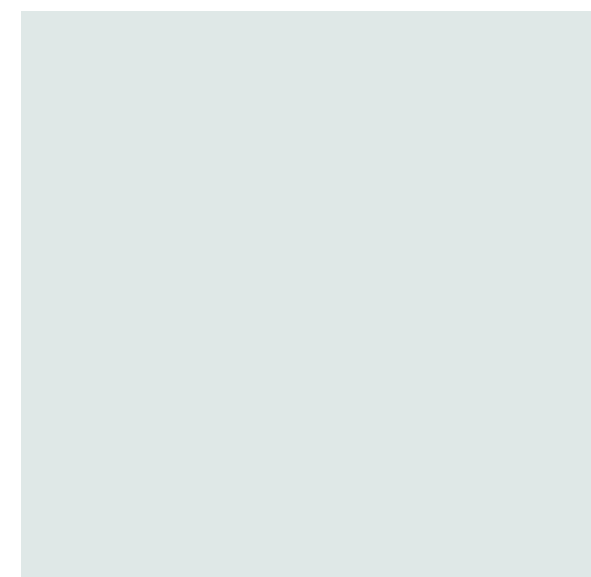
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

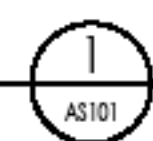


COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



COLOR SET A



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTADN)



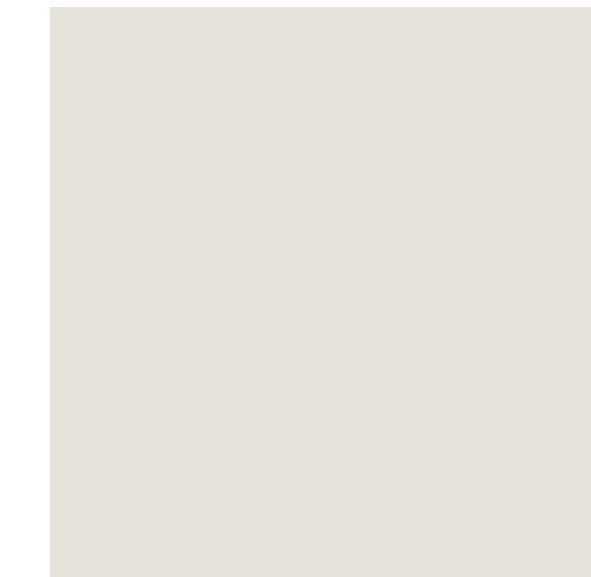
MASONRY
PAINTED WITH COLOR 3



COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6234



COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037



COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

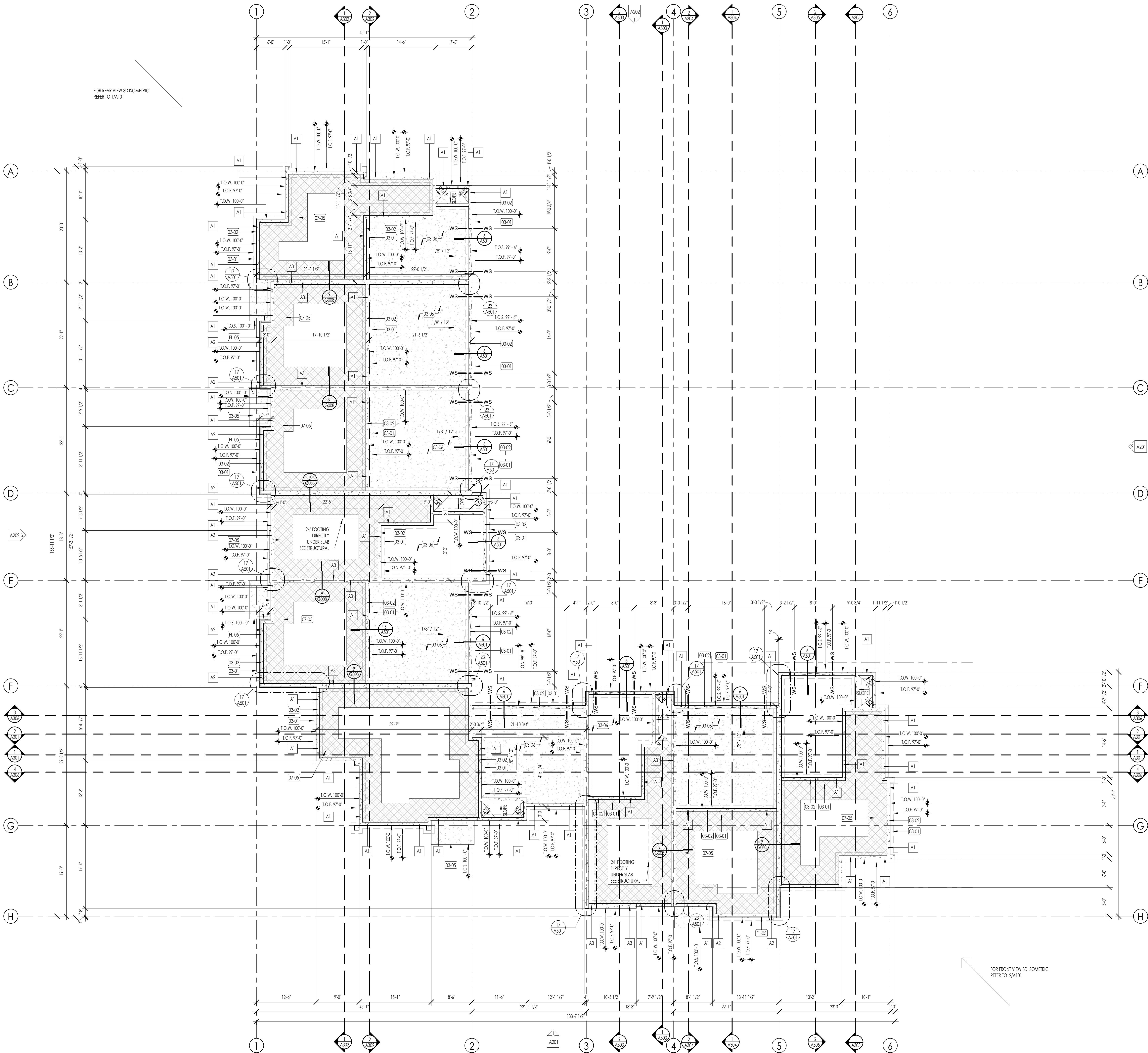
PROJECT NO. 18-010
DATE: 28 NOV, 2023
REVISIONS:

SHEET TITLE:
SITE PLAN - COLOR KEY

SHEET NUMBER:
AS101

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FOR REVIEW



FOUNDATION PLAN LEGEND

HATCH PATTERN

DESCRIPTION

POURED IN PLACE CONCRETE.

2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.

SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

SYMBOL

DESCRIPTION

FS

FS

FOOTING STEP

WS

WS

WALL STEP

T.O.F.

TOP OF FOOTING ELEVATION

T.O.W.

TOP OF WALL ELEVATION

T.O.S.

TOP OF SLAB ELEVATION

T.O. PIER

TOP OF PIER ELEVATION

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL

DESCRIPTION

FS

FS

FOOTING STEP

WS

WS

WALL STEP

T.O.F.

TOP OF FOOTING ELEVATION

T.O.W.

TOP OF WALL ELEVATION

T.O.S.

TOP OF SLAB ELEVATION

T.O. PIER

TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

1.

COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

2.

COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.

3.

VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.

4.

CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.

5.

FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE

CIVIL

LEVEL

97'-0"

-

TOP OF FOOTING

100'-0"

-

LEVEL 1 - TOP OF SLAB

110'-0"

-

LEVEL 2 - TOP OF PLY

120'-0"

-

LEVEL 2 - TOP OF PLY

129'-0"

-

ROOF BEARING

FOUNDATION PLAN KEYNOTES

KEYNOTES

03-01

CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.

03-02

CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03-05

5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB-BASE. PROVIDE 6 X 6-W2.1 X W2.1 X W2.1 W.W.M OR A3 AT 18" OC, EACH WAY AT CENTER OF SLAB.

03-06

5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6-W2.1 X W2.1 W.W.M OR A3 AT 18" OC, EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VLSQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.

07-05

2" PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTING TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.

FL-05

LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

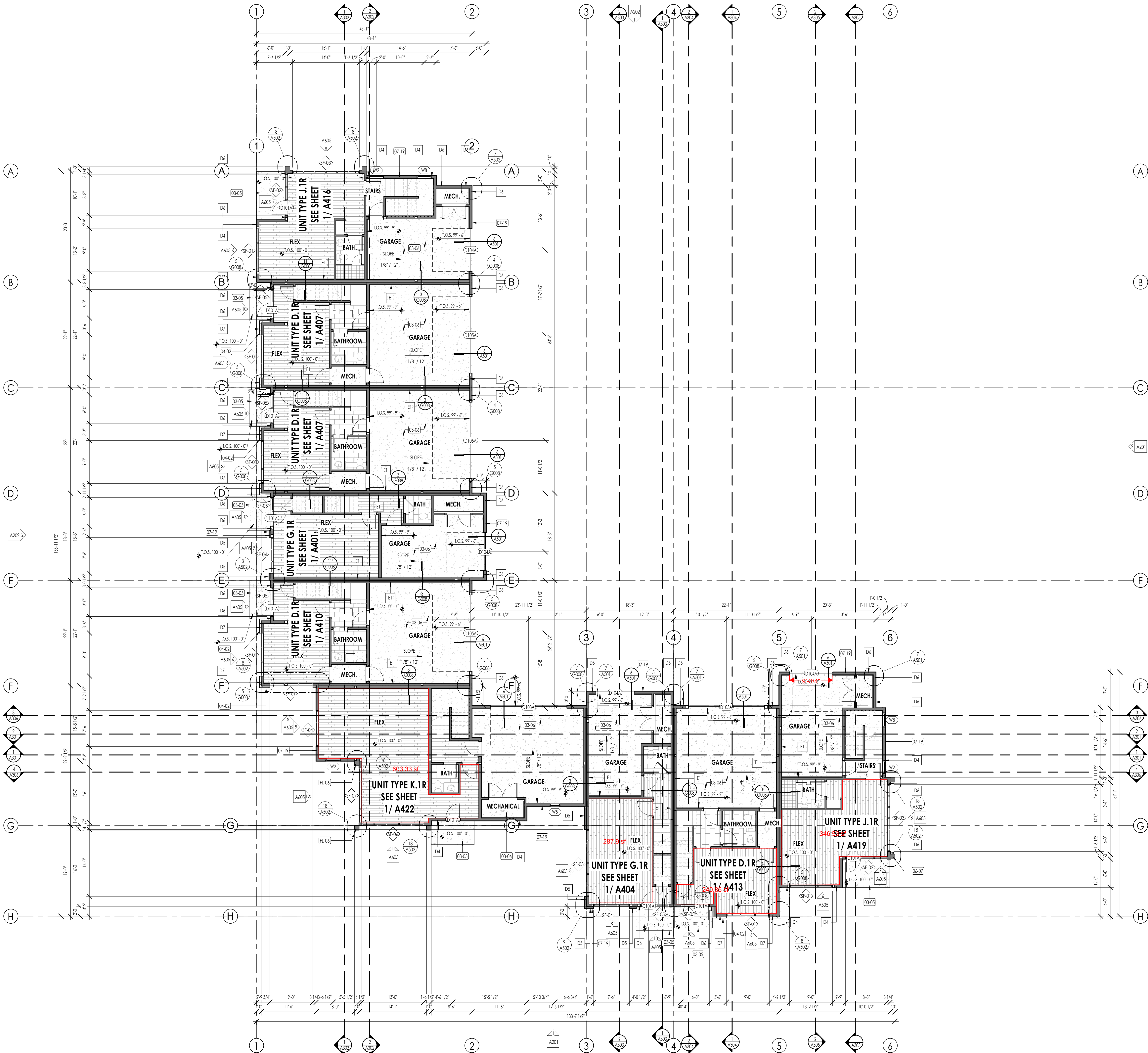
PROJECT NO. 18-010
DATE: 28 NOV, 2023
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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LEVEL 0 - FOUNDATION PLAN
1/8" = 1'-0"



LEVEL 1 - FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED IN WOOD 407 ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB-BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN WEHABANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FET IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
FL-08	STRUCTURAL TIMBER COLUMN WITH FRAMING. TIMBER SHALL BE DF#1 OR BETTER GRADE TIMBER WITH RES SAUN FINISH AND STAINED AS SPECIFIED. COORDINATE WITH DETAILS FOR SIZE OF COLUMN AND CONNECTION TO FOUNDATION.

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

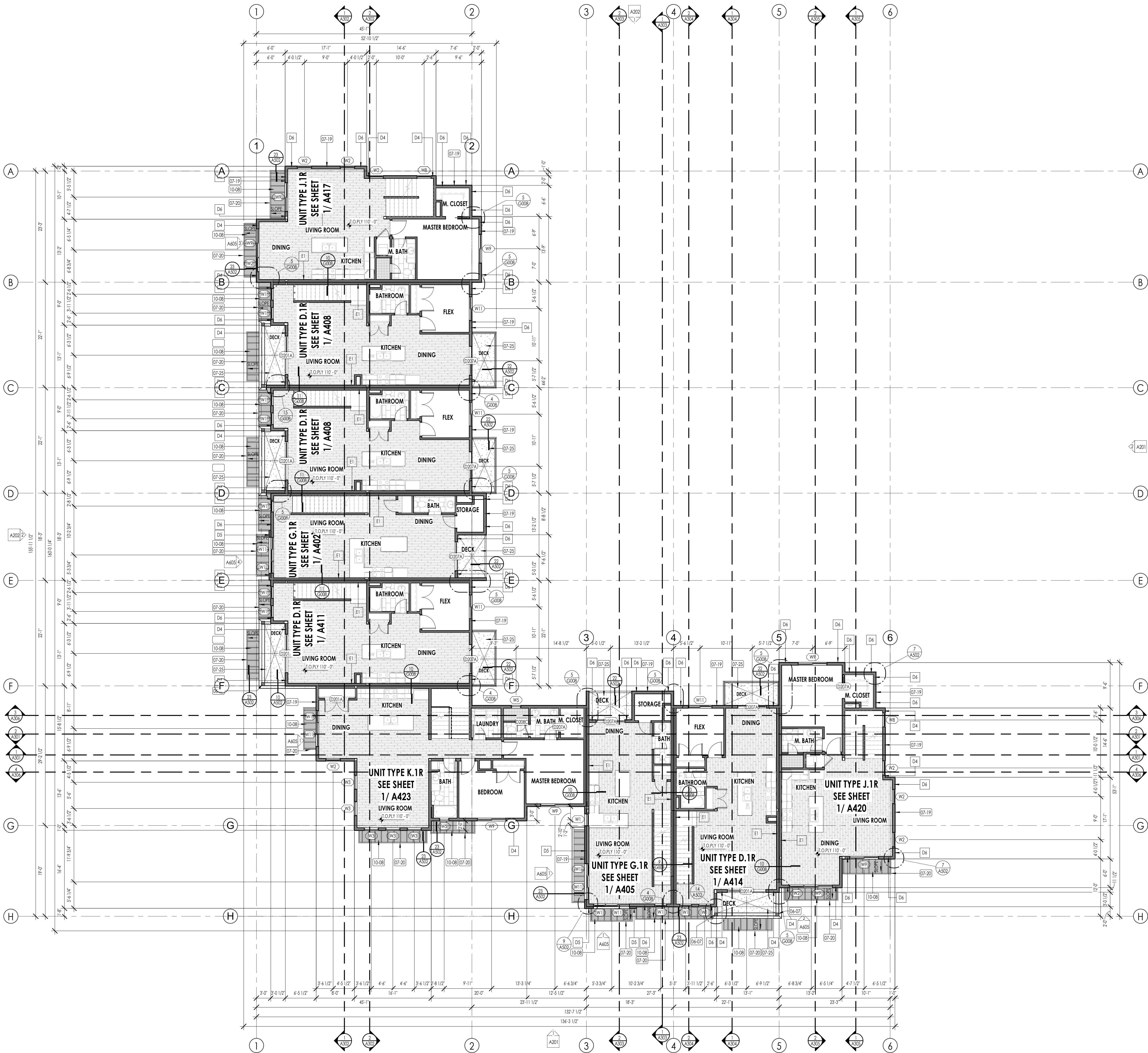
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: 28 NOV, 2023
REVISIONS:

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

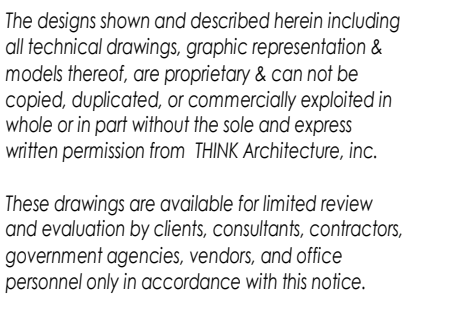
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FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED IN WOOD 407 ON EACH SIDE OF PARTY WALL		SHOWER TILE FINISH
	SHOWER TILE FINISH		DURADECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

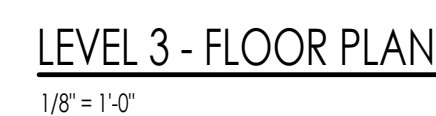
FLOOR PLAN KEYNOTES	
KEYNOTES	
D6-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANE
10-08	AWNINGS - SEE SPECIFICATIONS.



HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		
	WOOD STUD WALL		TILE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		
			WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		
			CONCRETE SLABS
	SHOWER TILE FINISH		DURADECK

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (I.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKSPATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED EYEING HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESHSPEC'S).

KEYNOTES	
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HANGING, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASBESTH CEMENT ROOFING OVER ROOF UNDERLAMENT AND ICE AND WATER SHEED HERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	ASBESTH CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PLAN AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING SEAM METAL ROOFING - INSTALL OVER ROOF UNDERLAMENT AND ICE AND WATER SHEED HERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
85-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUMENE UNDERLAMENT AND 30# SLIP SHEET AT METAL ROOF. CONTRACTOR SHALL PROVIDE AN ADDITIONAL 30# SLIP SHEET AT METAL ROOF LOCATIONS. CONTRACTOR SHALL COORDINATE LOCATIONS OF METAL ROOF WITH ROOF PLAN.
85-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNPOUTS. DOWNPOUTS ARE SHOWN ON/OF PLAN AND ELEVATIONS.



2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

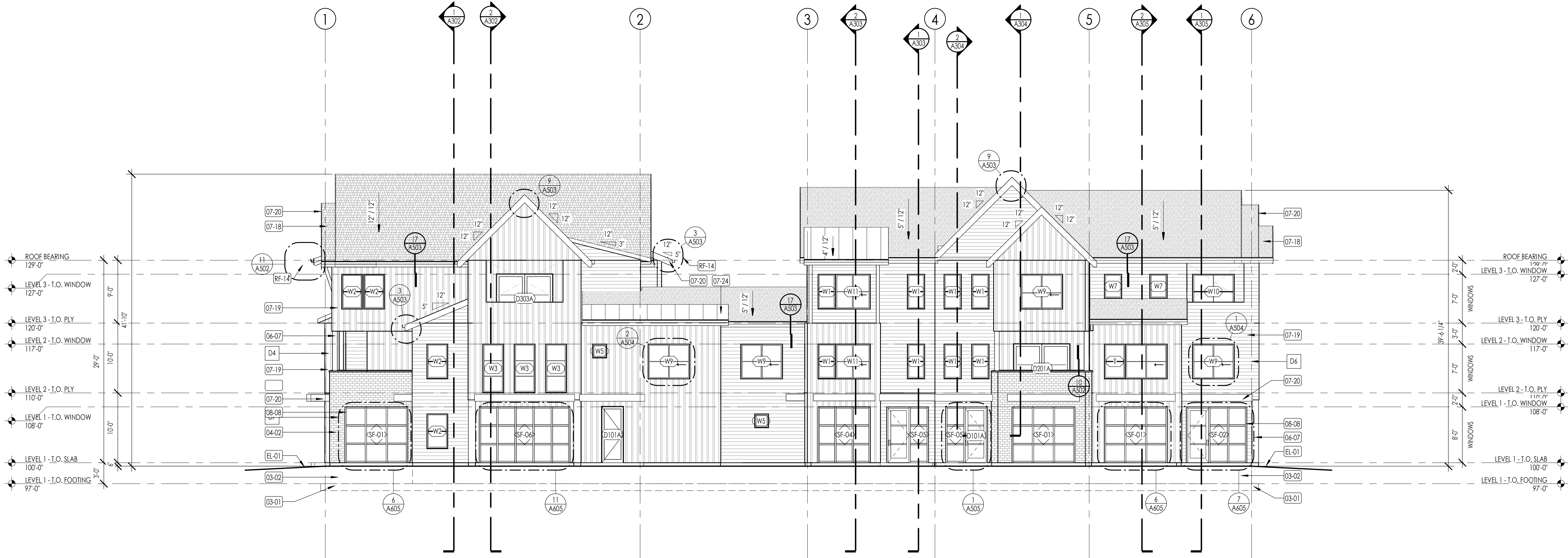
PROJECT NO. 18-010
DATE: 28 NOV, 2023

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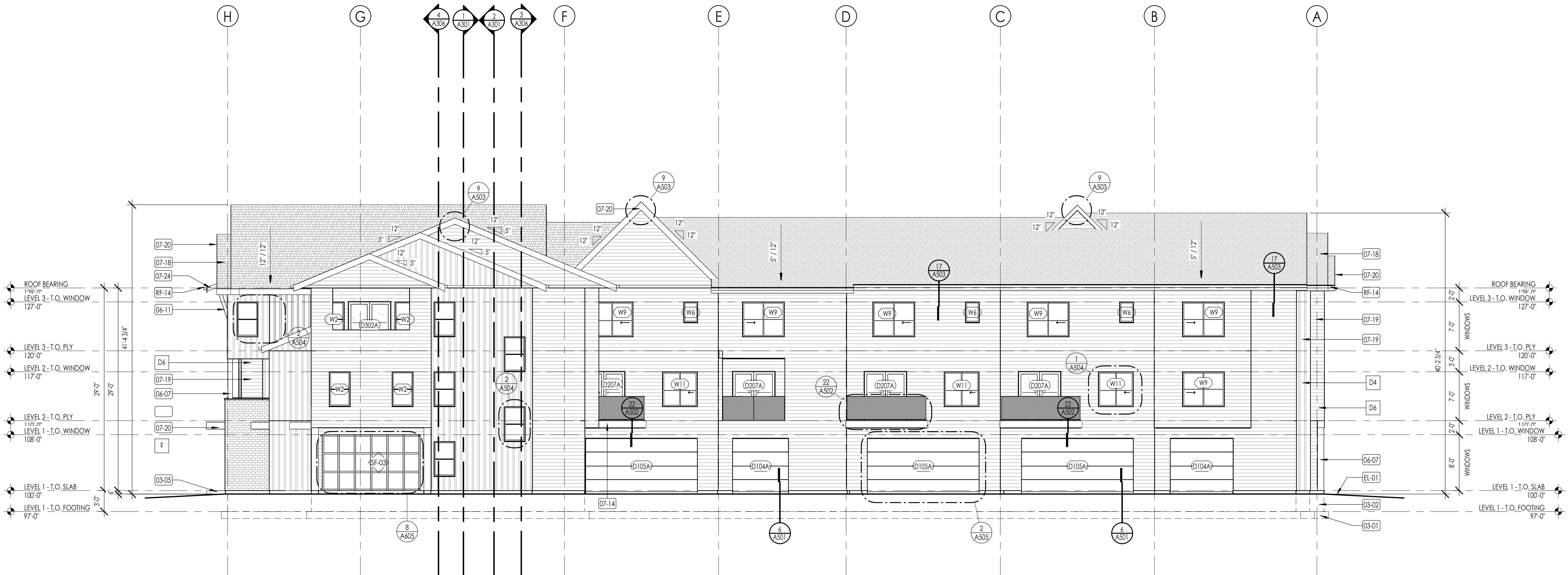
SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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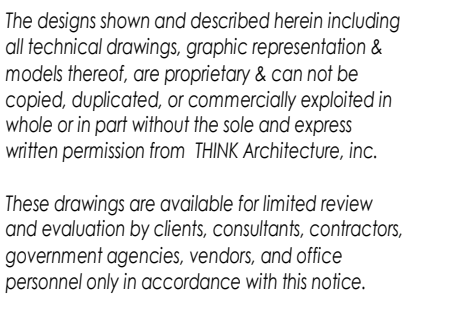
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

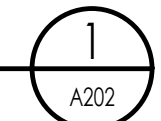
ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'-0" ON EACH SIDE OF PARTY WALL
	2" RIGID INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER, ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB-BASE. PROVIDE 6" X 6" W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLABS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN H1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER RAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE DETAILS AND SPECIFICATIONS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH



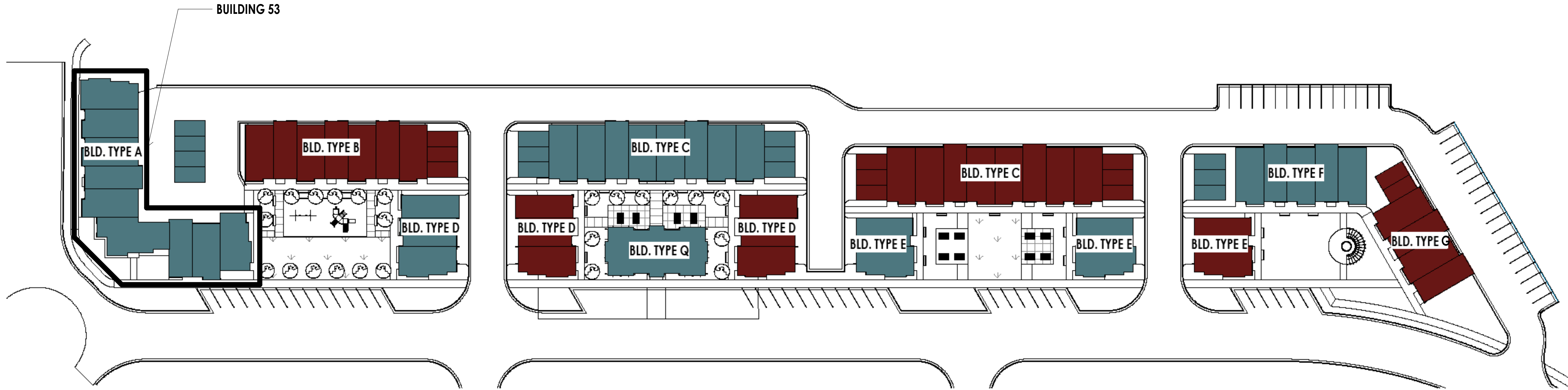
VINYARD UTAH

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NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

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COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



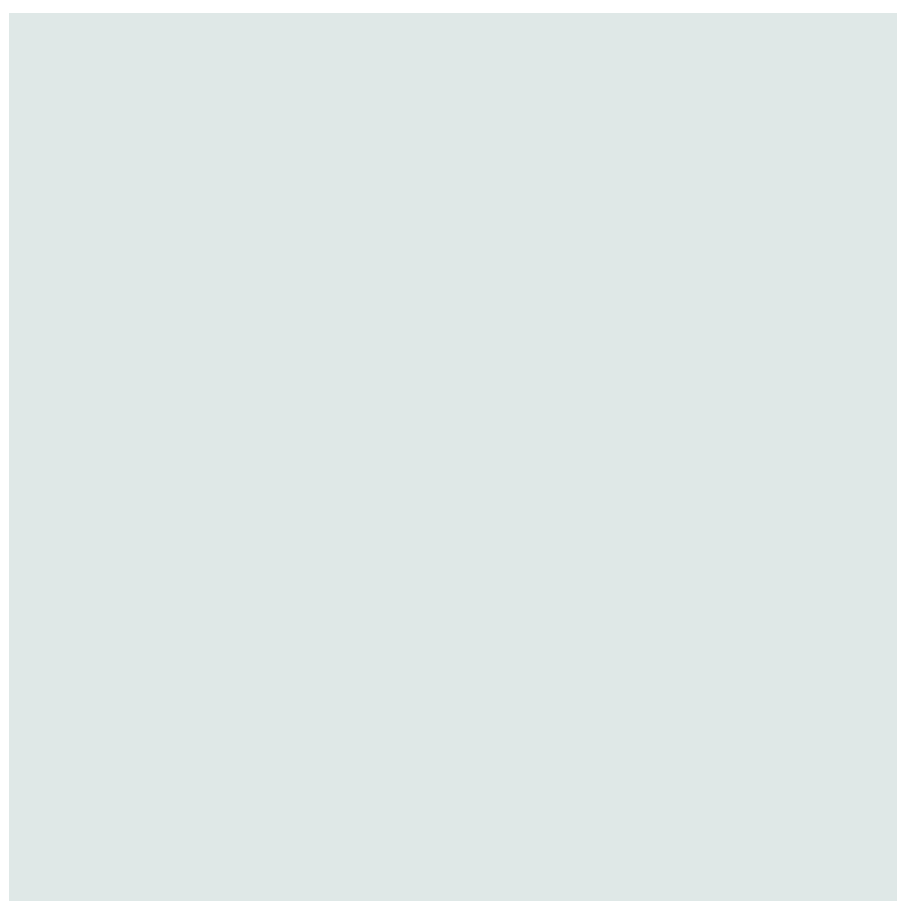
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622



COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

PROJECT NO. 18-010
DATE: 28 NOV, 2023

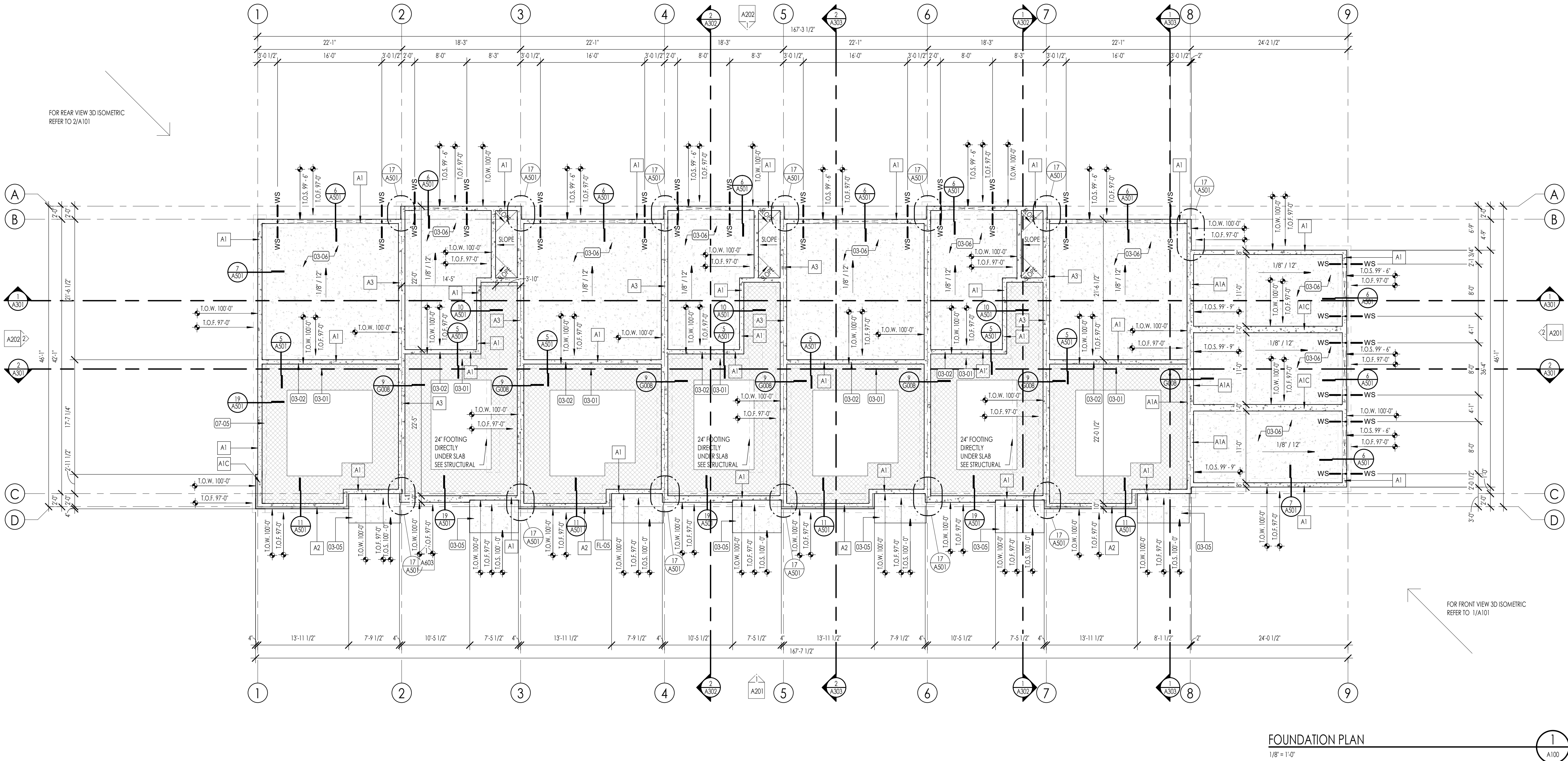
REVISIONS:

SHEET TITLE:
MATERIAL/ COLOR
BOARD

SHEET NUMBER:

A203

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FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2' RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.P.	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF PLY
120'-0"	-	LEVEL 2 - TOP OF PLY
129'-0"	-	ROOF BEARING

PLAN KEYNOTES

KEYNOTES

03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6-W/2.1 X W/2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6-W/2.1 X W/2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISCQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
07-03	2" PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTING TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.

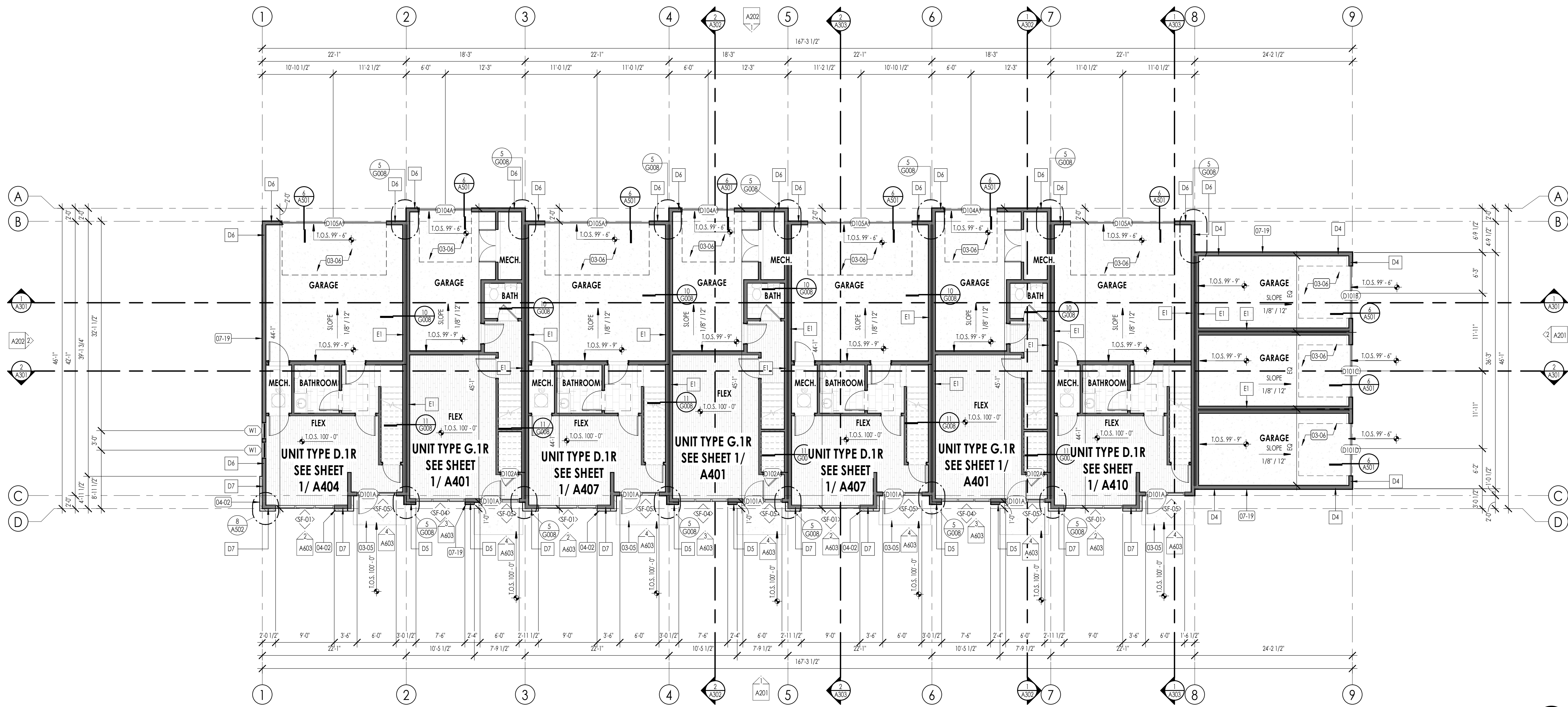
THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

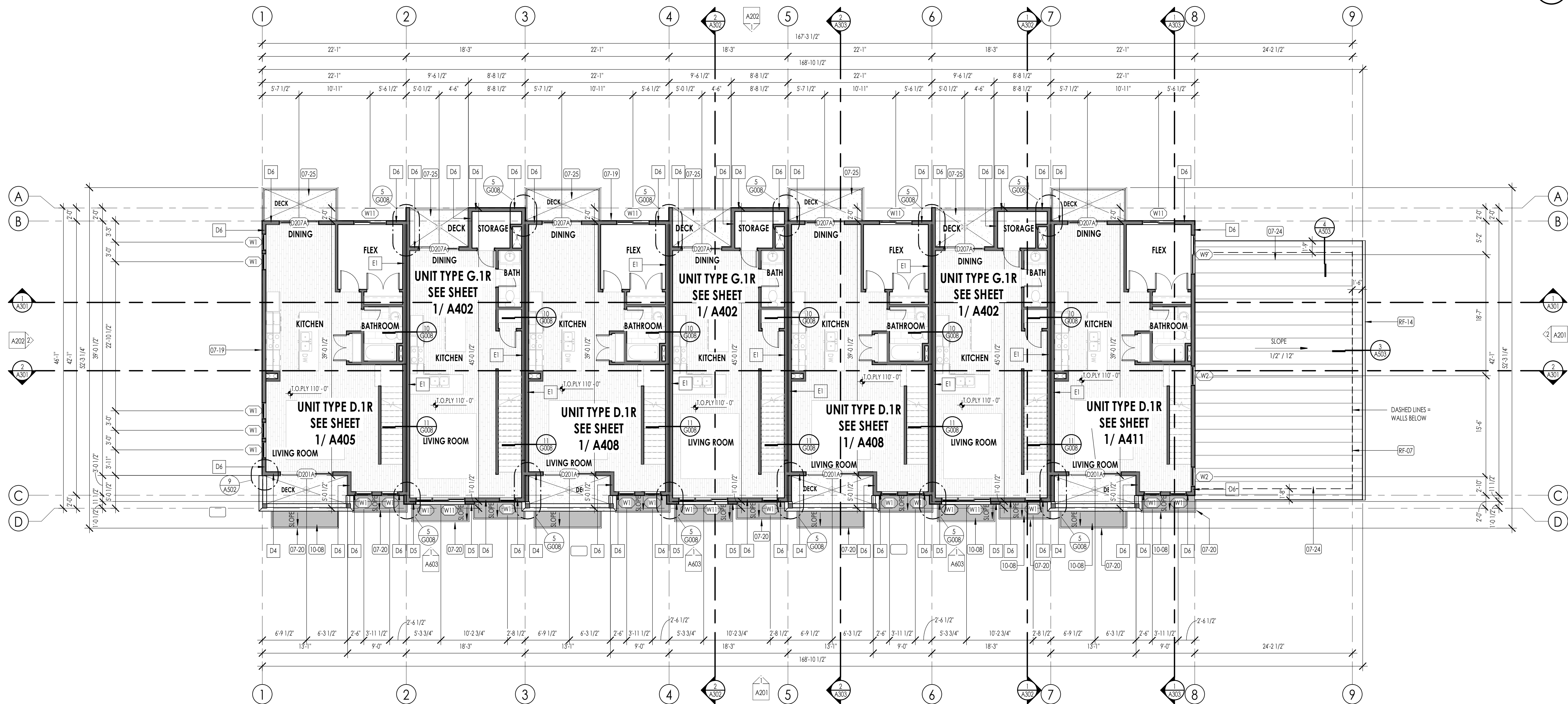
SHEET NUMBER:
A100

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LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED IN WOOD 407 ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6-W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6-W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 4 MIL VULCANIZING MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 3/4" BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANE.
10-08	AWNING. SEE SPECIFICATIONS.
RF-07	LINE OF WALL BELOW ROOF-SEE OVERALL AND ENLARGED PLANS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

THE ORCHARDS AT HOMESTEAD

PHASE 7 & 8 - BUILDING 54

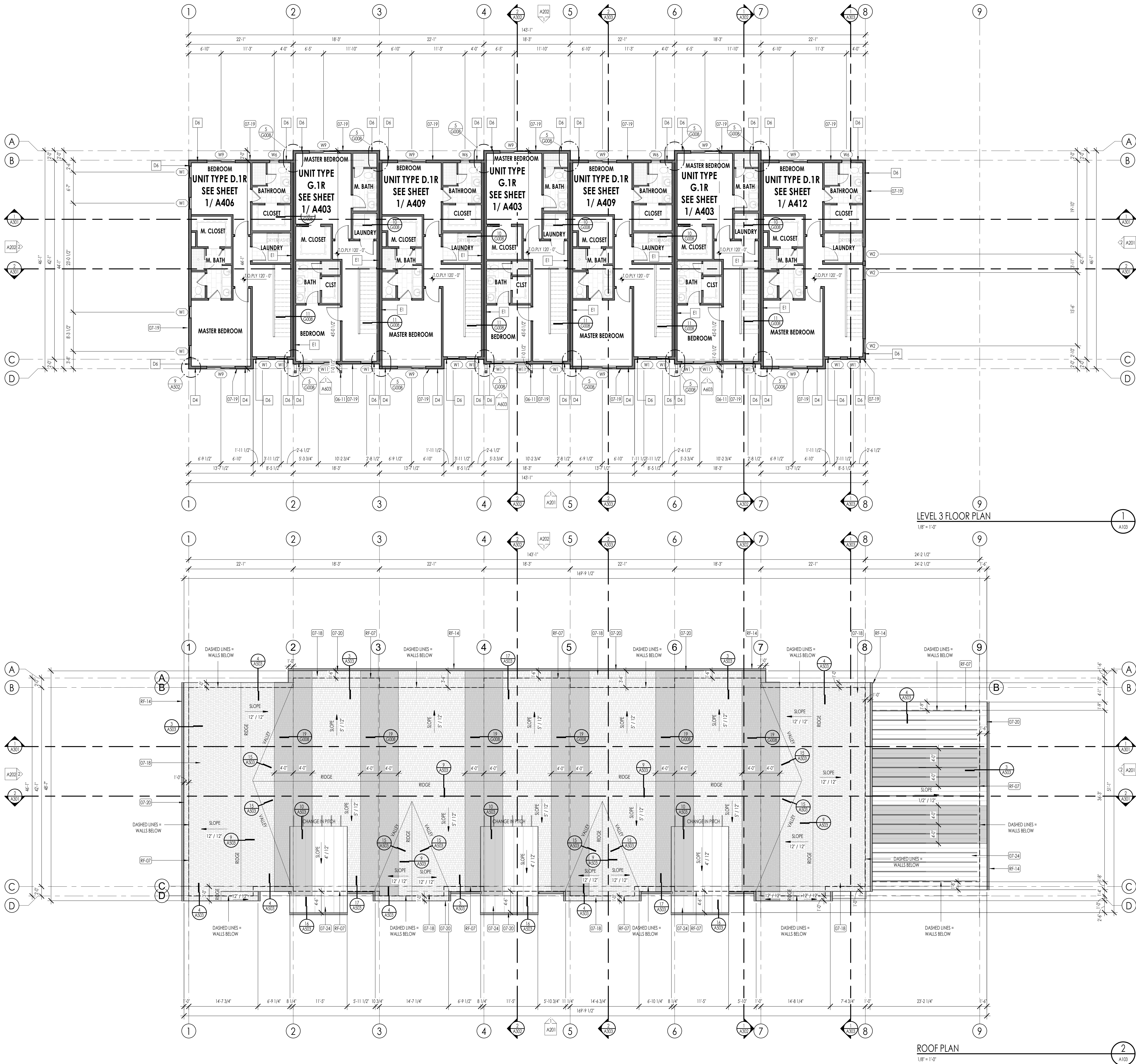
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:
SHEET TITLE:
LEVEL 1 / LEVEL 2
FLOOR PLAN
SHEET NUMBER:
A102
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ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM		RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM		

FLOOR PLAN LEGEND			
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 40' ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES			
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.			
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS			
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.			
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.			
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.			
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.			
7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.			
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.			
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES			
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.			
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.			
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.			
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).			

PLAN KEYNOTES			
KEYNOTES			
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.		
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.		
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
RF-07	LINE OF WALL BELOW ROOF - SEE OVERALL AND ENLARGED PLANS		
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.		

ROOF PLAN GENERAL NOTES			
1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.			
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.			
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.			
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.			
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.			
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.			
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.			
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).			
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.			

ROOF VENTILATION CALCULATIONS			
1/120 RULE (R900.2)		1/200 RULE (R900.2)	
AT LEAST 40% BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 5 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS.		AT LEAST 40% BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 5 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS.	
AREA A 4,704 SQ. FT. x 1/150 = 31.3 SQ. FT. 31.3 SQ. FT. x 144 = 4,507.2 SQ. IN. TOTAL REQUIRED VENTILATION = 4,507.2 SQ. IN.		AREA A 4,704 SQ. FT. x 1/200 = 15.6 SQ. FT. 15.6 SQ. FT. x 144 = 2,246.4 SQ. IN. TOTAL REQUIRED VENTILATION = 2,246.4 SQ. IN.	



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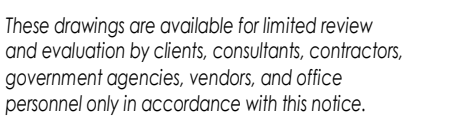
THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

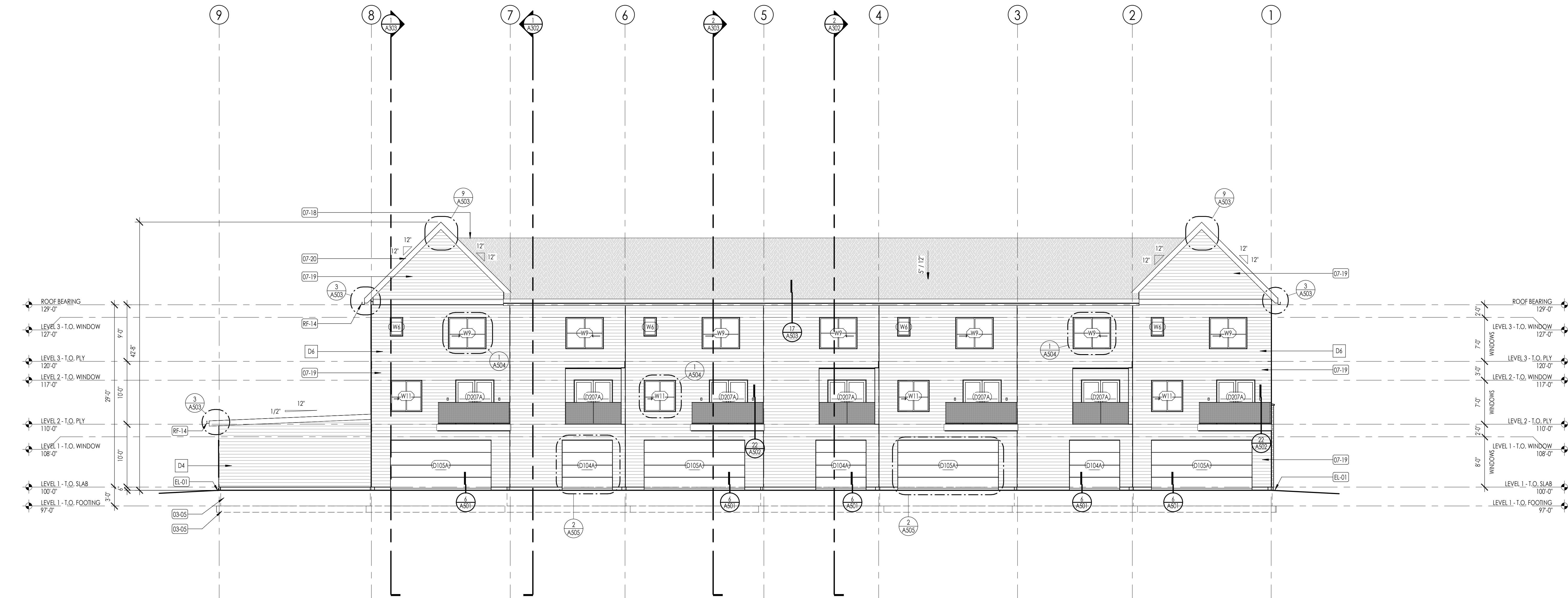
PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 3 / ROOF PLAN

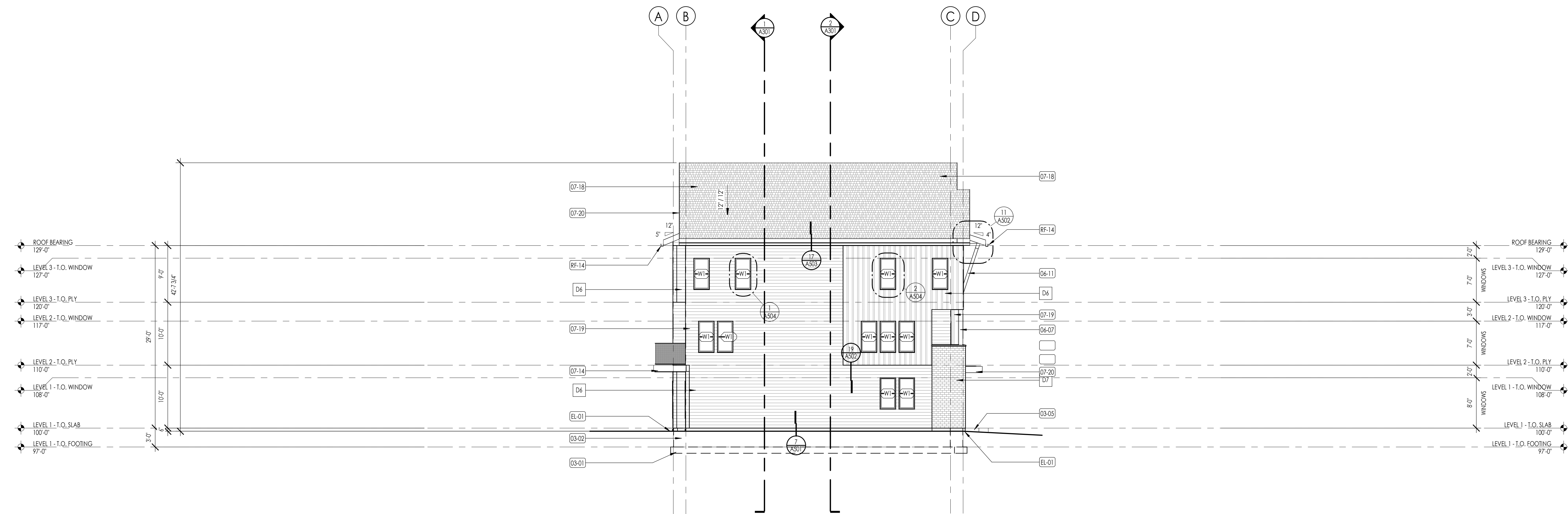
SHEET NUMBER:
A103

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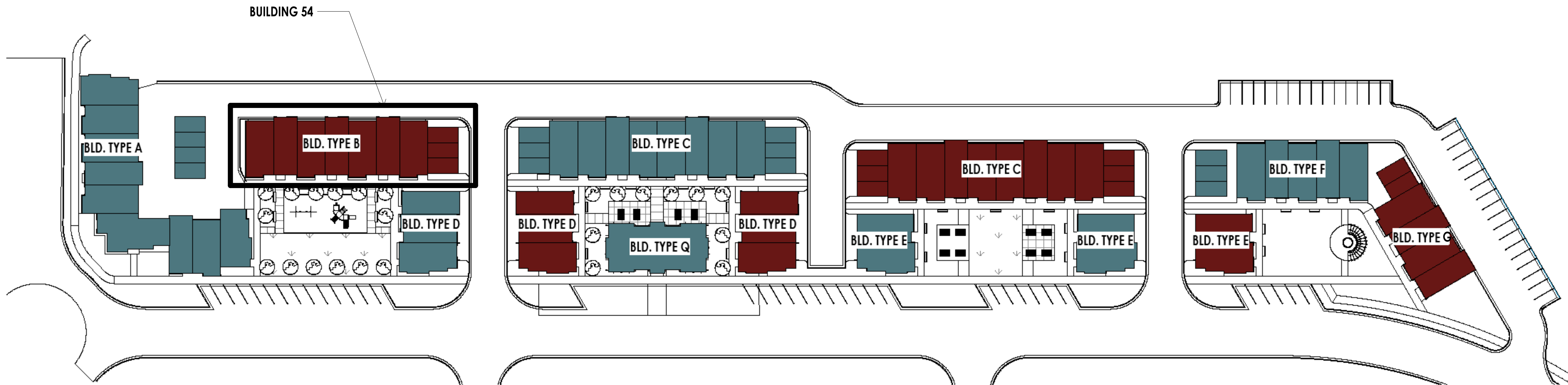


NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	1" CAST IN PLACE EXTERIOR CONCRETE SLAB OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W/M OR 43 AT 18" OC, EACH WAY AT CENTER OF SLAB.
06-07	TIMBER COLUMN #1 OR BETTER. -SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. -SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER RAFTERS, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



COLOR SET A



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



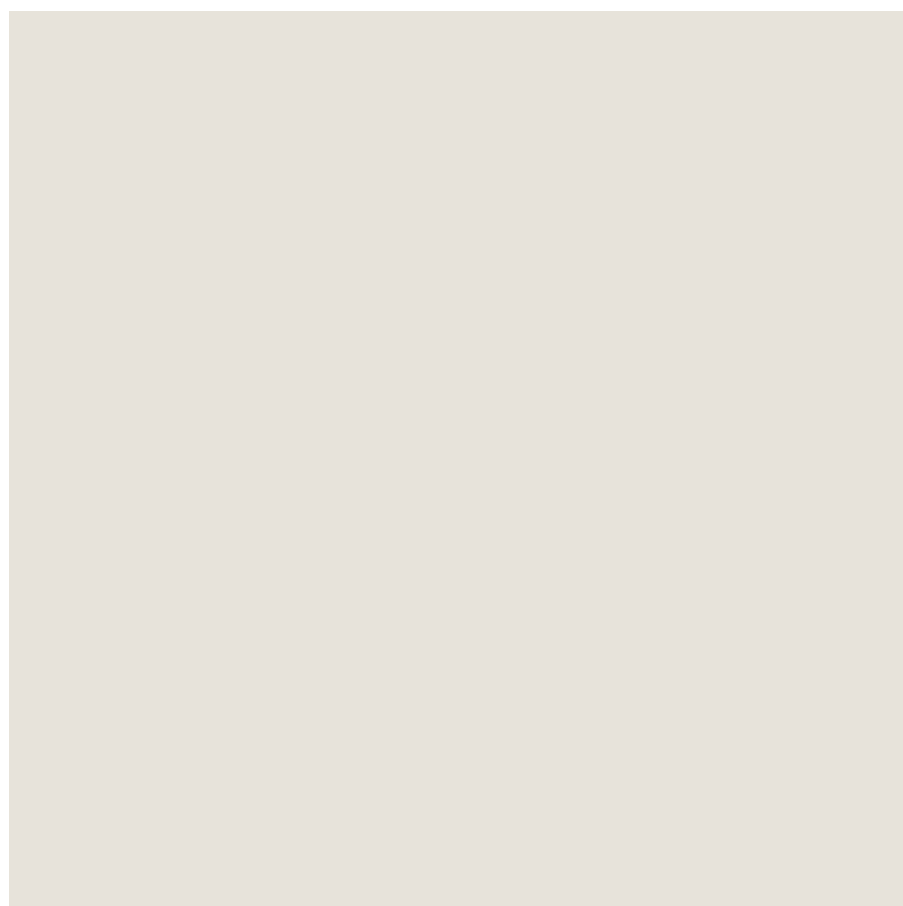
MASONRY
PAINTED WITH COLOR 3



COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6034



COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037



COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

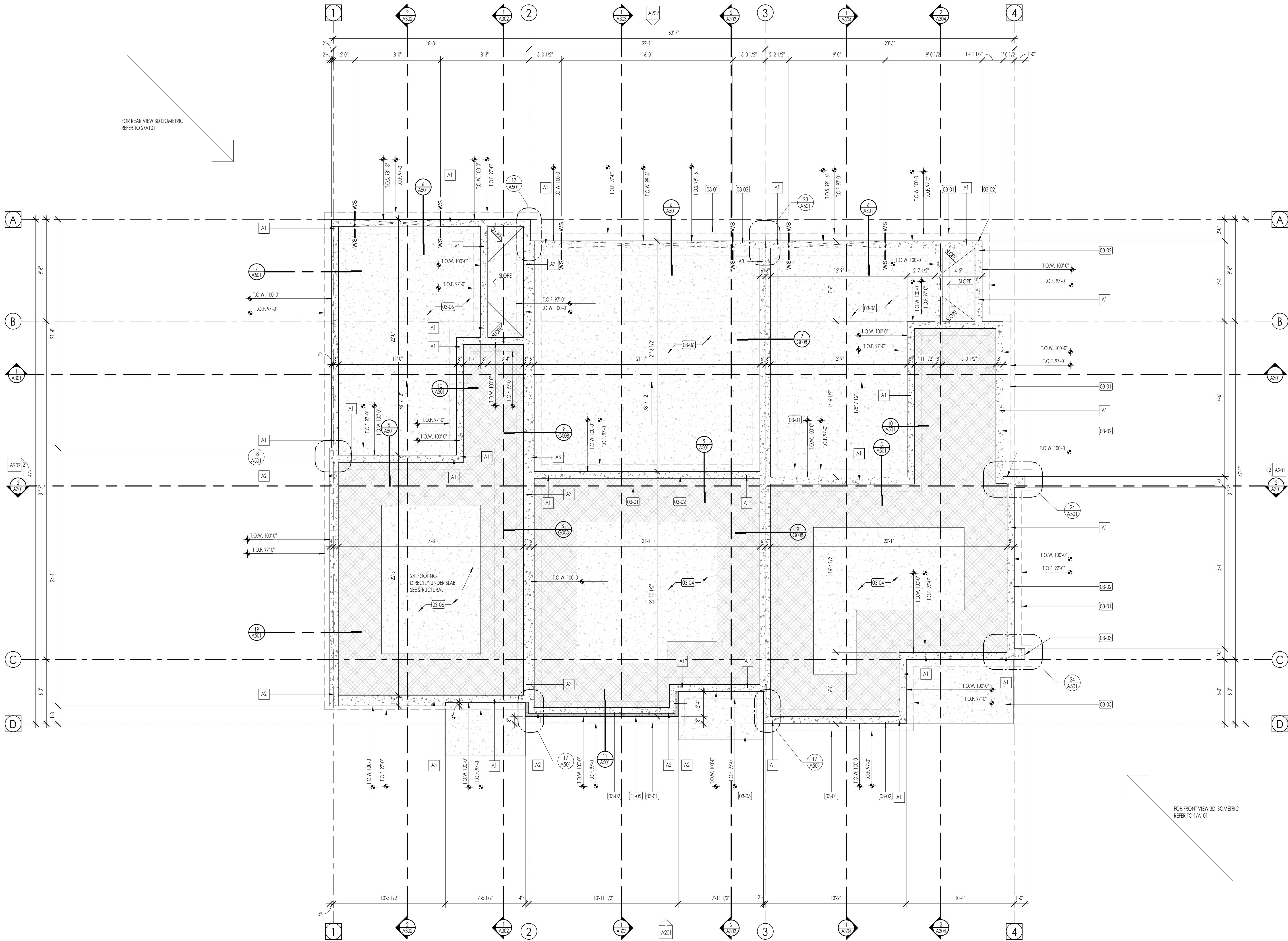
PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL/ COLOR
BOARD

SHEET NUMBER:

A203

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FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF PLY
120'-0"	-	LEVEL 2 - TOP OF PLY
129'-0"	-	ROOF BEARING

FOUNDATION PLAN KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
03-04	CAST IN PLACE INTERIOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 8" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 - W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISOQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 - W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 - W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISOQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
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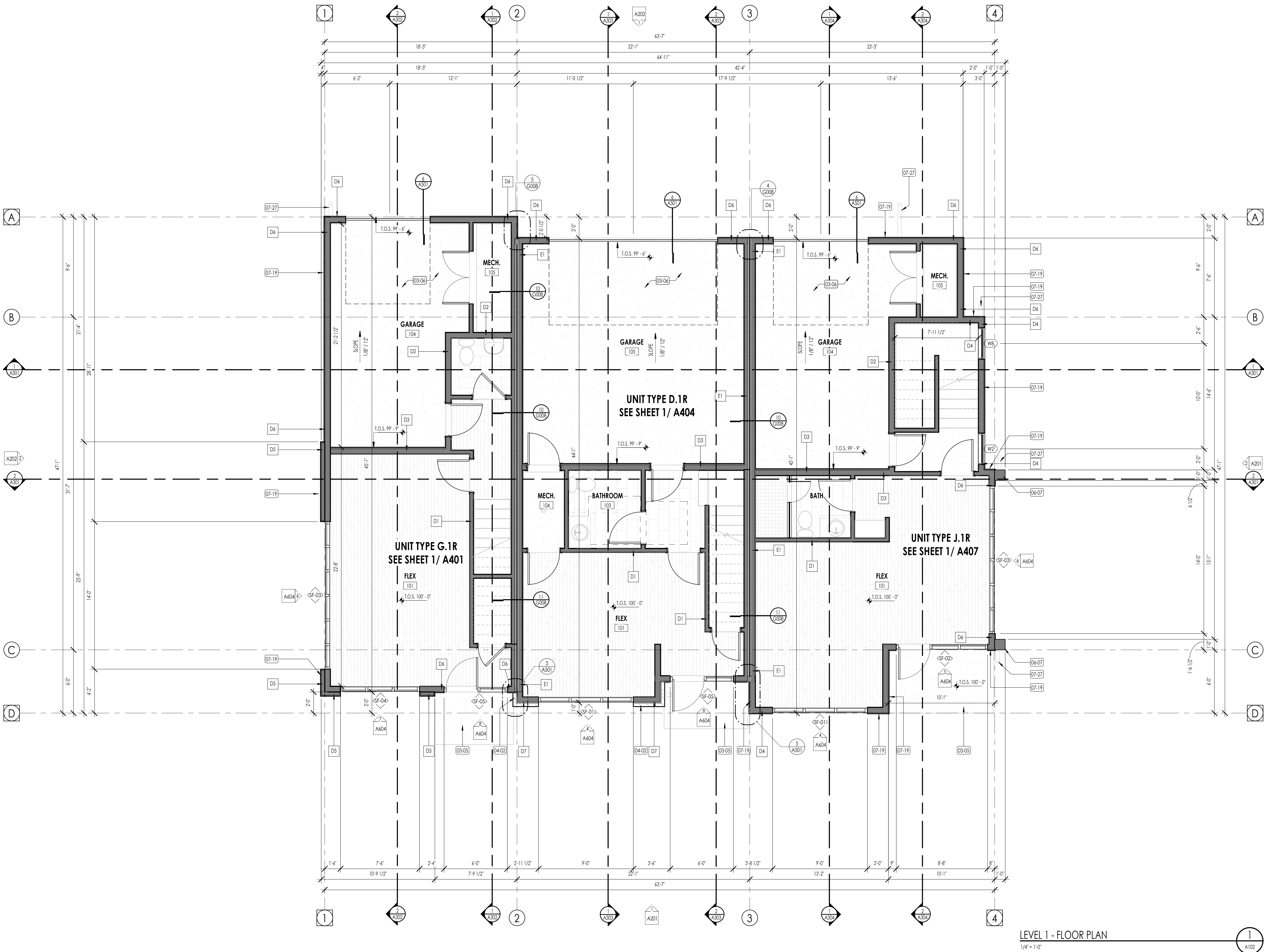
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

Page 42 of 88



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		CONCRETE SLABS
	STANDING SEAM METAL ROOFING SYSTEM		DURADECK

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB.
03-04	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VEGREEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF DOW BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

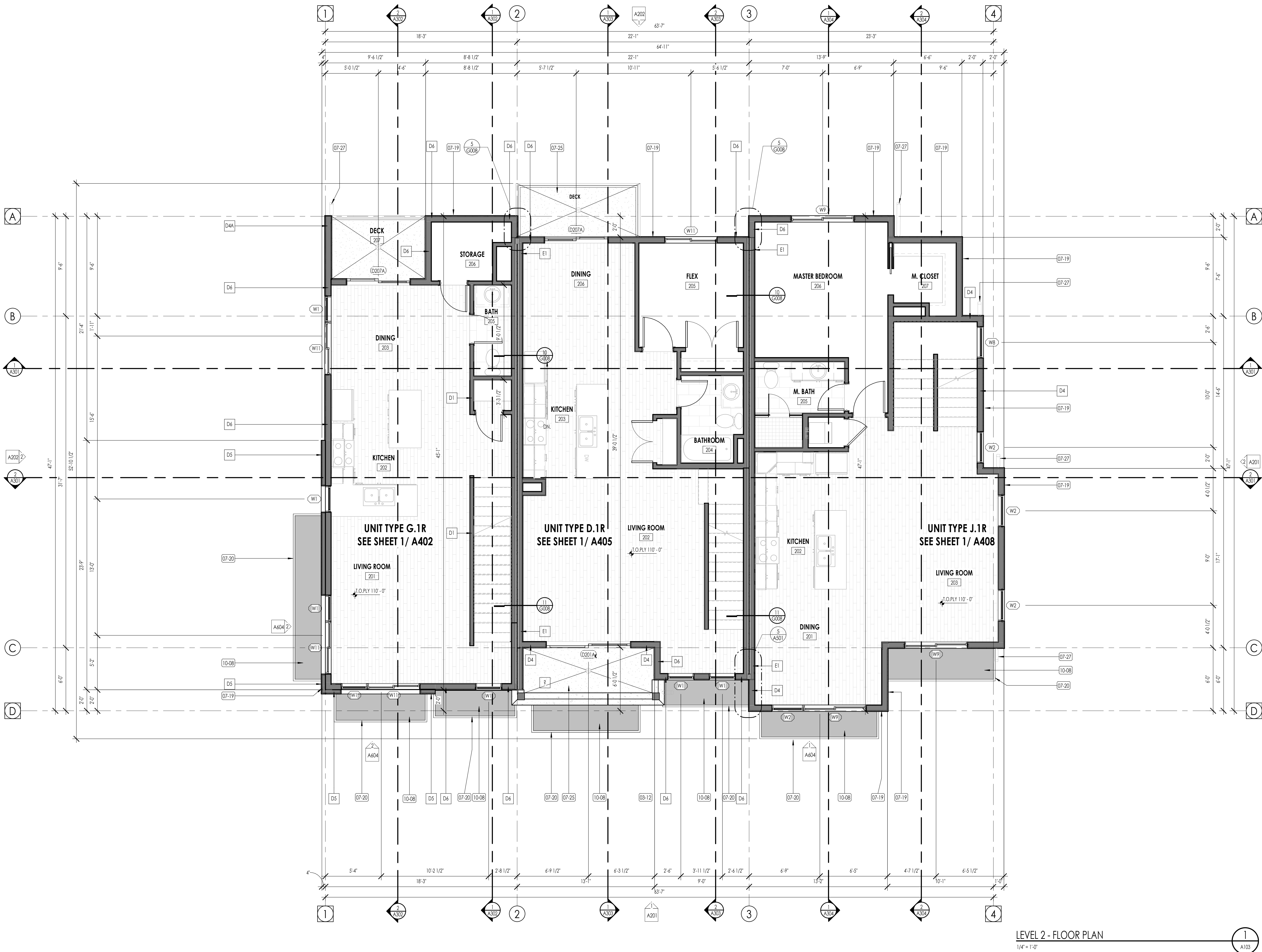
SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		CONCRETE SLABS
	STANDING SEAM METAL ROOFING SYSTEM		DURA-DECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEE CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
KEYNOTES	
03-12	ARCHITECTURAL PRE-CAST CONCRETE WALL CAP. COORDINATE WITH ELEVATIONS FOR LOCATIONS AND DETAILS FOR PROFILE OF WALL CAP. INSTALL AS PER MANUFACTURERS STANDARD DETAIL AND SPECIFICATIONS. PROVIDE Joints AS SPECIFIED.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-25	FLUID APPLIED DECK MEMBRANE
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
10-08	AWNINGS. SEE SPECIFICATIONS.



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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

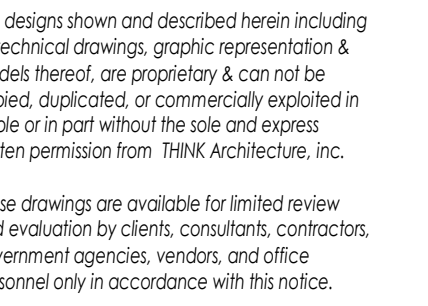
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 40' ON EACH SIDE OF PARTY WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
			DURADECK

1. ALL DIMENSIONS ARE TO INTERIOR FACE OF STUD (IF O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECORATIONS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET C001 & C002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDERS/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RASIED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

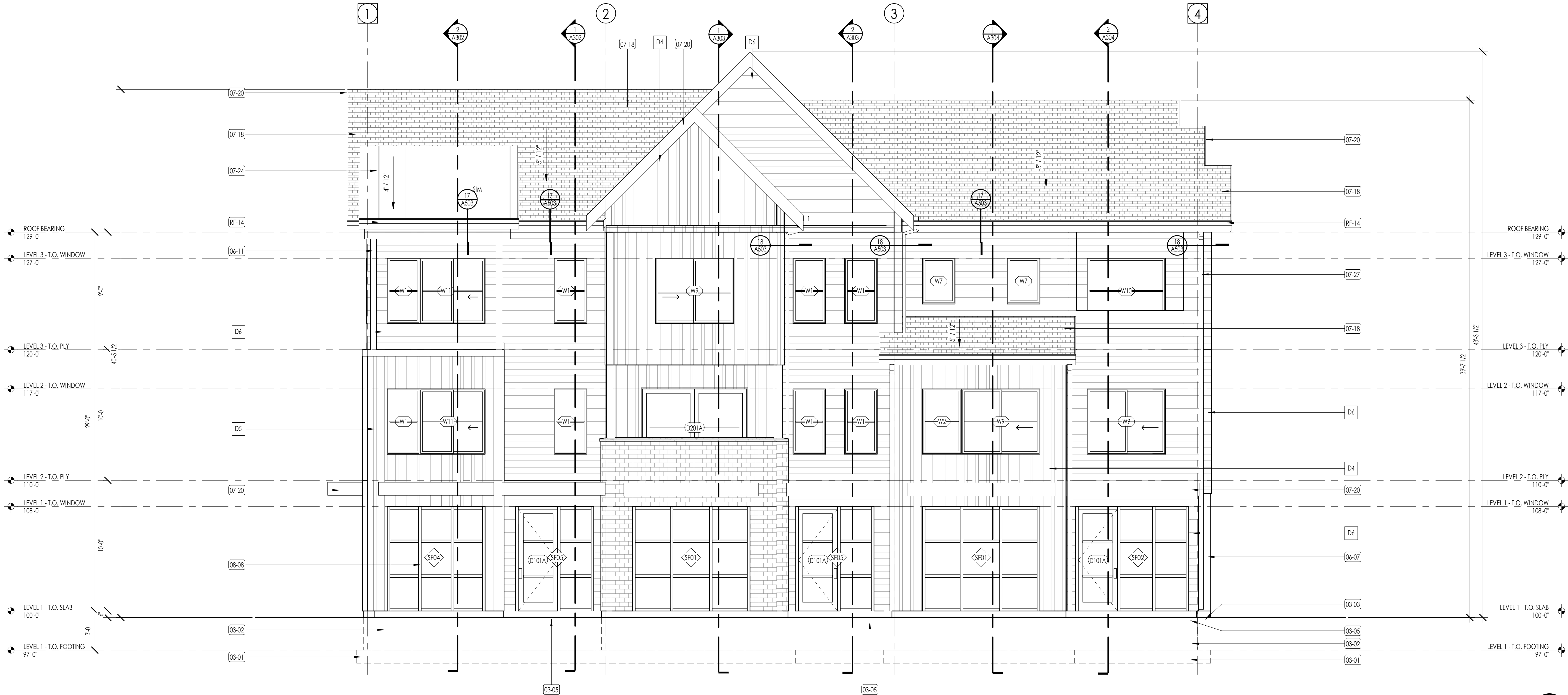
KEYNOTES	
06-11	TIMBER ROOF SUPPORT. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HANGING, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SINGLE ROOFING OVER ROOF UNDERLayment AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL SCHEDULE FOR FINAL COLOR AND STYLE SELECTION.
07-21	INTERIOR FINISHES AS SELECTED BY ARCHITECT. COORDINATE WITH CONTIGUOUS VAPOR BARRIER, SPECIFIED AND DRAPAGE PANELS AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL SCHEDULE FOR FINAL COLOR SELECTION.
07-25	FLUPO APPLIED MEMBRANE
08-02	CONTINUOUS METAL, CAP FLASHING. SEE DETAILS FOR PROFILE AND ATTACHMENT. PROVIDE EXPANSION JOINT EVERY 15' TO 20' AS PER DETAIL.
08-07	INTERIOR DOWNSPOUT MATCH CAP & GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, MATERIAL, TYPE AND CONNECTION DETAILS.
08-14	CONTINUOUS METAL, GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL PROVIDE THE GUTTER TO LEAD TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

LEVEL 3 - FLOOR PLAN
1/4" = 1'-0"

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

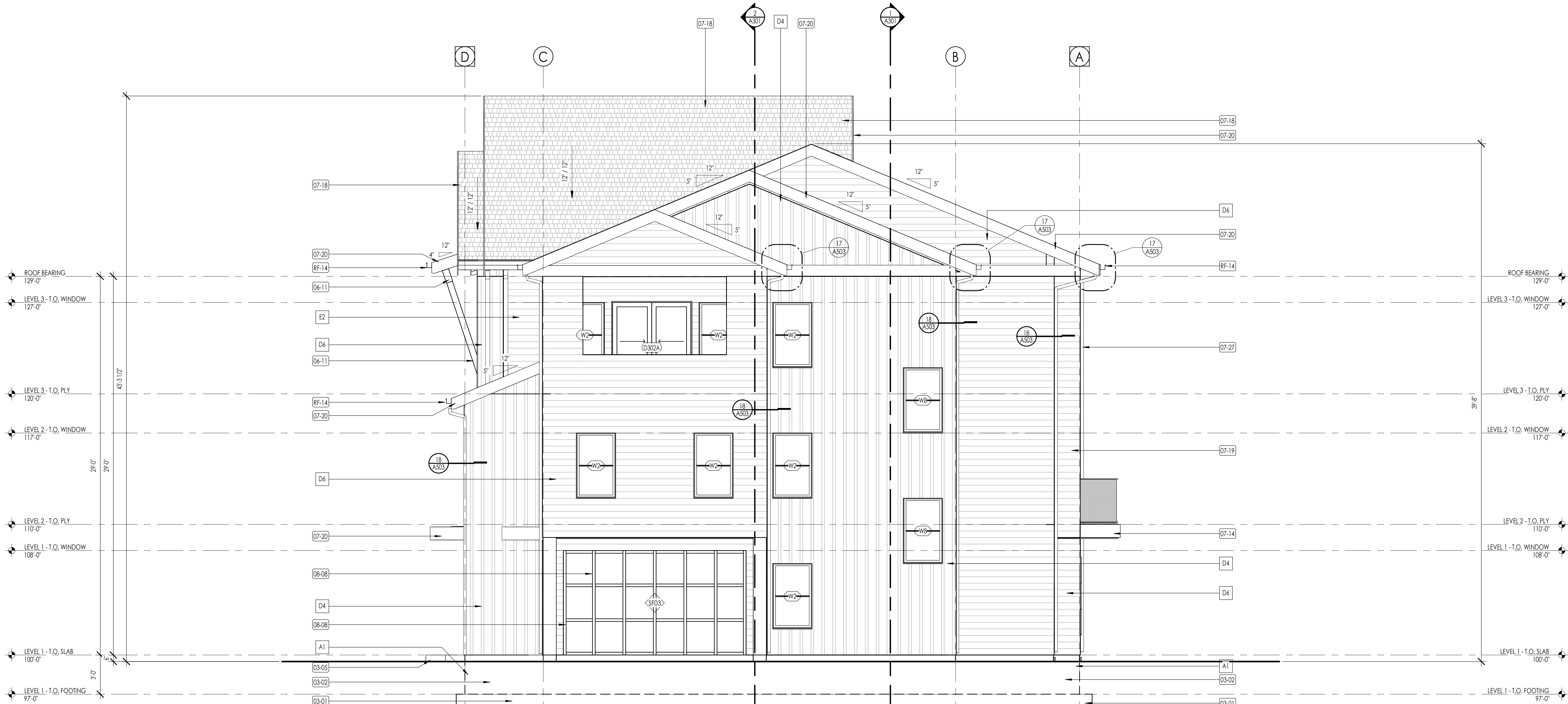
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2024-01-29 FINAL OWNER/ CONTRACTOR BID SET



SOUTH ELEVATION
1/4" = 1'-0"

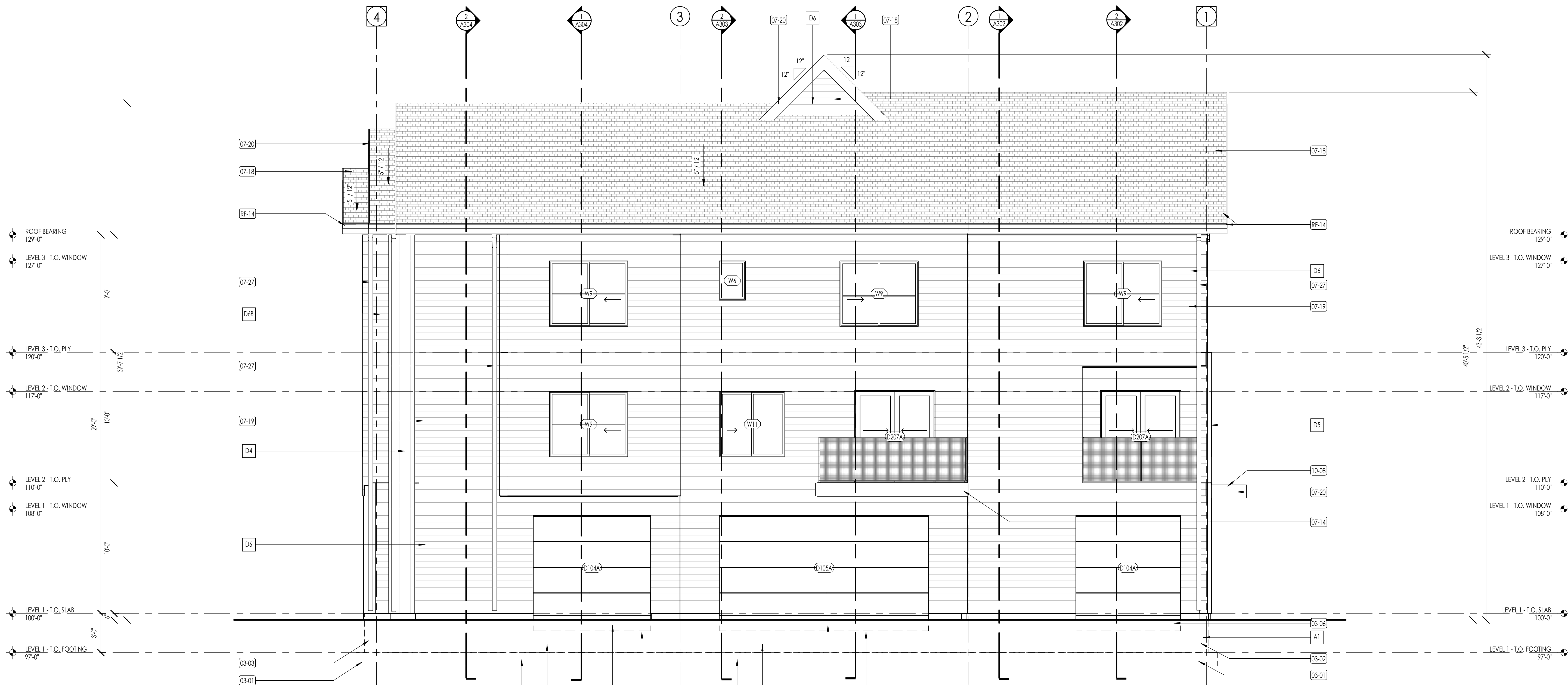
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A201



EAST ELEVATION
1/4" = 1'-0"

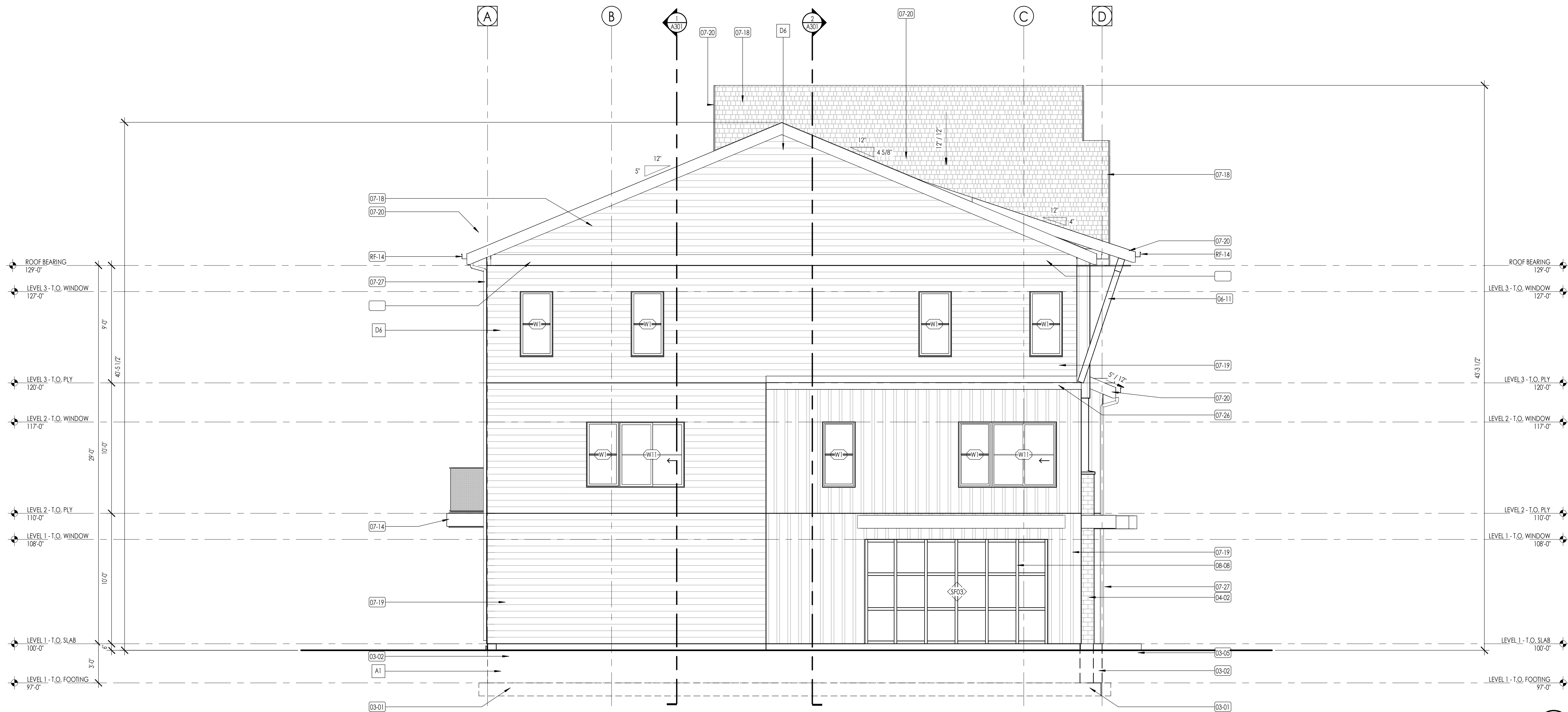
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A201

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 40' ON BOTH SIDES OF PARTY WALL
	2' RIGID INSULATION AT FOUNDATION WALLS
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST IN PLACE CONCRETE COLUMNS. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 4 X 6-W/2.1 X W/2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
04-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS. CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



NORTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6\"/>
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4\"/>
	2\"/>
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST IN PLACE CONCRETE COLUMNS/PIERS. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
03-05	5\"/>
03-06	5\"/>
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER RAUJICAL. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED NY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-26	CONTINUOUS METAL CAP FLASHING. SEE DETAILS FOR PROFILE AND ATTACHEMENT. PROVIDE EXPANSION JOINT EVERY 15'-0\"/>
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024

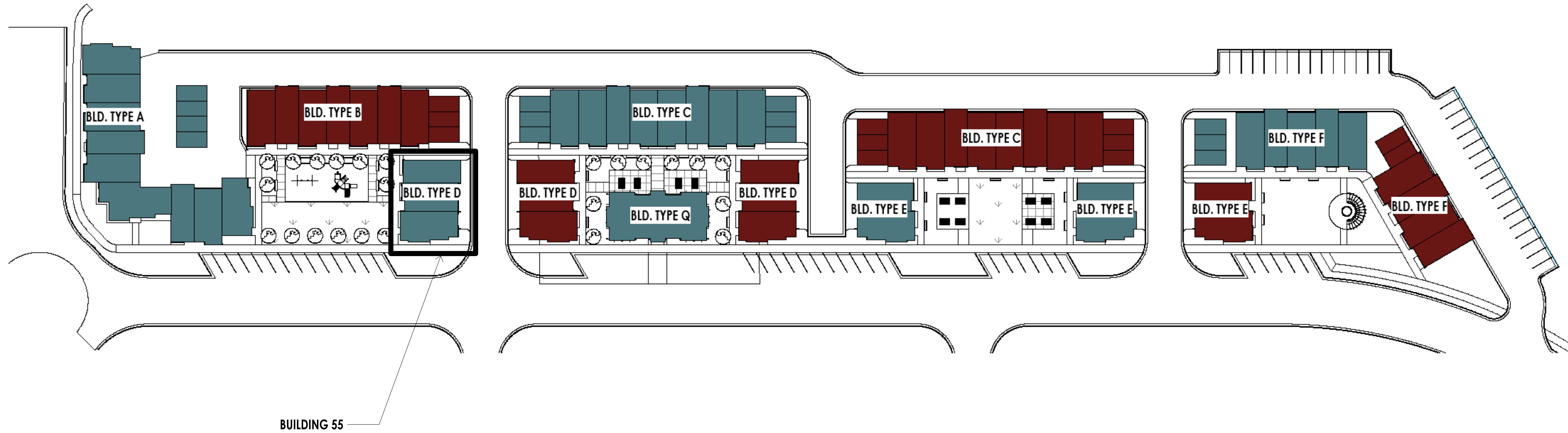
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A202

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COLOR COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



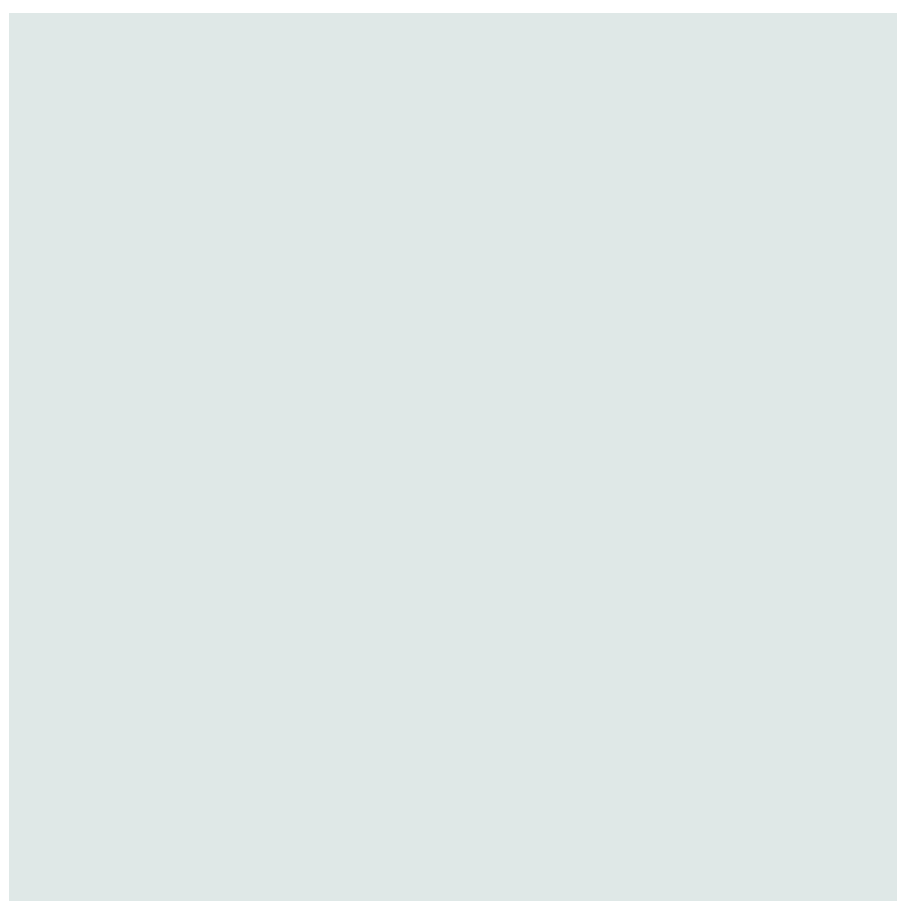
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622



COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 55
VINYARD UTAH

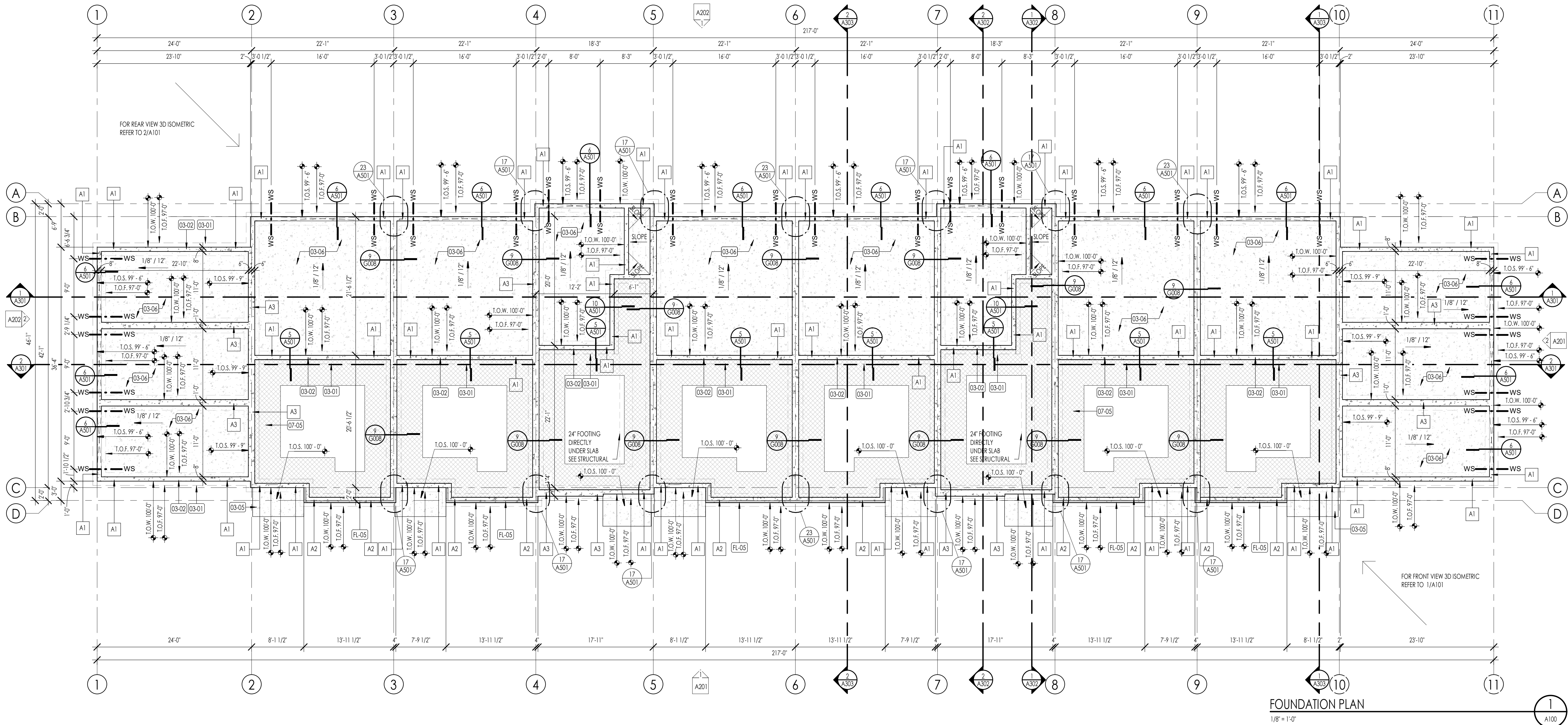
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL AND COLOR
BOARD

SHEET NUMBER:
A203

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FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF FLY
120'-0"	-	LEVEL 2 - TOP OF FLY
129'-0"	-	ROOF BEARING

PLAN KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VIQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
07-05	2" PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTING TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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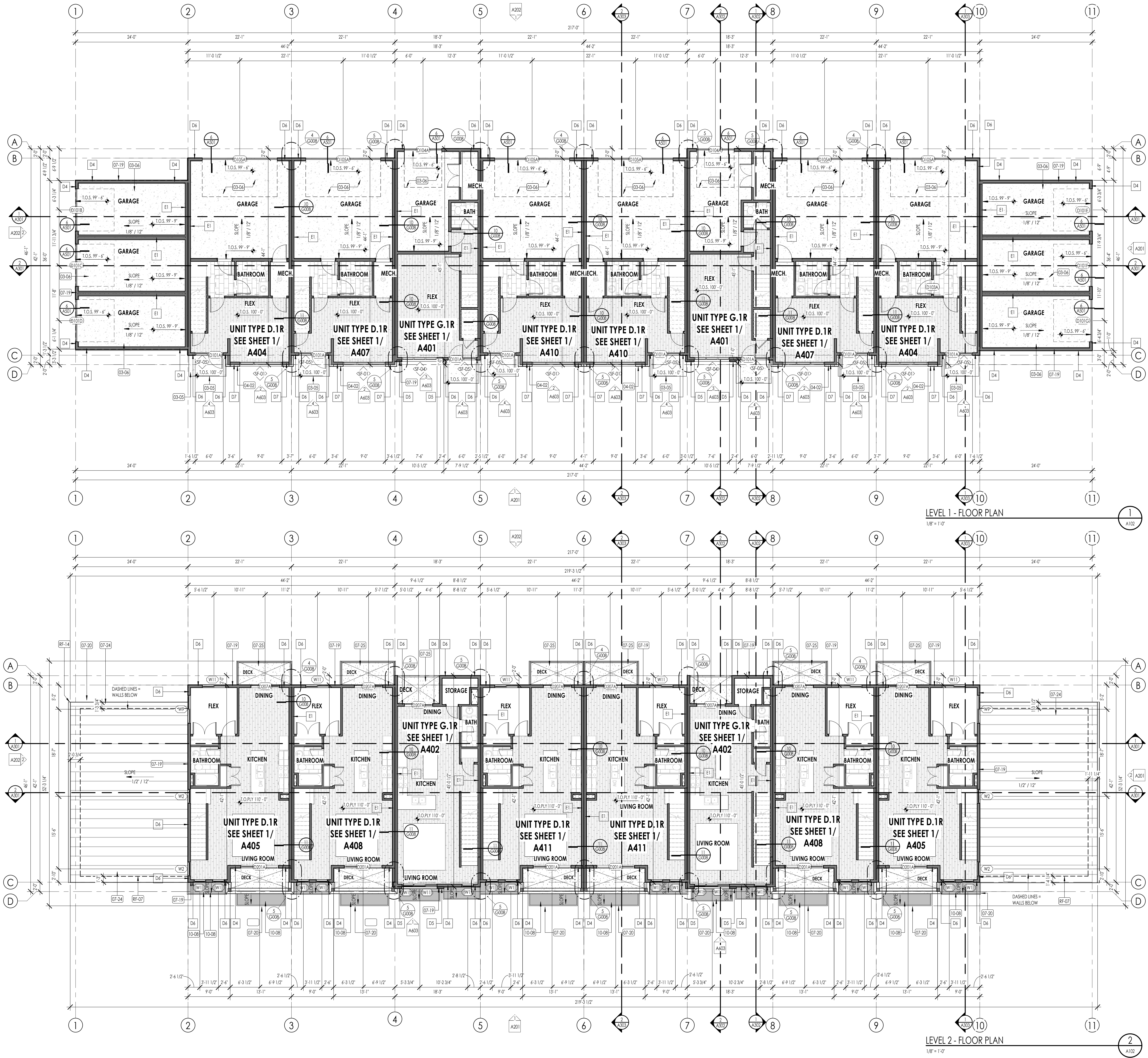


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FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED IN WOOD 407 ON EACH SIDE OF PARTY WALL		SHOWER TILE FINISH
	SHOWER TILE FINISH		DURADECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PL/WOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEB CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

PLAN KEYNOTES	
KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR 10" AT 18" O.C. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR 10" AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VIOLENE MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANE
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-07	LINE OF WALL BELOW ROOF. SEE OVERALL AND ENLARGED PLANS
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



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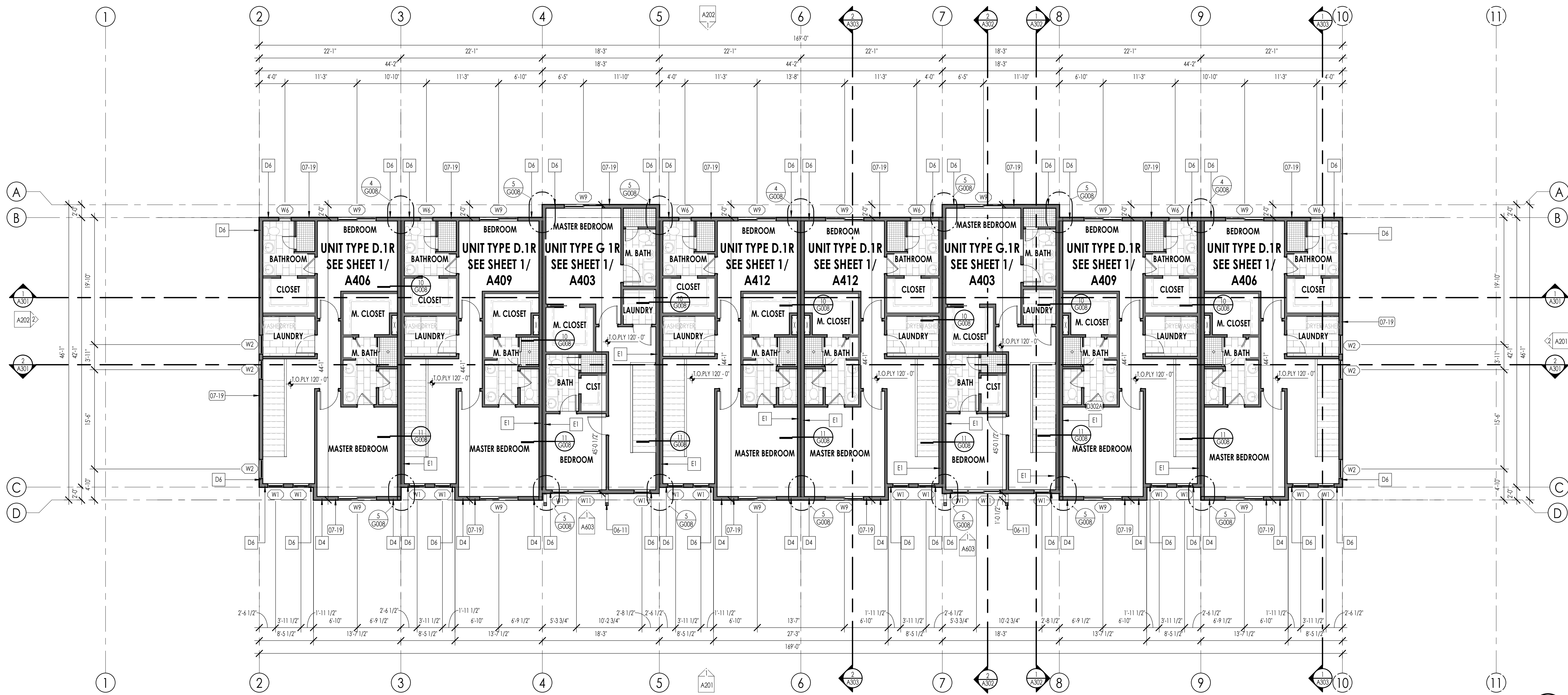
THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 1 / LEVEL 2
FLOOR PLANS

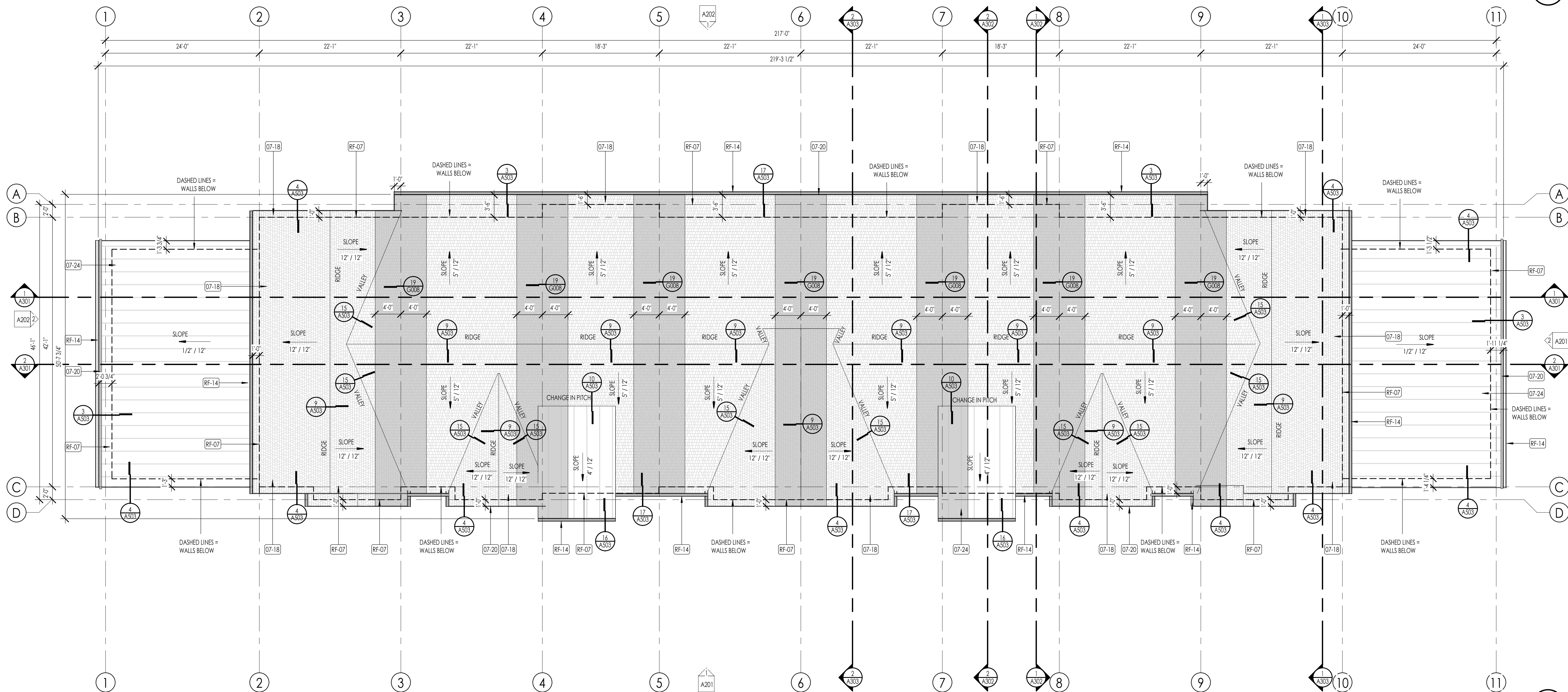
SHEET NUMBER:
A102

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LEVEL 3 - FLOOR PLAN

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM		RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM		D.S.
FLOOR PLAN LEGEND			
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 40' ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		
FLOOR PLAN GENERAL NOTES			
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.			
2. CEILINGS HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS			
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.			
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.			
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.			
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.			
7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.			
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.			
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES			
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.			
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.			
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.			
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).			
PLAN KEYNOTES			
KEYNOTES			
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.		
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.		
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.		
RF-07	LINE OF WALL BELOW ROOF. SEE OVERALL AND ENLARGED PLANS.		
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.		
ROOF PLAN GENERAL NOTES			
1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.			
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.			
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.			
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.			
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.			
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.			
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.			
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).			
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.			
ROOF VENTILATION CALCULATIONS			
1/1200 RULE (R006.2)		1/300 RULE (R006.2)	
AT LEAST 40% BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS.		AT LEAST 40% BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS.	
AREA A • 4,704 SQ. FT. x 1/150 = 31.3 SQ. FT. • 31.3 SQ. FT. x 144 = 4,507.2 SQ. IN.		AREA B • 4,704 SQ. FT. x 1/300 = 15.6 SQ. FT. • 15.6 SQ. FT. x 144 = 2,246.4 SQ. IN.	
TOTAL REQUIRED VENTILATION = 4,507.2 SQ. IN.		TOTAL REQUIRED VENTILATION = 2,246.4 SQ. IN.	



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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 3 / ROOF PLANS

SHEET NUMBER:
A103

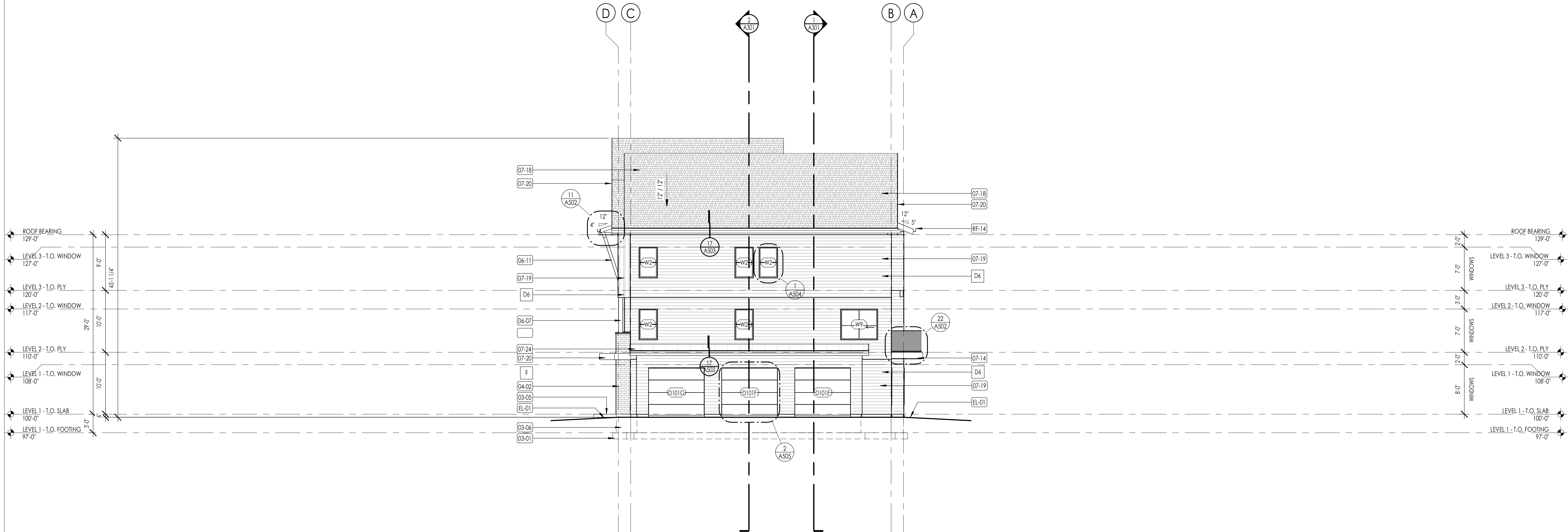
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2024-01-29 FINAL OWNER/ CONTRACTOR BID SET



SOUTH ELEVATION
1/8" = 1'-0"

1
A201



EAST ELEVATION
1/8" = 1'-0"

2
A201

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 40' ON EACH SIDE OF PARTY WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6-WG.1 X W2.1 W.W.M. OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6-WG.1 X W2.1 W.W.M. OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
04-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

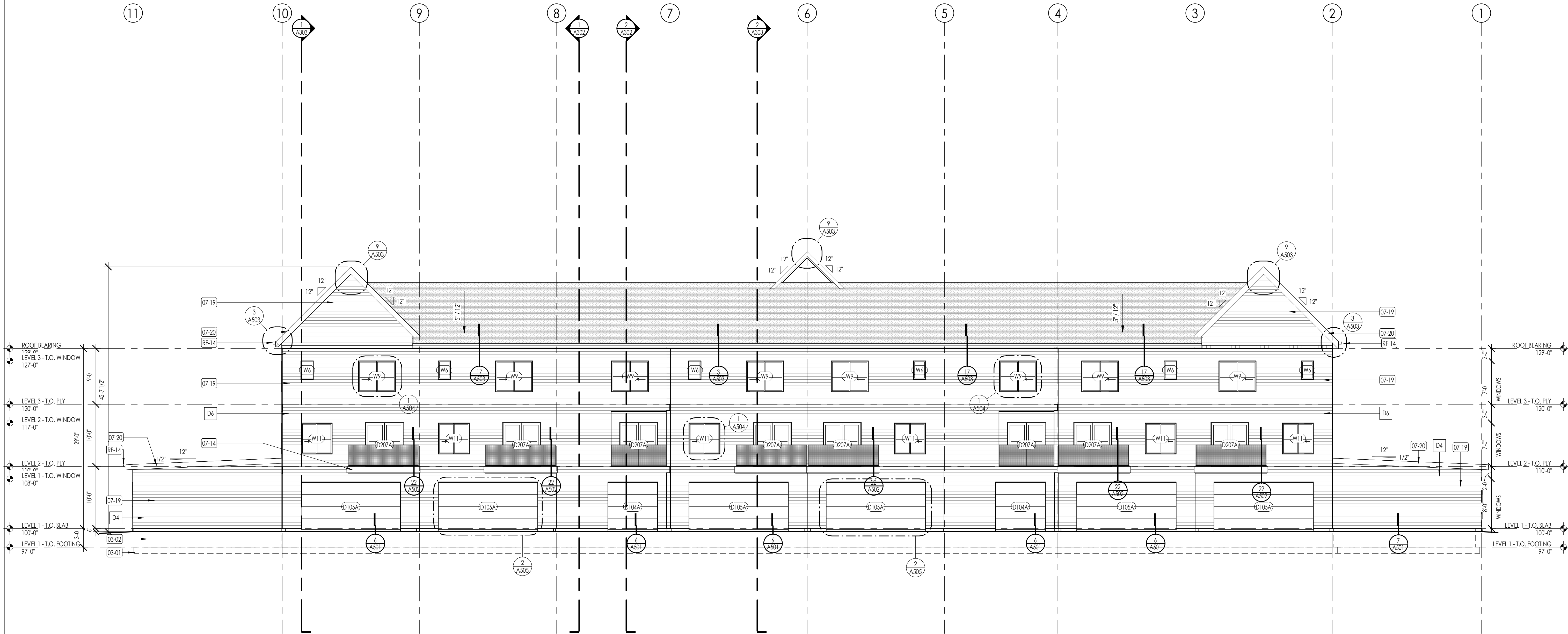
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

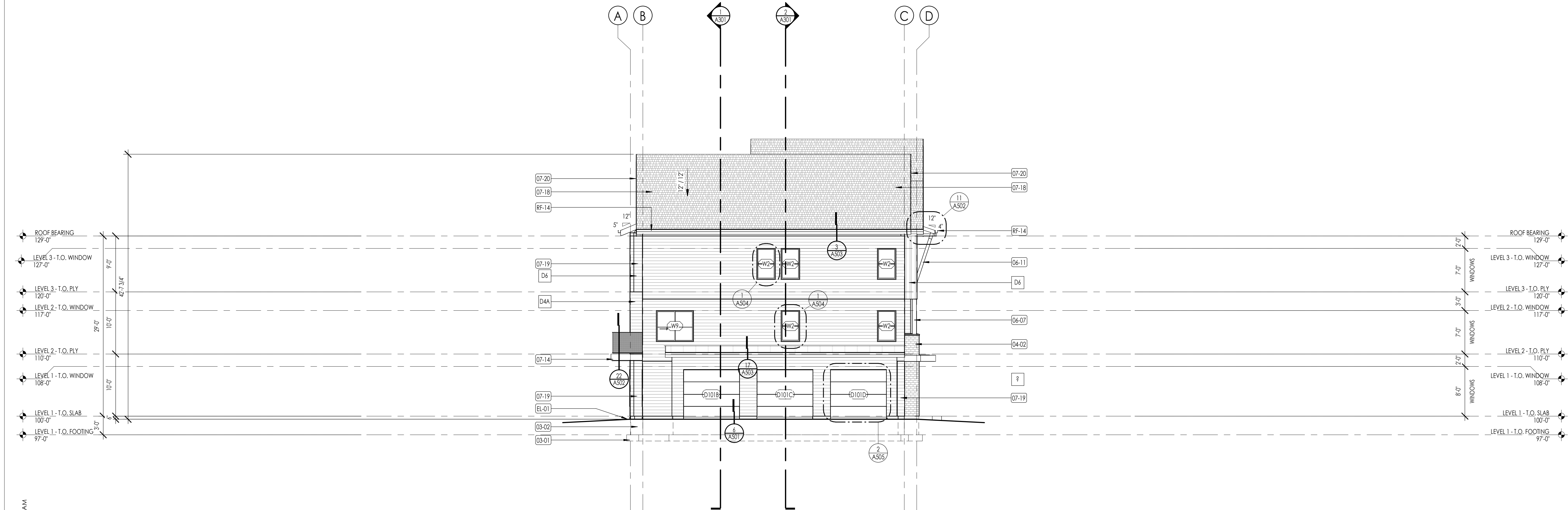
SHEET NUMBER:
A201

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NORTH ELEVATION
1/8" = 1'-0"

1
A202



WEST ELEVATION
1/8" = 1'-0"

2
A202

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'x8' ON EACH SIDE OF PARTY WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER, ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
04-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER JOINTS, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER, COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

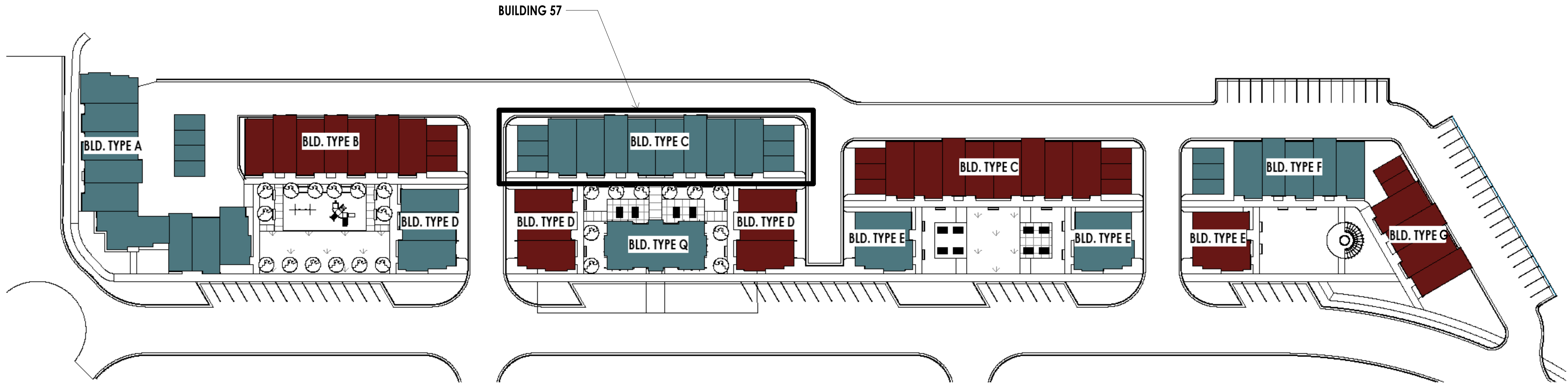
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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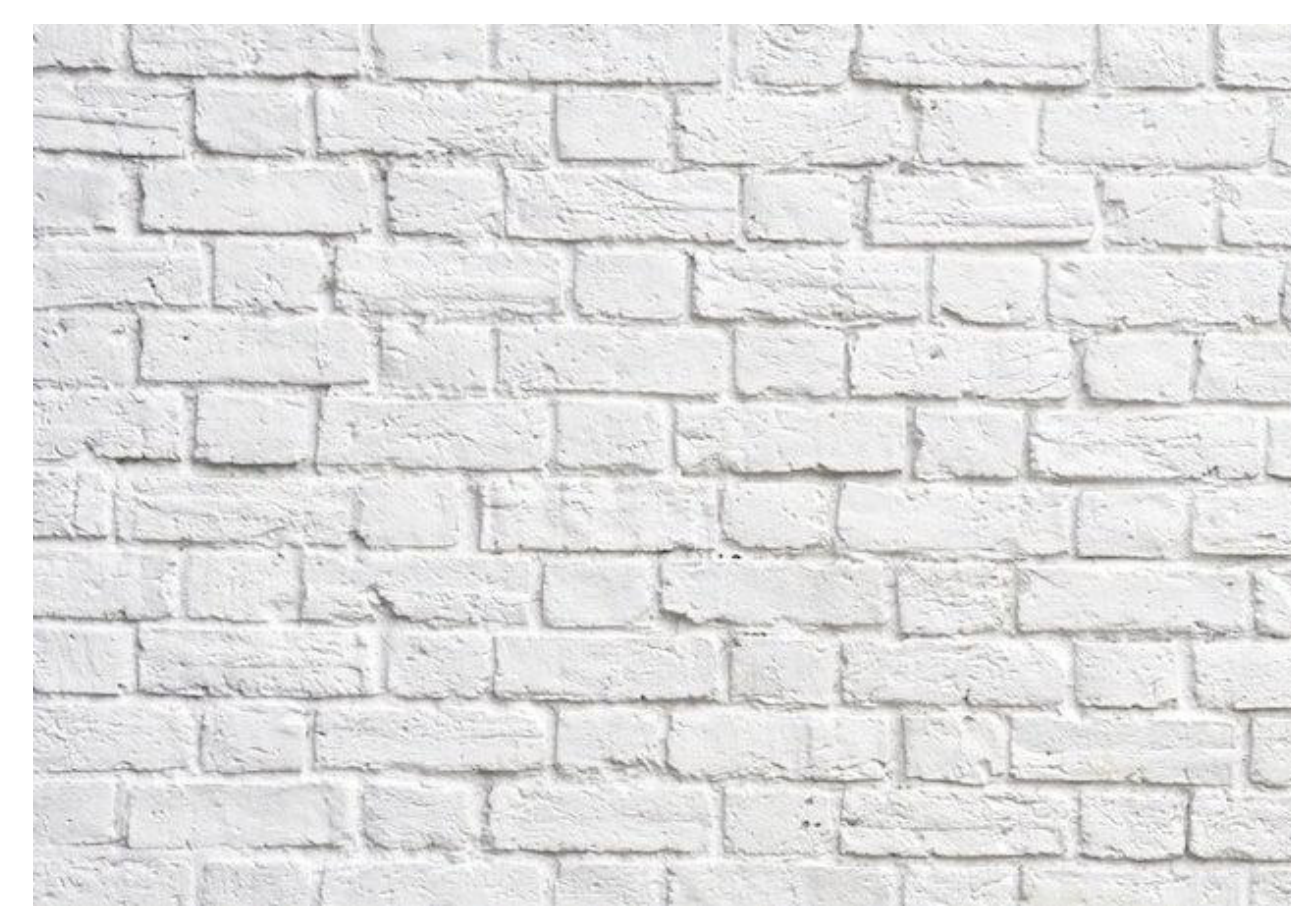
COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAINTEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



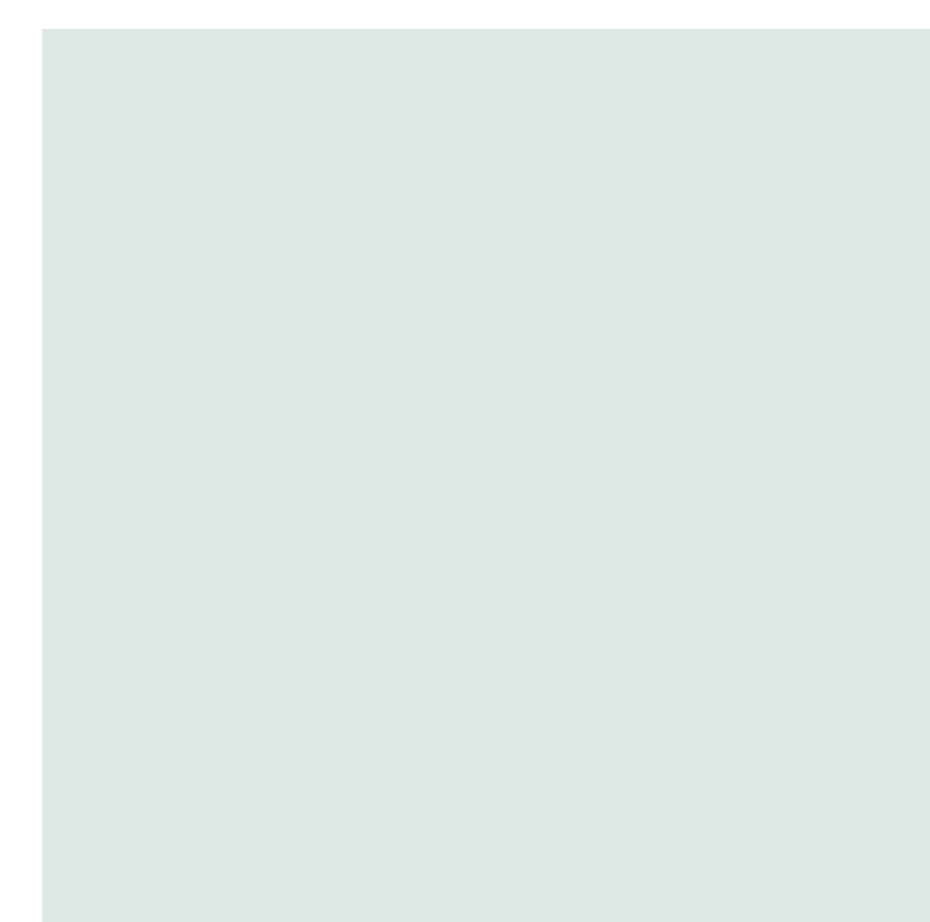
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

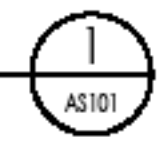


COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL/ COLOR
BOARD

SHEET NUMBER:
A203

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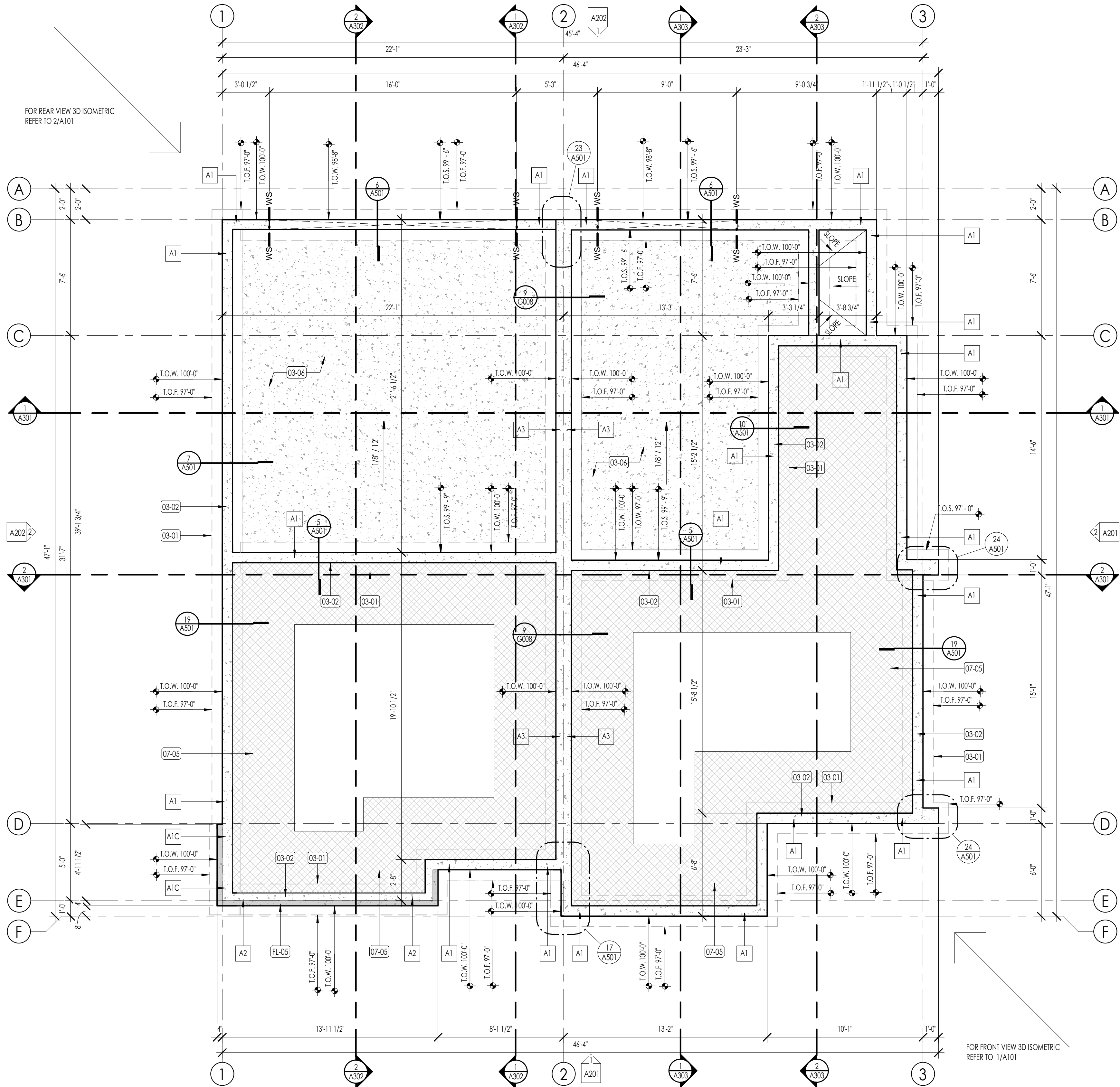


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FOUNDATION PLAN
1/4" = 1'-0"

1
A100

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O.P. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

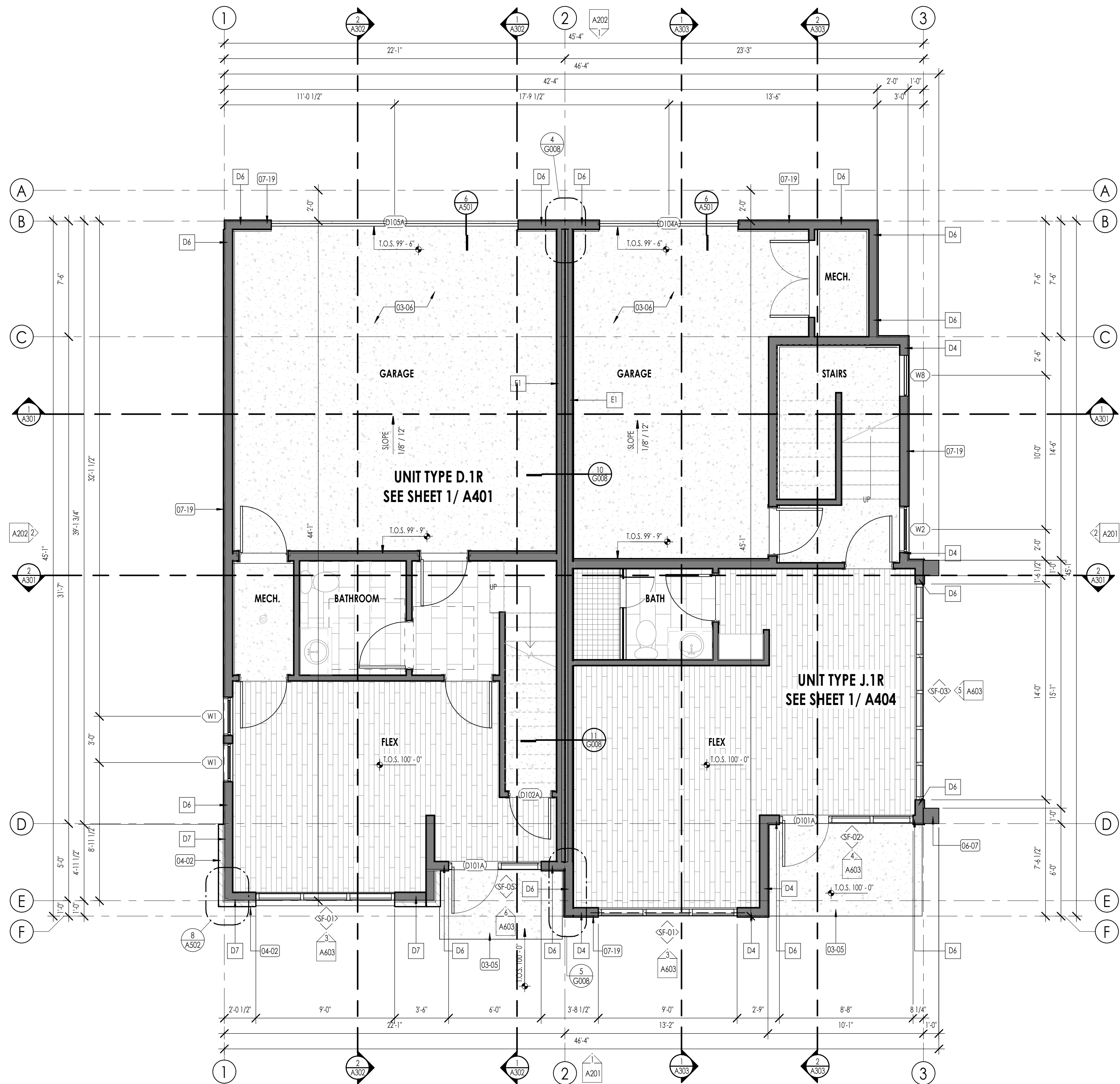
- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF SLAB
120'-0"	-	LEVEL 3 - TOP OF SLAB
129'-0"	-	ROOF BEARING

FOUNDATION PLAN KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-04	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 8 - W2.1 X W2.1 W.W.M. OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISCQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
07-05	2" PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTING TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.



LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURADECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (IF O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB-BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
04-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	PREP CEMENT SIKING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 61
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

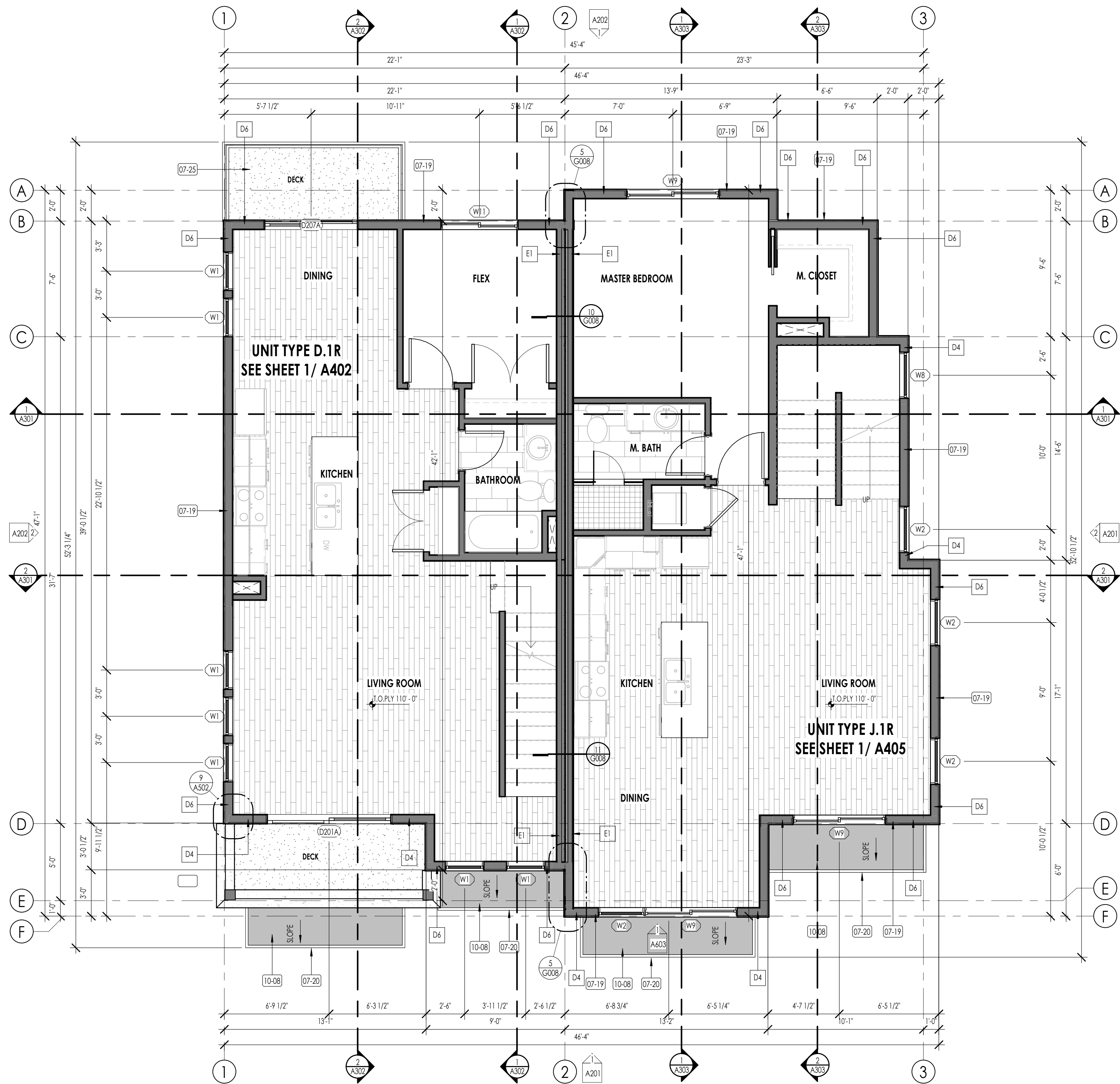
SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURADECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (IF O.S.) UNLESS NOTED OTHERWISE.
 - CILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-25	FLUID APPLIED DECK MEMBRANE
10-08	AWNING. SEE SPECIFICATIONS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 61
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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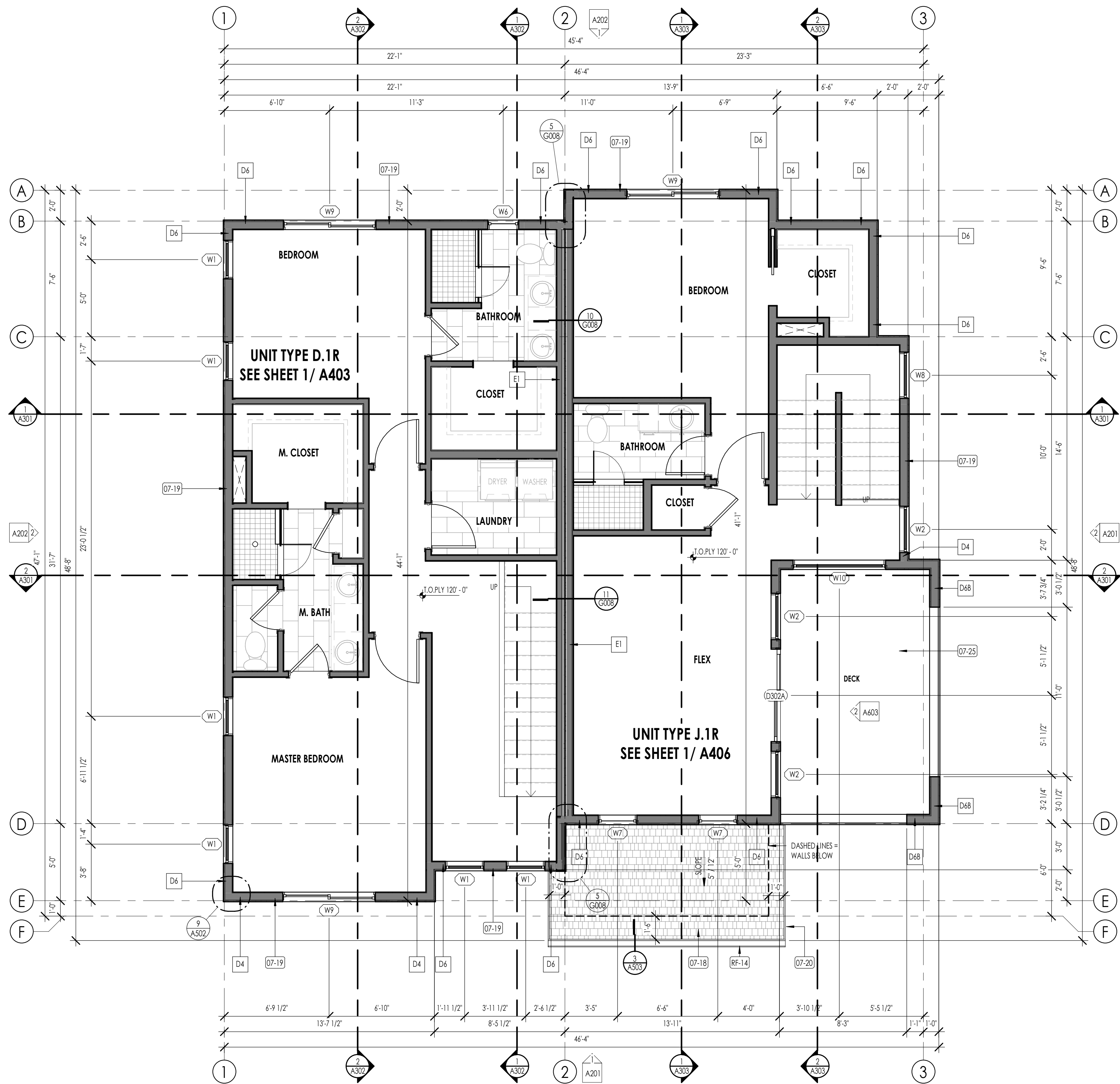
Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

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LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURADECK

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (IF O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-25	FLUID APPLIED DECK MEMBRANE
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 61
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

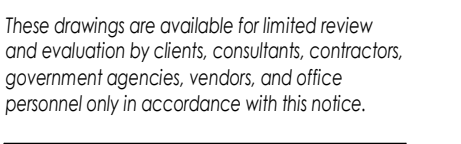
SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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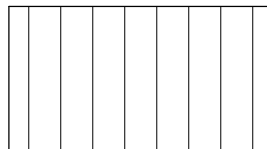
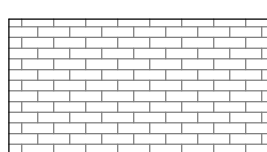
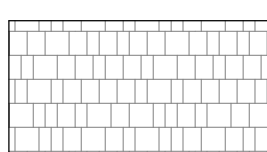
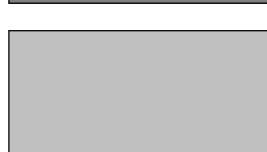
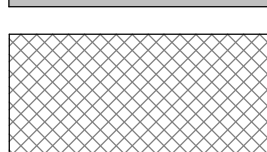


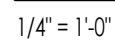
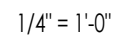
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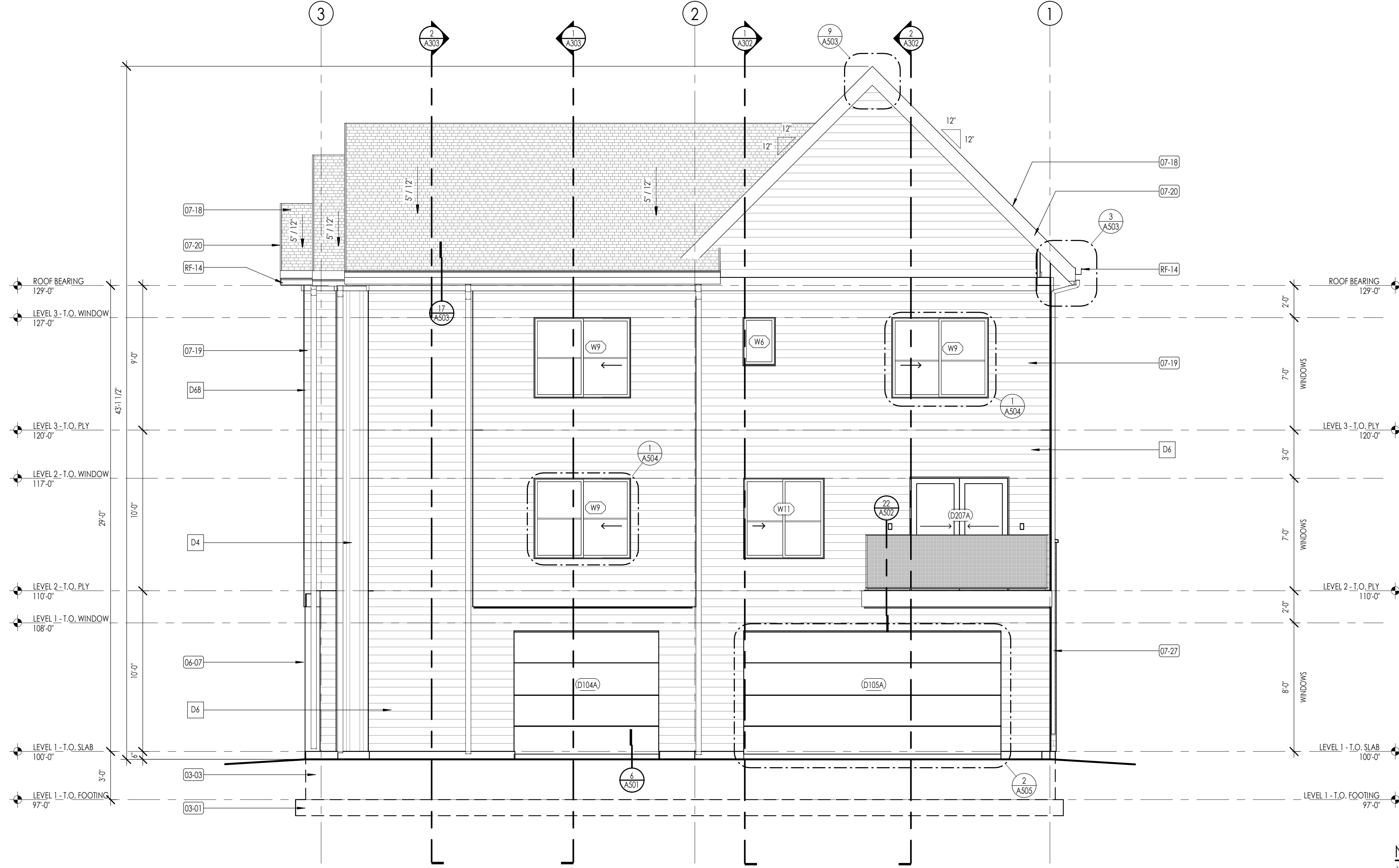


VINYARD UTAH

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ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	Z' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER'S ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W21 X W21 W.W. OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
04-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER CEMENT IRM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
EL-01	CONTRACTOR SHALL VERIFY THAT ROOF GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADINGS AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.





NORTH ELEVATION
1/4" = 1'-0"

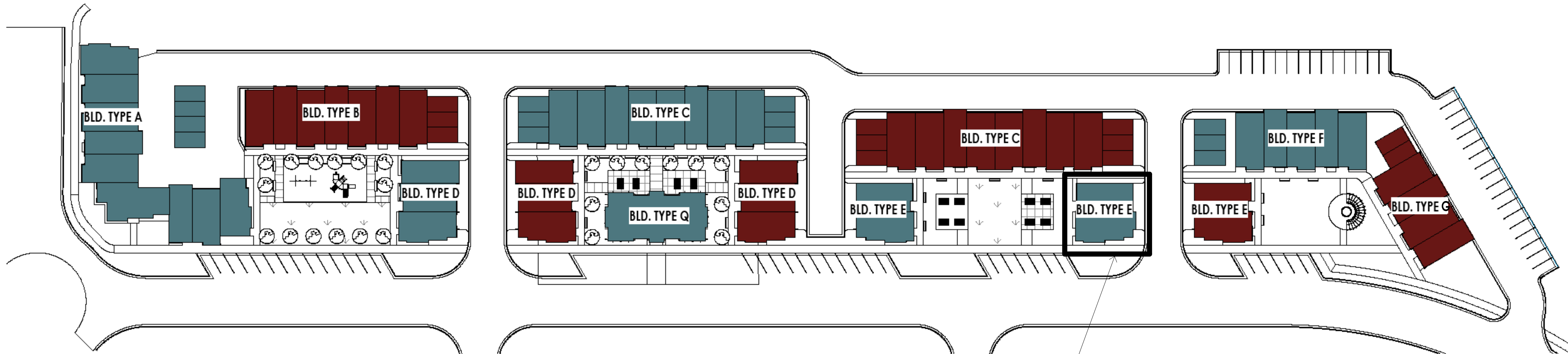
1
A202



WEST ELEVATION
1/4" = 1'-0"

2
A202

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE-TREATED PLYWOOD 4' ON EACH SIDE OF PARTY WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
04-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TERRAZZO AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



BUILDING 61

COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



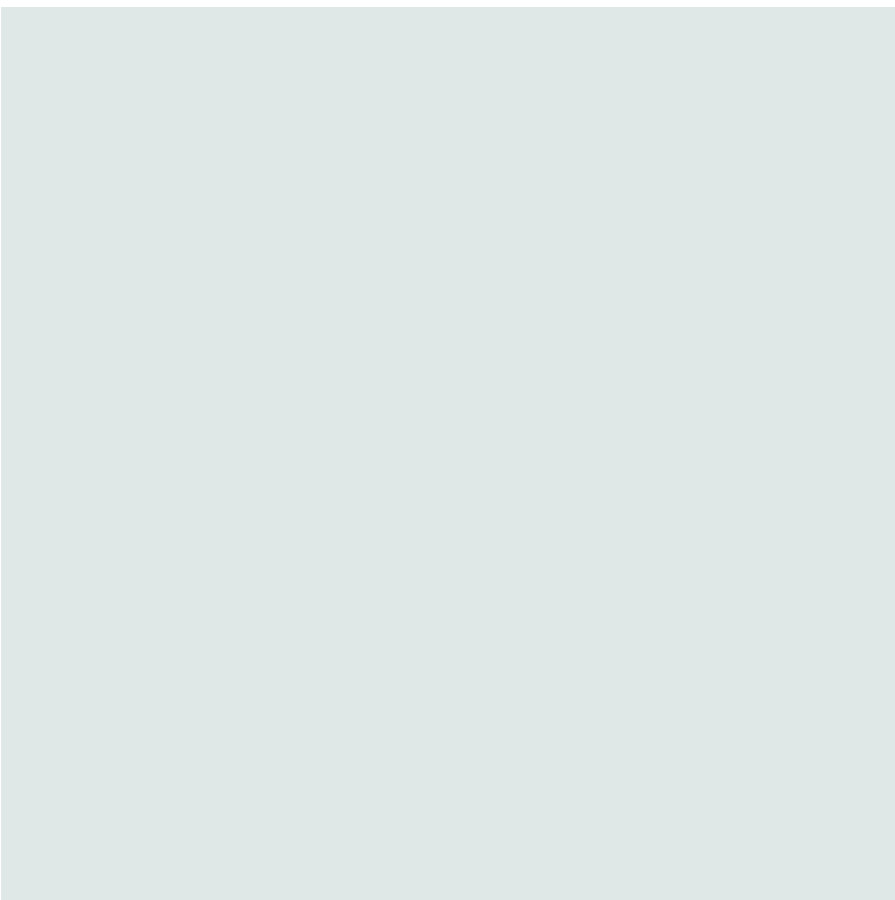
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622



COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"

1
A5101

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 61
VINYARD UTAH

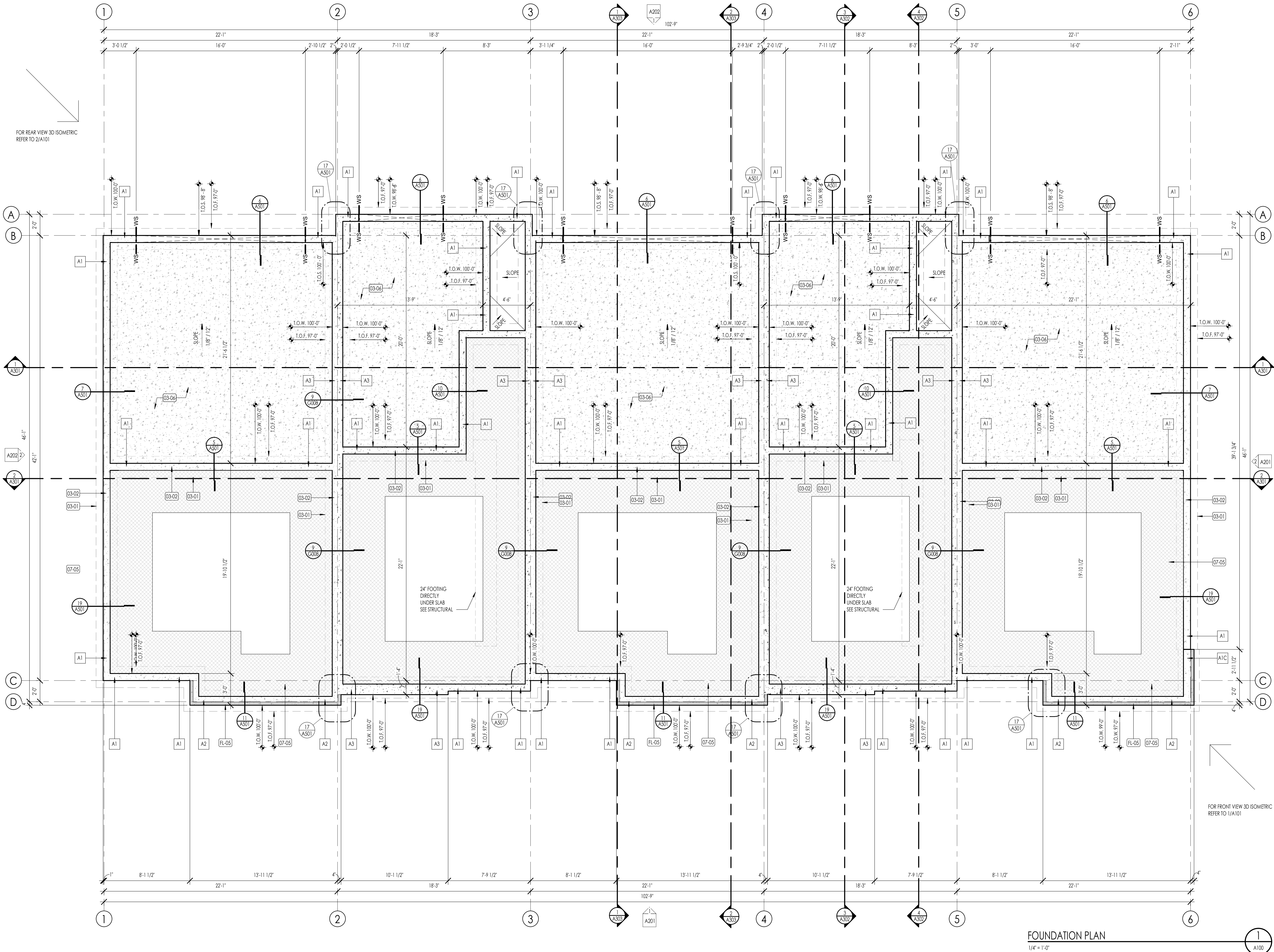
2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL/ COLOR
BOARD

SHEET NUMBER:
A203

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FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2" RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF PLY
120'-0"	-	LEVEL 2 - TOP OF PLY
129'-0"	-	ROOF BEARING

FOUNDATION PLAN KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER, ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.I.M. OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
07-05	2" PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTINGS TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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2024-01-29 FINAL OWNER/ CONTRACTOR SET

Page 62 of 88



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB-BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE EXTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FET IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

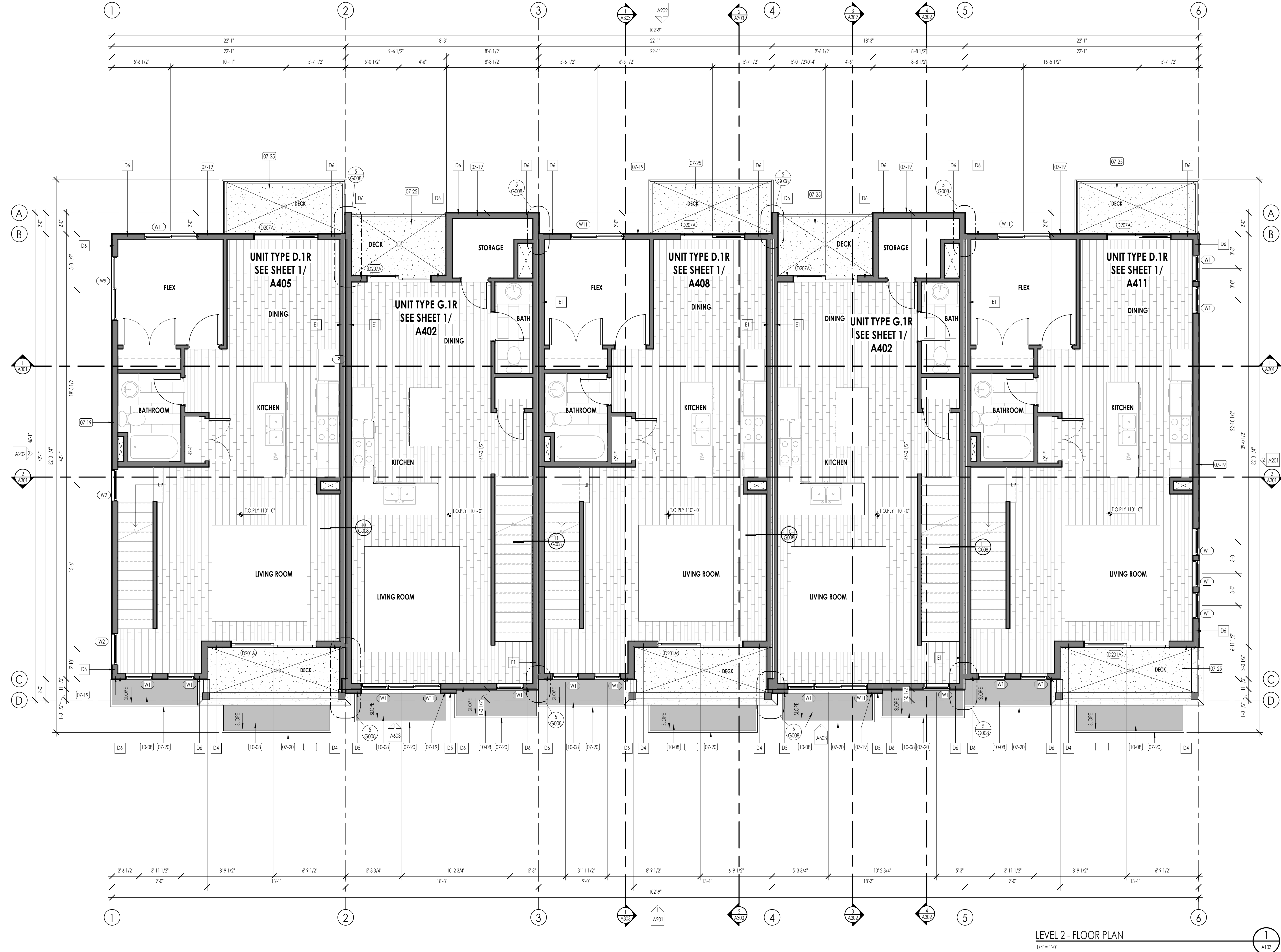
SHEET TITLE:
LEVEL 1 FLOOR PLANS

SHEET NUMBER:
A102

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LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
KEYNOTES	
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANDE
10-08	AWNINGS. SEE SPECIFICATIONS.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:

A103

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LEVEL 3 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES	
KEYNOTES	
06-11	TIMBER ROOF OF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	PREF-CREMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:

A104

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2024-01-29 FINAL OWNER/ CONTRACTOR SET



ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 40' ON BOTH SIDES OF PARTY WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M. OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF SUB-BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN W/ OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

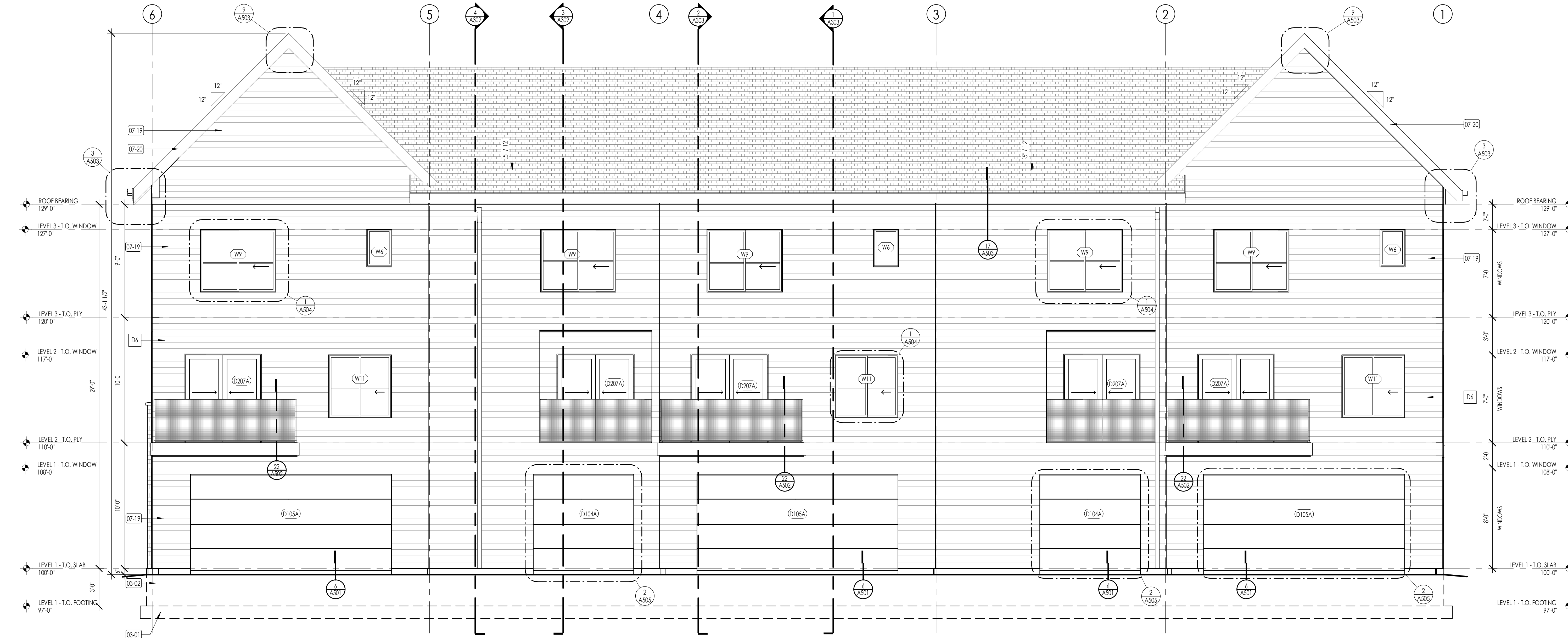
PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

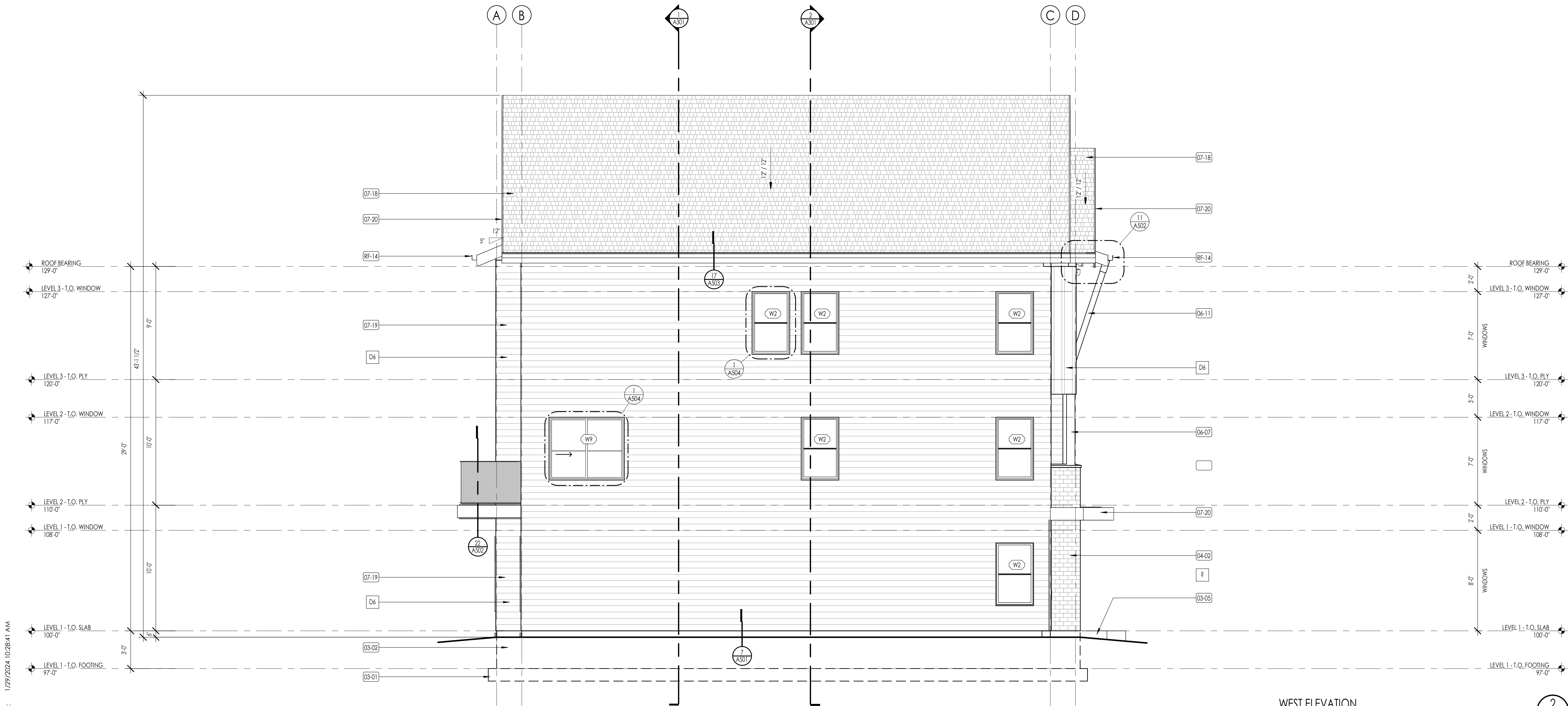
SHEET NUMBER:
A201

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NORTH ELEVATION

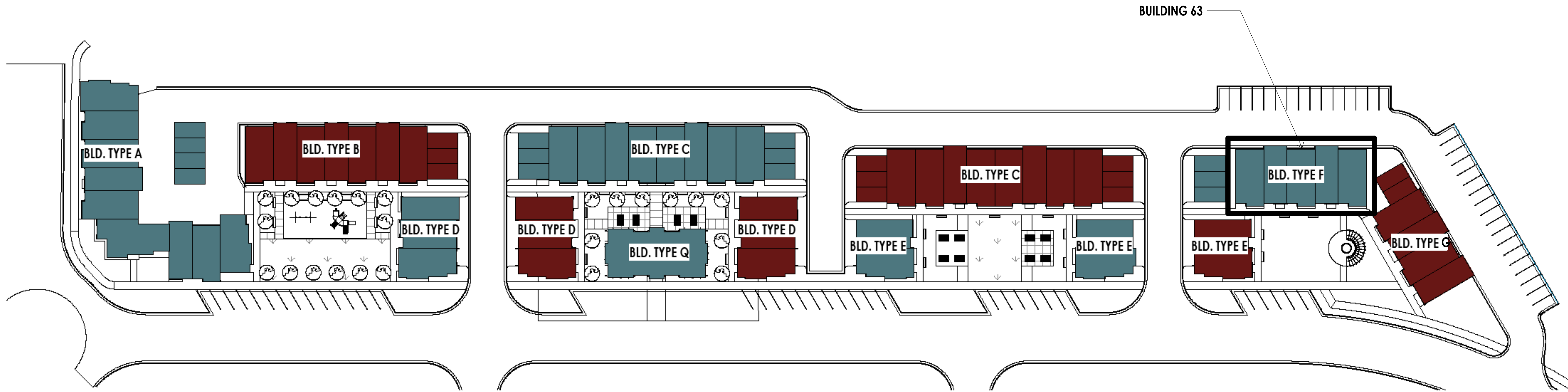
1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PARTY WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	6" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 - W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 5/8" BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND TYPE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



COLOR SET B



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



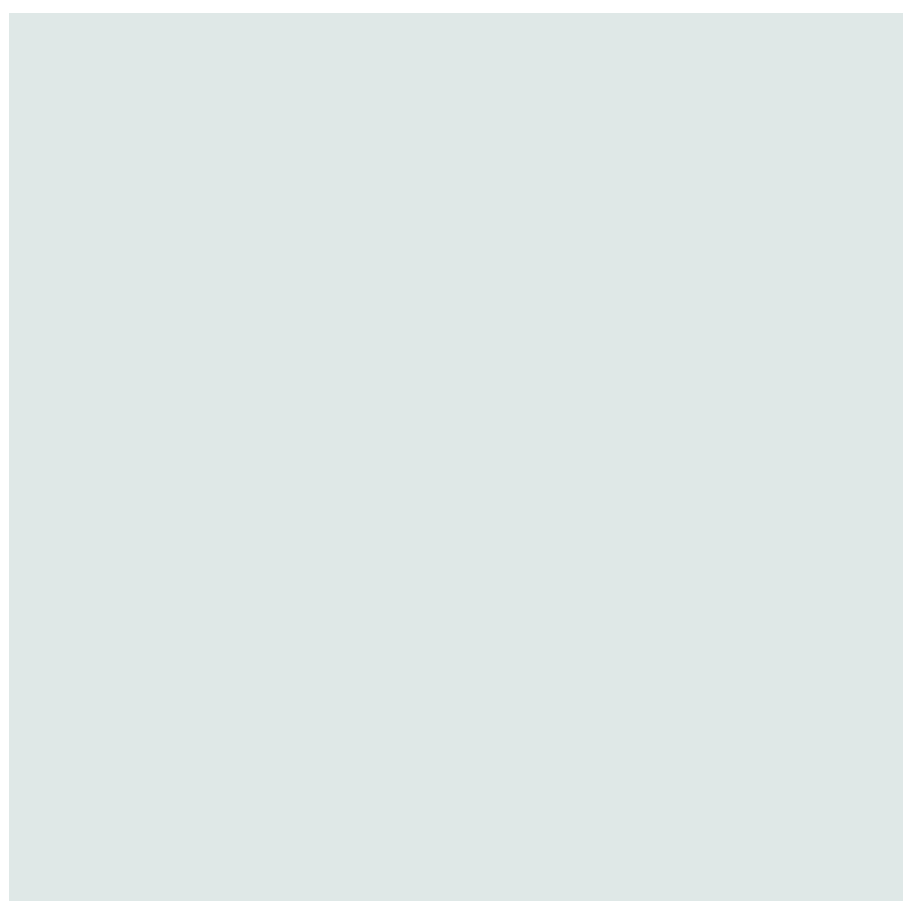
MASONRY
PAINTED WITH COLOR 3



COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223



COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622



COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL AND COLOR
BOARD

SHEET NUMBER:

A203

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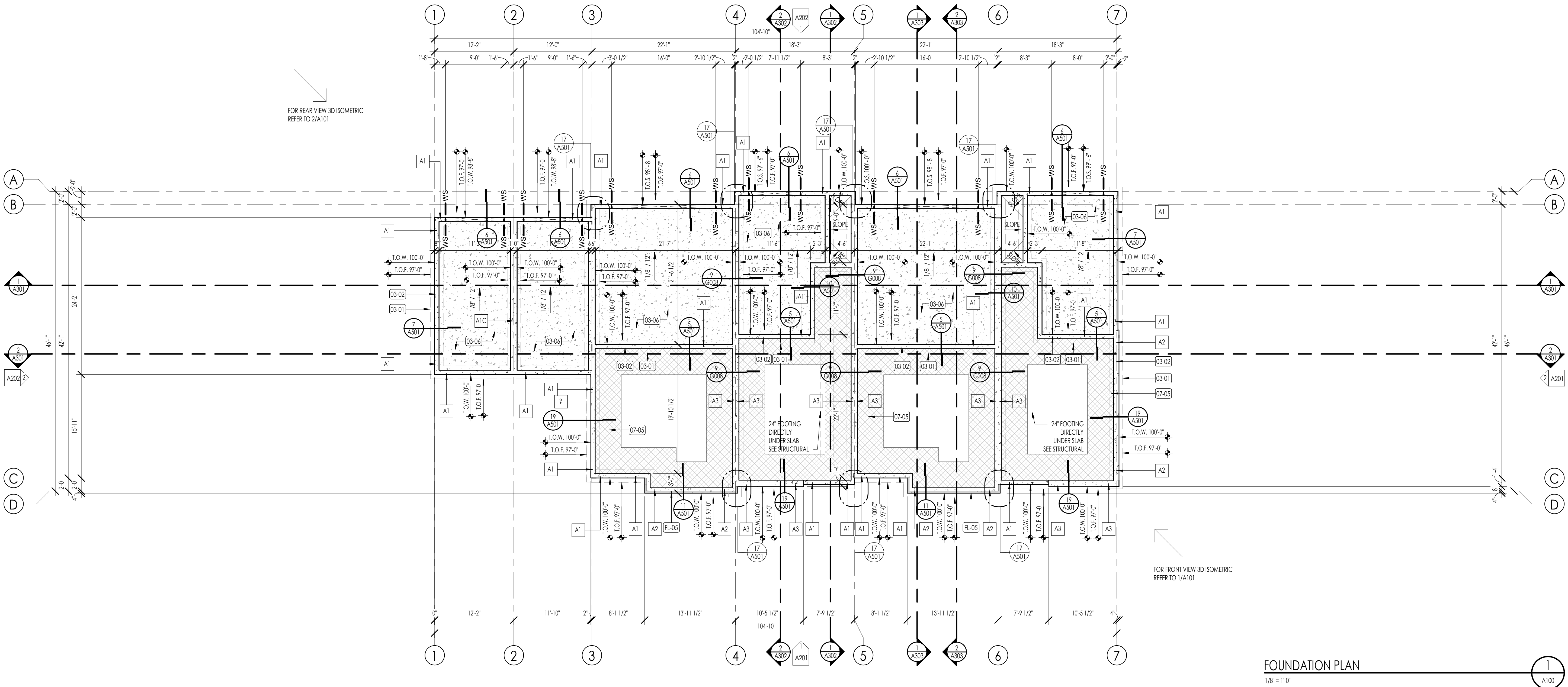


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personnel only in accordance with this notice.



FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE.
	2' RIGID FOAM INSULATION TO EXTEND FROM BOTTOM OF SLAB DOWN TO FOOTING AND HORIZONTALLY UNDER SLAB 4'-0" MIN. AT PERIMETER OF FOUNDATION.
	SHADED AREA INDICATES LOCATION OF BRICK ABOVE.

FOUNDATION PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FS	FOOTING STEP
WS	WALL STEP
T.O.F.	TOP OF FOOTING ELEVATION
T.O.W.	TOP OF WALL ELEVATION
T.O.S.	TOP OF SLAB ELEVATION
T.O. PIER	TOP OF PIER ELEVATION

FOUNDATION GENERAL NOTES

- COORDINATE ARCHITECTURAL FOUNDATION PLAN WITH STRUCTURAL FOUNDATION PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- COORDINATE MECHANICAL, ELECTRICAL, & PLUMBING PRIOR TO CONSTRUCTION OF FOOTINGS & FOUNDATION.
- VERIFY ELEVATIONS OF FOUNDATION WALLS & FOOTINGS. COORDINATE WITH SITE PLAN & PROPOSED CONTOURS.
- CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF 6 MIL. POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB & THE BASE COURSE OF THE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
- FOUNDATION REBAR INSPECTIONS ARE REQUIRED FOR FOUNDATION WALLS OVER 8 FEET HIGH. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER THE REBAR HAS BEEN INSPECTED.

DATUM ELEVATIONS

ARCHITECTURE	CIVIL	LEVEL
97'-0"	-	TOP OF FOOTING
100'-0"	-	LEVEL 1 - TOP OF SLAB
110'-0"	-	LEVEL 2 - TOP OF PLY
120'-0"	-	LEVEL 3 - TOP OF PLY
129'-0"	-	ROOF BEARING

PLAN KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACED ON MINIMUM OF 12" COMPACTED SUB-BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.M OR #3 AT 18" O.C. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL. VIOQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
07-05	2' PERIMETER RIGID INSULATION. RIGID INSULATION SHALL EXTEND FROM TOP OF FOOTING TO UNDER SIDE OF SLAB, AND EXTEND 4'-0" UNDER THE SLAB AROUND ENTIRE PERIMETER OF BUILDINGS. COORDINATE WITH INSULATION SCHEDULE AND SPECIFICATIONS.
FL-05	LINE OF BRICK VENEER CAP. CONTRACTOR SHALL COORDINATE LOCATION WITH ELEVATIONS, AND SHALL PROVIDE AS REQUIRED AT TOP OF MASONRY BRICK VENEER.

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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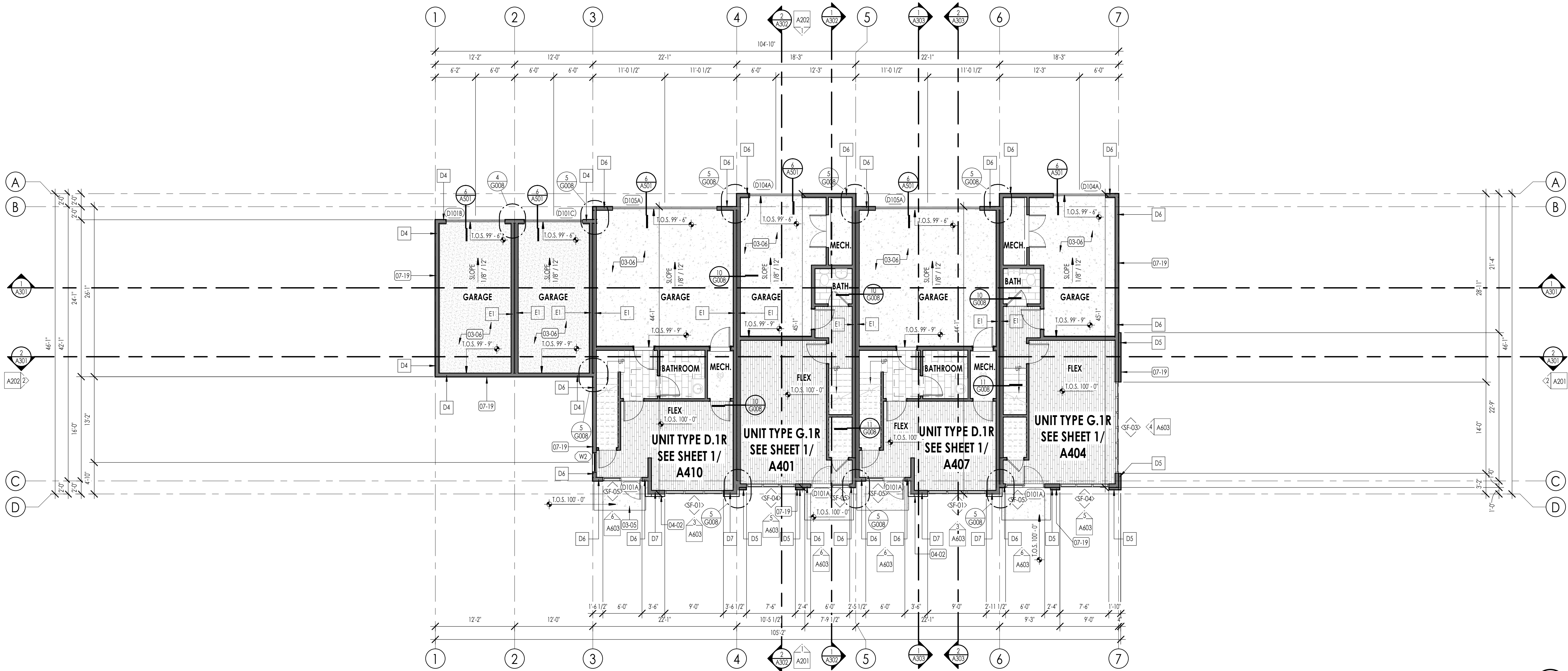


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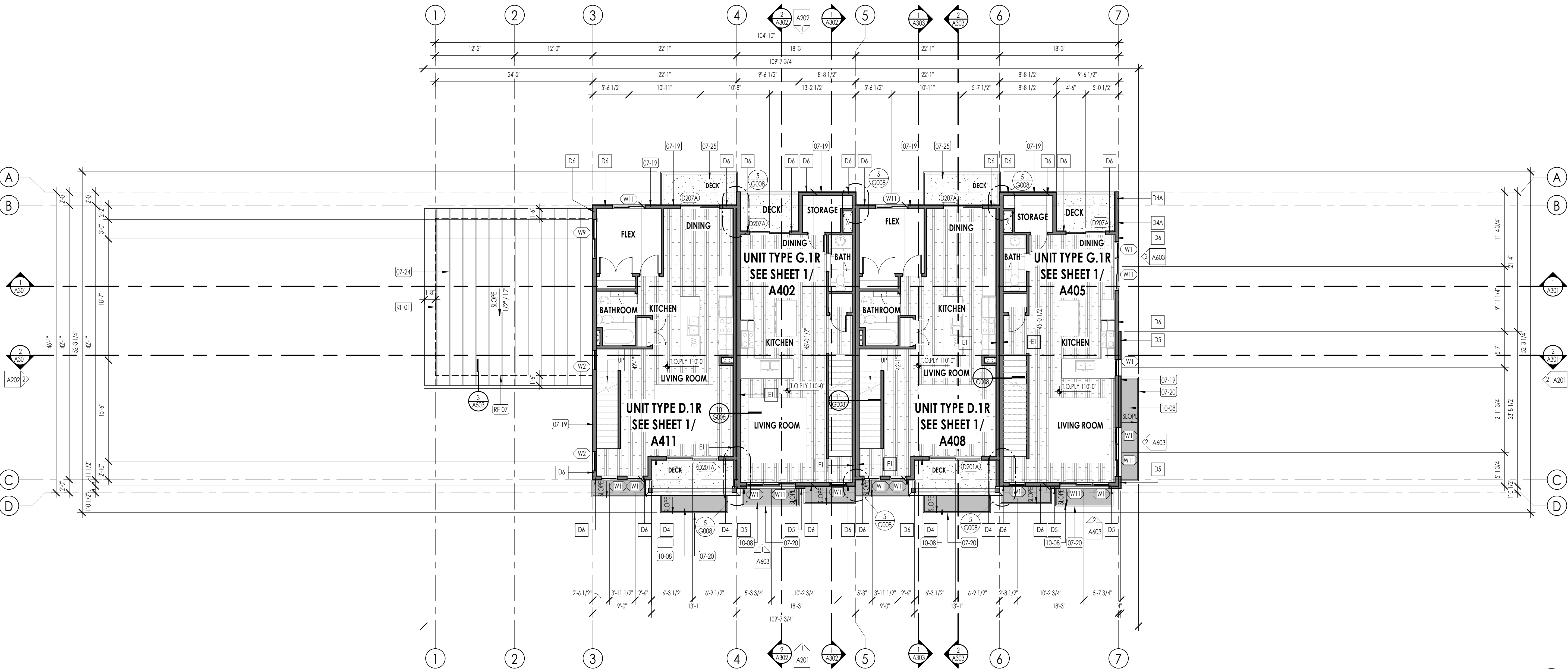
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LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED IN WOOD 40° ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (P.O.S.) UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
- ALL ROOF TRUSSES TO HAVE RAISED ENERGY HELL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.JA OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB.
03-04	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6 W2.1 X W2.1 W.W.JA OR #3 AT 18" OC EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VULQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANE
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUMENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF. CONTRACTOR SHALL PROVIDE AN ADDITIONAL 30# SLIP SHEET AT METAL ROOF LOCATIONS. CONTRACTOR SHALL COORDINATE LOCATIONS OF METAL ROOF WITH ROOF PLAN.
RF-07	LINE OF WALL BELOW ROOF-SEE OVERALL AND ENLARGED PLANS

THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
LEVEL 1 / LEVEL 2
FLOOR PLAN

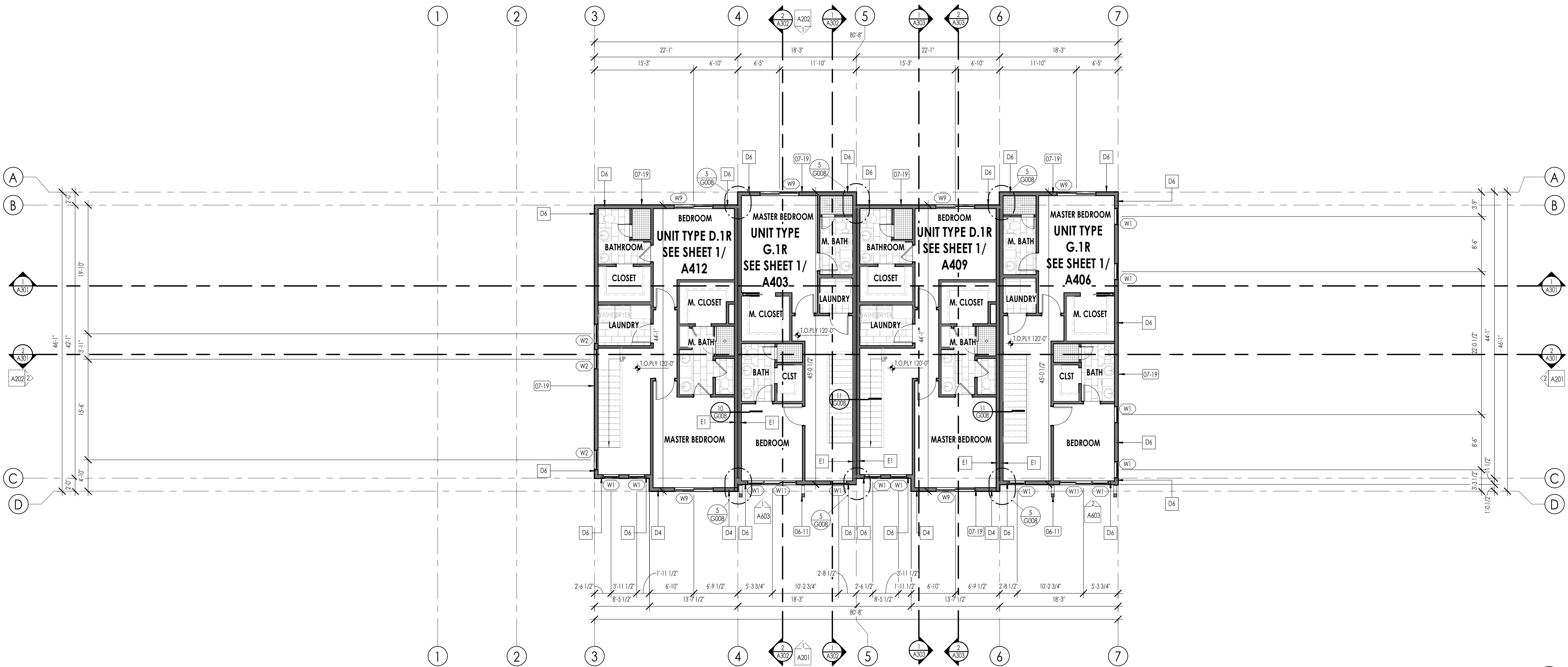
SHEET NUMBER:

A102

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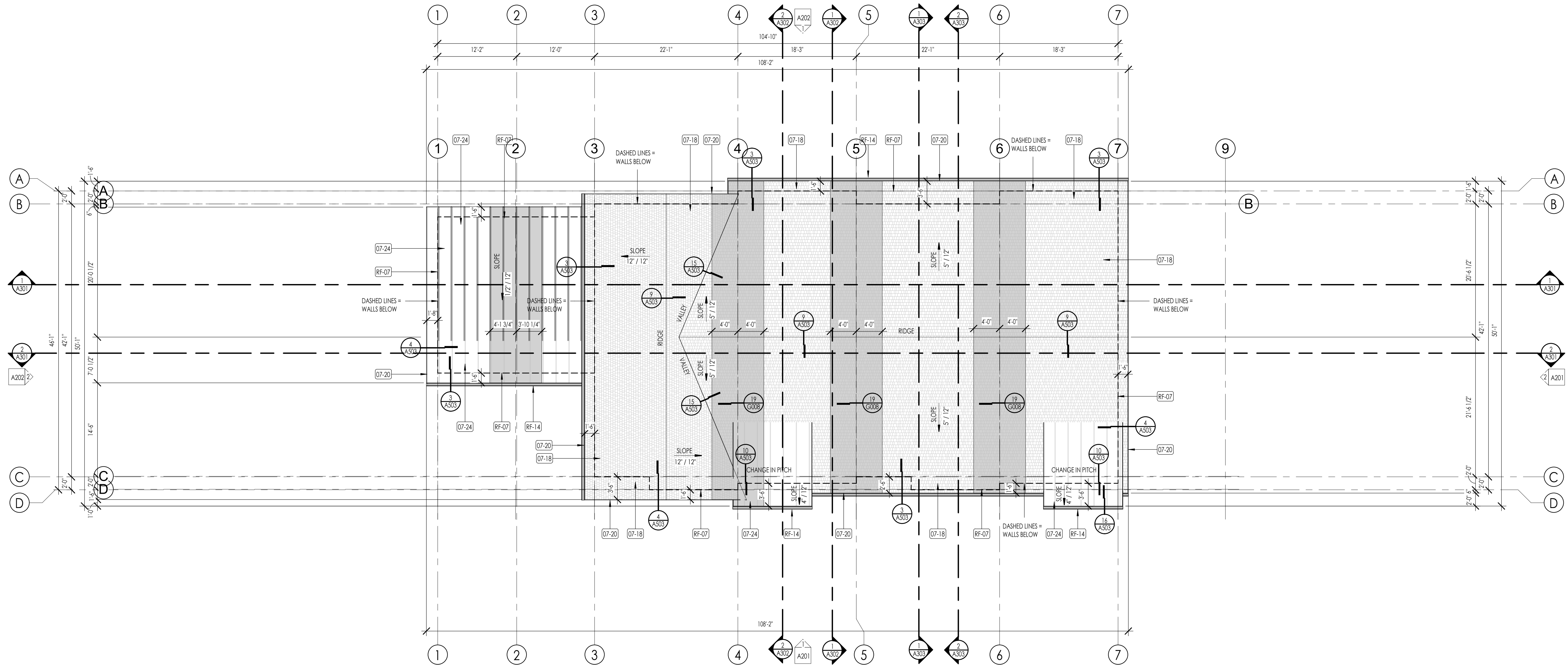


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LEVEL 3 FLOOR PLAN

1/8" = 1'-0"



ROOF PLAN

1/8" = 1'-0"

ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM		RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM		

FLOOR PLAN LEGEND			
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	SHOWER TILE FINISH		DURADECK

FLOOR PLAN GENERAL NOTES	
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.	
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.	
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.	
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.	
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.	
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.	
7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.	
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.	
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.	
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.	
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.	
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.	
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).	

PLAN KEYNOTES	
KEYNOTES	
06-11	TIMBER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER RAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
RF-07	LINE OF WALL BELOW ROOF-SEE OVERALL AND ENLARGED PLANS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

ROOF PLAN GENERAL NOTES	
1. SEE SHEET G002 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.	
2. FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.	
3. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.	
4. PROVIDE HEAT TRACE IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.	
5. ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.	
6. ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.	
7. CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF-SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.	
8. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).	
9. DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.	

ROOF VENTILATION CALCULATIONS	
1/150 RULE (R806.2)	
AREA A • 4,704 SQ. FT. x 1/150 = 31.3 SQ. FT. • 31.3 SQ. FT. x 144 = 4,507.2 SQ. IN.	1/300 RULE (R806.2) AT LEAST 40% BUT NOT MORE THAN 50% OF VENTED AREA MUST BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT. BALANCE OF VENTING PROVIDED BY EAVE OR CORNICE VENTS. AREA A • 4,704 SQ. FT. x 1/300 = 15.6 SQ. FT. • 15.6 SQ. FT. x 144 = 2,246.4 SQ. IN.
TOTAL REQUIRED VENTILATION = 4,507.2 SQ. IN.	
TOTAL REQUIRED VENTILATION = 2,246.4 SQ. IN.	



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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

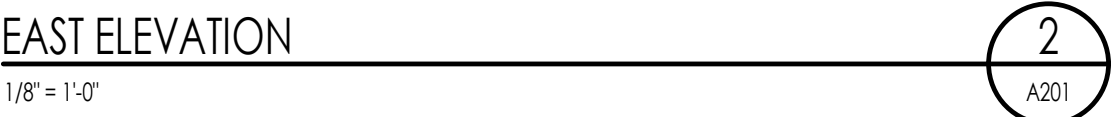
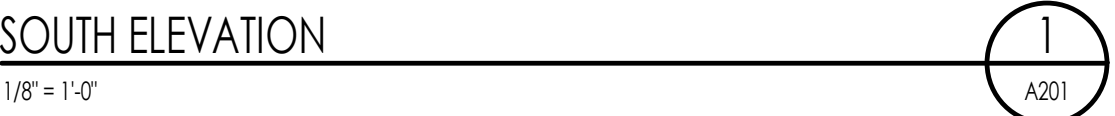
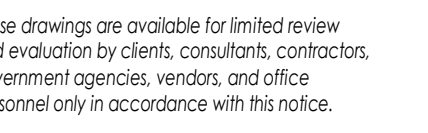
PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 3 / ROOF PLAN

SHEET NUMBER:
A103

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ELEVATION / SECTION KEYNOTES

KEYNOTES

03-01 CAST IN PLACE REINFORCED FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER'S ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. PROVIDE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.

03-02 CAST IN PLACE FOUNDATION WALLS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03-05 6" CAST IN PLACE EXTERIOR CORNER SLABS OVER 8' MINIMUM SPAN SHALL BE COMBINED SUB BASE. PROVIDE A 6" X 10" Wx21" Wx19" ICF USE 1#8 @ 12" OC. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

03-06 5" CAST IN PLACE INTERIOR GARAGE FLOOR CORNER SLABS SHALL BE COMBINED SUB BASE MINIMUM OF 12" Wx19" ICF COMBINED SUB BASE OVER 8' COMPACTED SUB BASE. PROVIDE A 6" X 10" Wx21" Wx19" ICF W/ 1#8 AT 12" OC. EACH WAY BY CENTER OF SLAB. CONTRACTOR SHALL PROVIDE A MIN. W/ 1#8 UNDER GARAGE LUGS AT INTERIOR LUGS AS REQUIRED. SEE STRUCTURAL DRAWINGS.

06-07 TOWER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.

06-11 TOWER ROOF SUPPORT - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TOWER HATCH CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.

07-08 ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHEET WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.

07-19 BROWN CEMENT SIDING AS SELECTED AS SHOWING. INITIAL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE FLASH AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.

07-20 BROWN CEMENT TRIM AS SELECTED AS SHOWING. INITIAL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE FLASH AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.

07-24 STANDING-SEAM METAL ROOF. INITIAL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHEET WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.

E-01 CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE A SLOPE IN FIRST 10'. COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND LAND DESIGN RELATIVE TO

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010

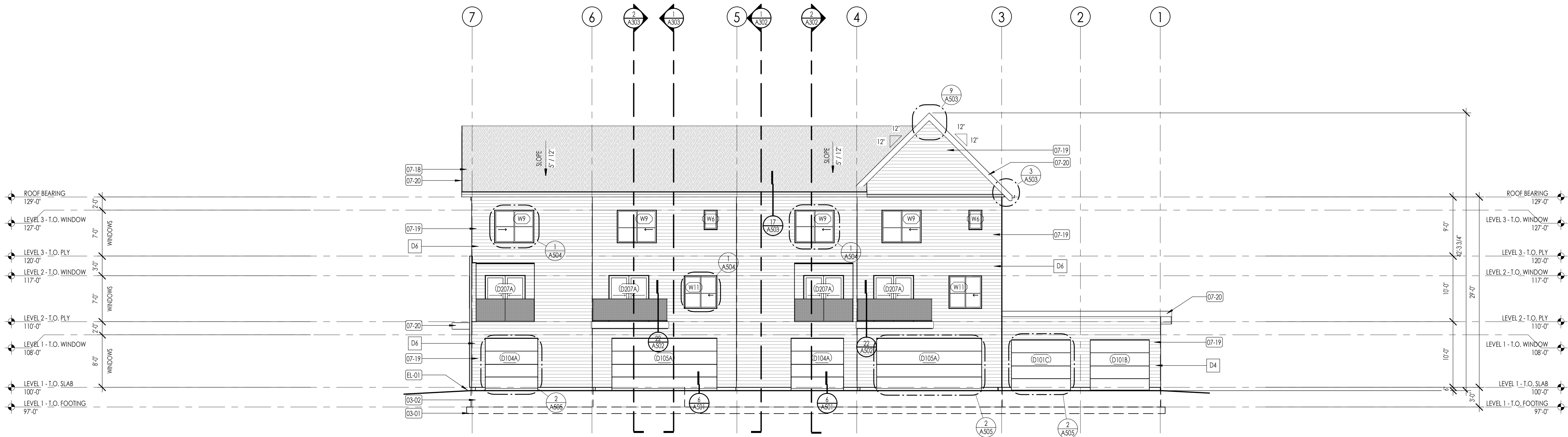
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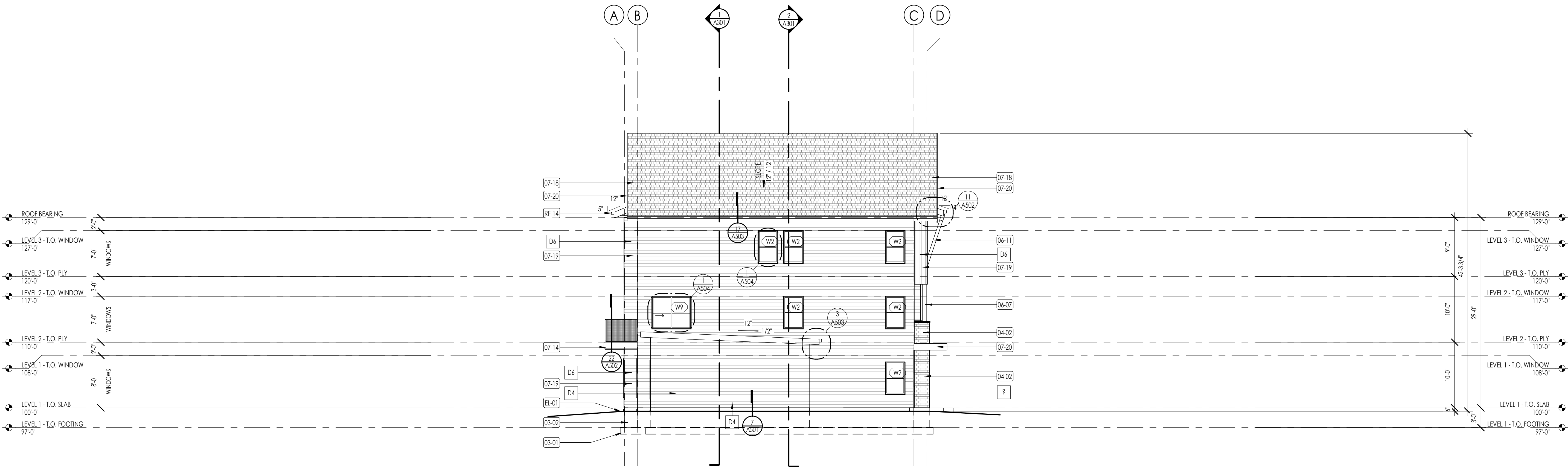
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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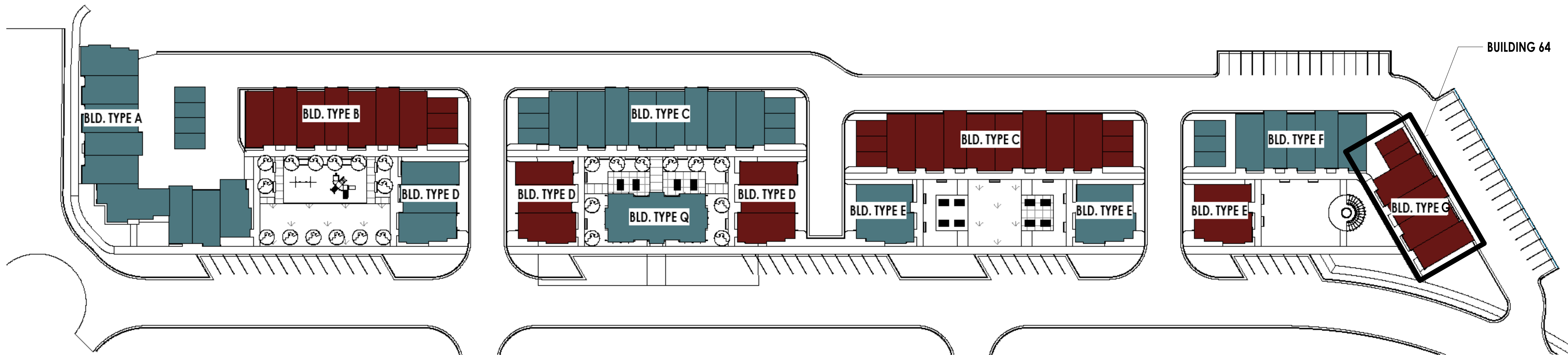


NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'x8' ON BOTH SIDES OF PART WALL
	2' FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST-IN-PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST-IN-PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
04-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER RAFTERS, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.



COLOR SET A



ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED



CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)



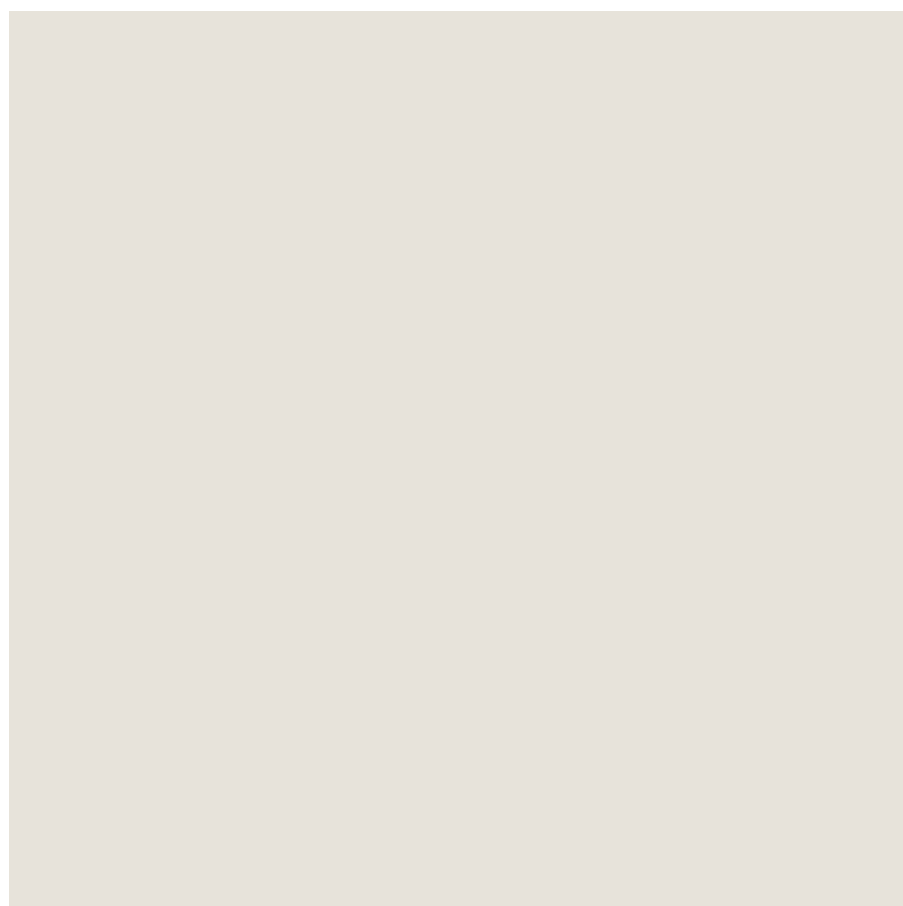
MASONRY
PAINTED WITH COLOR 3



COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6034



COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037



COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003



STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

SITE BUILDING COLOR KEY
1" = 40'-0"



THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

PROJECT NO. 18-010
DATE: JAN. 2024
REVISIONS:

SHEET TITLE:
MATERIAL AND COLOR
BOARD

SHEET NUMBER:
A203

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Architecture

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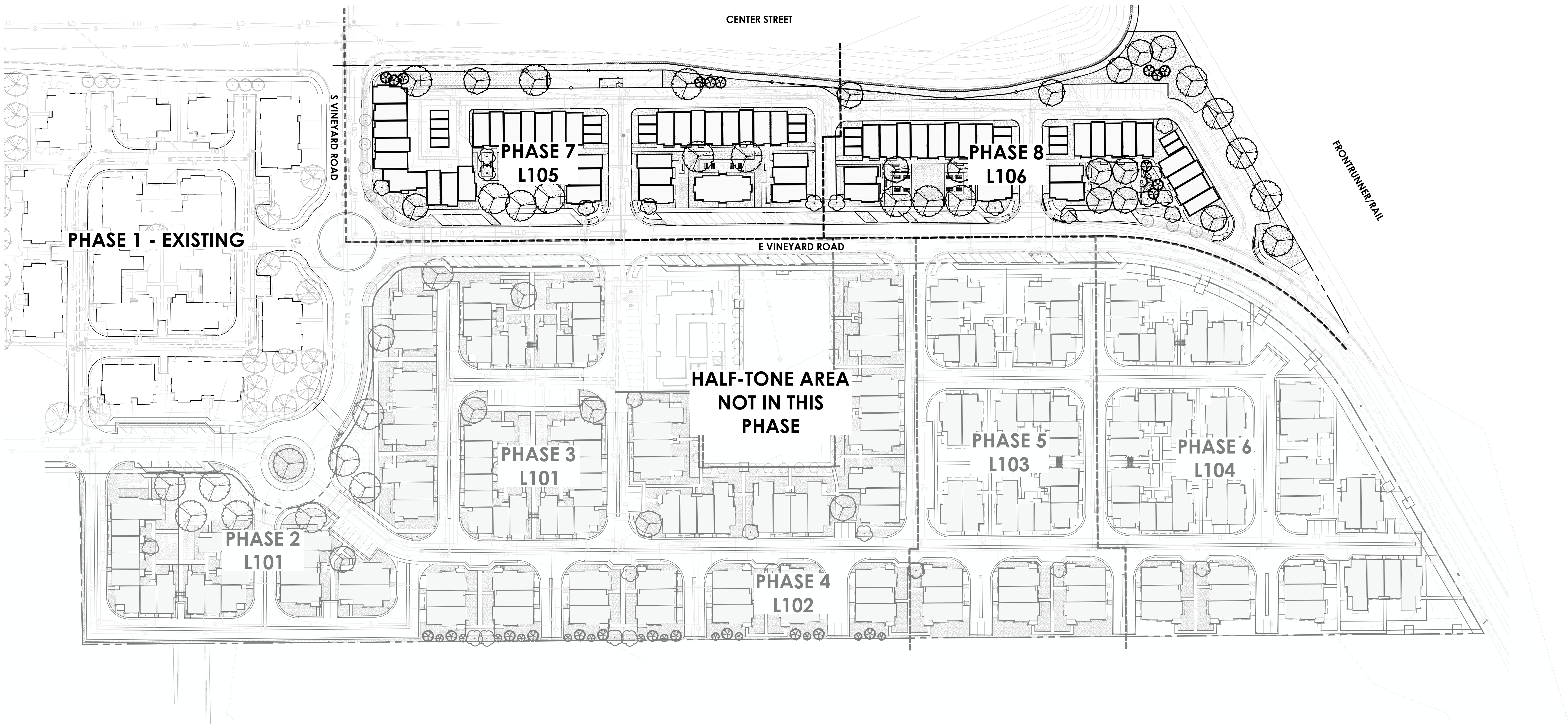


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SITE SUMMARY

	REQUIRED	PROVIDED
TOTAL PHASE 7&8 SITE AREA:		216,785 SF (4.98 ACRES)
PHASE 7&8 LANDSCAPED AREA:		44,584 SF (21%)
PHASE 7&8 TOTAL TURF: (EXCLUDING ACTIVE RECREATION LAWN AREAS)	8,856.8 SF (20% MAX)	6,635 SF (15%)



CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

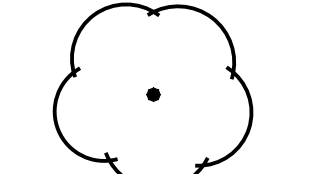
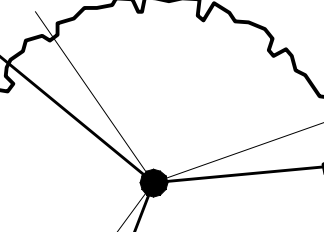
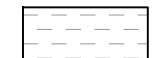
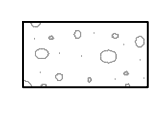
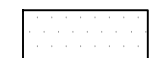
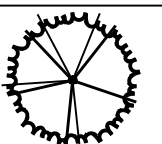
THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

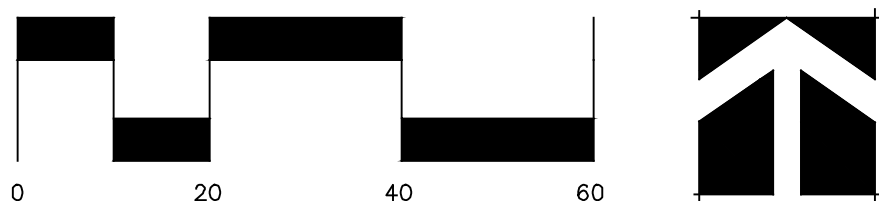
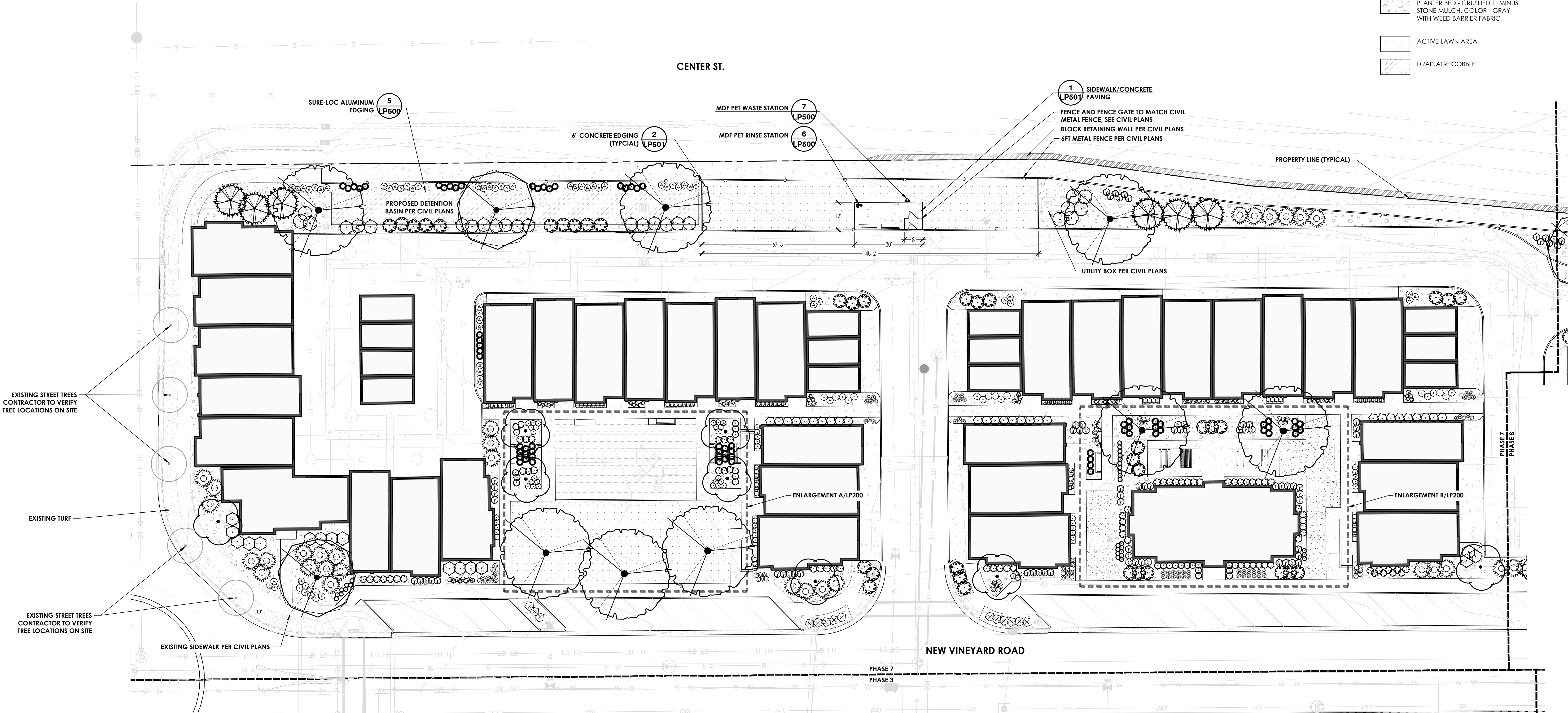
PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

SHEET TITLE:
OVERALL LANDSCAPE
PLAN
SHEET NUMBER:

LP100
LANDSCAPE

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SHRUBS	GRASSES	PERENNIALS	VINE/ESPALIER	SITE LEGEND
TREES						SYMBOL DESCRIPTION
	CERCIS CANADENSIS EASTERN REDBUD					 GRASS
	LIRODENDRON TULIPIFERA TULIP POPLAR					 PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAIL 10/L500
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA					 PLANTER BED - CRUSHED 1" MINUS STONE MULCH, COLOR - GRAY WITH WEED BARRIER FABRIC
EVERGREEN TREES						 ACTIVE LAWN AREA
	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE					 DRAINAGE COBBLE
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						
						



SEE SHEET LP501 FOR FULL PLANT SCHEDULE

THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

SHEET TITLE:
PHASE 7 LANDSCAPE
PLAN
SHEET NUMBER:

LP105
LANDSCAPE

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SHRUBS	GRASSES	PERENNIALS	VINE/ESPALIER	SITE LEGEND
TREES						SYMBOL DESCRIPTION
	CERCIS CANADENSIS EASTERN REDBUD					GRASS
	ULM GLABRA TULIP POPLAR					PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAIL 10/L500
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA					PLANTER BED - CRUSHED 1" MINUS STONE MULCH, COLOR - GRAY WITH WEED BARRIER FABRIC
EVERGREEN TREES						ACTIVE LAWN AREA
	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE					DRAINAGE COBBLE



SEE SHEET LP501 FOR FULL PLANT SCHEDULE

THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION	PROJECT NO.	13-079
	DATE:	29 JAN. 2024
	REVISIONS:	
	SHEET TITLE:	PHASE 8 LANDSCAPE PLAN
	SHEET NUMBER:	LP106
		LANDSCAPE



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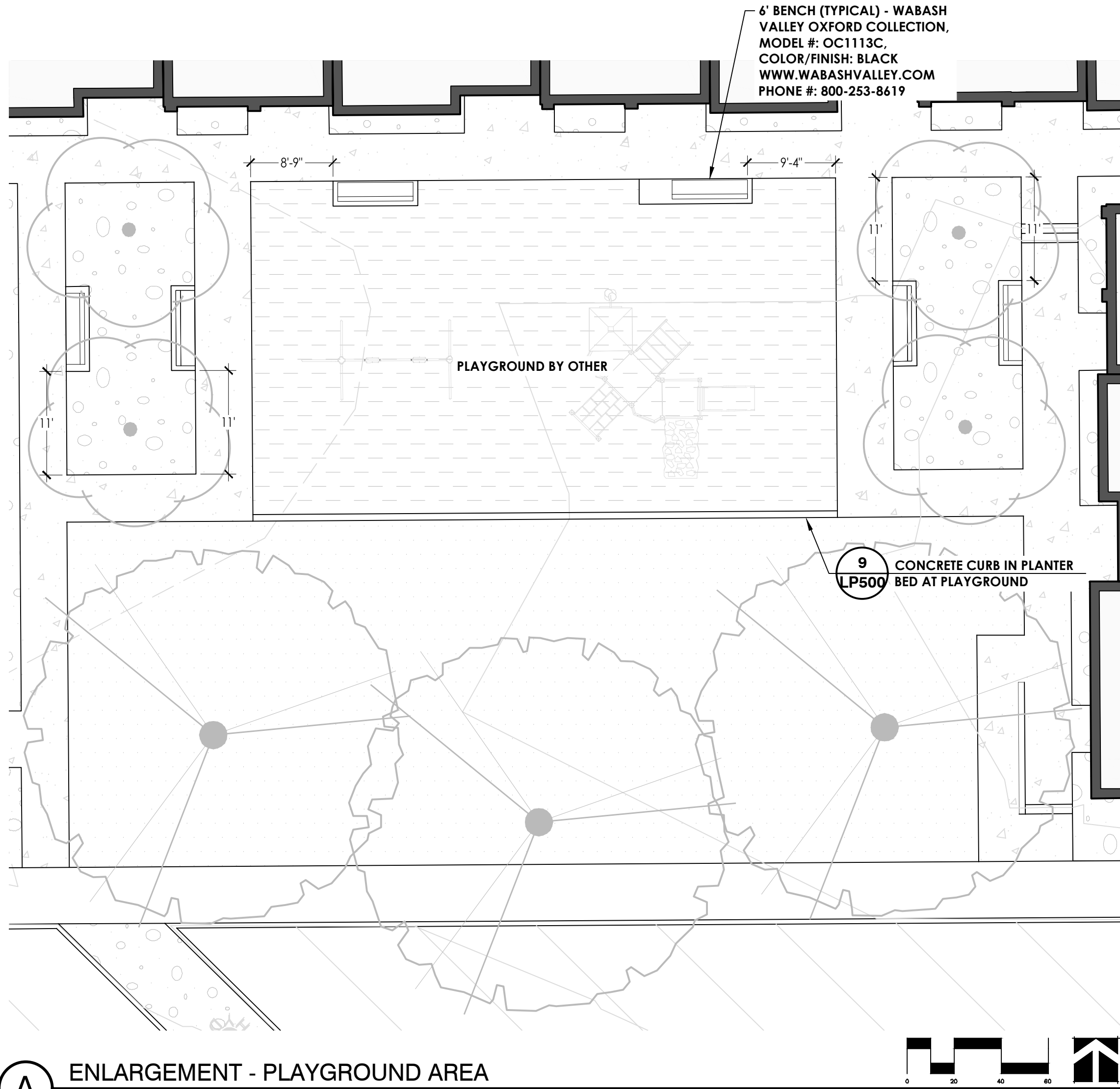
CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

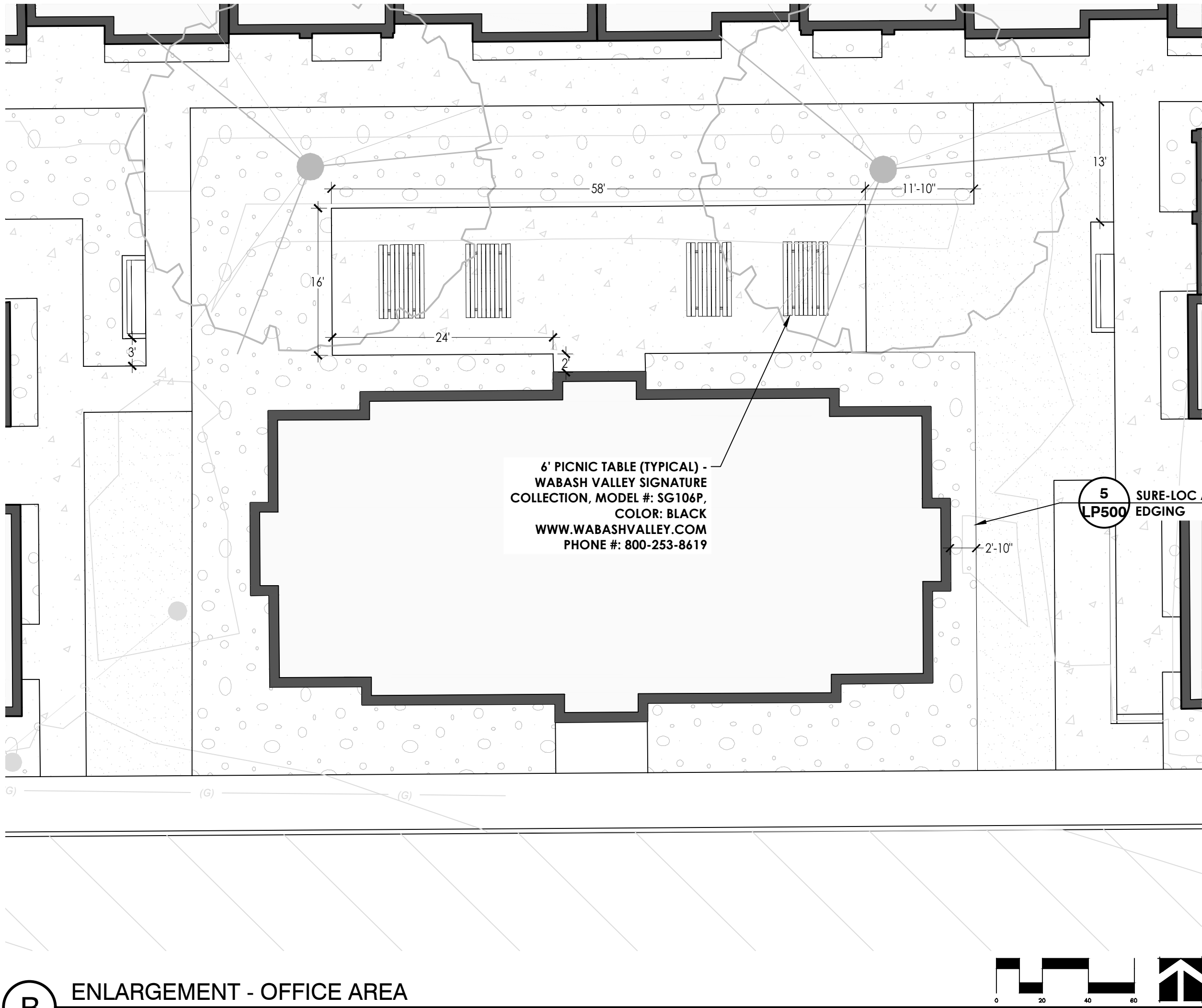
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LANDSCAPE PLAN

SHEET NUMBER:
LP105
LANDSCAPE

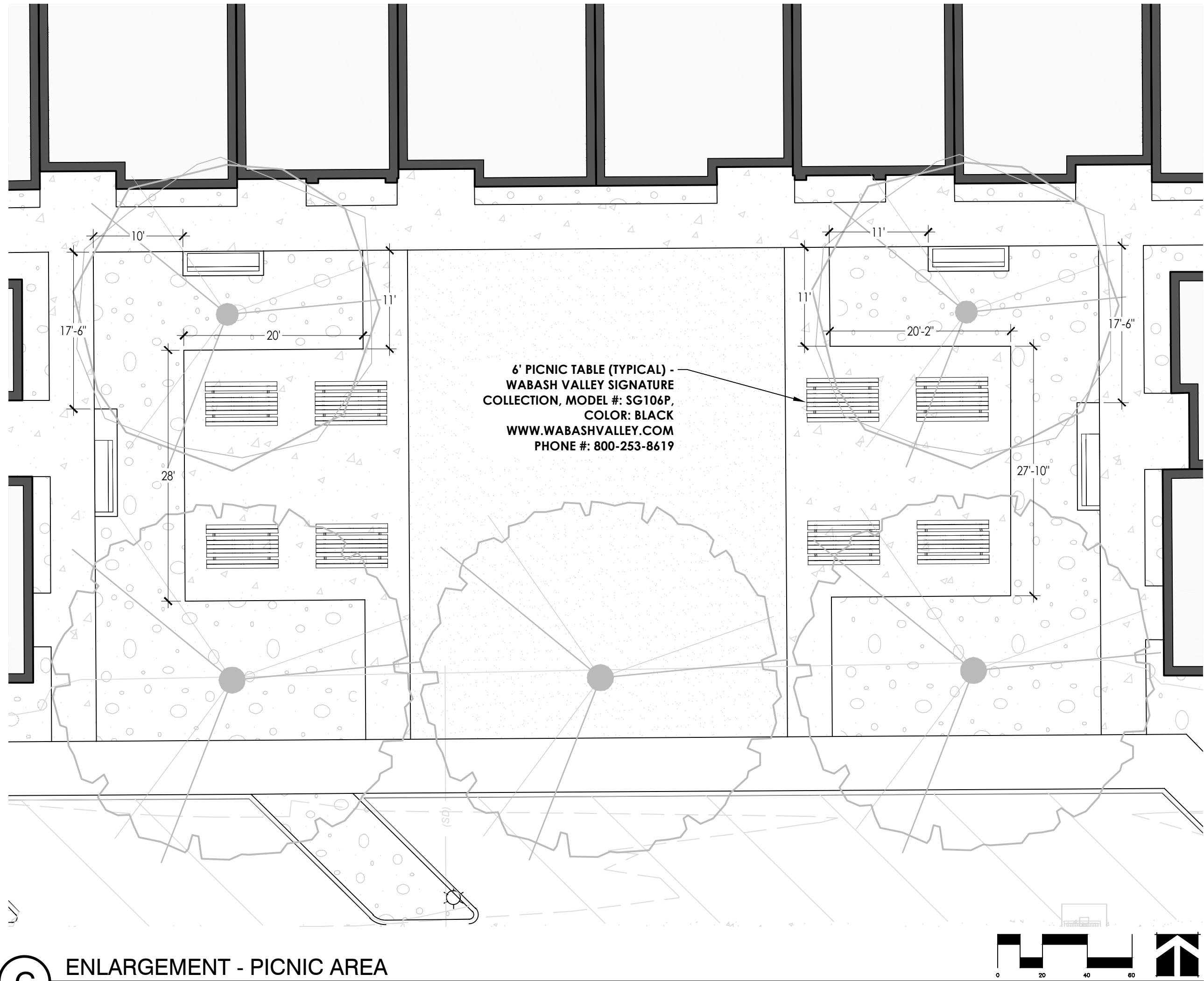
SYMBOL	DESCRIPTION
	GRASS
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAIL 10/L500
	PLANTER BED - CRUSHED 1" MINUS STONE MULCH, COLOR - GRAY WITH WEED BARRIER FABRIC



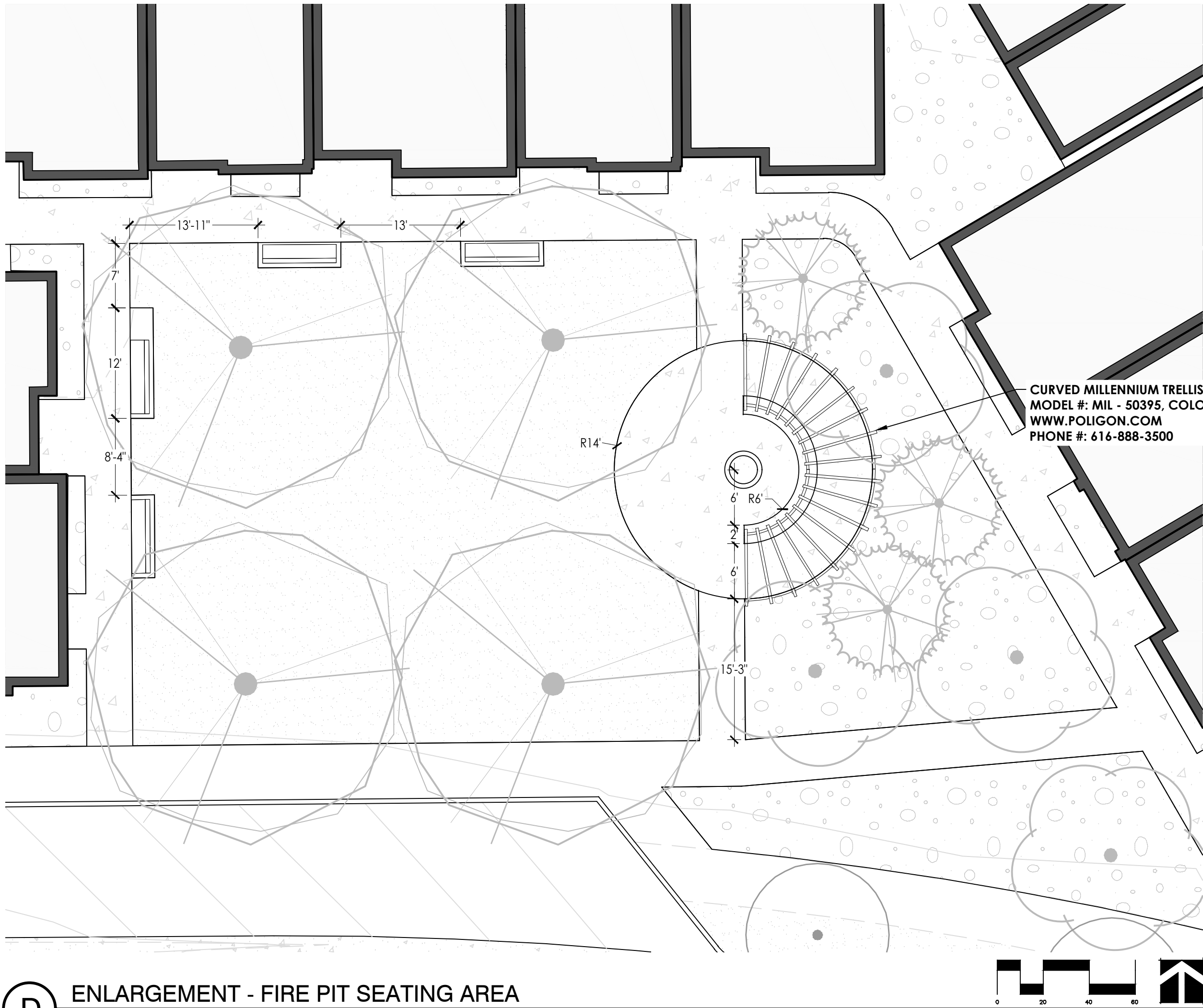
A ENLARGEMENT - PLAYGROUND AREA



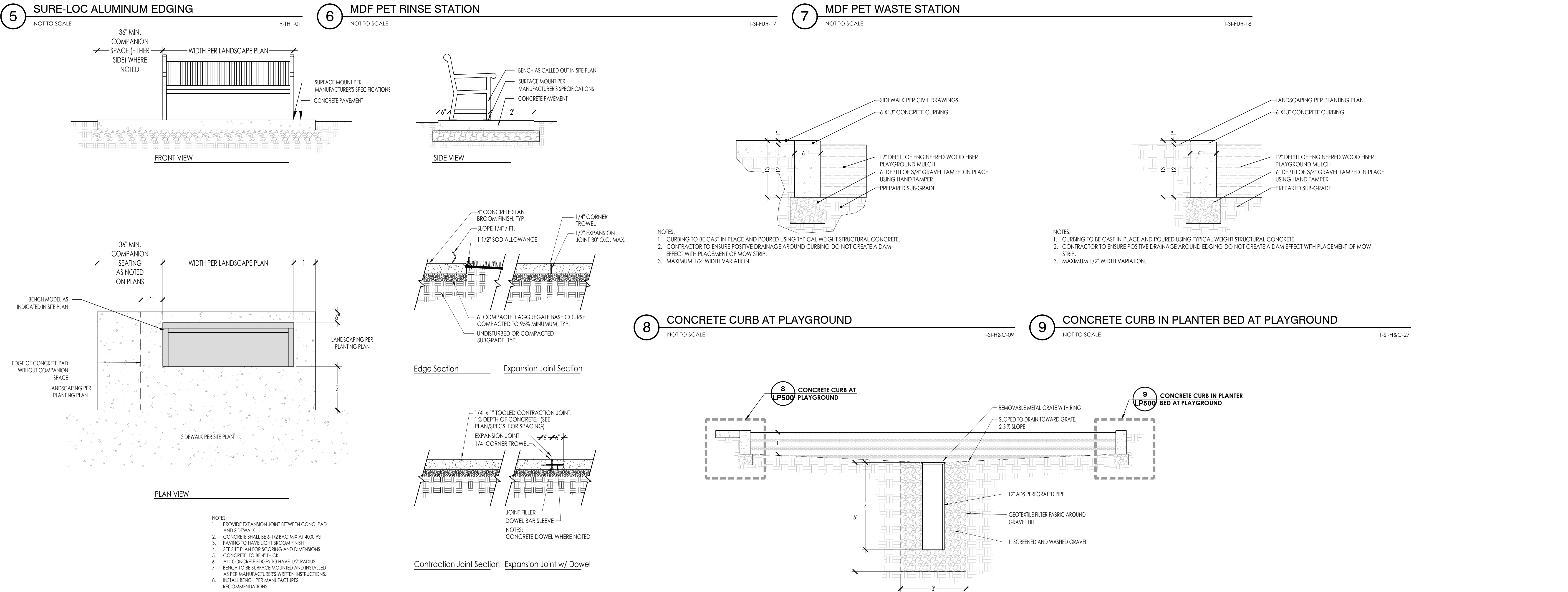
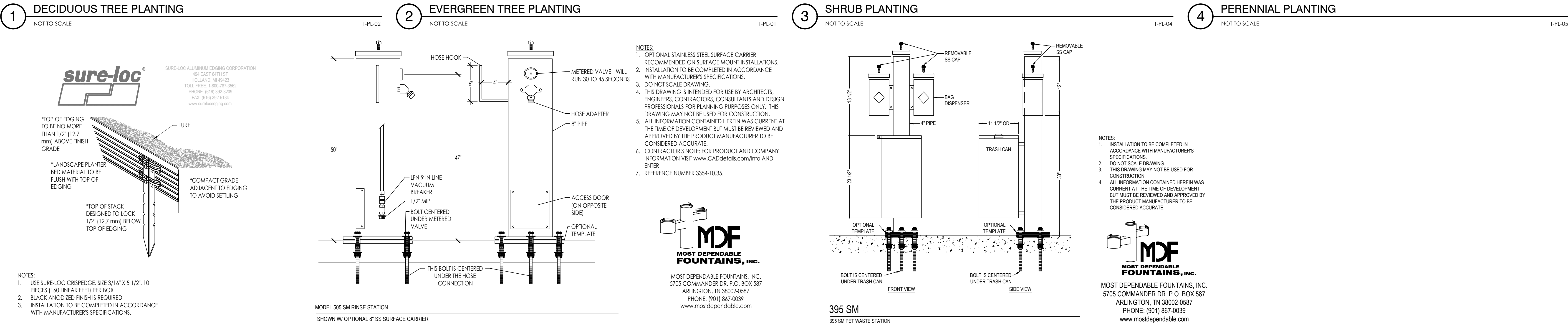
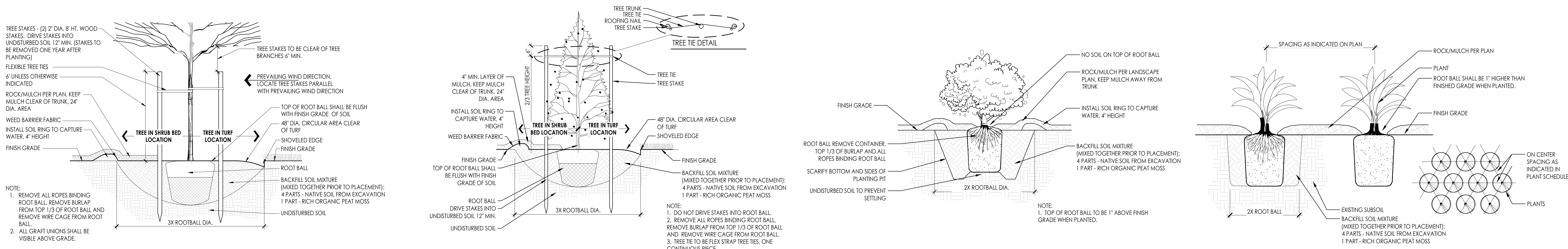
B ENLARGEMENT - OFFICE AREA

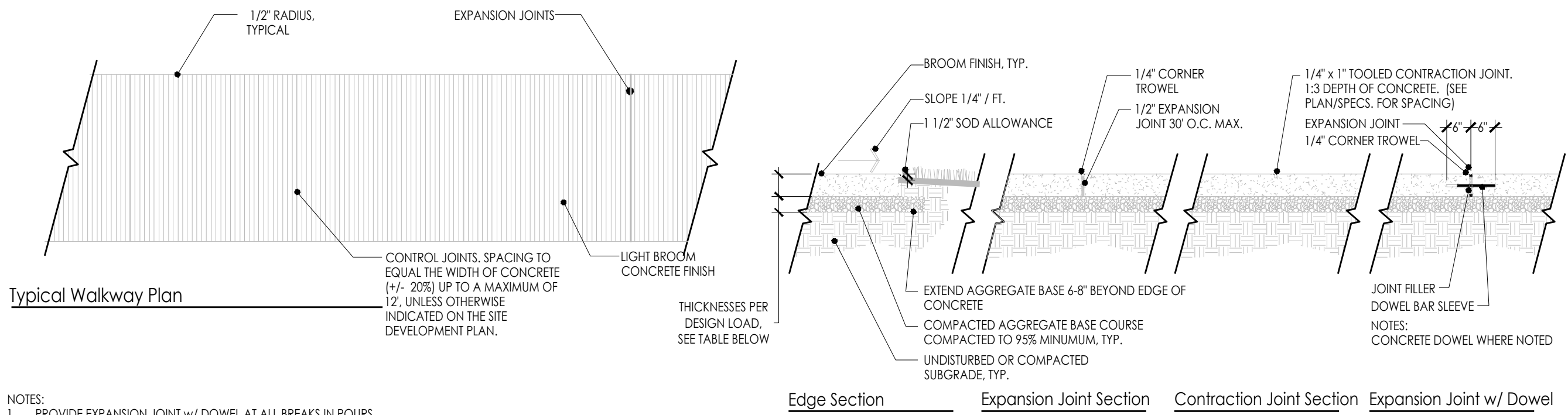


C ENLARGEMENT - PICNIC AREA



D ENLARGEMENT - FIRE PIT SEATING AREA





- NOTES:
1. PROVIDE EXPANSION JOINT w/ DOWEL AT ALL BREAKS IN POURS.
 2. EXPANSION JOINTS SHALL OCCUR EVERY 30' UNLESS OTHERWISE NOTED.
 3. CONCRETE SHALL BE 4-1/2 BAG MIX AT 4000 PSI.
 4. SIDEWALKS AND PAVING TO HAVE LIGHT BROOM FINISH.
 5. SEE SITE PLAN FOR SCORING AND DIMENSIONS.
 6. CONCRETE WALKS/PAVING TO BE 4" THICK.
 7. PROVIDE 2% CROSS SLOPE MIN.

CONCRETE DESIGN LOADS

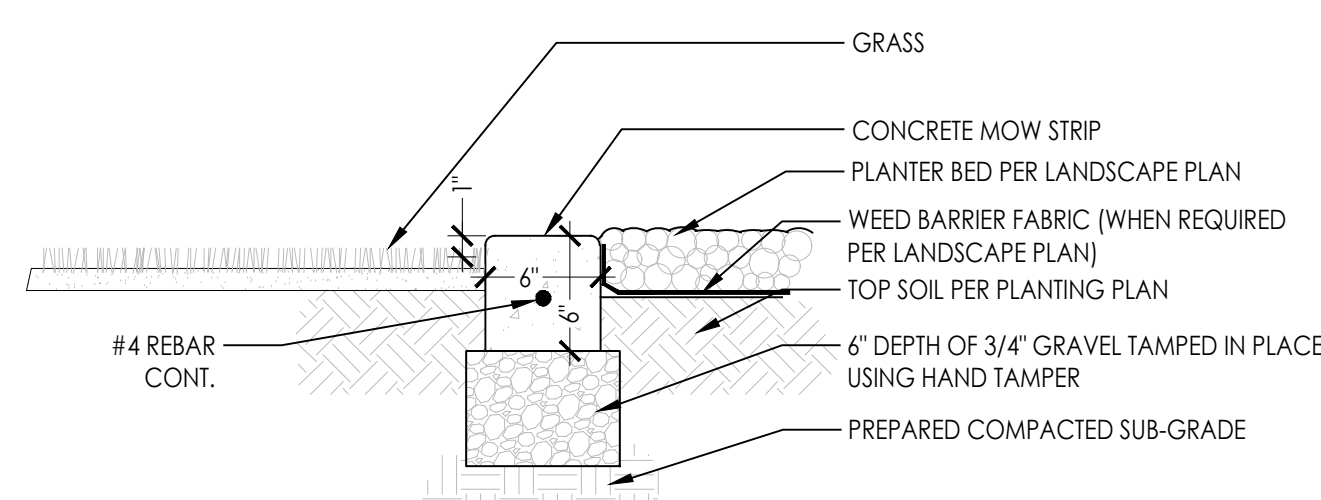
CONCRETE TYPE
LIGHT DUTY (SIDEWALK/PLAZA)
MEDIUM DUTY (LIGHT VEHICULAR USE)
HEAVY DUTY (HEAVY VEHICULAR USE)

AGGREGATE CONC. THICKNESS

4"
6"
8"

BASE THICKNESS

4"
6"
8"



- NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 5. WHERE PLANTER EDGE ABUTS CONCRETE WALK, TOP OF PLANTER EDGE TO BE FLUSH WITH TOP OF CONCRETE WALK.

1 SIDEWALK/CONCRETE PAVING

NOT TO SCALE

T-SH&C-26

2 6" CONCRETE EDGING (TYPICAL)

NOT TO SCALE

T-SH&C-07

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CC	16	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	LT	16	LIQUIDAMBAR STYRACIFLUA TULIP POPLAR	2" CAL.	B&B
	ZG	13	ZELKOYA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOYA	2" CAL.	B&B
EVERGREEN TREES					
	PP	12	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE	6" HT.	B&B
SHRUBS					
	BC	63	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	
	BY	41	BERBERIS THUNBERGII 'RED TORCH' RED TORCH JAPANESE BARBERRY	5 GAL.	
	CA2	57	CORNUS SERICEA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	5 GAL.	
	CL	43	COTONASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER	5 GAL.	
	EC	36	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.	
	JS2	98	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	5 GAL.	
	PA3	117	POTENTILLA FRUTICOSA 'ABBOTSWOOD' ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.	
	PJ2	51	POTENTILLA FRUTICOSA 'JACKMANII' JACKMAN'S BUSH CINQUEFOIL	5 GAL.	
	PP2	46	PRUNUS BESSEYI 'POI 15' PAWNEE BUTTES® SAND CHERRY	5 GAL.	
	RG	101	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	
	RH	96	ROSA SHRUB 'HOPE FOR HUMANITY' HOPE FOR HUMANITY ROSE	5 GAL.	
	RW	33	ROSA X 'RADWHITE' WHITE KNOCK OUT® ROSE	5 GAL.	
GRASSES					
	CK	71	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	
	FO	87	FESTUCA OVINA 'GLAUCOA' SHEEP FESCUE	1 GAL.	
	HS	80	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	
PERENNIALS					
	HP3	130	HEMEROCALLIS X 'PARDON ME' PARDON ME DAYLILY	1 GAL.	
	HO	104	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	
	RG2	93	RUDECKIA FULGIDA 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL.	
	SM	133	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	
VINE/ESPALIER					
	WM	4	WISTERIA MACROSTACHYA 'AUNT DEE' AUNT DEE KENTUCKY WISTERIA	5 GAL.	

SITE LEGEND

SYMBOL	DESCRIPTION	QTY
	GRASS	6,635 SF
	PLAYGROUND SURFACE MATERIAL - ENGINEERED WOOD FIBER SEE DETAIL 10/L500	2,137 SF
	PLANTER BED - CRUSHED 1" MINUS STONE MULCH, COLOR - GRAY WITH WEED BARRIER FABRIC	26,996 SF
	ACTIVE LAWN AREA	6,500 SF
	DRAINAGE COBBLE	2,316 SF

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES/ STRUCTURES/ETC.
2. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ENCOUNTERED ON SITE AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIALS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES AND HAVE NATURAL FULL SHAPES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES.
5. CONTRACTOR TO REMOVE TREE STAKES AT END OF GUARANTEE PERIOD.
6. CONTRACTOR TO PRUNE TREES AS DIRECTED BY LANDSCAPE ARCHITECT FOR PROPER SHAPING OF TREES.
7. REMOVE ALL TAGS, TIES AND FLAGGING FROM ALL PLANT MATERIAL.
8. MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-GRASS AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
9. ALL LAWN/TURF AREAS TO RECEIVE 4" OF TOPSOIL PRIOR TO LAYING SOD. ALL SHRUB/PERENNIAL PLANTING AREAS TO RECEIVE 12" OF TOPSOIL PRIOR TO PLANTING UNLESS OTHERWISE INDICATED.

THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

PROJECT NO. 13-079
DATE: 29 JAN. 2024

REVISIONS:

SHEET TITLE:

LANDSCAPE DETAILS
AND SCHEDULES

SHEET NUMBER:

LP501
LANDSCAPE

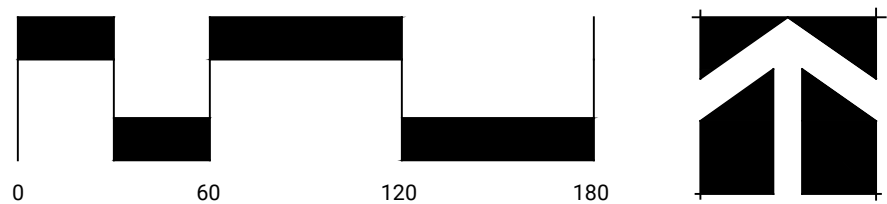
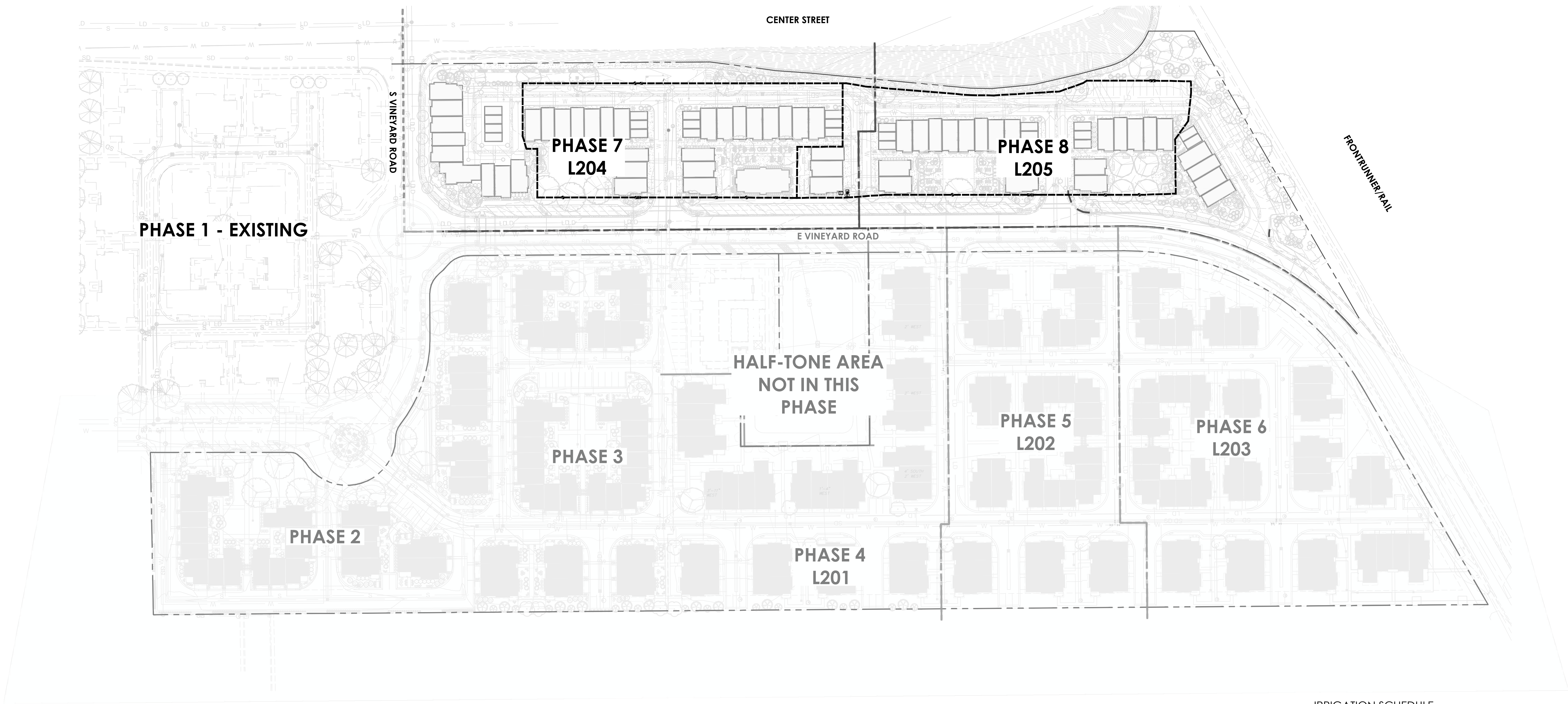


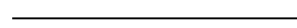
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IRRIGATION SCHEDULE		
	MAINLINE CONNECTION ASSEMBLY 1-1/2" ZURN 370 BACK FLOW VALVE 1.5" MASTER VALVE: RAINBIRD IVM150EFB 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS RAIN BIRD ESPLXME2	1/LI500
		4/LI501
	WATER METER 1-1/2" SEE CIVIL PLANS FOR WATER METER LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/LI500
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/LI500
	Valve Number	

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

SHEET TITLE:
OVERALL IRRIGATION
PLAN
SHEET NUMBER:
LI100
LANDSCAPE



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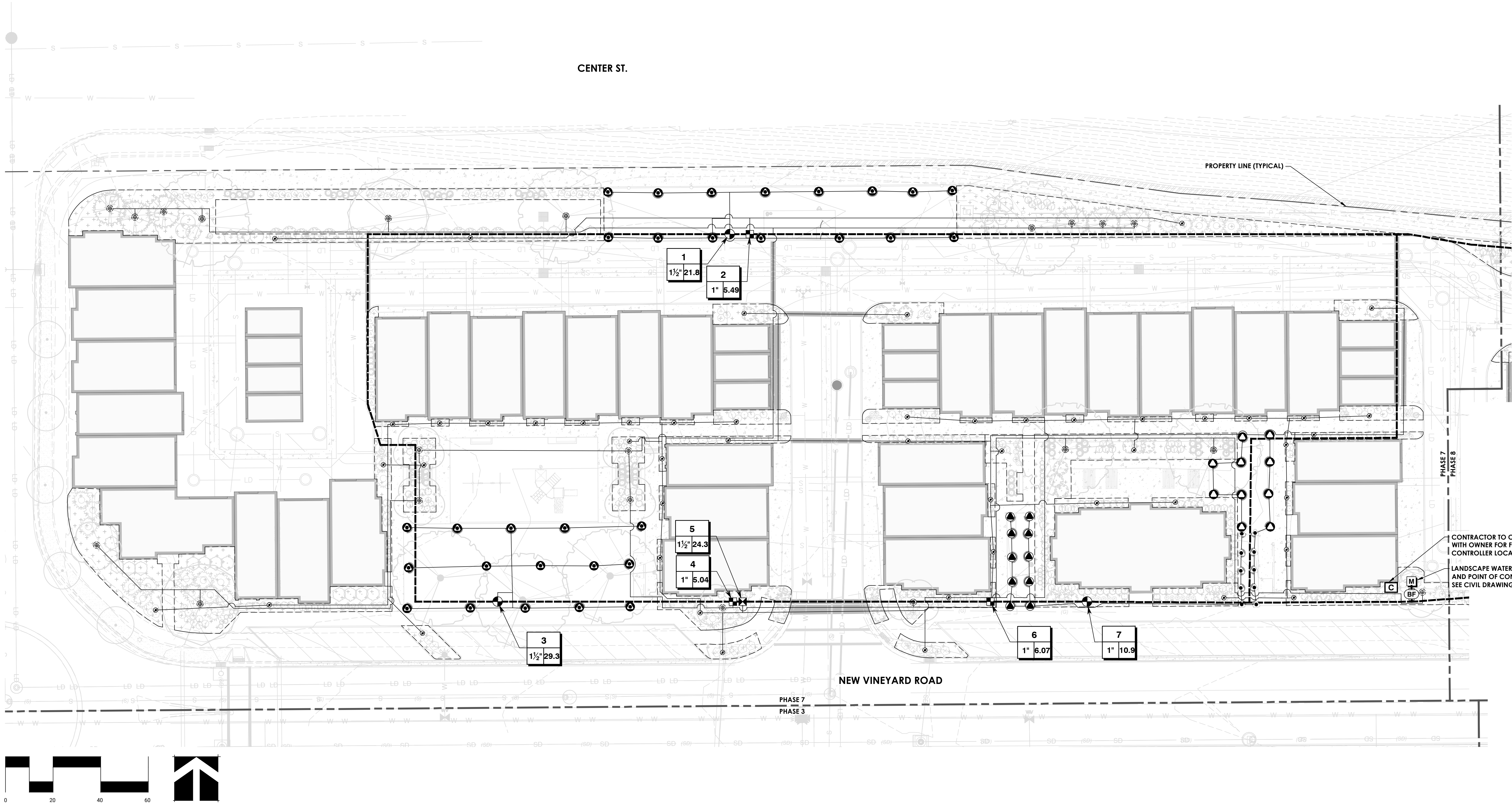
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	DETAIL
	HUNTER MP1000 PROS-04-PRS40-CV	9/L1500
	HUNTER MP2000 PROS-04-PRS40-CV	9/L1500
	HUNTER MP3000 PROS-04-PRS40-CV	9/L1500
	HUNTER MP800SR PROS-04-PRS40-CV	9/L1500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT	10/L1500
	RAIN BIRD XCZ-150-LCDR HIGH FLOW CONTROL ZONE KIT	10/L1500
	PIPE TRANSITION POINT ABOVE GRADE	
	TREE DRIP RING	2/L1501
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. EMITTER NOTES: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	1/L1501
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB	8/L1500
	MAINLINE CONNECTION ASSEMBLY 1-1/2" ZURN 370 BACK FLOW VALVE 1.5" MASTER VALVE: RAINBIRD IVM150EFB 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS	1/L1500
	RAIN BIRD ESPLXME2	4/L1501
	WATER METER 1-1/2" SEE CIVIL PLANS FOR WATER METER LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/L1500
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/L1500
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL PIPE SLEEVES WHERE LATERAL OR MAINLINE CROSSES UNDER HARDSCAPE SURFACES	7/L1500



THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION
PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:
SHEET TITLE: IRRIGATION PLAN
SHEET NUMBER: L1104
LANDSCAPE



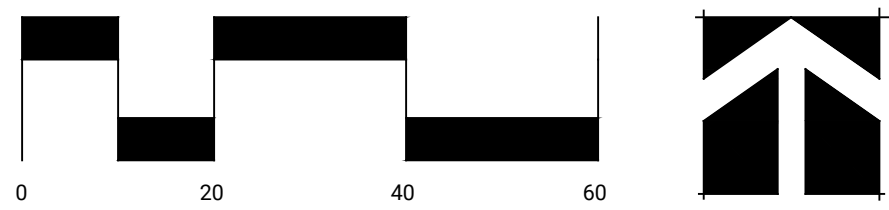
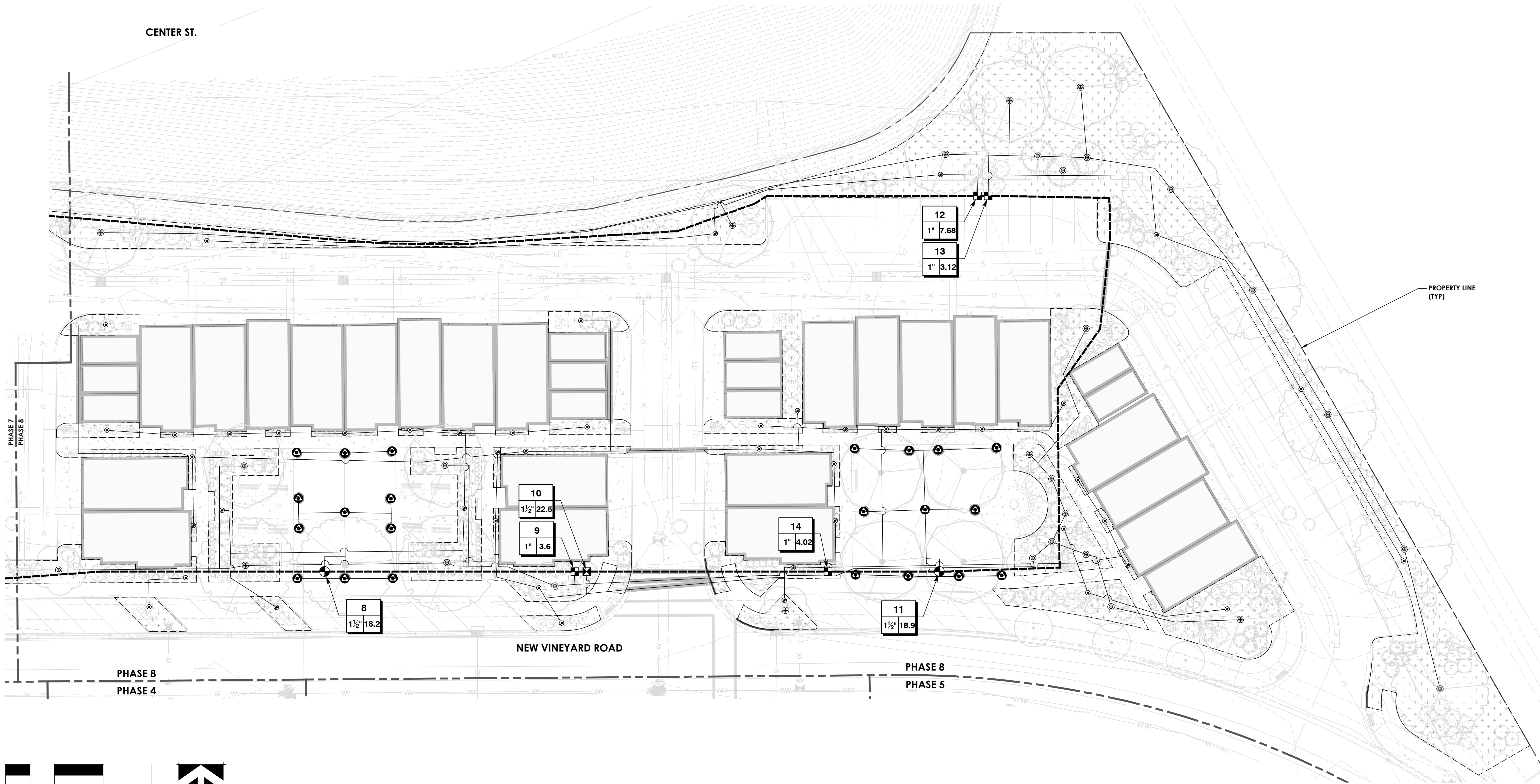
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	DETAIL
	HUNTER MP1000 PROS-04-PRS40-CV	9/LI500
	HUNTER MP2000 PROS-04-PRS40-CV	9/LI500
	HUNTER MP3000 PROS-04-PRS40-CV	9/LI500
	HUNTER MP800SR PROS-04-PRS40-CV	9/LI500
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT	10/LI500
	RAIN BIRD XCZ-150-LCDR HIGH FLOW CONTROL ZONE KIT	10/LI500
	PIPE TRANSITION POINT ABOVE GRADE	
	TREE DRIP RING	2/LI501
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	1/LI501
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB	8/LI500
	MAINLINE CONNECTION ASSEMBLY 1-1/2" ZURN 370 BACK FLOW VALVE 1.5" MASTER VALVE: RAINBIRD IVM150EFB 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS	1/LI500
	RAIN BIRD ESPLXME2	4/LI501
	WATER METER 1-1/2" SEE CIVIL PLANS FOR WATER METER LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/LI500
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/LI500
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL PIPE SLEEVES WHERE LATERAL OR MAINLINE CROSSES UNDER HARDSCAPE SURFACES	7/LI500
	Valve Cutout	
	Valve Number	
	Valve Flow	
	Valve Size	



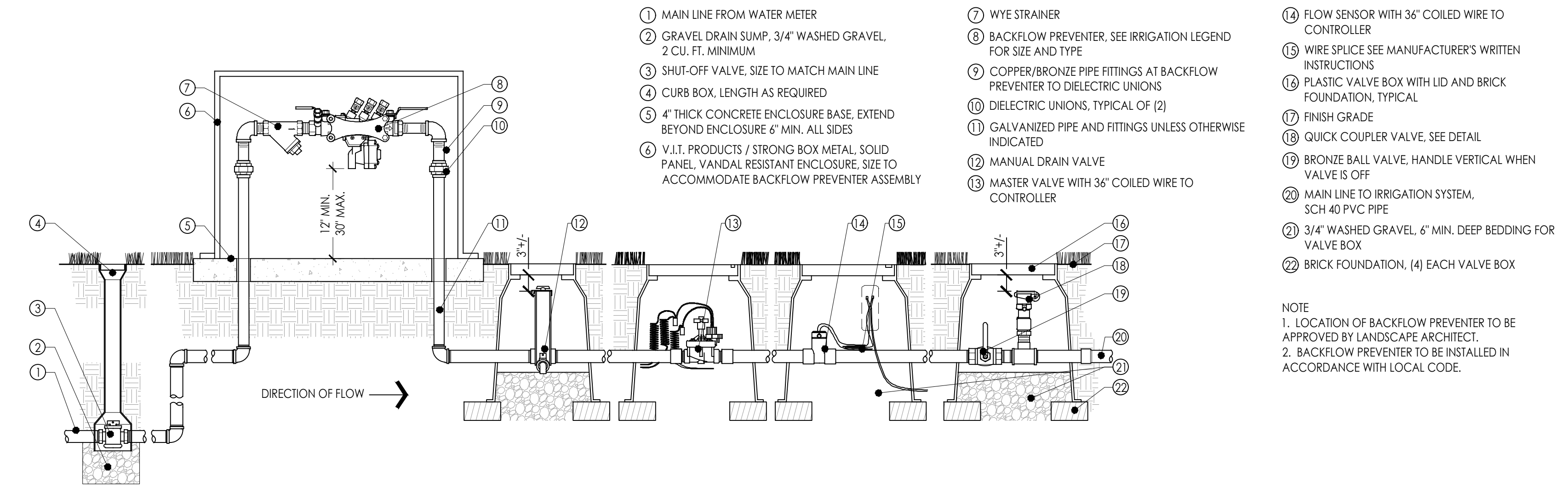
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VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

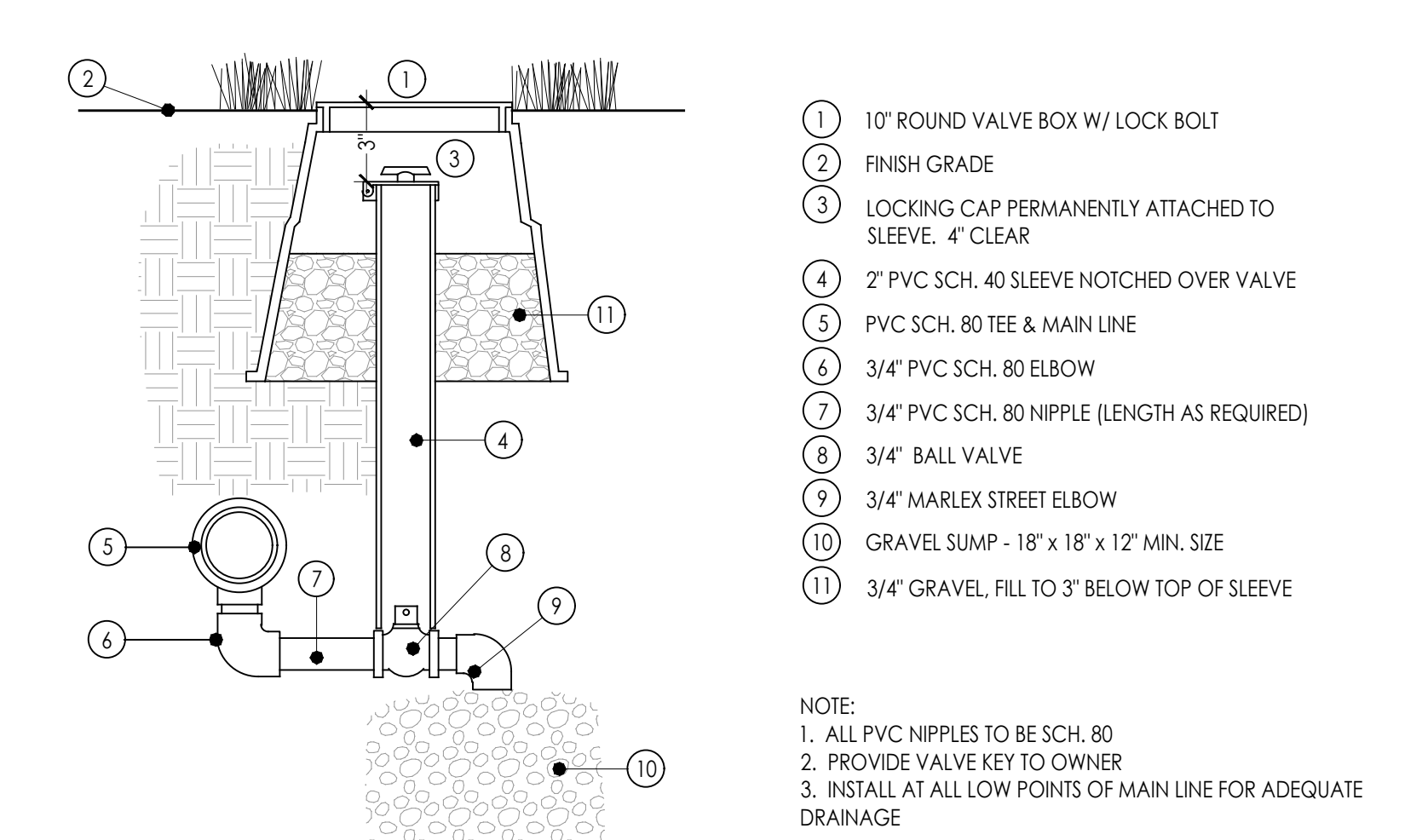
PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

SHEET TITLE:
IRRIGATION PLAN

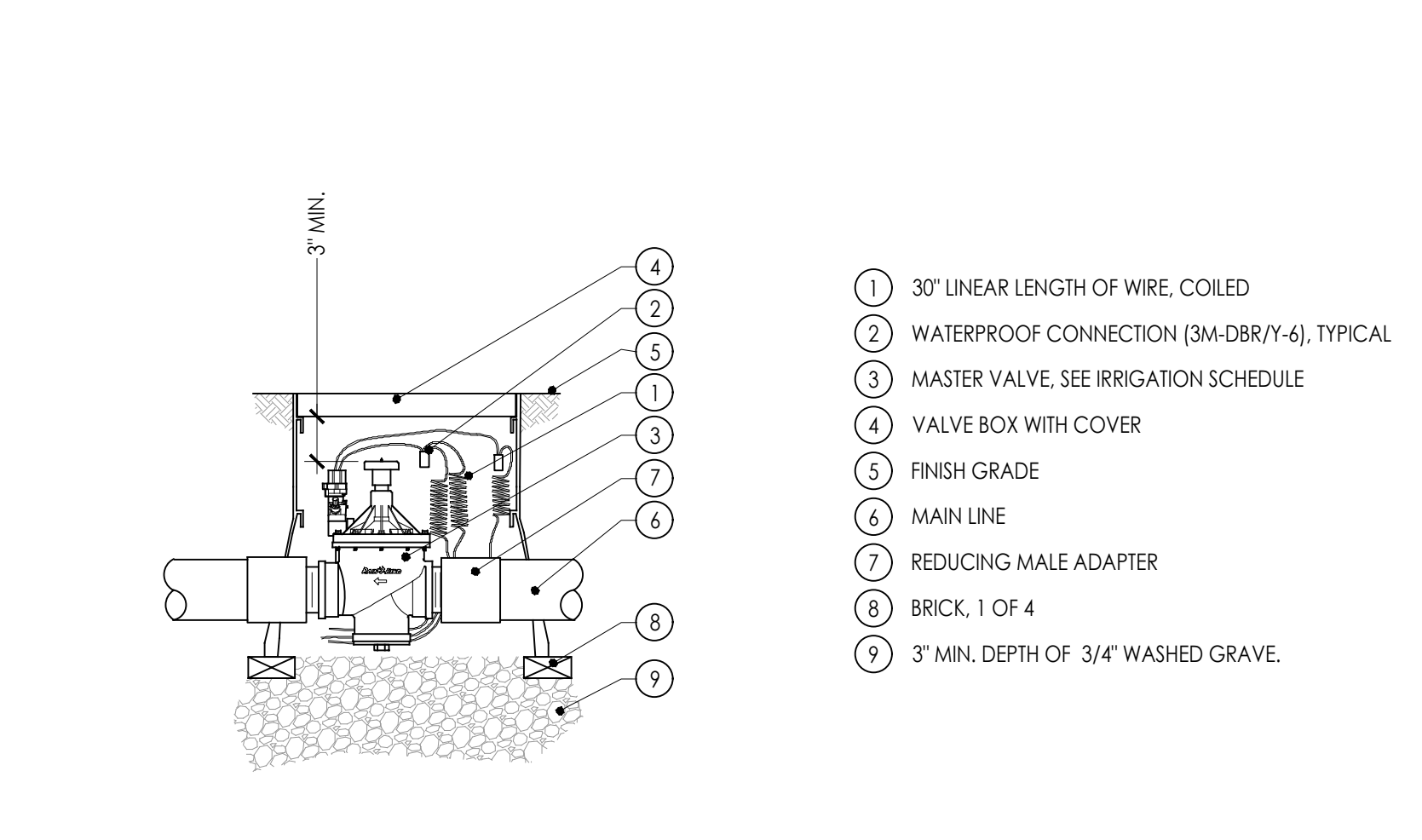
SHEET NUMBER:
LI105
LANDSCAPE



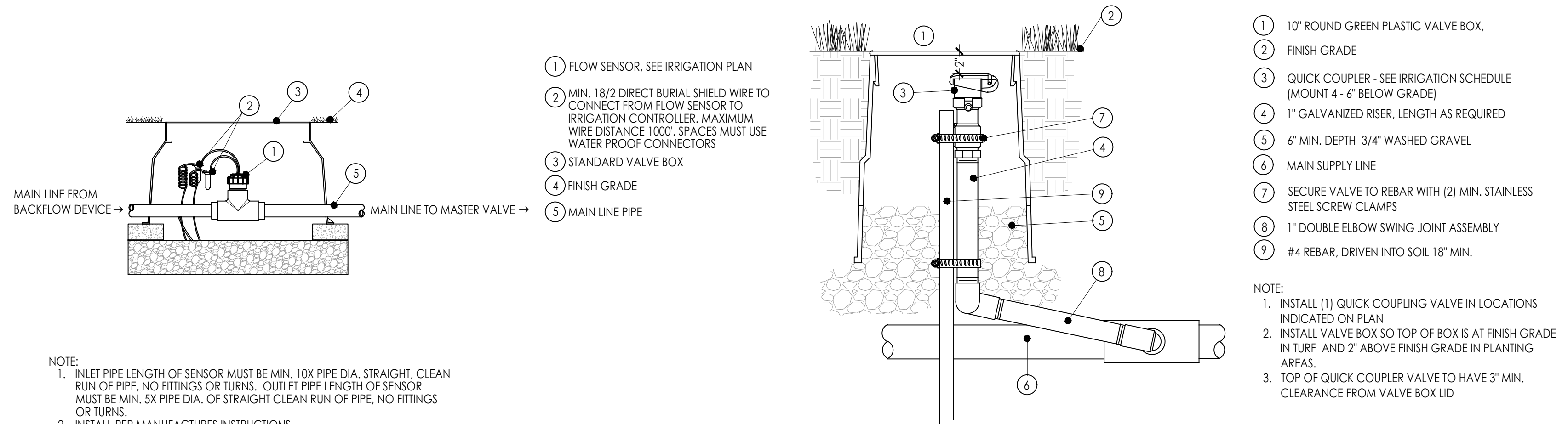
1 MAIN LINE CONNECTION ASSEMBLY
NOT TO SCALE
T-IR-EQU-03



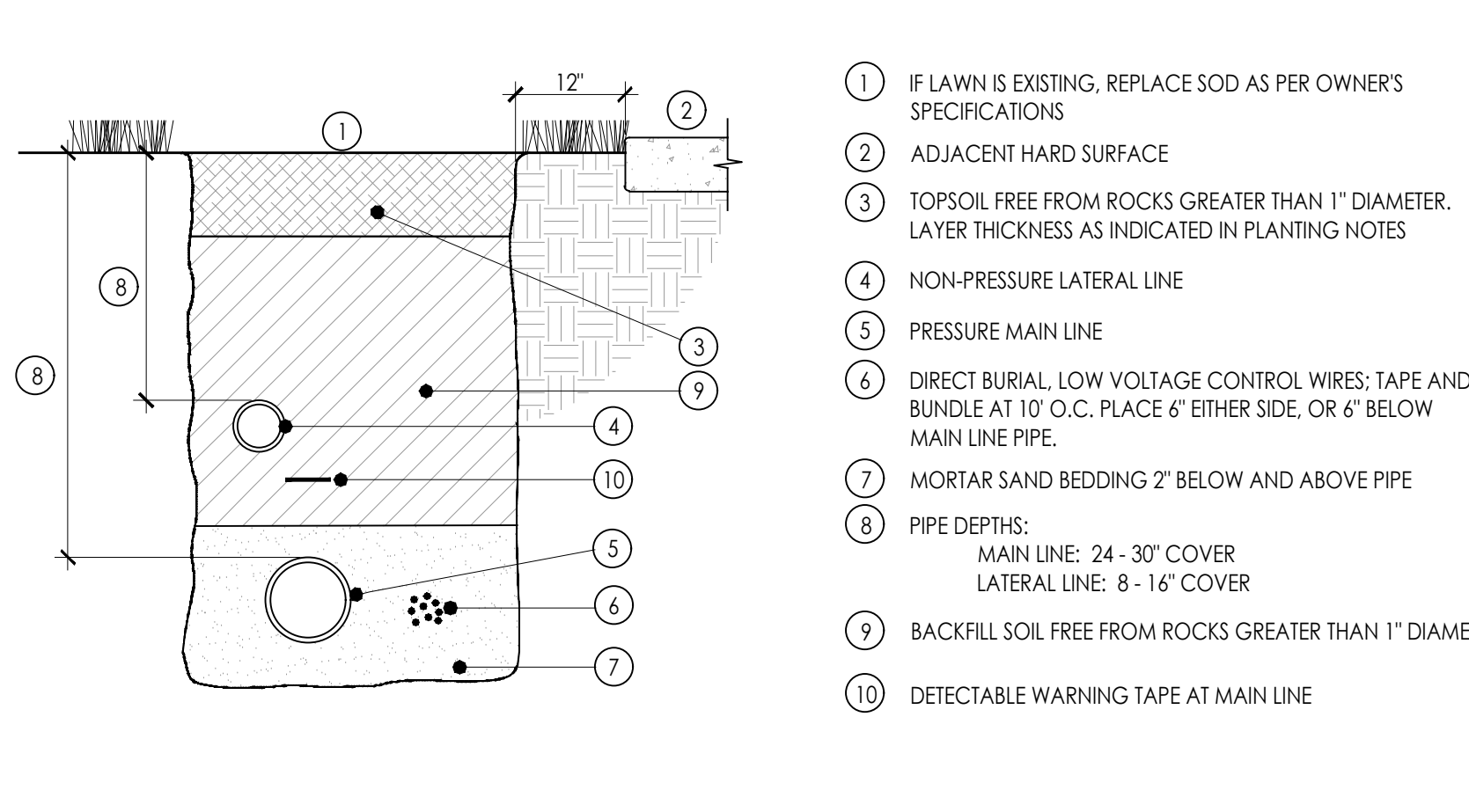
2 MANUAL DRAIN VALVE ASSEMBLY
NOT TO SCALE
T-IR-EQU-05



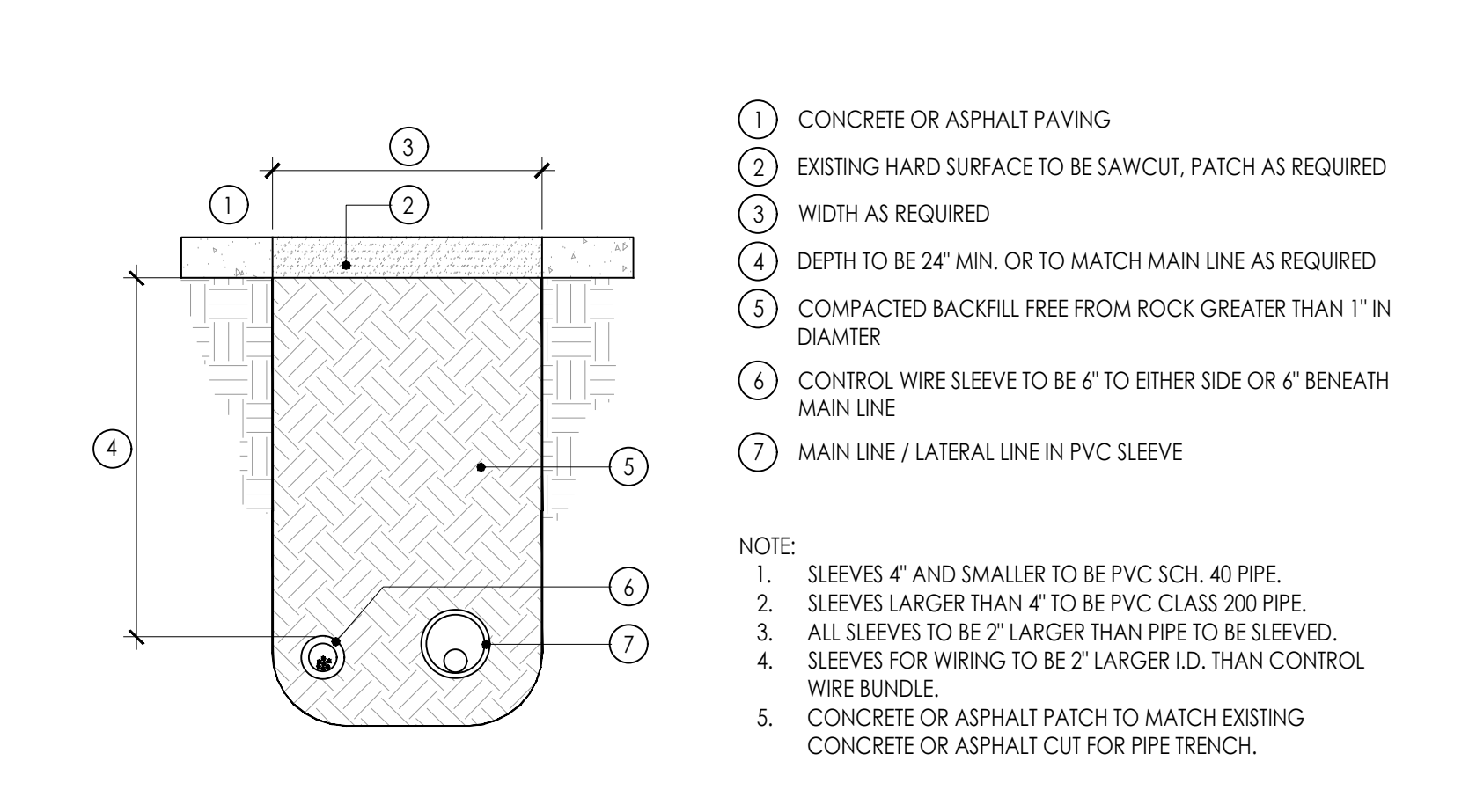
3 MASTER VALVE
NOT TO SCALE
T-IR-VAL-01



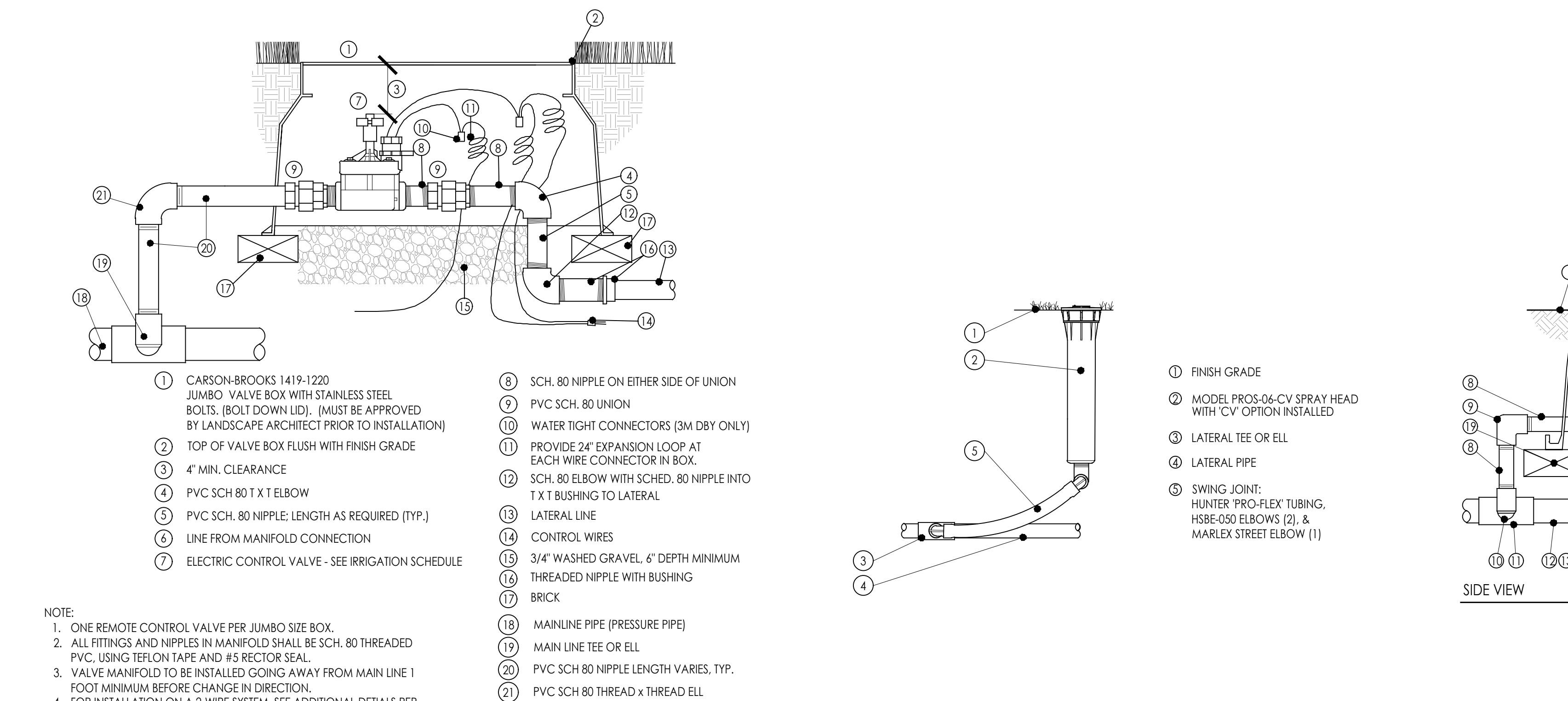
4 FLOW SENSOR
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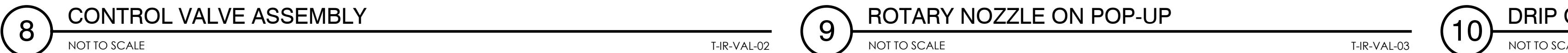
5 QUICK COUPLER VALVE
NOT TO SCALE
T-IR-EQU-04



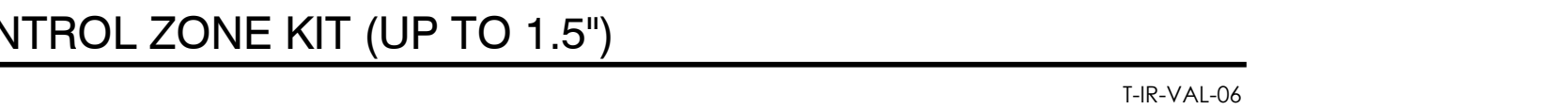
6 TRENCH DETAIL
NOT TO SCALE
T-IR-EQU-01



7 SLEEVE DETAIL
NOT TO SCALE
T-IR-EQU-02



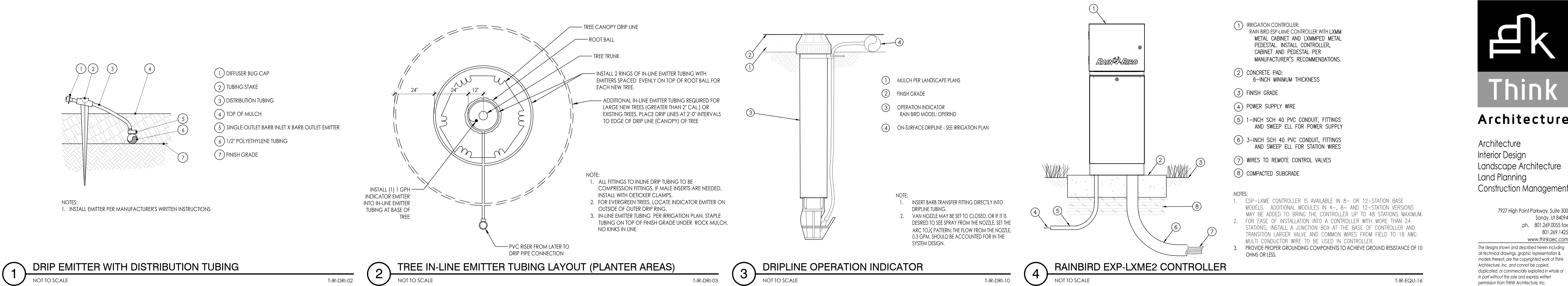
8 CONTROL VALVE ASSEMBLY
NOT TO SCALE
T-IR-VAL-02



9 ROTARY NOZZLE ON POP-UP
NOT TO SCALE
T-IR-VAL-03

IRRIGATION NOTES

- WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
- NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS, COORDINATE WITH GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
- THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
- INSTALL CONTROLLERS AND REQUIRED CONTROLLER GROUNDING AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE LOCATION WITH LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
- THE IRRIGATION PLAN IS DRAWN DIAGRAMMATICALLY FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN.
- REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
- ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 70 PSI. CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
- PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
- ALL VALVE BOXES TO BE SUPPORTED WITH BRICK / CONCRETE MASONRY UNIT.
- LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS OR CURBS.
- IRRIGATION SYSTEM WIRING LOCATED APART FROM IRRIGATION MAIN LINE TO BE PLACED IN GRAY PVC SLEEVES OF ADEQUATE SIZE.
- CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 70 PSI FOR 2 HOURS MINIMUM.



DEVELOPMENT REVIEW COMMITTEE (DRC) BYLAWS

Article 1: Name

The name of this organization shall be the Development Review Committee, abbreviated as DRC.

Article 2: Purpose

The Development Review Committee serves the purpose of a Land Use Authority for all Final Subdivision applications and technical review authority for all proposed development and development applications including site plans for compliance with applicable codes, ordinances, and Standards within the City of Vineyard.

Article 3: Authority and Duties

Section 1: Authority

The DRC operates under the authority granted by the Vineyard City Council and in accordance with the applicable laws and regulations including Senate Bill 0174.

Section 2: Duties.

The DRC as the Land Use Authority for all Final Subdivision applications and technical review authority for all proposed development shall:

- i. Be the approval body for all final subdivision applications and amendment of approved proposed subdivision development applications, including recorded plat amendment.
- ii. Engage in technical plan reviews and advise on all plans submitted for proposed development within Vineyard.
- iii. Adopting bylaws, policies, and procedures for the conduct of the duties and meetings of the Committee, for the consideration of applications and for any other purposes deemed necessary by the DRC, provided that such bylaws, policies, and procedures.
- iv. Maintain accurate records of meetings, decisions, and recommendations made by the DRC.
- v. Submit a quarterly report to the City Council summarizing the activities, accomplishments, and challenges of the DRC.

Article 4: Membership

Section 1: Composition

The DRC shall consist of seven (7) members serving as the Land Use Authority for Final Subdivision and Technical review body for all proposed development. The membership of composition is based on technical expertise and experience in development and safe and sound community building.

Section 2: Members include:

1. Chair of the Planning Commission or Designee
2. City Manager
3. Fire Marshal or Designee
4. Head or Designee of Vineyard Building Department
5. Head or Designee of Vineyard Engineering Department
6. Head or Designee of Vineyard Community Development Department
7. Head or Designee of Vineyard Parks and Recreation Department.

Article 4: DRC Leadership

Section 1: Chair

The DRC shall elect a Chair from among its members. The Chair shall preside over all meetings, represent the DRC when necessary, and perform other duties as assigned by the DRC or per request of Vineyard City Council.

Section 1.1: Term of Chair.

The Chair shall serve for a term of one (1) year and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of elect and shall end on December 31 or until a successor is elected by the DRC.

Section 2: Vice-Chair

The DRC shall elect a Vice-Chair from among its members. The Vice-Chair shall assist the Chair and perform the duties of the Chair in their absence.

Section 2.1: Term of Vice-Chair

The Chair shall serve for a term of one (1) year and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of elect and shall end on December 31 or until a successor is elected.

Section 3: Chair Pro-temp

In the absence of the Chair and Vice Chair, prior to the meeting, the Chair shall appoint a member of the DRC to serve as Chair Pro-Temp. If a Chair Pro-Temp shall be appointed by a majority vote of the DRC. The Chair Pro-temp shall perform all the duties of the Chair for that particular meeting only.

Section 4: Secretary

The Community Development Director or DRC may appoint a Secretary who may or may not be a DRC member. The Secretary shall be responsible for maintaining accurate records of all meetings and managing official correspondence.

Article 5: Meetings

Section 1: Regular Meetings

The DRC shall meet on a regularly scheduled basis, as agreed on by the committee. All meetings by the DRC are considered public meetings and shall have agendas and minutes posted. Meetings may be recorded and made available on the Vineyard City website as a courtesy or an accommodation for interested parties/ residents who could not attend scheduled meetings. The meeting schedule shall be determined by the DRC at the beginning of each calendar year.

Section 2: Special Meetings

Special meetings may be called by the Chair or upon written request by four (4) DRC members. Proper notice of the special meeting, including the agenda, shall be provided to all members at least 48 hours before the meeting.

Section 3: Quorum

Four (4) of the DRC members shall constitute a quorum for the transaction of business at any regularly scheduled or special meeting.

Section 4: Voting

Decisions shall be made by a majority vote of the members present at a properly held meeting, with the caveat that no action shall be approved with fewer than four (4) votes. Proxy voting is not permitted.

Article 6: Amendments

These bylaws may be amended by a majority vote (i.e., four (4) votes) of the DRC members present at a meeting, provided that proper notice of the proposed amendment has been given to the DRC members at least 72 hours prior to the meeting.

Article 7: Effective Date

These bylaws shall become effective upon adoption by the DRC.

Approved and adopted on the _____ of (month) by the Development Review Committee.

Chair

Staff attested