



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING

April 4, 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, April 4, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. WORK SESSION**
 - 2.1.** Vineyard Eastlake at Geneva Industrial Business Park Phase 11 - Site Plan
 - 2.2.** GRMU Office Building - Site Plan
 - 2.3.** Holdaway Fields LDS Church - Site Plan
- 3. STAFF, COMMISSION, AND COMMITTEE REPORTS**
- 4. CONSENT ITEMS**
 - 4.1.** No minutes have been submitted for approval.
- 5. BUSINESS ITEMS**
 - 5.1.** No Final Plats have been submitted for approval
- 6. ADJOURNMENT**

This meeting may be held in a way that will allow a committee member to participate electronically. The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

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

and each member of the DRC

AGENDA NOTICING COMPLETED ON:

April 1, 2024

CERTIFIED (NOTICED) BY:

/s/ Cache Hancey, Planner



STAFF REPORT

Meeting April 4, 2024

Date:

Agenda Vineyard Eastlake at Geneva Industrial Business Park Phase 11 - Site Plan
Item:

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

Vineyard Properties of Utah is pleased to announce their intent of constructing a pair of buildings: a 68,000 square foot building and a 48,600 square foot building to fill in the underutilized West Side of Lot 1. This property is located in the town of Vineyard Eastlake at Geneva Industrial Business Park Phase 11. This project being built as a spec project to help fill the need of Flex warehouse space in the area. Vineyard Properties of Utah is managed by Martin Snow, a local steel fabrication plant owner. This building features: • Insulated Concrete Panel Construction designed and manufactured here in Utah. • A natural 3 tone color scheme to match surrounding valley. • Matching xeriscape to beautify the road area along 1750 North.

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

No motion may be made by the Development Review Committee for a Site Plan Application

Attachments:

1. Eastlake Site Plan Documents

Town of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear Town of Vineyard,

Vineyard Properties of Utah is pleased to announce their intent of constructing a pair of buildings: a 68,000 square foot building and a 48,6000 square foot building to fill in the underutilized West Side of Lot 1. This property is located in the town of Vineyard Eastlake at Geneva Industrial Business Park Phase 11. This project being built as a spec project to help fill the need of Flex warehouse space in the area.

Vineyard Properties of Utah is managed by Martin Snow, a local steel fabrication plant owner. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties.

This building features:

- Insulated Concrete Panel Construction designed and manufactured here in Utah.
- A natural 3 tone color scheme to match surrounding valley.
- Matching xeriscape to beautify the road area along 1750 North.

We trust that this shall meet your development goals for the area and we look forward to working with the Town of Vineyard on another successful project and on future projects to come.

Regards,

A handwritten signature in cursive script that reads "Chris Kephart".

Chris Kephart

Eastlake Lot 1, Phase 11

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
CV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

Planning Department

240 East Gammon Rd
Vineyard, Utah 84058
Phone (801) 226-1929

Update
Address

Community Development Director - Morgan
Brim 385.248.7029

Public Works Department

Phone (801) 766-6506

Public Safety

Emergency 911
Utah County Animal Shelter 801-785-3442

Building Inspection

Building Inspector
George Reid
801.226.1929

Update to
Cris Johnson

Gas

Questar

1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

CUWCD

Vineyard Operations Site
45 W 1600 N
Vineyard, UT 84059
Bill Peatross (435)503-4174
bill@cuwcd.com

Project Address:

400 East 1750 North Street
Vineyard, Utah 84057

Property Owner:

MS BUSINESS PROPERTIES GROUP 4 LLC

Developer:

MS Business Properties Group 4 LLC
435 North 1200 West
London, Utah 84062
801-424-9825

Architect:

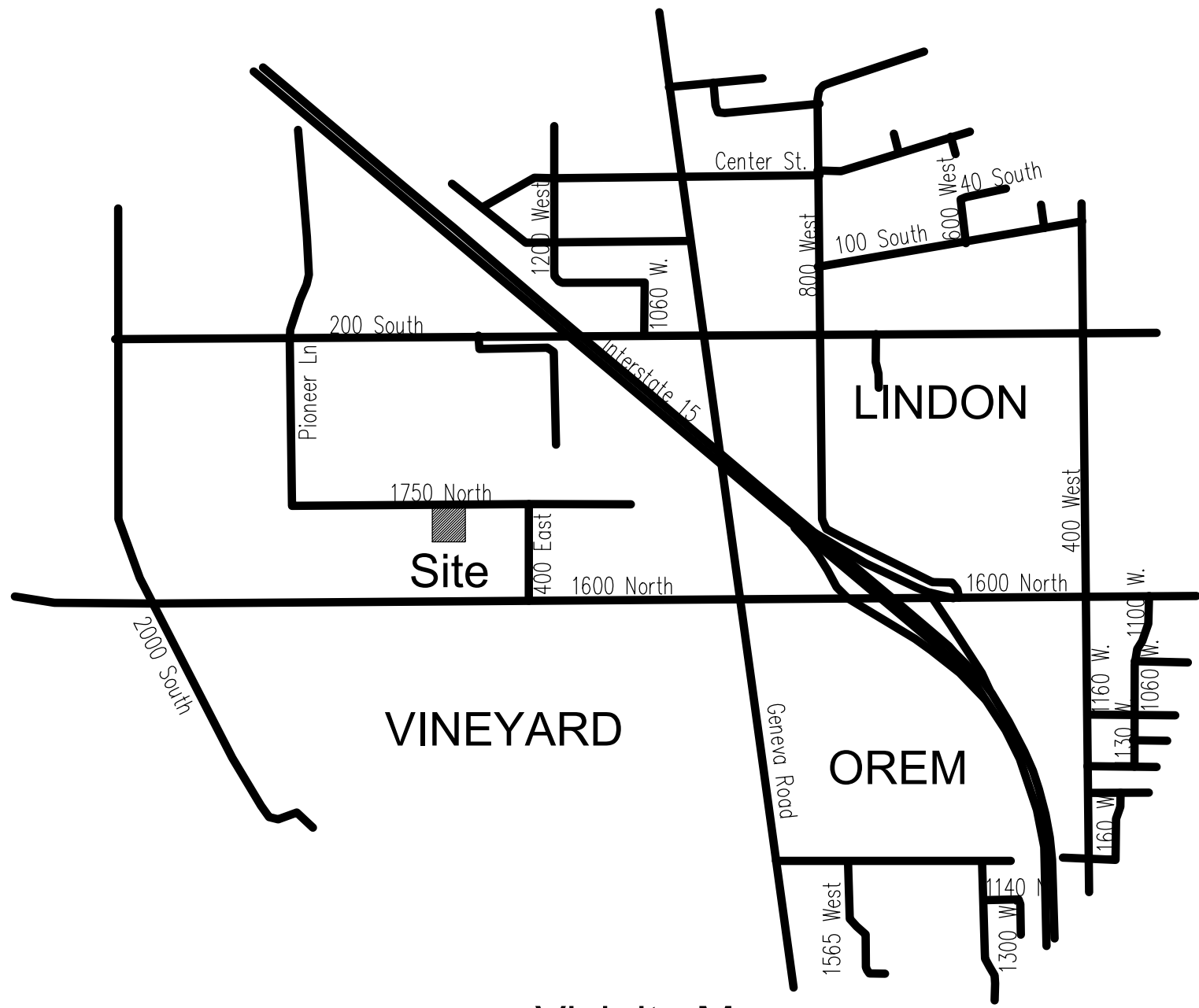
Architectural Coalition
1991 South State
Springville, Utah 84663
801-491-0275

Engineer / Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Vineyard, Utah 84058
801-224-1252 office
801-224-1264 fax
t-dudley@qwestoffice.net

Site Data:

Zone = M
Total Area = 339,324 sq.ft. or 7.79 Acres
Total number of buildings = 2



Vicinity Map

NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be Existing at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be Existing and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be Existing I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be Existing according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Preliminary Plat
3.0-3.4	Utility Plans
4.0-4.3	Street Improvement Plans
5.0-5.2	Detail Sheets

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to the current City standards, specifications, and drawings.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. 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 where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies 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.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify the necessary City inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines, any discrepancies found are to be communicated to the design engineer prior to installation.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI Z1.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities. It is the responsibility of the contractor to verify all existing utilities by means of 'blue stakes', 'pot-holing', and/or excavation.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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 normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with the standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer main testing shall be accordance with the city standards and specifications. Copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be attained and compaction results submitted to the Public Works Department.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the City and engineer.
 - (E) All permitting, development, location, connecting and inspection.
 - (F) Verifying all standard details conform to the current standards and specifications.
 - (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
 - (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

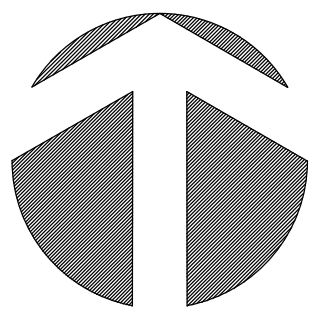
1. The contractor shall be responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the city and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
8. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction. Any discrepancies are to be reported to the design engineer prior to construction.
9. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished surface paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, no proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Where new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre-cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove dirt and debris.
20. Existing grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
21. Proposed grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.
32. All drainage from the subject site is to be contained on-site. No water shall be allowed to flow onto adjacent properties without drainage easements in place.
33. The Landscape contractor is to refer to the grading and drainage plan for the placement of drainage swales and LID facilities and ensure the design is maintained.

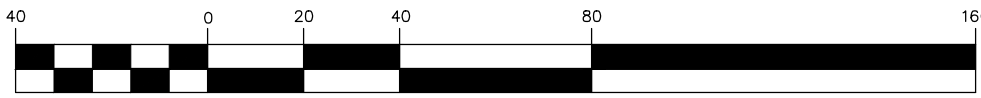
GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works Department, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT where applicable. Inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warning up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.



NORTH
1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

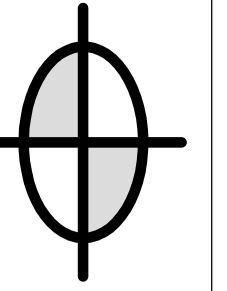
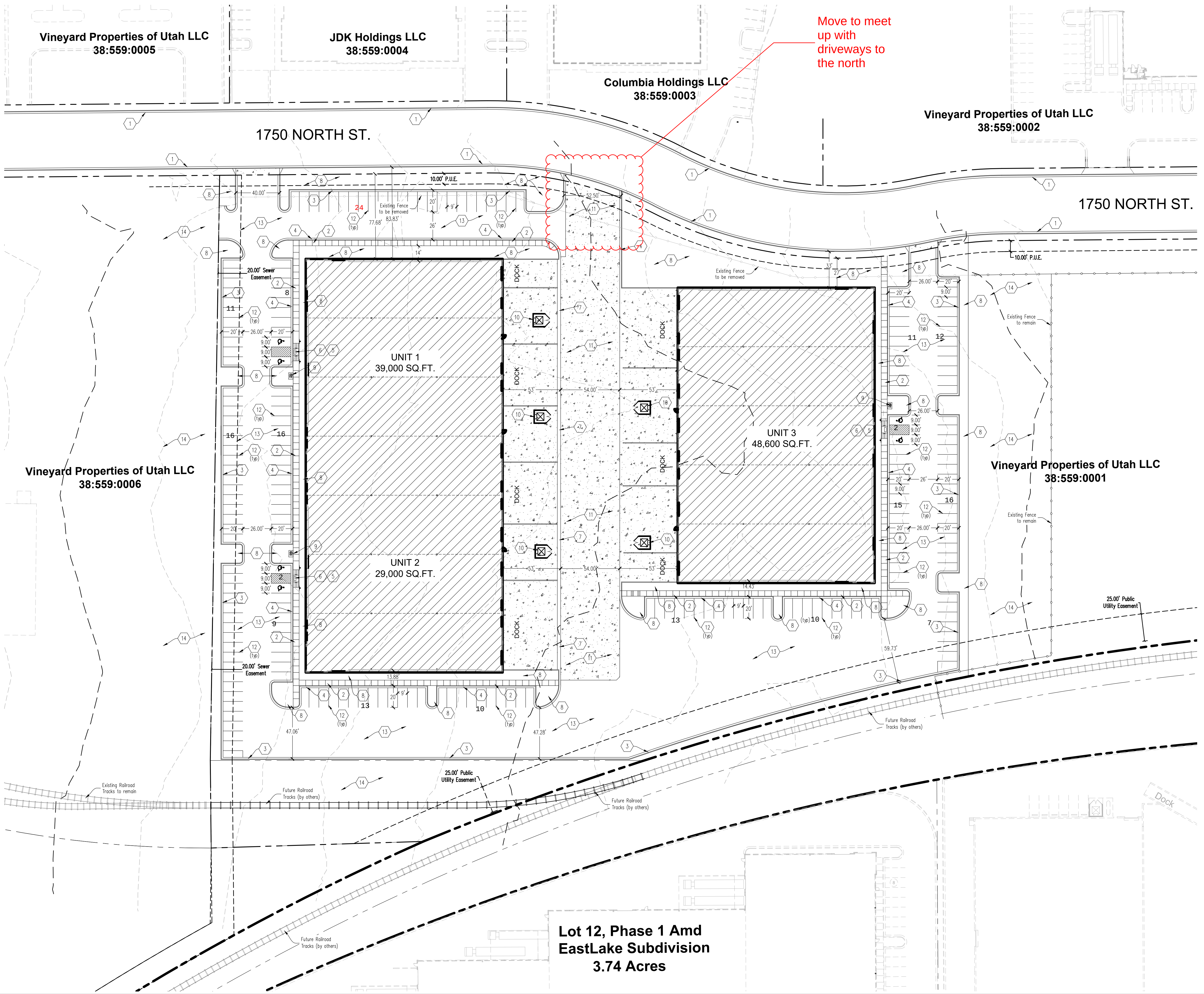
KEYED NOTES

- 1 Existing 24" curb and gutter to remain.
- 2 Const. 5' concrete sidewalk.
- 3 Const. 24" curb and gutter. (carry curb)
- 4 Const. 24" curb and gutter. (shed curb)
- 5 Const. ADA ramp with necessary signage.
- 6 Const. ADA stalls and isle (2% max. grade).
- 7 Const. 36" wide, 5" thick cross gutter. (see detail E)
- 8 Landscaped Area (refer to landscaping plan for details).
- 9 Bicycle parking rack.
- 10 Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- 11 Concrete Paving (see paving detail)
- 12 Parking Striping (white point)
- 13 Const. Asphalt paving (see paving section).
- 14 Existing gravel/slag area to remain

Parking: 186, 6 ADA
Requirement: 750/Warehouse, 300/Office

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Eastlake Lot 1, Phase 11
Site Plan

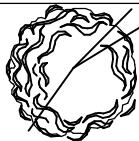
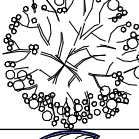
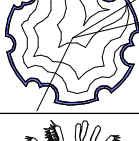
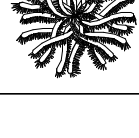
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By
TD
Tracing No.
L - 14857

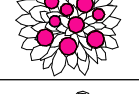
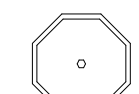
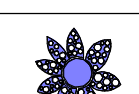
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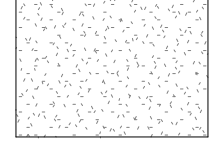
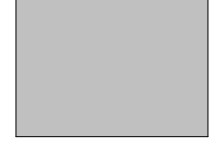
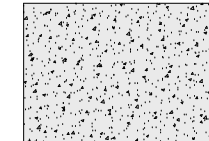
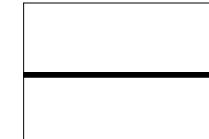
TREES:

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	CONTAINER:	SIZE:	QUANTITY:
	FAGUS SYLVATICA 'RED OBELISK'	RED OBELISK EUROPEAN BEECH	CAGED, BALL AND BURLAP	1.5" CALIPER	(12)
	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM	NORTHERN ACCLAIM HONEY LOCUST	CAGED, BALL AND BURLAP	2" CALIPER	(24)
	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	CAGED, BALL AND BURLAP	2" CALIPER	(8)
	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	CAGED, BALL AND BURLAP	2" CALIPER (8" - 10" FROM TOP OF ROOT BALL)	(22)

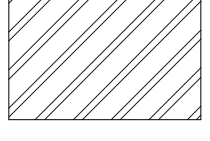
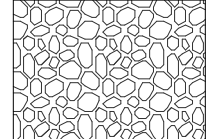
SHRUBS:

	BERBERIS THUNBERGII ATRO 'HELMOND'S PILLAR'	HELMOND'S PILLAR BARBERRY	PLASTIC CONTAINER	5 GALLON CONTAINER	(60)
	CORNUS ALBA 'BAILHALO' TM	IVORY HALO DOGWOOD	PLASTIC CONTAINER	5 GALLON CONTAINER	(120)
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(55)
	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	PLASTIC CONTAINER	3 GALLON CONTAINER	(15)
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	SUFFRUTICOSA COMMON BOXWOOD	PLASTIC CONTAINER	5 GALLON CONTAINER	(31)
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTERCREEPER	PLASTIC CONTAINER	5 GALLON CONTAINER	(64)
	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	PLASTIC CONTAINER	5 GALLON CONTAINER	(86)
	PINUS ARISTATA 'SHERWOOD COMPACT'	BRISTLECONE PINE	PLASTIC CONTAINER	5 GALLON CONTAINER	(14)

IMPERVIOUS MATERIAL
LEGEND

94,350 SQ. FT.		8" ROAD BASE
20,400 SQ. FT.		8" CONCRETE 6" ROAD BASE
36,950 SQ. FT.		3" ASPHALT, 6" ROAD BASE, 10" SUB BASE
15,500 SQ. FT.		SIDEWALK
9,510 SQ. FT.		CURB & GUTTER
2,415 LINEAR SQ. FT.		CONCRETE FENCE

PERVIOUS MATERIAL
LEGEND

	CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-6" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
	5" DEPTH OF 2.4" GLACIER CRUSHED ROCK (OR OWNER APPROVED EQUAL). ROCK TO BE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC (SEE SPECS. FOR MORE INFO). SEE DETAIL #5 SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. ROCK IS AVAILABLE THROUGH OLD MILL LANDSCAPE SUPPLY. PLACE A SINGLE LAYER OF 3/4" SCREENED, DOUBLE WASHED GLACIER CRUSHED ON TOP OF FABRIC TO COVER FABRIC PRIOR TO PLACING 5" DEPTH OF 2.4" SIZED ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
	ALL AREAS AROUND BUILDING WHERE HATCHES ARE NOT SHOWN, TO BE CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-6" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

SITE TABULATION TABLE

	AREA	PERCENTAGE
BUILDING	116,640 SF	35
LANDSCAPE	30,386 SF	10
HARDSCAPE	179,737 SF	55
TOTAL SITE	326,763 SF	100

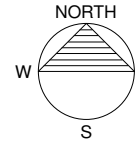
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED WITH LOW FLOW POINT SOURCE AND OR DRIPLINE EMITTERS.

- SANDY LOAM TOPSOIL TO BE INSTALLED IN THE FOLLOWING MANNER: THREE TIMES THE WIDTH OF THE ROOTBALL IN EACH PLANT PIT.
- THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL COBBLE ROCK AND CRUSHED ROCK MULCH AREAS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

- TYPE 1 CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-4" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL. PULL ROCK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. SEE INERT LANDSCAPE MATERIAL LEGEND FOR ROCK HATCH PLACEMENT ON SITE. TYPE 1 CRUSHED ROCK TO BE APPLIED TO AREAS AS SHOWN BY AREA HATCH PER PLANS, AND ALSO TO AREAS AROUND THE BUILDING THAT WERE NOT SHOWN DUE TO DRAWING CLARITY.
- OWNER TO DETERMINE MAKE AND MODEL OF ALL BENCHES, TABLES, BIKE RACKS, BBQ'S, AND TRASH RECEPTACLES ON SITE.

PLANTING & MATERIALS OVERALL PLAN

SCALE 1" = 30'-0"

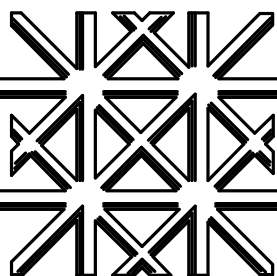
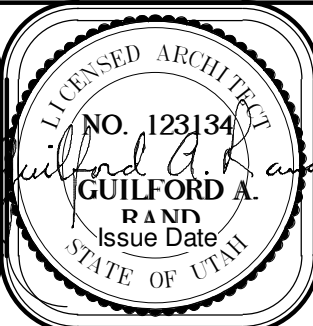


1750 South - Martin Snow

West and East Tilt Up Buildings

Vineyard, Utah

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COLOR LEGEND

BLACK FOX
(WALL AND WALL BAND HIGHLIGHT)

ELDER WHITE
(PRIMARY WALL COLOR)

ASH GREY
(PERSONNEL & OVERHEAD DOORS)

SMOKE GREY
(GLAZING TINT)

BLACK BRONZE
(FLASHING & TRIM FOR STOREFRONT)

180' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

20' - 0"

38' - 0"

36' - 0"

NORTH ELEVATION (EAST BUILDING)

SCALE 1/16" = 1'-0"

270' - 0"

25' - 0"

22' - 0"

18' - 0"

18' - 0"

18' - 0"

23' - 3"

22' - 9"

22' - 0"

18' - 0"

18' - 0"

18' - 0"

22' - 0"

25' - 0"

38' - 0"

36' - 0"

EAST ELEVATION (EAST BUILDING)

SCALE 1/16" = 1'-0"

36' - 0"

36' - 0"

SOUTH ELEVATION (EAST BUILDING)

SCALE 1/16" = 1'-0"

36' - 0"

36' - 0"

WEST ELEVATION (EAST BUILDING)

SCALE 1/16" = 1'-0"

REVISIONS
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Martan 1750 S East building
Owner
1750 S Vineyard, Utah

SHEET NO.
A-2.1

DATE
Issue Date

Page 9 of 118

2/22/2024 7:56:04 AM K:\Drawings 2024\2024-015 Morton 1750 S\1750 S West building 2.rvt

COLOR LEGEND

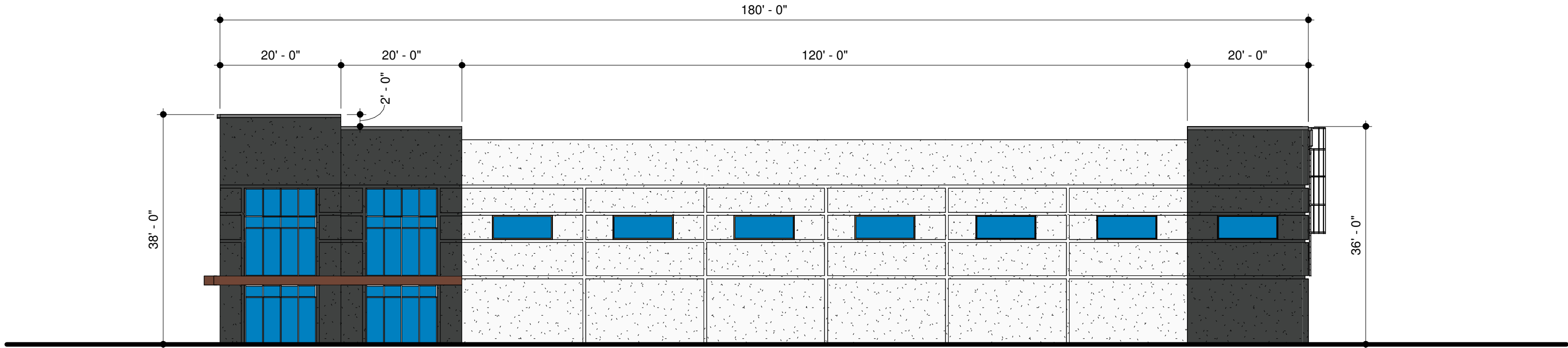
BLACK FOX
(WALL AND WALL BAND HIGHLIGHT)

ELDER WHITE
(PRIMARY WALL COLOR)

ASH GREY
(PERSONNEL & OVERHEAD DOORS)

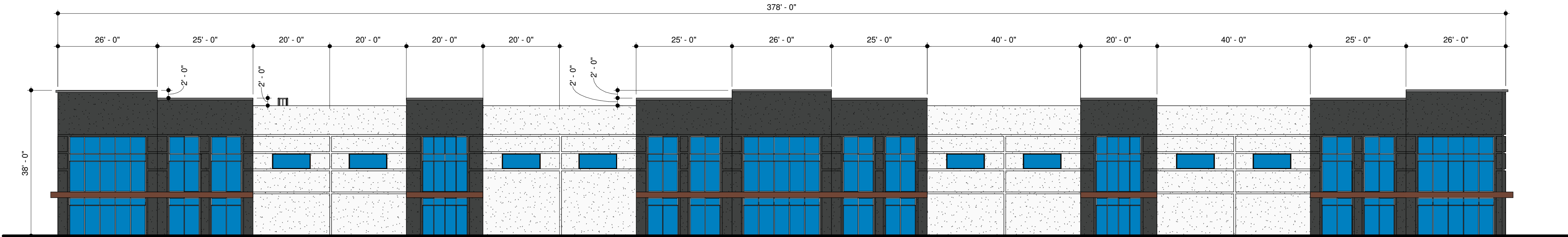
SMOKE GREY
(GLAZING TINT)

BLACK BRONZE
(FLASHING & TRIM FOR STOREFRONT)



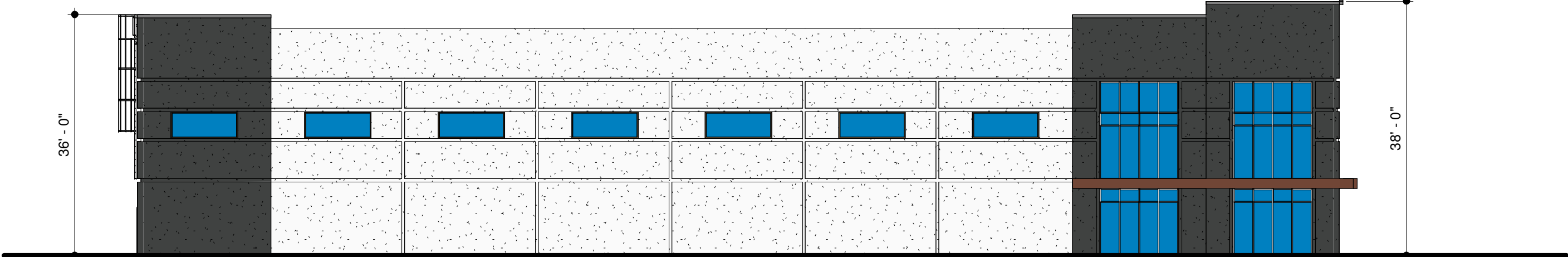
SOUTH ELEVATION (WEST BUILDING)

SCALE 1/16" = 1'-0"



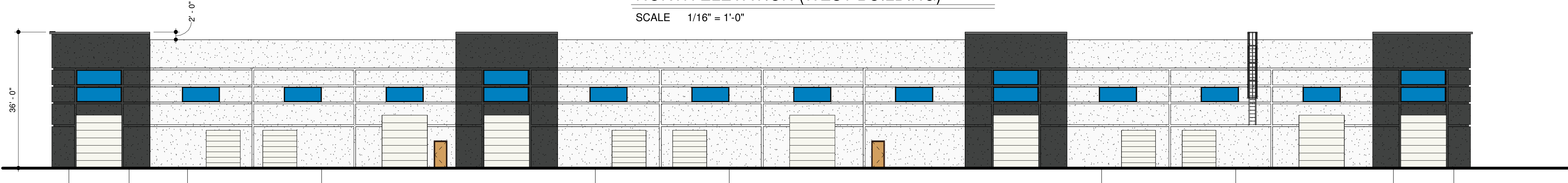
WEST ELEVATION (WEST BUILDING)

SCALE 1/16" = 1'-0"



NORTH ELEVATION (WEST BUILDING)

SCALE 1/16" = 1'-0"



EAST ELEVATION (WEST BUILDING)

SCALE 1/16" = 1'-0"

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Martan 1750 S West building

Owner

1750 S Vineyard, Utah

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ELECTRICAL SYMBOLS					
SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
---	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINIER FIXTURE (TYPICAL)		FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT		REMOTE FIRE ALARM ANNUNCIATOR PANEL
	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE		FIRE ALARM NAC PANEL
	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE		FIRE ALARM VOICE PANEL
	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE		DOOR HOLDER
	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK		FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE		FIRE ALARM PULL STATION
	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
	DISCONNECT SWITCH WITH MOTOR STARTER		EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT (SINGLE FACE)		FIRE ALARM SPEAKER/STROBE
	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION (EVSE)		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
	MOOVER		SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)		FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
	PANEL SPACE ASSIGNMENT	2	TWO POLE SWITCH		FIRE ALARM HORN
	EQUIPMENT DESIGNATION	3	3-WAY SWITCH		FIRE ALARM HORN (LF = LOW FREQUENCY)
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	4	4-WAY SWITCH		FIRE ALARM STROBE CEILING MOUNTED
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	D	DIMMER SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED
TR	TAMPER RESISTANT	K	KEYED SWITCH		FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	T	TIMER SWITCH		FIRE ALARM HORN CEILING MOUNTED
DISP	DISPOSAL	M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
DW	DISHWASHER	F	PADDLE FAN SPEED CONTROL. (CANARM "ON" SERIES)		
EWC	ELECTRIC WATER COOLER	OC	OCCUPANCY SENSOR SWITCH		
REF	REFRIGERATOR	LV	LOW VOLTAGE CONTROL SWITCH		
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		
WASH	WASHING MACHINE	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
		OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH		
	DUPLEX RECEPTACLE OUTLET				
	QUAD RECEPTACLE OUTLET		DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET		LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)		SMOKE ALARM BATTERY-BACKED
	220V RECEPTACLE OUTLET		CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)		SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	ISOLATED GROUND RECEPTACLE		OCCUPANCY SENSOR (CEILING MOUNTED)		DUCT SMOKE DETECTOR
	RECEPTACLE FLOOR DEVICE		DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)		SMOKE DETECTOR WITH ADDRESSABLE RELAY
	CEILING MOUNTED DEVICE		PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		SMOKE DETECTOR WITH SOUNDER BASE
	SPECIAL RECEPTACLE		ROOM CONTROLLER		HEAT DETECTOR
	MOTOR OUTLET		DAYLIGHT SENSOR		GAS DETECTOR
	EXHAUST FAN		PHOTOCELL		CARBON MONOXIDE DETECTOR
	THERMOSTAT OUTLET		VOLUME CONTROL		CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	REMOTE SENSOR OUTLET		WALL SPEAKER		ADA TWO-WAY COMMUNICATIONS SYSTEM
	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES		CEILING SPEAKER		ACCESS CONTROL KEY PAD
	NETWORK AND VOICE OUTLET		SURVEILLANCE CAMERA		ACCESS CONTROL CARD READER
	WIRELESS ACCESS POINT CEILING MOUNTED		SURVEILLANCE DIGITAL VIDEO RECORDER		ACCESS CONTROL DOOR STRIKE
	TELEVISION OUTLET		NURSE CALL ANNUNCIATOR PANEL		ACCESS CONTROL DOOR SENSOR
			NURSE CALL EMERGENCY CALL DEVICE		ACCESS CONTROL REQUEST TO EXIT
			NURSE CALL EMERGENCY CALL LIGHT		PUSHBUTTON
					BELL

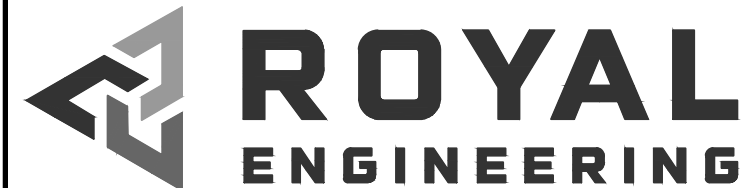
NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX											
#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER				
Ø	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAC				
1Ø	SINGLE PHASE	DRY	DRYER	LTC	LIGHTING	PVC	POLYVINYL CHLORIDE				
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE				
3P	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE				
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR				
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED				
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS				
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE				
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE				
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE				
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EW	ELECTRIC WALL HEATER	MIN	MINIMUM	SPEC	SPECIFICATION				
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER				
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH				
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH				
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD				
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR				
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TB	TELEPHONE TERMINAL BOARD				
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET				
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION				
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL				
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND				
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE				
CATB	COMMUNITY ANTENNA TELEVISION	GFP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY				
CAV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)				
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE				
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER				
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS				
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH				
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER				
CR	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFI	OWNER FURNISHED OWNER INSTALLED	WH	WATHOUR				
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT				
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF				
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER				
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH				
DB	DECIBEL	KVAR	KILOVARS	PNI	PANEL	XP	EXPLOSION PROOF				

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	DEXTON GRAVES
ELECTRICAL DESIGNER:	MAXIMILIANO BARONA

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
E0.1	ELECTRICAL COVER SHEET
E0.2	SITE PHOTOMETRIC PLAN
E6.1	ELECTRICAL DETAILS



ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2276

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REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057 Ph: 801-491-0275

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MARTAN 1750 S WEST BUILDING

OWNER

1750 S VINEYARD, UTAH

SHEET NO.
E0.1

DATE
04/04/2024

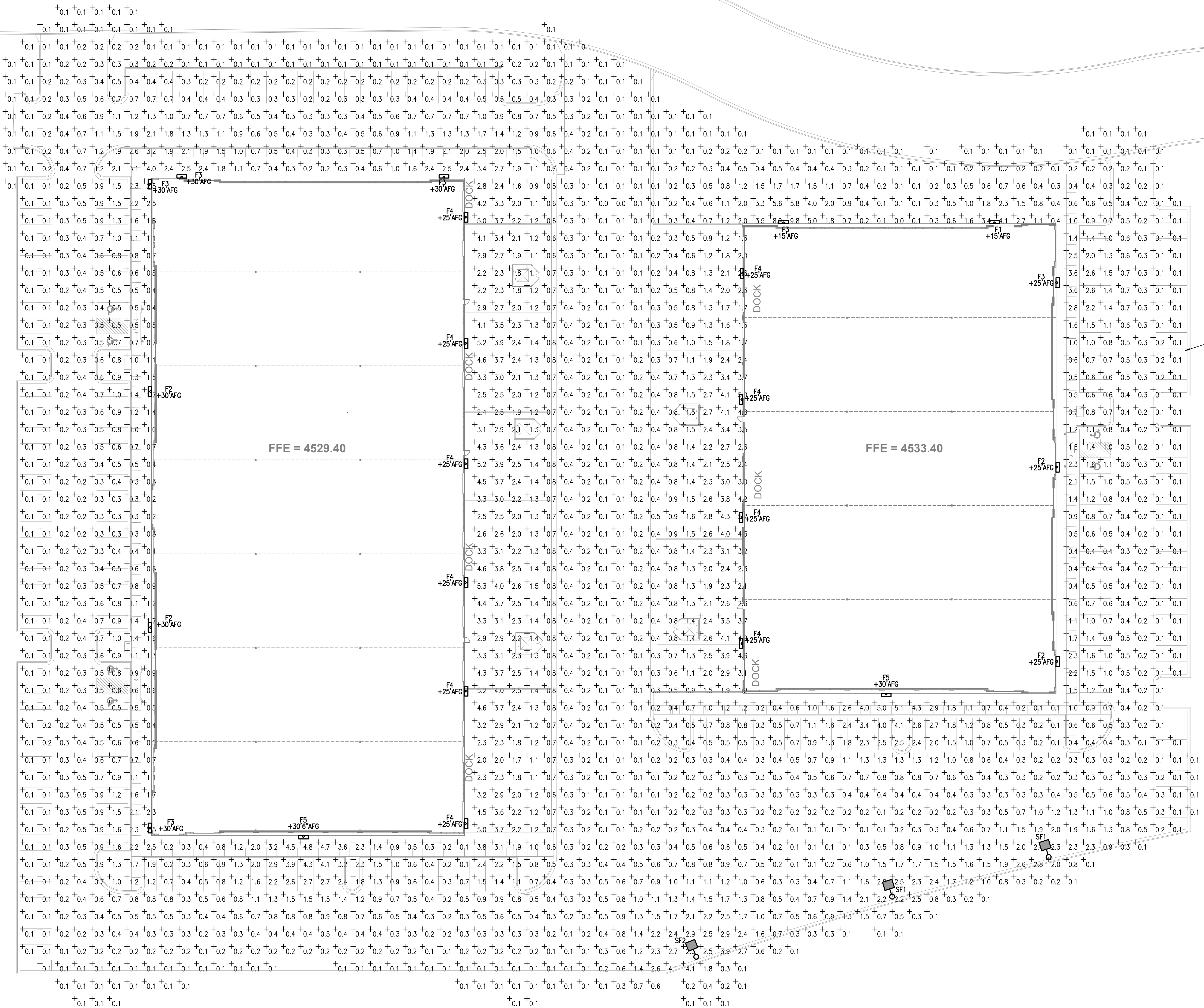
1750 NORTH STREET

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	9.8 fc	0.1 fc	98.0:1	4.0:1

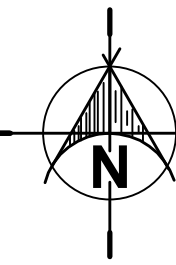
ELECTRICAL KEYED NOTES:

ILLUMINATION INDICATED IN FOOTCANDLES.



FFE = 4529.40

FFE = 4533.40



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

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REVISIONS
DATE

ARCHITECTURAL COALITION

962 West 800 North, Orem Utah, 84057 Ph: 801-491-0275

REGISTERED PROFESSIONAL ENGINEER
UTAH
3/29/24
STATE OF UTAH

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MARTAN 1750 S WEST BUILDING

OWNER

1750 S VINEYARD, UTAH

SHEET NO.
E0.2

DATE
04/04/2024



STAFF REPORT

Meeting Date: April 4, 2024
Agenda Item: GRMU Office Building - Site Plan
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Master Development of Subject Property The Geneva Retail Frontage Development (the “Master Development”) consists of six commercial pad building sites and is located on Geneva Road between Center Street and 400 North. Please refer to “Geneva Retail Frontage Subdivision Plat E”. The Master Development is located inside the Geneva Retail Mixed Use (GRMU) zoning district and is governed by a Reciprocal Easement Agreement and Use Restriction.

Proposed Development Objectives The proposed Vineyard Office Building will be a new commercial office building located in the Master Development and known as lot 203 with a street address of 263 North Geneva Road (the “Property”). This proposed project will provide a two-story building expected to contain 8,903 square feet per floor, for a total of 17,806 square feet and to provide up to four office suites. The primary tenant mix should consist of general office and/or medical offices to serve the surrounding communities.

Development and Maintenance The Property will be developed by Altus Development Group, LLC on behalf of the property owner, Vineyard Vision Holdings, LLC. The project includes work to connect shared access and drive aisles for the other lots in the Master Development. The master developer, X-Development, will be stubbing utilities to the pad site for connection. Prospective maintenance and management of the future building will be through Summit View Property Management - a company sharing some ownership with Altus.

Code Compliance and Transitions The Geneva Road Mixed Use District accommodates a variety of uses, including commercial uses such as the Vineyard Office Building. It is Altus’ understanding that the other proposed uses in the Master Development include a drive-through restaurant, and a potential car wash and retail shopping building. The construction of the building will provide a good mix of services and uses in the larger development.

Exterior Lighting The parking lot lighting will be situated on 20’ poles and consistent with the lighting fixtures of the other parking lot lights in the Master Development. Please see enclosed photometric plan submission.

Vehicle and Pedestrian Access The Master Development shares three access points onto Geneva Road and one on 400 North. The Property is situated between two of the Geneva Road access points but all access is shared with the other pad sites through an existing reciprocal easement. The location of the Vineyard Office Building will encourage pedestrian traffic from the development to the west accessing all of the available amenities offered in the Master Development.

Community Impact The proposed project will have a positive impact for the community as it is adjacent to a residential community. There are no foreseen adverse impacts to the community services including utility, police, parks or schools. The existing sound barrier will minimize any unforeseen disturbance to the neighboring development. The use of the project will attract tenants that typically work Monday through Friday. The types of services offered by the tenants do not omit any loud levels of noise, smoke, odor, dust, vibration and illumination.

Building Design The included elevations show the Vineyard Office Building is primarily a warm gray brick with dark gray metal panel accents. The glazing on the building allows for east mountain views. In its proposed state, the building is comprised of primarily brick and glazing with some metal panel accents and overhangs. building is situated with an east facing facade facing Geneva Road. The intent of the design on the building is to provide a variety to the development. The straight lines create a modern, yet timeless aesthetic.

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

No motion may be made by the Development Review Committee for a Site Plan Application

Attachments:

1. GRMU Office Site Plan Documents



March 14, 2024

Vineyard City Planning Department
c/o Cache Hancey
Cacheh@vineyardutah.com

Re: Vineyard Office Building
Building Site Address: 263 North Geneva Road
Lot: #203
Utah County Parcel Number: 40-612-0203
Acres: 1.105 or 43,846 square feet

Geneva Frontage Retail Development
Development Address: 283 North Geneva Road
Zoning: Geneva Retail Mixed Use (GRMU)

SCOPE OF WORK STATEMENT FOR ALTUS DEVELOPMENT GROUP, LLC

Master Development of Subject Property

The Geneva Retail Frontage Development (the “Master Development”) consists of six commercial pad building sites and is located on Geneva Road between Center Street and 400 North. Please refer to “Geneva Retail Frontage Subdivision Plat E”. The Master Development is located inside the Geneva Retail Mixed Use (GRMU) zoning district and is governed by a Reciprocal Easement Agreement and Use Restriction.

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Community Impact

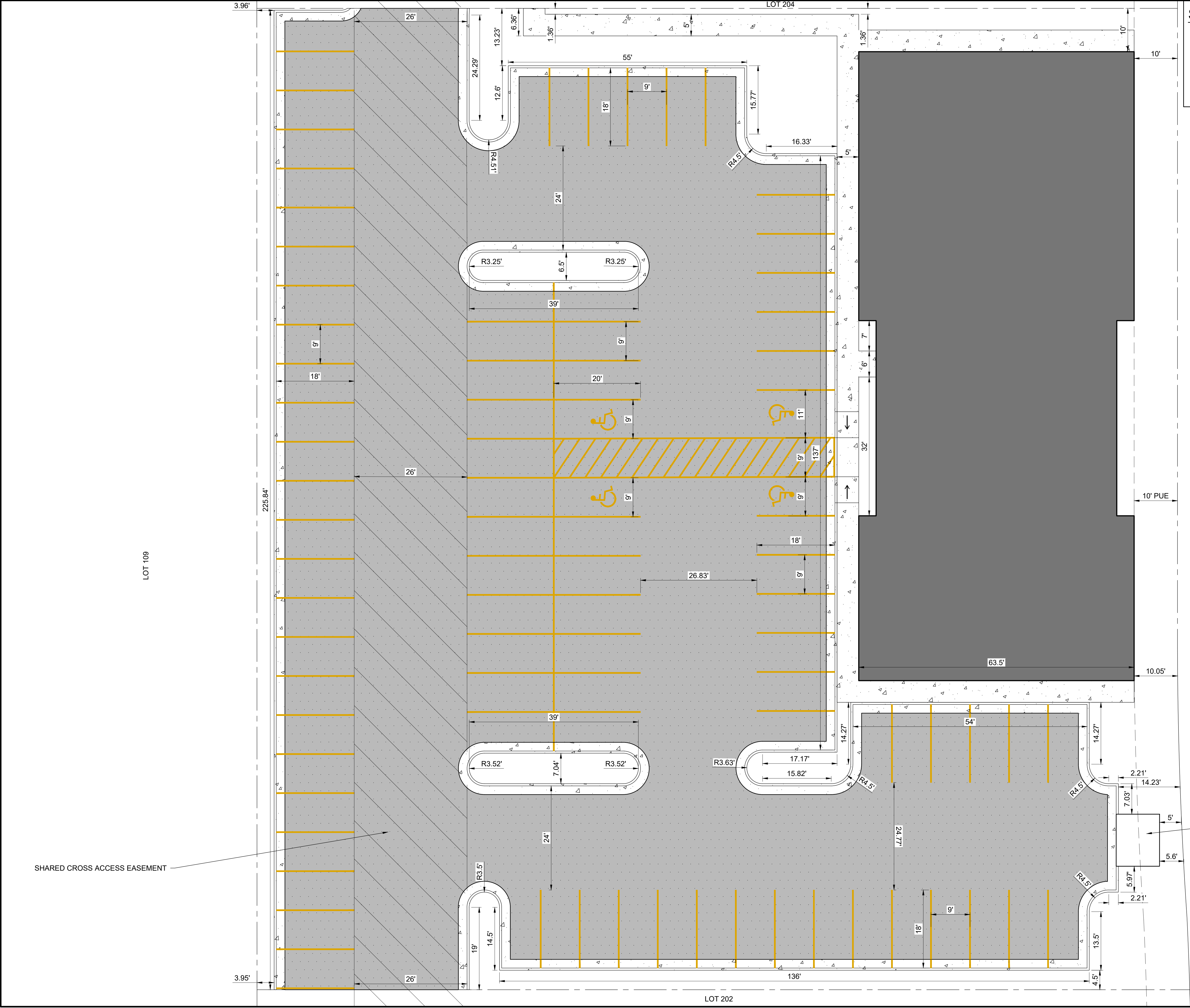
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Conclusion

The Vineyard Office Building will provide an added benefit to the growing city of Vineyard by offering spaces for doctors and professionals who want to be a part of the community. Altus is pleased to be part of the growth.



SITE DATA:
1ST FLOOR AREA: 8903 SQ FT
2ND FLOOR AREA: 8903 SQ FT
TOTAL FLOOR AREA: 17806 SQ FT
LOT AREA: 1.105 ACRES
REQUIRED SPACES PER 15,38,030.2.C 1
SPACE PER 250 SQ FT: 71 SPACES
TOTAL PARKING SPACES: 89
ADA PARKING SPACES: 4
ADA VAN ACCESSIBLE: 1

GENEVA ROAD



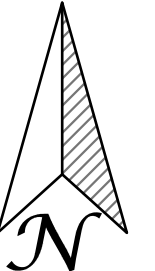
WHITE PINE ENGINEERING
- CIVIL STRUCTURAL -
www.whitepineeng.com

435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com

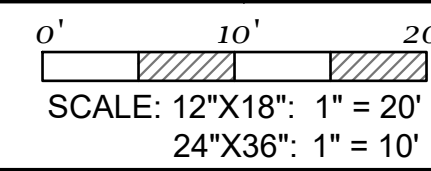
P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

VINEYARD GENEVA FRONTAGE RETAIL LOT 203 VINEYARD
LOT 203 GENEVA RETAIL FRONTAGE SUBDIVISION
307 NORTH GENEVA ROAD
VINEYARD, UTAH



REVIEW SET ONLY
NOT FOR
CONSTRUCTION



0' 10' 20'
SCALE: 12"X18": 1" = 20'
24"X36": 1" = 10'

DESIGNED BY: T. HILL
CHECKED BY: J. SAGERS

SHEET TITLE:
SITE PLANS
SITE LAYOUT

C-101



Vineyard Office Building Shell

Project Address:
307 N Geneva Rd
Vineyard, Utah

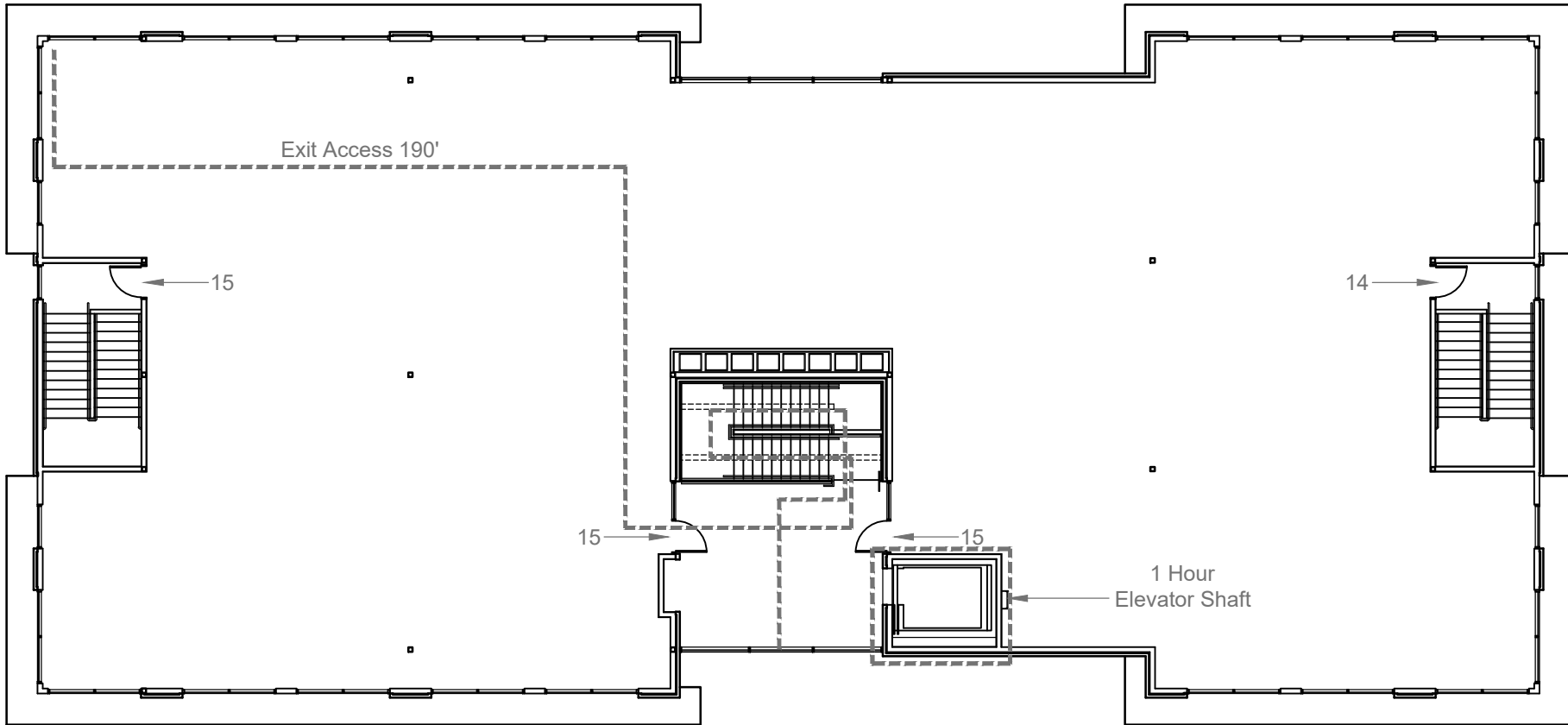
Permit Set
January 15, 2023



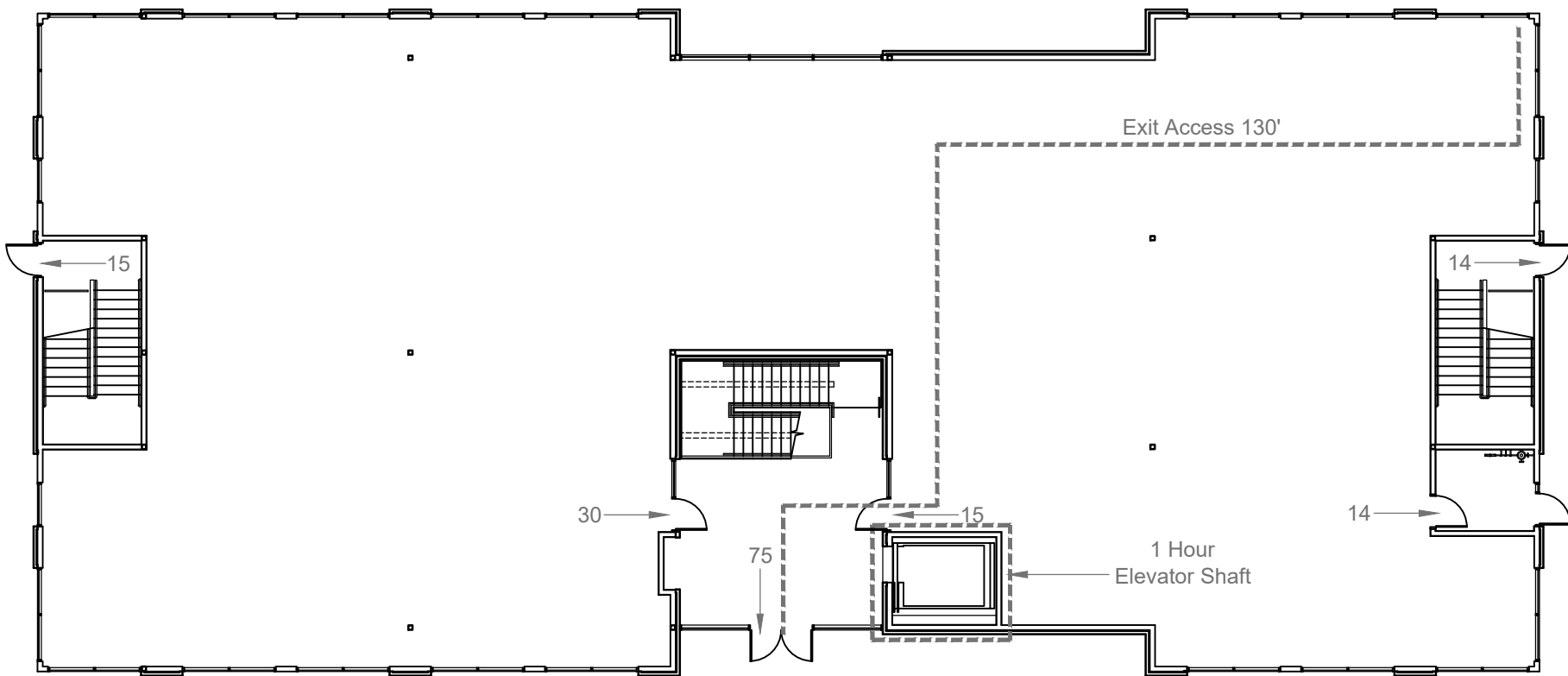
SugarHouse Architects, LLC
9087 Jeremy Road
Park City, UT 84098

p. 801.808.6131
rob.white@sugarhousearchitects.com
www.sugarhousearchitects.com

Exiting Plan



Upper Level Shell



Main Level Shell

Applicable Codes

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE

Code Analysis

Occupancy Group: B
Construction Type: VB
Building Has Fire Suppression System (Design to be Deferred)

Proposed Building Area
First Level: 8,903sf
Second Level: 8,903sf

Allowable Building Area/Height
Allowable Building Height: 60ft per Table 504.3
Allowable Number of Stories: 3 per Table 504.4
Allowable Building Area: 27,000 sf per Table 506.2

Proposed Occupant Load per Table 1004.5

First Level
(Future Tenant Improvement)
Occupancy Type Business: 150 gross
8,903 sf / 150 = 59 Occupants
Egress Width Required = 59 x .2 = 12" (36" min. Section 1005.3.2)

Second Level
(Future Tenant Improvement)
Occupancy Type Business: 150 gross
8,903 sf / 150 = 59 Occupants
Egress Width Required = 59 x .2 = 12" (36" min. Section 1005.3.2)
Egress Width for Stairways = 59 x .3 = 18" (36" min. Section 1005.3.1)

118 Occupants on Two Levels
Egress Width Required = 118 x .2 = 24" (36" min. Section 1005.3.2)

First Level Plumbing Fixtures Required from Table 2902.1

59 Occupants = 29 Males & 30 Females
Toilets: Men $\frac{1}{25} = 1.2$ req'd, Women: $\frac{1}{25} = 1.2$ req'd
Lavs: Men $\frac{1}{200} = .3$ req'd, Women: $\frac{1}{150} = .3$ req'd
Drinking fountain = $\frac{1}{100}$ (1 Provided)
Service Sink: 1 req'd
(Note: First Level Plumbing Fixtures In Future Tenant Improvement Project U.N.O.)

Second Level Plumbing Fixtures Required from Table 2902.1

59 Occupants = 29 Males & 30 Females
Toilets: Men $\frac{1}{25} = 1.2$ req'd, Women: $\frac{1}{25} = 1.2$ req'd
Lavs: Men $\frac{1}{200} = .3$ req'd, Women: $\frac{1}{150} = .3$ req'd
Drinking fountain = $\frac{1}{100}$ (1 Provided)
Service Sink: 1 req'd
(Note: Second Level Plumbing Fixtures In Future Tenant Improvement Project U.N.O.)

DEFERRED SUBMITTALS

1. FIRE SUPPRESSION SYSTEM
2. FIRE DETECTION SYSTEM
3. SITE UTILITY PLAN FOR FIRE PROTECTION

Sheet Index

GENERAL

G001 COVER SHEET

ARCHITECTURAL

A101 MAIN LEVEL PLAN
A102 UPPER LEVEL PLAN
A110 MAIN LEVEL CEILING PLAN
A111 UPPER LEVEL CEILING PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A302 BUILDING SECTIONS
A601 FINISH SCHEDULE & DOOR SCHEDULE

STRUCTURAL

S000 STRUCTURAL NOTES
S001 STRUCTURAL NOTES
S101 FOOTING & FOUNDATION PLAN
S102 STRUCTURAL DETAILS
S201 MAIN LEVEL SHEAR PLAN
S202 UPPER LEVEL SHEAR PLAN
S301 UPPER LEVEL FLOOR FRAMING PLAN
S302 ROOF FRAMING PLAN
S400 STRUCTURAL DETAILS
S401 STRUCTURAL DETAILS
S402 STRUCTURAL DETAILS
S403 STRUCTURAL DETAILS

MECHANICAL

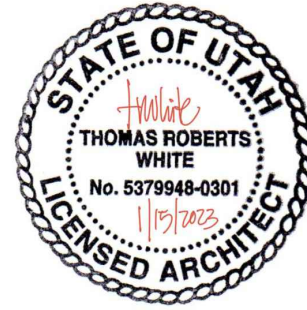
M-101 MAIN LEVEL MECHANICAL FLOOR PLAN
M-102 UPPER LEVEL MECHANICAL PLAN
M-103 ROOF LEVEL MECHANICAL PLAN
M-501 MECHANICAL SCHEDULES & DETAILS

PLUMBING

P-101 MAIN LEVEL PLUMBING PLAN
P-102 UPPER LEVEL PLUMBING PLAN
P-103 ROOF LEVEL PLUMBING PLAN
P-401 FUEL GAS RISERS
P-501 PLUMBING SCHEDULES & DETAILS

ELECTRICAL

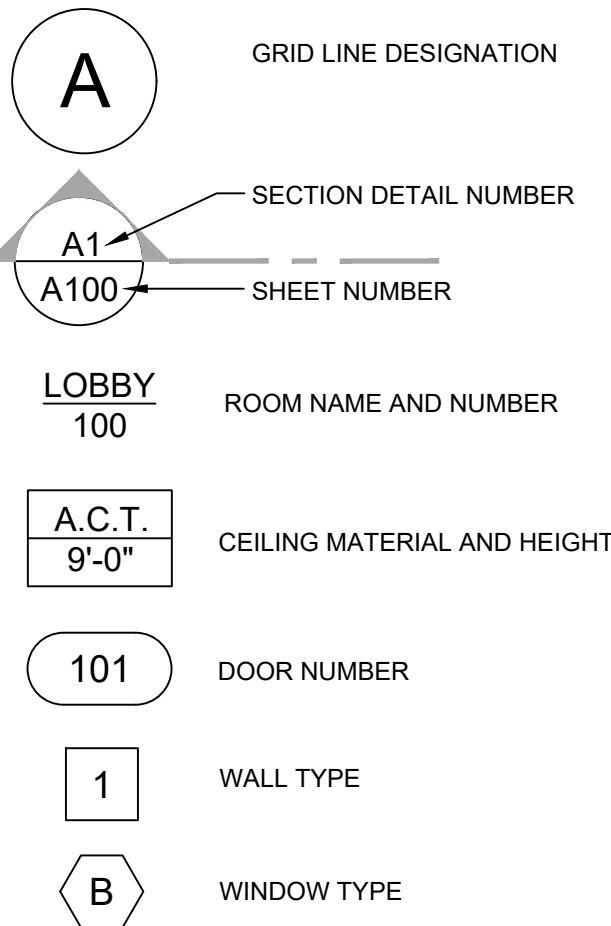
E000 ELECTRICAL GENERAL NOTES
E001 ELECTRICAL SITE PLAN
E101 LIGHTING PLANS
E201 POWER PLANS
E202 ROOF POWER PLAN
E501 ELECTRICAL DETAILS
E601 ELECTRICAL SCHEDULES



Vineyard Office Building

307 N Geneva Rd
Vineyard, UT

Architectural Symbols



Project Design Team

Project Architect
SugarHouse Architects
p. 801.808.6131
e. rob.white@sugarhousearchitects.com

Structural Engineer
LEI Engineers
p. 801.798.0555
e. josh@lei-eng.com

Electrical Engineer
Rocky Mountain Consulting
p. 801-566-0503
e. eric@rmceut.com

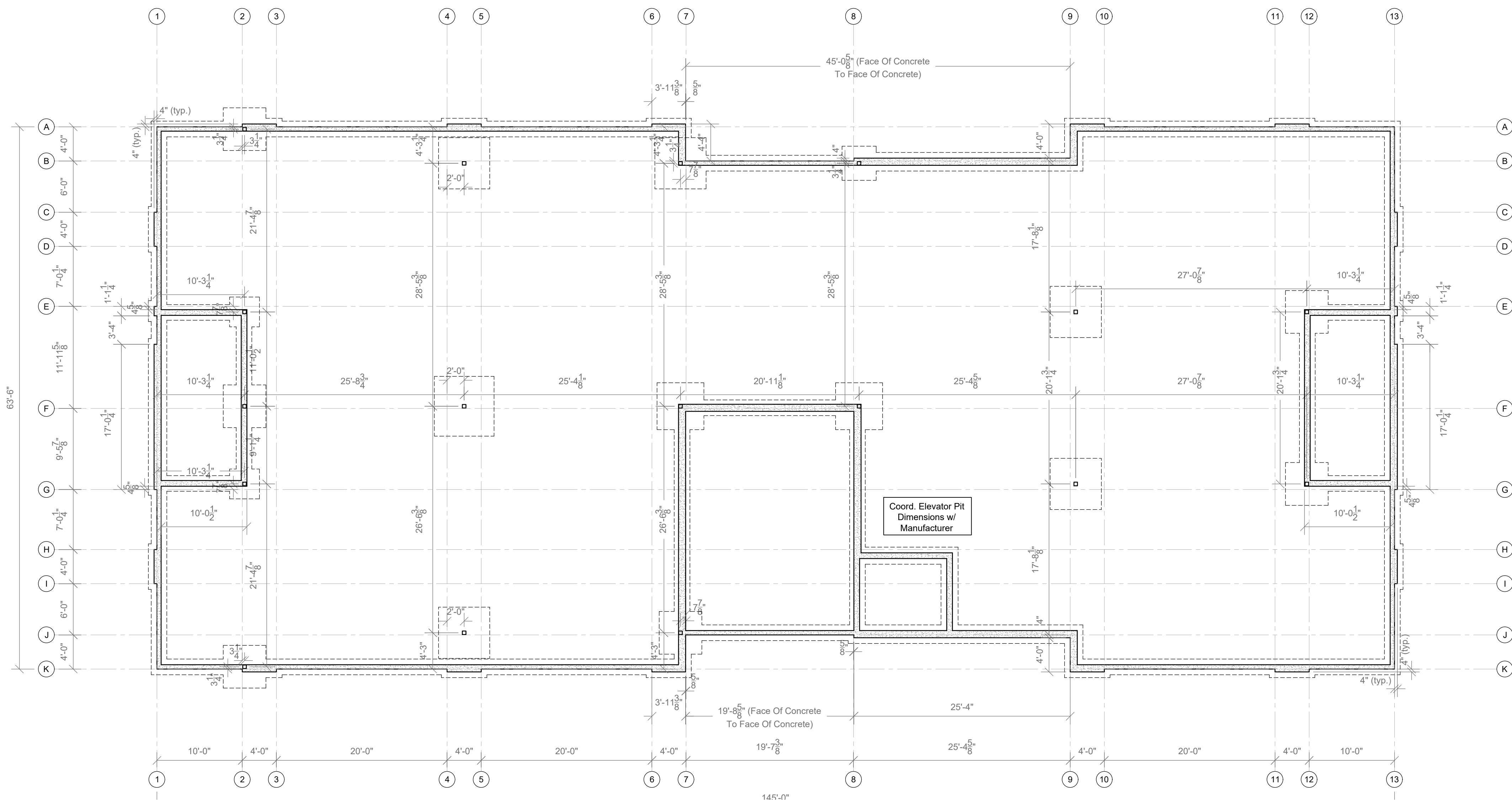
Mechanical / Plumbing Engineer
Renegade Design, LLC
p. 360.765.0125
e. hvacengdesign@outlook.com

Revision Date

Date: January 15, 2023

G001

Permit Set



foundation plan
scale: 1/8"=1'-0"

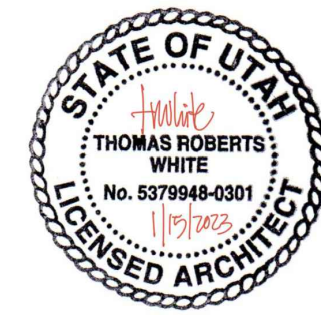
- BUILDING KEYNOTES**
- 3A CONCRETE FOOTING
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 - 3D 4" GRAVEL FILL
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 - 5D STEEL LINTEL ANGLE
 - 6A WOOD ROOF TRUSS
 - 6B WOOD FLOOR TRUSS
 - 6C PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
 - 7A 60 MIL SINGLE PLY TPO ROOF MEMBRANE SYSTEM
 - 7B 22 GA. MECHANICALLY SEAMED METAL ROOF PANELS
 - 7C HOUSE WRAP OVER WALL SHEATHING (TO ACT AS AIR BARRIER)
 - 7D FABRICATED ALUMINUM STOREFRONT WINDOW SYSTEM
 - 7E FABRICATED ALUMINUM CURTAIN WALL WINDOW SYSTEM
 - 7F 1" ALUMINUM COMPOSITE INFILL SPANDREL PANEL
 - 7G 6" METAL PARAPET CAP
 - 7H METAL FLASHING
 - 7J NET & BLOW ATTIC INSULATION, R-38 MIN.
 - 7K RIGID FOAM BOARD INSULATION 4" MIN THICKNESS
 - 7L R-19 BATT INSULATION
 - 7M SLAB EDGE RIGID FOAM BOARD INSULATION, R-16 MIN.
 - 7N UNDER SLAB VAPOR BARRIER
 - 7P STEEL TRACK & STUD SHAFT LINER SYSTEM
 - 9A LUXURY VINYL TILE FLOOR FINISH
 - 9B 5/8" TYPE "X" GYP. BD.
 - 9C 42" HIGH CUSTOM FABRICATED GUARDRAIL SYSTEM ("VIEWRAIL" OR EQ.)
 - 9D 36" HIGH METAL HANDRAIL, GRASPABILITY PER IBC 1014.3.1, TYP.
 - 9E TONGUE & GROOVE WOOD SOFFIT
 - 9F 4" RUBBER BASE
 - 9G 42" HIGH LOW WALL
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 - 9K PRE-MANUFACTURED HORIZONTALLY SEAMED METAL PANEL SYSTEM
 - 9L STEEL MONO STRINGER STAIR SYSTEM ("VIEWRAIL" OR EQ.)
 - 9M 5" DEEP SOLID WOOD STAIR TREAD/LANDING
 - 10A TACTILE EXIT SIGN TO COMPLY W/ SECTION 703 ICC A117
 - 15A ROOF ACCESS LADDER, SEE DETAIL B4/A602
 - 15B PRE-MANUFACTURED ROOF HATCH
 - 15C ROOF MOUNTED MECHANICAL EQUIPMENT
 - 15D MECHANICAL DUCTWORK
 - 15E PRIMARY AND SECONDARY ROOF DRAINS
 - 15F OVERFLOW ROOF DRAIN SCUPPER
 - 15G HIGH/LOW WATER COOLER, SEE D1/A401 FOR ELEVATIONS
 - 15H 2A:10 BC FIRE EXTINGUISHER IN CABINET
 - 15J FIRE SPRINKLER RISER
 - 31A LINE OF EXISTING & FINISH GRADE

- WALL TYPES**
- CONCRETE FOUNDATION WALL
 - 2x6 EXTERIOR STUD WALL
 - 2x6 INTERIOR PARTITION WALL
 - MASONRY VENEER
 - STEEL TRACK & STUD SHAFT LINER SYSTEM (@ MECH. SHAFT ONLY)



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www.sugarhousearchitects.com



Vineyard Office Building

307 N Geneva Rd
Vineyard, UT

Revision	Date
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Date: January 15, 2023

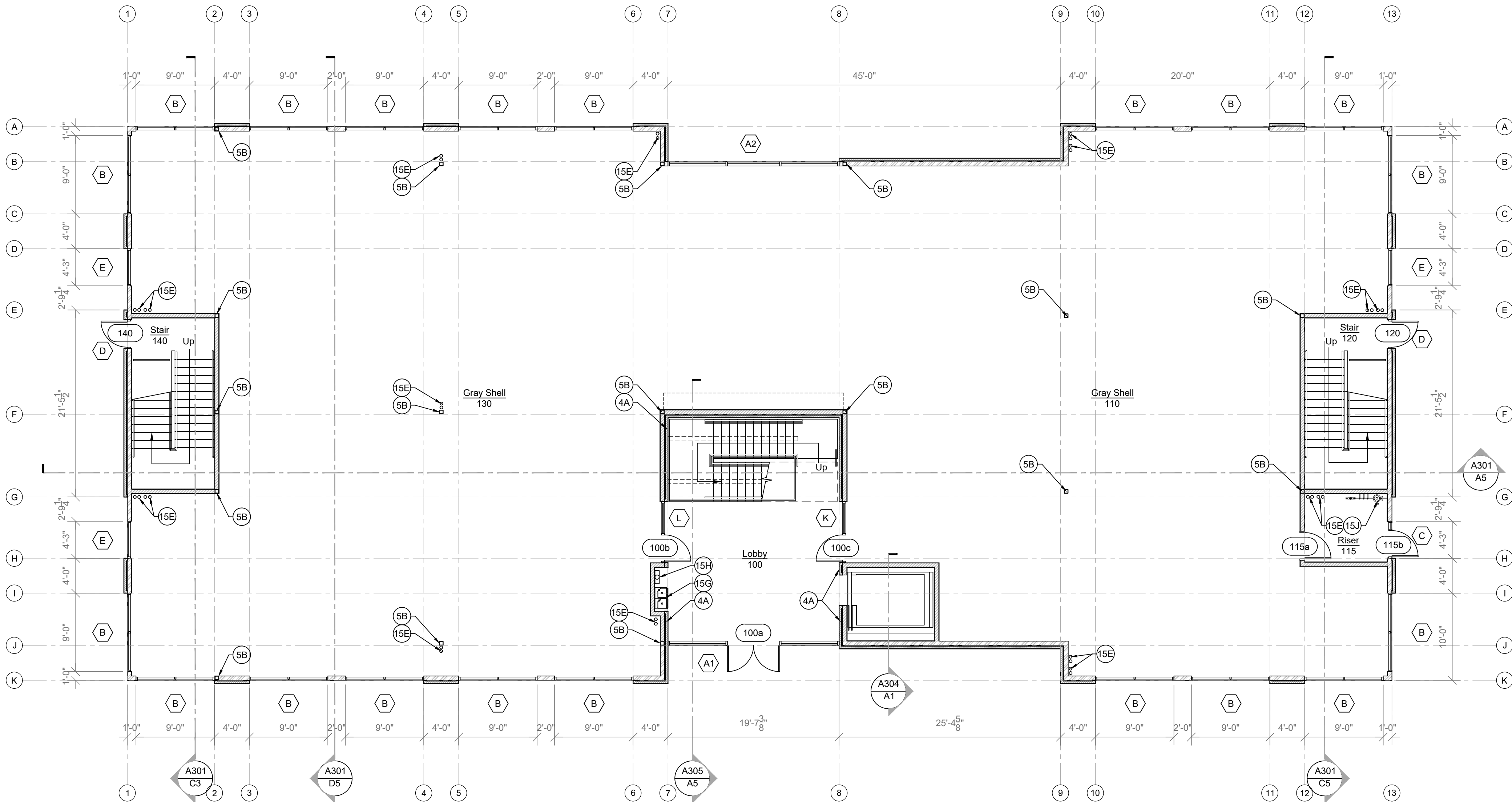
A100

Permit Set

enlarged stair 140 plan
scale: 1/4"=1'-0"

enlarged lobby 100 plan
scale: 1/4"=1'-0"

enlarged stair 120 plan
scale: 1/4"=1'-0"



main level plan
scale: 1/8"=1'-0"

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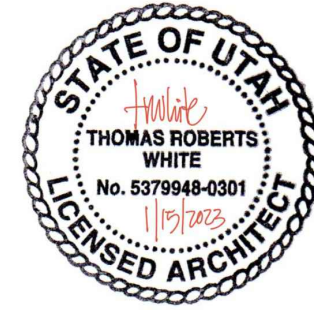
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- 2x6 INTERIOR PARTITION WALL
- MASONRY VENEER
- STEEL TRACK & STUD SHAFT LINER SYSTEM (@ MECH. SHAFT ONLY)



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Revision Date

Date: January 15, 2023

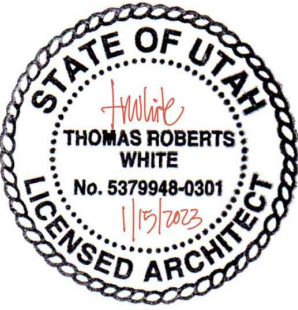
A101

Permit Set



SugarHouse Architects, LLC
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Vineyard Office Building

307 N Geneva Rd
Vineyard, UT

Revision Date

Date: January 15, 2023

A102

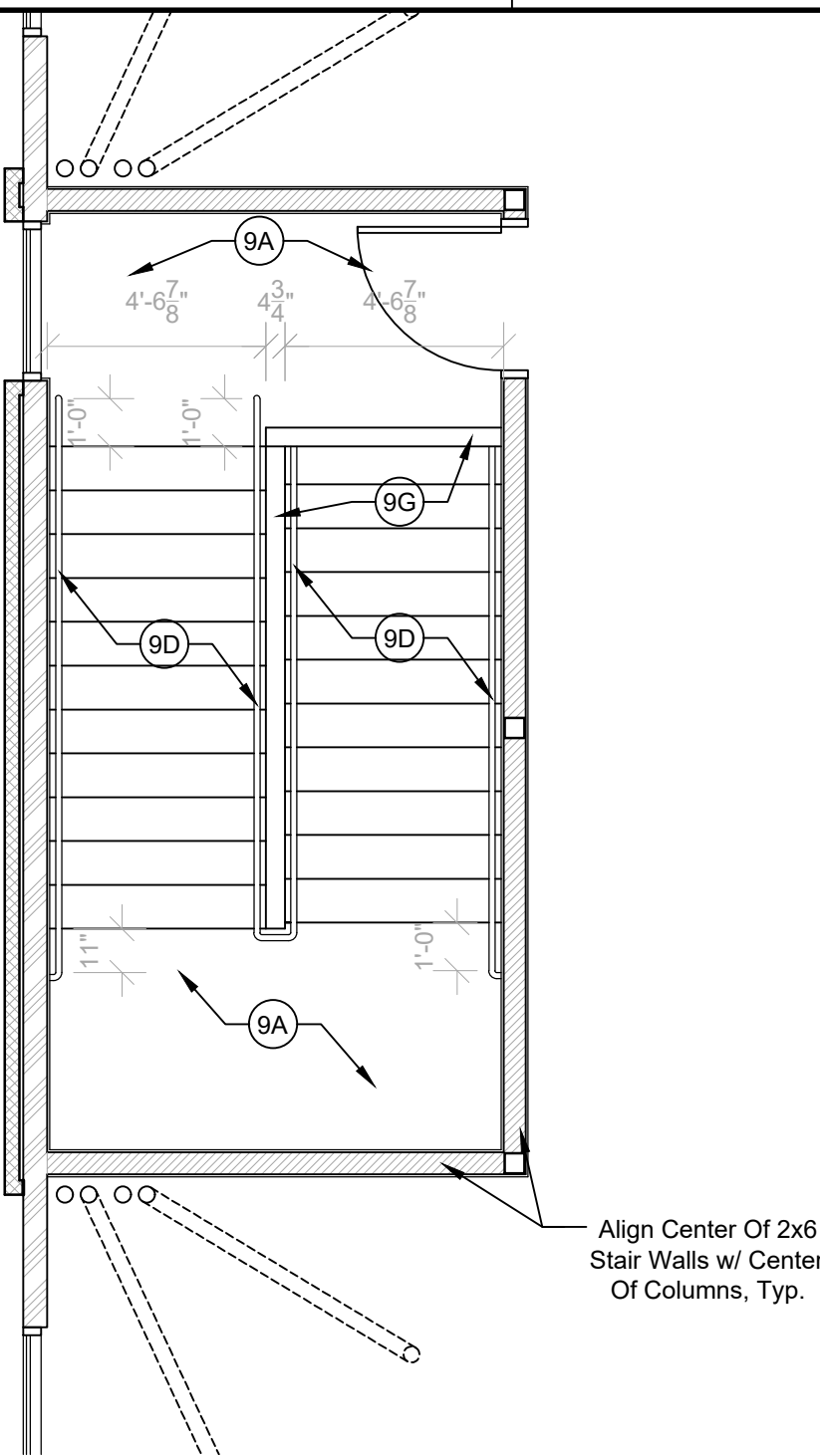
Permit Set

BUILDING KEYNOTES

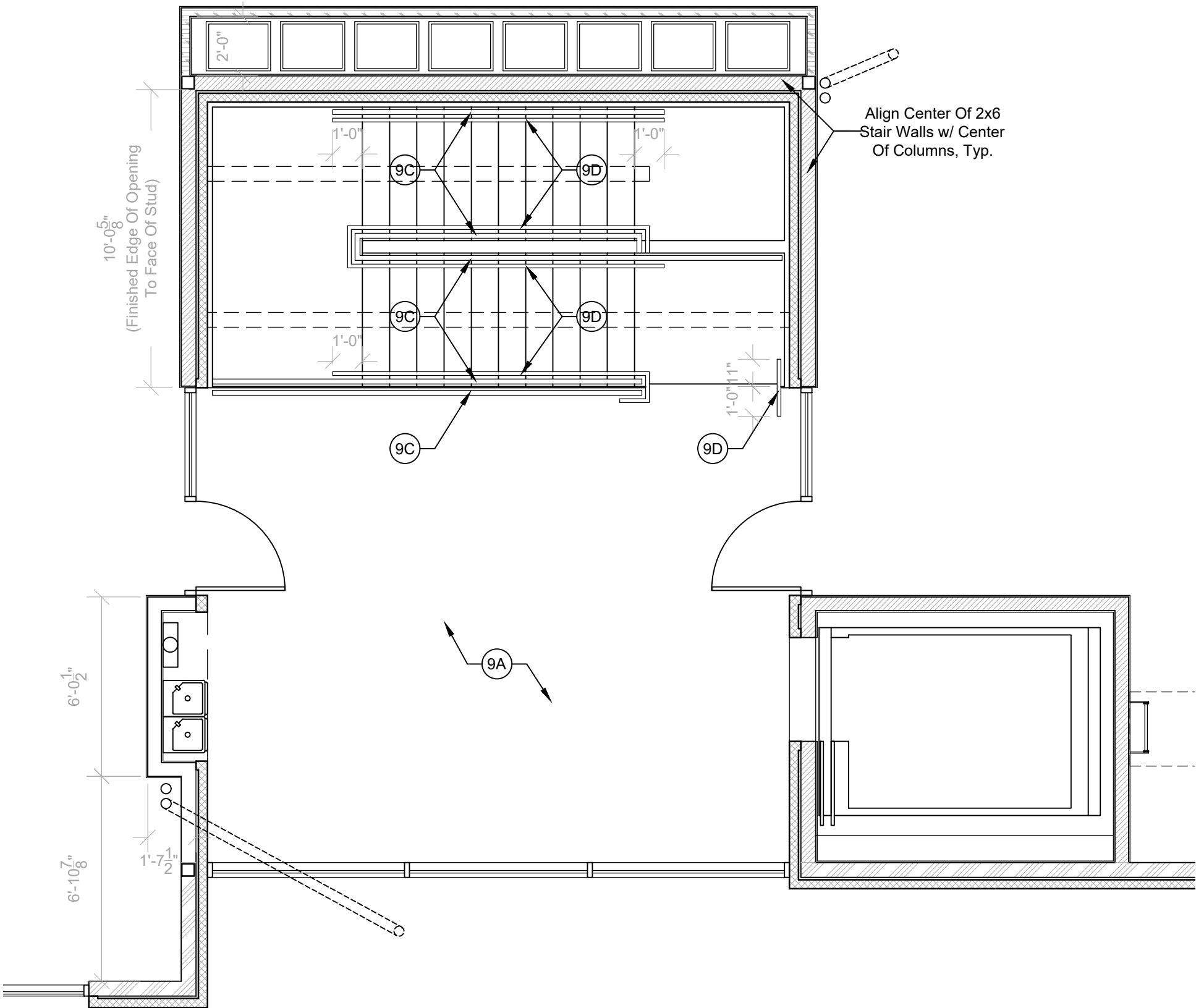
- 3A CONCRETE FOOTING
- 3B CONCRETE FOUNDATION WALL
- 3C CONCRETE S.O.G.
- 3D 4" GRAVEL FILL
- 4A BRICK MASONRY VENEER
- 4B MASONRY VENEER ANCHOR
- 5A FOUNDATION ANCHOR
- 5B STEEL COLUMN
- 5C STEEL BEAM
- 5D STEEL LINTEL ANGLE
- 6A WOOD ROOF TRUSS
- 6B WOOD FLOOR TRUSS
- 6C PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
- 7A 60 MIL SINGLE PLY TPO ROOF MEMBRANE SYSTEM
- 7B 22 GA. MECHANICALLY SEAMED METAL ROOF PANELS
- 7C HOUSE WRAP OVER WALL SHEATHING (TO ACT AS AIR BARRIER)
- 7D FABRICATED ALUMINUM STOREFRONT WINDOW SYSTEM
- 7E FABRICATED ALUMINUM CURTAIN WALL WINDOW SYSTEM
- 7F 1" ALUMINUM COMPOSITE INFILL SPANDREL PANEL
- 7G 6" METAL PARAPET CAP
- 7H METAL FLASHING
- 7J NET & BLOW ATTIC INSULATION, R-38 MIN.
- 7K RIGID FOAM BOARD INSULATION 4" MIN THICKNESS
- 7L R-19 BATT INSULATION
- 7M SLAB EDGE RIGID FOAM BOARD INSULATION, R-16 MIN.
- 7N UNDER SLAB VAPOR BARRIER
- 7P STEEL TRACK & STUD SHAFT LINER SYSTEM
- 9A LUXURY VINYL TILE FLOOR FINISH
- 9B ½" TYPE "X" GYP. BD.
- 9C 42" HIGH CUSTOM FABRICATED GUARDRAIL SYSTEM ("VIEWRAIL" OR EQ.)
- 9D 36" HIGH METAL HANDRAIL, GRASP-ABILITY PER IBC 1014.3.1, TYP.
- 9E TONGUE & GROOVE WOOD SOFFIT
- 9F 4" RUBBER BASE
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- 9H 1x SOLID WOOD WALL CAP
- 9J PRE-MANUFACTURED VERTICALLY SEAMED METAL PANEL SYSTEM
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- 9L STEEL MONO STRINGER STAIR SYSTEM ("VIEWRAIL" OR EQ.)
- 9M 5" DEEP SOLID WOOD STAIR TREAD/LANDING
- 10A TACTILE EXIT SIGN TO COMPLY W/ SECTION 703 ICC A117
- 15A ROOF ACCESS LADDER, SEE DETAIL B4/A602
- 15B PRE-MANUFACTURED ROOF HATCH
- 15C ROOF MOUNTED MECHANICAL EQUIPMENT
- 15D MECHANICAL DUCTWORK
- 15E PRIMARY AND SECONDARY ROOF DRAINS
- 15F OVERFLOW ROOF DRAIN SCUPPER
- 15G HIGH/LOW WATER COOLER, SEE D1/A401 FOR ELEVATIONS
- 15H 2A:10 BC FIRE EXTINGUISHER IN CABINET
- 15J FIRE SPRINKLER RISER
- 31A LINE OF EXISTING & FINISH GRADE

WALL TYPES

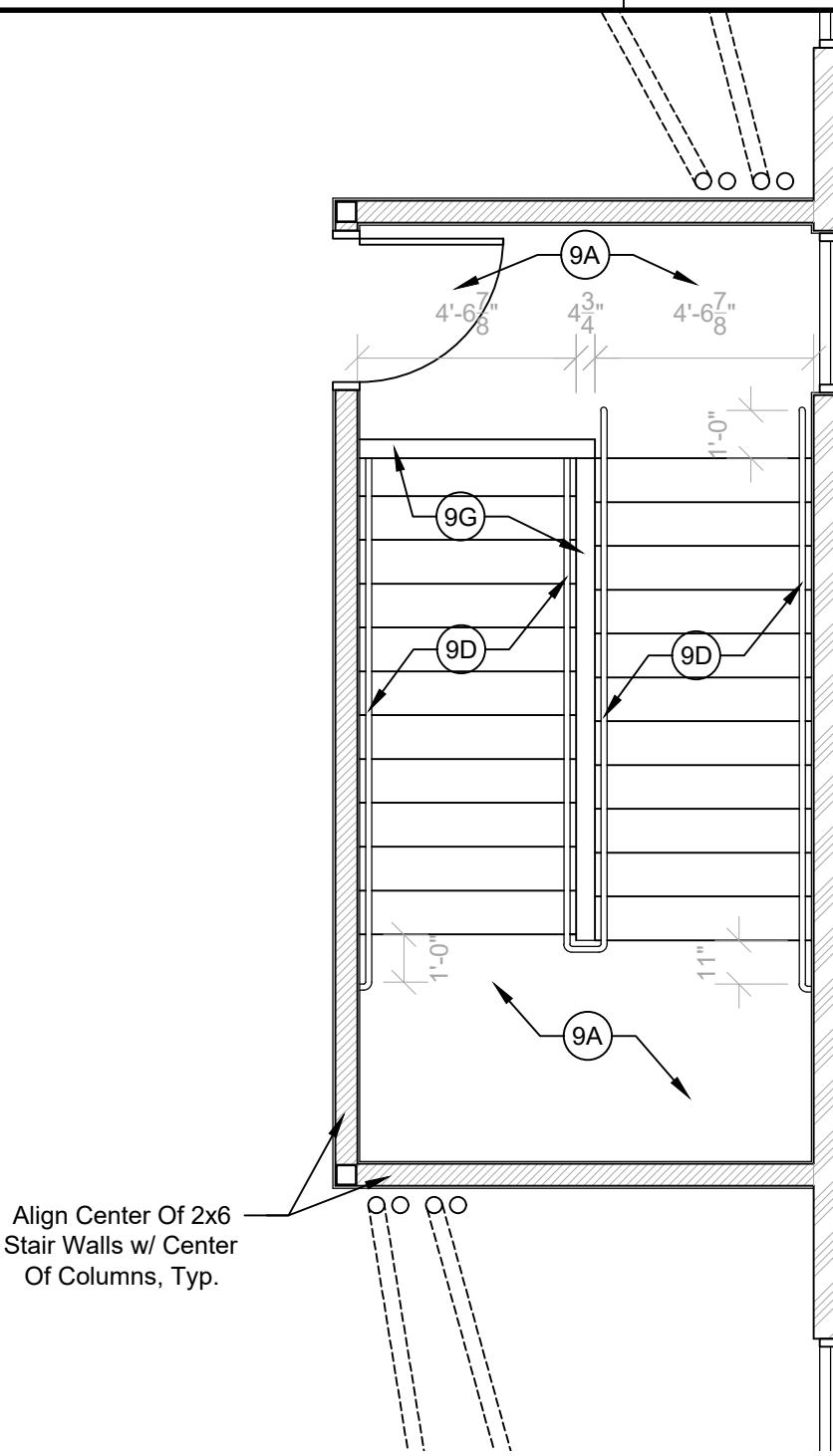
- CONCRETE FOUNDATION WALL
- 2x6 EXTERIOR STUD WALL
- 2x6 INTERIOR PARTITION WALL
- MASONRY VENEER
- STEEL TRACK & STUD SHAFT LINER SYSTEM (@ MECH. SHAFT ONLY)



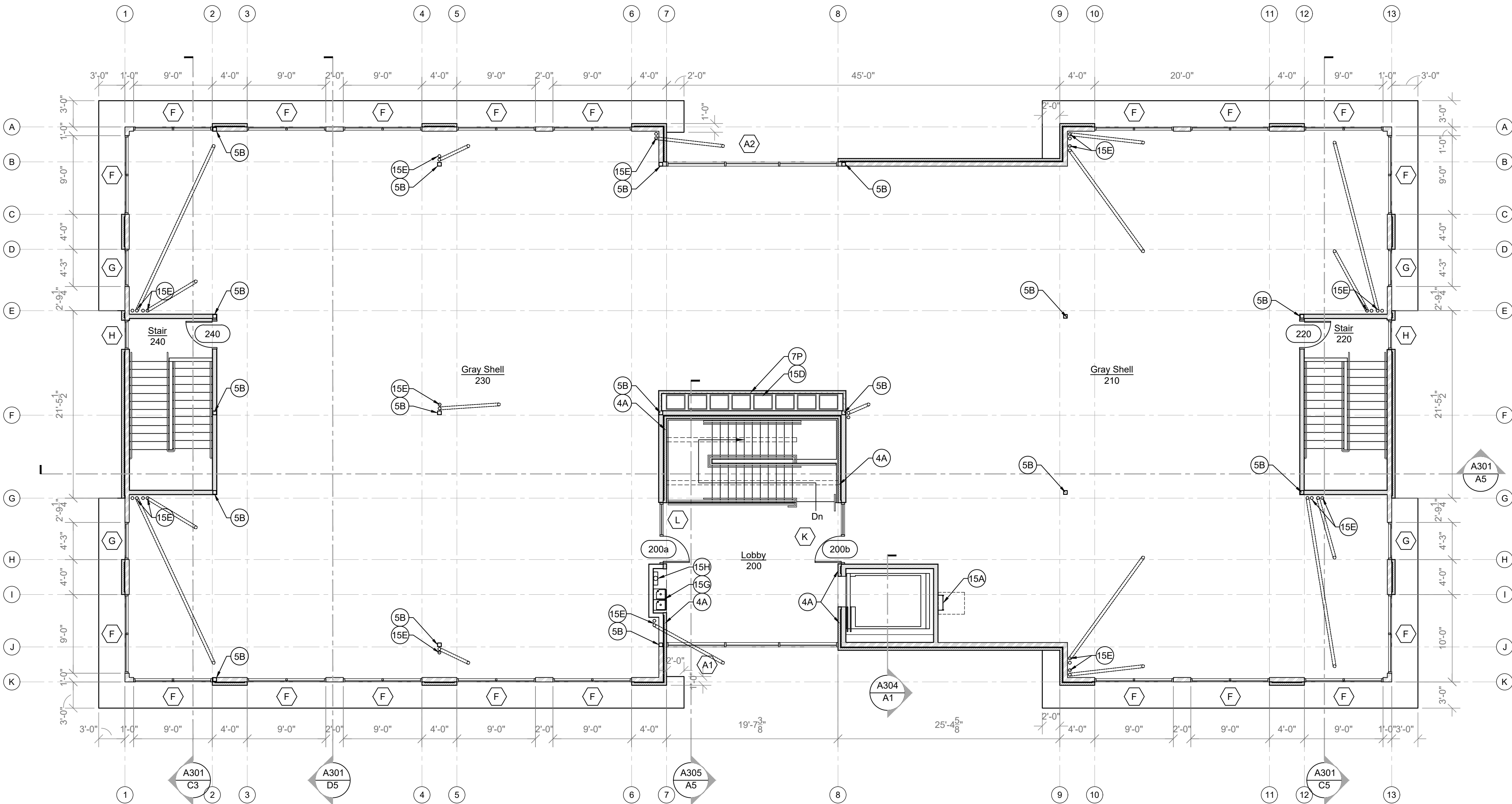
enlarged stair 240 plan
scale: 1/4"=1'-0"



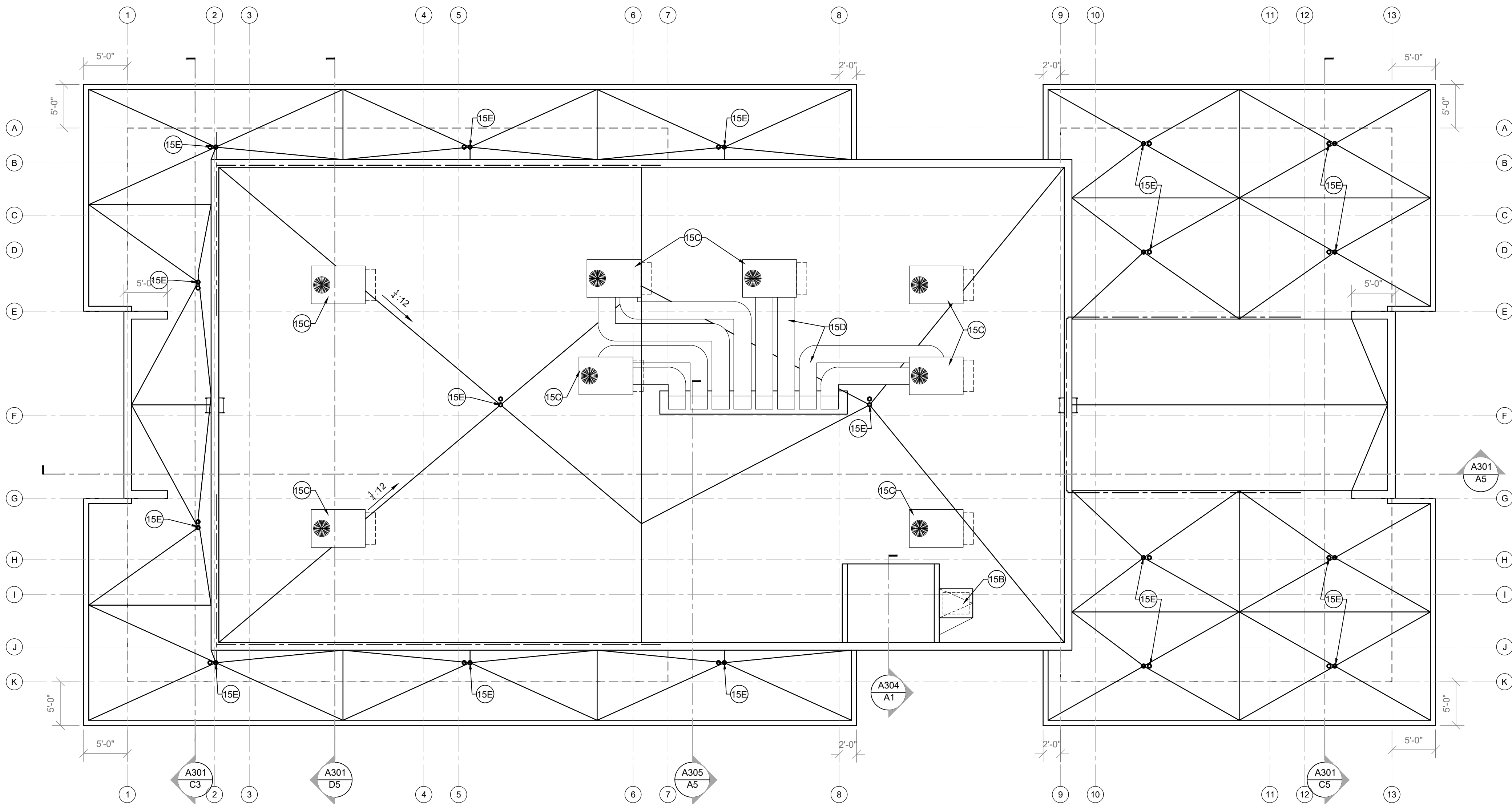
enlarged lobby 200 plan
scale: 1/4"=1'-0"



enlarged stair 220 plan
scale: 1/4"=1'-0"



upper level plan
scale: 1/8"=1'-0"



roof plan
scale: 1/8"=1'-0"

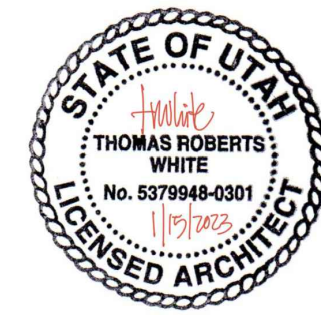
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Vineyard Office Building

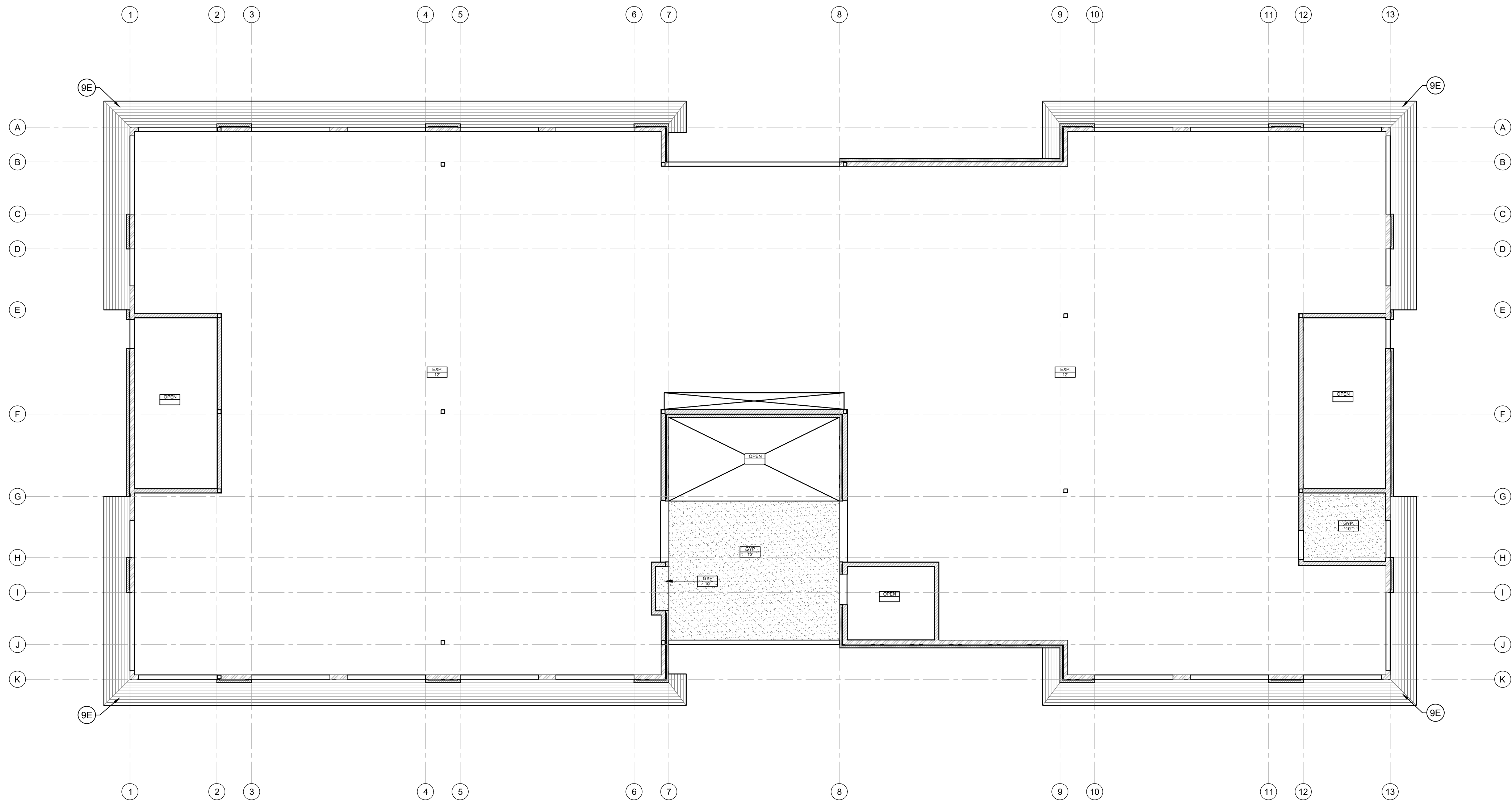
307 N Geneva Rd
Vineyard, UT

Revision	Date
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Date: January 15, 2023

A103

Permit Set



main level reflected ceiling plan
scale: 1/8"=1'-0"



BUILDING KEYNOTES

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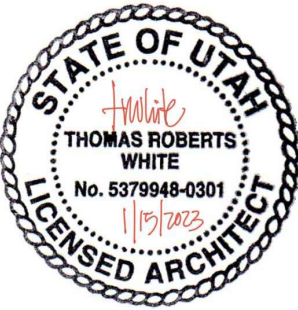
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Vineyard Office Building

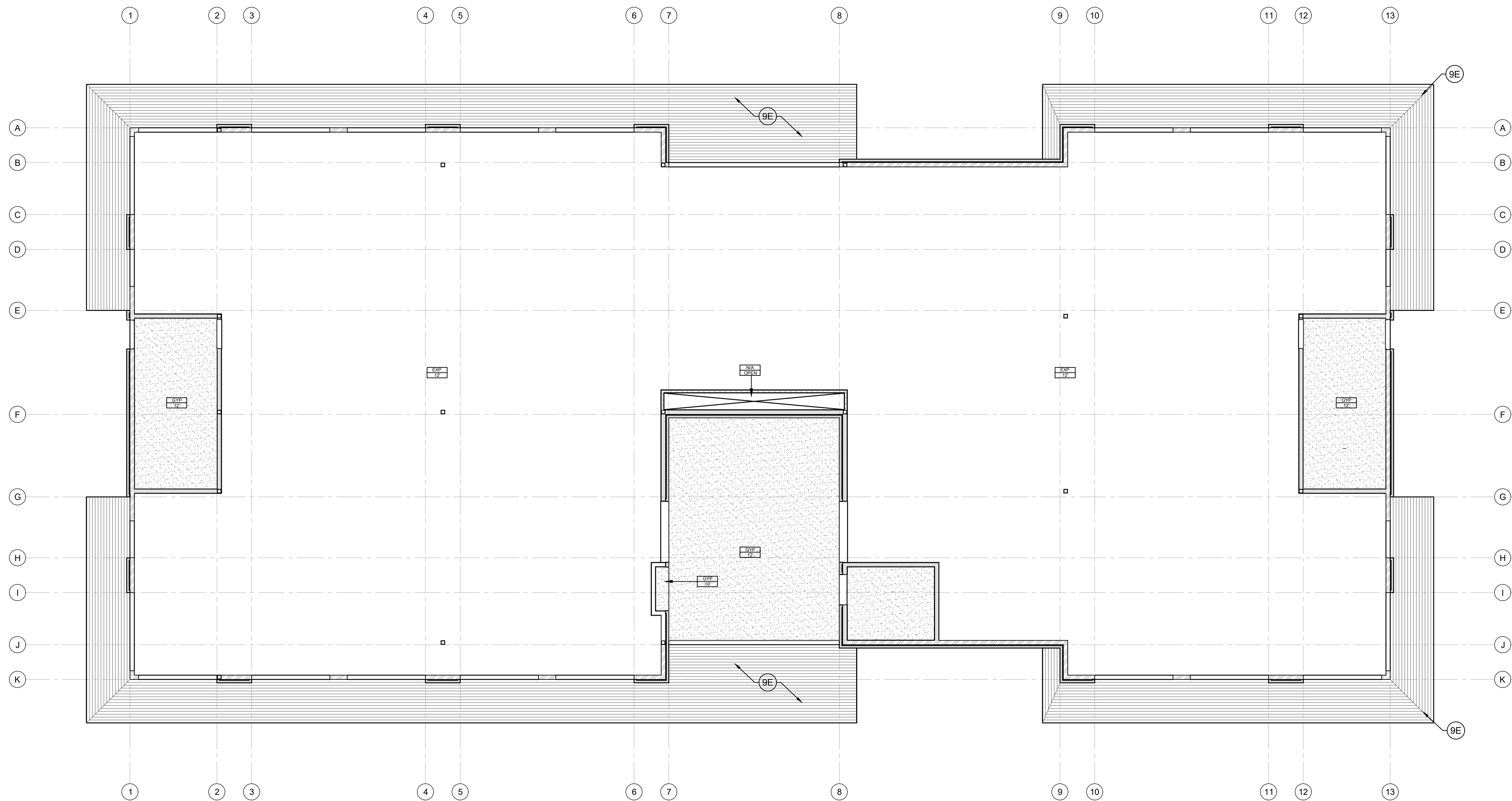
307 N Geneva Rd
Vineyard, UT

Revision Date

Date: January 15, 2023

A110

Permit Set



upper level reflected ceiling plan

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



BUILDING KEYNOTES

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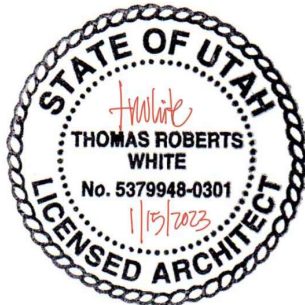
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Vineyard Office Building

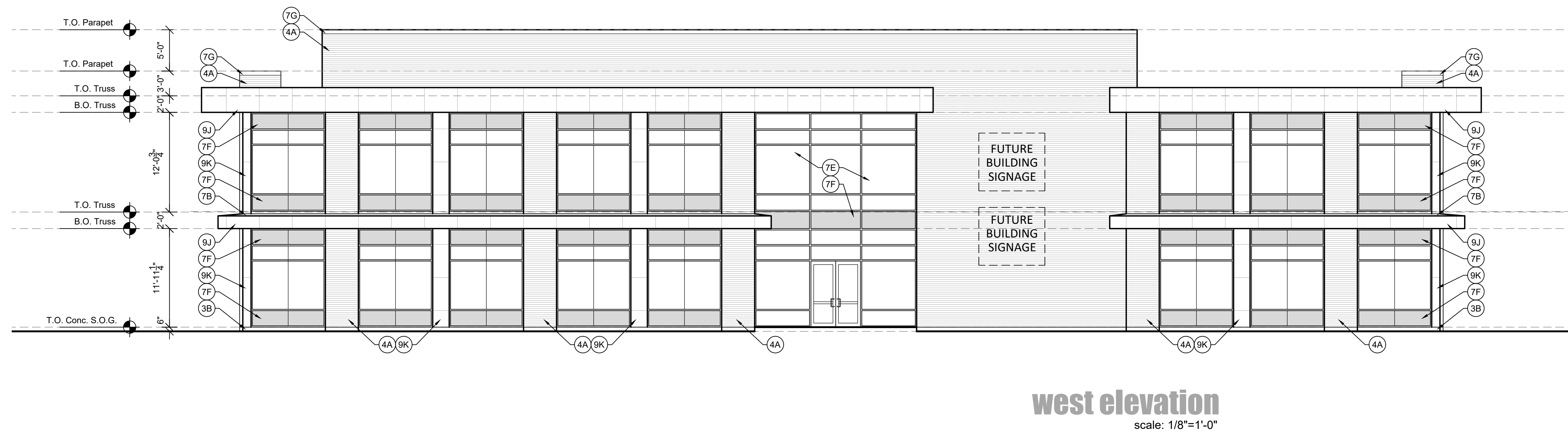
307 N Geneva Rd
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Revision Date

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A111

Permit Set



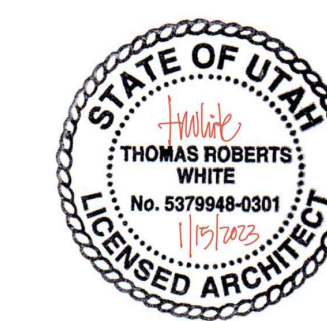
BUILDING KEYNOTES

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 - (3B) CONCRETE FOUNDATION WALL
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 - (4A) BRICK MASONRY VENEER
 - (4B) MASONRY VENEER ANCHOR
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 - (7L) R-19 BATT INSULATION
 - (7M) SLAB EDGE RIGID FOAM BOARD INSULATION, R-16 MIN.
 - (7N) UNDER SLAB VAPOR BARRIER
 - (7P) STEEL TRACK & STUD SHAFT LINER SYSTEM
 - (9A) LUXURY VINYL TILE FLOOR FINISH
 - (9B) $\frac{5}{8}$ " TYPE "X" GYP. BD.
 - (9C) 42" HIGH CUSTOM FABRICATED GUARDRAIL SYSTEM ("VIEWRAIL" OR EQ.)
 - (9D) 36" HIGH METAL HANDRAIL, GRASP-ABILITY PER IBC 1014.3.1, TYP.
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Building

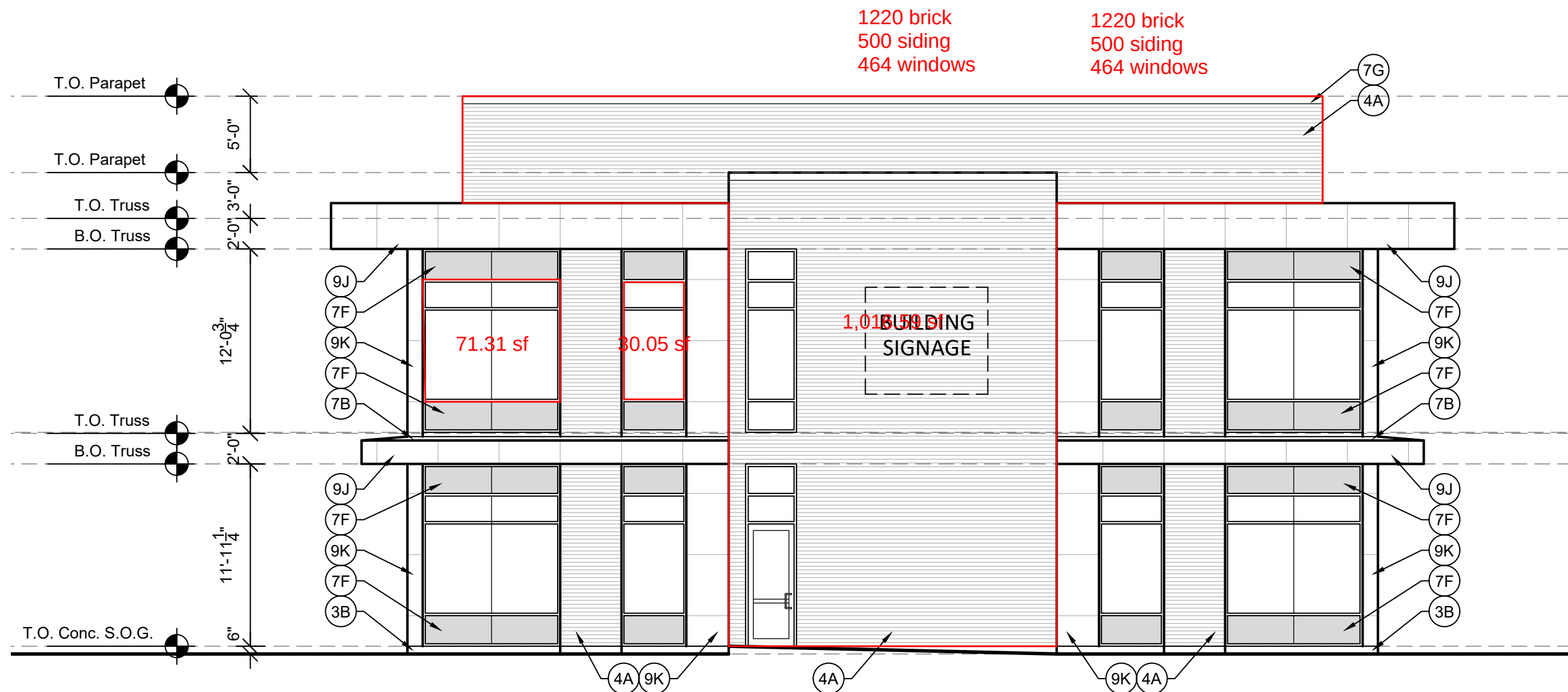
307 N Geneva Rd
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Revision	Date
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Date: January 15, 2023

A201

Permit Set



north elevation
scale: 1/8"=1'-0"

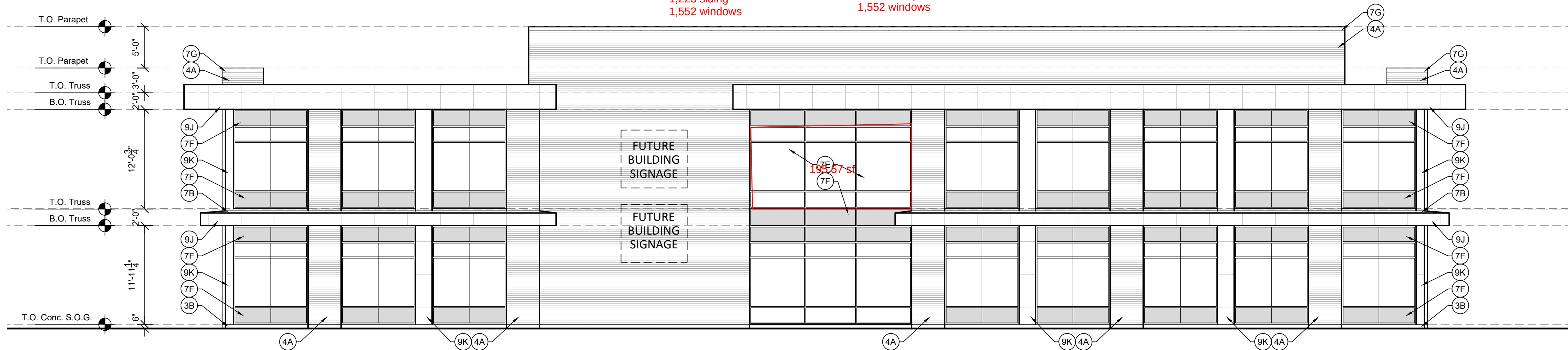
6300 brick
3446 siding
4032 windows

13,778 total

29% window glazing
25% siding
46% brick

1930 brick
1,223 siding
1,552 windows

1930 brick
1,223 siding
1,552 windows



east elevation
scale: 1/8"=1'-0"

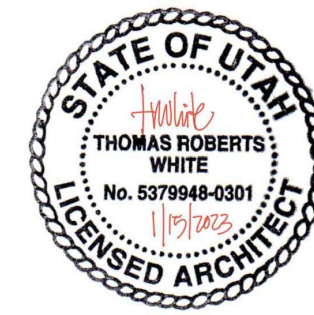
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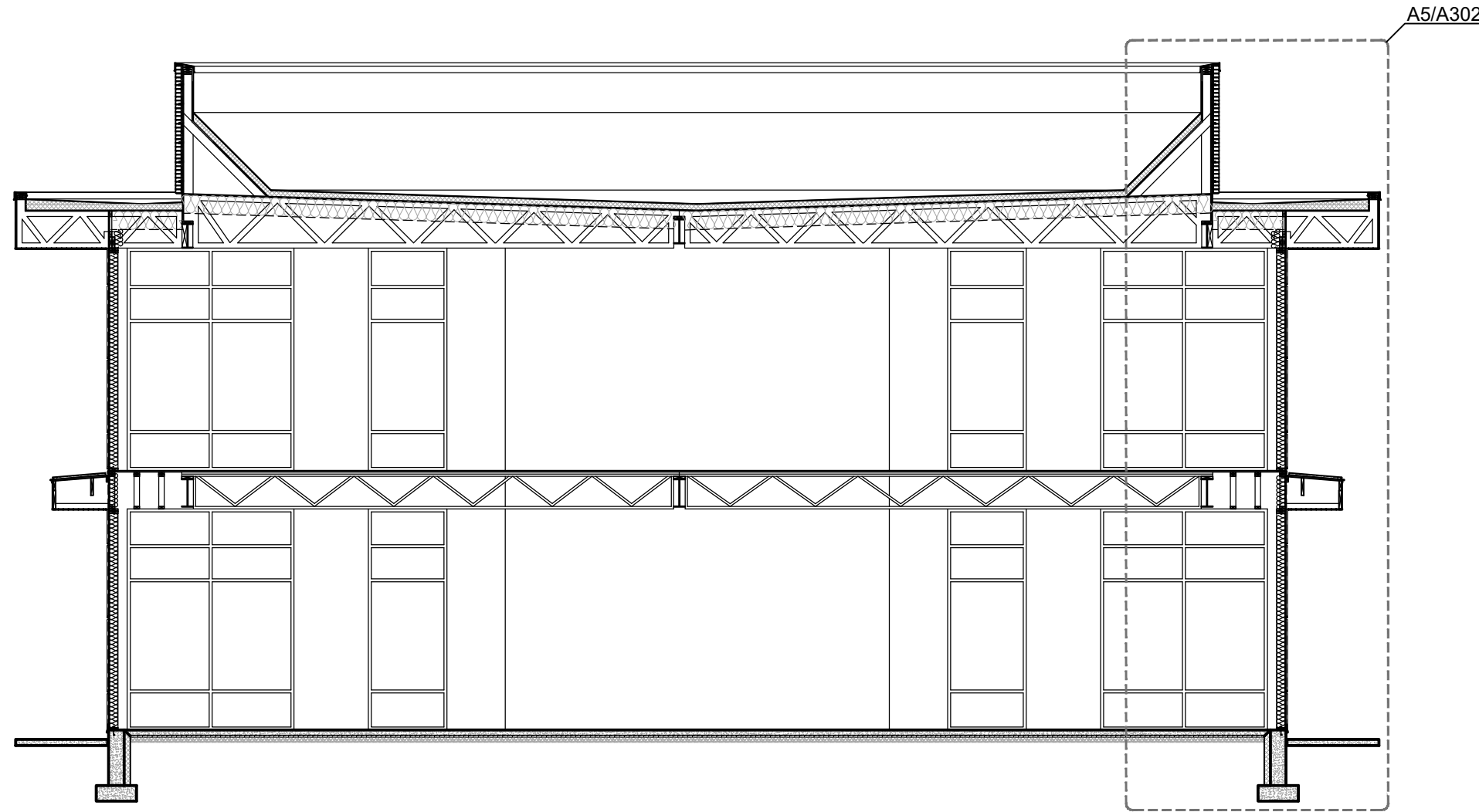
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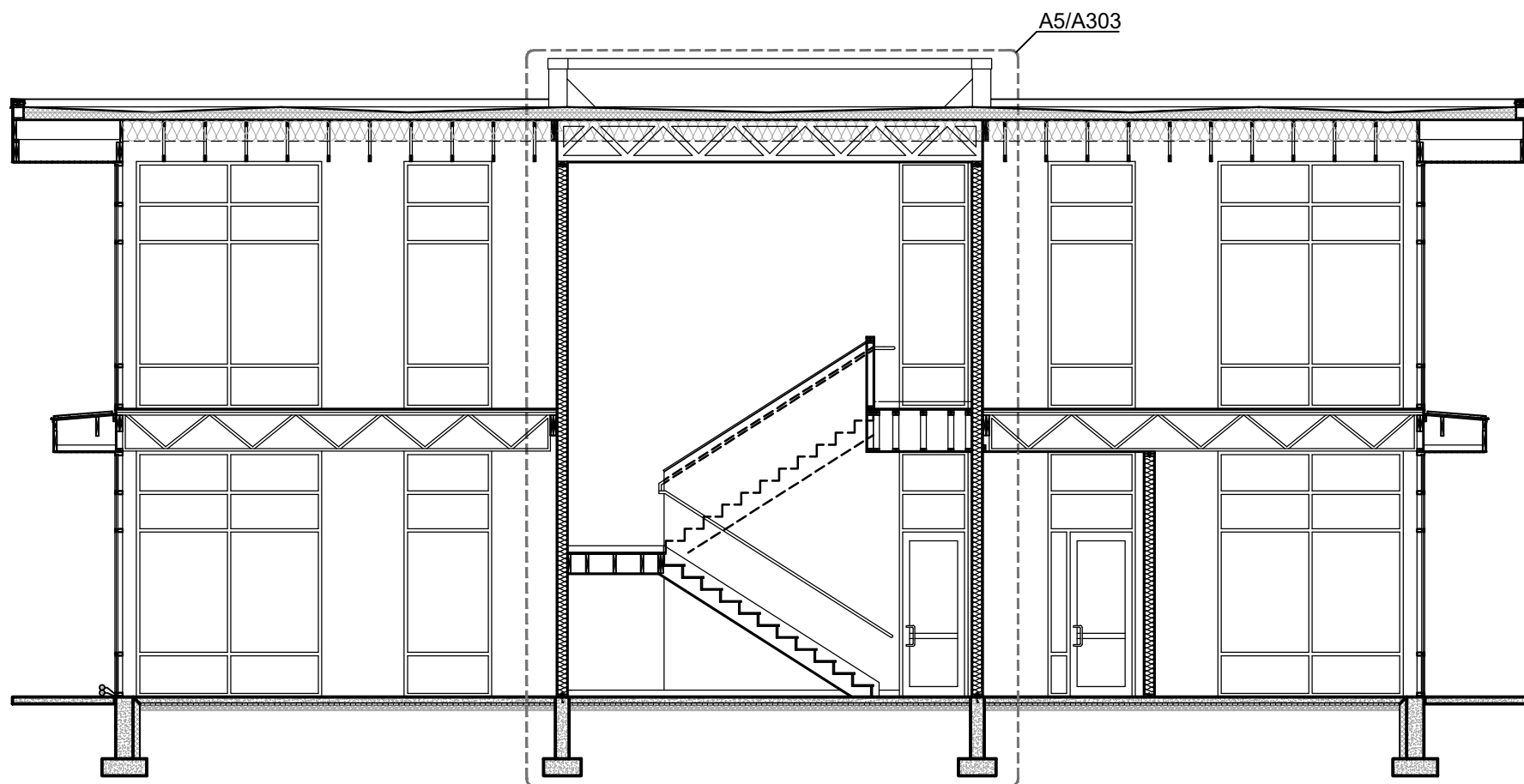
Date: January 15, 2023

A202

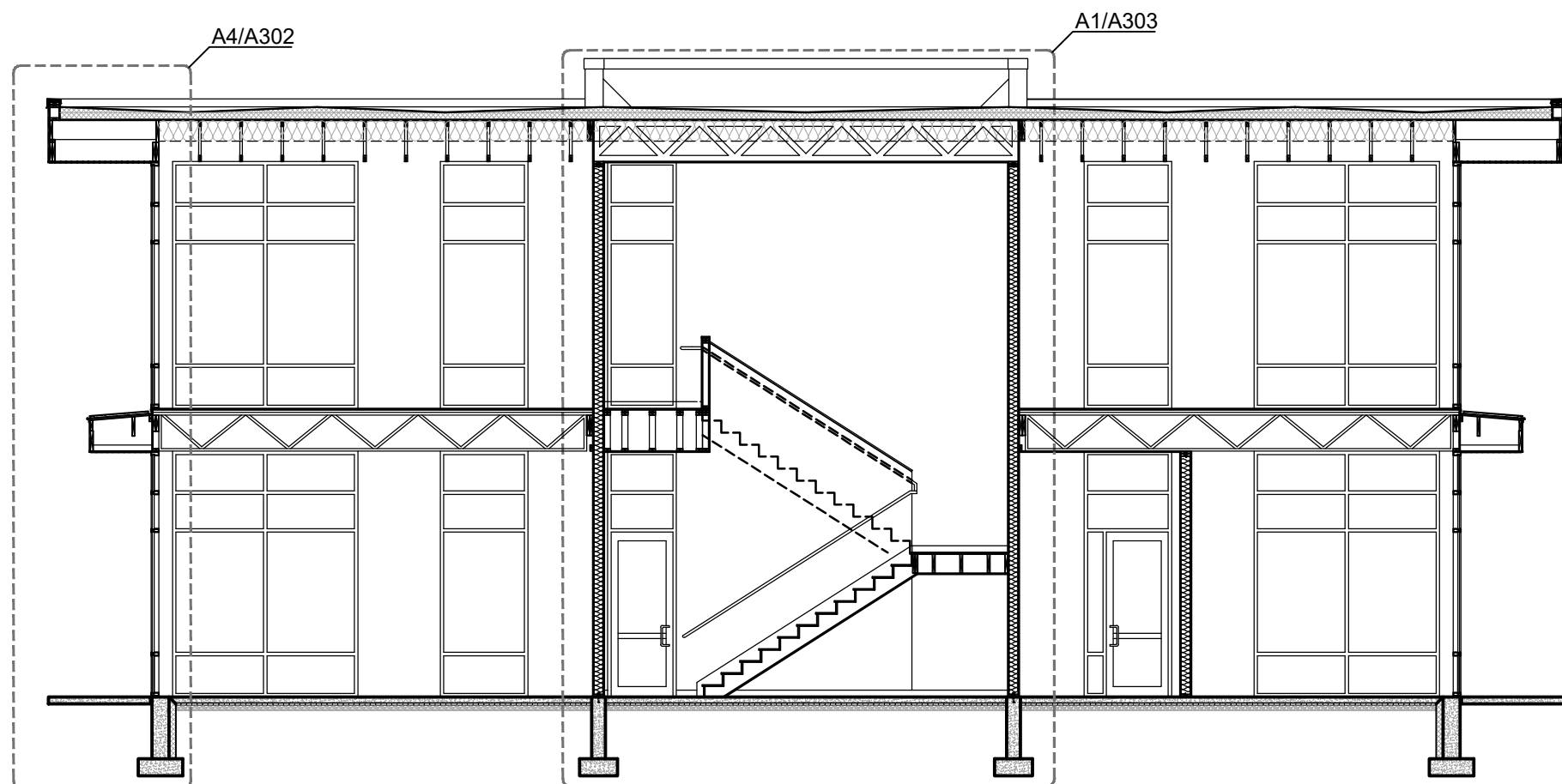
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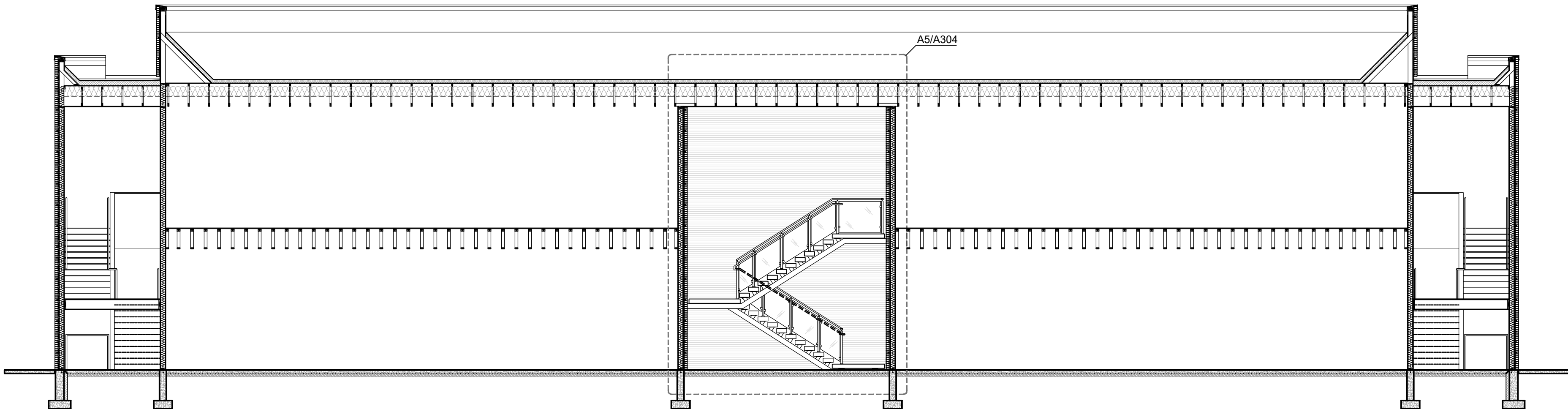
building section D5
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building section C3
scale: 1/8"=1'-0"



building section C5
scale: 1/8"=1'-0"



building section A5
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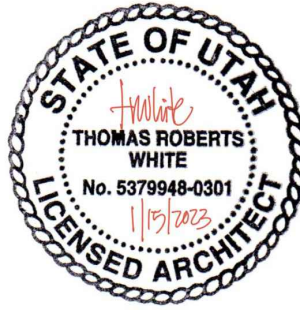
BUILDING KEYNOTES

- 3A CONCRETE FOOTING
- 3B CONCRETE FOUNDATION WALL
- 3C CONCRETE S.O.G.
- 3D 4" GRAVEL FILL
- 4A BRICK MASONRY VENEER
- 4B MASONRY VENEER ANCHOR
- 5A FOUNDATION ANCHOR
- 5B STEEL COLUMN
- 5C STEEL BEAM
- 5D STEEL LINTEL ANGLE
- 6A WOOD ROOF TRUSS
- 6B WOOD FLOOR TRUSS
- 6C PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
- 7A 60 MIL SINGLE PLY TPO ROOF MEMBRANE SYSTEM
- 7B 22 GA. MECHANICALLY SEAMED METAL ROOF PANELS
- 7C HOUSE WRAP OVER WALL SHEATHING (TO ACT AS AIR BARRIER)
- 7D FABRICATED ALUMINUM STOREFRONT WINDOW SYSTEM
- 7E FABRICATED ALUMINUM CURTAIN WALL WINDOW SYSTEM
- 7F 1" ALUMINUM COMPOSITE INFILL SPANDREL PANEL
- 7G 6" METAL PARAPET CAP
- 7H METAL FLASHING
- 7J NET & BLOW ATTIC INSULATION, R-38 MIN.
- 7K RIGID FOAM BOARD INSULATION 4" MIN THICKNESS
- 7L R-19 BATT INSULATION
- 7M SLAB EDGE RIGID FOAM BOARD INSULATION, R-16 MIN.
- 7N UNDER SLAB VAPOR BARRIER
- 7P STEEL TRACK & STUD SHAFT LINER SYSTEM
- 9A LUXURY VINYL TILE FLOOR FINISH
- 9B 5/8" TYPE "X" GYP. BD.
- 9C 42" HIGH CUSTOM FABRICATED GUARDRAIL SYSTEM ("VIEWRAIL" OR EQ.)
- 9D 36" HIGH METAL HANDRAIL, GRASP-ABILITY PER IBC 1014.3.1, TYP.
- 9E TONGUE & GROOVE WOOD SOFFIT
- 9F 4" RUBBER BASE
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- 9M 5" DEEP SOLID WOOD STAIR TREAD/LANDING
- 10A TACTILE EXIT SIGN TO COMPLY W/ SECTION 703 ICC A117
- 15A ROOF ACCESS LADDER, SEE DETAIL B4/A602
- 15B PRE-MANUFACTURED ROOF HATCH
- 15C ROOF MOUNTED MECHANICAL EQUIPMENT
- 15D MECHANICAL DUCTWORK
- 15E PRIMARY AND SECONDARY ROOF DRAINS
- 15F OVERFLOW ROOF DRAIN SCUPPER
- 15G HIGH/LOW WATER COOLER, SEE D1/A401 FOR ELEVATIONS
- 15H 2A:10 BC FIRE EXTINGUISHER IN CABINET
- 15J FIRE SPRINKLER RISER
- 31A LINE OF EXISTING & FINISH GRADE



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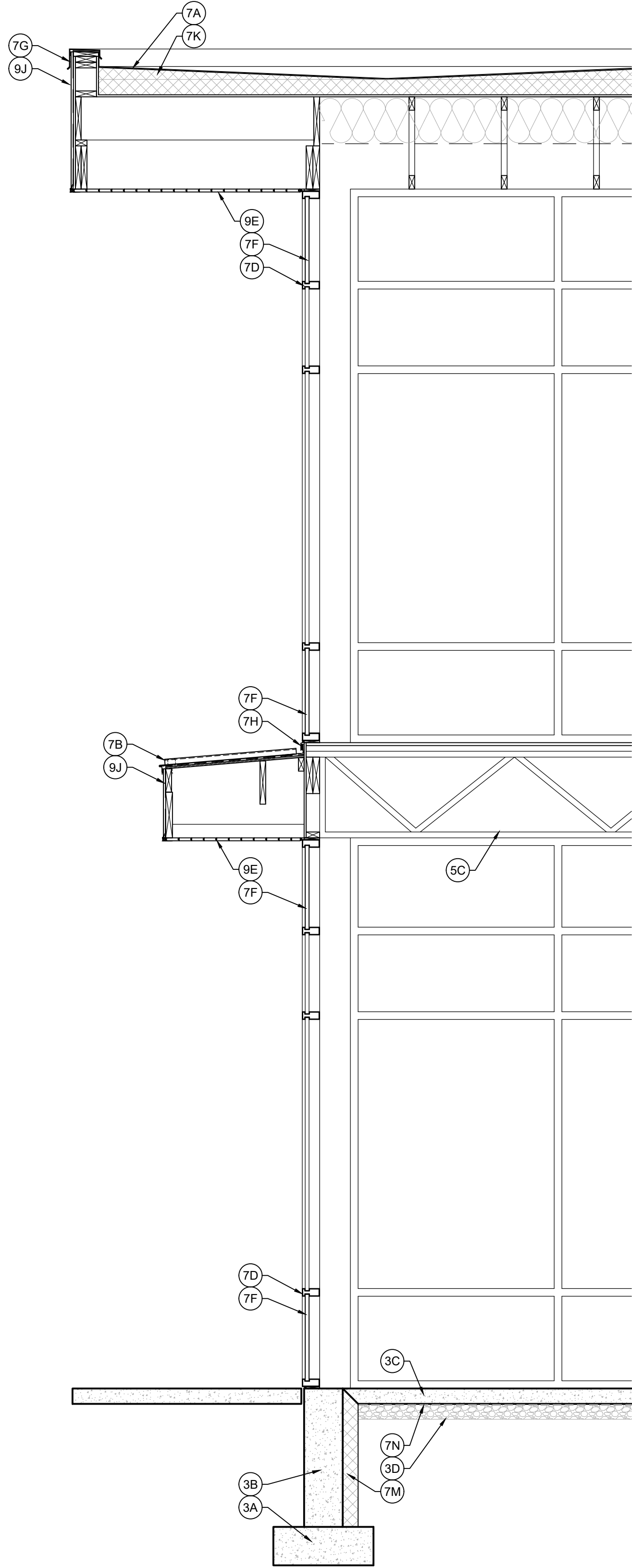
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Revision	Date
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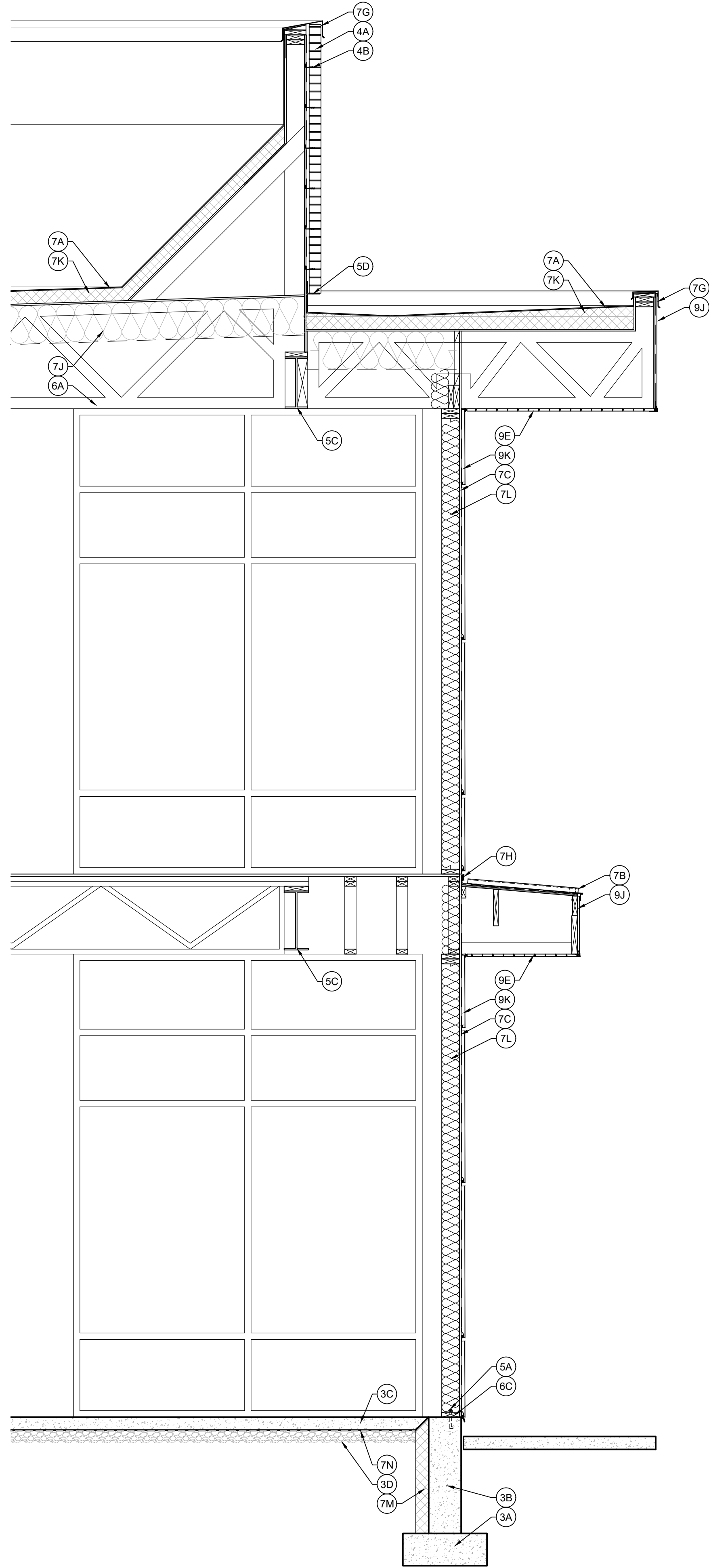
Date: January 15, 2023

A301

Permit Set



wall section A4
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wall section A5
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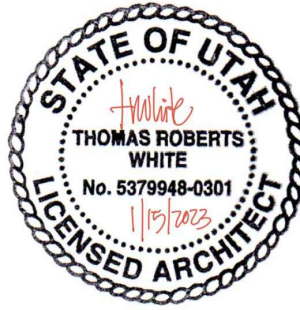
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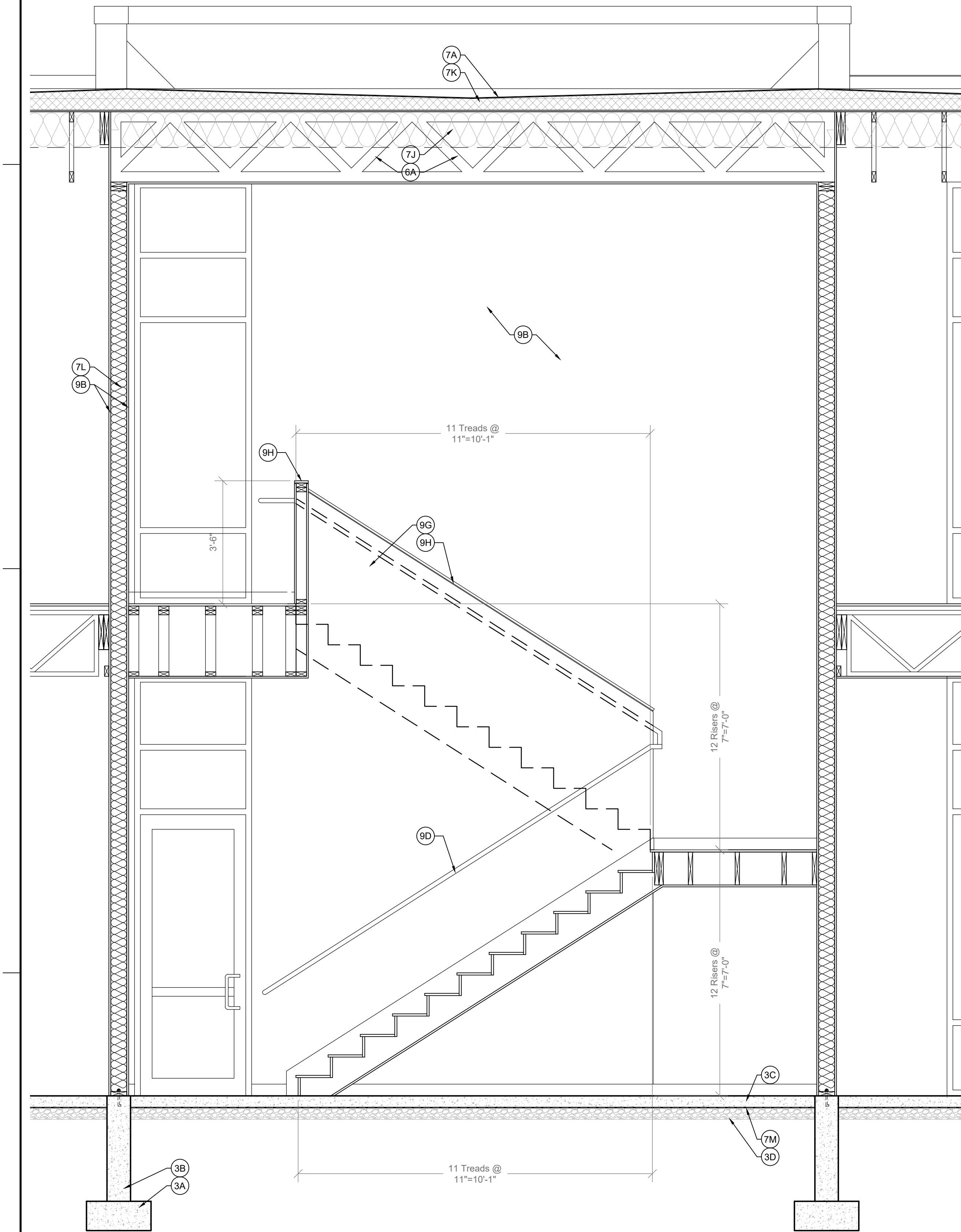
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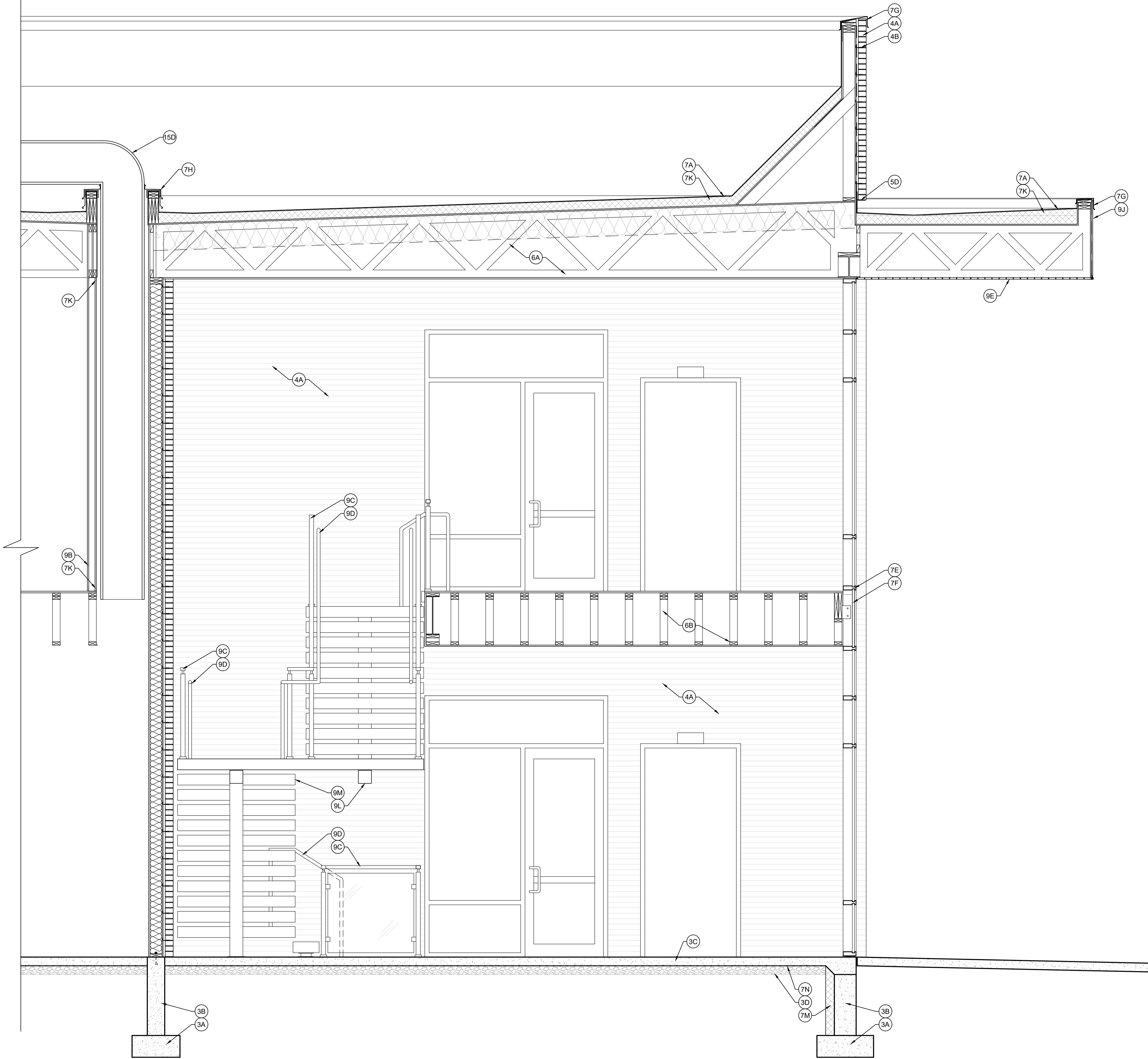
Revision Date

Date: January 15, 2023

A302

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stair section A5
scale: 1/2"=1'-0"

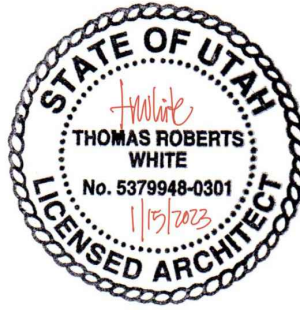
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Vineyard Office Building

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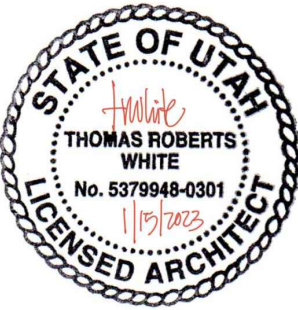
A305

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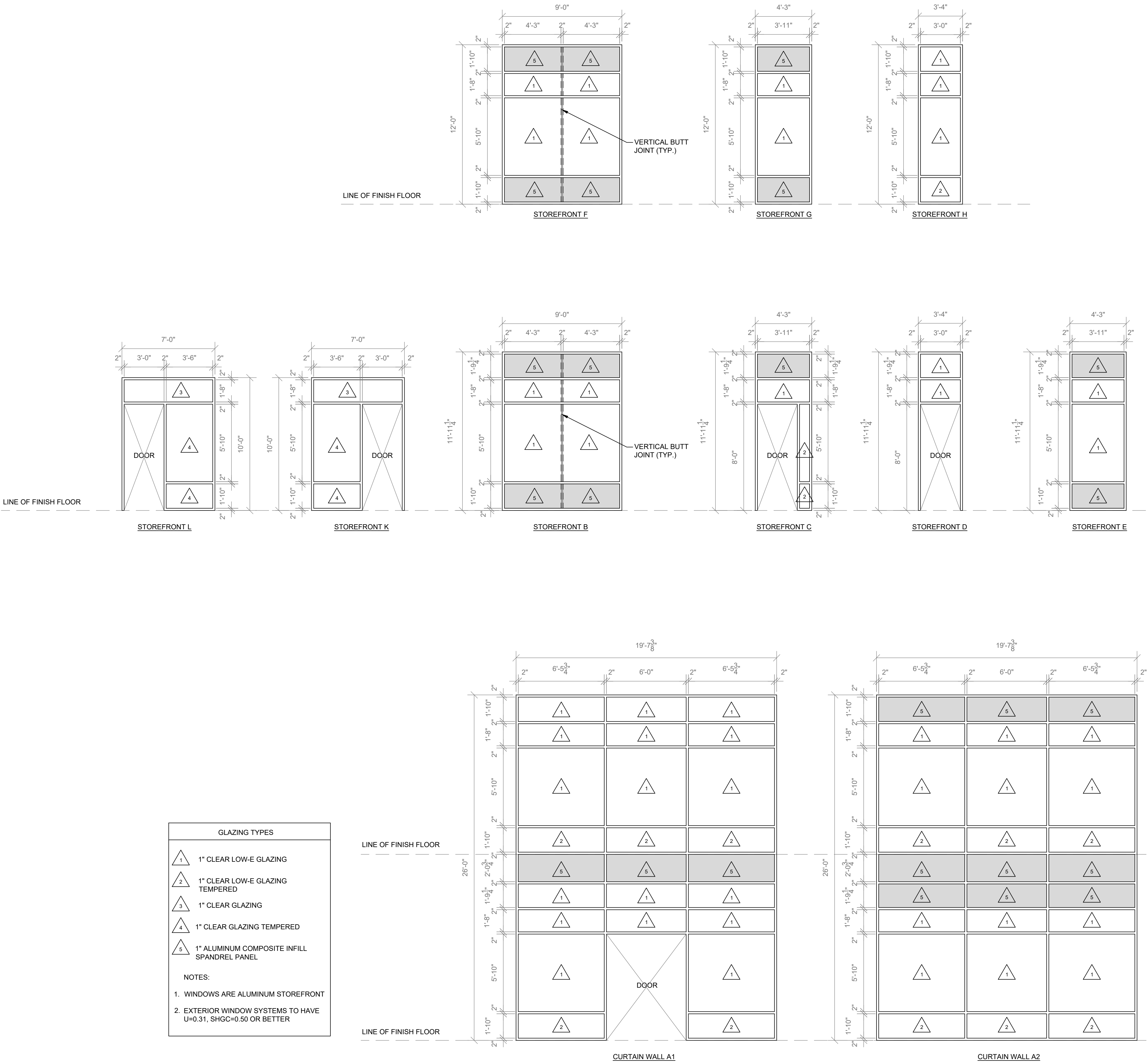
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A401

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- BASIS OF DESIGN

1. GOVERNING BUILDING CODE 2021 IBC

2. GRAVITY DESIGN:

ROOF DEAD LOAD..... 19 PSF

FLOOR DEAD LOAD 25 PSF

FLOOR LIVE LOAD 80 PSF

ROOF SNOW LOAD 23.9 PSF (Pg=3) PSF

3. SEISMIC DESIGN:

LATERAL SYSTEM SHEAR WALL

ZONE D

I 1.0

S_w=1.321 S_s=0.480 S_{ms}=0.881 S_{ms}=0.582 R=6.5

SITE CLASS (CMT PROJECT #18233 DATED 4/22/22) D

RISK CATEGORY II

4. WIND DESIGN:

BASIC WIND SPEED..... 103 MPH

EXPOSURE..... C

5. SOILS:

SOIL BEARING PRESSURE (CMT PROJECT #18233 DATED 4/22/22)... 2000 PSF

- GENERAL

1. THE GENERAL CONTRACTOR SHALL:

A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND ENSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS AGREED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION.

B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATER PROOFING, FINISHES, CHAMFERS, KERFS, ETC.

C. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.

D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.

E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

2. CONTRACT DOCUMENTS:

A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.

B. DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE

C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTES OTHERWISE.

D. INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.

3. BUILDING CODE COMPLIANCE:

A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IBC DESIGNATIONS SHALL BE AS AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.

4. COORDINATION:

A. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.

B. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:

A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.

B. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS LONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.

C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.

D. BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED OTHERWISE.

6. OMISSIONS AND/OR CONFLICTS:

A. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED.

B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

7. MISCELLANEOUS:

A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.

B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

8. SUBMITTALS:

A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION, ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE WORK.

REINFORCING STEEL SHOP DRAWINGS.

STRUCTURAL STEEL SHOP DRAWINGS.

• THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF UTAH.

B. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER.

C. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING. REASON(S) FOR THE REQUEST AND COST DIFFERENTIALS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL ENGINEER.

- SITE PREPARATION

1. REQUIREMENTS

A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL, DEBRIS, FROZEN SOIL, OR IN PONDED WATER.

B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.

C. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL SITE PREPARATION REQUIREMENTS WITH GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT INDUSTRY STANDARDS SHALL BE FOLLOWED FOR BEARING AND COMPACTION.

2. MATERIALS:

A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT

B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.

C. WATER SHALL BE POTABLE.

D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260.

E. FLY ASH SHALL CONFORM TO ASTM C618.

F. CALCIUM CHLORIDE SHALL NOT BE USED.

3. MIX DESIGNS

A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME.

B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.

C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAINMENT (%)	MIN. CEMENT PER YARD (LBS)
FOOTINGS:	3000	0.50	145	0'-0 3/4"	3 ±-1	517
FOUNDATION	3000	0.45	145	0'-0 3/4"	3 ±-1	564
SLAB ON GRADE:						
INTERIOR	3000	0.45	145	0'-0 3/4"	3 ±-1	564
EXTERIOR	3000	0.45	145	0'-0 3/4"	6 ±-1	564
SLABS ON DECK						
LT. WT.*	3000	0.53	110	0'-0 3/4"	6 ±-1	564
COLUMNS:	3000	0.45	145	0'-0 3/4"	3 ±-1	564
BEAMS:	3000	0.45	145	0'-0 3/4"	3 ±-1	564

- LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI.

D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL.

E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONGESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL VOIDS AND/OR FOR WORKABILITY. (CONTRACTOR'S OPINION)
4. CONSTRUCTION:

A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.

B. PRIOR TO PLACING CONCRETE CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLOCKOUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ECT. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.

C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.

D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5x4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.

E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
5. FOOTINGS:

A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.

B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.

C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.

D. PROVIDE 2x4 BEVELED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.

E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.

F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.

G. NO PENETRATIONS SHALL BE ALLOW THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER, COLUMN, ETC., SHALL BE EXTENDED TO THE FOOTING AS REQUIRED.

H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDETERMINED DURING CONSTRUCTION SHALL BE BACK FILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN).
6. SLABS ON GRADE:

A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL, UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.

B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHO SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.

C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

- REINFORCING STEEL

1. CODES AND STANDARDS: REINFORCING STEEL SHALL COMPLY WITH :

I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.

II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66).

2. MATERIALS:

A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI EXCEPT AS NOTED BELOW.

I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOW STEEL".

II. REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW ALLOY STEEL"

B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.

3. CONSTRUCTION:

A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI315.

B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.

D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED. USE A CLASS B SPLICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS.

E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.

F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER..... 2"

#5 AND SMALLER..... 1½"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

SLABS AND WALLS, #11 AND SMALLER..... ¾"

BEAMS AND COLUMNS, MAIN REINFORCING OR TIES 1½"

SLAB ON GRADE CENTER OF SLAB

G. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR 10 FEET.

H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE E60XX ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AWS REQUIREMENTS.

I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPLICE LENGTHS AS REQUIRED BY THE IBC.
- MASONRY VENEER ANCHOR TIES

1. PRODUCTS:

A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:

I. DOWETAIL ANCHORS.

II. DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOHMANN & BARNARD.

III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.

2. INSTALLATION:

A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.

B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.

C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 15'-0" O.C. FOR MASONRY BLOCK VENEER.
- GENERAL FRAMING NOTES

1. ALL JOISTS, RAFTERS, POSTS AND HEADER SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL U.N.O. IF PITS OR EQUAL ARE USED THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8" O.C. FOR TIMBER FLOOR JOISTS.

2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS @ 24" O.C. MIN.

3. ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.

4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.

5. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

6. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH ½" THICK EXP 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.

7. ALL FLOOR SHEATHING TO BE ¾" THICK T&G SHEATHING CLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.

8. VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.

9. ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS UNLESS NOTED OTHERWISE.

10. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.

11. USE ¾" O.S.B. OR CDX PLYWOOD WITH (USE ¾" IN HEBER)

8d NAILS @ 6" O.C. AT EDGES OF ROOF

10d NAILS @ 4" O.C. AT GABLE ENDS

SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS

STAGGER SHEATHING JOINTS

PLYWOOD PERPENDICULAR TO RAFTERS AND TRUSSES

12. SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.

13. ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW.

14. PROVIDE SQUASH BLOCKING AT RIM JOIST BELOW ALL POSTS FROM ROOF, HEADER OR BEAM POINT LOADS.

15. PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS
16. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.

17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V8 DF/DF FOR MULTIPLE SPANS, AND CANTILEVERED SPANS.

18. ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST BE DESIGNED TO CARRY THE CAPACITY OF THE MEMBER THAT THEY ARE SUPPORTING.

19. FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONG TIE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR IN EACH HOLE.

20. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY ENGINEER.

21. LAG SCREWS SHALL BE INSERTED IN A DRILLED PILOT HOLE 60%-75% OF THE SHANK DIAMETER BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. ALL NUTS, BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH AN OVERSIZED WASHER.

22. NAILS TO BE COMMON WIRE UNLESS OTHERWISE NOTED.

23. ALL BOLT HOLES SHALL BE DRILLED WITH A BIT ⅛" TO ¼" LARGER THAN THE NOMINAL BOLT DIAMETER.

24. ALL JOINTS IN WALL SHEATHING SHALL OCCUR IN THE MIDDLE OF A PLATE OR BLOCK AND NAILED ON EACH SIDE OF THE JOINT WITH EDGE NAILING PER SHEAR WALL SCHEDULE.

25. ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 4'-0" O.C. MAXIMUM IN ORDER TO SPREAD THE LOAD EVENLY OVER THE TRUSSES.

26. PROVIDE ¼" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED).

27. DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE.

28. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS, AND WHICH SUPPORT PERMANENT STRUCTURES, SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE BO DECATY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SUCH FLOORS.

29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IBC, AND LOCAL ORDINANCES.

30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

31. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5
- | MINIMUM NAILING SCHEDULE | |
|--|--|
| CONNECTION | NAILING |
| 1. JOIST TO SILL OR GIRDER, TOENAIL | (3) 8d |
| 2. BRIDGING TO JOIST, TOENAIL EACH END | (2) 8d |
| 3. 1"x8" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL | (2) 8d |
| 4. WIDER 1"x8" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL | (3) 8d |
| 5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLND AND FACE NAIL | (2) 16d |
| 6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL | 16d @ 16" (406mm) O.C. |
| SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS | (3) 16d PER 16" (406mm) |
| 7. TOP PLATE TO STUD, END NAIL | (2) 16d |
| 8. STUD TO SOLE PLATE | (4) 8d, TOENAIL OR (2) 16d, END NAIL |
| 9. DOUBLE STUDS, FACE NAIL | 16d @ 24" (610mm) O.C. |
| 10. DOUBLE TOP PLATES, TYPICAL FACE NAIL | 16d @ 16" (406mm) O.C. |
| DOUBLE TOP PLATES, LAP SPLICE | (6) 16d |
| 11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL | (3) 8d |
| 12. RIM JOIST TO TOP PLATE, TOENAIL | 8d @ 6" (152mm) O.C. |
| 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL | (2) 16d |
| 14. CONTINUOUS HEADER, TWO PIECES | 6d @ 16" (406mm) O.C. ALONG EACH EDGE |
| 15. CEILING JOIST TO PLATE, TOENAIL | (3) 8d |
| 16. CONTINUOUS HEADER TO STUD, TOENAIL | (4) 8d |
| 17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL | (3) 16d |
| 18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL | (3) 16d |
| 19. RAFTERS TO PLATE, TOENAIL | (3) 16d |
| 20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL | (2) 8d |
| 21. 1"x8" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL | (2) 8d |
| 22. WIDER THAN 1"x8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL | (3) 8d |
| 23. BUILD-UP CORNER STUDS | 16d @ 24" (610mm) O.C. |
| 24. BUILD-UP GIRDER AND BEAMS | 20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPLICE |
| 25. 2" (51mm) PLANKS | (2) 16d AT EACH BEARING |
| 26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2 | |
| SUBFLOOR AND WALL SHEATHING (TO FRAMING): | |
| 1/2" (12.7mm) AND LESS | 6d ³ |
| 19/32" - 3/4" (15mm-19mm) | 6d ⁴ OR 6d ⁵ |
| 7/8" - 1" (22mm-25mm) | 8d ³ |
| 1 1/8" - 1 1/4" (29mm-32mm) | 10d ⁴ OR 8d ⁵ |
| COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): | |
| 3/4" (19mm) AND LESS | 6d ⁵ |
| 7/8" - 1" (22mm-25mm) | 8d ⁵ |
| 1 1/8" - 1 1/4" (29mm-32mm) | 10d ⁴ OR 8d ⁵ |
| 27. PANEL SIDING (TO FRAMING) 2: | |
| 1/2" (12.7mm) OR LESS | 6d ⁵ |
| 5/8" (16mm) | 8d ⁵ |
| 28. FIBERBOARD SHEATHING: 7 | |
| 1/2" (12.7mm) | No. 11 GA ⁴ 6d ⁸ No. 16 GA ⁹ |
| 25/32" (20mm) | No. 11 GA ⁴ 6d ⁸ No. 16 GA ⁹ |
| 29. INTERIOR PANELING | |
| 1/4" (6.4mm) | 4d ¹⁰ |
| 3/8" (9.5mm) | 6d ¹¹ |
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305

3. COMMON OR DEFORMED SHANK.

4. COMMON

5. DEFORMED SHANK.

6. CORROSION-RESISTANT SIDING OR CASING NAILS.

7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.

8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER (11mm) HEAD AND 1 1/2 INCH (38mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 3/4 INCH (44mm) LENGTH FOR 25/32 INCH (20mm) SHEATHING.

9. CORROSION-RESISTANT STUDS WITH NOMINAL 7/16 INCH (11mm) CROWN AND 1 1/8 INCH (29mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 1/2 INCH (38mm) LENGTH FOR 25/32 INCH (20mm) SHEATHING.

10. PANEL SUPPORTS AT 16 INCHES (406mm) [20 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

11. PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

- WOOD TRUSS NOTES

1. BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CURRENT IBC REQUIREMENTS.

2. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECIFICATIONS.

3. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.

4. THE TRUSSES SHALL ALSO BE DESIGNED PER THE CURRENT IBC, AND LOCAL ORDINANCES.

5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.

6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.

7. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.

9. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN. (CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS. ENGINEER SHOULD BE NOTIFIED OF ANY DEVIATION).

10. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY TPI EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS TPI REQUIREMENTS.

11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.

12. FABRICATE TRUSSES IN JOGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN ¼", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.

14. PROVIDE ¼" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.

15. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

LEI

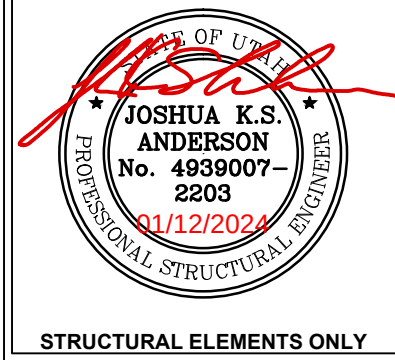
- A Utah Corporation -

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STRUCTURAL ELEMENTS ONLY

VINEYARD MEDICAL OFFICE BUILDING

400 N GENEVA ROAD, VINEYARD, UTAH

STRUCTURAL NOTES

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

REVISIONS

1	DESCRIPTION	DATE	BY
2			
3			
4			
5			
6			

LEI PROJECT #:
2023-2473

DRAWN BY:
RAZ

CHECKED BY:
JKSA

SCALE:
NTS

DATE:
11/12/2024

SHEET

STRUCTURAL STEEL

1. CODES AND STANDARDS:
- A. STRUCTURAL STEEL WORK SHALL COMPLY WITH:
- I. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", WITH "COMMENTARY".
- II. AISC "CODE OF STANDARD PRACTICE" EXCLUDING SECTIONS 1.51, 3.3 (1ST SENTENCE), 4.2, 7.5.4, AND 7.11.5.
- III. AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE", EXCLUDING ITEMS CONFLICTING WITH AISC REQUIREMENTS.
2. MATERIALS:
- A. STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A572 GRADE 50 ENHANCED STEEL. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A58.
- B. STRUCTURAL TUBE STEEL SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH $F_y=46$ KSI.
- C. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, WITH A MINIMUM YIELD STRENGTH $F_y=36$ KSI.
- D. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. ALL OTHER BOLTS SHALL CONFORM TO ASTM A307 OR BETTER.
- E. WELDED ANCHOR STUDS AND DEFORMED BAR ANCHORS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
3. CONSTRUCTION:
- A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
- B. CAMBER IN BEAMS SHALL BE AS INDICATED ON PLANS.
- C. PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS, EXCEPT AT AREAS OF WELDING AND/OR BOLTING.
- D. USE HIGH STRENGTH (8000 PSI MINIMUM AT 28 DAYS), NON-SHRINK, LIQUID EPOXY GROUT BENEATH ALL STEEL BASE PLATES AND BEARING PLATES. MIX GROUT WITH SAND OR PEA GRAVEL AS RECOMMENDED BY THE MANUFACTURER. PLACE GROUT AS SOON AS STEEL MEMBER HAS BEEN PROPERLY POSITIONED AND ALIGNED.
- E. WHERE STRUCTURAL STEEL WIDE FLANGE, PIPE, OR TUBE SECTIONS ARE EMBEDDED IN CONCRETE OR MASONRY AND REINFORCING BARS BUTT TO IT, DEFORMED BAR ANCHORS OR REINFORCING BARS WITH THE SAME SIZE AND SPACING AS THE ADJACENT REINFORCING BARS, 48 BAR DIAMETERS LONG, SHALL BE WELDED TO THE STRUCTURAL STEEL. THE MANUFACTURER'S WELDING PROCEDURES SHALL BE ADHERED TO.
4. BOLTED CONNECTIONS:
- A. BOLTS SHALL BE 3/4" DIAMETER, UNLESS NOTED OTHERWISE.
- B. BOLT SHALL BE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.
- C. STEEL TO STEEL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS AND NUTS, UNLESS NOTED OTHERWISE. BOLTS SHALL CARRY THE IDENTIFYING MARK OF THREE (3) RADIAL LINES.
- D. ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS AND NUTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE, INCLUDING ANCHOR BOLTS.
- E. BOLTED CONNECTIONS SHALL BE TIGHTENED AND SHALL HAVE WASHERS AS REQUIRED BY AISC UNLESS NOTED OTHERWISE.
- F. ENLARGING OF HOLES SHALL BE ACCOMPLISHED BY MEANS OF REAMING. DO NOT USE A TORCH ON ANY BOLT HOLES.
5. WELDED CONNECTIONS:
- A. WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLER MATERIAL ELECTRODES, UNLESS NOTED OTHERWISE.
- B. WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING PROCEDURES.
- C. WELDING AND GAS CUTTING SHALL BE DONE PER AWS.
- D. WELDS SHALL HAVE THE SLAG REMOVED.

DEFERRED SUBMITTALS

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DOCUMENTS TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE DOCUMENTS MAY BE SUBMITTED AFTER A PERMIT IS ISSUED IF ALLOWED BY THE GOVERNING JURISDICTION. THE DOCUMENTS SHALL BE SUBMITTED, REVIEWED, & RECEIVED BACK PRIOR TO CONSTRUCTION OR FABRICATION.

1. PRE-FABRICATED WOOD TRUSSES

2. STEEL STAIRS & HANDRAILS

SPECIAL INSPECTIONS

1. THE PROJECT OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT OF THE LOCAL JURISDICTION.

2. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTION SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.

3. WHERE FABRICATION OF STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTIONS REQUIRED BELOW SHALL BE PROVIDED IN THE SHOP DURING THE FABRICATION PROCESS. THIS REQUIREMENT MAY BE EXCEPTED IF THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. A CERTIFICATE SHALL BE REQUIRED TO VERIFY SUCH APPROVAL. AT COMPLETION OF THE FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.

4. CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE MAIN WINDFORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, AND HOLD-DOWNS.

EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO OTHER COMPONENTS OF THE MAIN WINDFORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES (102 mm) ON CENTER.

REQUIRED SPECIAL INSPECTIONS:

1. FIELD WELDING OF STRUCTURAL STEEL
2. POST INSTALLED CONCRETE ANCHORS
3. SHEAR WALL NAILING WHERE SPACING OF FASTENERS IS LESS THAN 4" O.C.

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL CONSTRUCTION PRIOR TO BOLTING OR WELDING			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. Required Special Inspections prior to bolting or welding			
a. Verify welding procedure specifications are available	X	-	AISC 360-10 Table N6.4-1
b. Verify manufacturer's certifications for	X	-	AISC 360-10 Table N6.4-1
c. Verify material type/grade	-	X	AISC 360-10 Table N6.4-1 and AISC 341-10
d. Verify fastener or welder has a system by which a welder who welded a part or member can be identified	-	X	AISC 360-10 Table N6.4-1 and AISC 341-10 Table J6-1
e. Verify the following for the fit-up of groove welds (including joint geometry)	-	X	AISC 360-10 Table N6.4-1 and AISC 341-10 Table J6-1
1) Joint preparation	-	X	
2) Dimensions (alignment, root opening, root	-	X	
3) Cleanliness (condition of steel surfaces)	-	X	
4) Tacking (tack weld quality and location)	-	X	
5) Backing type and fit (if applicable)	-	X	
f. Verify the configuration and finish of access	-	X	AISC 360-10 Table N6.4-1 and AISC 341-10
g. Verify the following for the fit-up of fillet welds	-	X	AISC 360-10 Table N6.4-1 and AISC 341-10
1) Dimensions (alignment, gaps at root)	-	X	
2) Cleanliness (condition of steel surfaces)	-	X	
3) Tacking (tack weld quality and location)	-	X	
h. Verify manufacturer's certifications available	X	-	AISC 360-10 Table N6.6-1
i. Verify fasteners are matched in accordance	-	X	AISC 360-10 Table N6.6-1
j. Verify proper fasteners are selected for the	-	X	AISC 360-10 Table N6.6-1 and AISC 341-10
k. Verify proper procedure selected for joint	-	X	AISC 360-10 Table N6.6-1 and AISC 341-10
l. Observe and document pre-installation verification testing by installation personnel for fastening assemblies and methods used	-	X	AISC 360-10 Table N6.6-1 and AISC 341-10 Table J7-1
m. Verify proper storage is provided for bolts, nuts, washers and other fastener components	-	X	AISC 360-10 Table N6.6-1 and AISC 341-10 Table J7-1
2. Additional required Special Inspections prior to bolting or welding in Seismic Design Categories C thru F			
a. Verify connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet the applicable requirements	-	X	AISC 341-10 Table J7-1
b. Observe and document Reduced Beam Section requirements if applicable (Contour, finish and dimensional tolerances)	X	-	AISC 341-10 Table J8-1

TABLE 1705.3: REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. Inspection of reinforcing steel, including prestressing tendons and placement	-	X	ACI 318: 3.5, 7.1-7.7	1910.4
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2a	-	-	AWS D1.4 ACI 318: 3.5.2	-
3. Inspection of anchors cast in concrete where allowable loads have been increased or where strength design is used	-	X	ACI 318: 8.1.3, 21.1.8	1908.5, 1909.1
4. Inspection of anchors post-installed in hardened concrete members	-	X	ACI 318: 3.8.6, 8.1.3, 21.1.8	1909.1
5. Verifying use of required design mix	-	X	ACI 318: Ch. 4, 5.2.5.4	1904.2, 1910.2
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X	-	ASTM C 172 ASTM C 31	ACI 1910.10
7. Inspection of concrete and shotcrete placement for proper application techniques	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7
8. Inspection for maintenance of specified curing temperature and techniques	-	X	ACI 318: 5.11-5.13	1910.9
9. Inspection of prestressing concrete	X,X	-	ACI 318: 18.20 ACI 318: 18.18.4	-
a. Application of prestressing forces	-	X	ACI 318: Ch. 16	-
b. Grouting of bonded prestressing tendons in the concrete, including sealant	-	X	ACI 318: 6.2	-
10. Erection of precast concrete members	-	X	ACI 318: Ch. 16	-
11. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs	-	X	ACI 318: 6.2	-
12. Inspect formwork for shape, location and dimensions of the concrete member being formed	-	X	ACI 318: 8.1.1	-

FOR SE 1 INCH = 25.4 mm
A. WHERE APPLICATION, SEE ALSO SECTION 1706.11. SPECIAL INSPECTION FOR SEISMIC RESISTANCE.
B. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE DESIGN REPORT FOR ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACS 355.8 OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK.

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL CONSTRUCTION DURING BOLTING OR WELDING			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. Required Special Inspections during bolting or welding			
a. Verify use of qualified welders	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10
b. Verify the control and handling of	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10
1) Flaming	-	X	
2) Exposure Control	-	X	
c. Verify no welding occurs over cracked tack welds	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10 Table J6-2
d. Verify environmental conditions	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10
1) Wind speed within limits	-	X	
2) Precipitation and temperature	-	X	
e. Verify weld specification procedures are followed	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10 Table J6-2
1) Settings on weld equipment	-	X	
2) Travel speed	-	X	
3) Selecting weld materials	-	X	
4) Shielding gas type/flow rate	-	X	
5) Preheat applied	-	X	
6) Interpass temperature maintained (minimum)	-	X	
7) Proper position (F, V, H, OH)	-	X	
f. Verify welding techniques	-	X	AISC 360-10 Table N6.4-2 and AISC 341-10
1) Interpass and final cleaning	-	X	
2) Each pass within profile limitations	-	X	
3) Each pass meets quality requirements	-	X	
g. Verify fastener assemblies, of suitable condition, are placed in all holes and washers are positioned as required	-	X	AISC 360-10 Table N6.6-2 and AISC 341-10 Table J7-2
h. Verify joints are brought to the snug-tight condition prior to the pretensioning operation	-	X	AISC 360-10 Table N6.6-2 and AISC 341-10 Table J7-2
i. Verify fastener components not turned by the wrench are prevented from rotating	-	X	AISC 360-10 Table N6.6-2 and AISC 341-10 Table J7-2
j. Verify fasteners are pretensioned in accordance with RCSC Specification progressing from the most rigid point low and the free edges	-	X	AISC 360-10 Table N6.6-2 and AISC 341-10 Table J7-2
2. Additional required Special Inspections during bolting or welding in Seismic Design Categories C thru F			
a. Verify intermix of filler metals avoided unless approved	-	X	AISC 341-10 Table J6-2

1. NOTE: SPECIAL INSPECTION IS NOT REQUIRED DURING BOLTING OF SNUG-TIGHT CONNECTIONS.
2. NOTE: SPECIAL INSPECTION IS NOT REQUIRED DURING BOLTING FOR PRETENSIONING JOINTS OR SNUG-CRITICAL JOINTS WHEN INSTALLER IS USING THE TURNING-OF-NUT METHOD WITH MATCHMARKING TECHNIQUES, THE DIRECT TENSION INDICATOR METHOD, OR TWIST-OFF TYPE TENSION CONTROL BOLT METHOD.

REQUIRED VERIFICATION AND INSPECTION OF STRUCTURAL STEEL CONSTRUCTION AFTER BOLTING OR WELDING			
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. Required Special Inspections after bolting or welding			
a. Verify welds are checked	-	X	AISC 360-10 Table N6.4-3 and AISC 341-10
b. Verify size, length and location of welds	X	-	AISC 360-10 Table N6.4-3 and AISC 341-10
c. Verify welds meet visual acceptance criteria	X	-	AISC 360-10 Table N6.4-3 and AISC 341-10
1) Crack prohibition	X	-	
2) Weldbase metal fusion	X	-	
3) Crater crack section	X	-	
4) Weld profiles	X	-	
5) Undercut	X	-	
6) Porosity	X	-	
d. Inspect arc strikes for cracks	X	-	AISC 360-10 Table N6.4-3
e. Visually inspect the web k-area for cracks within 3' of web doubler plates and stiffeners	X	-	AISC 360-10 Table N6.4-3 and AISC 341-10 Table J6-3
f. Verify backing bars removed (if required) and weld tabs removed	X	-	AISC 360-10 Table N6.4-3 and AISC 341-10 Table J6-3
g. Observe repair activities	X	-	AISC 360-10 Table N6.4-3 and AISC 341-10
h. Document acceptance or rejection of welded joint or member and bolted connections	X	-	AISC 360-10 Table N6.6-3
i. Verify structural steel framing is in compliance with details shown on the Construction Documents including bracing, stiffeners, member locations, and proper application of joint details at each connection	X	-	AISC 360-10 Chapter N
2. Additional required Special Inspections after bolting or welding in Seismic Design Categories C thru F			
a. Verify placement of reinforcing or contouring fillet welds (if required)	X	-	AISC 341-10 Table J6-3
b. Verify placement of backing fillet welds (if required)	X	-	AISC 341-10 Table J6-3
c. Inspect and document protected zones have no holes and unapproved attachments	X	-	AISC 341-10 Table J8-1

TABLE 1705.6: REQUIRED VERIFICATION AND INSPECTION OF SOILS			
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED	
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	-	X	
2. Verify excavations are extended to proper depth and have reached proper material	-	X	
3. Perform classification and testing of compacted fill materials	-	X	
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	X	-	
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	-	X	

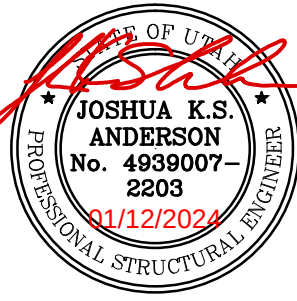
TABLE 1705.2.2: REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. Material verification of cold-formed steel deck				
a. Identification markings to conform to ASTM standards specified in the approved construction documents	-	X	Applicable ASTM material standards	
b. Manufacturer's certified test reports	-	X		
2. Inspection of welding				
a. Cold-formed steel deck	-	-	AWS D1.3	
1) Floor and roof deck welds	-	-		
b. Reinforcing steel				
1) Verification of weldability of reinforcing steel other than ASTM A705	-	X		
2) Reinforcing steel resisting flexural and axial forces intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement	X	-	AWS D1.4 ACI 318: Section 3.5.2	
3) Shear reinforcement	X	-		
4) Other reinforcing steel	-	X		

FOR SE 1 INCH = 25.4 mm
A. WHERE APPLICATION, SEE ALSO SECTION 1706.11. SPECIAL INSPECTION FOR SEISMIC RESISTANCE.



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STRUCTURAL ELEMENTS ONLY

VINEYARD MEDICAL OFFICE BUILDING
400 N GENEVA ROAD, VINEYARD, UTAH
STRUCTURAL NOTES

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

REVISIONS		
1	DESCRIPTION	
DATE	BY	
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
-	-	-

LEI PROJECT #:
2023-2473
DRAWN BY:
RAZ
CHECKED BY:
JKSA
SCALE:
NTS
DATE:
11/12/2024

SHEET

S001



- A Utah Corporation -

ENGINEERS

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PLANNERS

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STRUCTURAL ELEMENTS ONLY

VINEYARD MEDICAL OFFICE BUILDING

400 N GENEVA ROAD, VINEYARD, UTAH

FOOTING & FOUNDATION PLAN

DIMENSIONS SHOWN ON THE
STRUCTURAL PLANS ARE FOR
CONVENIENCE ONLY. VERIFY ALL
DIMENSIONS WITH THE CURRENT
ARCHITECTURAL PLANS PRIOR TO
CONSTRUCTION.

REVISIONS		
1	DESCRIPTION	
DATE	BY	
2		
3		
4		
5		
6		

LEI PROJECT #:
2023-2473
DRAWN BY:
RAZ
CHECKED BY:
JKSA
SCALE:
1/8"=1'-0"
DATE:
1/12/2024

SHEET

S101

FOOTING SCHEDULE												
DESIG.	LENGTH	WIDTH	DEPTH	LENGTHWISE REINFORCEMENT				CROSSWISE REINFORCEMENT				NOTE
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	
FT1A	CONT.	22"	10"	2	#4	CONT.	EQ.	-	-	-	-	3333 PLF
FT1B	CONT.	26"	10"	3	#4	CONT.	EQ.	-	-	-	-	4333 PLF
FT1C	CONT.	36"	12"	4	#4	CONT.	EQ.	-	-	30"	12"	6000 PLF
FT2	CONT.	20"	10"	2	#4	CONT.	EQ.	-	-	-	-	3333 PLF
FT3	24"	24"	12"	3	#4	18"	EQ.	3	#4	18"	EQ.	8000 LBS
FT4	30"	30"	12"	3	#4	24"	EQ.	3	#4	24"	EQ.	12500 LBS
FT5	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.	18000 LBS
FT6	42"	42"	12"	4	#4	36"	EQ.	4	#4	36"	EQ.	24500 LBS
FT7	48"	48"	12"	5	#4	42"	EQ.	5	#4	42"	EQ.	32000 LBS
FT8	60"	60"	10"	6	#4	54"	EQ.	6	#4	54"	EQ.	50000 LBS
FT9	66"	66"	12"	5	#5	60"	EQ.	5	#5	60"	EQ.	60500 LBS
FT10	72"	72"	10"	5	#5	66"	EQ.	5	#5	66"	EQ.	72000 LBS
FT11	84"	84"	12"	6	#5	78"	EQ.	6	#5	78"	EQ.	98000 LBS

NOTES: 1. Fc=3,500 PSI, fy=60,000 PSI
2. FOOTINGS SHALL BEAR ON BUTTALBE UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY. (30" U.N.O.) PROVIDE 12" DIAMETER SOND TUBE AT EXTERIOR SPOT FOOTINGS
4. PROVIDE J-HARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPICE INTO FOUNDATION WALL
5. CENTER FOOTING UNDER FOUNDATION WALL U.N.O.

FOUNDATION WALL SCHEDULE										
DESIG.	THICKNESS	MAXIMUM HEIGHT	VERT. REINFORCEMENT		HORIZ. REINFORCEMENT		NOTE			
			SIZE	SPACING	SIZE	SPACING				
FW3A	6"	3'-0"	#4	12"	4	#4	EQ.			
FW3B	8"	3'-0"	#4	12"	4	#4	EQ.			
FW3C	10"	3'-0"	#4	12"	4	#4	EQ.			
FW5A	8"	5'-0"	#5	12"	-	#4	12"			
FW5B	10"	5'-0"	#5	12"	-	#4	12"			

NOTES

1. USE 3/8" DIAMETER x 7" EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x2" (0.25") PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS U.N.O. EDGE OF PLATE WASHERS TO BE LOCATED WITHIN 2" OF SHEARED EDGE OF SILL PLATE

2. Fc=3,500 PSI, fy=60,000 PSI

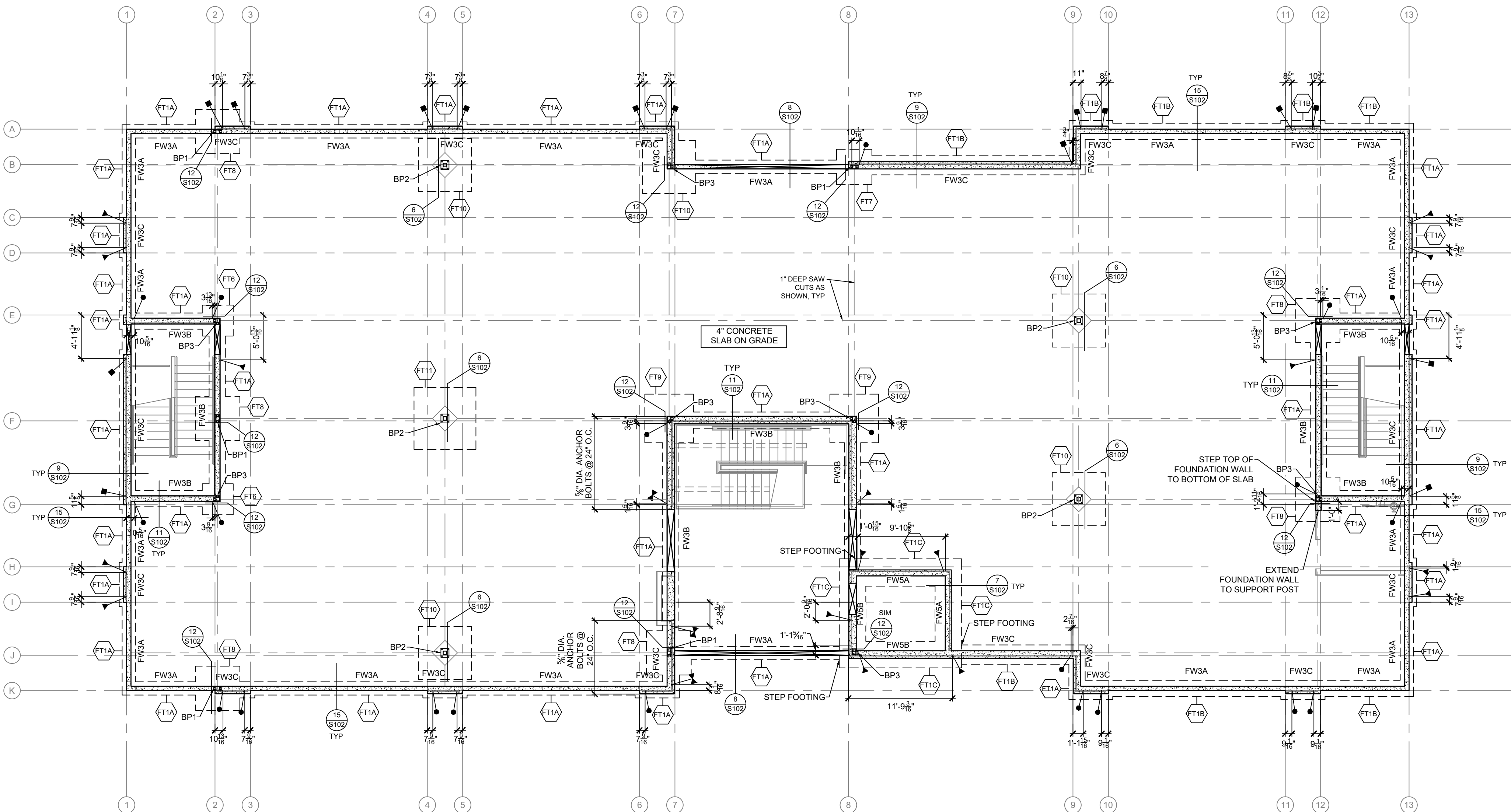
3. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.

4. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL

5. PLACE REINFORCEMENT IN THE CENTER OF THE WALL U.N.O.

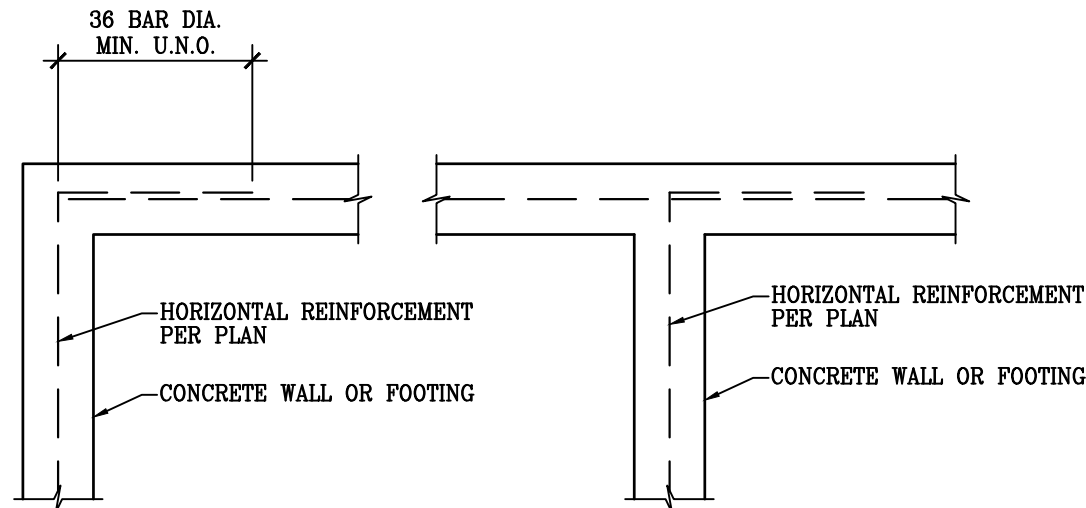
HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
○	CS14 STRAP w/ 15" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
□	CMSTC16 STRAP w/ 20" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
△	CMST12 STRAP w/ 20" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
●	HDU5-SDS2.5 HOLDOWN w/ SB7/4x24 ANCHOR SEE DETAIL 13/S102
■	HDU8-SDS2.5 HOLDOWN ON SSTB28 ANCHOR SEE DETAIL 13/S102
▲	HDU14-SDS2.5 HOLDOWN w/ SB1x30 ANCHOR SEE DETAIL 13/S102
⚡	HDU14-SDS2.5 HOLDOWN ON SSWAB1x30 ANCHOR BOLT SEE DETAIL 14/S102

LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS NOT A GEOTECHNICAL ENGINEER AND HAS NOT PERFORMED ANY SOIL BEARING OR SLOPE ANALYSIS. LEI HAS DESIGNED THE FOUNDATION IN ACCORDANCE WITH THE MAXIMUM BEARING PRESSURE ALLOWED WHEN NO GEOTECHNICAL REPORT IS PROVIDED. LEI IS NOT LIABLE FOR DAMAGE OR REPAIRS CAUSED BY SETTLEMENT RESULTING FROM OUTSIDE FACTORS OR POOR SOIL CONDITIONS. THE HOMEOWNER/CONTRACTOR ASSUME ALL RISK ASSOCIATED WITH CONSTRUCTION WITHOUT AN ADEQUATE GEOTECHNICAL INVESTIGATION.



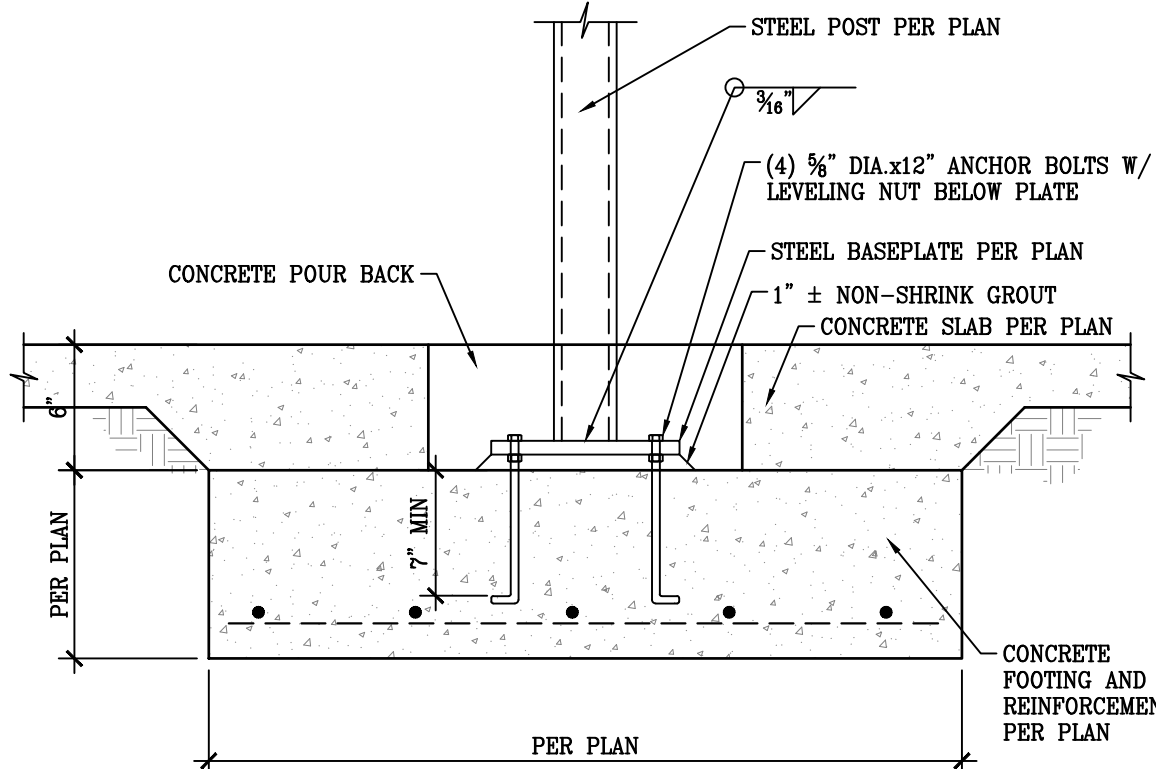
FOOTING AND FOUNDATION PLAN

SCALE 1/8" = 1'-0"

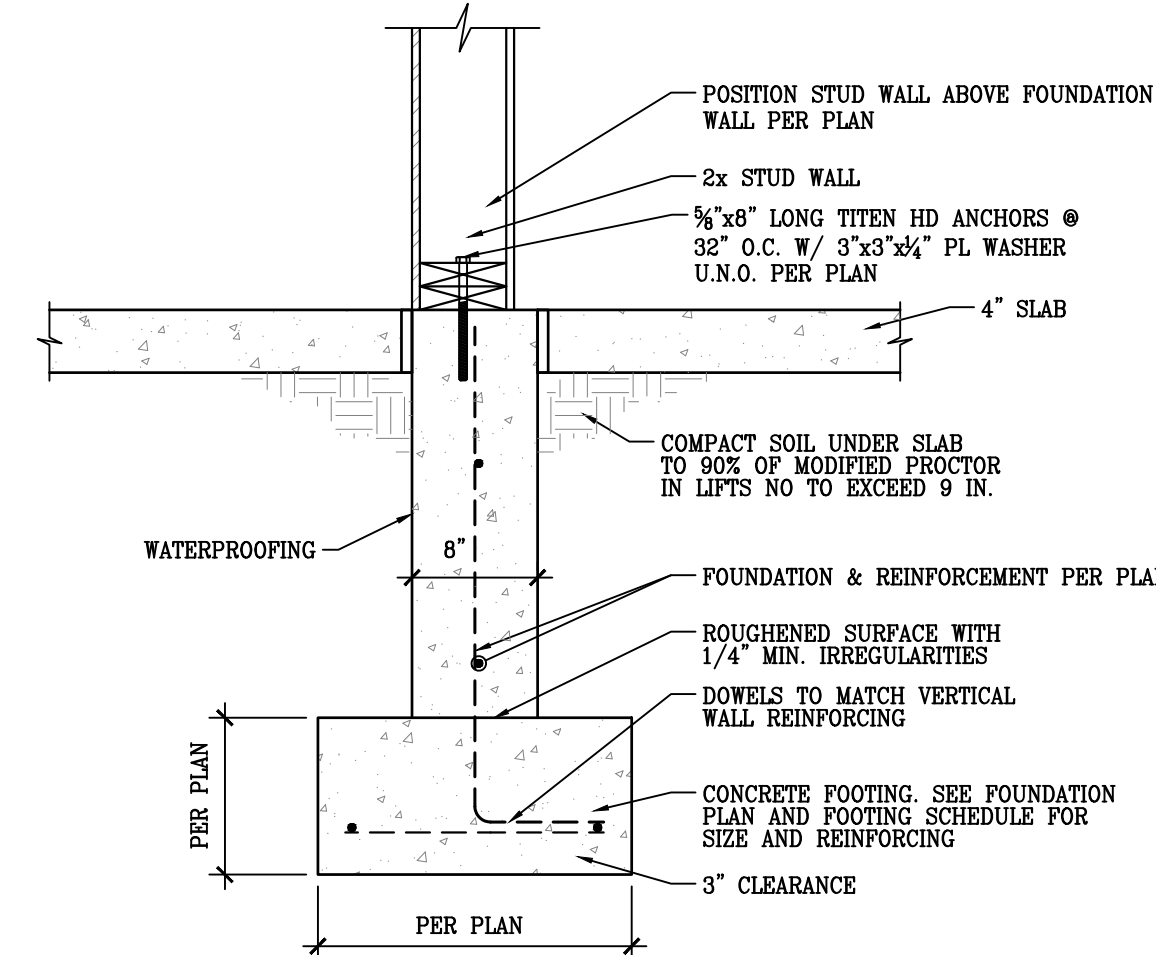


1 | CONC. FOOTING CORNER & INTERSECTION REINF.

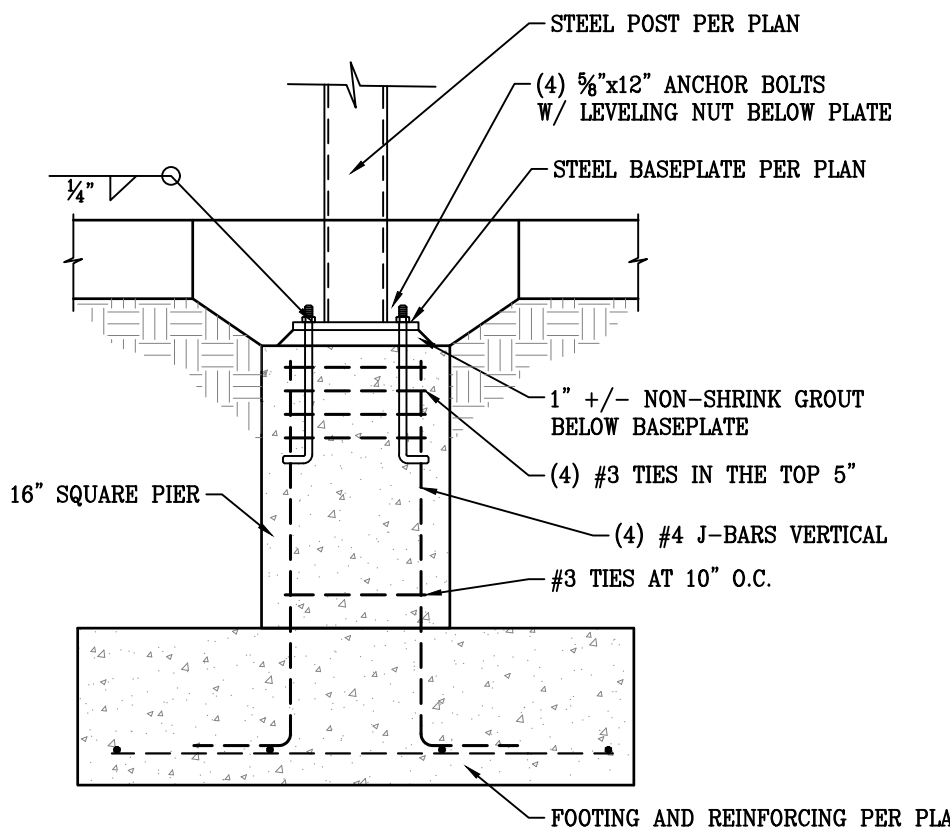
NOTE:
SEE DETAIL 16/S102 FOR SPOT FOOTING WITH OPTIONAL PIER



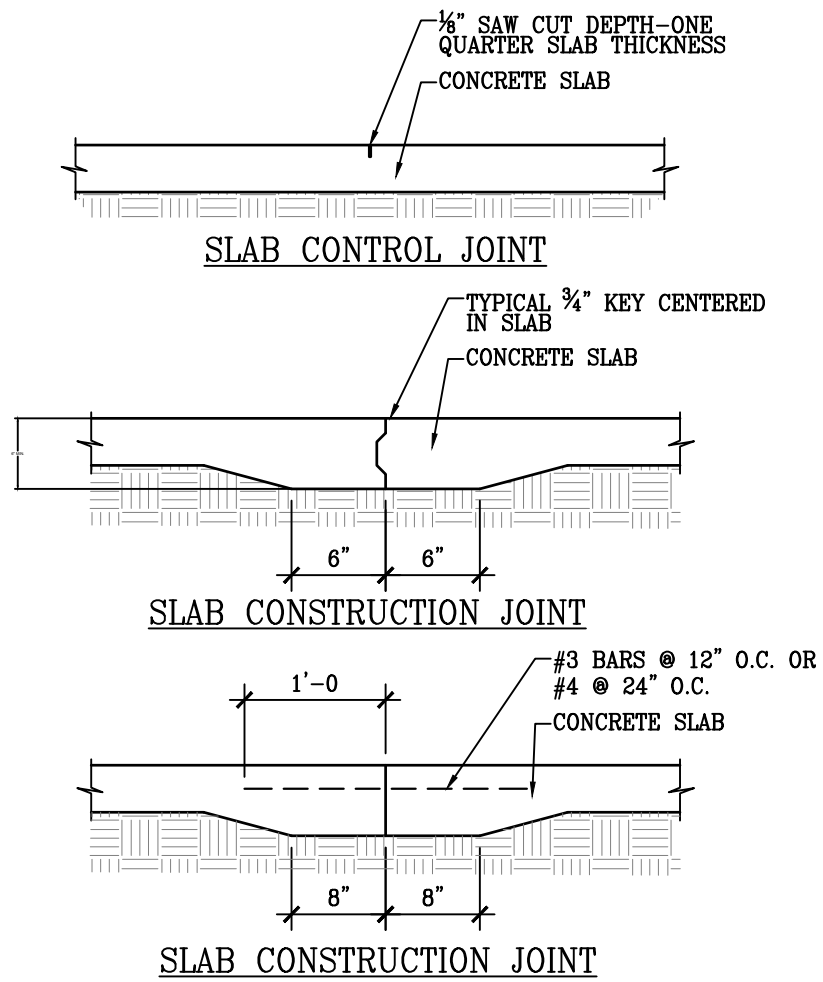
6 | STEEL COLUMN @ INTERIOR FOOTING



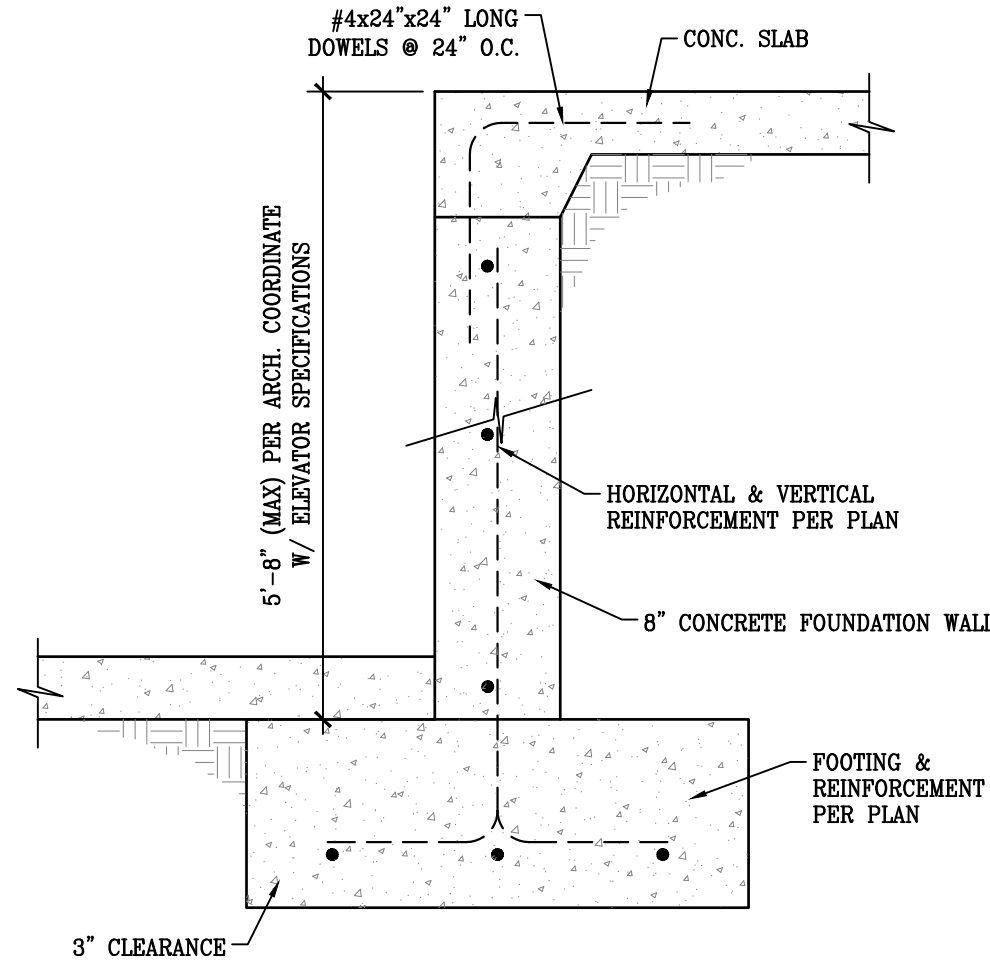
11 | INTERIOR FOUNDATION WALL



16 | STEEL COLUMN @ SPOT FOOTING

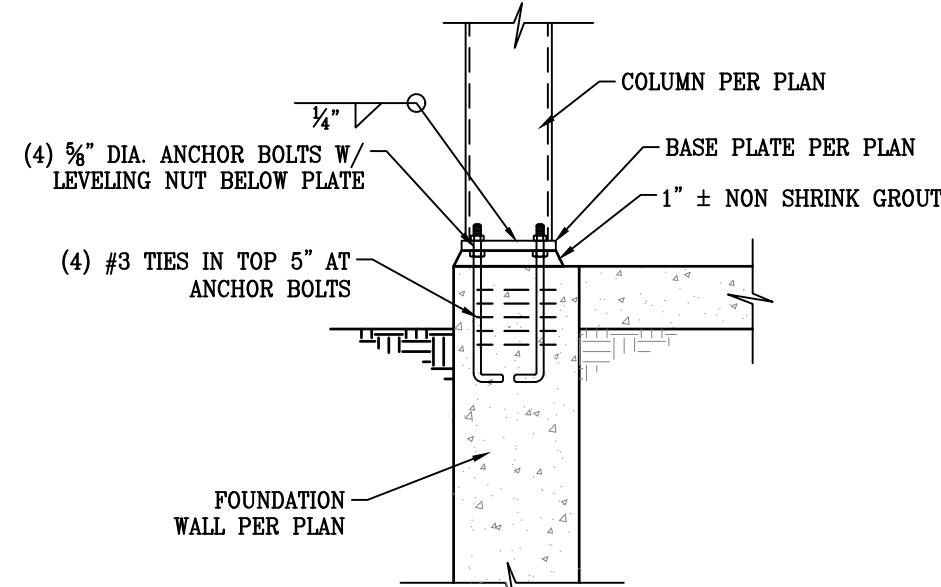


2 | CONCRETE SLAB CONTROL JOINTS TYPICAL

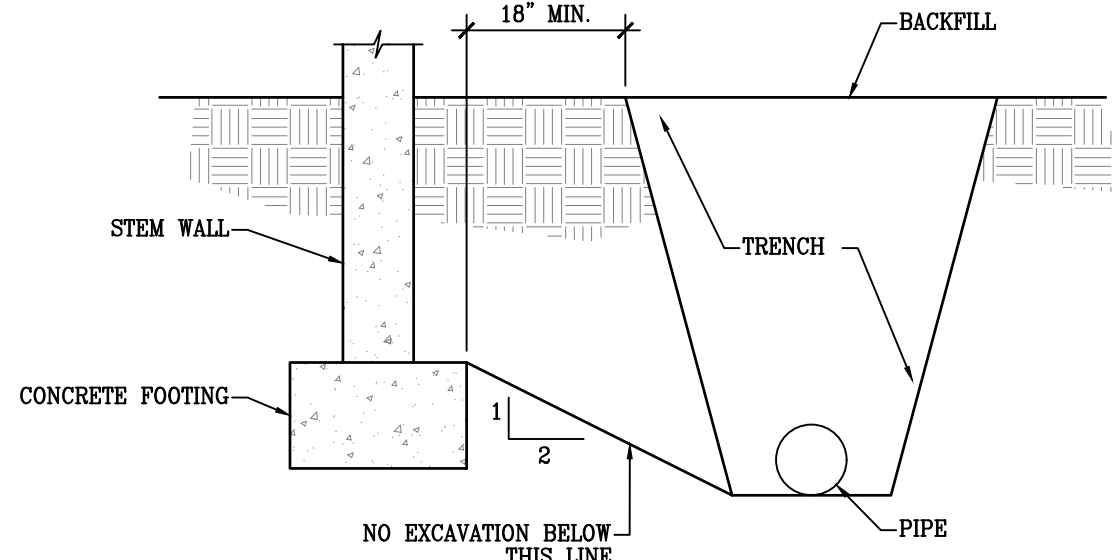


7 | FOUNDATION AT ELEVATOR PIT

NOTE:
PROVIDE BELOW GRADE RIGID INSULATION AS REQUIRED PER ARCH/MECH.

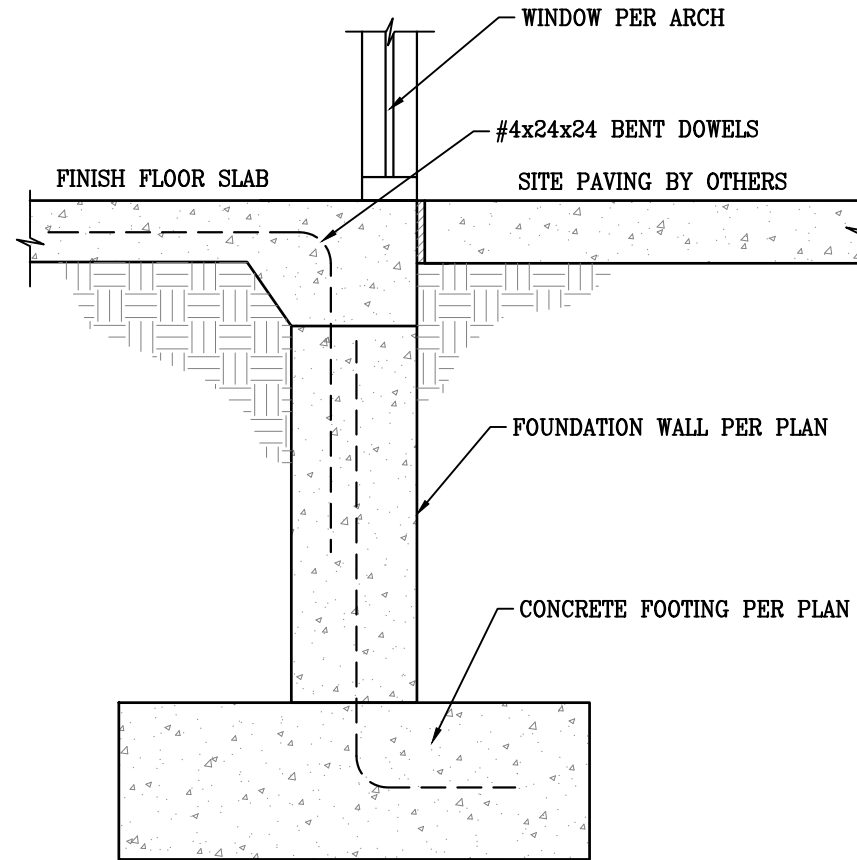


12 | POST TO FOUNDATION

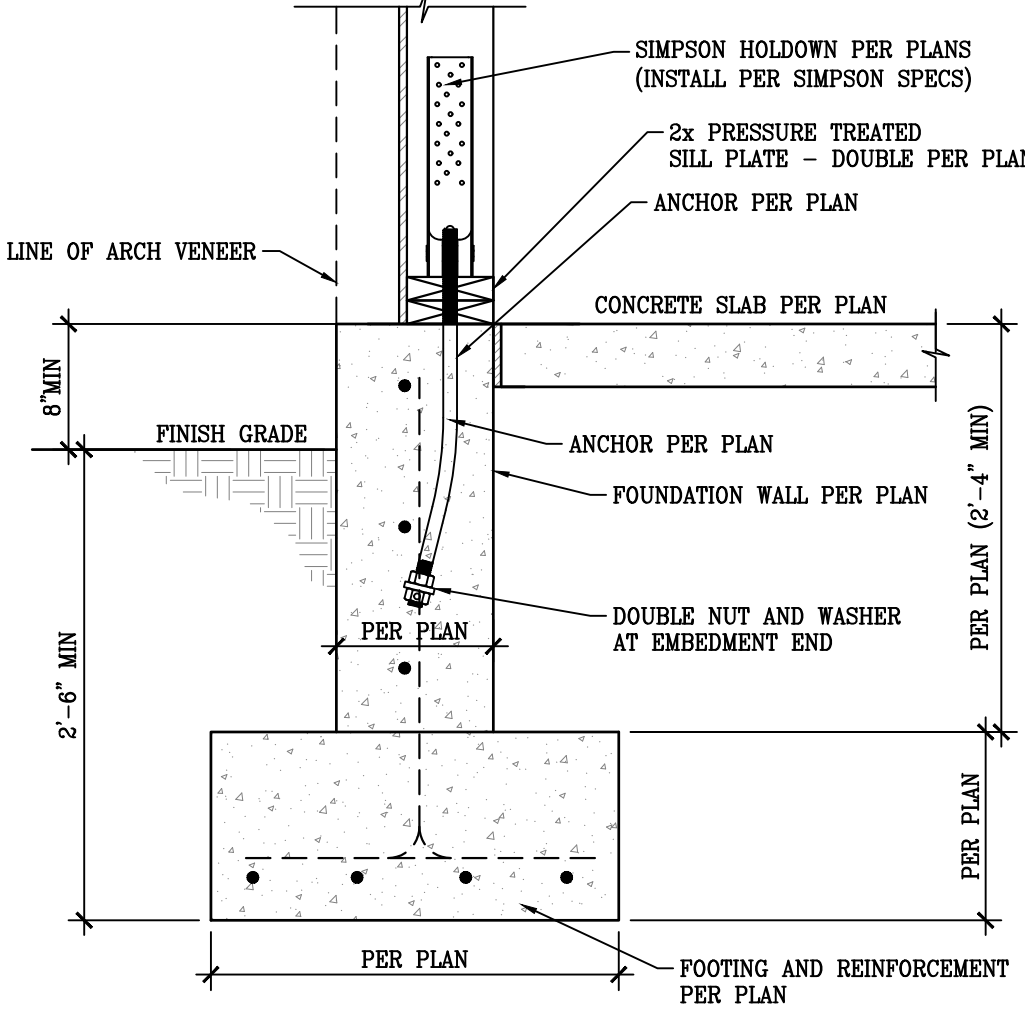


3 | TRENCH ADJACENT TO CONCRETE FOOTING

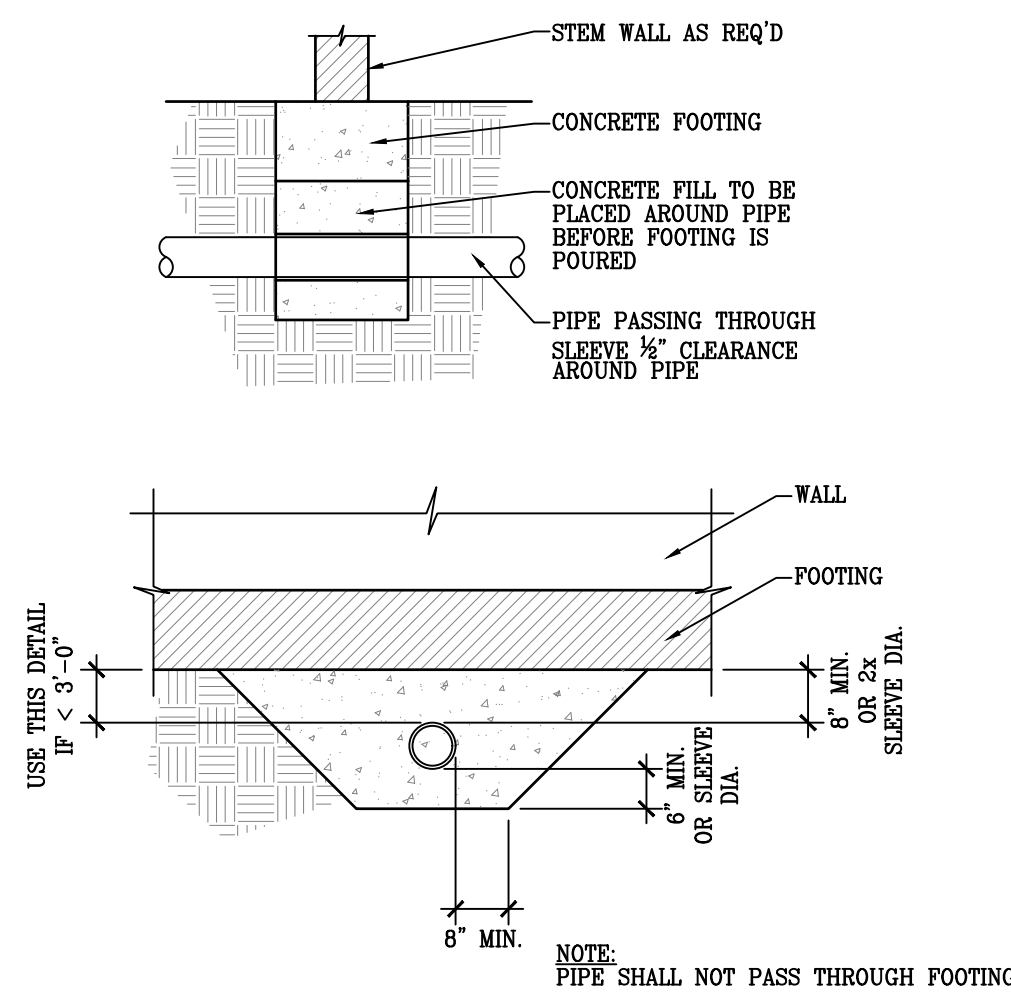
NOTE:
PROVIDE BELOW GRADE RIGID INSULATION AS REQUIRED PER ARCH/MECH.



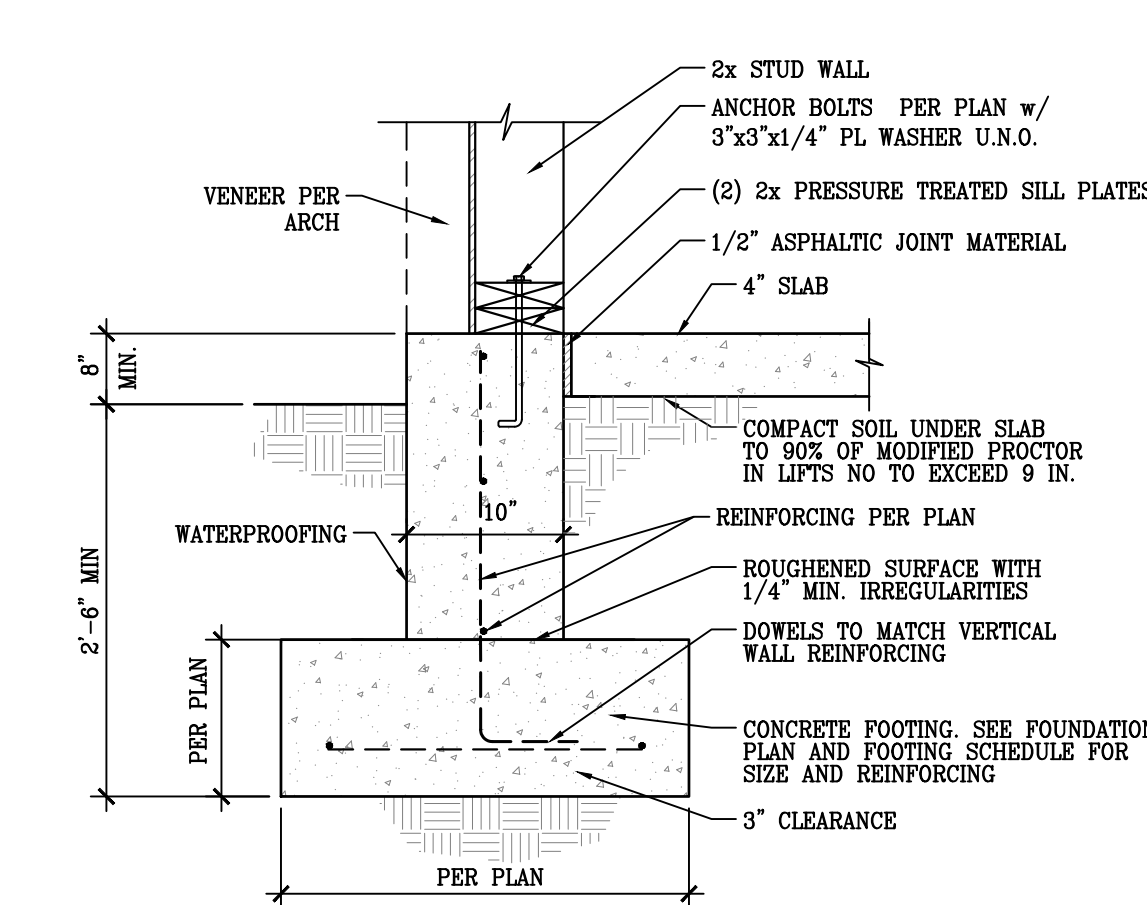
8 | SLAB TO FOUNDATION AT CURTAIN WALL



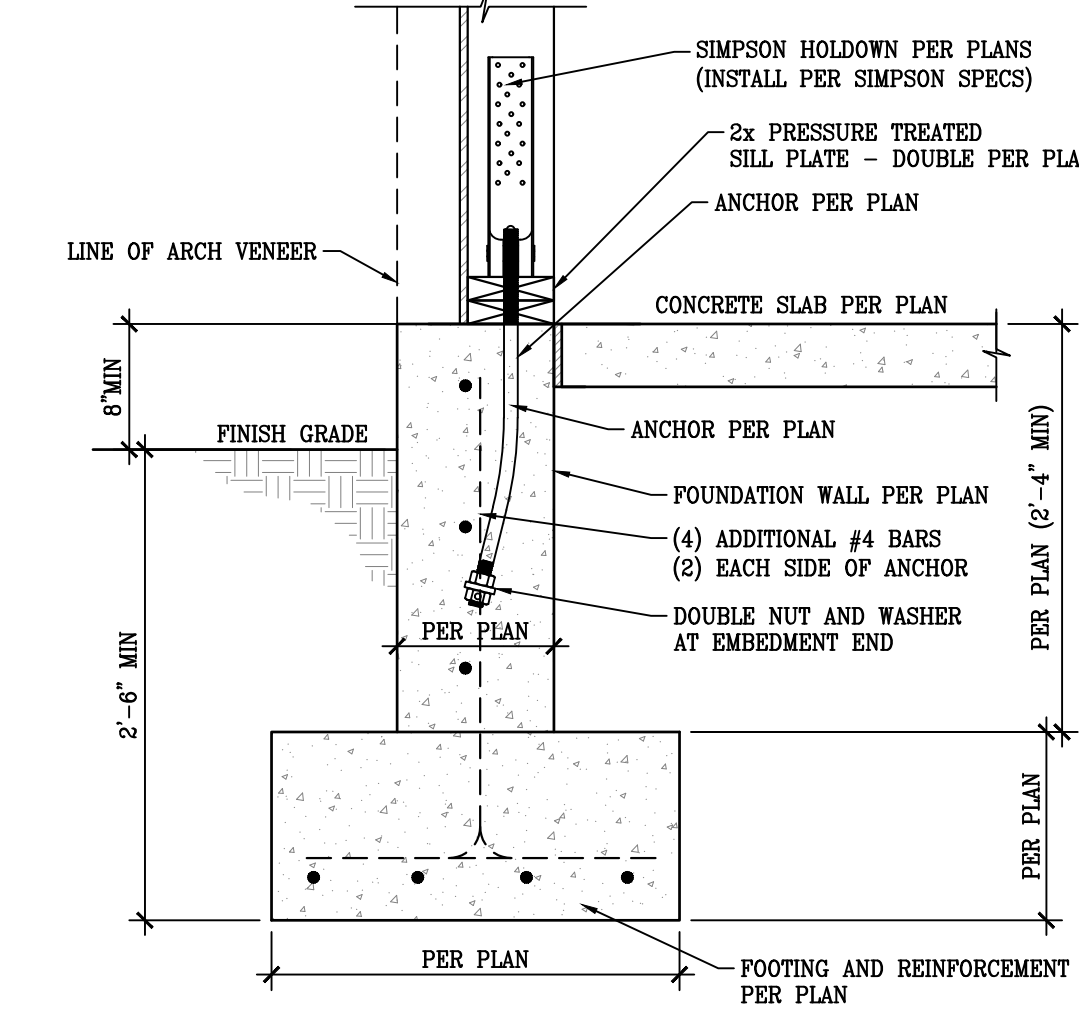
13 | HOLDOWN AT EXTERIOR FOOTING



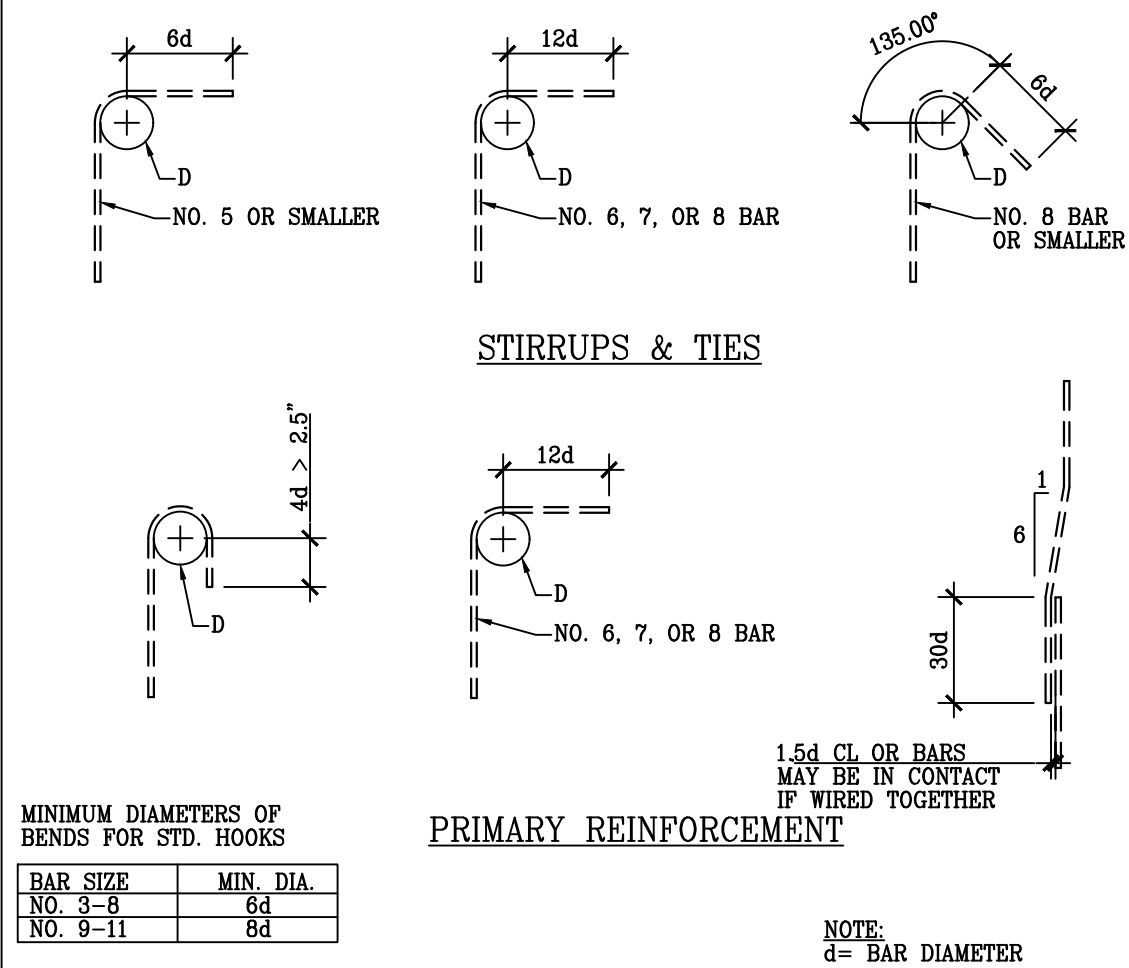
4 | PIPE PASSING UNDER CONT. CONC. FOOTING TYP.



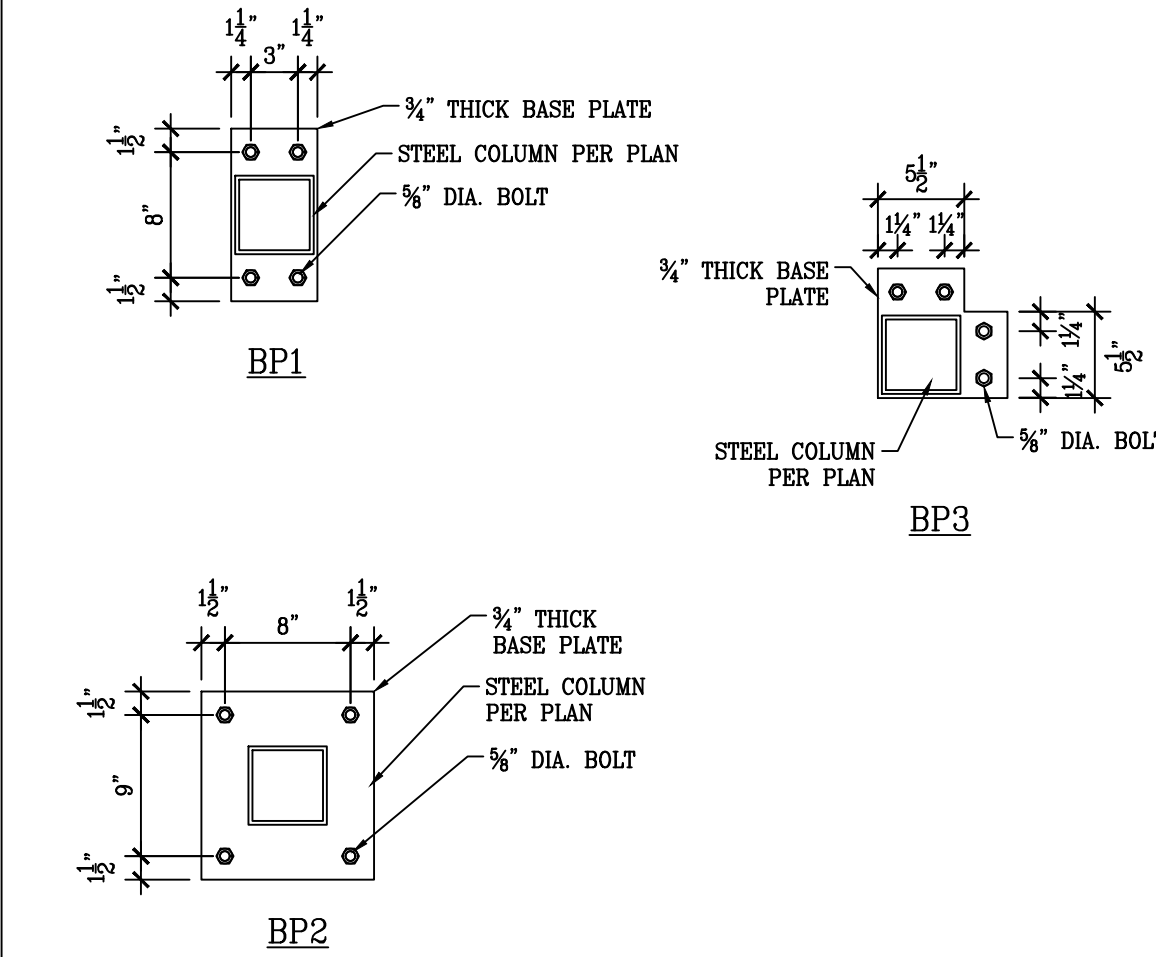
9 | TYPICAL 10" FOUNDATION DETAIL AT VENEER



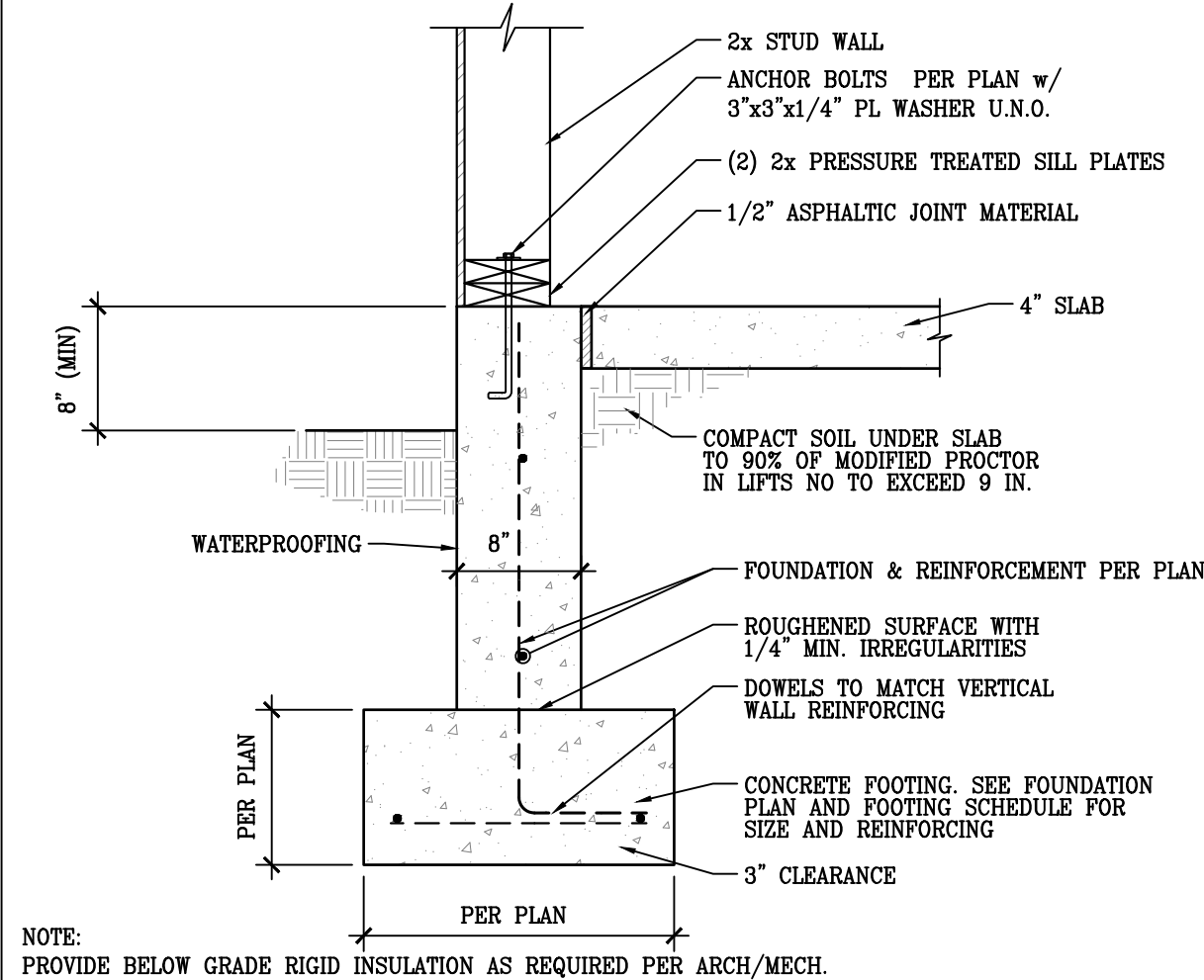
14 | HOLDOWN AT EXT. FTG w/ ADDITIONAL REINF.



5 | STANDARD BAR BENDING DETAIL



10 | BASEPLATES



15 | TYPICAL 6" FOUNDATION DETAIL

REVISIONS		
1	DESCRIPTION	BY
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3		
4		
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6		

LEI PROJECT #:	2023-2473
DRAWN BY:	RAZ
CHECKED BY:	JKSA
SCALE:	NTS
DATE:	1/12/2024

SHEET

S102



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ENGINEERS

SURVEYORS

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STRUCTURAL ELEMENTS ONLY

VINEYARD MEDICAL OFFICE BUILDING
400 N GENEVA ROAD, VINEYARD, UTAH
MAIN LEVEL SHEAR PLAN

DIMENSIONS SHOWN ON THE
STRUCTURAL PLANS ARE FOR
CONVENIENCE ONLY. VERIFY ALL
DIMENSIONS WITH THE CURRENT
ARCHITECTURAL PLANS PRIOR TO
CONSTRUCTION.

REVISIONS	
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DATE	BY
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LEI PROJECT #:
2023-2473
DRAWN BY:
RAZ
CHECKED BY:
JKSA
SCALE:
1/8"=1'-0"
DATE:
1/12/2024

SHEET

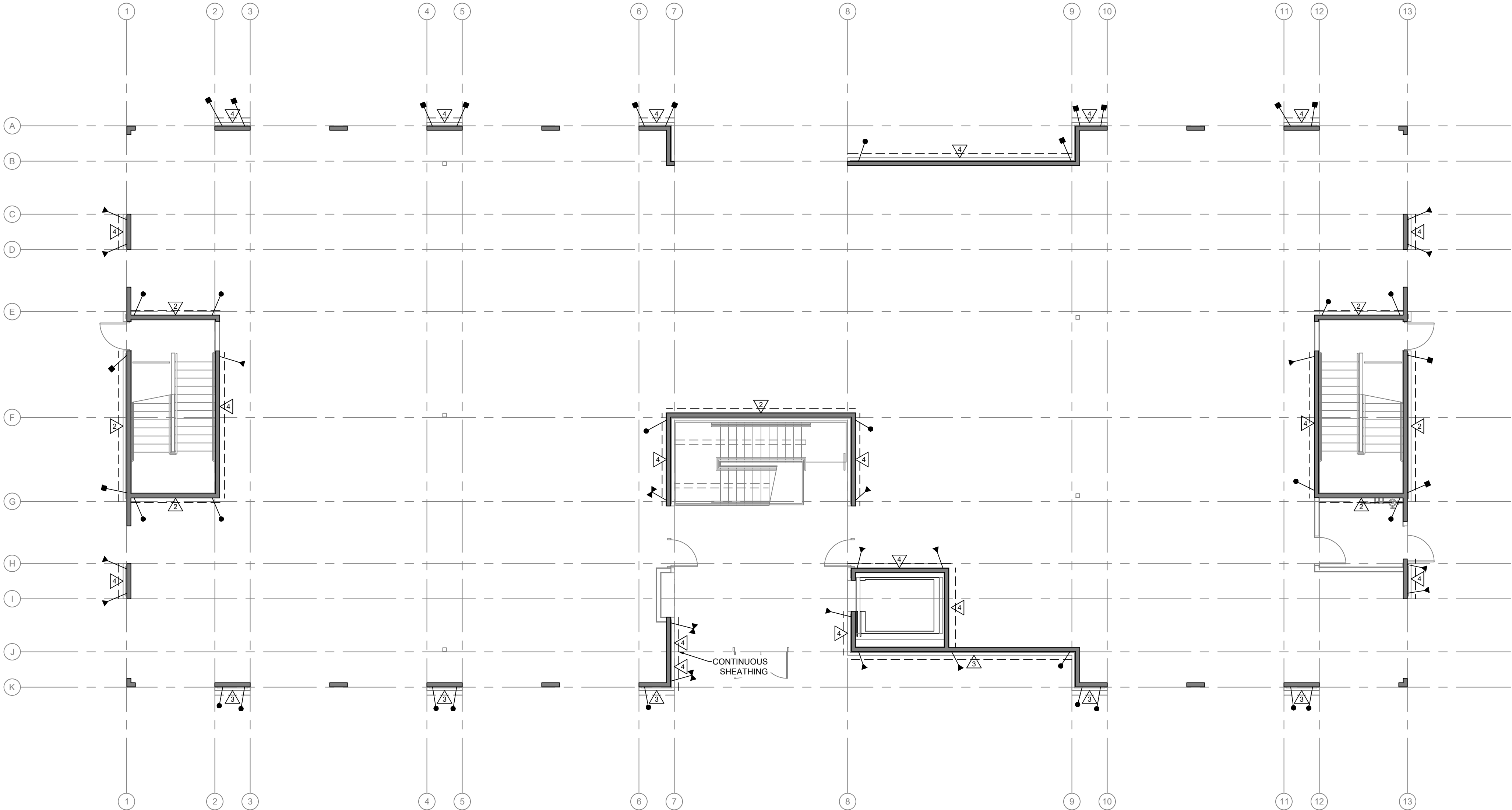
S201

# SHEAR WALL SCHEDULE ^{1,2,4}									
DESIG.	MATERIAL	5/8" NAILS		1/2" 16 GAGE STAPLES		CAPACITY		NOTE	
		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC		
1	1/2" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5	
2	1/2" OSB OR CDX PLYWOOD	4"	12"	2"	12"	530	350	2.5	
3	1/2" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5.6	
4	1/2" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5.6	
5	1/2" SHEET ROCK OR BETTER	6"	12"	-	-	90	90	7	
6	1/2" SHEET ROCK	4"	12"	-	-	155	155	7	

NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
3. USE CDX AND STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3X OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2X FRAMING STITCH NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3X FRAMING.)
7. FASTENERS FOR SHEET ROCK SHEARWALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1/2" LONG IN LIEU OF 8d NAILS.

PROVIDE 3x (OR DOUBLE 2x) FRAMING
AT ALL SHEAR PANEL 3' & 4' SEGMENTS
PER SHEAR WALL SCHEDULE NOTE #6.
DOUBLE SIDED SHEAR WALL 2" MAY BE
USED IN LIEU OF SINGLE SIDED SHEAR
WALL SPECIFIED.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
○	CS14 STRAP w/ 15" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
□	CMSTC16 STRAP w/ 20" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
◁	CMST12 STRAP w/ 20" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
●	HDU5-SDS2.5 HOLDOWN w/ SB7/6x24 ANCHOR SEE DETAIL 13/S102
■	HDU8-SDS2.5 HOLDOWN ON SSTB28 ANCHOR SEE DETAIL 13/S102
▲	HDU14-SDS2.5 HOLDOWN w/ SB1x30 ANCHOR SEE DETAIL 13/S102
⚡	HDU14-SDS2.5 HOLDOWN ON SSWAB1x30 ANCHOR BOLT SEE DETAIL 14/S102



MAIN LEVEL SHEAR PLAN

SCALE 1/8" = 1'-0"



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DATE	BY
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6 -	

LEI PROJECT #:
2023-2473
DRAWN BY:
RAZ
CHECKED BY:
JKSA
SCALE:
1/8"=1'-0"
DATE:
1/12/2024

SHEET

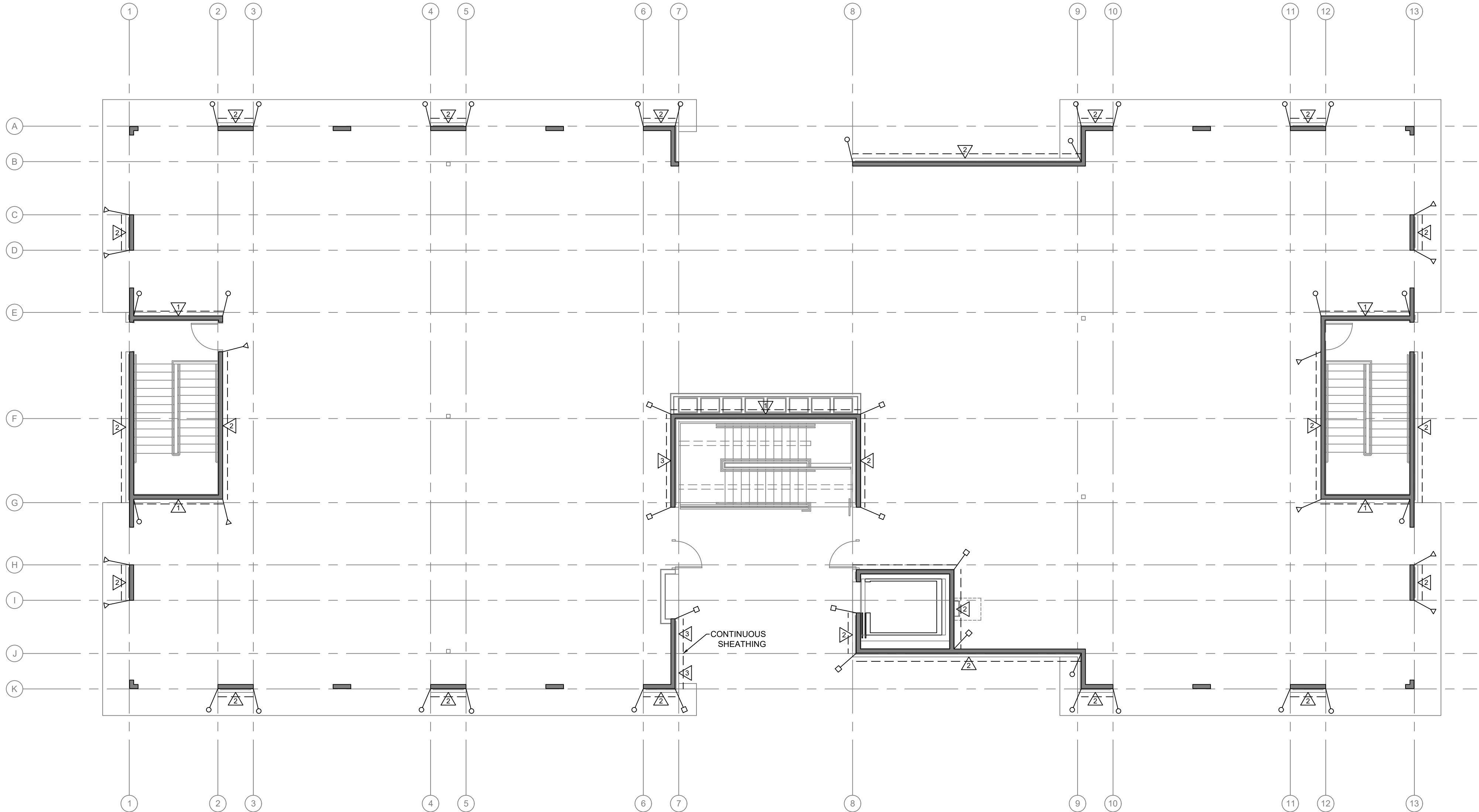
S202

# SHEAR WALL SCHEDULE ^{1,2,4}									
DESIG.	MATERIAL	5/8" NAILS		1/2" 16 GAGE STAPLES		CAPACITY		WIND	SEISMIC
		EDGE	FIELD	EDGE	FIELD				
1	1/2" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2.5	
2	1/2" OSB OR CDX PLYWOOD	4"	12"	2"	12"	530	350	2.5	
3	1/2" OSB OR CDX PLYWOOD	3"	12"	-	-	685	490	2.5.6	
4	1/2" OSB OR CDX PLYWOOD	2"	12"	-	-	895	640	2.5.6	
5	1/2" SHEET ROCK OR BETTER	6"	12"	-	-	90	90	7	
6	1/2" SHEET ROCK	4"	12"	-	-	155	155	7	

NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
3. USE 2X AND STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND BEL PLATES SHALL BE 3X OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2X FRAMING STITCH NAILED WITH STAGGERED 16d NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3X FRAMING.)
7. FASTENERS FOR SHEET ROCK SHEARWALLS SHALL BE NO. 6 TYPE S OR W DRYWALL SCREWS 1/2" LONG IN LIEU OF 6d NAILS.

PROVIDE 3x (OR DOUBLE 2x) FRAMING
AT ALL SHEAR PANEL 3' & 4' SEGMENTS
PER SHEAR WALL SCHEDULE NOTE #6.
DOUBLE SIDED SHEAR WALL 2" MAY BE
USED IN LIEU OF SINGLE SIDED SHEAR
WALL SPECIFIED.

HOLDOWN SCHEDULE	
SYMBOL	HOLDOWN/STRAP
○	CS14 STRAP w/ 15" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
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◁	CMST12 STRAP w/ 20" LAP ONTO STUDS SEE DETAIL 26/S202 AND 46/S402
●	HDU5-SDS2.5 HOLDOWN w/ SB7/8x24 ANCHOR SEE DETAIL 13/S102
■	HDU8-SDS2.5 HOLDOWN ON SSTB28 ANCHOR SEE DETAIL 13/S102
▲	HDU14-SDS2.5 HOLDOWN w/ SB1x30 ANCHOR SEE DETAIL 13/S102
⚡	HDU14-SDS2.5 HOLDOWN ON SSWAB1x30 ANCHOR BOLT SEE DETAIL 14/S102



UPPER LEVEL SHEAR PLAN

SCALE 1/8" = 1'-0"

BEAM SCHEDULE				
DESIG.	QTY.	SIZE	TYPE	NOTE
SB1	2	2x6	DF-L#2	HEADER
SB2	2	1½"x9½"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB3	2	1½"x11½"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB4	1	W18x86	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB5	1	W18x60	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB6	1	W18x76	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB7	1	W18x40	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB8	1	W18x35	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB9	2	1½"x11½"	TIMBERSTAND	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB10	1	1½"x11½"	TIMBERSTAND	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB11	2	1½"x11½"	TIMBERSTAND	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB12	2	1½"x11½"	TIMBERSTAND	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB13	1	5½"x24"	GLULAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB14	2	1½"x16"	MICROLLAM	SET TOP OF BEAM AT TOP OF FLOOR JOISTS
SB15	2	1½"x11½"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB16	1	W18x71	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB17	1	W18x35	A992-50 STEEL	SET TOP OF NAILER AT BOTTOM OF TRUSS BEARING
SB18	3	1½"x7½"	MICROLLAM	HEADER
SB19	2	1½"x11½"	TIMBERSTAND	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
SB20	3	1½"x16"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES

PROVIDE 3x (OR DOUBLE 2x) FRAMING AT ALL SHEAR PANEL 3' & 4' SEGMENTS PER SHEAR WALL SCHEDULE NOTE #6. DOUBLE SIDED SHEAR WALL 2' MAY BE USED IN LIEU OF SINGLE SIDED SHEAR WALL SPECIFIED.

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE SHEET S000 FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE APA RATED ½" OSB OR CDX PL W/ WOOD WITH 10d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE APA RATED ¾" T&G WITH 10d NAILS OR SIMPSON WSN2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
- USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
- PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- ALL TYPICAL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- STUD WALL PANELS MAY BE CONSTRUCTED OFF-SITE AND SHIPPED TO THE SITE FOR ASSEMBLY. THE SECOND TOP PLATE SHALL BE INSTALLED IN THE FIELD. NAIL ABUTTING PANEL STUDS TOGETHER WITH 16d NAILS @ 4" O.C. STAGGERED.
- LAMINATE (3)-PLY BEAMS w/ (3) ROWS OF 10d NAILS @ 12" O.C. EACH FACE, U.N.O. LAMINATE (4)-PLY BEAMS w/ (2) ROWS OF ½" DIA. THROUGH BOLTS, SIMPSON SDW22634 SCREWS (LV/LSL), OR SIMPSON SDW22600 SCREWS (DF-L#2) @ 16" O.C., U.N.O. LAMINATE (5)-PLY BEAMS w/ (2) ROWS OF ½" DIA. THROUGH BOLTS AT 16" O.C. OR (2) ROWS OF SIMPSON SDW22634 SCREWS AT 16" O.C. EACH FACE, U.N.O.

POST SCHEDULE

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	HSS5x5½, A500 GR. B-46
P9	5½"x5½" PARALLAM POST

- NOTES:
- POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
 - INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
 - INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6" WIDE U.N.O.
 - INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 6" WIDE U.N.O.
 - 2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
 - NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.O.
 - POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH BC OR KC POST CAP AND PB OR ABA POST BASE U.N.O.

LEDGER SCHEDULE

DESIG.	LEDGER
L1	2x10 DF-L#2 w/ (4) SOWS22500DB WOOD SCREWS @ 12" O.C. INTO STUDS
L2	2x6 DF-L#2 w/ (2) 16d NAILS @ 16" O.C. INTO STUDS
L3	2x10 DF-L#2 w/ (2) SOWS22500DB WOOD SCREWS @ 16" O.C. INTO STUDS
L4	2x10 DF-L#2 w/ 16d NAILS @ 24" O.C. INTO TRUSS VERTICAL WEBS

RAFTER SCHEDULE

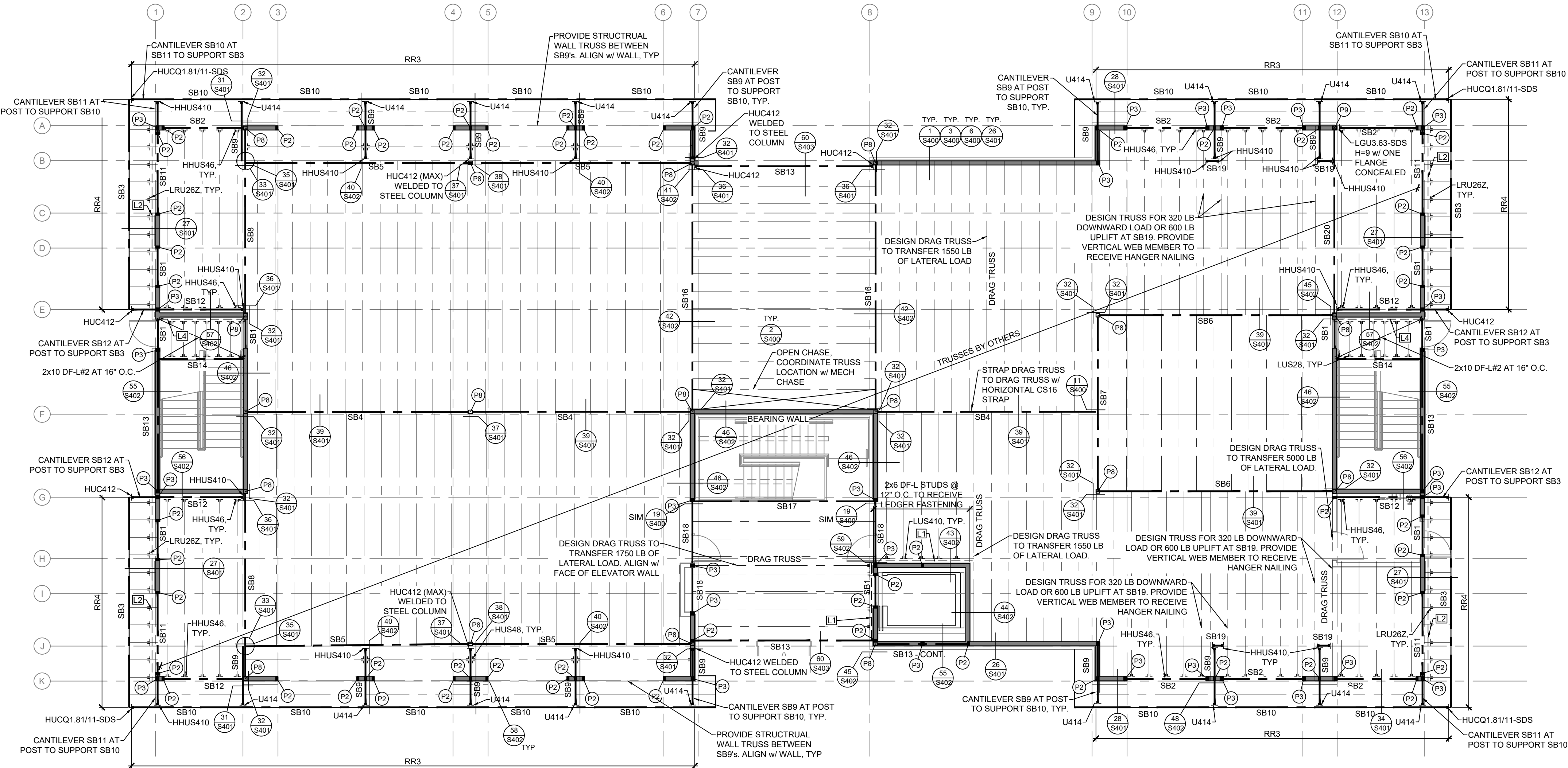
DESIG.	RAFTER
RR1	2x12 DF-L#2 @ 24" O.C.
RR2	2x10 DF-L#2 @ 24" O.C.
RR3	2x8 DF-L#2 @ 16" O.C.
RR4	2x6 DF-L#2 @ 24" O.C.

STEEL BRICK LINTEL SCHEDULE

CLEAR SPAN	LINTEL
UP TO 5'-6"	L4x4x½"
UP TO 6'-9"	L4x4x½"
UP TO 7'-9"	L4x4x½"
GREATER THAN 7'-9" OR ALT. OPT. FOR ANY SPAN	L4x4x½" w/ (2) ROWS ½"x3½" SIMPSON SDS WOOD SCREWS @ 16" O.C. INTO STUDS OR HEADER

UPPER LEVEL FLOOR FRAMING PLAN

SCALE 1/8" = 1'-0"



LEI

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APPROVED
JOSHUA K.S.
ANDERSON
No. 4939007-
2203
11/12/2024
PROFESSIONAL STRUCTURAL ENGINEER

STRUCTURAL ELEMENTS ONLY

VINEYARD MEDICAL OFFICE BUILDING
400 N GENEVA ROAD, VINEYARD, UTAH
MAIN LEVEL FLOOR FRAMING PLAN

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LEI PROJECT #: 2023-2473	
DRAWN BY: RAZ	
CHECKED BY: JKSA	
SCALE: 1/8"=1'-0"	
DATE: 1/12/2024	
SHEET	

S301



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PLANNERS

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400 N GENEVA ROAD, VINEYARD, UTAH
ROOF FRAMING PLAN

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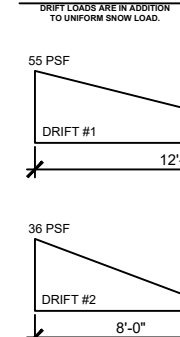
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2023-2473
DRAWN BY:
RAZ
CHECKED BY:
JKSA
SCALE:
1/8"=1'-0"
DATE:
1/12/2024

SHEET

S302

DRIFT LOADS



BEAM SCHEDULE

DESIG.	QTY.	SIZE	TYPE	NOTE
RB1	2	2x6	DF-L#2	HEADER
RB2	2	2x6	DF-L#2	HEADER
RB3	2	1 1/2"x7 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB4	3	1 1/2"x9 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB5	2	2x12	DF-L#2	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB6	1	W8x15	A992-50 STEEL	ELEVATOR HOIST BEAM
RB7	2	2x6	DF-L#2	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB8	1	W16x45	A992-50 STEEL	SET BOTTOM OF STEEL AT TOP OF TOP PLATES
RB9	1	W16x31	A992-50 STEEL	SET BOTTOM OF STEEL AT TOP OF TOP PLATES
RB10	3	1 1/2"x14"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB11	1	W16x45	A992-50 STEEL	SET BOTTOM OF STEEL AT TOP OF TOP PLATES
RB12	2	1 1/2"x11 1/2"	MICROLLAM	SET TOP OF BEAM AT BOTTOM OF RB16 TOP FLANGE
RB13	2	1 1/2"x11 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB14	2	1 1/2"x11 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB15	2	1 1/2"x11 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB16	1	W16x31	A992-50 STEEL	SET BOTTOM OF STEEL AT TOP OF TOP PLATES
RB17	3	1 1/2"x11 1/2"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB18	1	W10x49	A992-50 STEEL	SET BOTTOM OF STEEL 1/2" ABOVE TOP OF TOP PLATES
RB19	1	W16x45	A992-50 STEEL	SET BOTTOM OF STEEL AT TOP OF TOP PLATES
RB20	3	1 1/2"x16"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB21	3	1 1/2"x16"	MICROLLAM	SET BOTTOM OF BEAM AT TOP OF TOP PLATES
RB22	2	2x6	DF-L#2	SET BOTTOM OF BEAM AT TOP OF TOP PLATES

PROVIDE 3x (OR DOUBLE 2x) FRAMING
AT ALL SHEAR PANEL "3" & "4" SEGMENTS
PER SHEAR WALL SCHEDULE NOTE #6
DOUBLE SIDED SHEAR WALL "2" MAY BE
USED IN LIEU OF SINGLE SIDED SHEAR
WALL SPECIFIED.

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO THE SHEET S300 FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
- FLOOR SHEATHING SHALL BE APA RATED 5/8" T&G WITH 10d NAILS OR SIMPSON WNTLS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
- USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- HOLD-DOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
- PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING TO MATCH DIMENSIONS OF POST ABOVE.
- ALL TYPICAL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- STUD WALL PANELS MAY BE CONSTRUCTED OFF-SITE AND SHIPPED TO THE SITE FOR ASSEMBLY. THE SECOND TOP PLATE SHALL BE INSTALLED IN THE FIELD. NAIL ABUTTING PANEL STUDS TOGETHER WITH 16d NAILS @ 4" O.C. STAGGERED.
- LAMINATE (3)-PLY BEAMS w/ (3) ROWS OF 10d NAILS @ 12" O.C. EACH FACE, U.N.O. LAMINATE (4)-PLY BEAMS w/ (2) ROWS OF 1/2" DIA. THROUGH BOLTS. SIMPSON SDW22634 SCREWS (LVL/LSL) OR SIMPSON SDW22600 SCREWS (DF-L#2) @ 16" O.C. U.N.O. LAMINATE (5)-PLY BEAMS w/ (2) ROWS OF 1/2" DIA. THROUGH BOLTS AT 16" O.C. OR (2) ROWS OF SIMPSON SDW22634 SCREWS AT 16" O.C. EACH FACE, U.N.O.

POST SCHEDULE

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	HSS5x5 1/2, A500 GR. B-46
P9	5/8"x5/8" PARALLAM POST

NOTES: 1. POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2. INITIAL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
3. INITIAL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 4'-0" WIDE U.N.O.
4. INITIAL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 4'-0" WIDE U.N.O.
5. 2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
6. NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.O.
7. POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH HEC OR AC POST CAP AND PB OR AREA POST BASE U.N.O.

LEDGER SCHEDULE

DESIG.	LEDGER
L1	2x10 DF-L#2 w/ (4) SDWS22500DB WOOD SCREWS @ 12" O.C. INTO STUDS
L2	2x6 DF-L#2 w/ (2) 16d NAILS @ 16" O.C. INTO STUDS
L3	2x10 DF-L#2 w/ (2) SDWS22500DB WOOD SCREWS @ 16" O.C. INTO STUDS
L4	2x10 DF-L#2 w/ 16d NAILS @ 24" O.C. INTO TRUSS VERTICAL WEBS

RAFTER SCHEDULE

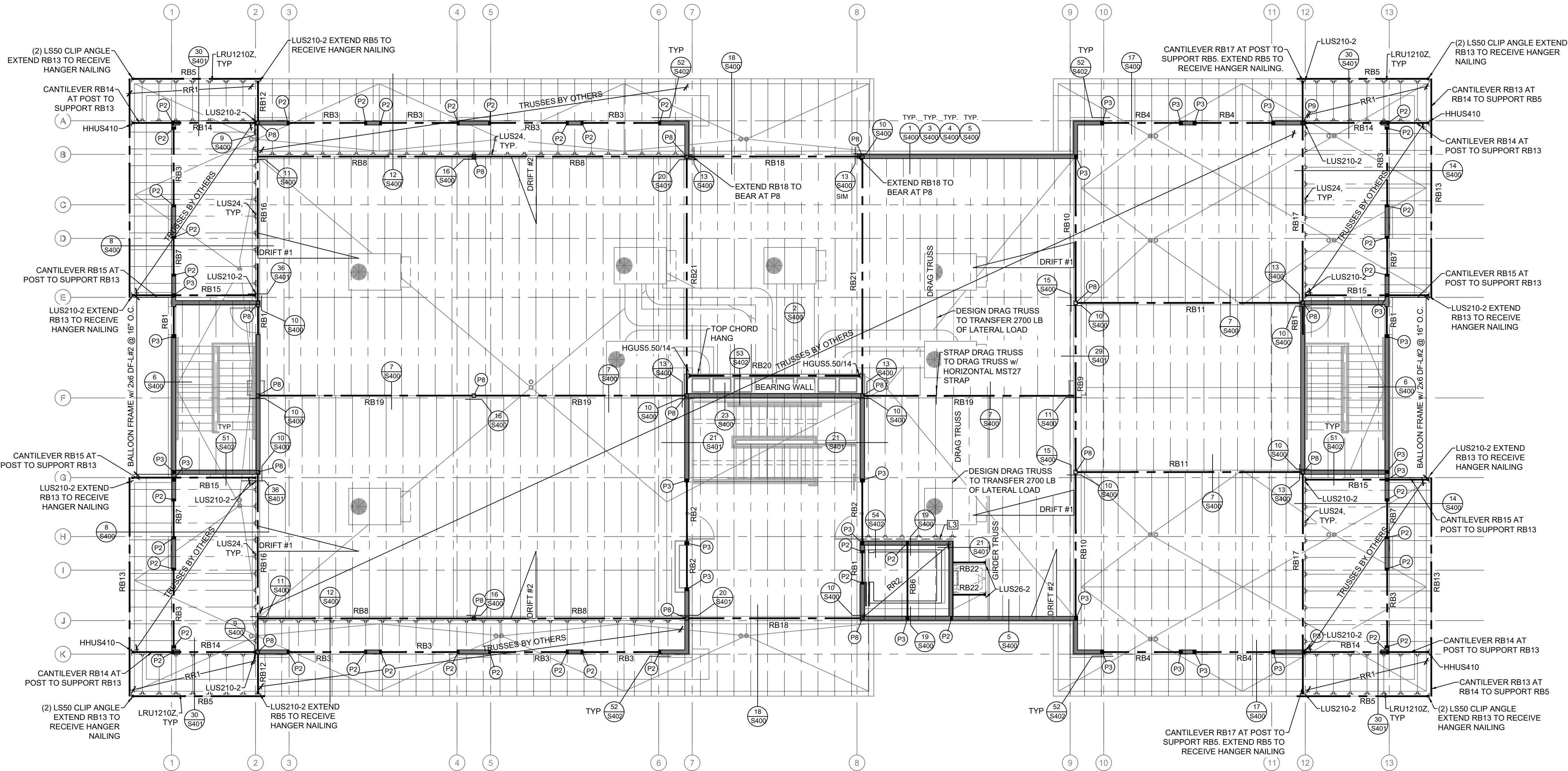
DESIG.	LEDGER
RR1	2x12 DF-L#2 @ 24" O.C.
RR2	2x10 DF-L#2 @ 24" O.C.
RR3	2x6 DF-L#2 @ 16" O.C.
RR4	2x6 DF-L#2 @ 24" O.C.

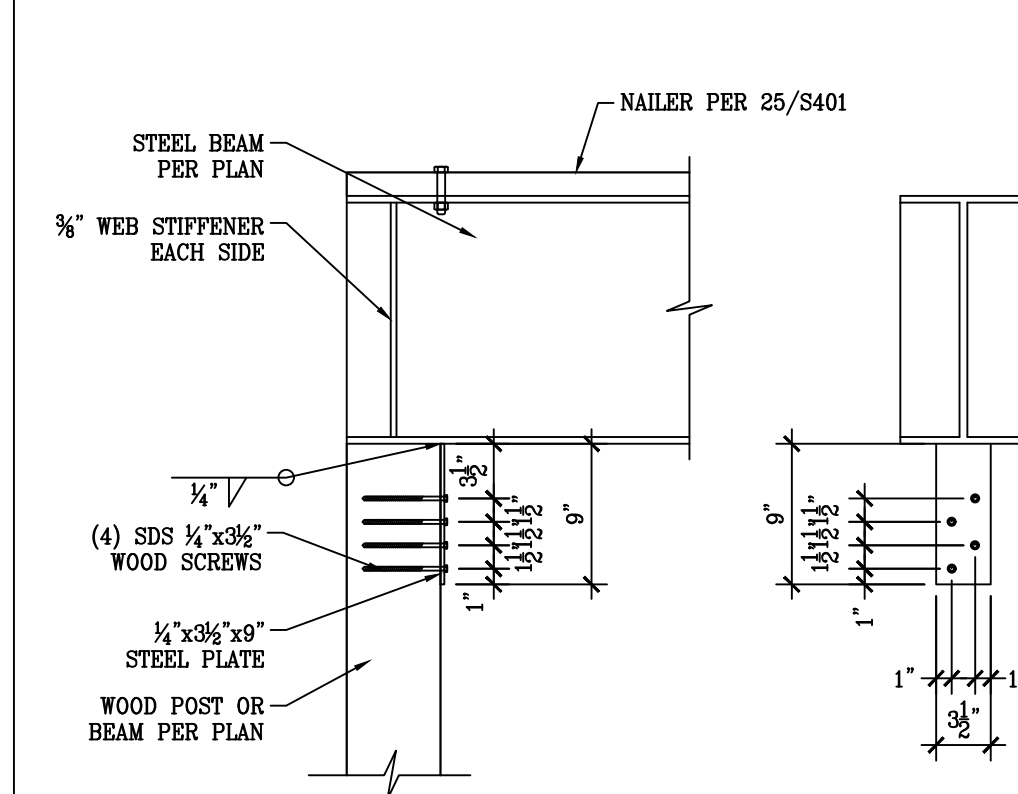
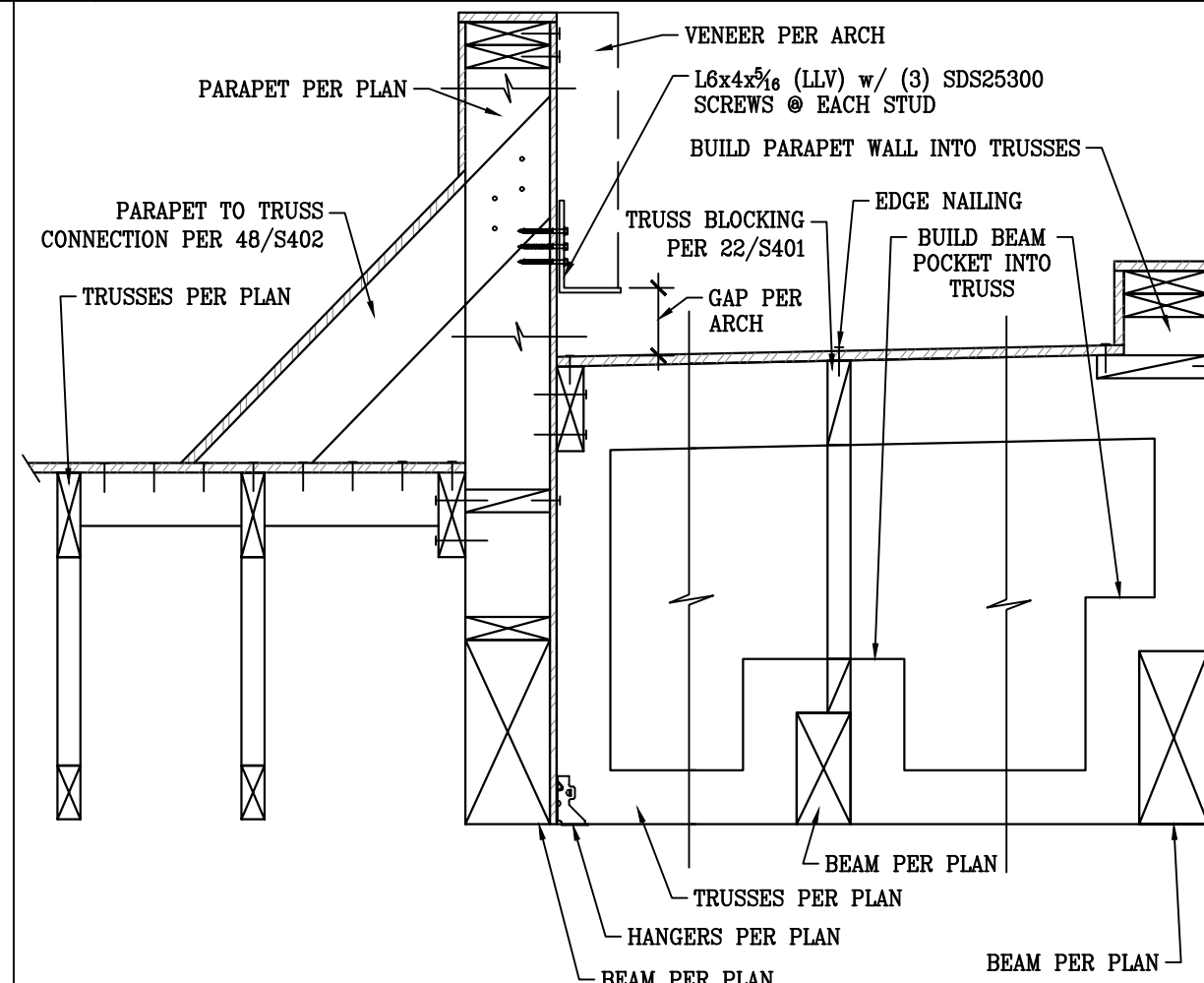
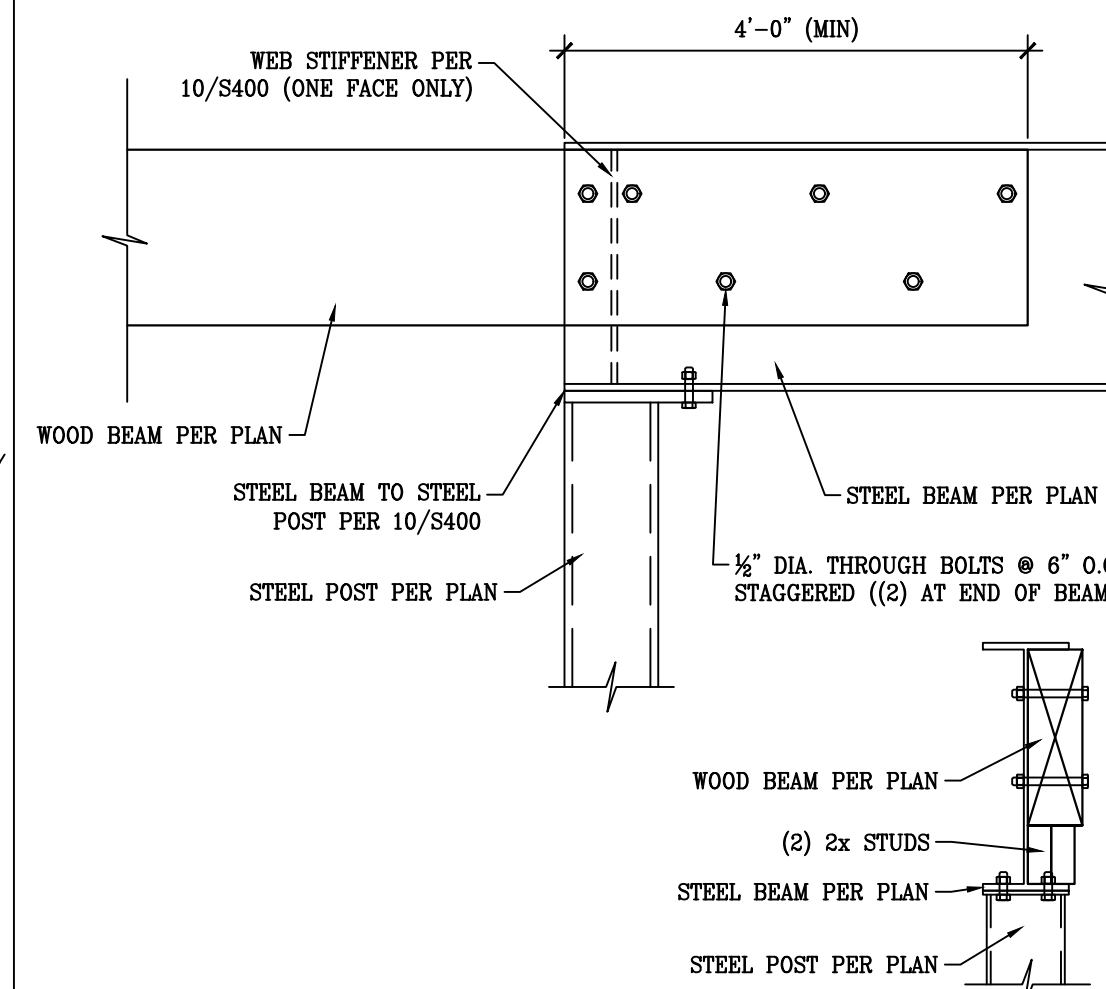
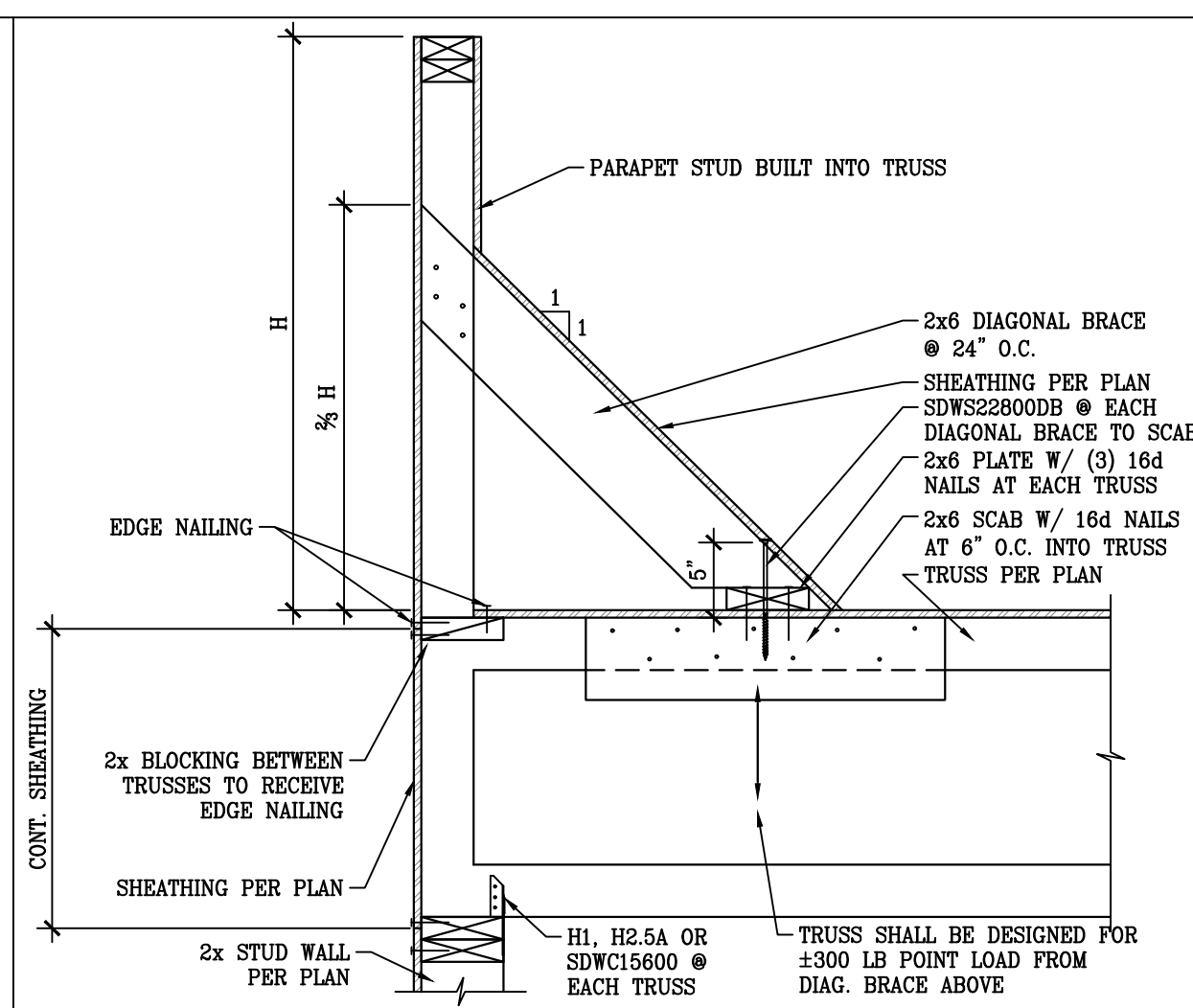
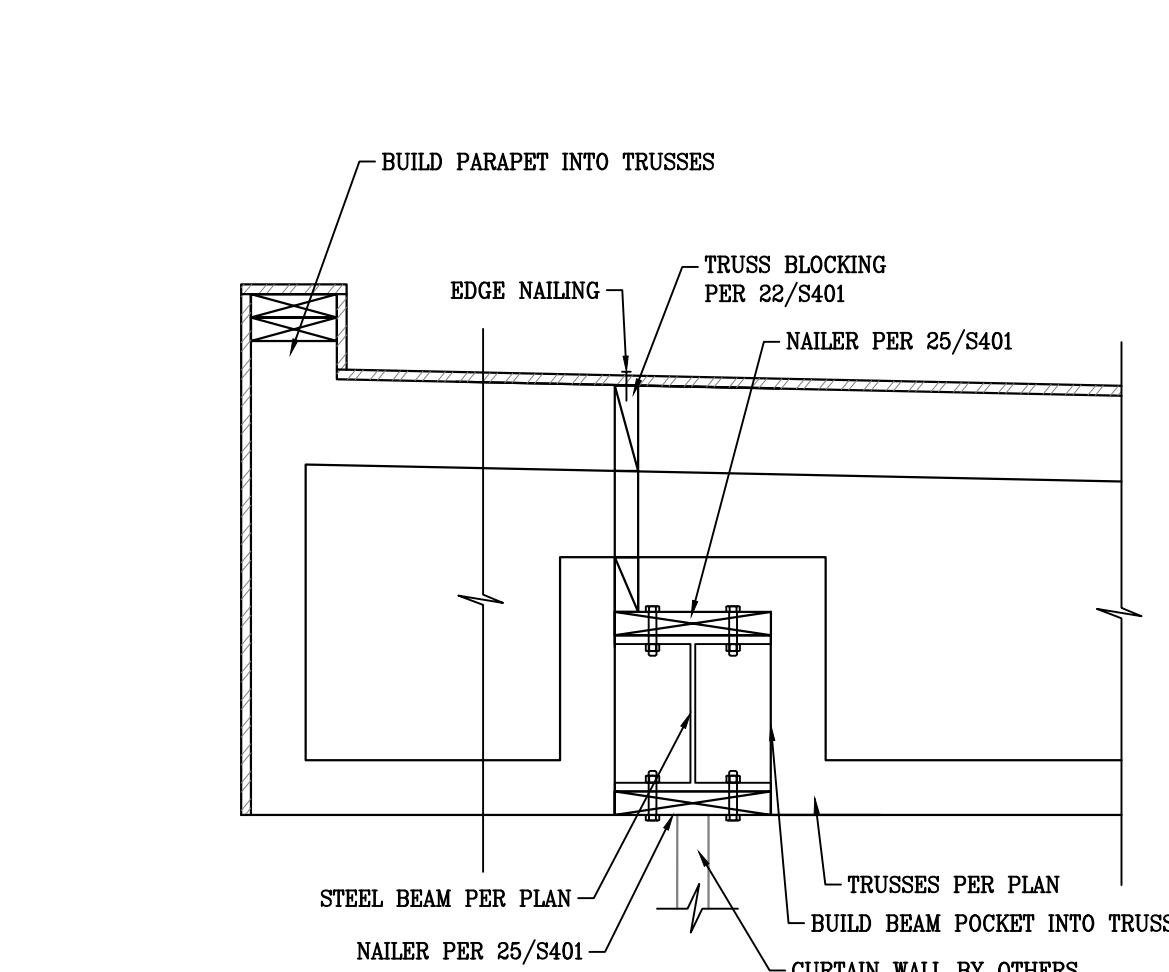
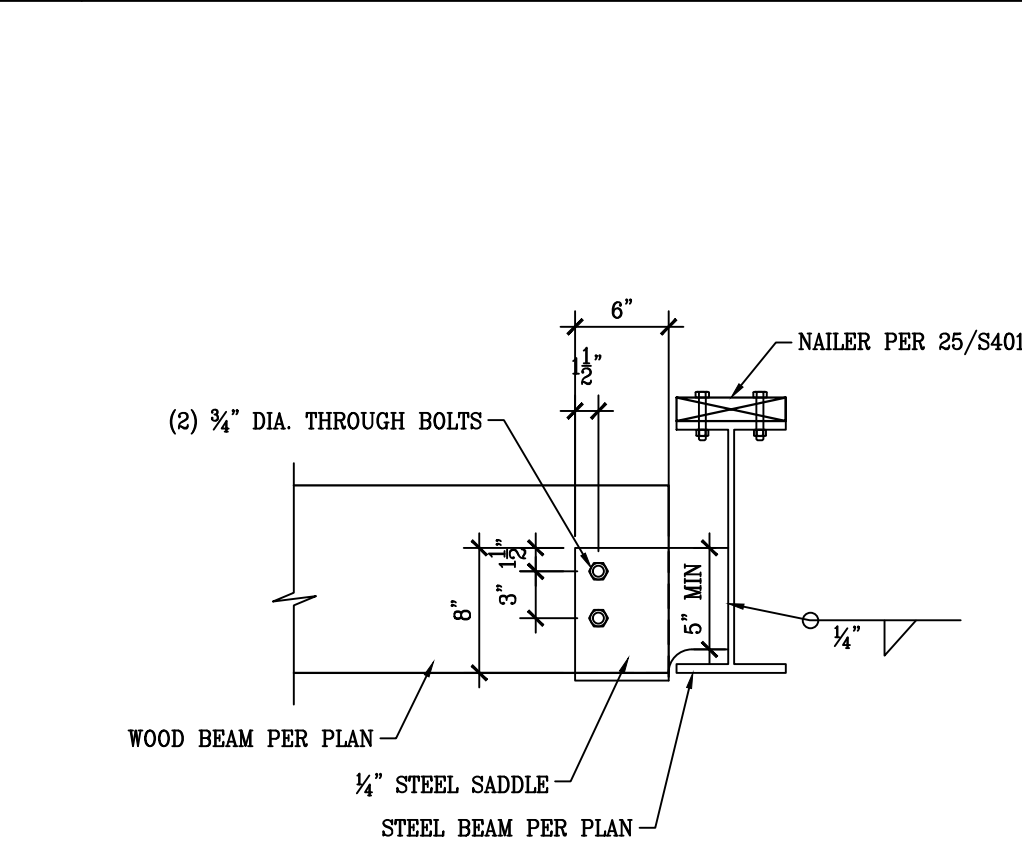
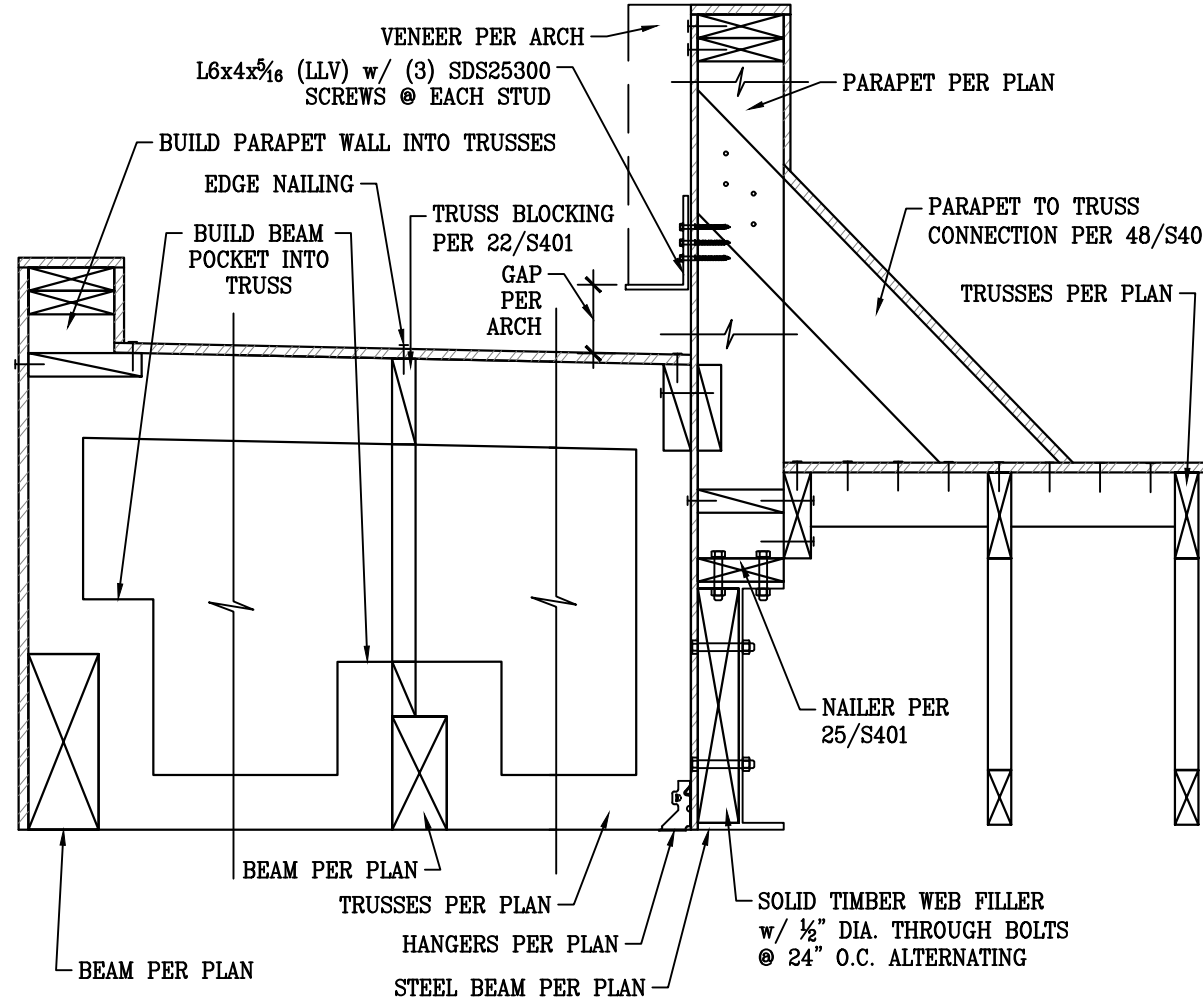
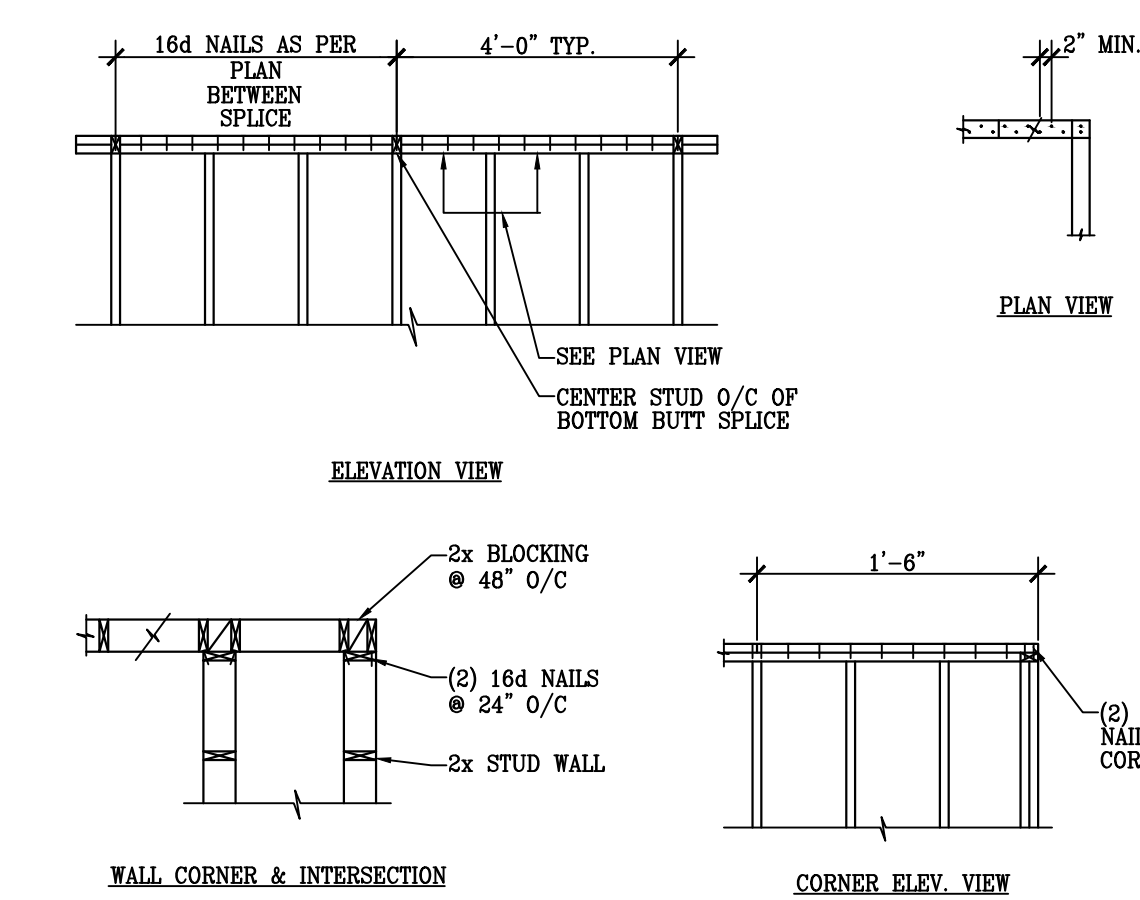
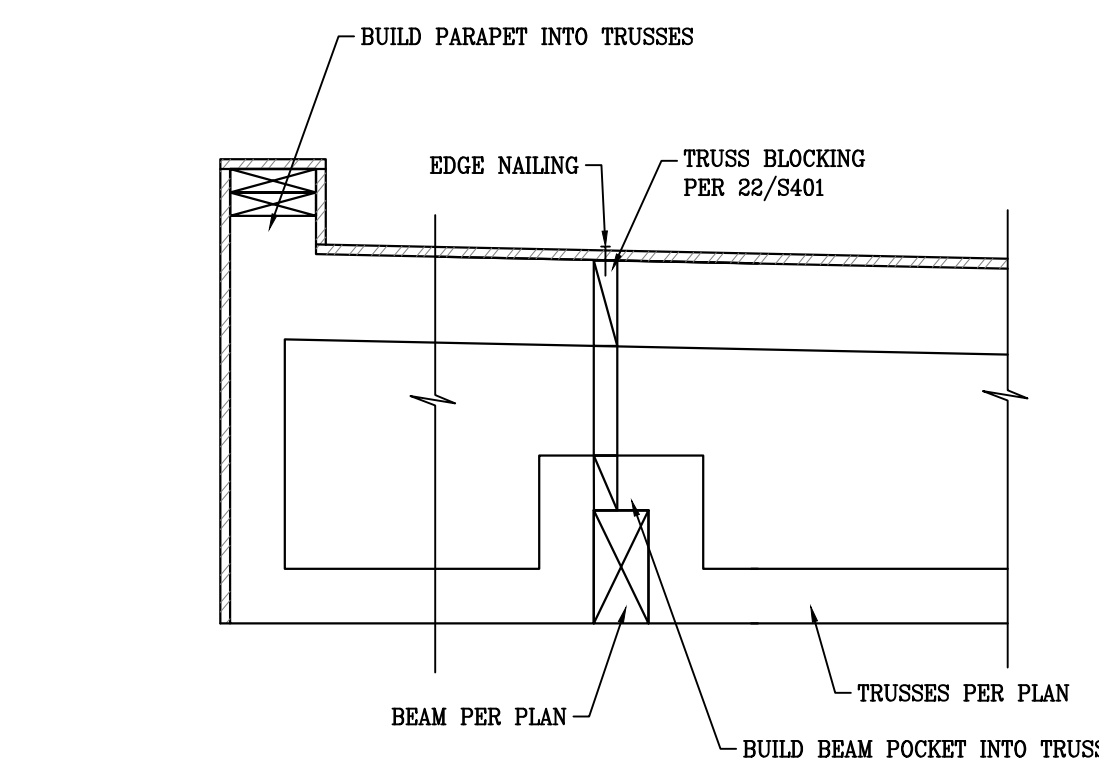
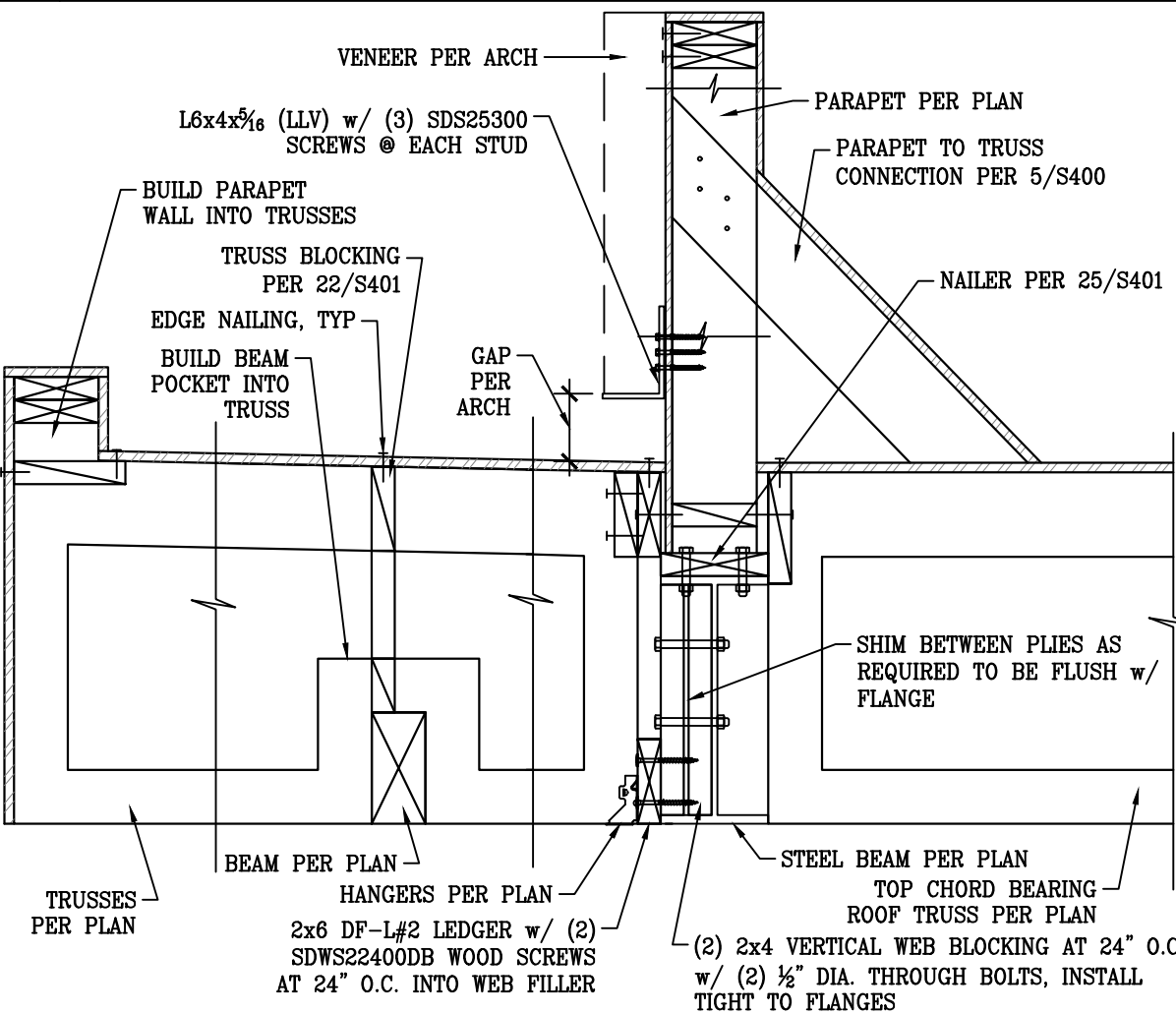
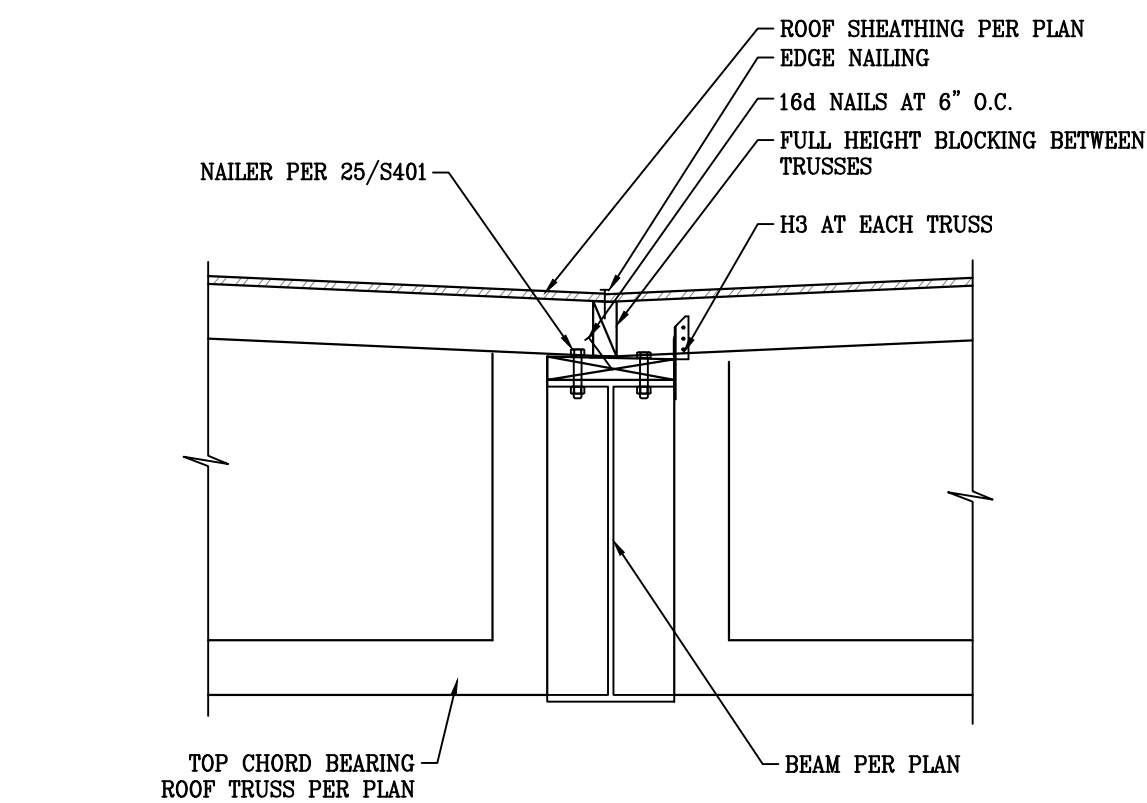
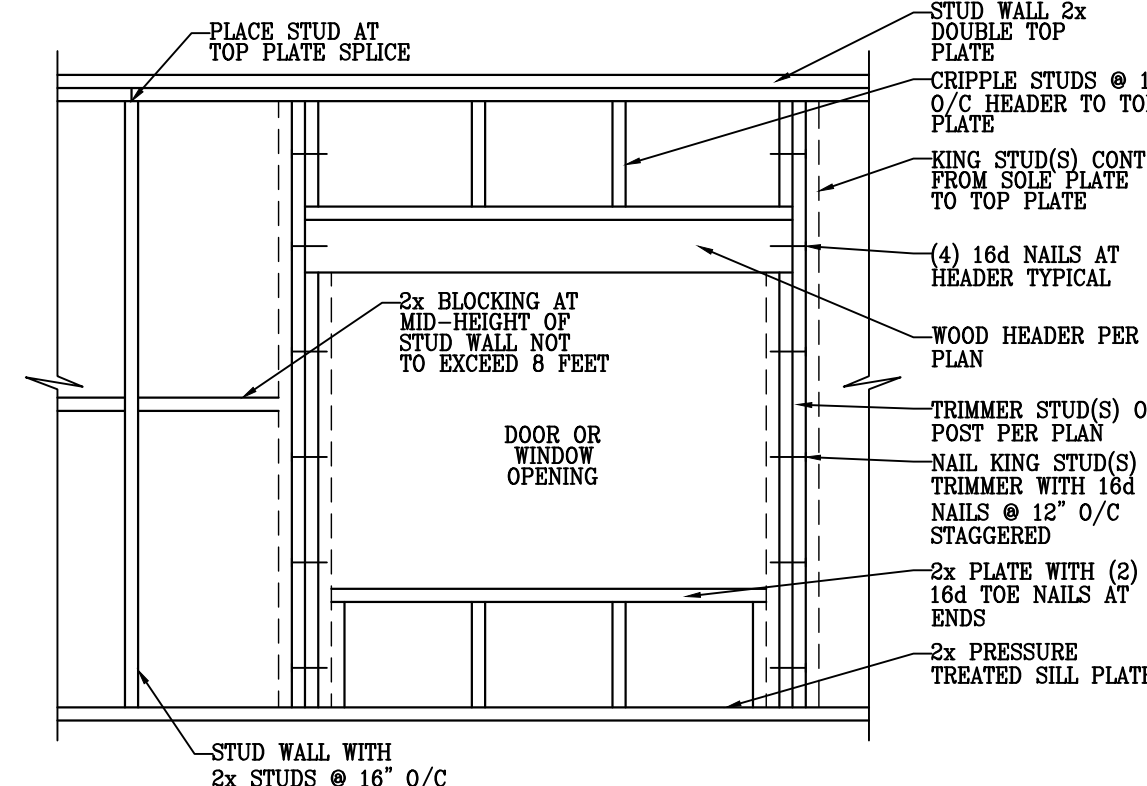
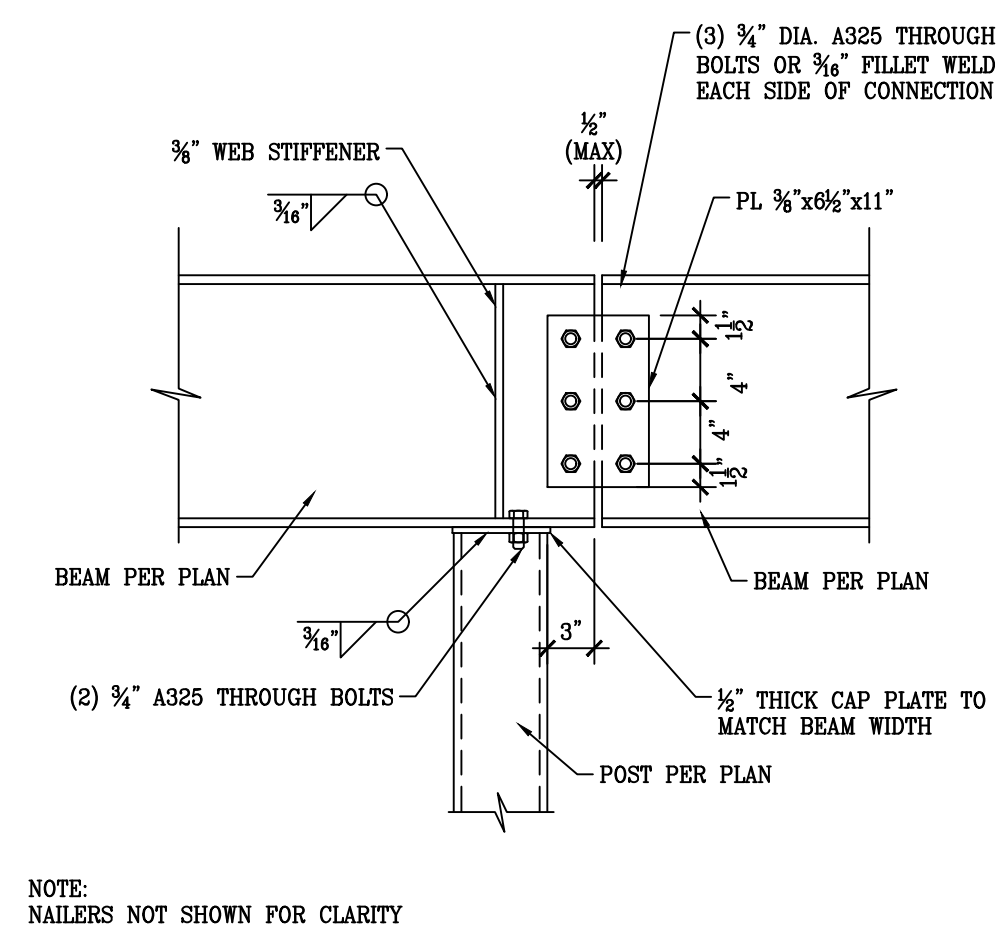
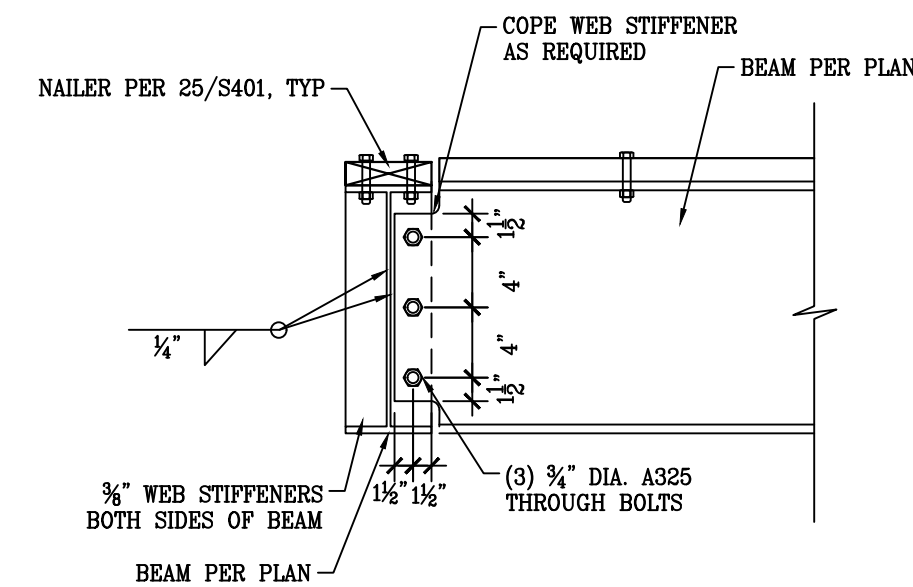
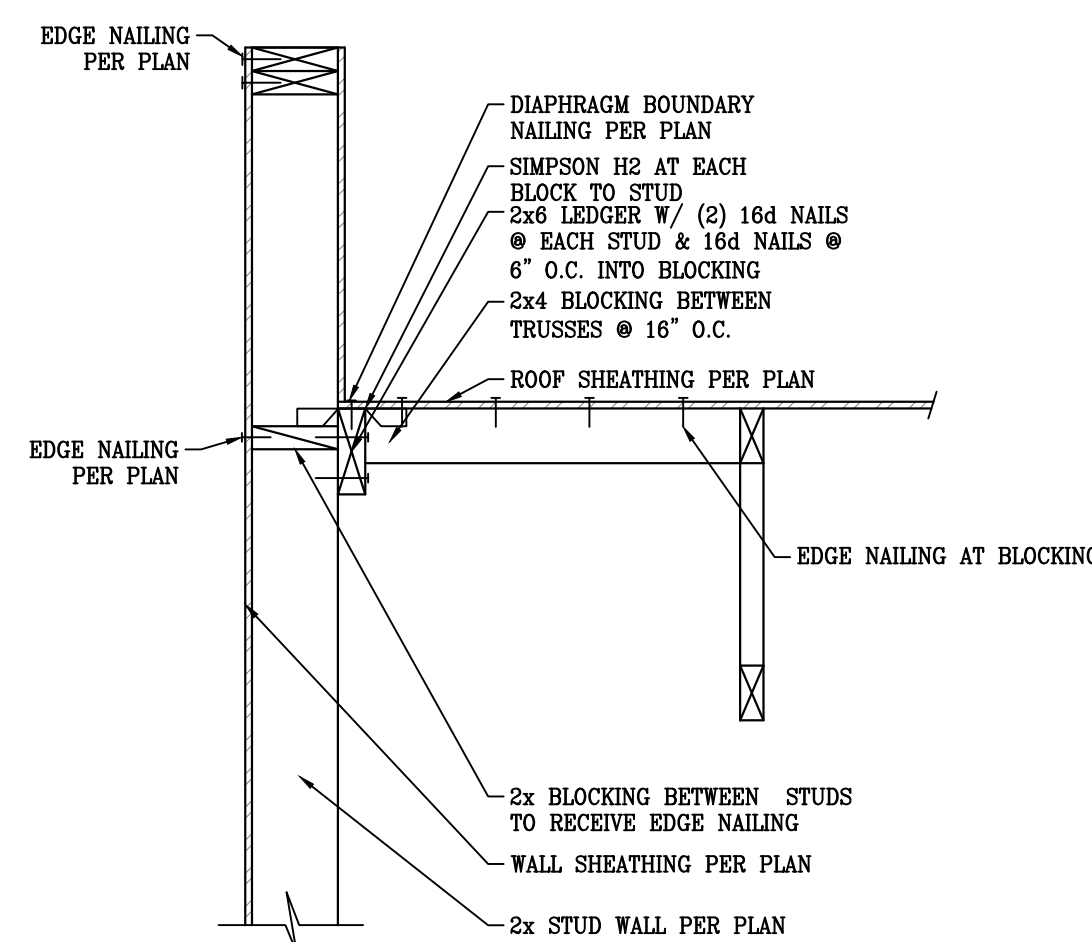
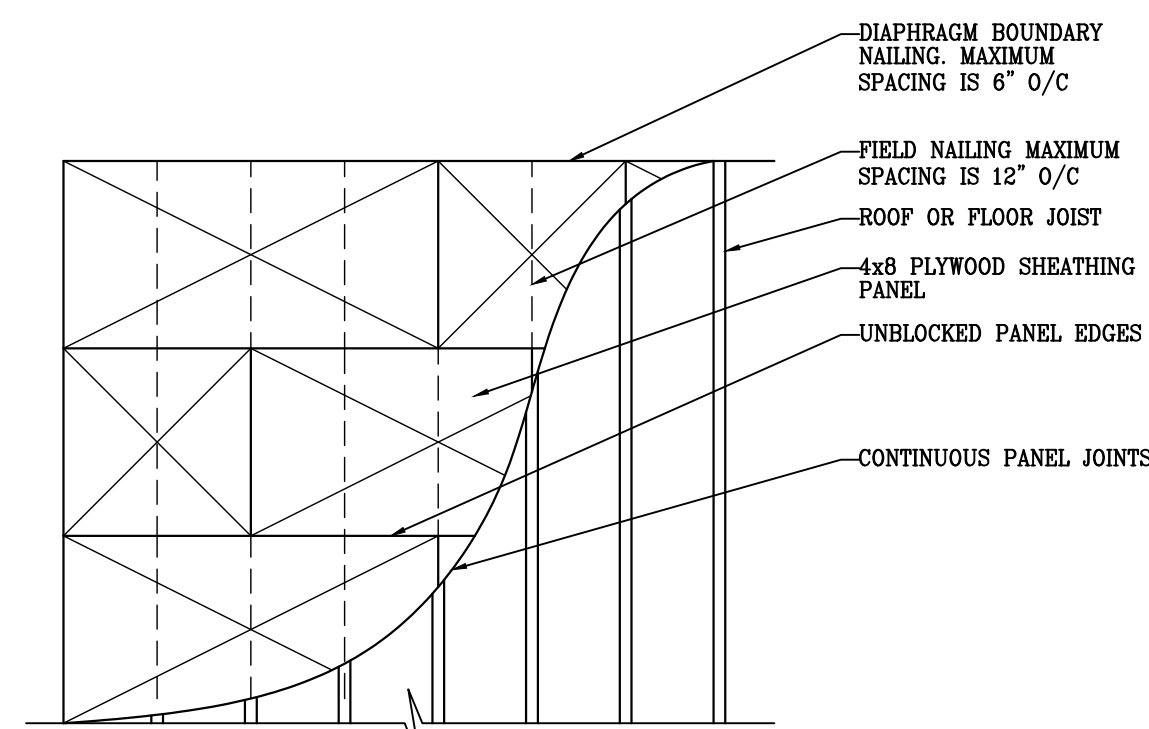
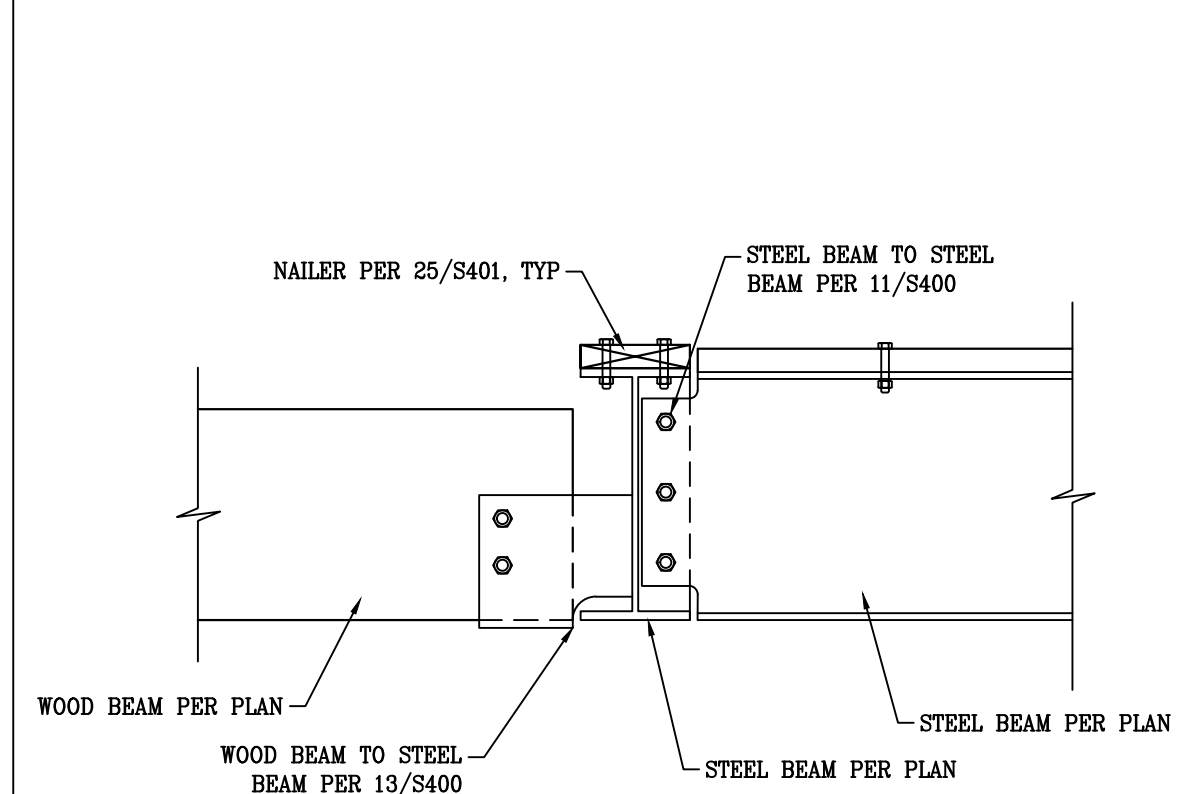
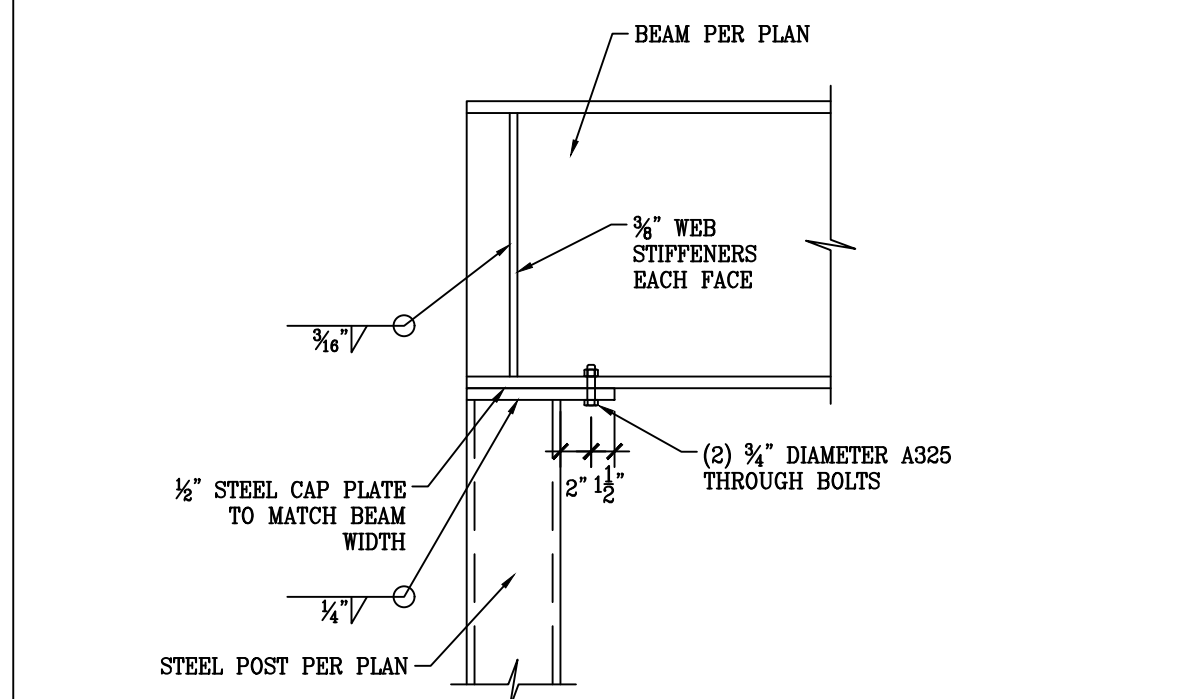
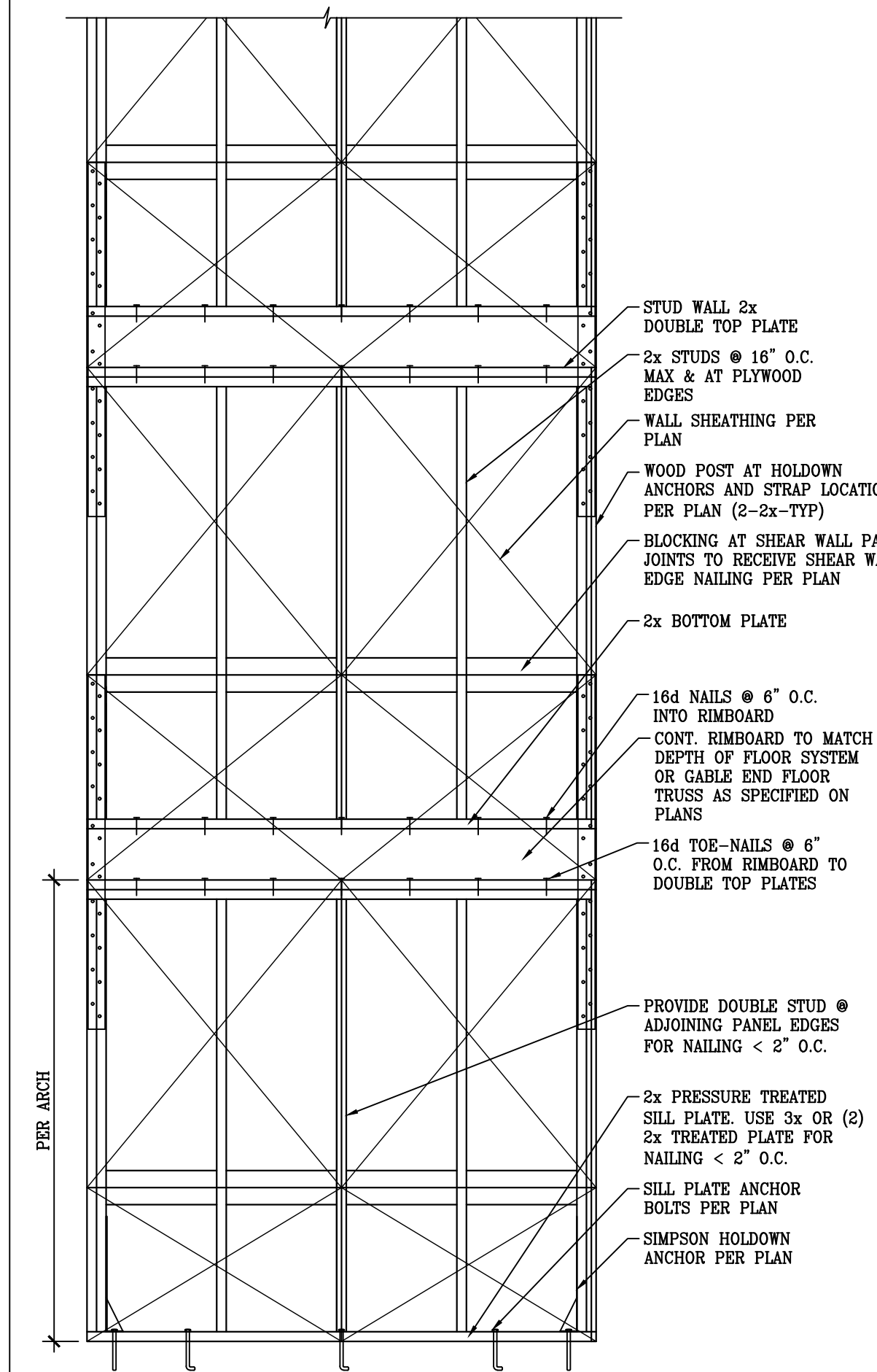
STEEL BRICK LINTEL SCHEDULE

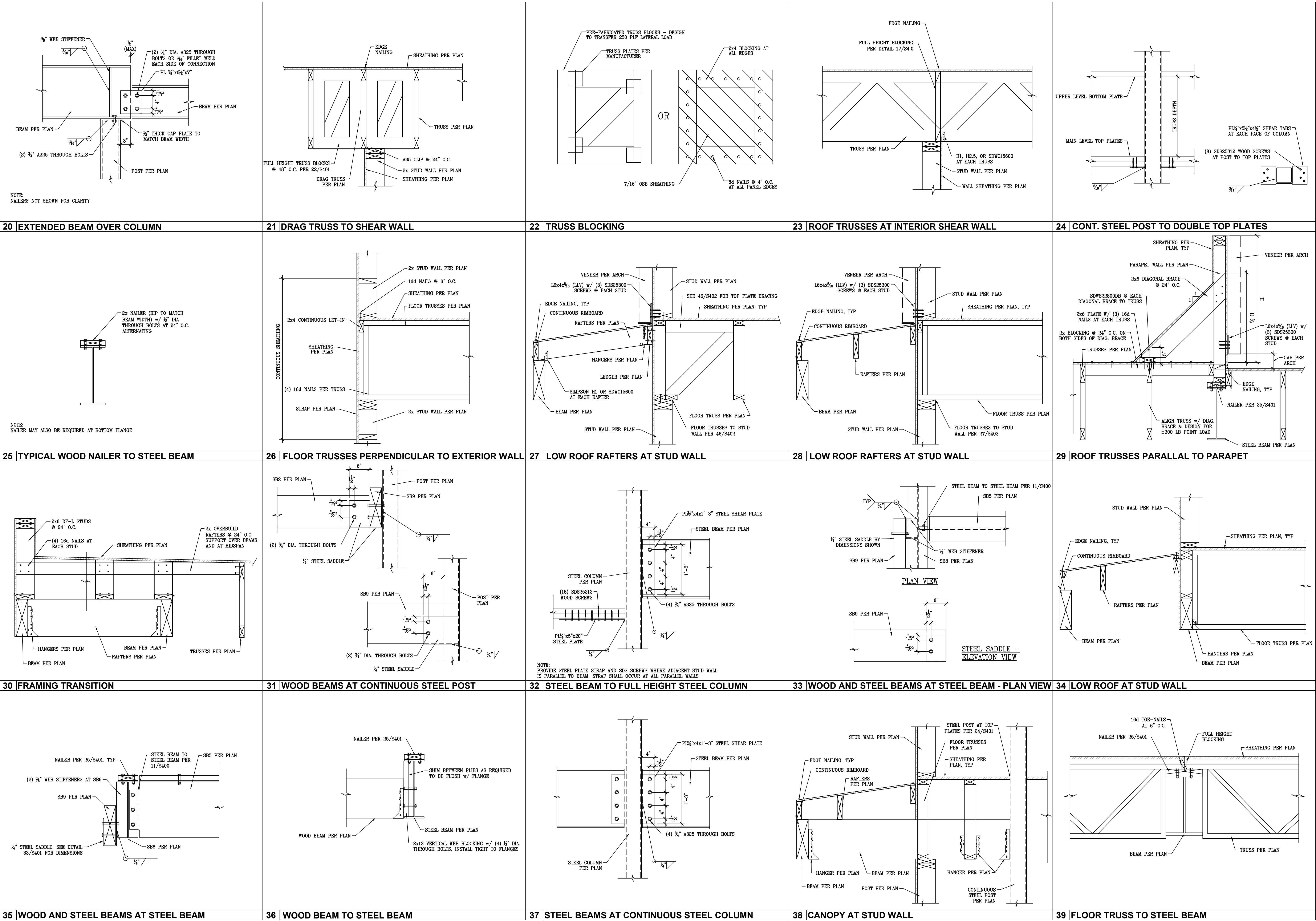
CLEAR SPAN	LINTEL
UP TO 5'-6"	L4x4x 1/8
UP TO 6'-9"	L4x4x 1/4
UP TO 7'-9"	L4x4x 1/2
GREATER THAN 7'-9" OR ALT. OPT.	L4x4x 3/8 w/ (2) ROWS 1/2"x3/2" SIMPSON SDS WOOD SCREWS @ 16" O.C. INTO STUDS OR HEADER

ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"







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PROFESSIONAL SEAL

JOSHUA K.S. ANDERSON
No. 4939007-2203
11/12/2024
REGISTERED PROFESSIONAL ENGINEER

VINEYARD MEDICAL OFFICE BUILDING

400 N GENEVA ROAD, VINEYARD, UTAH

STRUCTURAL DETAILS

DIMENSIONS SHOWN ON THE STRUCTURAL PLANS ARE FOR CONVENIENCE ONLY. VERIFY ALL DIMENSIONS WITH THE CURRENT ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

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LEI PROJECT #:

2023-2473

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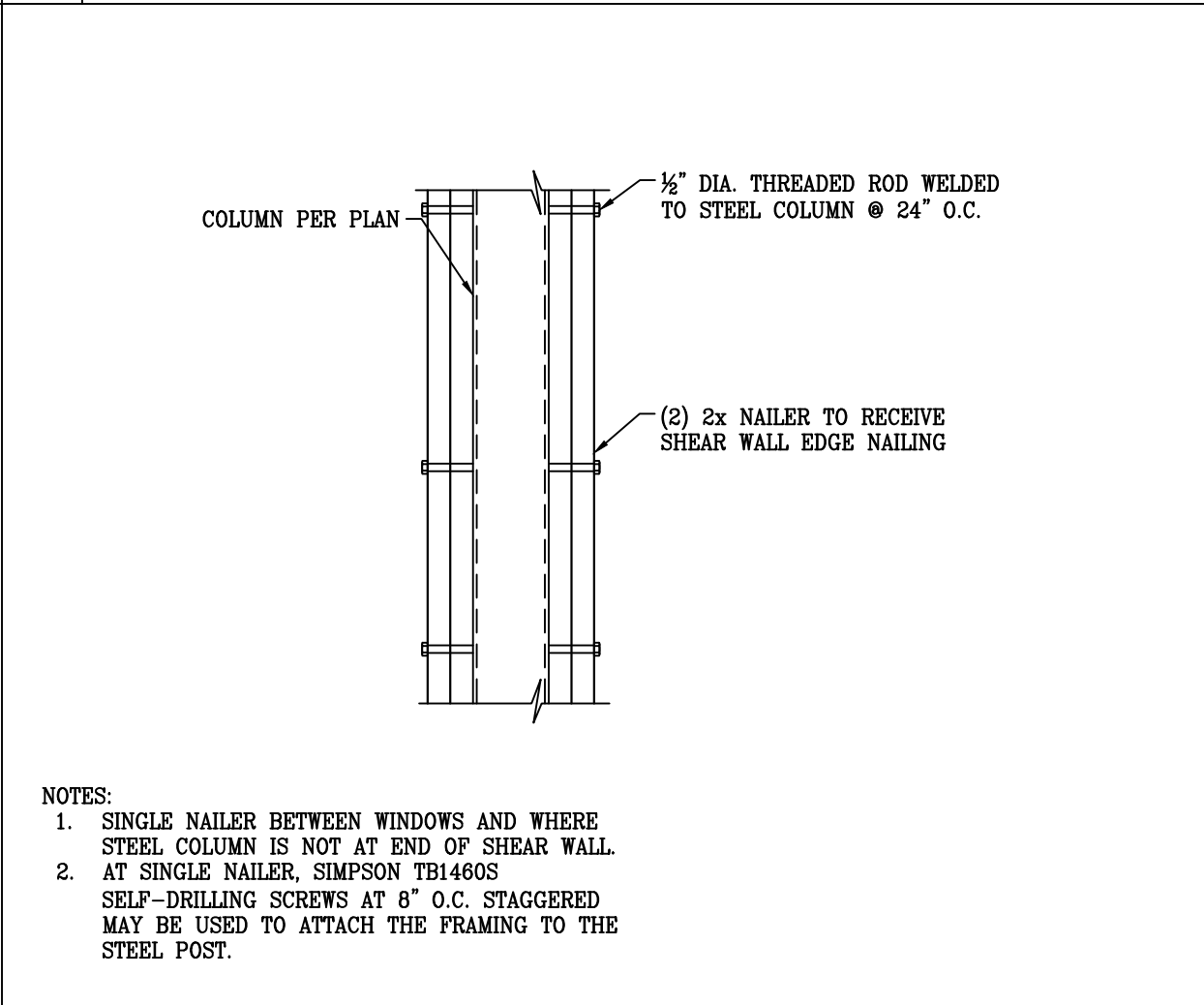
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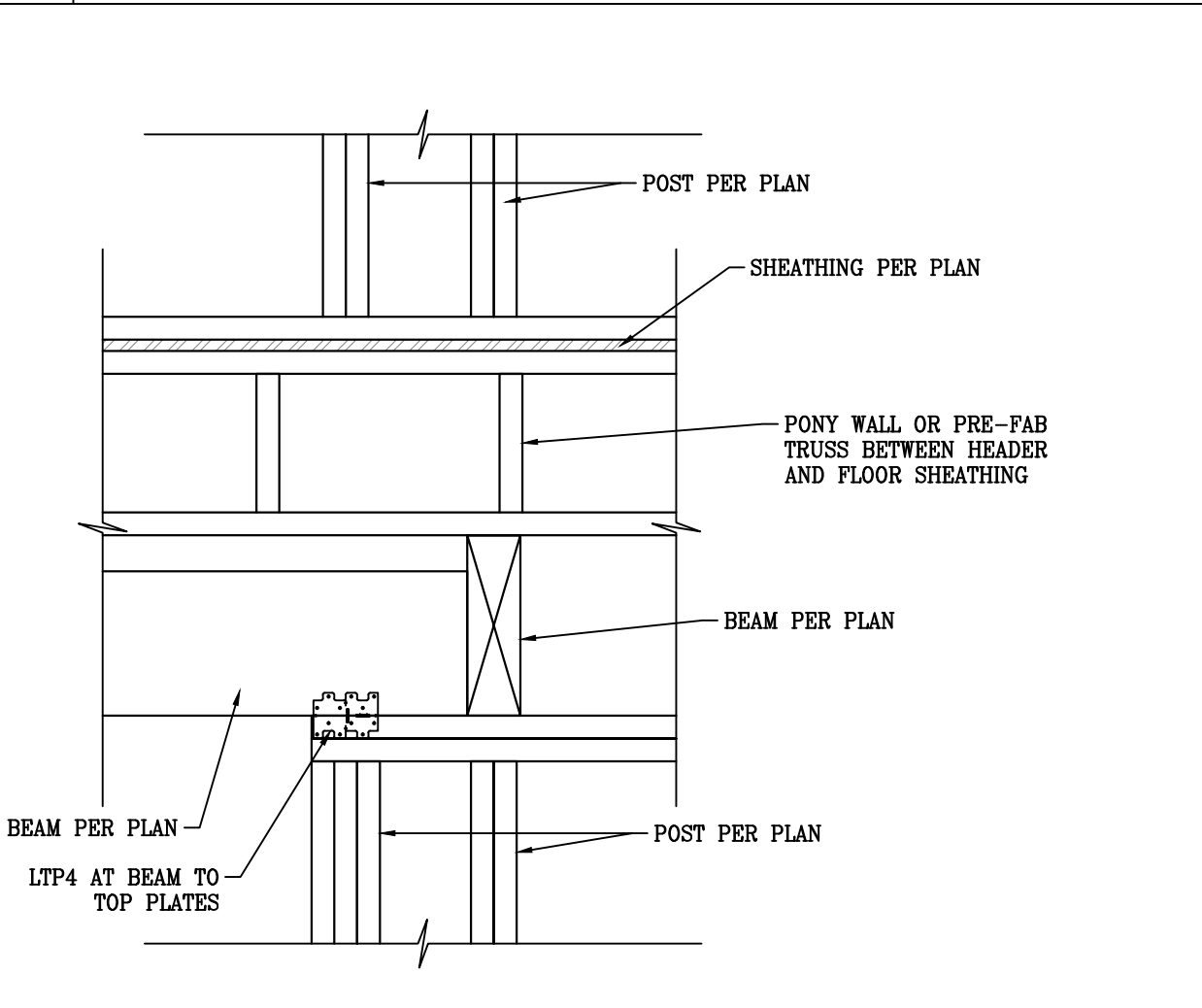
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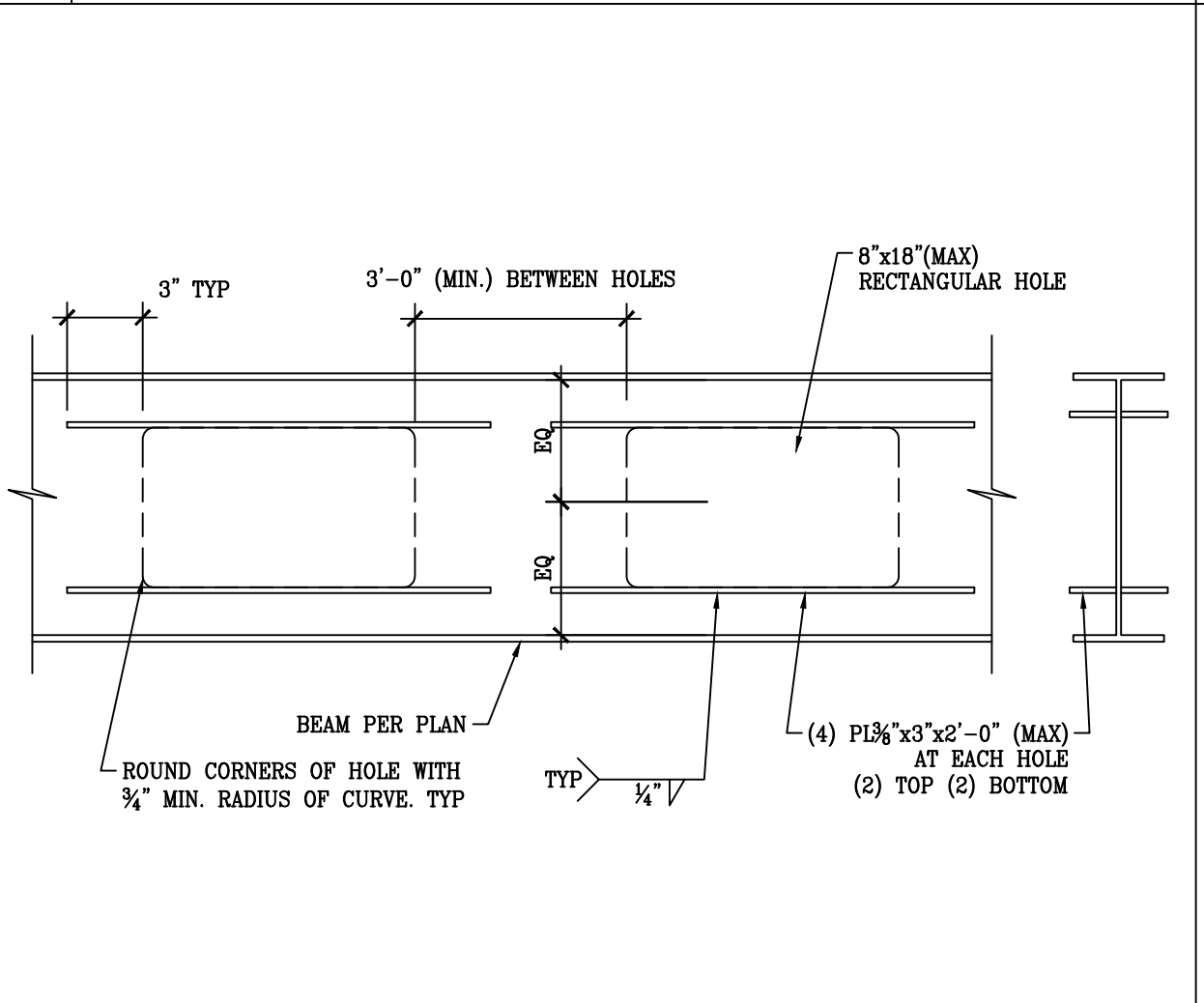
44 | DRAG TRUSS AT ELEVATOR SHAFT



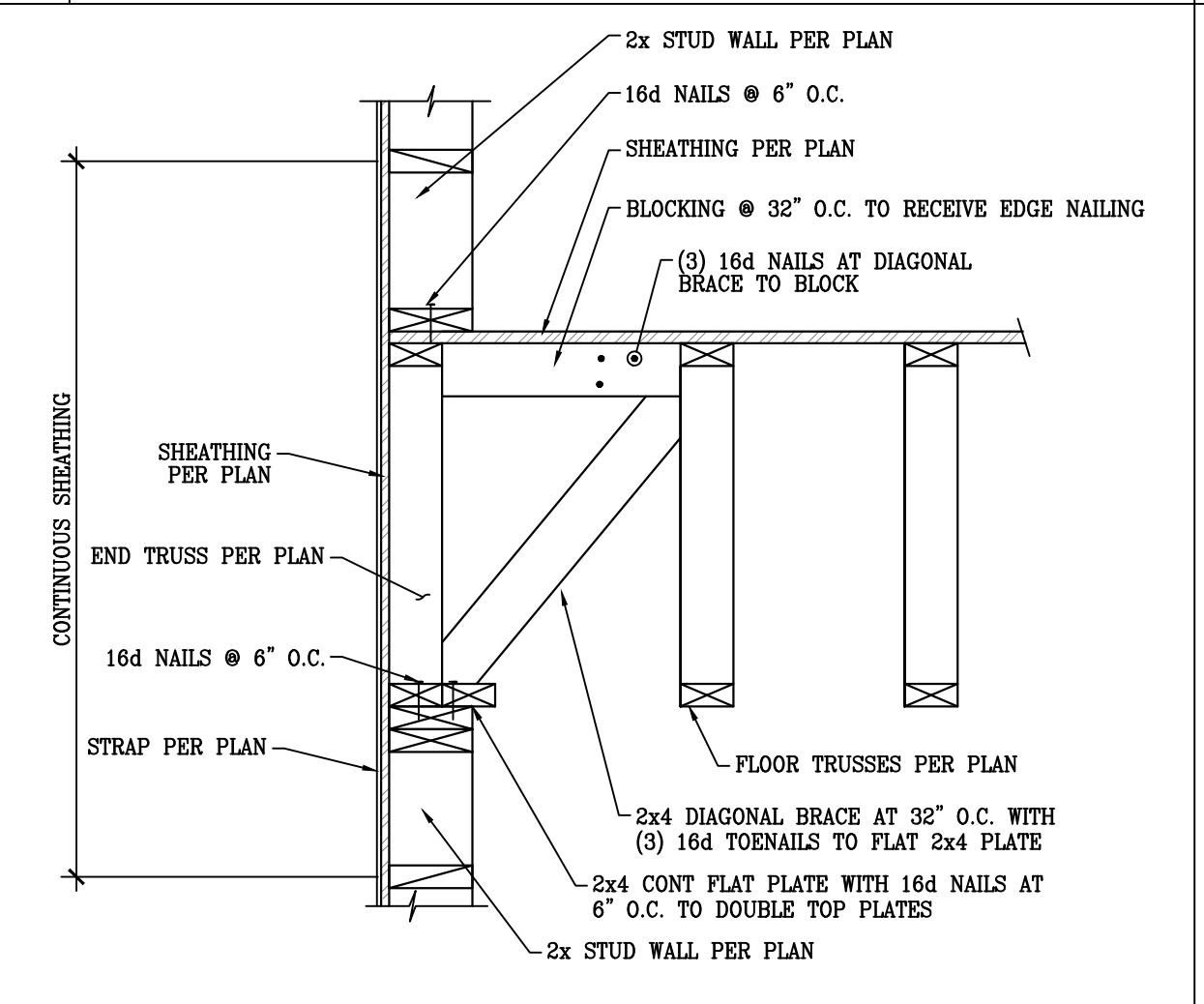
43 | TRUSS BEARING AT ELEVATOR SHAFT



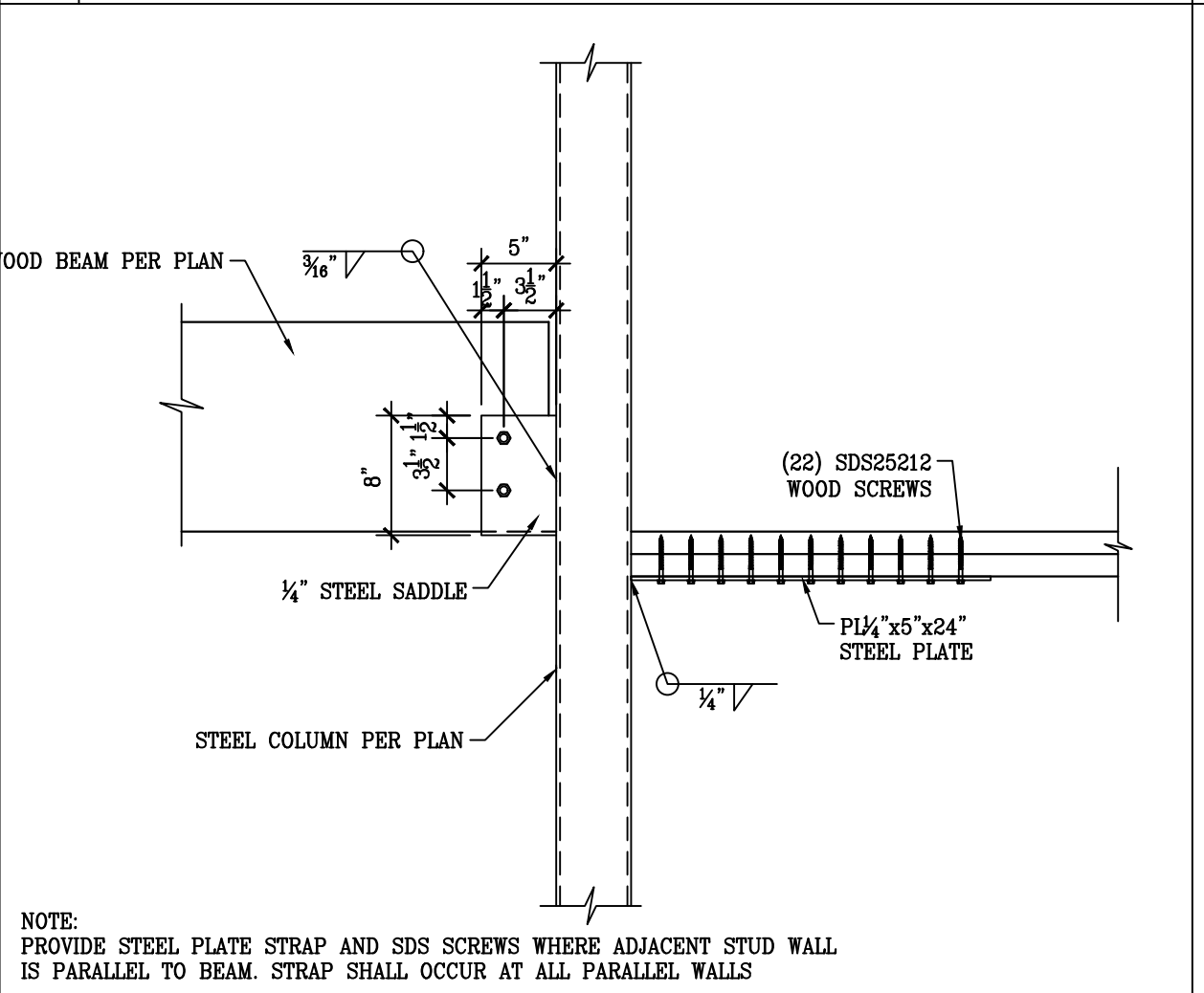
42 | FLOOR TRUSSES TO STEEL BEAM



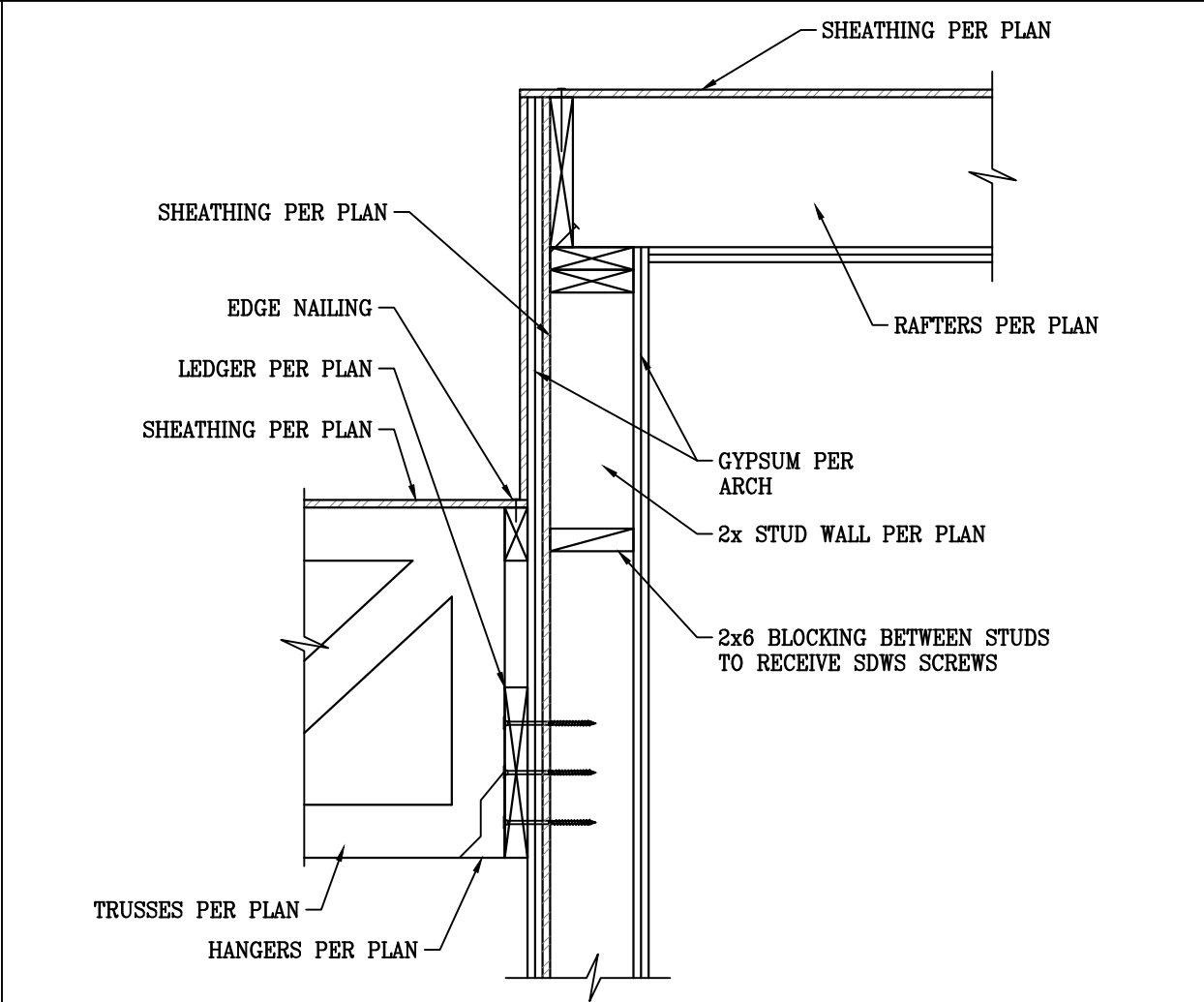
41 | WOOD AND STEEL BEAMS AT CONT. STEEL COLUMN



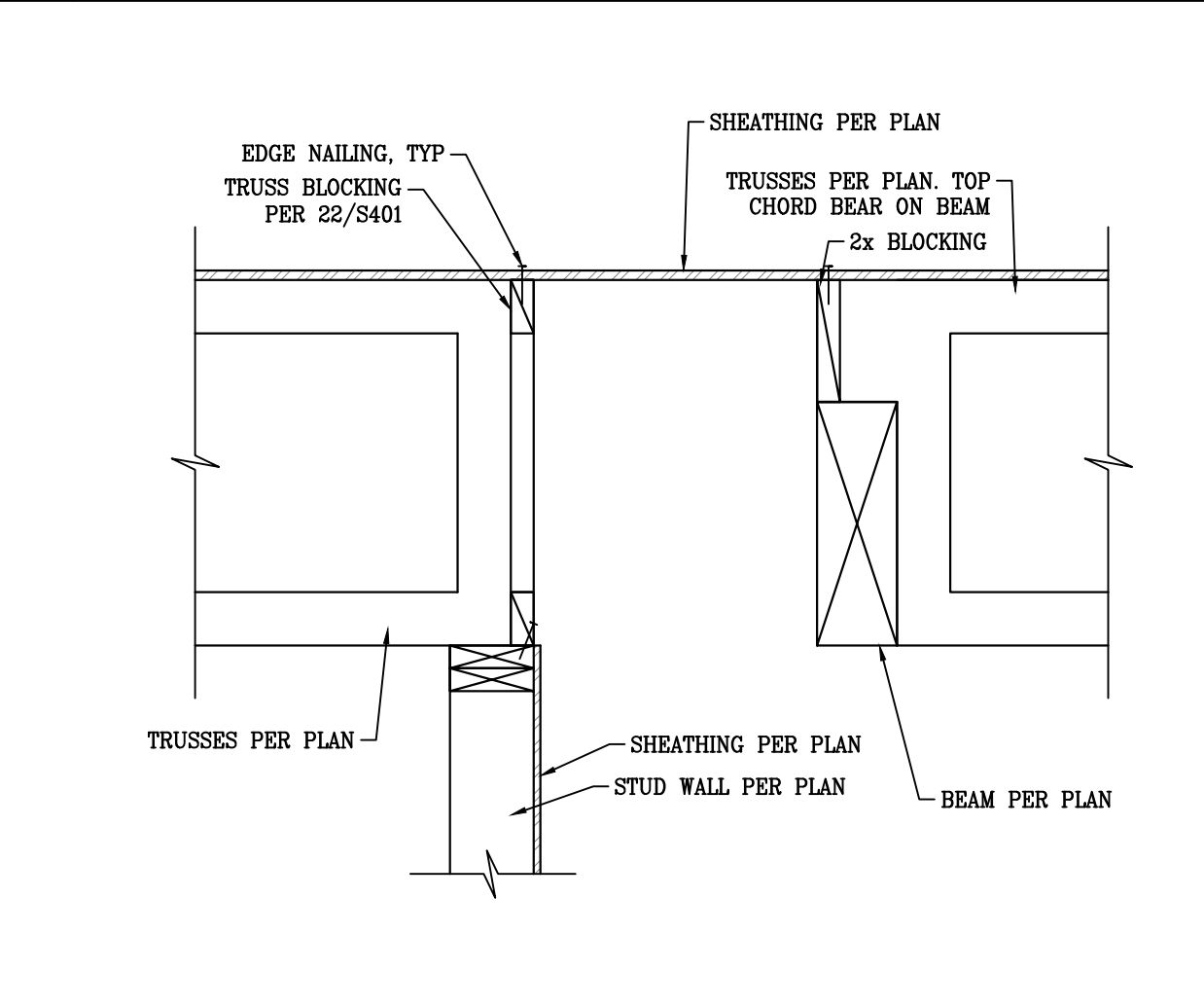
40 | CANOPY AT STUD WALL



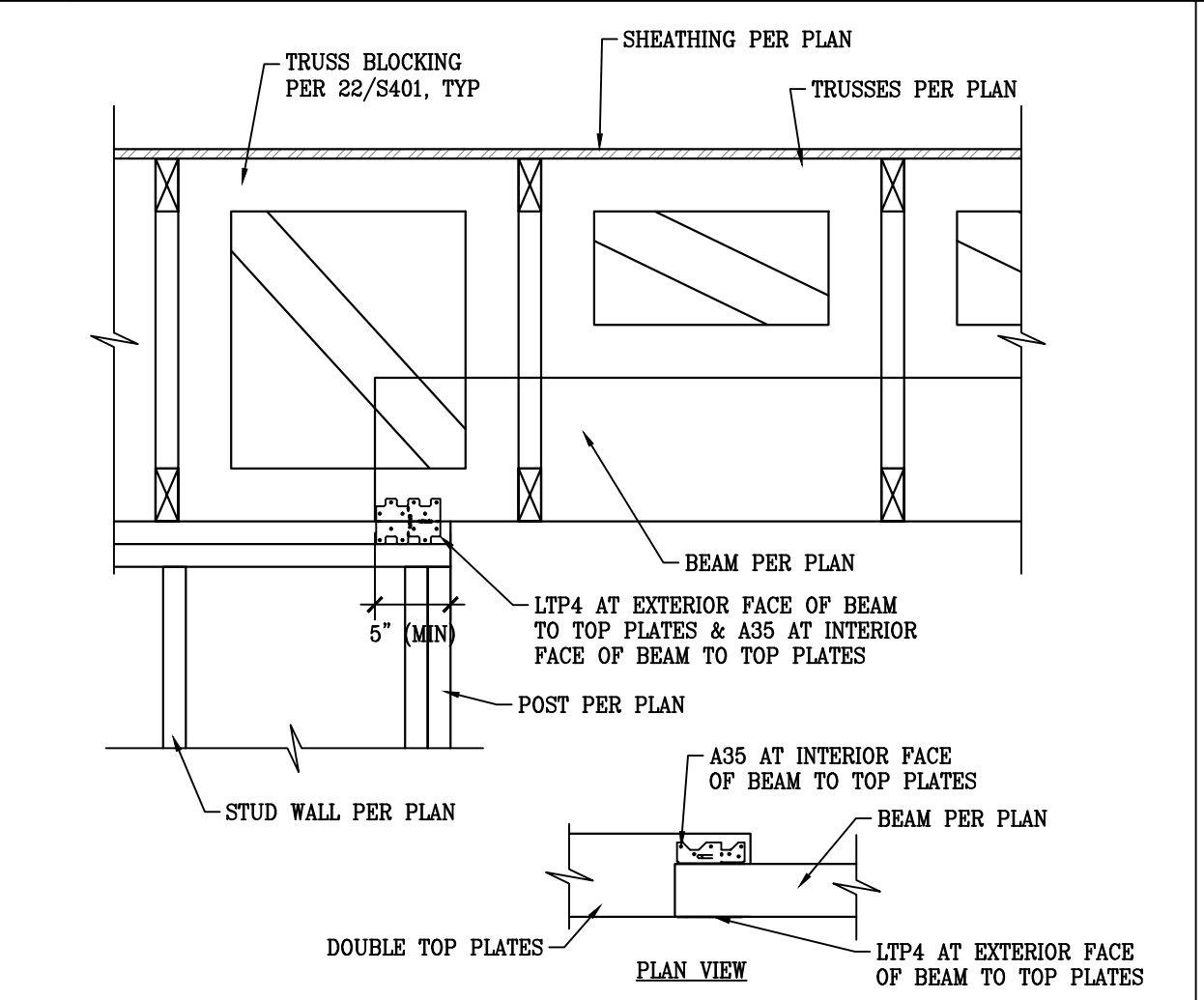
49 | TYPICAL WALL FRAMING TO STEEL POST



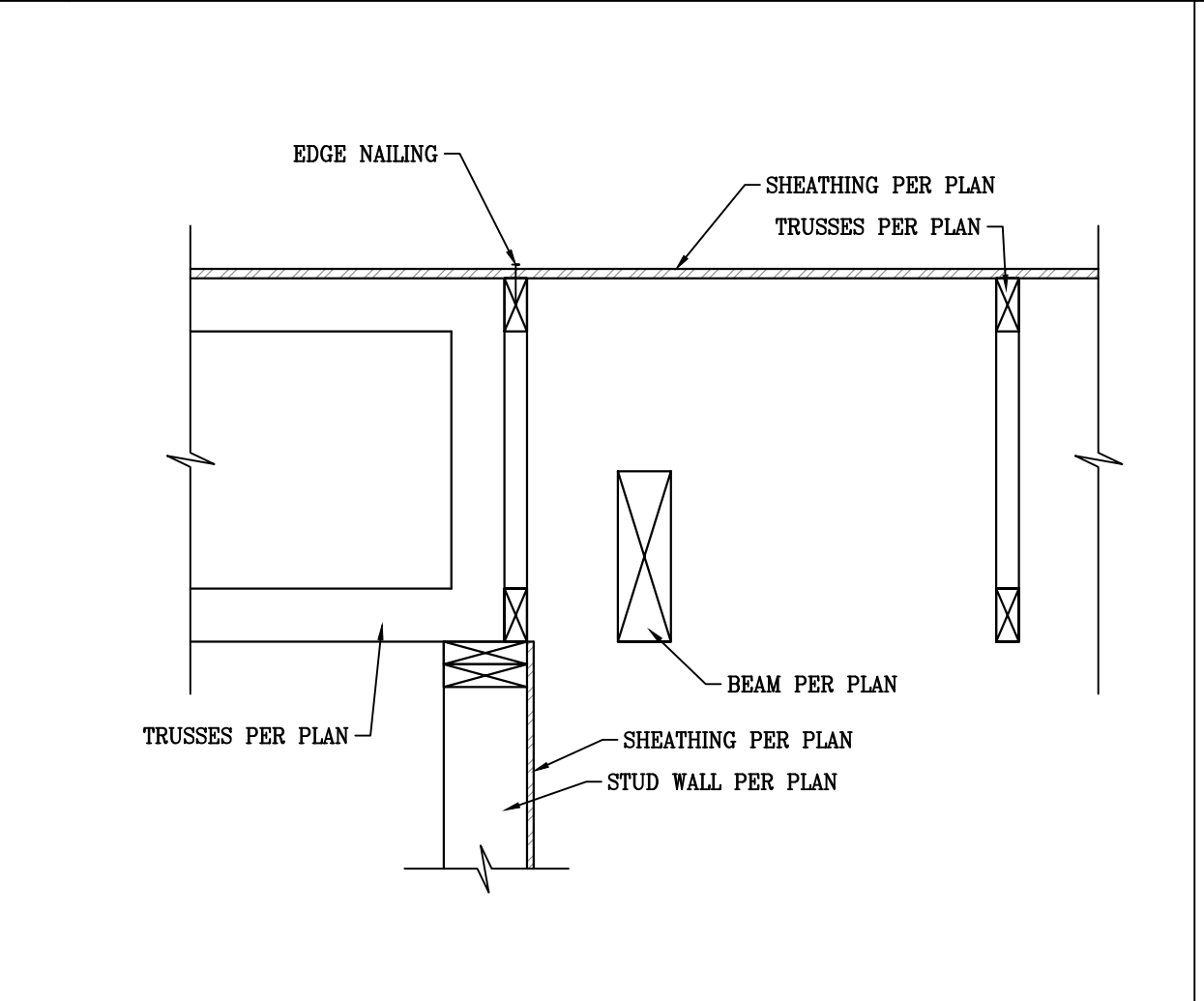
48 | DRAG CONNECTION



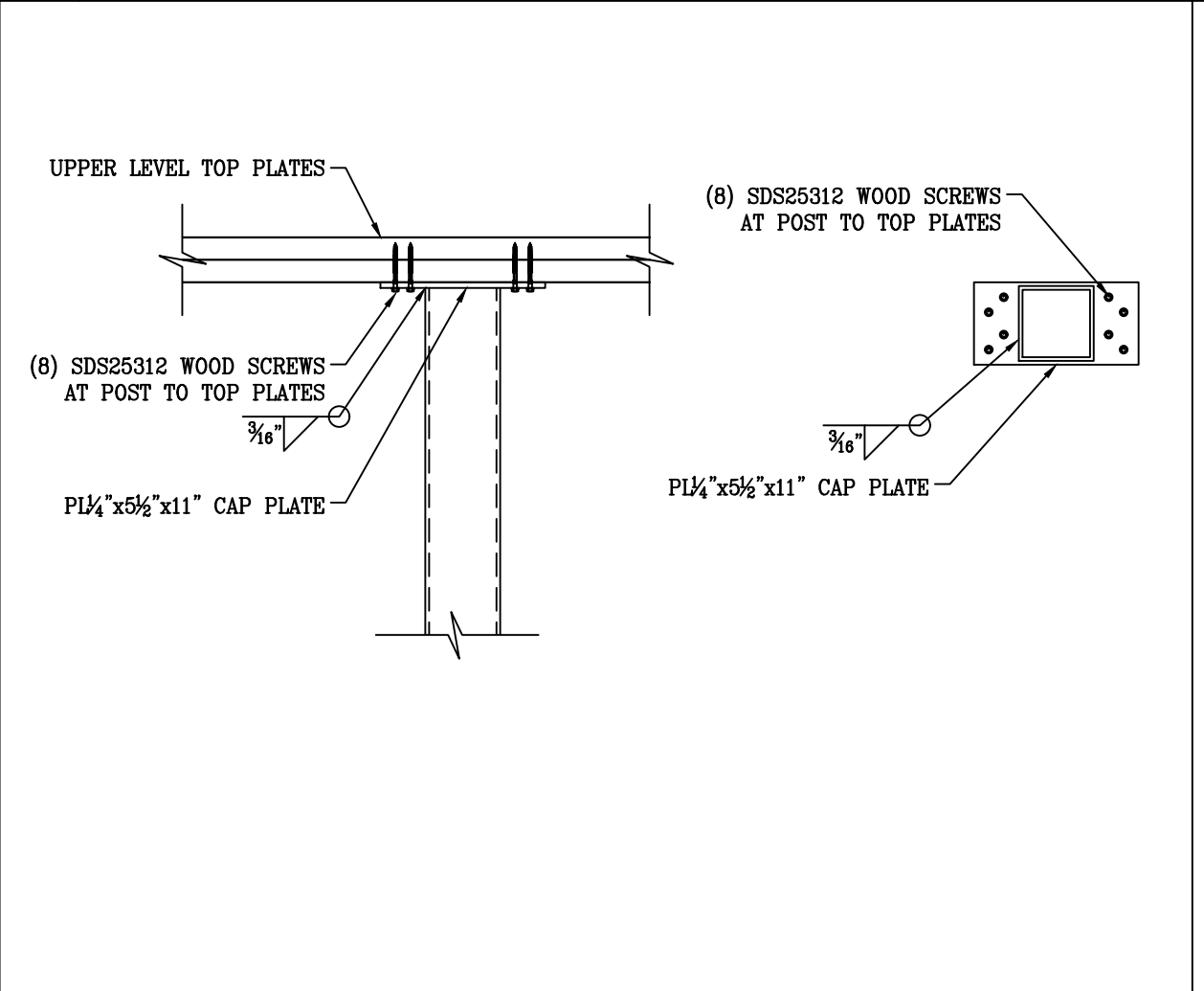
47 | HOLE(S) IN W16 STEEL BEAM



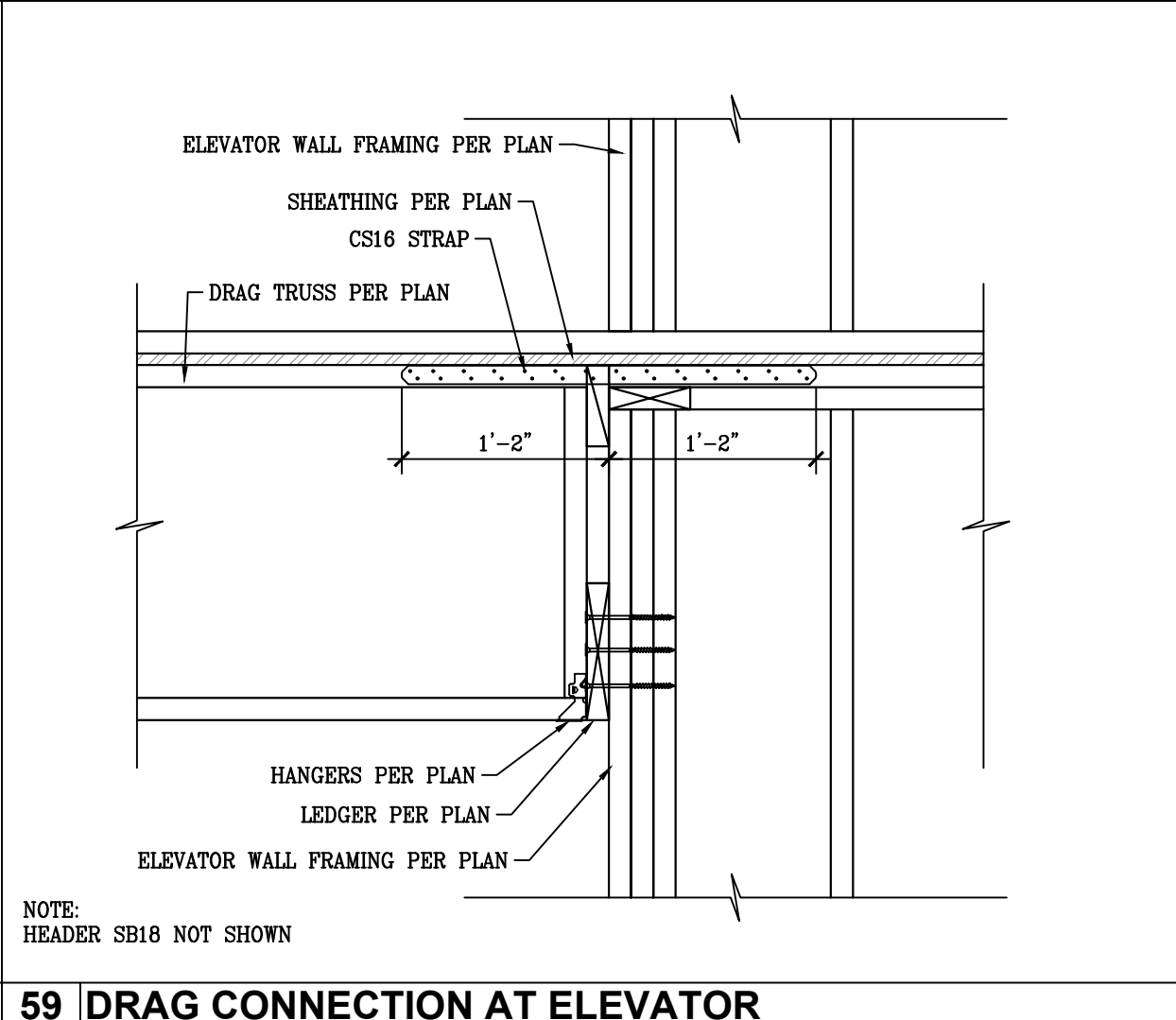
46 | FLOOR TRUSSES PARALLEL TO EXTERIOR WALL



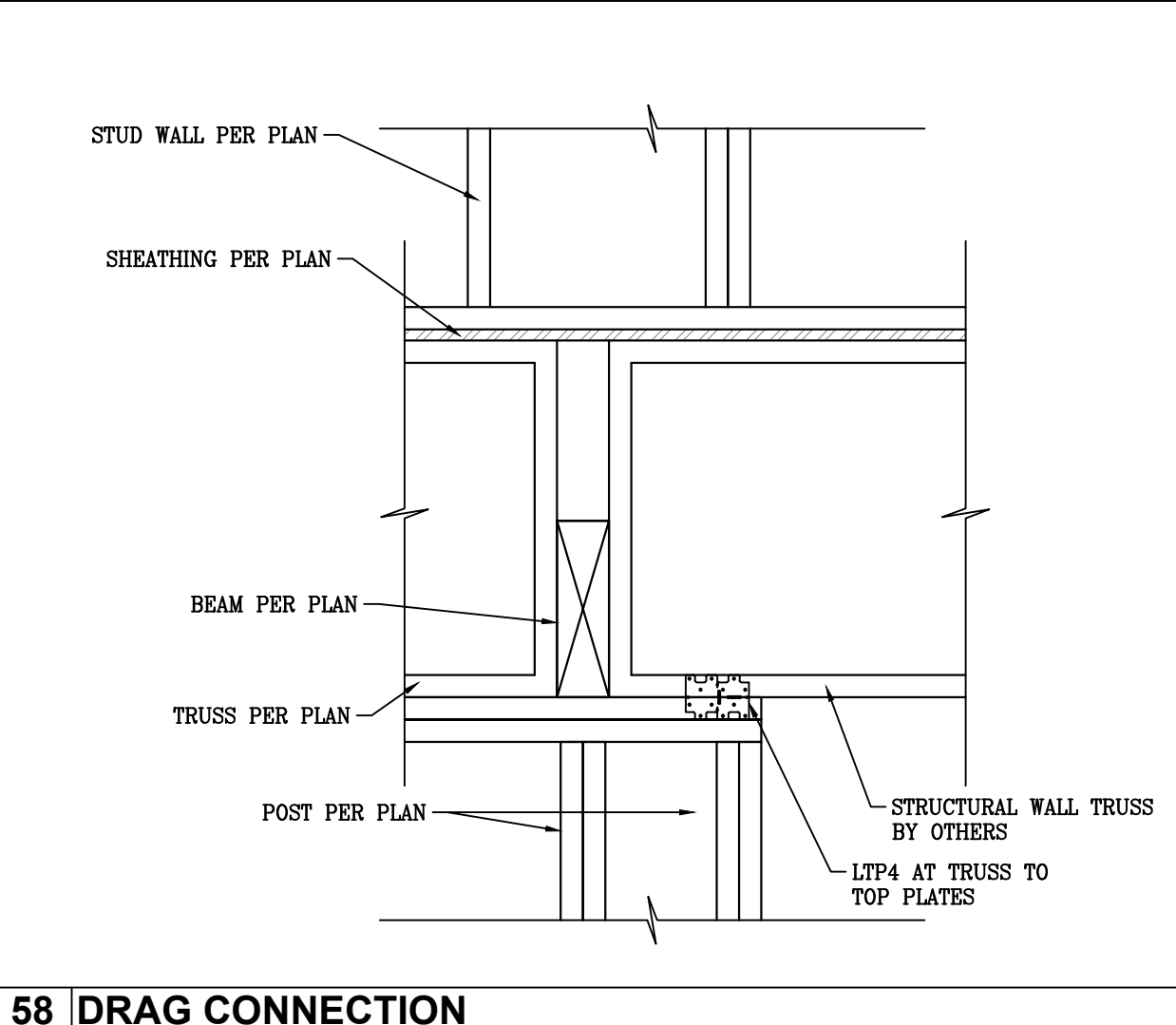
45 | WOOD BEAM AT STEEL BEAM AND COLUMN



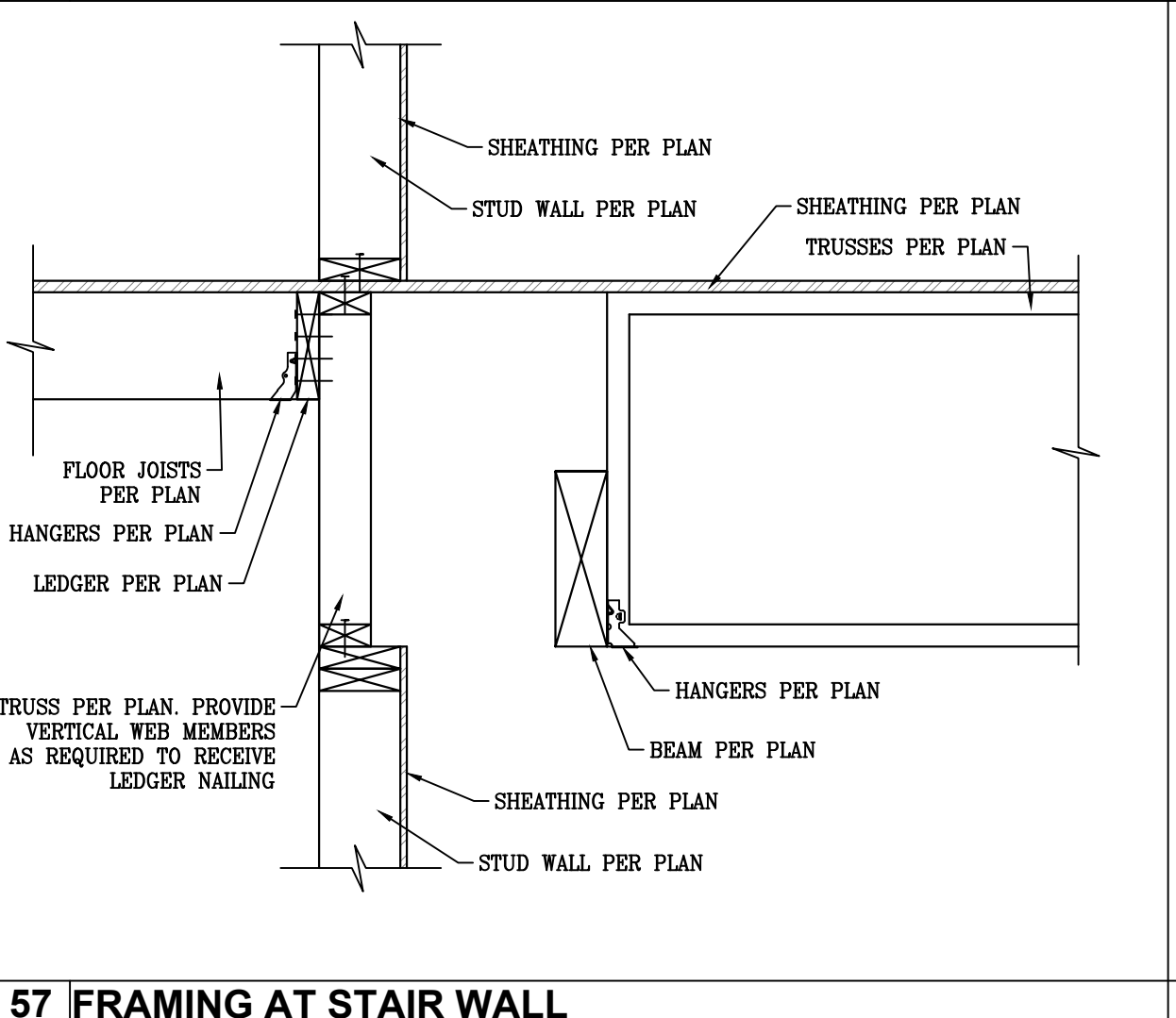
54 | LEDGER TO WALL



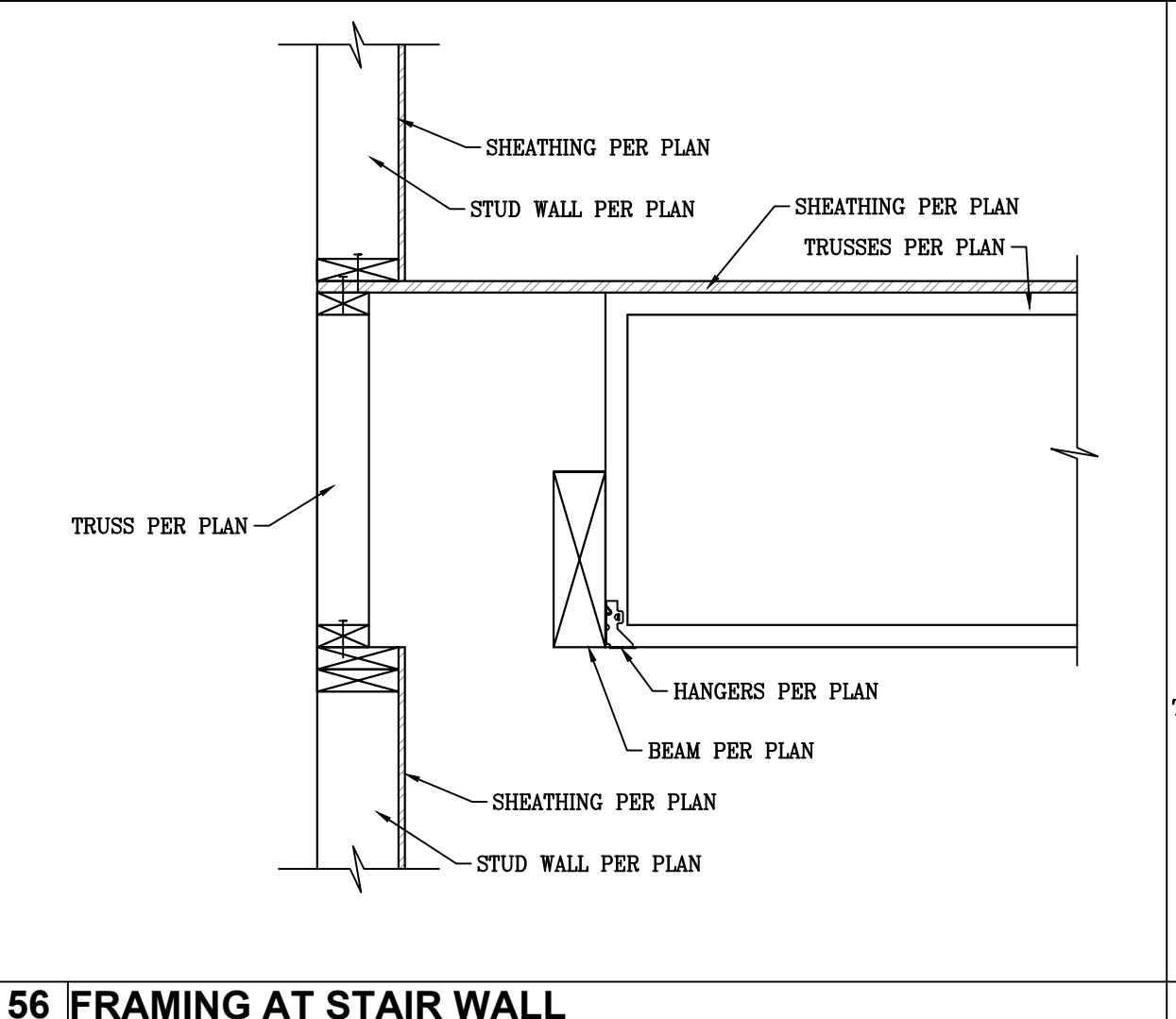
53 | FRAMING AT MECHANICAL OPENING



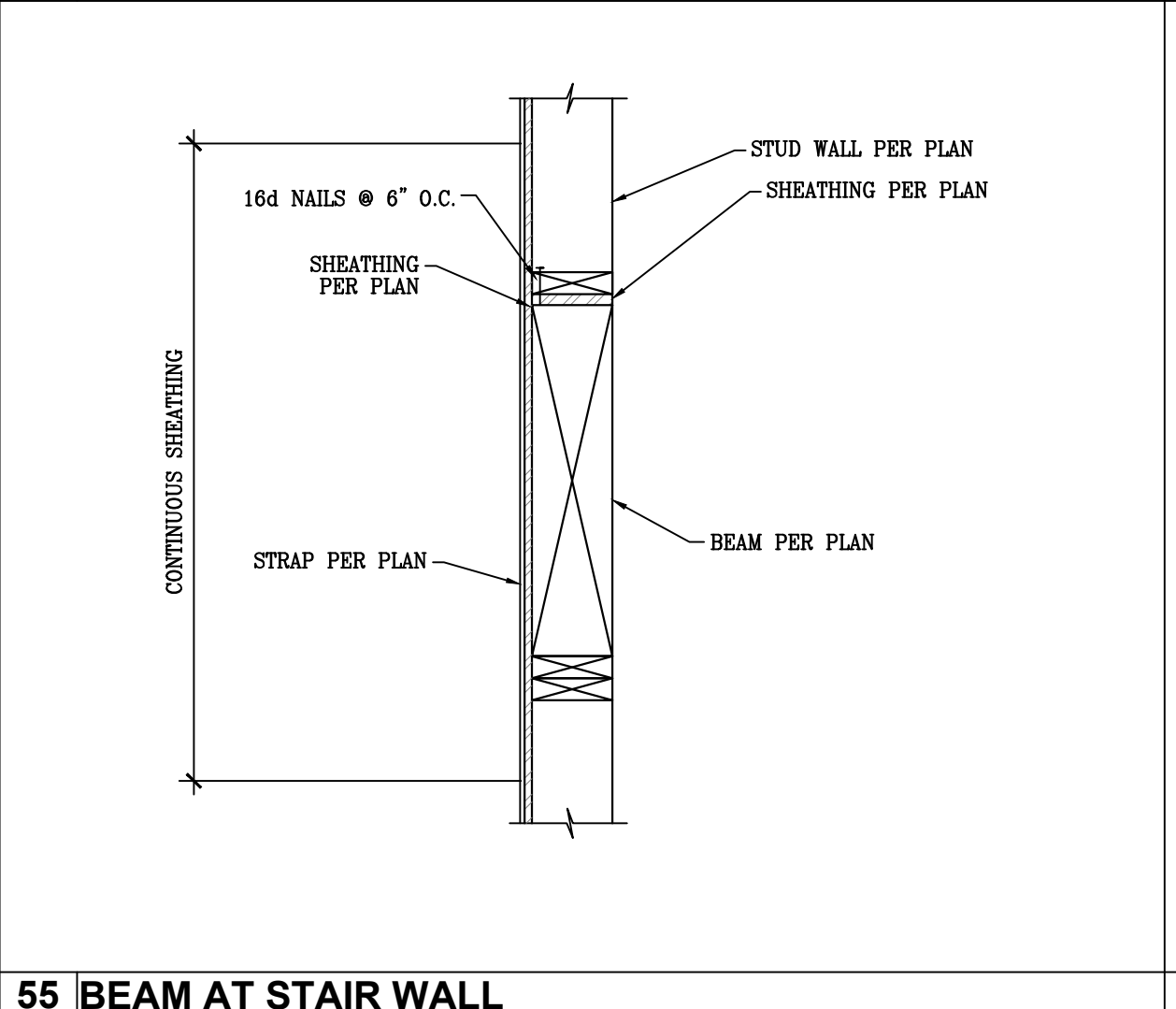
52 | DRAG CONNECTION



51 | FRAMING AT STAIR WALL



50 | TYPICAL STEEL POST TO WOOD TOP PLATES

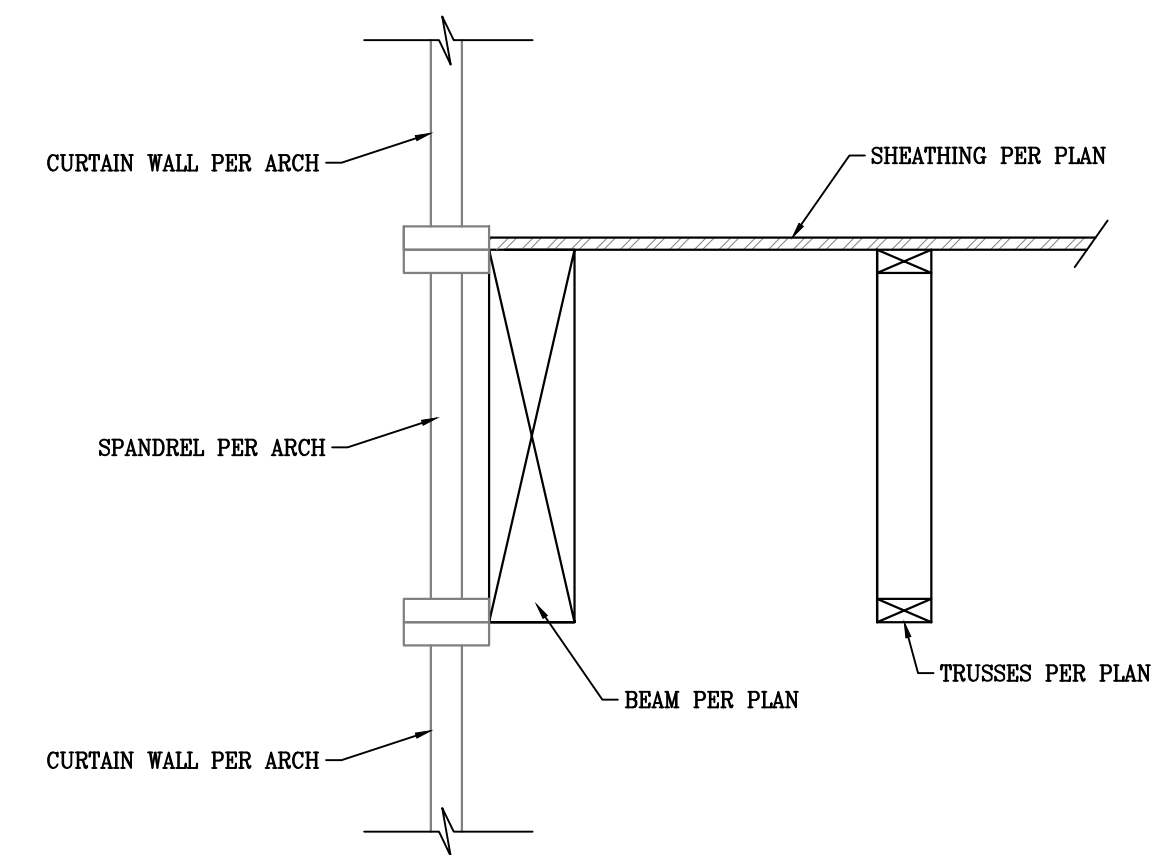


58 | DRAG CONNECTION

57 | FRAMING AT STAIR WALL

56 | FRAMING AT STAIR WALL

55 | BEAM AT STAIR WALL

				
60 FLOOR FRAMING AT CURTAIN WALL	61 NOT USED	62 NOT USED	63 NOT USED	64 NOT USED
65 NOT USED	66 NOT USED	67 NOT USED	68 NOT USED	69 NOT USED
70 NOT USED	71 NOT USED	72 NOT USED	73 NOT USED	74 NOT USED
75 NOT USED	76 NOT USED	77 NOT USED	78 NOT USED	79 NOT USED



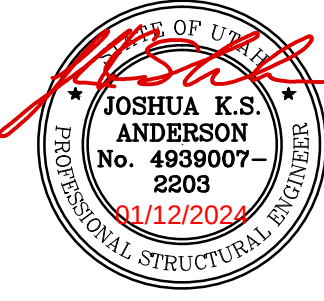
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Energy Code Compliance - Mechanical Requirements

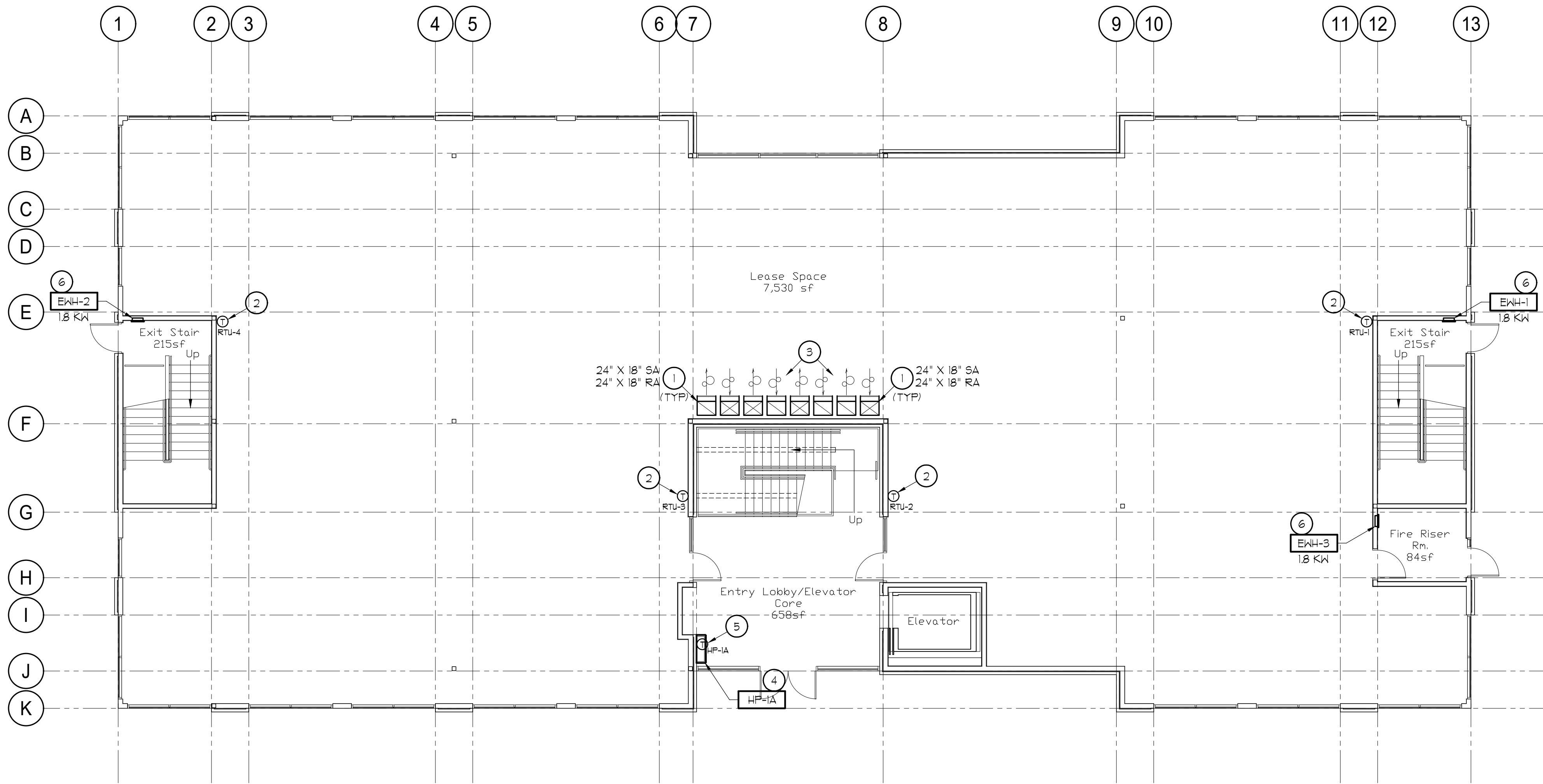
- FUEL GAS FIRED WARM AIR UNIT HEATERS SHALL HAVE A MINIMUM COMBUSTION EFFICIENCY OF 80% E.G. (2021 IECC C403.3.2)
- SINGLE PACKAGED DX COOLING EQUIPMENT (WHEN PROVIDED AND INSTALLED) SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLE C403.3.2(1).
- SINGLE SPLIT-SYSTEM DX COOLING EQUIPMENT (WHEN PROVIDED AND INSTALLED) SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLE C403.3.2(1).
- HEAT PUMP TYPE EQUIPMENT (WHEN PROVIDED AND INSTALLED) SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLE C403.3.2(2).
- HEATING AND/OR COOLING TO EACH HVAC ZONE SHALL BE CONTROLLED BY A THERMOSTAT / ZONE SENSOR AT A MINIMUM. (2021 IECC C403.4.1)
 - A - CONTROL SYSTEM(S) SHALL INCLUDE OPTIMUM START CONTROL LOGIC. (2021 IECC C403.4.2.3).
 - B - ZONE TEMPERATURE CONTROLS SHALL HAVE A 5 DEG. F. DEADBAND. (2021 IECC C403.4.1.2).
 - C - ZONE TEMPERATURE CONTROLS SHALL HAVE SET POINT OVERLAP RESTRICTIONS. (2021 IECC C403.4.1.3).
 - D - ZONE TEMPERATURE CONTROLS SHALL BE PROVIDED WITH PROGRAMMABLE SETBACK CONTROLS. (2021 IECC C403.4.2).
 - E - SETBACK FOR AUTOMATIC ZONE TEMPERATURE CONTROLS SHALL BE INITIALLY PROGRAMMED TO 55 DEG. F. FOR HEATING; 85 DEG.F. FOR COOLING; 1-DAY CLOCK FUNCTION WITH 2 HOUR OCCUPANT OVERRIDE AND 10 HOUR BACK-UP. (2021 IECC C403.4.2.1; C403.4.2.2).
 - F - HVAC CONTROLS SYSTEMS SHALL BE TESTED TO ENSURE PROPER OPERATION, CALIBRATION AND ADJUSTMENT OF CONTROLS. (2021 IECC C403.3.2).
- HUMIDIFICATION EQUIPMENT OR SYSTEMS (WHEN PROVIDED) FOR EACH HVAC ZONE SHALL BE CONTROLLED BY A HUMIDISTAT / ZONE HUMIDITY SENSOR AT A MINIMUM. (2021 IECC C403.4.1)
- FAN MOTORS NOT LESS THAN 1/2 HP AND LESS THAN 1.0 HP SHALL BE ECM TYPE OR HAVE AN EFFICIENCY RATING OF 10% OR GREATER. MOTOR SPEED CONTROL SHALL BE PROVIDED. (2018 IECC C403.8.4)
- EACH DX COOLING SYSTEM IN EXCESS OF 65 MBH AND EVAPORATOR FANS GREATER THAN 1/4 HP SHALL BE PROVIDED WITH FAN SPEED CONTROLS TO VARY DELIVERED AIR FLOW WITH LOAD AS REQUIRED BY 2021 IECC C403.8.6.1.
- ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC TABLE C403.12.3 REQUIREMENTS. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE AND SHALL BE PROVIDED WITH SOLAR RADIATION SHIELDING OR EQUIVALENT.
- NATURAL OR MECHANICAL VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH 2021 IMC CHAPTER 4. MECHANICAL VENTILATION SHALL HAVE THE CAPABILITY TO REDUCE OUTDOOR AIR SUPPLY TO MINIMUM PER 2021 IMC CHAPTER 4. (2021 IECC C403.2.2)
- HVAC DUCTS AND PLENUMS SHALL BE INSULATED IN ACCORDANCE WITH 2021 IECC C403.12.1 AND CONSTRUCTED IN ACCORDANCE WITH 2021 IECC C403.12.2.
- ALL AIR INLETS AND OUTLETS INCLUDING REGISTERS, GRILLES, DIFFUSERS AND PLENUM OPENINGS SHALL BE PROVIDED WITH BALANCING DAMPERS HAVING LOCKING MECHANISMS. (2021 IECC C403.2.2.1)
- DUCTED INTAKE AND EXHAUST PENETRATIONS OF THE BUILDING THERMAL ENVELOPE SHALL BE PROVIDED WITH SHUT-OFF DAMPERS (2021 IECC C403.1.1).
- OPERATION AND MAINTENANCE MANUALS FOR HVAC SYSTEMS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE WITHIN NINETY (90) DAYS OF SYSTEM(S) ACCEPTANCE. (2021 IECC C403.2.5).
- AS-BUILT PLANS FOR HVAC SYSTEMS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE WITHIN NINETY (90) DAYS OF SYSTEM(S) ACCEPTANCE. (2021 IECC C403.2.5).
- AIR AND/OR HYDRONIC TEST AND BALANCE REPORTS FOR HVAC SYSTEMS SHALL BE PROVIDED. (2021 IECC C403.2.5.1).
- SYSTEMS COMMISSIONING FOR THE HVAC SYSTEMS SHALL BE PROVIDED BY THE OWNER / GENERAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL ACTIVELY SUPPORT ALL COMMISSIONING REQUIREMENTS.

Mechanical Symbols and Abbreviations

	SUPPLY AIR DIFFUSER	A.F.F. = ABOVE FINISH FLOOR
	RETURN AIR GRILLE	ARCH. = ARCHITECT
	RETURN AIR GRILLE	CU = CONDENSING UNIT
	RA GRILLES WITH SOUND BOOT	DN = DOWN
	EXHAUST AIR GRILLE	E.A. = EXHAUST AIR
	ROUND BRANCH DUCT	EF = EXHAUST FAN
	FLEXIBLE ROUND BRANCH DUCT	FD = FIRE DAMPER
	SUPPLY AIR DUCT TURNED UP	F/S = FIRE / SMOKE DAMPER
	SUPPLY AIR DUCT TURNED DOWN	FURN. = FURNACE
	RETURN AIR DUCT TURNED UP	G.C. = GENERAL CONTRACTOR
	RETURN AIR DUCT TURNED DOWN	G.I. = GALVANIZED IRON / STEEL
	EXH. AIR DUCT TURNED UP	HWR = HEATING WATER RETURN
	EXH. AIR DUCT TURNED DOWN	HWS = HEATING WATER SUPPLY
	THERMOSTAT	MAU = MAKE-UP AIR UNIT
		O.A. = OUTSIDE AIR
		O.C. = ON CENTER
		RA = RETURN AIR
		SA = SUPPLY AIR
		UH = UNIT HEATER
		⊗ = POINT OF CONNECTION NEW TO EXISTING
		⊕ = ELEVATION MARK

General Mechanical Notes

- MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES.
- INSTALLATION SHALL BE IN CONFORMANCE WITH THE IBC, 2021 EDITION; IMC 2021 EDITION; IFGC, 2021 EDITION AND THE NEC, 2020 EDITION; ALL AS ADOPTED AND AMENDED BY THE STATE OF UTAH AND THE LOCAL JURISDICTION.
- THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF MECHANICAL DEBRIS.
- ARRANGE AND SCHEDULE INSPECTIONS IN A TIMELY MANNER WITH THE CONSTRUCTION SCHEDULE.
- UNLESS NOTED OTHERWISE, ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED STEEL AND SHALL CONFORM WITH THE SMAGNA AND ASHRAE STANDARDS FOR THE PRESSURE CLASS OF DUCT BEING INSTALLED.
- UNLESS NOTED OTHERWISE, ALL SUPPLY AIR, RETURN AIR AND MAKE-UP AIR DUCTWORK INSTALLED IN UNCONDITIONED AREAS OF THE BUILDING (THIS INCLUDES RETURN AIR PLENUMS) SHALL BE INSULATED WITH R-8 FOIL FACED DUCT WRAP. EXHAUST DUCTS BETWEEN THE ENVELOPE THERMAL INSULATION AND THE BACKDRAFT DAMPER OF THE FAN SHALL BE INSULATED WITH R-8 FOIL FACED DUCT WRAP.
- MECHANICAL EQUIPMENT, MECHANICAL PIPING AND DUCTING SHALL BE SEISMICALLY BRACED WHERE REQUIRED IN CONFORMANCE WITH THE IBC, 2021 EDITION.
- ALL MECHANICAL EQUIPMENT SHALL BE UL LISTED.
- ALL REFRIGERATION EQUIPMENT SHALL BE ARI LISTED.
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR THE EXACT LOCATION OF CEILING REGISTERS, GRILLES AND DIFFUSERS.
- UNLESS NOTED OTHERWISE, ALL DUCT SIZES SHOWN ARE INSIDE (FINISHED) DIMENSIONS. INCREASE DUCT SIZES FOR LINER TYPE INSULATION AS REQUIRED.
- ALL CONCRETE WORK, ROOFING WORK, FRAMING, AND INTERIOR FINISH WORK IS TO BE PERFORMED BY OTHERS UNDER THE DIRECTION OF THE PROJECT ARCHITECT AND THE SUPERVISION OF THE GENERAL CONTRACTOR.
- LOW PRESSURE INSULATED FLEXIBLE DUCTWORK USED FOR RUN-OUTS TO DIFFUSERS AND GRILLES SHALL BE LIMITED TO 60" IN LENGTH AND SHALL ONLY BE USED FOR THE FINAL CONNECTION OF RUN-OUT TO DIFFUSERS AND GRILLES.
- PROVIDE COMPLETE AIR BALANCING FOR ALL MECHANICAL SYSTEMS. AIR BALANCING AIR BALANCING SHALL BE PERFORMED BY AN AABC CERTIFIED OR NEBB CERTIFIED AIR BALANCING CONTRACTOR.
- THE HEATING AND COOLING SYSTEM(S) SHOWN ON THESE PLANS HAS BEEN DESIGNED USING COOLING LOAD METHODOLOGY TETD-TAI AND THIS MEETS OR EXCEEDS THE CALCULATION AND MODELING REQUIREMENTS OF ASHRAE 183.
- THE HEATING AND COOLING SYSTEM DUCTWORK SHOWN ON THESE PLANS HAS BEEN DESIGNED USING EQUAL FRICTION IN ACCORDANCE WITH ASHRAE FUNDAMENTALS REQUIREMENTS.



Main Level Mechanical Floor Plan

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

Keyed Reference Notes

- 1 24" X 18" SUPPLY AND 24" X 18" RETURN AIR DUCTS ROUTED DOWN FROM CURB MOUNTED, PACKAGED, GAS/ELECTRIC ROOFTOP UNIT INTO CEILING CAVITY AT THIS LEVEL. COORDINATE WITH STRUCTURE AND OTHER TRADES.
- 2 PROVIDE SEVEN DAY PROGRAMMABLE HEATING / COOLING THERMOSTAT WITH NIGHT SET-BACK FUNCTION FOR PACKAGED ROOFTOP UNIT TO THIS LOCATION AT 48" A.F.F.
- 3 TERMINATE SUPPLY AIR AND RETURN AIR DUCTS IN CEILING CAVITY AREA DIRECTLY BELOW STRUCTURE. DUCTS TO REMAIN OPEN FOR FUTURE EXTENSION BY TENANT.
- 4 PROVIDE AND INSTALL WALL MOUNTED DUCTLESS SPLIT SYSTEM STYLE HEAT PUMP FAN COIL UNIT. PROVIDE ACCESS AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS. PROVIDE CONDENSATE PUMP AND EXTEND CONDENSATE DRAIN PIPING TO APPROVED DISCHARGE LOCATION. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 5 PROVIDE THERMOSTAT / SENSOR FOR HEAT PUMP ZONE UNIT OPERATION. INSTALL THERMOSTAT ON WALL IN THIS LOCATION AT 48" A.F.F.
- 6 PROVIDE AND INSTALL FAN FORCED ELECTRIC WALL HEATER WITH INTEGRAL THERMOSTAT. COORDINATE INSTALLATION WITH WALL FRAMING AND ELECTRICAL CONTRACTOR. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.



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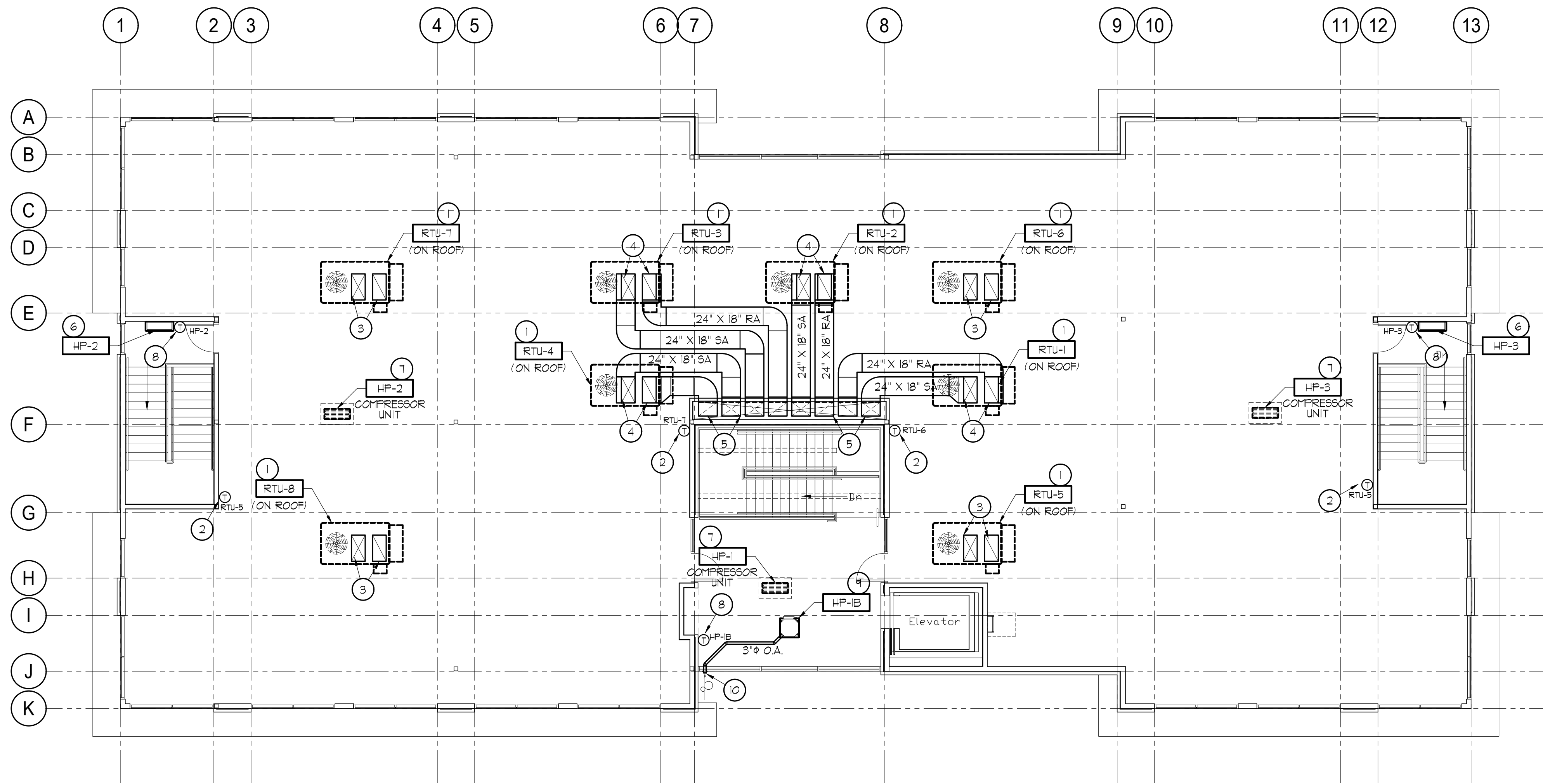
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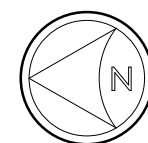
MAIN LEVEL
MECHANICAL
FLOOR PLAN

Date January 12, 2024

M-101



Upper Level Mechanical Floor Plan
SCALE: 1/8"=1'-0"



Keyed Reference Notes

- 1 PROVIDE AND INSTALL NEW CURB MOUNTED, PACKAGED, GAS/ELECTRIC ROOFTOP UNIT, NOMINAL COOLING CAPACITY INDICATED. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 2 PROVIDE AND INSTALL SEVEN DAY PROGRAMMABLE HEATING / COOLING THERMOSTAT WITH NIGHT SET-BACK FUNCTION. FOR NEW ROOFTOP UNIT SYSTEM ON WALL IN THIS LOCATION AT 48" A.F.F.
- 3 EXTEND SUPPLY AND RETURN AIR DUCTS DOWN FROM UNIT CURB AND TERMINATE WITH OPEN END IN CEILING CAVITY AT BOTTOM CHORD OF ROOF STRUCTURE.
- 4 EXTEND SUPPLY AND RETURN AIR DUCTS DOWN FROM UNIT CURB, ROUTE DUCTS DIRECTLY BELOW STRUCTURE AND EXTEND INTO DUCT ENCLOSURE. COORDINATE WITH STRUCTURE.
- 5 EXTEND SUPPLY AND RETURN AIR DUCTS DOWN THROUGH STRUCTURE IN DUCT ENCLOSURE TO CEILING CAVITY OF LEVEL BELOW. SEE SHEET M-101 FOR CONTINUATION. DUCT ENCLOSURE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
- 6 PROVIDE AND INSTALL DUCTLESS SPLIT SYSTEM HEAT PUMP UNIT WITH WALL MOUNTED INDOOR FAN UNIT AND ROOF MOUNTED COMPRESSOR UNIT. COORDINATE INSTALLATION LOCATION WITH ROOM EQUIPMENT AND FINISHES. EXTEND REFRIGERATION PIPING BETWEEN COMPONENTS. DRAIN CONDENSATE TO APPROVED LOCATION. LINE VOLTAGE WIRING BY ELECTRICAL CONTRACTOR. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 7 PROVIDE AND INSTALL ROOF MOUNTED, AIR COOLED OUTDOOR UNIT FOR HEAT PUMP SYSTEM. COORDINATE PLACEMENT WITH OTHER TRADES. PROVIDE ELEVATED COMPRESSOR UNIT MOUNTING PLATFORM. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 8 PROVIDE THERMOSTAT / SENSOR FOR HEAT PUMP ZONE UNIT OPERATION. INSTALL THERMOSTAT ON WALL IN THIS LOCATION AT 48" A.F.F.
- 9 PROVIDE AND INSTALL MULTI-ZONE DUCTLESS SPLIT SYSTEM HEAT PUMP UNIT WITH CEILING MOUNTED INDOOR FAN UNIT AT THIS LEVEL AND ROOF MOUNTED COMPRESSOR UNIT. COORDINATE INSTALLATION LOCATION WITH ROOM EQUIPMENT AND FINISHES. EXTEND REFRIGERATION PIPING BETWEEN COMPONENTS. DRAIN CONDENSATE TO APPROVED LOCATION. LINE VOLTAGE WIRING BY ELECTRICAL CONTRACTOR. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 10 PROVIDE AND INSTALL 3' DIA. OUTSIDE AIR INTAKE DUCT WITH WALL CAP ASSEMBLY. PROVIDE DAMPER AT WALL PENETRATION AS PER ENERGY CODE REQUIREMENTS. EXTEND AND CONNECT TO CEILING MOUNTED FAN COIL UNIT AS INDICATED.

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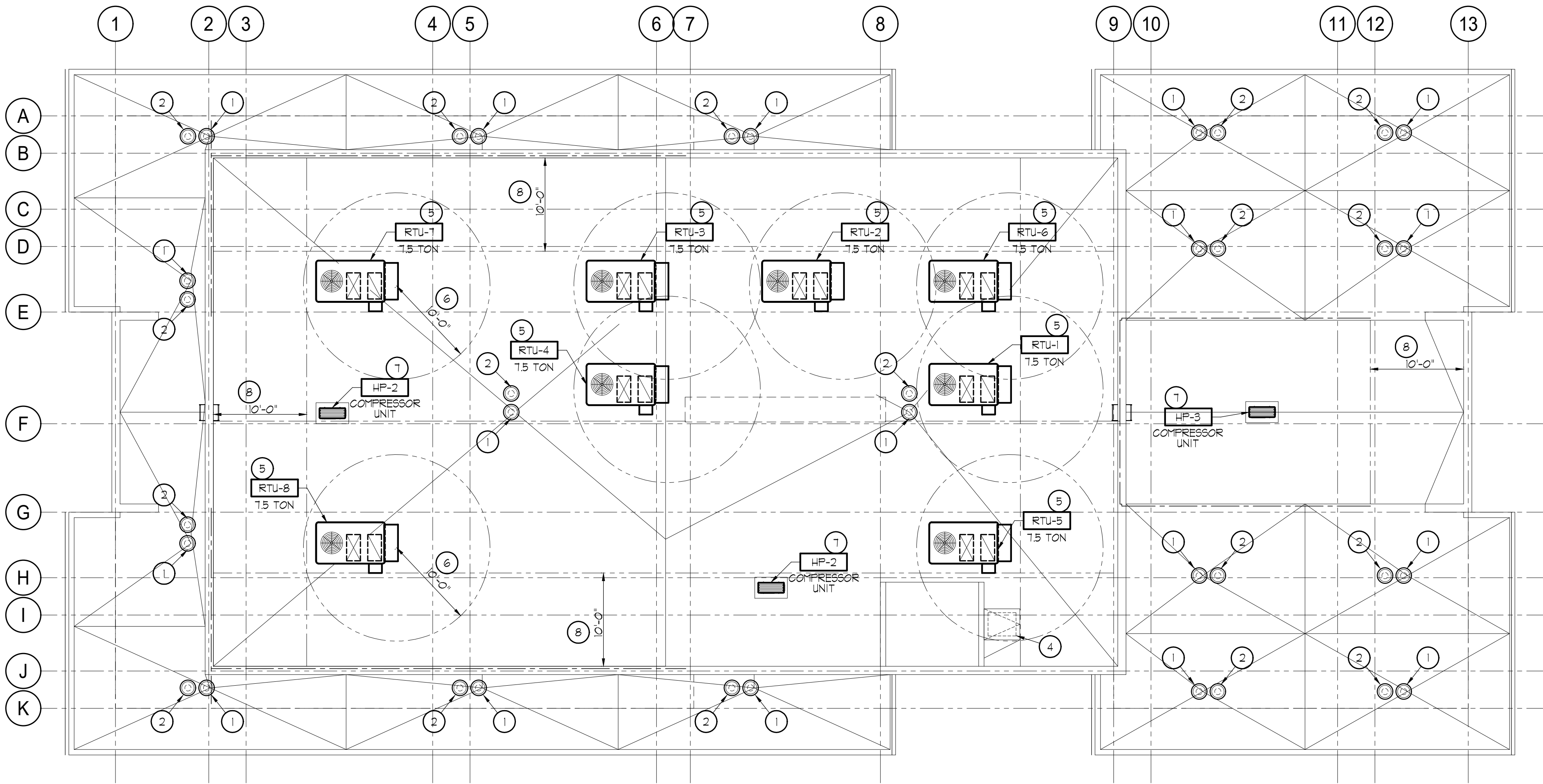
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UPPER LEVEL
MECHANICAL
FLOOR PLAN

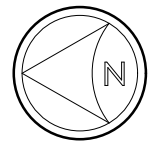
Date January 12, 2024

M-102



Roof Level Mechanical Plan

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



Keyed Reference Notes

- 1 PRIMARY ROOF DRAIN FIXTURE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR. SEE PLUMBING AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2 SECONDARY / OVERFLOW ROOF DRAIN FIXTURE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR. SEE PLUMBING AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 3 SANITARY SEWER / PLUMBING VENT THROUGH ROOF TO ATMOSPHERE PROVIDED AND INSTALLED BY PLUMBING CONTRACTOR. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- 4 ROOF ACCESS HATCH AND STAIR ASSEMBLY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 PROVIDE AND INSTALL CURB MOUNTED PACKAGED GAS / ELECTRIC ROOFTOP UNIT. SEE MECHANICAL EQUIPMENT SCHEDULES AND DETAILS FOR ADDITIONAL INFORMATION.
- 6 MAINTAIN 120" (10'-0") CLEARANCE FROM OUTSIDE AIR INTAKES AT ROOFTOP EQUIPMENT TO ALL EXHAUST VENTS AND PLUMBING VENTS.
- 7 PROVIDE AND INSTALL ROOF MOUNTED AIR COOLED OUTDOOR UNIT FOR HEAT PUMP SYSTEM. COORDINATE PLACEMENT WITH OTHER TRADES. PROVIDE ELEVATED COMPRESSOR UNIT MOUNTING PLATFORM. SEE EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION.
- 8 MAINTAIN CODE REQUIRED 120" (10'-0") SET-BACK FROM ROOF EDGE FOR ALL MECHANICAL EQUIPMENT.

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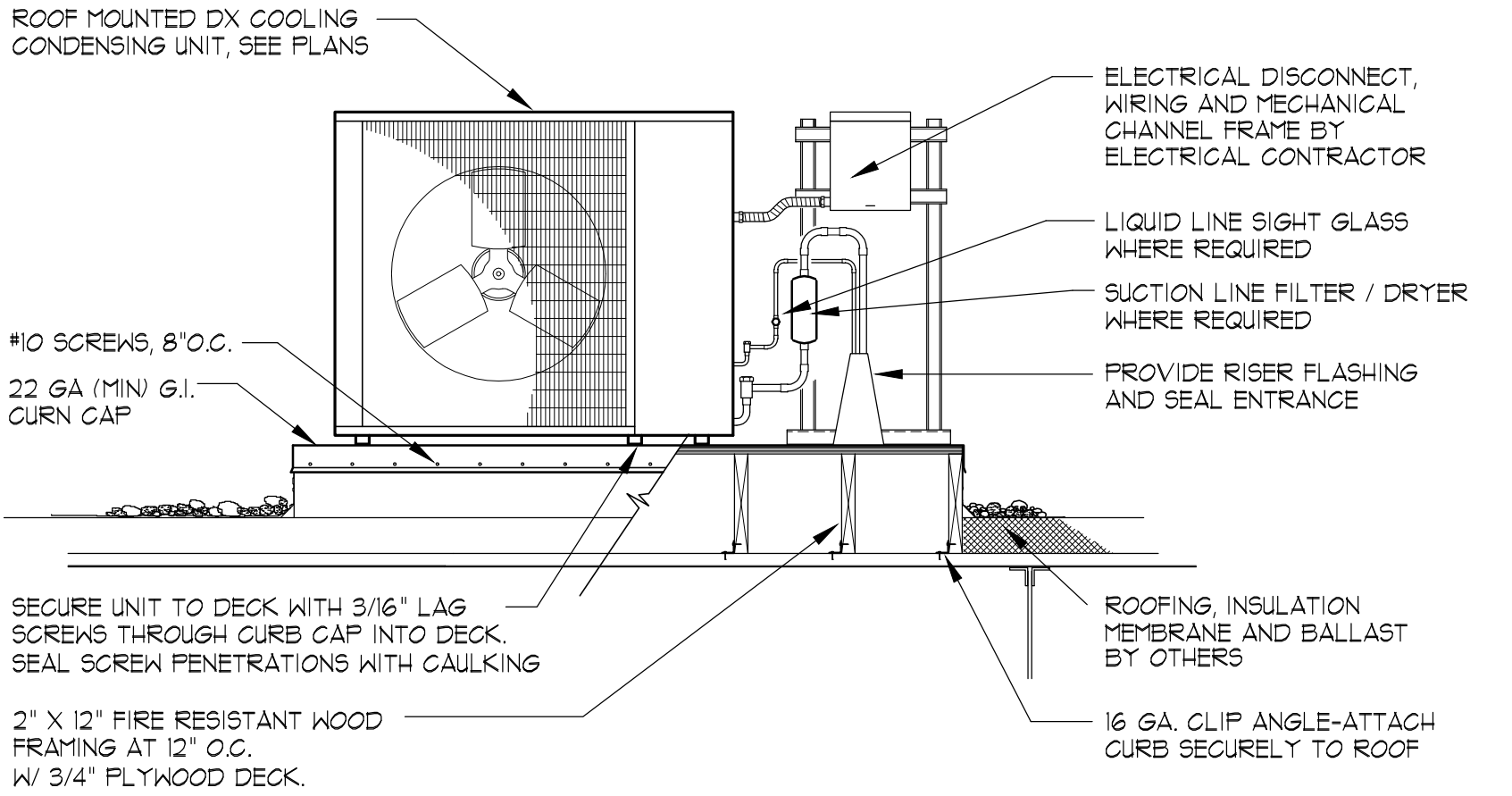
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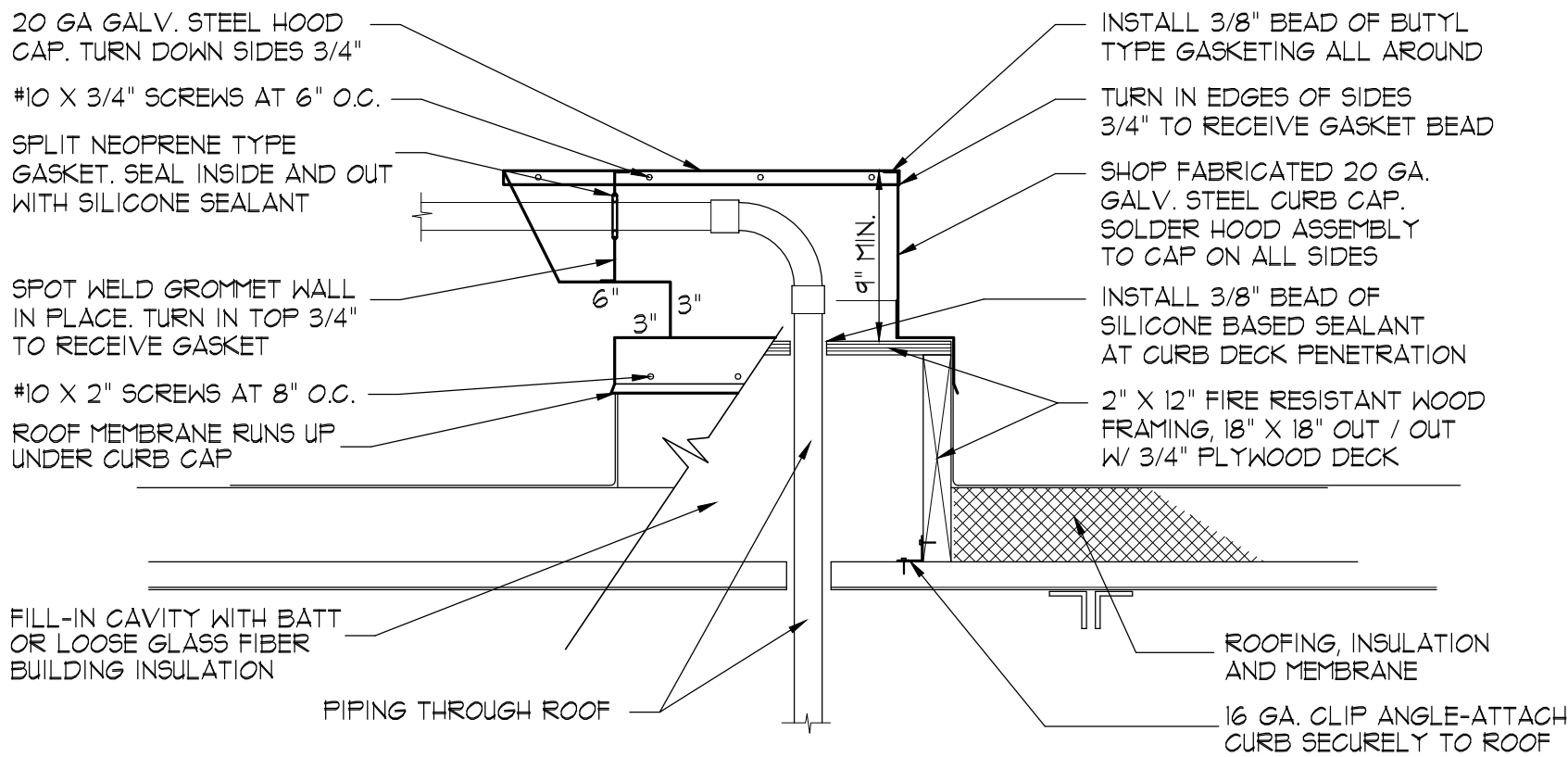
ROOF LEVEL
MECHANICAL
PLAN

Date January 12, 2024

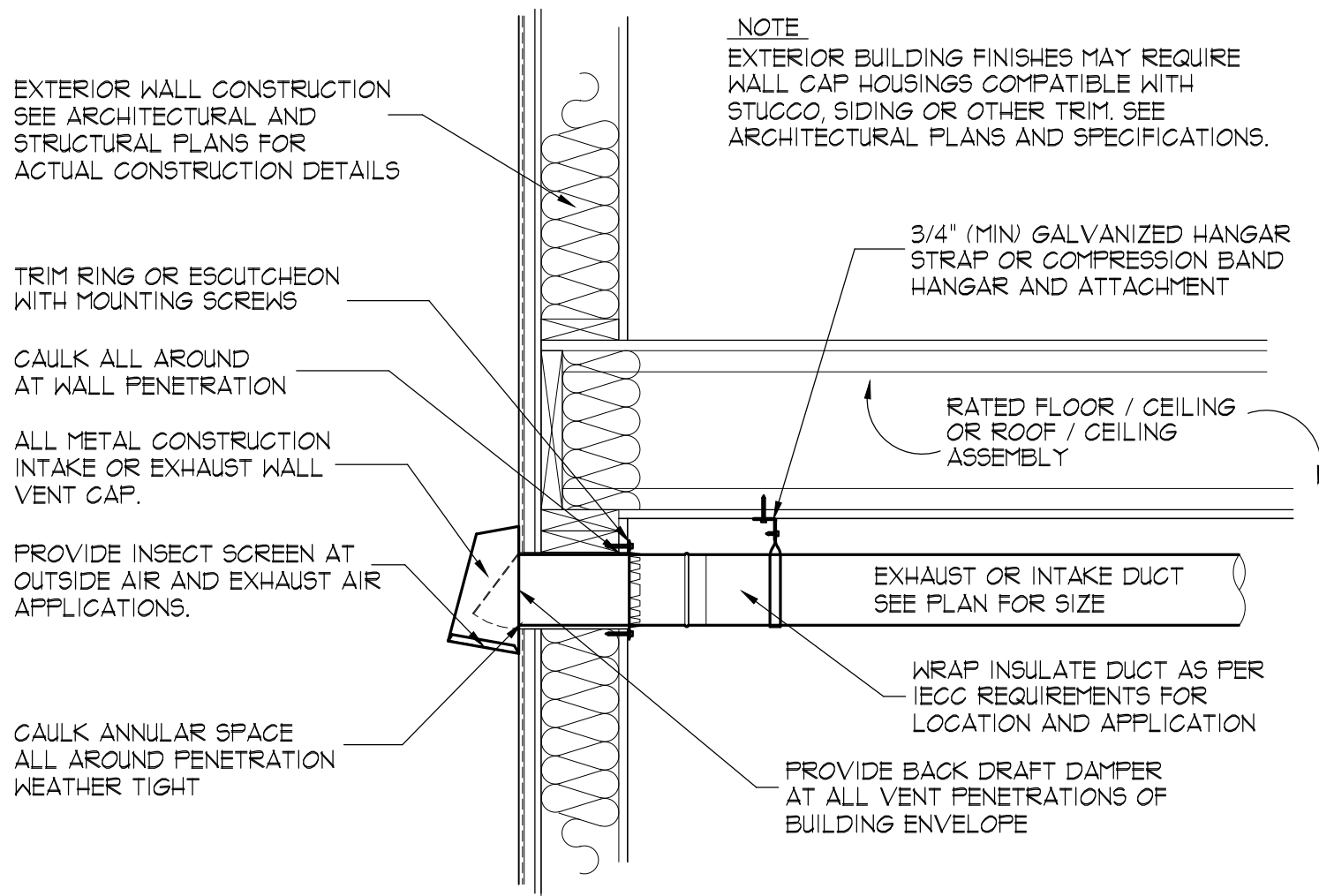
M-103



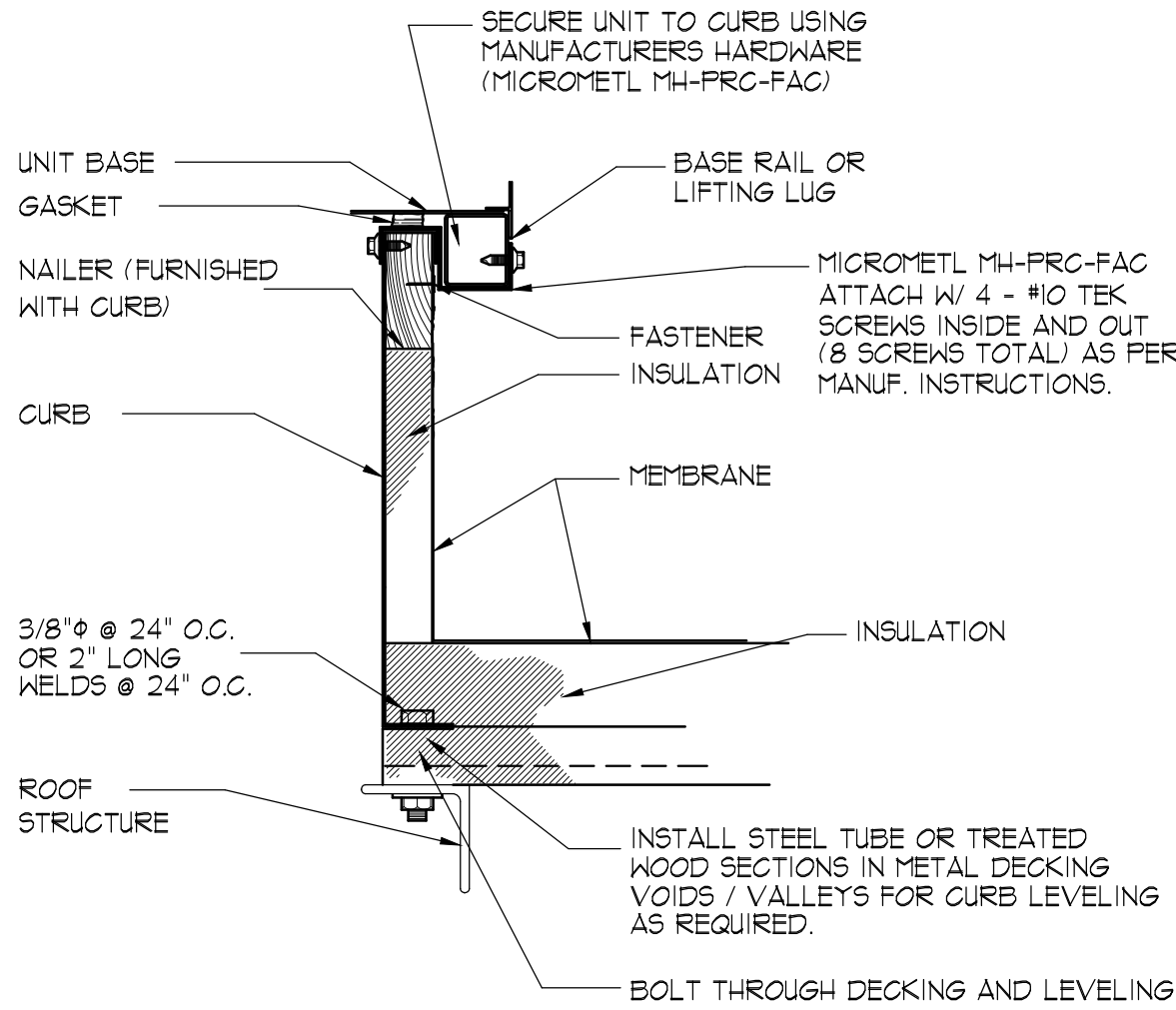
4 Roof Mounted Compressor Unit
M-501 NO SCALE



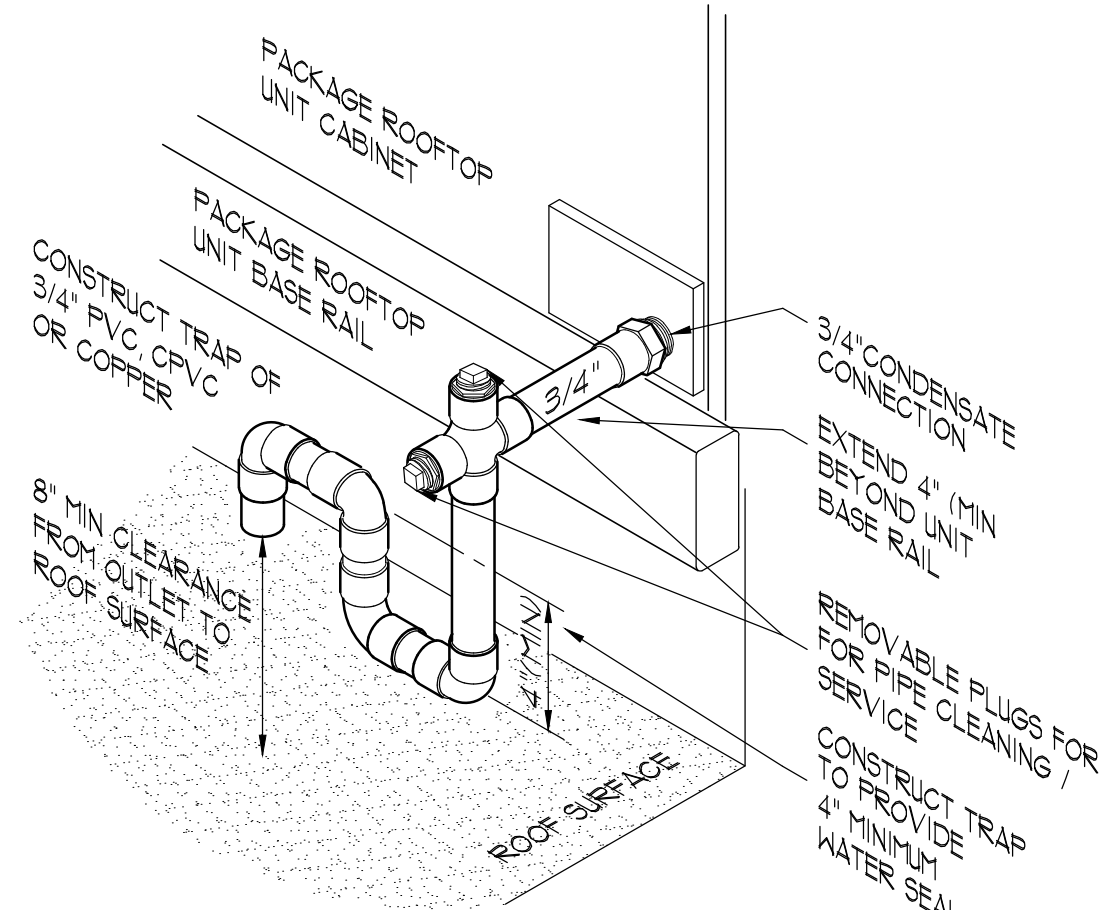
5 DX Piping Penetration Detail
M-501 NO SCALE



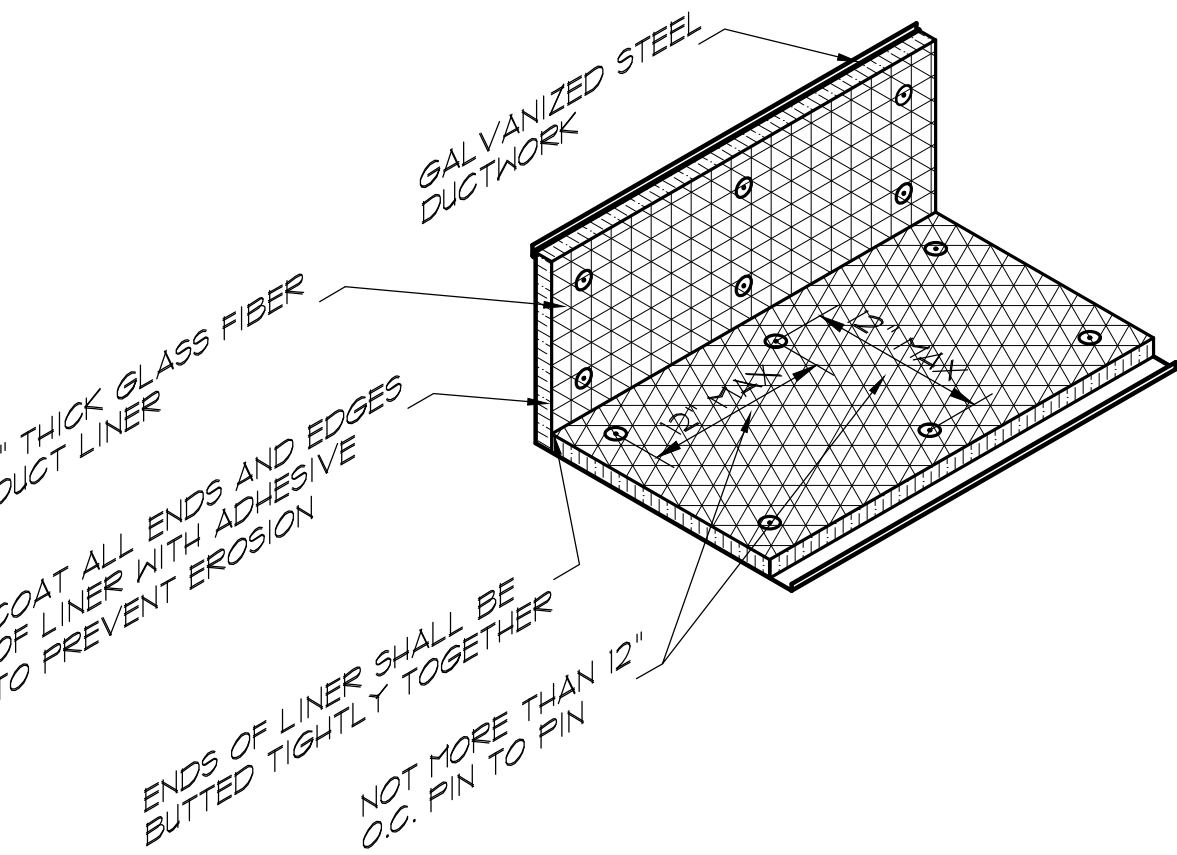
6 Vent Termination at Wall Detail
M-501 NO SCALE



1 Rooftop Unit Curb Detail
M-501 NO SCALE



2 RTU Condensate Trap Detail
M-501 NO SCALE



3 Duct Liner Detail
M-501 NO SCALE

Split System Heat Pump Unit

HP-2 CU	HP-3 CU	EXIT STAIRS
ROOF MOUNTED HEAT PUMP W/ 1.0 TON EVAP. UNIT		
DESCRIPTION: SLIM LINE COMPRESSOR HEAT PUMP UNIT COMPLETE WITH: DIRECT DRIVE FAN, SINGLE CIRCUITED CU/AL COIL, HERMETIC COMPRESSOR; CRANKCASE HEATER; LOW AMBIENT CONTROLS; AUTO CHANGE OVER CONTROLS; PRECHARGED R410A REFRIGERATION SYSTEM (4 LBS. 7 OZ); SEALED LINE SET(S); PAINTED CABINET; WALL BRACKET MOUNTING ASSEMBLY. APPROX. 43 LBS OPER. WT.		
UNIT WIRING: 11.0 MCA, 15 AMP MAX FUSE AT 208-230 V 1 PHASE. INDOOR UNIT POWER SUPPLIED FROM OUTDOOR UNIT.		
MANUFACTURERS: MITSUBISHI TRANE TRUZA012KATO/N/B/A OR ENGINEER APPROVED EQUAL.		

HP-2	HP-3	EXIT STAIRS
WALL MOUNTED INDOOR UNIT		
DESCRIPTION: WALL HUNG DUCTLESS SPLIT SYSTEM AIR HANDLING UNIT COMPLETE WITH: DIRECT DRIVE BLOWER ASSEMBLY; SINGLE CIRCUITED CU/AL DX COOLING COIL; DISCHARGE LOUVER; PAINTED AND INSULATED CABINET; WASHABLE FILTER; CONDENSATE PUMP. APPROX. 22 LBS OPER. WT.		
CAPACITIES: 12.0 MBH COOLING AT 80 DEG. D.B., 61 DEG. W.B., 95 DEG. D.B. A.M.B.; 14.0 MBH HEATING AT 10 DEG. D.B., 60 DEG. W.B., 41 DEG. D.B. A.M.B. 21.0 SEER / 10.2 HSPF; 3.9 COP.		
UNIT WIRING: 1.0 MCA, 0.52 FLA AT 208-230V 1 PHASE. INDOOR UNIT POWER SUPPLIED FROM OUTDOOR UNIT.		
MANUFACTURERS: MITSUBISHI - TRANE TPKA0A012ILAO0A OR ENGINEER APPROVED EQUAL.		

Electric Wall Heater Schedule

EXH-1	EXH-2	EXH-3
DESCRIPTION: WALL MOUNTED FAN-FORCED ELECTRIC WALL HEATER. PROVIDE UNIT FULLY ASSEMBLED WITH REMOTE WALL MOUNTED THERMOSTAT, 40 DEG F. TO 100 DEG. F. RANGE.		
CAPACITY: 600 / 2400 WATTS (4 STEP) HEATING OUTPUT AT 240 V 1 PH. FIELD SELECT 1800 WATTS (REQUIRES CHANGING FACTORY SETTINGS).		
ELECTRICAL: 10.0 AMPS AT 240V SINGLE PH. (UNIT MAXIMUM)		
MANUFACTURER: QMARK (MARLEY ELECTRIC) GFR SERIES MODEL GFR-2404.		

Packaged Rooftop Unit Schedule

RTU-1	RTU-2	RTU-3	RTU-4	MAIN LEVEL TENANTS
DESCRIPTION: PACKAGED ROOFTOP AIR CONDITIONING UNIT COMPLETE WITH: VARIABLE CAPACITY INDOOR PLENUM FAN SYSTEM AND VARIABLE SPEED MOTOR; HEATING SECTION WITH NATURAL GAS FIRED HEAT EXCHANGER; DX COOLING SECTION WITH COIL(S); PIPING; COMPRESSOR; CRANKCASE HEATER; RETURN AIR SMOKE DETECTOR; HIGH ALTITUDE KIT; PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK AND CHANGE OVER VAV SYSTEM CONTROLS; OUTSIDE AIR ECONOMIZER WITH ADJUSTABLE FIXED MINIMUM POSITION; FILTER RACKS WITH FILTERS; FACTORY ROOF MOUNTING CURB. 1245 LBS MAX OPER. WT.				
HEATING: TWO STAGE HEATING; 200.0 / 140.0 MBH HIGH / LOW INPUT (164 / 114.8 MBH INPUT, 131.2 / 91.8 MBH OUTPUT AT 4200 FT. ELEV.) TWO STAGE BURNER. DIRECT SPARK IGNITION. 80% AFUE.				
COOLING: 7.5 NOM. TONS, 81.7 MBH NET TOTAL OUTPUT, 10.2 MBH NET SENSIBLE OUTPUT AT 80.0 DEG. F. ENT. D.B., 62.0 DEG. F.ENT. W.B., 95 DEG. F. A.M.B. 3000 CFM ALL AT 4200 FT. ELEV. 1- 41 HP AND 1- 2.4 HERMETIC COMPRESSORS, 9.7 LBS HFC-410A, 12.6 EER, 14.5 IEER/SEER AT ARI STD. CONDITIONS.				
SUPPLY BLOWER: 3000 CFM S.A., 2700 MAX. R.A., 300 MIN. O.A. AT 0.50 IN. W.G. EXTERNAL STATIC; 1112 RPM VARIABLE SPEED PLENUM FAN TYPE BLOWER. ALL AT 4500 ELEV. 1.31 BHP, 2.75 HP 208V 3 PH BLOWER MOTOR.				
UNIT WIRING: 42 MCA, 50 A. MAX FUSE AT 208 VOLTS, 3 PHASE				
FILTERS: 4 - 20 X 25 X 2 DISPOSABLE MATTED GLASS FIBER MEDIA FILTERS.				
MANUFACTURER: TRANE MODEL YHC042F OR ENGINEER APPROVED EQUAL.				

Packaged Rooftop Unit Schedule

RTU-5	RTU-6	RTU-7	RTU-8	UPPER LEVEL TENANTS
DESCRIPTION: PACKAGED ROOFTOP AIR CONDITIONING UNIT COMPLETE WITH: VARIABLE CAPACITY INDOOR PLENUM FAN SYSTEM AND VARIABLE SPEED MOTOR; HEATING SECTION WITH NATURAL GAS FIRED HEAT EXCHANGER; DX COOLING SECTION WITH COIL(S); PIPING; COMPRESSOR; CRANKCASE HEATER; RETURN AIR SMOKE DETECTOR; HIGH ALTITUDE KIT; PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK AND CHANGE OVER VAV SYSTEM CONTROLS; OUTSIDE AIR ECONOMIZER WITH ADJUSTABLE FIXED MINIMUM POSITION; FILTER RACKS WITH FILTERS; FACTORY ROOF MOUNTING CURB. 1245 LBS MAX OPER. WT.				
HEATING: TWO STAGE HEATING; 200.0 / 140.0 MBH HIGH / LOW INPUT (164 / 114.8 MBH INPUT, 131.2 / 91.8 MBH OUTPUT AT 4200 FT. ELEV.) TWO STAGE BURNER. DIRECT SPARK IGNITION. 80% AFUE.				
COOLING: 7.5 NOM. TONS, 81.7 MBH NET TOTAL OUTPUT, 10.2 MBH NET SENSIBLE OUTPUT AT 80.0 DEG. F. ENT. D.B., 62.0 DEG. F.ENT. W.B., 95 DEG. F. A.M.B. 3000 CFM ALL AT 4200 FT. ELEV. 1- 41 HP AND 1- 2.4 HERMETIC COMPRESSORS, 9.7 LBS HFC-410A, 12.6 EER, 14.5 IEER/SEER AT ARI STD. CONDITIONS.				
SUPPLY BLOWER: 3000 CFM S.A., 2700 MAX. R.A., 300 MIN. O.A. AT 0.50 IN. W.G. EXTERNAL STATIC; 1112 RPM VARIABLE SPEED PLENUM FAN TYPE BLOWER. ALL AT 4500 ELEV. 1.31 BHP, 2.75 HP 208V 3 PH BLOWER MOTOR.				
UNIT WIRING: 42 MCA, 50 A. MAX FUSE AT 208 VOLTS, 3 PHASE				
FILTERS: 4 - 20 X 25 X 2 DISPOSABLE MATTED GLASS FIBER MEDIA FILTERS.				
MANUFACTURER: TRANE MODEL YHC042F OR ENGINEER APPROVED EQUAL.				

Split System Heat Pump Unit

HP-1 CU	ENTRY LOBBY / STAIR, UPPER AND LOWER
ROOF MOUNTED HEAT PUMP W/ 2 - 1.0 TON EVAP. UNITS	
DESCRIPTION: MULTI-INDOOR INVERTER HEAT PUMP UNIT COMPLETE WITH: DIRECT DRIVE FAN, SINGLE CIRCUITED CU/AL COIL, HERMETIC COMPRESSOR; CRANKCASE HEATER; LOW AMBIENT CONTROLS; AUTO CHANGE OVER CONTROLS; PRECHARGED R410A REFRIGERATION SYSTEM (7 LBS. 11 OZ); SEALED LINE SET(S); PAINTED CABINET; WALL BRACKET MOUNTING ASSEMBLY. APPROX. 190 LBS OPER. WT.	
UNIT WIRING: 17.0 MCA, 27.0 AMP MAX FUSE AT 208-230 V 1 PHASE. INDOOR UNIT POWER SUPPLIED FROM OUTDOOR UNIT.	
MANUFACTURERS: MITSUBISHI - TRANE TRUZH0241HA0NA OR ENGINEER APPROVED EQUAL.	

HP-1A	LOWER ENTRY LOBBY / STAIR
WALL MOUNTED "DUCTLESS" INDOOR FAN COILS	
DESCRIPTION: WALL MOUNTED "DUCTLESS" SPLIT SYSTEM AIR HANDLING UNIT COMPLETE WITH: DIRECT DRIVE BLOWER ASSEMBLY; SINGLE CIRCUITED CU/AL DX COOLING COIL; DISCHARGE LOUVER; PAINTED AND INSULATED CABINET; WASHABLE FILTER; CONDENSATE PUMP. APPROX. 22 LBS OPER. WT.	
CAPACITIES: 12.0 MBH COOLING AT 80 DEG. D.B., 61 DEG. W.B., 95 DEG. D.B. A.M.B.; 14.0 MBH HEATING AT 10 DEG. D.B., 60 DEG. W.B., 41 DEG. D.B. A.M.B. 18.9 SEER / 10.6 HSPF.	
UNIT WIRING: 1.0 MCA, 0.52 FLA AT 208-230V 1 PHASE. INDOOR UNIT POWER SUPPLIED FROM OUTDOOR UNIT.	
MANUFACTURERS: MITSUBISHI -TRANE TPKA0A012ILAO0A OR ENGINEER APPROVED EQUAL.	

HP-1B	UPPER LOBBY / STAIR
CEILING CASSETTE INDOOR UNIT	
DESCRIPTION: CEILING CASSETTE STYLE "DUCTLESS" SPLIT SYSTEM AIR HANDLING UNIT COMPLETE WITH: DIRECT DRIVE BLOWER ASSEMBLY; SINGLE CIRCUITED CU/AL DX COOLING COIL; DISCHARGE LOUVER; PAINTED AND INSULATED CABINET; WASHABLE FILTER. CONDENSATE PUMP. APPROX. 46 LBS OPER. WT.	
CAPACITIES: 12.0 MBH COOLING AT 80 DEG. D.B., 61 DEG. W.B., 95 DEG. D.B. A.M.B.; 14.0 MBH HEATING AT 10 DEG. D.B., 60 DEG. W.B., 41 DEG. D.B. A.M.B. 21.5 SEER / 11.3 HSPF / 14.2 EER; 4.5 COP.	
UNIT WIRING: 1.0 MCA, 0.34 FLA AT 208-230V 1 PHASE. INDOOR UNIT POWER SUPPLIED FROM OUTDOOR UNIT.	
MANUFACTURERS: MITSUBISHI TPLA0A012IEAT0A OR ENGINEER APPROVED EQUAL.	



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MECHANICAL SCHEDULES AND DETAILS

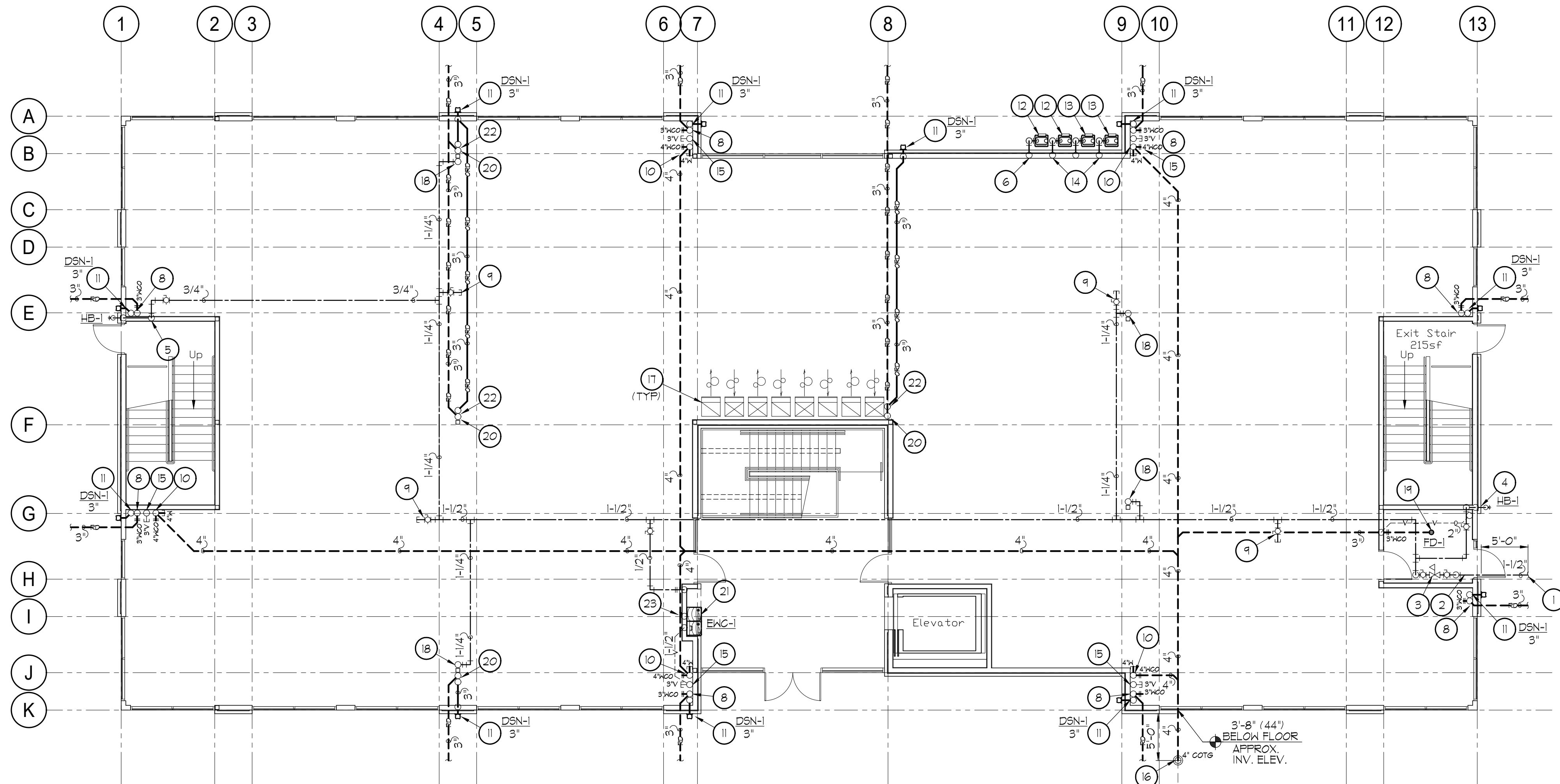
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M-501

- 1 - PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES.
- 2 - INSTALLATION SHALL BE IN CONFORMANCE WITH THE IPC, 2021 EDITION; IBC, 2021 EDITION; IPC 2021 EDITION; IFGC, 2021 EDITION AND THE NEC, 2020 EDITION; ALL AS ADOPTED AND AMENDED BY THE STATE OF UTAH AND THE LOCAL JURISDICTION.
- 3 - THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF WORK RELATED DEBRIS.
- 4 - ARRANGE AND SCHEDULE INSPECTIONS IN A TIMELY MANNER WITH THE CONSTRUCTION SCHEDULE.
- 5 - UNLESS NOTED OTHERWISE, ALL BELOW SLAB WASTE AND FIBER SHALL BE PVC OR ABS UNDERGROUND. ALL ABOVE GRADE WASTE AND VENT PIPING SHALL BE SERVICE HEIGHT CAST IRON, SCHEDULE 40 DWN PVC OR ABS. ALL PIPING SHALL BE INSTALLED AS PER IFPC STANDARDS FOR THE SERVICE INTENDED.
- 6 - UNLESS NOTED OTHERWISE, ALL DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER WITH SWEAT CONNECTIONS OR APPROVED PEX TYPE PIPING INSTALLED AS PER IPC STANDARDS FOR THE SERVICE INTENDED.
- 7 - PLUMBING EQUIPMENT AND PIPING SHALL BE SEISMICALLY BRACED WHERE REQUIRED IN CONFORMANCE WITH THE IBC, 2021 EDITION.
- 8 - ALL PENETRATIONS OF THE CONCRETE FLOOR SLAB REQUIRED FOR PLUMBING INSTALLATIONS SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
- 9 - ALL FLOOR, WALL AND ROOF PENETRATIONS SHALL BE SEALED SO AS TO MAINTAIN THE INTEGRITY OF THE BUILDING FIRE SAFETY REQUIREMENTS.
- 10 - REFER TO THE ARCHITECTURAL DIMENSIONED PLANS FOR THE EXACT LOCATION OF PLUMBING FIXTURES AND EQUIPMENT.
- 11 - ALL HOT, RECIRCULATION AND COLD DOMESTIC WATER PIPING SHALL BE INSULATED AS PER IECC TABLE 403.12.3 WITH 1" THICK R-4.1 (MIN) OR GREATER PRE FORMED GLASS FIBER INSULATION W/ A SERVICE JACKET OR COMPLIANT FOAM INSULATION FOR PEX PIPING.
- 12 - ALL ROOFING WORK, FRAMING, AND INTERIOR FINISH WORK IS TO BE PERFORMED BY OTHERS UNDER THE DIRECTION OF THE PROJECT ARCHITECT AND THE SUPERVISION OF THE GENERAL CONTRACTOR.
- 13 - UNLESS NOTED OTHERWISE, ALL PLUMBING FIXTURES AND RELATED TRIM SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR. SEE PLUMBING FIXTURE SCHEDULE.
- 14 - GAS PIPING ABOVE GRADE SHALL BE ASTM A102-14 BLACK STEEL.
- 15 - AFTER CONSTRUCTION AND PRIOR TO OCCUPANCY THE WATER SUPPLY SYSTEM SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED AS PER IPC 602.3.4 AND IPC 610.
- 16 - CHEMICAL DISPENSERS WHERE PROVIDED SHALL CONNECT TO A SEPARATE DEDICATED WATER SUPPLY LINE, AND SHALL BE INSPECTED BY STATE OR COUNTY HEALTH DEPARTMENT. INSTALLATION SHALL COMPLY WITH UTAH AMENDMENTS TO THE 2021 IFPC.

- HEAT TRAPS SHALL BE INSTALLED ON THE SUPPLY AND DISCHARGE PIPING OF WATER HEATING STORAGE TANKS WITHOUT CIRCULATING SYSTEMS. (2021 IEEC 4404.3).
- 2 - ALL FLUMPING PIPING SHALL BE INSULATED IN ACCORDANCE WITH 2021 IEEC TABLE 4404.12.3 REQUIREMENTS.
- 3 - HEATED (HOT) WATER SUPPLY PIPING SHALL CONFORM TO ENERGY CODE LENGTH AND VOLUME REQUIREMENTS. (2021 IEEC 4404.5; 4404.5.1; 4404.5.2).
- 4 - HOT WATER CIRCULATORS, PIPING AND CONTROLS SHALL COMPLY WITH 2021 IEEC 4404 REQUIREMENTS:
 - A - CONTROL SHALL LIMIT THE OPERATION OF A PUMP INSTALLED TO MAINTAIN TEMPERATURE OF A STORAGE TANK. (2021 IEEC 4404.6.1).
 - B - AUTOMATIC TIME SWITCHES SHALL BE PROVIDED AND INSTALLED TO AUTOMATICALLY SWITCH OFF THE REGulating HOT WATER SYSTEM (2021 IEEC 4404.6.1; 4404.6.2).
 - C - PUMPS THAT CIRCULATE WATER BETWEEN A HEATER AND STORAGE TANKS SHALL HAVE CONTROLS THAT LIMIT OPERATION FROM FIFTEEN TO FIVE MINUTES OR LESS AFTER THE END OF THE HEATING CYCLE. (2021 IEEC 4404.6.3).
 - D - DEMAND CIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT START THE PUMP UPON RECEIVING A SIGNAL FROM THE ACTION OF A USER OF A FIXTURE OR APPLIANCE AND LIMITS THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO 104 DEG. F. (2021 IEEC 4404.6.1).

-----	DOMESTIC COLD WATER	AFF. =	ABOVE FINISH FLOOR
-----	DOMESTIC HOT WATER	CA =	COMPRESSED AIR
-----	HOT WATER REG'G.	COTG =	CLEAN OUT TO GRADE
-----	WASTE (SANITARY SEWER)	GW =	DOMESTIC COLD WATER
---GW---	GREASE WASTE	DEMO =	LINE TO BE REMOVED DURING DEMOLITION
-----	VENT (SEWER VENT)	DN =	DOWN
---G---	FUEL GAS (NATURAL GAS)	(E) =	EXISTING
---A---	COMPRESSED AIR	FCO =	FLOOR CLEAN OUT
---+---	90 DEG. ELBOW UP	G =	FUEL GAS (NATURAL GAS)
---+---	90 DEG. ELBOW DOWN	G.C. =	GENERAL CONTRACTOR
---+---	90 DEG. TEE UP	GW =	GREASE WASTE
---+---	90 DEG. TEE DOWN	HW =	DOMESTIC HOT WATER
---+---	BALL VALVE	(N) =	NEW PIPING
---E---	CAPPED PIPE	ORD =	OVERFLOW ROOF DRAIN
---+---	REDUCER / INCREASER	P-x =	PLUMBING FIXTURE TAG SEE PLUMBING FIXTURE SCHEDULE
⊕	ELEVATION MARK	RD =	ROOF DRAIN
⊗	POINT OF CONNECTION NEW TO EXISTING	V. =	VENT (SANITARY SEWER)
		VTR =	SEWER VENT THRU ROOF
		W. =	WASTE (SANITARY SEWER)
		WCO =	WALL CLEAN OUT



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

(1)	INCOMING DOMESTIC COLD WATER MAIN, EXTEND 5'-0" BEYOND FOUNDATION TO CONTRACT LIMIT LINE. FINAL CONNECTION AND EXTENSION TO METER BY SITE UTILITIES CONTRACTOR.	(18)	NEW FUEL GAS METER FOR FUTURE UPPER LEVEL TENANT. 250 CFH FUEL GAS METER BY LOCAL FUEL GAS SUPPLIER. 2000 MMB N/AE FLARE, 168 MMB DERATED FOR 4500 FT. ELEV. AT 4 OZ (0.25 LB) SERVICE.
(2)	INCOMING 1-1/2" DOMESTIC COLD WATER MAIN. ROUTE UP INTO RISER ROOM TO 18" A.F.F. AND INSTALL SHUT-OFF VALVE WITH ACCESS.	(19)	NEW FUEL GAS METER FOR FUTURE MAIN LEVEL TENANT. 250 CFH FUEL GAS METER BY LOCAL FUEL GAS SUPPLIER. 2000 MMB N/AE FLARE, 168 MMB DERATED FOR 4500 FT. ELEV. AT 4 OZ (0.25 LB) SERVICE.
(3)	1-1/2" DOMESTIC COLD WATER LINE RISER WITH BACK-FLOW PREVENTER AND PRV STATION. CONSTRUCT MANHOLE IN HORIZONTAL ORIENTATION. COORDINATE LOCATION WITH OTHER TRADES. SEE DETAIL FOR ADDITIONAL INFORMATION.	(20)	EXTEND FOUR (4) 1-1/2" FUEL GAS UP THROUGH STRUCTURE TO CEILING CAVITY OF LEVEL ABOVE. SEE UPPER LEVEL PLUMBING FLOOR PLAN FOR CONTINUATION.
(4)	EXTEND 3/4" WATER FROM DOWNSTREAM OF PRV ASSEMBLY AND ROUTE TO SERVE WALL HYDRANT AT BUILDING EXTERIOR.	(21)	PROVIDE AND INSTALL 3" PLUMBING VENT RISER. TERMINATE IN CEILING CAVITY AT THIS LEVEL. EXTEND TO CEILING CAVITY OF UPPER LEVEL TO VENT THROUGH ROOF TO ATMOSPHERE.
(5)	DROP 3/4" COLD WATER DOWN IN WALL TO SERVE EXTERIOR WALL HYDRANT. COORDINATE WITH FRAMING AND WALL FINISHES.	(22)	EXTEND 4" SANITARY SEWER TO 5'-0" BEYOND FOUNDATION TO CONTRACT LIMIT LINE. FINAL CONNECTION AND EXTENSION TO SITE SANITARY SEWER BY SITE CONTRACTOR. APPROXIMATE LEAVING INVERT INDICATED. FIELD VERIFY ACTUAL INVERT ELEVATION.
(6)	ROUTE FUEL GAS MAINS IN FROM METER SETS THROUGH BUILDING WALL. COORDINATE WITH BUILDING EXTERIOR CONSTRUCTION, STRUCTURE AND OTHER TRADES. SEAL ALL PENETRATIONS WEATHER TIGHT. FIRE CAULK INTERIOR.	(23)	FUTURE TENANT HVAC DUCTING. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
(7)	PROVIDE WALL CLEAN-OUT AND CHROME ACCESS COVER. SEE PLANS FOR SIZING.	(24)	EXTEND 1-1/4" DOMESTIC COLD WATER SERVICE UP TO FUTURE TENANT SERVICE CONNECTION AT LEVEL ABOVE. SEE UPPER LEVEL PLUMBING PLAN FOR CONTINUATION.
(8)	DROP PRIMARY STORM DRAIN PIPING DOWN AT EXTERIOR WALL TO BELOW SLAB. PROVIDE WALL CLEAN-OUT. EXTEND DRAIN LINE THROUGH BUILDING FOUNDATION WALL AND OUT TO CONTRACT LIMIT AS INDICATED. EXTENSION AND CONNECTION TO MAIN / LATERAL BY OTHERS. SEE SITE UTILITY DRAWINGS. FIELD VERIFY EXACT LEAVING INVERT ELEVATION.	(25)	PROVIDE AND INSTALL 3" FLOOR DRAIN IN RISER ROOM. COORDINATE WITH FIRE RISER LOCATION AND OTHER TRADES. PROVIDE TRAP SEAL AS PER CODE REQUIREMENTS.
(9)	PROVIDE AND INSTALL 1-1/4" DOMESTIC COLD WATER BRANCH LINE WITH CAPPED SERVICE BALL VALVE FOR POSSIBLE FUTURE TENANT USE.	(26)	DROP PRIMARY STORM DRAIN PIPING DOWN AT COLUMN / WALL TO BELOW SLAB. PROVIDE WALL CLEAN-OUT. EXTEND DRAIN LINE BELOW FLOOR SLAB THROUGH BUILDING FOUNDATION WALL TO CONTRACT LIMIT AS INDICATED. EXTENSION AND CONNECTION TO MAIN / LATERAL BY OTHERS. SEE SITE UTILITY DRAWINGS. FIELD VERIFY EXACT LEAVING INVERT ELEVATION.
(10)	EXTEND 4" SANITARY SEWER UP AT WALL / COLUMN. PROVIDE WALL CLEAN OUT. PROVIDE FUTURE 4" WASTE CONNECTION IN CEILING CAVITY. CONTINUE UP THROUGH STRUCTURE TO CEILING CAVITY OF LEVEL ABOVE AND VENT THROUGH ROOF.	(27)	PROVIDE AND INSTALL ACCESSIBLE ELECTRIC WATER COOLER WITH DOUBLE BOWL IN "HIGH - LOW" CONFIGURATION AND BOTTLE FILLER. EXTEND 1/2" COLD WATER DOWN IN WALL AND 2" WASTE UP IN WALL TO SERVE FIXTURE. PROVIDE 1-1/2" VENT UP IN WALL TO VENT THROUGH ROOF.
(11)	DROP SECONDARY (OVER FLOW) STORM DRAIN LINE DOWN AT WALL TO APPROX. 12" ABOVE FOUNDATION WALL. EXTEND THROUGH WALL AND TERMINATE WITH DRAIN FIXTURE AS INDICATED. COORDINATE WITH STRUCTURE. SPLASH BLOCK IF REQUIRED BY OTHERS.	(28)	DROP SECONDARY STORM DRAIN PIPING DOWN AT COLUMN / WALL INTO CEILING CAVITY. EXTEND DRAIN LINE THROUGH CEILING CAVITY TO BUILDING EXTERIOR AS HIGH AS PRACTICAL AS INDICATED. COORDINATE WITH STRUCTURE AND OTHER TRADES.
		(29)	1-1/2" WASTE DOWN IN WALL FROM ELECTRIC WATER COOLER AT UPPER LEVEL. EXTEND 1/2" COLD WATER UP IN WALL TO SERVE WATER COOLER ABOVE.

[illegible]

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Vineyard Office Building

**400 N Geneva Rd
Vineyard, UT 84057**

MAIN LEVEL PLUMBING FLOOR PLAN

Date January 12, 2024

P-101

Keyed Reference Notes

- 1

EXTEND 1-1/4" DOMESTIC COLD WATER UP THROUGH STRUCTURE AT COLUMN TO CEILING CAVITY AT UPPER LEVEL. PROVIDE FIRE RATED SEAL / CAULKING AT ENCLOSURE PENETRATION.
- 2

EXTEND 3" SEWER VENTS UP FROM CEILING CAVITY AT LEVEL BELOW INTO CEILING CAVITY AT UPPER LEVEL. COMBINE INTO 1 - 3" PLUMBING VENT. PROVIDE 3" BRANCH CONNECTION FITTING FOR POSSIBLE FUTURE USE. OFFSET FROM BUILDING EXTERIOR AND ROUTE UP THROUGH ROOF AND VENT TO ATMOSPHERE.
- 3

PROVIDE AND INSTALL 1-1/4" DOMESTIC COLD WATER BRANCH LINE WITH GAPPED SERVICE BALL VALVE FOR POSSIBLE FUTURE TENANT USE.
- 4

PROVIDE AND INSTALL PRIMARY ROOF DRAIN FIXTURE. SIZE AS INDICATED. COORDINATE LOCATION WITH STRUCTURE. EXTEND DRAIN PIPING AS INDICATED. SEE FIXTURE SCHEDULE.
- 5

PROVIDE AND INSTALL SECONDARY (OVER FLOW) ROOF DRAIN FIXTURE. SIZE AS INDICATED. COORDINATE LOCATION WITH STRUCTURE. EXTEND DRAIN PIPING AS INDICATED. SEE FIXTURE SCHEDULE.
- 6

ROUTE PRIMARY AND SECONDARY STORM DRAIN PIPING THROUGH ROOF STRUCTURAL MEMBERS WHERE POSSIBLE AND MAINTAIN MAXIMUM SLOPE.
- 7

DROP 3" PRIMARY STORM DRAIN AND 3" SECONDARY STORM DRAIN PIPING DOWN AT INTERIOR WALL TO LEVEL BELOW. COORDINATE WITH STRUCTURE. FURRING / ENCLOSURE BY GENERAL CONTRACTOR. SEE SHEET P-101 FOR CONTINUATION.
- 8

EXTEND FOUR (4) 1-1/2" FUEL GAS MAINS FOR PACKAGED ROOFTOP UNITS UP THROUGH ROOF STRUCTURE. COORDINATE ROOF PENETRATION WITH STRUCTURE. SEAL PENETRATIONS WEATHER TIGHT. SEE SHEET P-103 FOR CONTINUATION.
- 9

HVAC EQUIPMENT ON ROOF ABOVE. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- 10

HVAC DUCTWORK SERVING MAIN LEVEL BELOW. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
- 11

PROVIDE AND INSTALL FIRE CAULKING / FIRE SAFING AT ALL RATED PENETRATIONS AS PER CODE REQUIREMENTS.
- 12

EXTEND 3" SEWER VENTS UP FROM CEILING CAVITY AT LEVEL BELOW INTO CEILING CAVITY AT UPPER LEVEL. COMBINE INTO 1 - 3" PLUMBING VENT. PROVIDE 3" BRANCH CONNECTION FITTING FOR POSSIBLE FUTURE USE. OFFSET AS REQUIRED FROM HVAC EQUIPMENT AND ROUTE UP THROUGH ROOF AND VENT TO ATMOSPHERE.
- 13

PROVIDE AND INSTALL ACCESSIBLE ELECTRIC WATER COOLER WITH DOUBLE BOWL IN "HIGH - LOW" CONFIGURATION AND BOTTLE FILLER. EXTEND 1/2" COLD WATER UP IN WALL AND 1-1/2" WASTE UP IN WALL TO SERVE FIXTURE. PROVIDE 1-1/2" VENT UP IN WALL TO VENT STACK.



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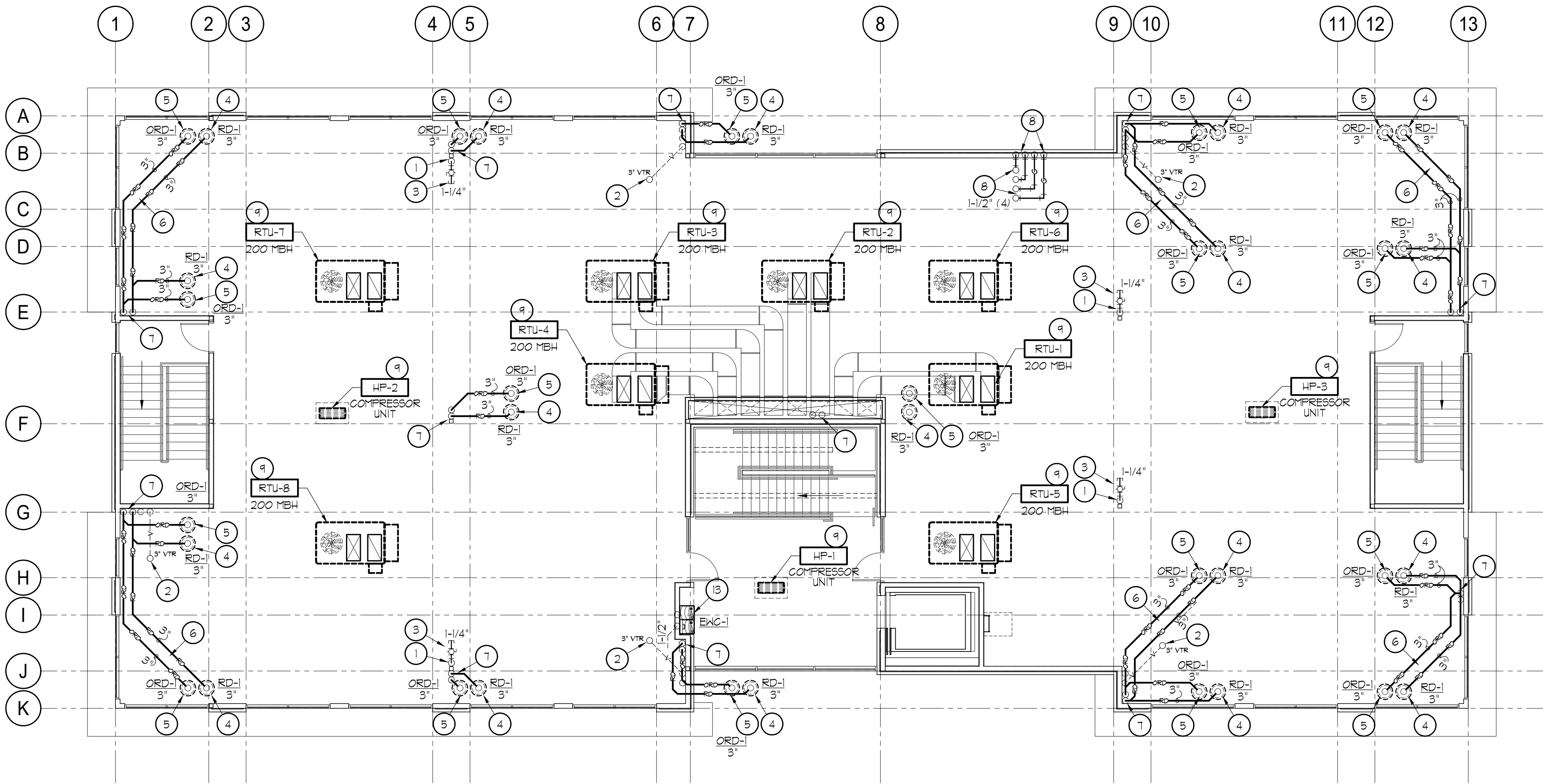
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UPPER LEVEL
PLUMBING
FLOOR PLAN

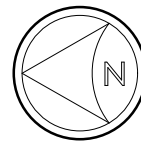
Date January 12, 2024

P-102



Upper Level Plumbing Floor Plan

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



Keyed Reference Notes

- 1

PROVIDE AND INSTALL PRIMARY ROOF DRAIN FIXTURE. SIZE AS INDICATED. COORDINATE PLACEMENT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 2

PROVIDE AND INSTALL SECONDARY / OVERFLOW ROOF DRAIN FIXTURE. SIZE AS INDICATED. COORDINATE PLACEMENT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 3

SANITARY SEWER / PLUMBING VENT THROUGH ROOF TO ATMOSPHERE. SIZE AS INDICATED. COORDINATE WITH STRUCTURE. MAINTAIN 120" CLEAR FROM VENT TO ANY AND ALL OUTSIDE AIR INTAKES AS PER CODE.
- 4

ROOF ACCESS HATCH AND STAIR ASSEMBLY. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5

PACKAGED GAS / ELECTRIC ROOFTOP UNIT PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. HEATING CAPACITY INDICATED REFLECTS NAMEPLATE RATING. SEE MECHANICAL PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
- 6

MAINTAIN 120" (10'-0") CLEARANCE FROM OUTSIDE AIR INTAKES AT ROOFTOP EQUIPMENT TO ALL EXHAUST VENTS AND PLUMBING VENTS.
- 7

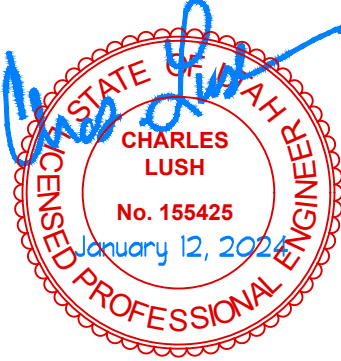
EXTEND FOUR (4) 1-1/2" FUEL GAS MAINS UP THROUGH ROOF STRUCTURE TO SERVE ROOF MOUNTED EQUIPMENT. COORDINATE ROOF PENETRATION LOCATION WITH STRUCTURE. FLASHING AND SEALING OF PIPING PENETRATION PROVIDED BY ROOFING CONTRACTOR.
- 8

FUEL GAS PIPING TO BE INSTALLED ON AND SUPPORTED FROM ROOF. PROVIDE PIPING SUPPORTS COMPATIBLE WITH FINISHED ROOF SURFACE. EXPOSED PIPING TO BE PAINTED AS PER FUEL GAS CODE REQUIREMENTS.
- 9

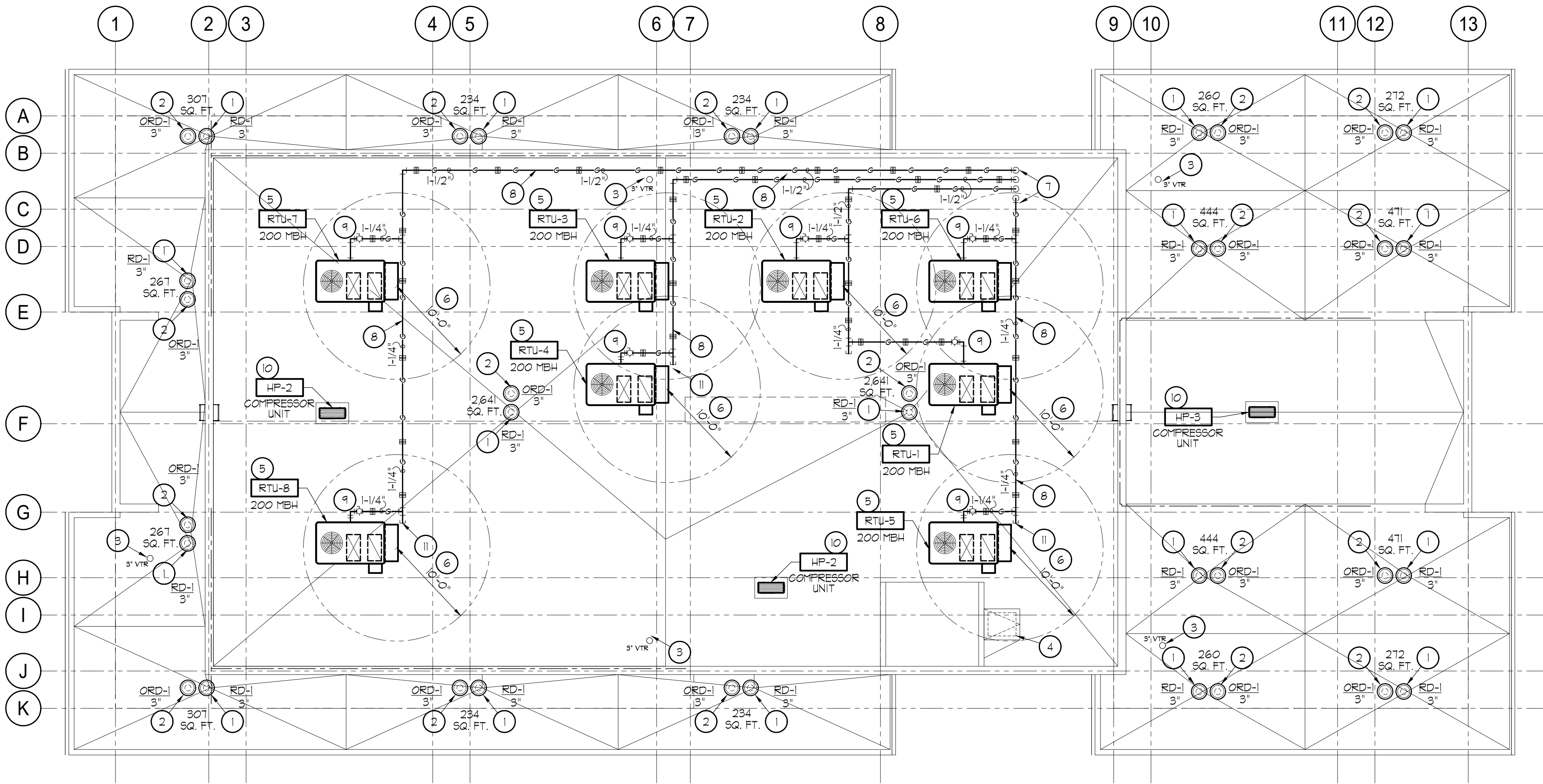
EXTEND AND CONNECT FUEL GAS PIPING BRANCH FROM MAIN ON ROOF TO SERVE NEW PACKAGED UNIT. PROVIDE SHUT-OFF VALVE, TEST TEE AND FLEXIBLE AFFLIANCE CONNECTOR AS PER CODE REQUIREMENTS.
- 10

SPLIT SYSTEM HEAT PUMP COMPRESSOR UNIT PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. SEE MECHANICAL PLANS AND SCHEDULES FOR ADDITIONAL INFORMATION.
- 11

PROVIDE AND INSTALL 1" END OF LINE TEE WITH CAPPED NIPPLE FOR POSSIBLE FUTURE EXTENSION.

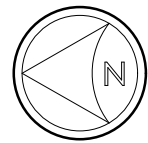


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Roof Level Plumbing Plan

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



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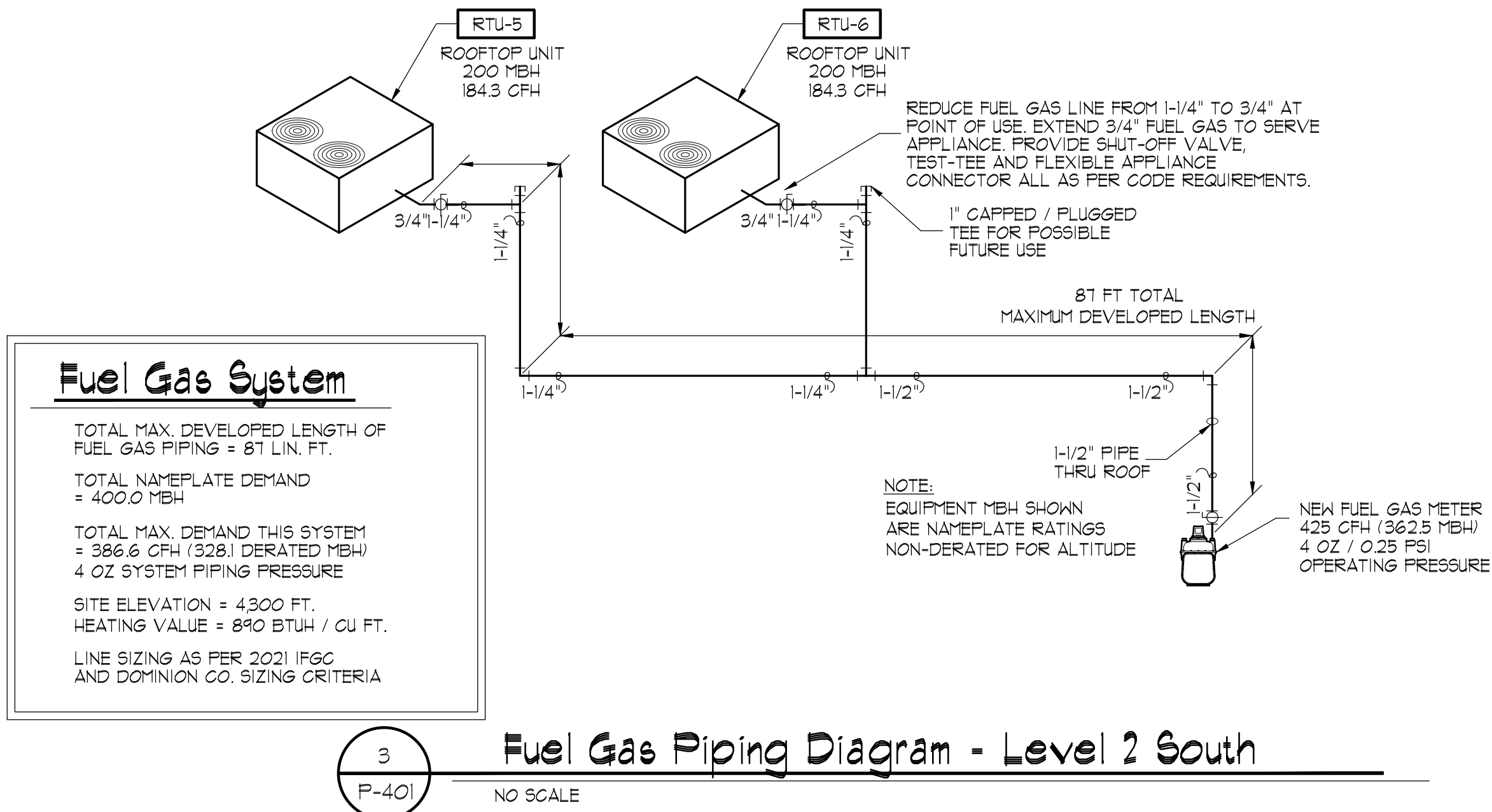
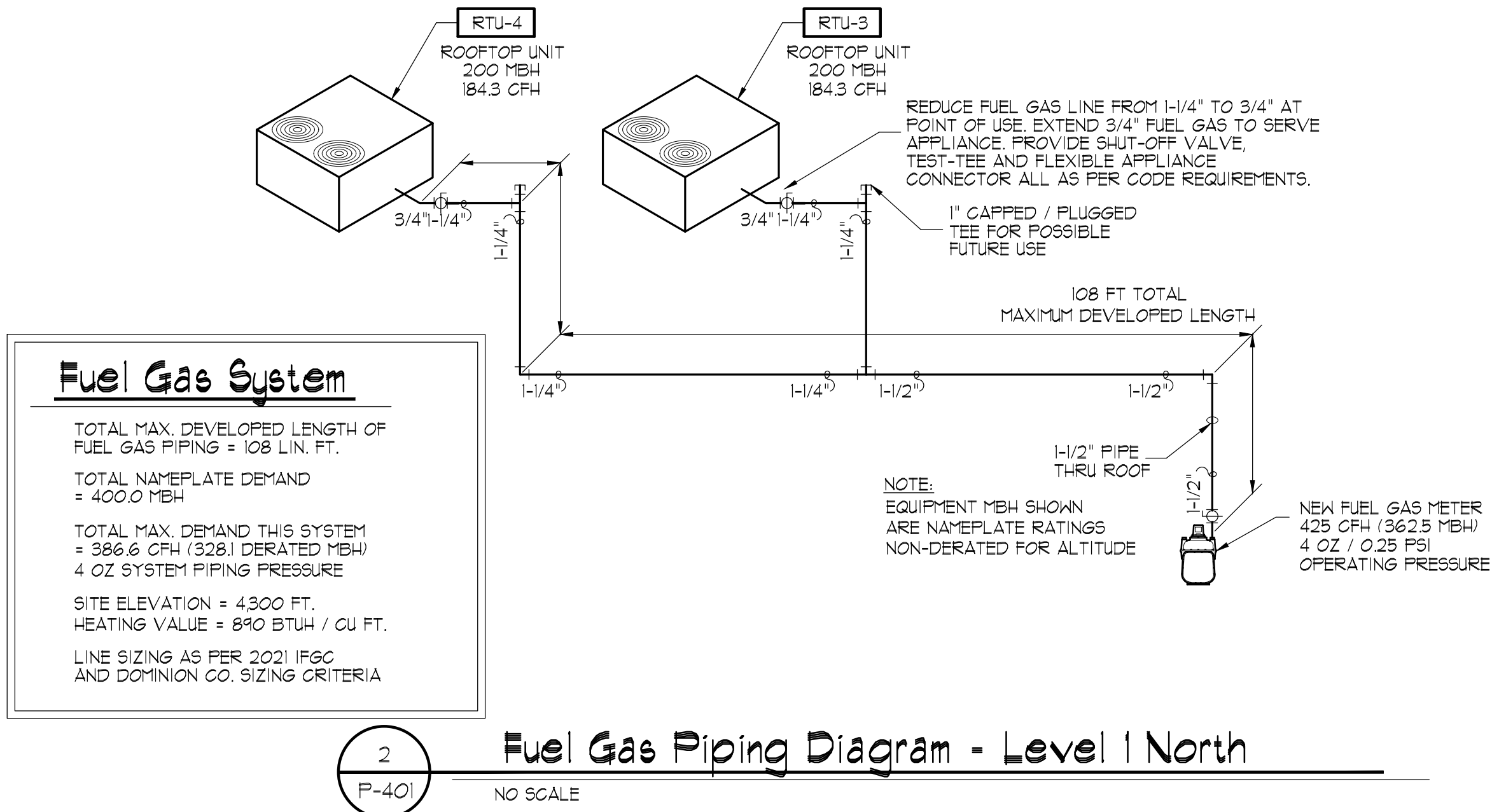
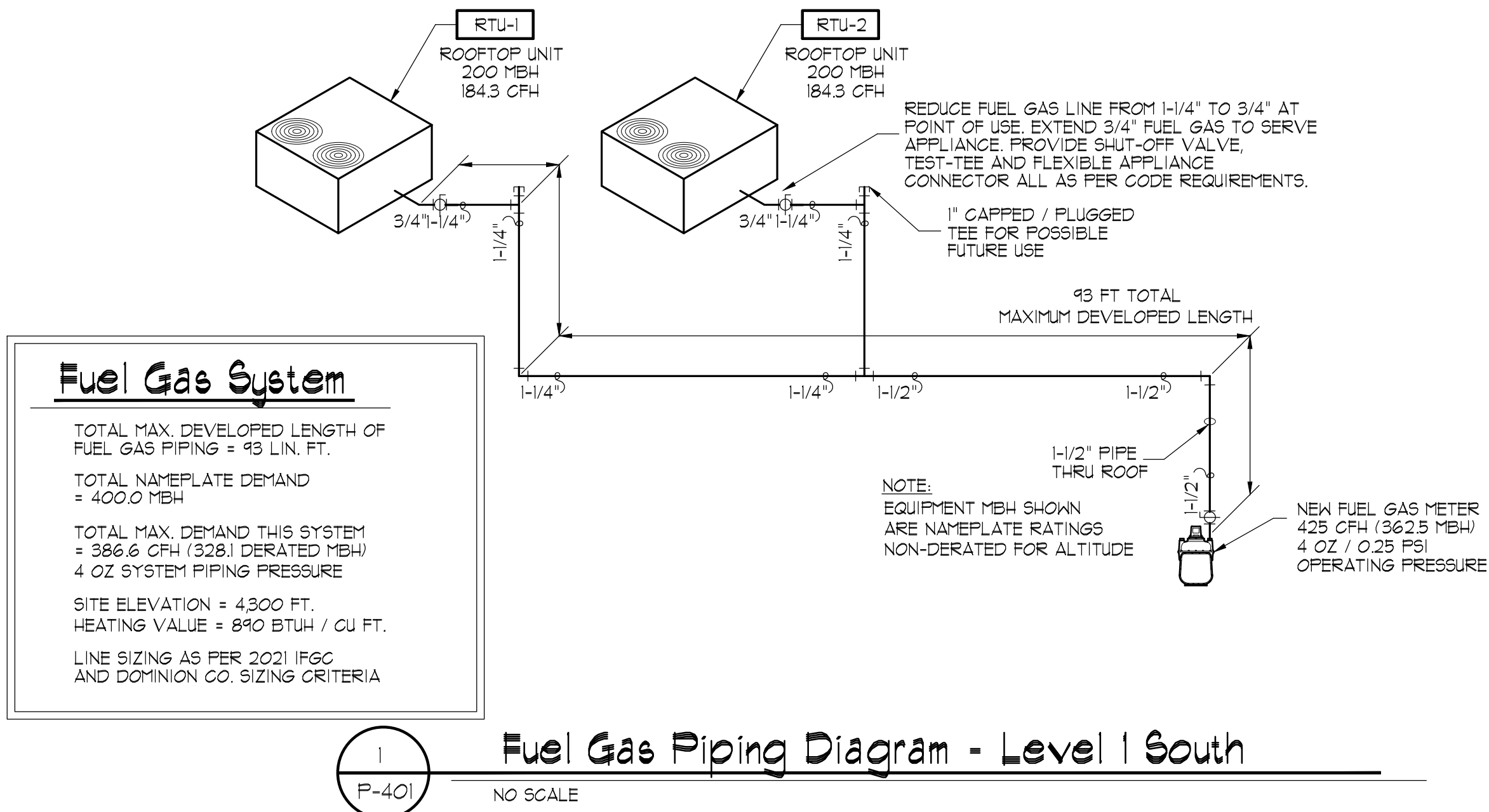
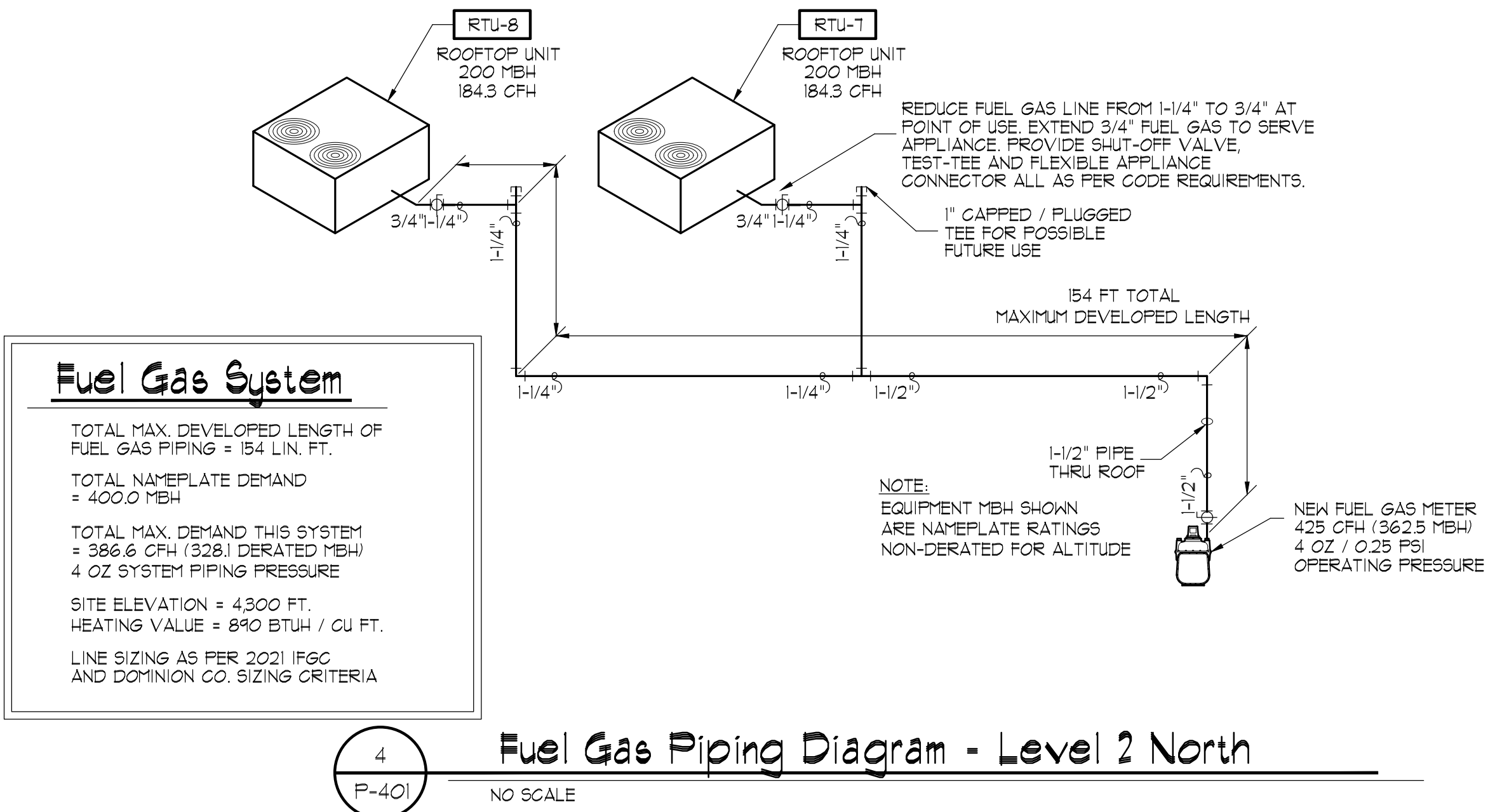
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ROOF LEVEL
PLUMBING
PLAN

Date January 12, 2024

P-103



REVISIONS		Description	
No.	Date		
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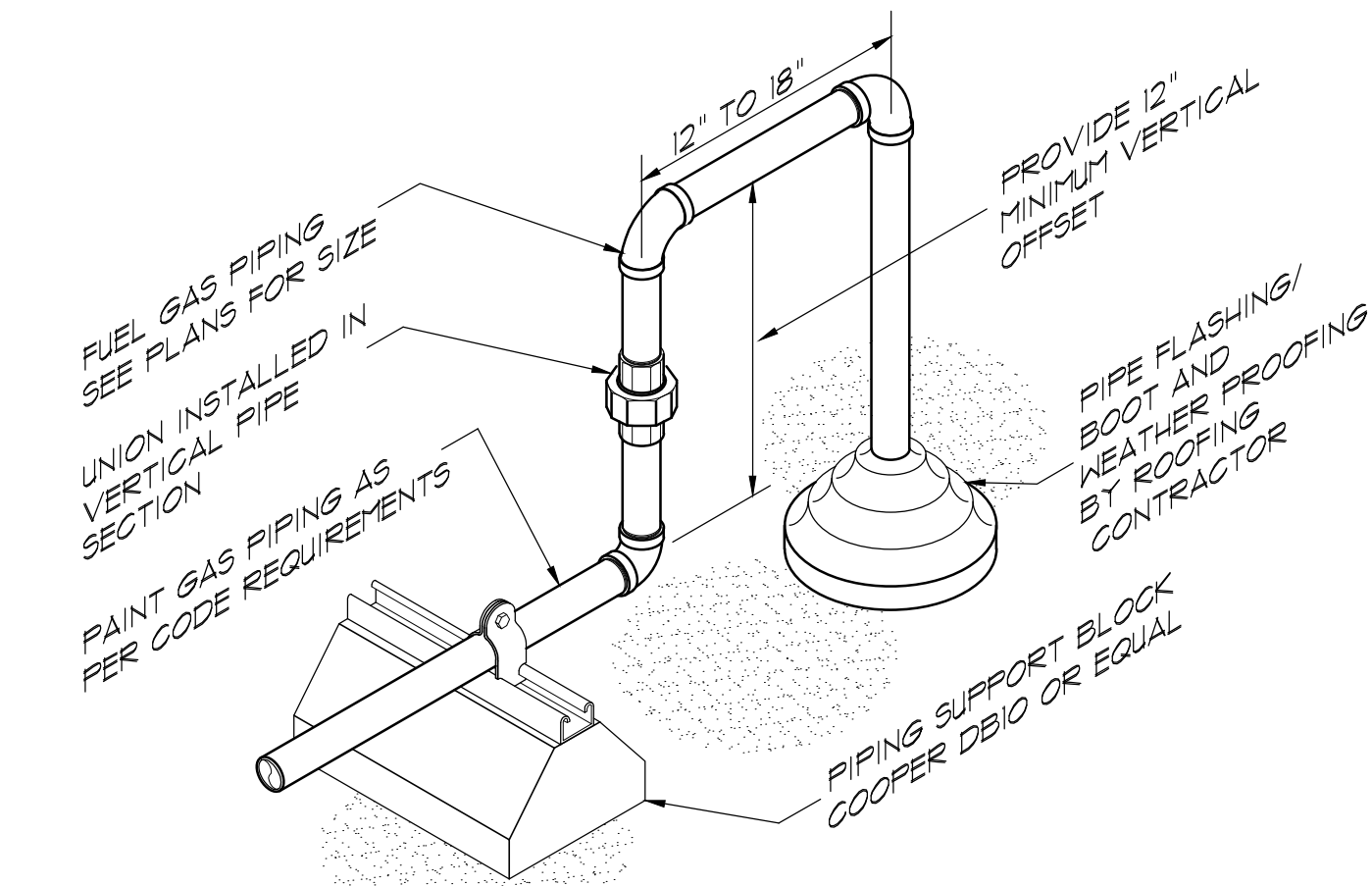
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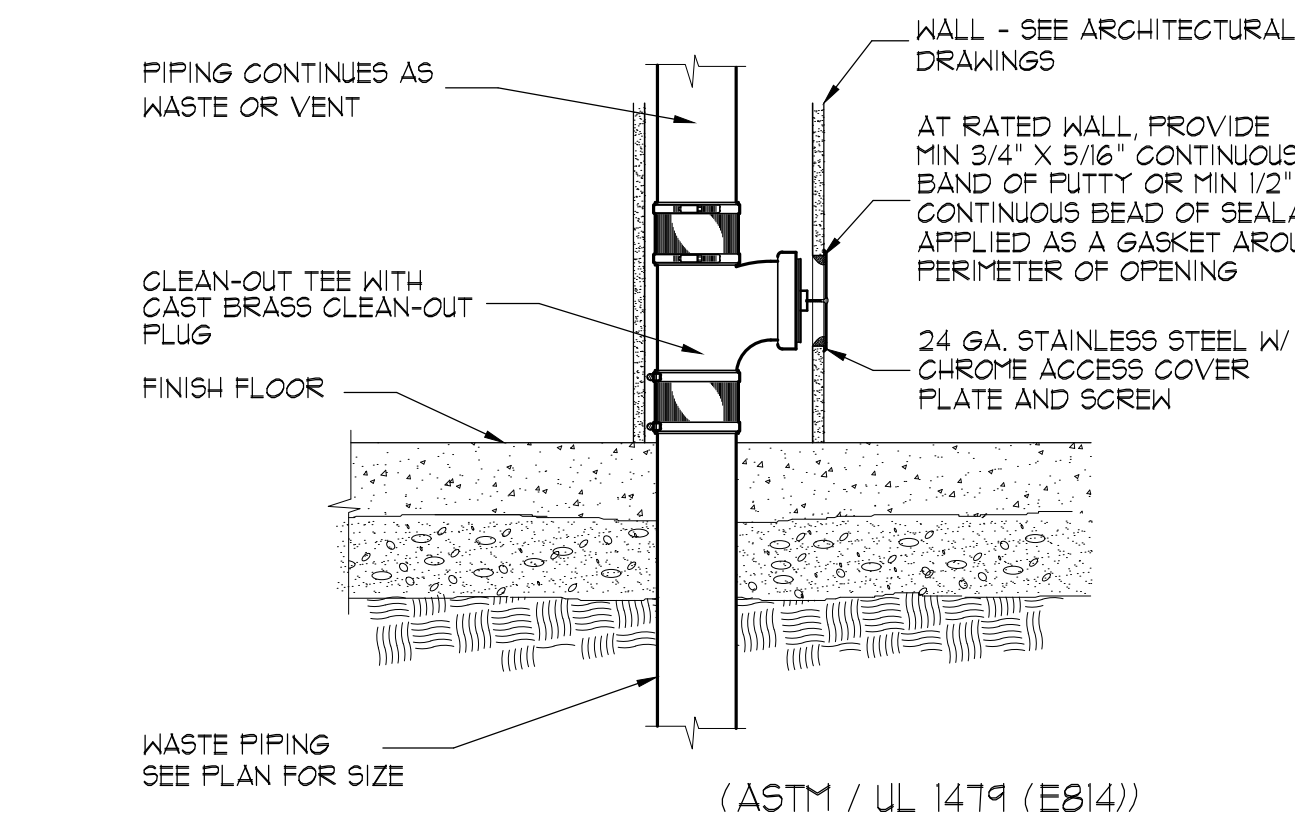
FUEL GAS
RISERS

Date January 12, 2024

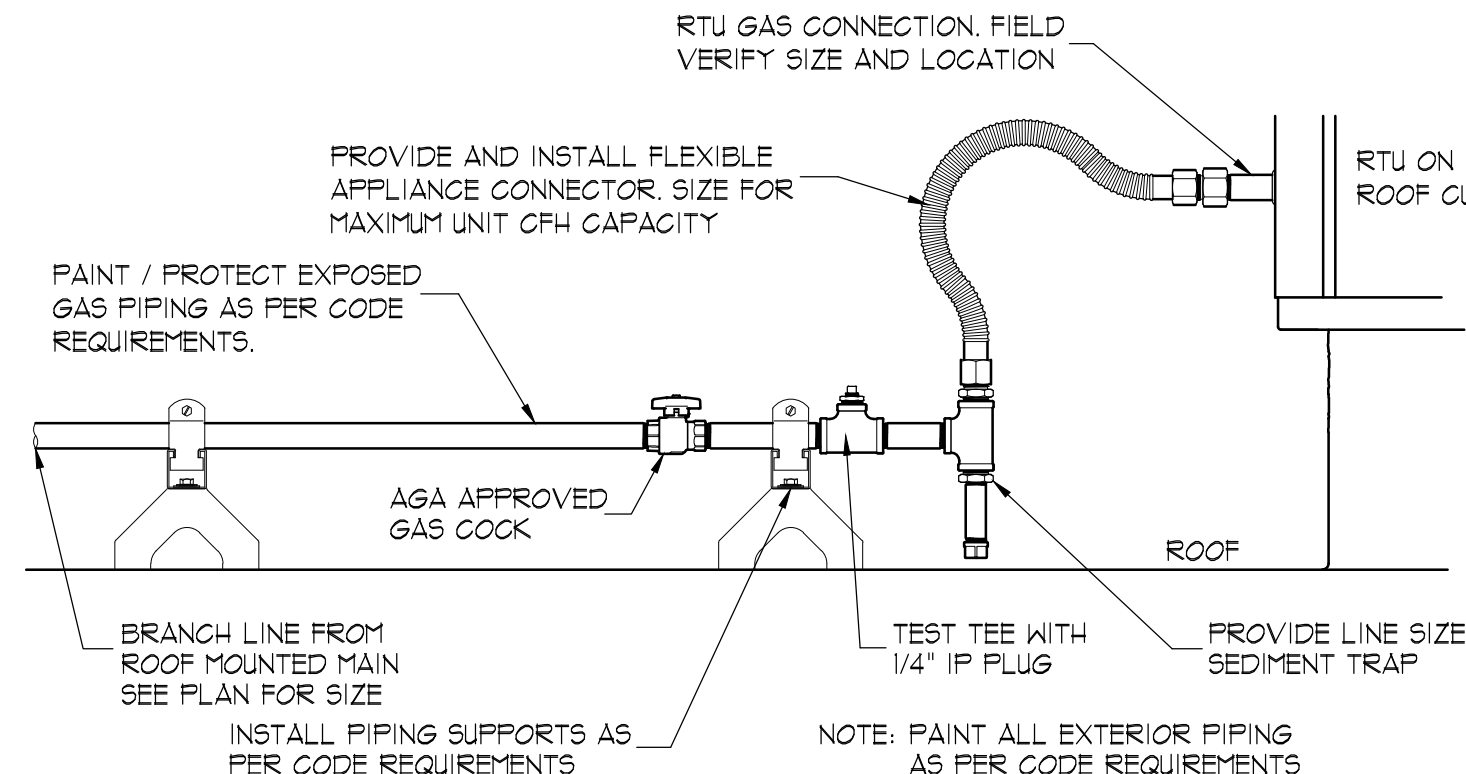
P-401



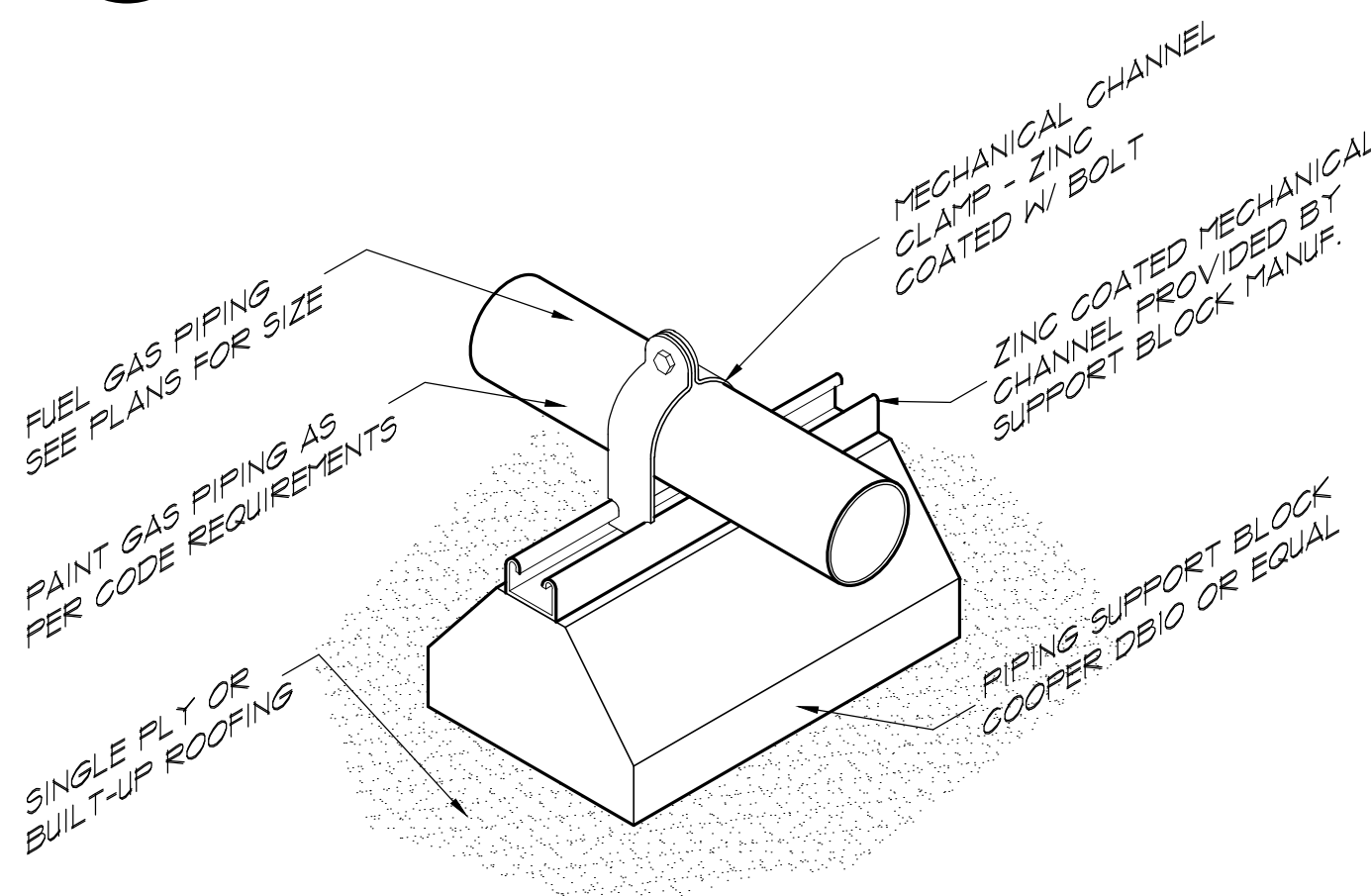
9 Gas Piping Roof Penetration
P-501 NO SCALE



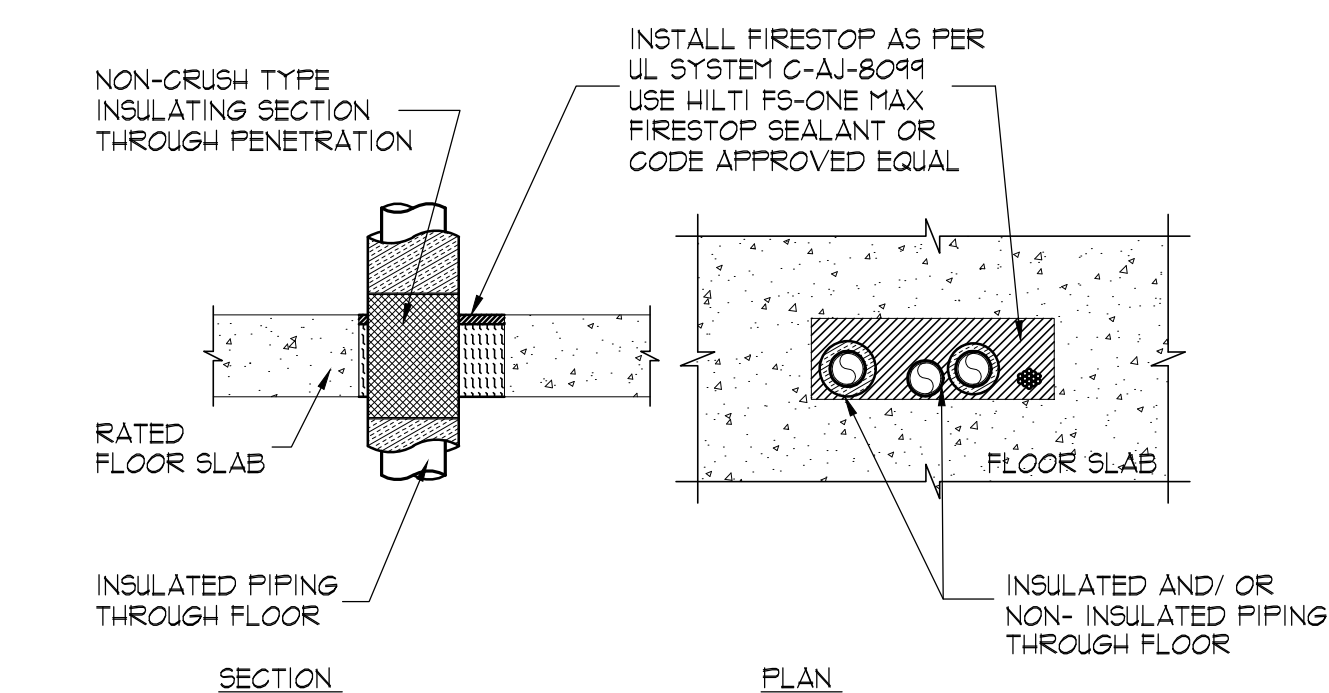
5 Wall Cleanout Detail
P-501 NO SCALE



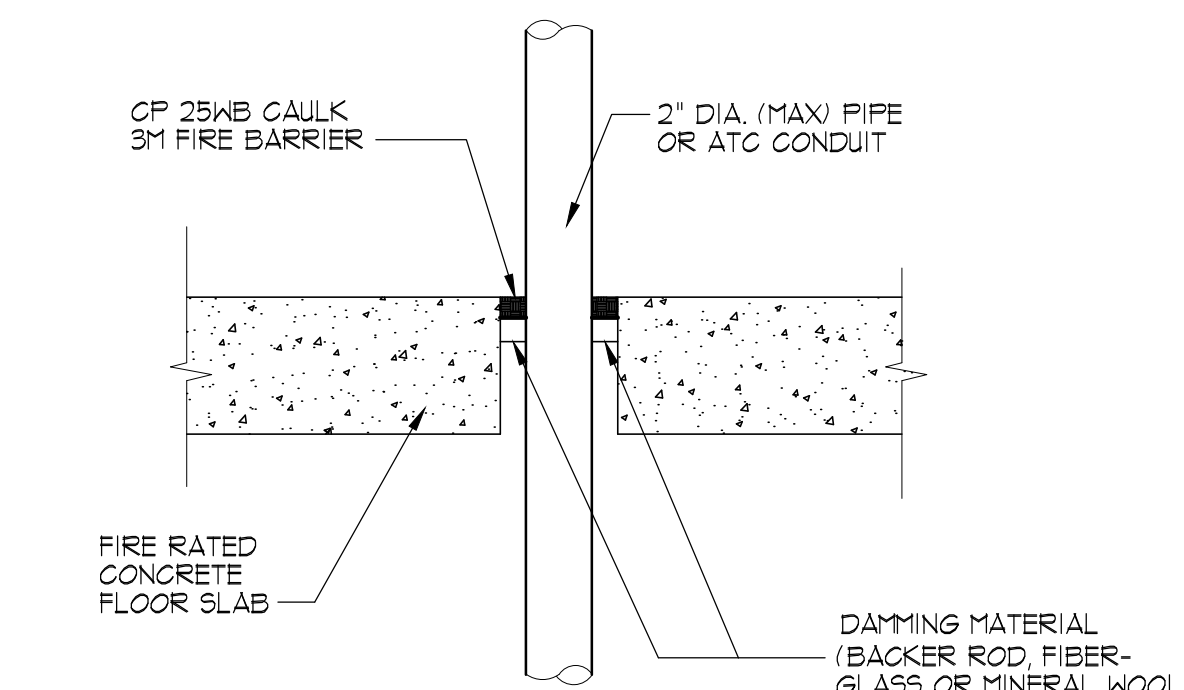
2 Gas Connection at Rooftop Unit
P-501



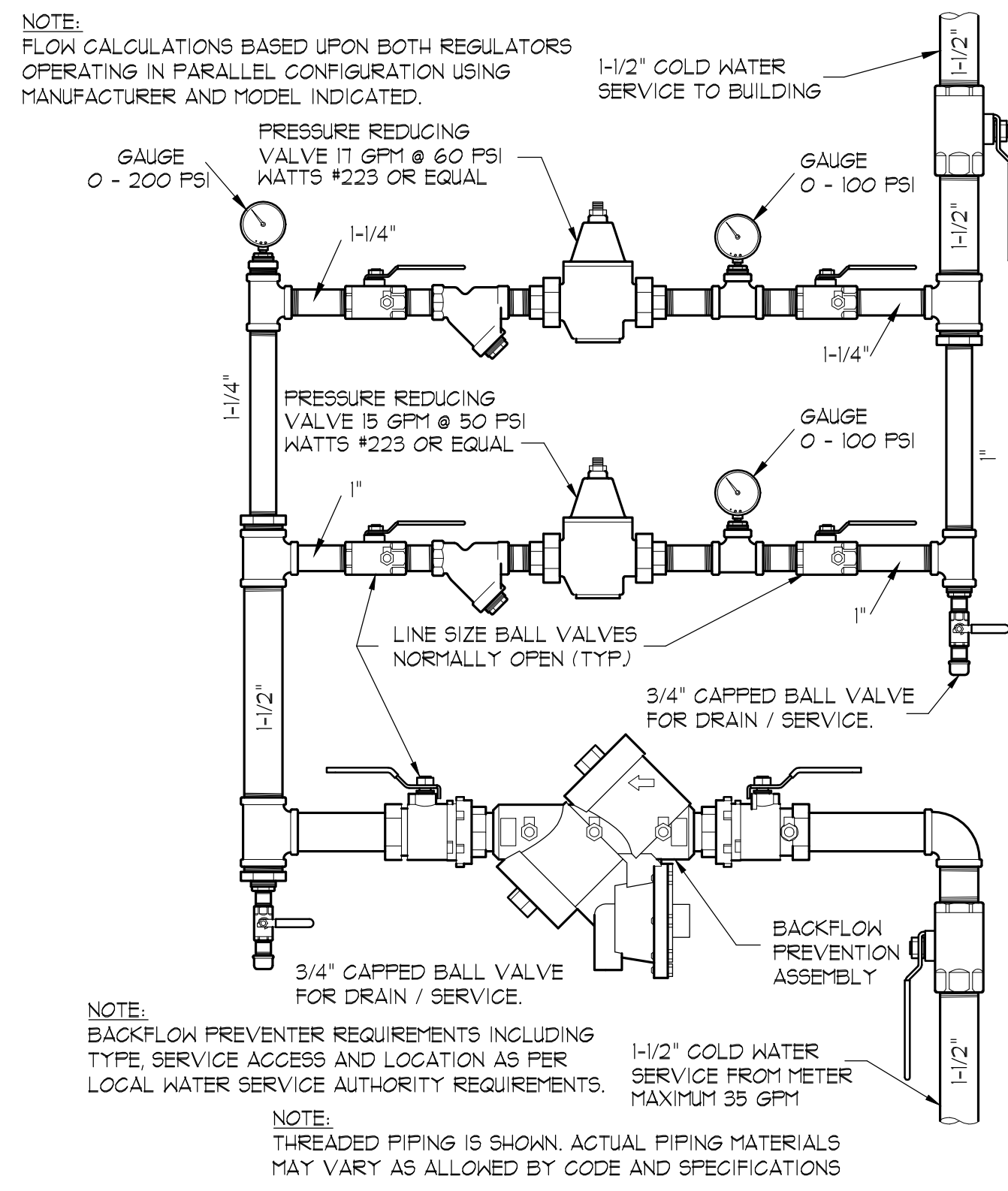
6 Piping Support Block Detail
P-501 NO SCALE



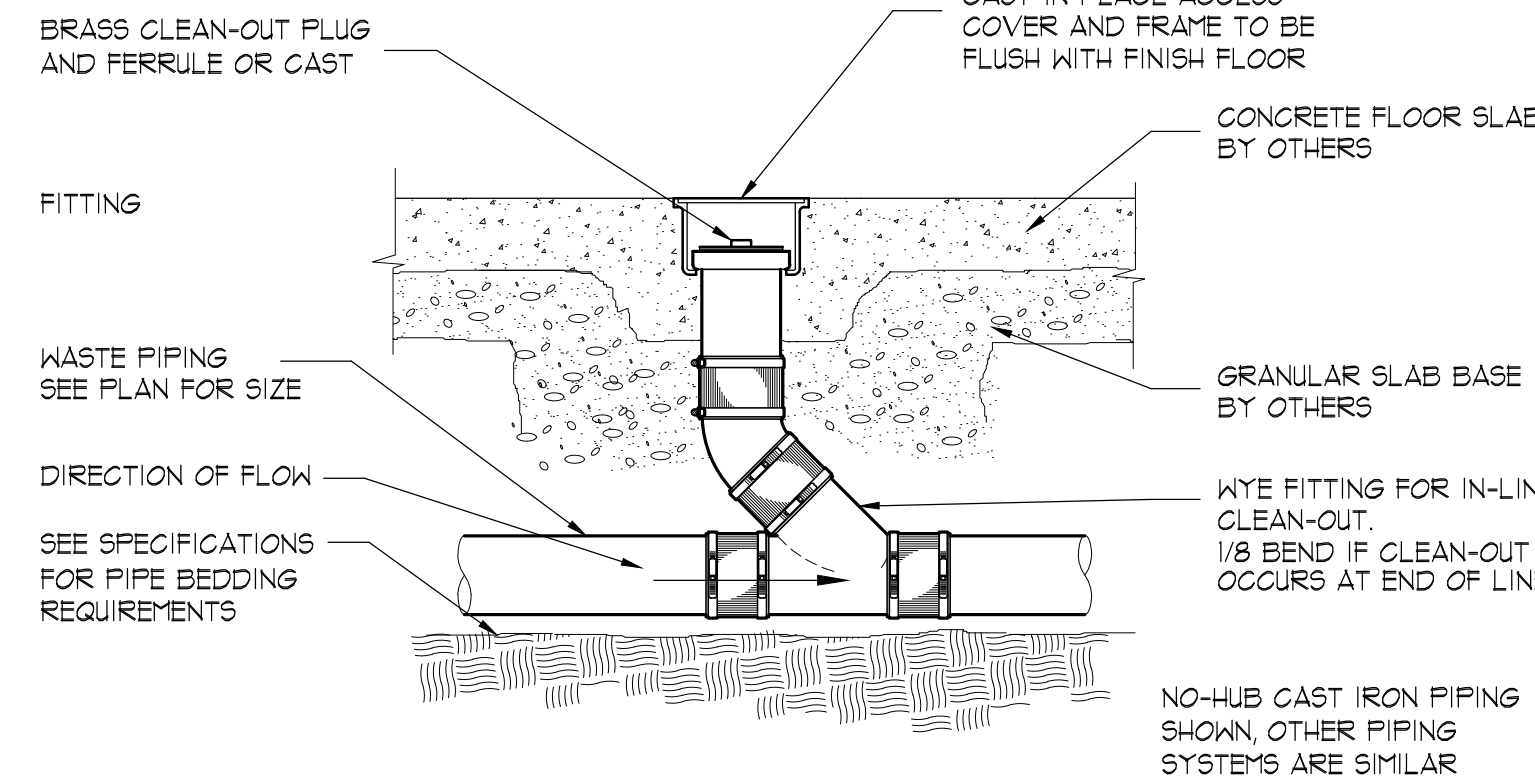
7 Piping Through Floor Detail
P-501 NO SCALE



8 Piping Through Floor Detail
P-502 NO SCALE



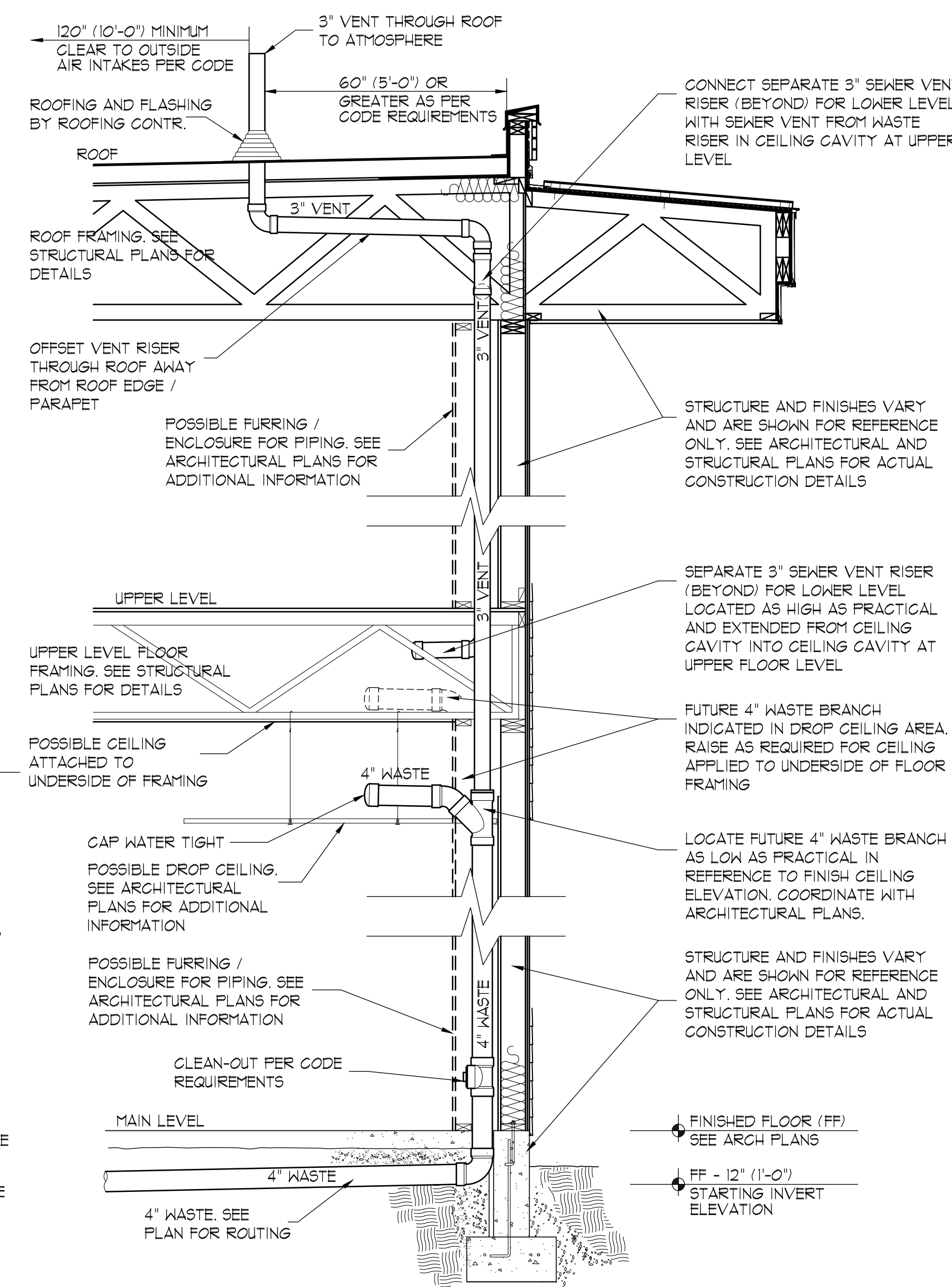
3 Domestic Water PRV Station
P-501 NO SCALE



4 Floor Cleanout Detail
P-501 NO SCALE

Plumbing Fixture Schedule									
SYMBOL	FIXTURE	BASIS OF DESIGN *	WASTE	VENT	COLD	HOT	DESCRIPTION / ACCESSORIES		
FD-1	STANDARD DUTY FLOOR DRAIN	ZURN CO. EZ-PV2 ROUND NICKEL BRONZE HEAD	3"	2"	--	--	STD. WT. BODY, DEEP SEAL TRAP ADJ. STANDARD DUTY ROUND GRATE PROVIDE TRAP PRIMER AS REQUIRED		
HB-1	WALL HYDRANT	WOODFORD MODEL #29	--	--	3/4"	--	FROST PROOF, WALL MOUNTED C/W VACUUM BREAKER		
RD-1	ROOF DRAIN	WATTS CO. RD-300 OR ZURN CO. Z-100	3"	--	--	--	C/W CLAMPING COLLAR, GRAVEL GUARD		
ORD-1	OVERFLOW ROOF DRAIN	WATTS CO. RD-300 OR ZURN CO. Z-100	3"	--	--	--	C/W CLAMPING COLLAR, GRAVEL GUARD, OVERFLOW DAM		
DSN-1	ROOF DRAIN SPOUT	WATTS CO. RD-440 OR ZURN CO. Z-199	3"	--	--	--	C/W TRIM COLLAR, SPLASH BLOCK BY OTHERS		
EWC-1	ADA ELEC. WATER COOLER	ELKAY LZSTL85LK TWO STATION	1-1/2"	1-1/2"	1/2"	1/2"	BI-LEVEL ADA COMPLIANT ELECTRIC WATER COOLER 3" T FLA @ 18V / 1 PH / 1V BOTTLE FILLER		

* APPROVED MANUFACTURERS: KOHLER, TOTO, ELJER, AMERICAN STANDARD, ELKAY
** OWNER SHALL APPROVE FINAL SELECTION OF FIXTURES.



1 Future Tenant Waste / Vent Riser
P-501 NO SCALE



REVISIONS		Description	
No.	Date		
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PLUMBING SCHEDULES AND DETAILS

Date January 12, 2024

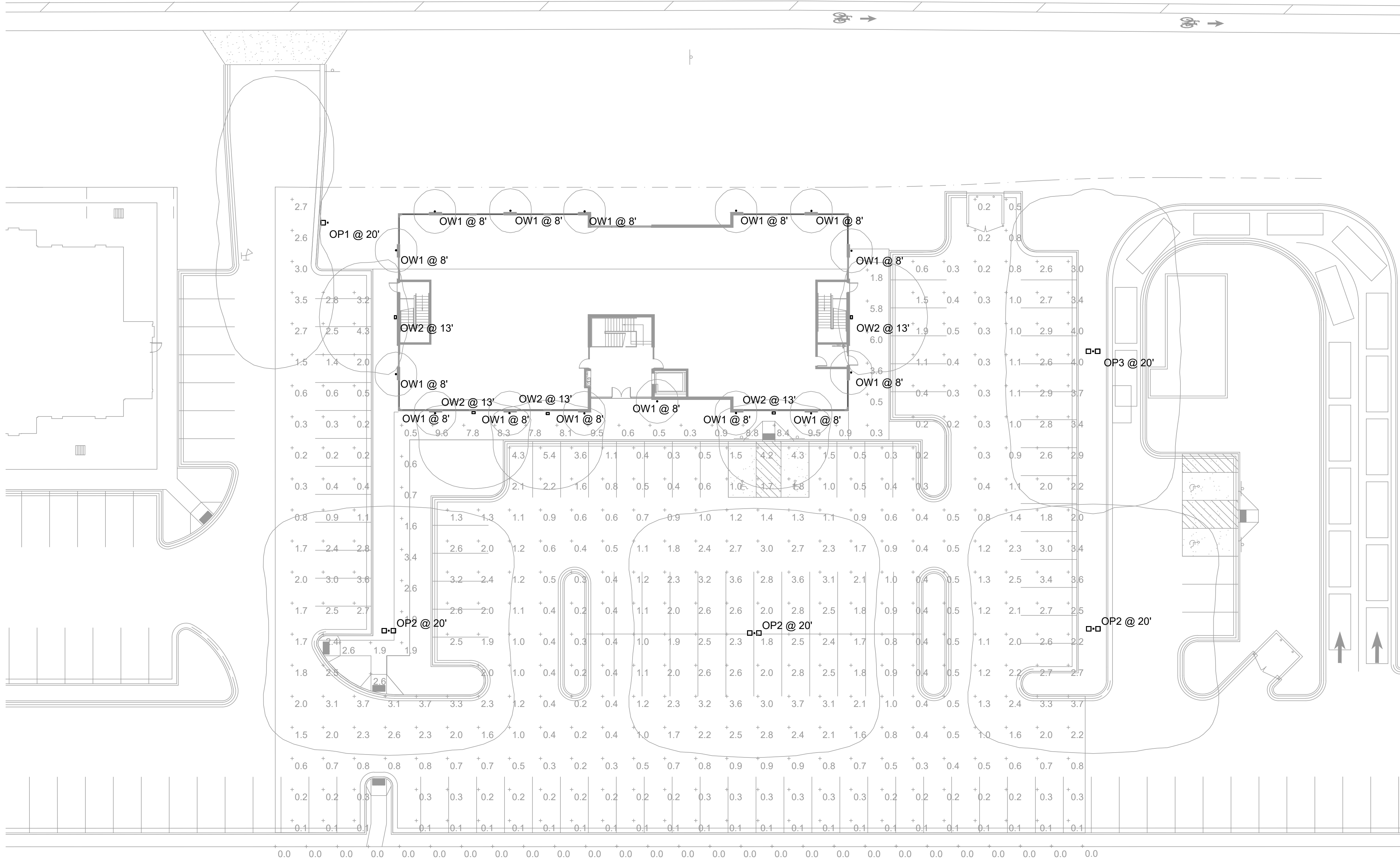
P-501

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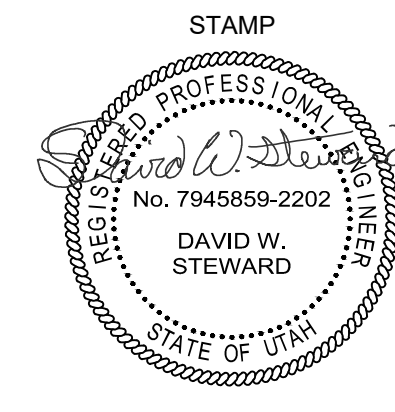


Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens, Wattage
	OW2	5	Lithonia Lighting	WST LED P2 50K VF MVOLT	WST LED, Performance package 2, 5000 K, visual comfort forward throw, MVOLT	3469 25
	OP2	3	BEACON	RAR1-160L-70-5K7-4W- HSS-90-B	Ratio Area 3; Type IV-W Optics with 90° House- Side Shield (mounted on door)	16760 136.8
	OP3	1	BEACON	RAR1-160L-70-5K7-2- HSS-90-B	Ratio Area 3; Type II Optics with 90° House- Side Shield (mounted on door)	16761 136.8
	OP1	1	BEACON	RAR1-160L-70-5K7-3- HSS-90-B	Ratio Area 3; Type III Optics with 90° House- Side Shield (mounted on door)	8487 68.4
	OW1	15	Pathway Lighting Products, Inc	C86DV2035M	4 INCH CYLINDER	988 7.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	5.4 fc	0.1 fc	54.0:1	14.0:1
Residential Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Walkway	+	3.8 fc	9.6 fc	0.3 fc	32.0:1	12.7:1

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT



REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceui.com

PROJECT #: 23495

DRAWN BY: NF / MM

CHECKED BY: ES

DATE: 01/12/2024

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

SITE
PHOTOMETRIC
PLAN

ES01



WST LED Architectural Wall Sconce



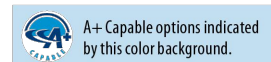
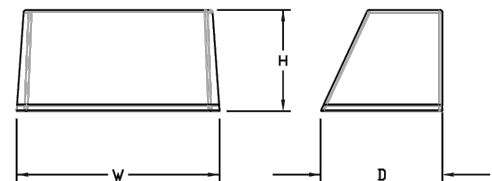
Catalog Number	
Notes	
Type	TYPE: OW2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (26.9 cm)
Weight: 20 lbs (9.1 kg)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 3200 K	VF Visual comfort forward throw	MVOLT 277 ²	Shipped included DBWLT Surface mounting bracket PBBW Premium surface-mounted back box ¹⁴ Shipped separately BBW Surface-mounted back box ²
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ²	
	P3 6,000 Lumen package	40K 4000 K		208 ² 480 ²	

Options	Finish (required)
NLTAR2 PIR nLcGT, AIR Wireless-enabled motion/ambient sensor for 8'-15' mounting heights ^{14,17}	DOBRD Dark bronze
NLTAR2 PIRH nLcGT, AIR Wireless-enabled motion/ambient sensor for 15'-30' mounting heights ^{14,17}	DBLBD Black
PE Photoblastic cell, button type ⁸	DNABD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ⁹	DWABD White
PERS Fine-wire receptacle only (controls ordered separately) ⁹	DSDBD Sandstone
PER2 Seven-wire receptacle only (controls ordered separately) ⁹	DSBTD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8'-15' mounting height ¹⁴	DBLBD Textured black
PIR1FCV Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1K ¹⁴	DNABD Textured natural aluminum
PIR1HCV Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1K ¹⁴	DWABD Textured white
PIR1HCV Double box (120, 277, 347V) ¹⁴	DSBTD Textured sandstone
DE Dual switching ¹⁶	
DMG 0-10V dimming extend out back of housing for external control (control ordered separately) ¹¹	
ETWH Emergency battery backup, Non-CEC compliant (7W) ¹	
ETWC Emergency battery backup, CA Title 20 Noncompliant (out, 7W) ¹⁵	
ETWHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ¹⁵	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MALSDB ¹²	
E20WC Emergency battery pack 20" 18W constant power, Certified in CA Title 20 MALSDB ¹²	
E21WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{15,16}	
LCE Left side conduit entry ¹⁸	
RCE Right side conduit entry ¹⁸	
BAA Buy America(s) Act Compliant	
Shipped separately RBPW Remot back plate ² VG Vandal guard ² WG Wire guard ²	

See Accessories and Notes on next page.

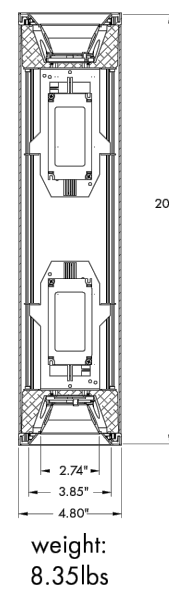


COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705-SERV (7378) • www.lithonia.com
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WSTLED Rev. 01/19/23

HL SERIES

SERIES C86 Decorative LED Cylinders 633-5263 Lumens



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBV28.5 022422

CALIBER PLUS ARCHITECTURAL

TYPE: OW1

APPLICATION

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (lineal) and forward/reverse phase (120V) dimming. Other options listed on page 3 CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

[Link to Remote Driver Fixtures](#)



RATIO Series AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: OP1-OP3 PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SERVICE PROGRAMS



	Weight	EPA at 0°
RAR1	135 lbs / 61 kg	.45ft ² / .13m ²
RAR2	24 lbs / 109 kg	.56ft ² / .17m ²

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately).
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with In fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IIDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (P.L. 85-225-9) and Trade Agreements Act (P.L. 92-225-13). See Buy American(s) Solutions link to <https://www.currentlighting.com/resources/america-solutions>

WARRANTY

- 5 year limited warranty
- See [HLL Standard Warranty](#) for additional information



currentlighting.com/beacon
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Page 1 of 16

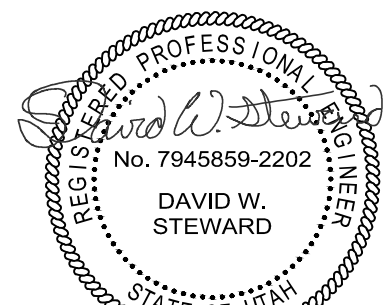
Rev 10/02/23

BEA_Ratio_RAR_1_2_Spec_R08

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP



REVISIONS

NO.	DESCRIPTION	DATE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceui.com

PROJECT #:

23495

DRAWN BY:

NF / MM

CHECKED BY:

ES

DATE:

01/12/2024

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

SITE
PHOTOMETRIC
DETAILS

ES02

D

C

B

A

ELECTRICAL GENERAL NOTES

GENERAL NOTES:

1.

THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.
2.

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
4.

THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.
5.

WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.
6.

ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.
7.

EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.
8.

ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.
9.

ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
10.

THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
11.

CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.
12.

THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
13.

THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.
14.

MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
15.

FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.
16.

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
17.

BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).
18.

WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU, THHN) + 1#12 (CU, THHN) GND IN 3/4" WIRE CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU, THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
19.

CONDUCTORS SHALL BE COPPER, 800VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.
20.

METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.
21.

EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
22.

IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
23.

ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
24.

COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
25.

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.
26.

WHERE THE PREMISES WIRING SYSTEM HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, EACH UNDERGROUND CONDUCTOR OF A BRANCH CIRCUIT SHALL BE IDENTIFIED BY PHASE OR LINE AND BY SYSTEM VOLTAGE CLASS AT ALL TERMINATION, CONNECTION, AND SPLICE POINTS. IDENTIFICATION MEANS SHALL BE POSTED AT EACH BRANCH CIRCUIT PANELBOARD.

ALL CONDUCTORS SHALL BE COLOR-CODED AS FOLLOWS:

PHASE	208/120	480/277
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	WHITE
GROUND	GREEN	GREEN

SITE NOTES:

27.

ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIRE WAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PAD/VAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY.
28.

THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.
29.

UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
30.

PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.

LIGHTING NOTES:

31.

ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
32.

LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
33.

ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
34.

TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
35.

LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.

POWER NOTES:

37.

ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
38.

WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
39.

THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.
40.

EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
41.

EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
42.

PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.

DATA/TELECOM NOTES:

43.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

ROOF NOTES:

44.

ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.

FIRE ALARM NOTES:

45.

PROVIDE AND INSTALL AN ADDRESSABLE FIRE ALARM SYSTEM TO MEET THE REQUIREMENTS OF CURRENT NFPA 72, IBC, IFC, AND OTHER PERTINENT LOCAL/STATE CODES. THE SYSTEM SHALL MONITOR FLOW/TAMPER SWITCHES ON THE FIRE SPRINKLER RISER, DUCT MOUNTED SMOKE DETECTORS IN ALL AIR HANDLING EQUIPMENT OVER 2000CFM, PULL STATIONS AT EGRESS DOORS, HEAT/SMOKE DETECTORS AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND PROVIDE ELEVATOR RECALL/SHUNT TRIP WHERE APPLICABLE. THE FIRE ALARM CONTROL PANEL SHALL PROVIDE AUDIO/VISUAL ANNUNCIATION THAT THE BUILDING FIRE ALARM SYSTEM HAS ACTIVATED IN ALL COMMON SPACES AND AS OTHERWISE REQUIRED/SHOWN ON THE DRAWINGS. THE EC SHALL GENERATE FIRE ALARM SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND THE ENGINEER FOR APPROVAL. SUBMISSION REQUIREMENTS SHALL CONFORM TO NFPA 72 AND THE FIRE MARSHAL. NO FIRE ALARM WORK SHALL COMMENCE IN THE BUILDING PRIOR TO RECEIPT OF APPROVED FIRE ALARM SHOP DRAWINGS FROM THE FIRE MARSHAL.
46.

PLENUM RATED FIRE ALARM WIRE MAY BE RUN EXPOSED ABOVE ACCESSIBLE CEILING SPACES AND WHERE CONCEALED IN WALLS. ALL FIRE ALARM WIRING MUST BE IN 3/4" EMT CONDUIT WHERE IT IS NOT POSSIBLE TO CONCEAL IN WALLS OR CEILING SPACES.
47.

SIGNAL LINE CIRCUIT IS TO BE CLASS A, NAC CIRCUIT IS TO BE CLASS B. T-TAPPING OF SLC CIRCUIT IS NOT PERMITTED.
48.

FIRE ALARM SYSTEM TO CONFORM TO CURRENT NFPA 72, IBC, AND IFC.
49.

INCOMING AND OUTGOING SLC WIRES ARE TO MAINTAIN A 5' SEPARATION WHERE RUNS ARE LONGER THAN 10'.
50.

IN ALL AREAS WHERE MORE THAN ONE FIRE ALARM STROBE IS IN SIGHT OF EACH OTHER, THEY ARE TO BE SYNCHRONIZED TO FLASH AT THE SAME RATE AND TIME. PROVIDE A SYNCHRONIZATION MODULE.
51.

IN SMALLER AREAS WHERE 15CD HORN/STROBES ARE USED, THE dB LEVEL OF THE HORN SHALL BE TURNED DOWN TO 15dB ABOVE AMBIENT NOISE LEVEL. SEE NFPA 72 TABLE A.7.4.2 FOR AVERAGE AMBIENT SOUND LEVELS.
52.

FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED/SEALED BY A PROFESSIONAL FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF UTAH.
53.

BRANCH CIRCUIT BREAKERS PROVIDING POWER TO FIRE ALARM SYSTEMS SHALL BE IDENTIFIED IN POWER PANELS WITH RED LABELS STATING "FIRE ALARM CIRCUIT" AS REQUIRED BY NEC 760.41(B).

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
	LIGHTING RELAY/POWER PACK	SURFACE	1
	TIME CLOCK - 7 DAY	5' - 0"	
	WALL OCCUPANCY SENSOR SWITCH	4' - 0" TO TOP	
	SINGLE POLE SWITCH	4' - 0" TO TOP	
	DOUBLE POLE SWITCH	4' - 0" TO TOP	
	THREE WAY SWITCH	4' - 0" TO TOP	
	FOUR WAY SWITCH	4' - 0" TO TOP	
	DIMMER SWITCH	4' - 0" TO TOP	
	LOW VOLTAGE SWITCH	4' - 0" TO TOP	
	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
	PILOT LIGHT SWITCH	4' - 0" TO TOP	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	
	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0"	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0"	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

ELECTRICAL SHEET INDEX

E000	ELECTRICAL GENERAL SHEET
E001	ELECTRICAL SITE PLAN
E101	LIGHTING PLAN
E201	POWER PLAN
E202	ROOF POWER PLAN
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES

	FIRE ALARM HORN	7' - 6"	
	FIRE ALARM STROBE	7' - 6"	
	FIRE ALARM HORN STROBE	7' - 6"	
	WATERFLOW GONG	7' - 6"	
	FIRE ALARM DUAL ACTION MANUAL PULL STATION	4' - 0"	
	FIRE ALARM ADDRESSABLE CONTROL RELAY		
	FIRE ALARM MONITOR MODULE		
	FIRE ALARM CONTROL PANEL	6' - 6" TO TOP	
	FIRE ALARM ANNUNCIATOR PANEL	4' - 0"	
	PHOTOELECTRIC SMOKE DETECTOR	SURFACE	
	RATE OF RISE/HEAT DETECTOR	SURFACE	
	CARBON MONOXIDE DETECTOR	SURFACE	
	DUCT SMOKE DETECTOR	DUCT	6
	FIRE SMOKE DAMPER		
	FIRE RISER TAMPER SWITCH		
	FIRE RISER FLOW SWITCH		
	ELECTROMAGNETIC DOOR HOLDER	2' - 0"	
	SECURITY CARD READER	4' - 0"	
	SECURITY KEYPAD	4' - 0"	
	ELECTRIC STRIKE		
	SECURITY CCTV CAMERA		
	SPEAKER - CEILING		
	SPEAKER - WALL		
	MICROPHONE CONNECTION		
	VOLUME CONTROL SWITCH	4' - 0"	

	CIRCUIT BREAKER		METER - ONE-LINE
	MLO PANEL - ONE-LINE		TRANSFORMER - ONE-LINE
	MCB PANEL - ONE-LINE		PAD MOUNT XFMR - ONE-LINE
	AUTOMATIC TRANSFER SWITCH		GROUND SLEEVE - ONE-LINE
	CT ENCLOSURE - ONE-LINE		FUSED DISCONNECT - ONE-LINE
	CURRENT TRANSFORMER		FUSED SWITCH
	OH RISER		GROUND
	KEYED NOTE TAG		CABLE/WIRE SIZE TAG
	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW NUMBER
	OTHER EQUIPMENT TAG		DETAIL/VIEW REFERENCE TAG
			SHEET NUMBER
	WIRING / CONDUIT		UNDERGROUND/FLOOR WIRING
	CONDUIT TURNED UP		CONDUIT TURNED DOWN
	CIRCUIT HOME RUN TO PANEL: # OF ARROWHEADS INDICATE # OF CIRCUITS (SEPARATE NEUTRAL PER CIRCUIT). BOTH EX. INCLUDE AN EQUIP. GROUND.		

NOTES

1.

SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.
2.

CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.
3.

ARROW DENOTES EXIT DIRECTION.
4.

USE HEAVY DUTY FOR 480 VOLT.
5.

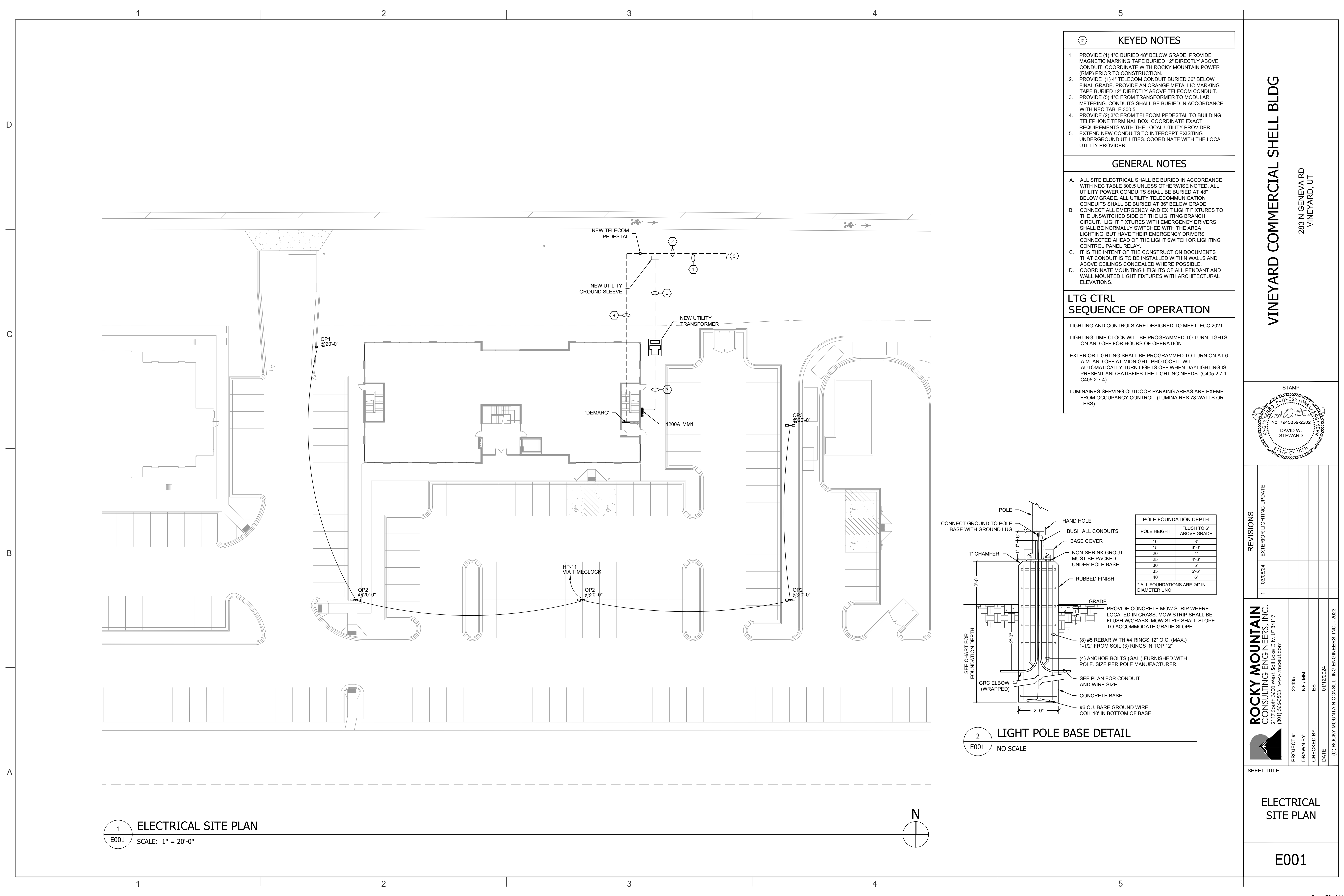
MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.
6.

PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM SYSTEM/SYSTEM OR PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.
7.

PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.

ABBREVIATIONS

AFCI - ARC FAULT CKT INTERRUPTER	MCC - MOTOR CONTROL CENTER
AFF - ABOVE FINISHED FLOOR	MDP - MAIN DISTRIBUTION PANEL
AFG - ABOVE FINISHED GRADE	MLO - MAIN LUGS ONLY
AIC - AMPS INTERRUPTING CAPACITY	MOOP - MAX. OVERCURRENT PROTECTION
AL - ALUMINUM	(N) - NEW
ATS - AUTOMATIC TRANSFER SWITCH	NIC - NOT IN CONTRACT
BC - BARE COPPER	NEC - NATIONAL ELECTRICAL CODE
BFC - BELOW FINISHED CEILING	NFPA - NATIONAL FIRE PROT. ASSN.
BFG - BELOW FINISHED GRADE	NL - NIGHT LIGHT
C - OR CND - CONDUIT	NR - NOT REQUIRED
CKT - CIRCUIT	NTS - NOT TO SCALE
CLG - INSTALLED IN CEILING	PC - PLUMBING CONTRACTOR
C.R - CORD REEL	PH - PHASE
CT - CURRENT TRANSDUCER	PNL - PANEL
CU - COPPER	POC - POINT OF CONNECTION
(E) - EXISTING TO REMAIN	POS - POINT OF SALE
EC - ELECTRICAL CONTRACTOR	(R) - RELOCATED
EM - EMERGENCY	REC - RECEPTACLES
(F) - FUTURE	RMC - RIGID METAL CONDUIT
FACP - FIRE ALARM CONTROL PANEL	SCA - SHORT CIRCUIT AMPERES
FLA - FULL LOAD AMPS	SCBA - SELECT COLOR BY ARCHITECT
FVNR - FULL VOLTAGE NON REVERSING	SES - SERVICE ENTRANCE SWITCHGEAR
GC - GENERAL CONTRACTOR	SPD - SURGE PROTECTIVE DEVICE
GFCI - GROUND FAULT CKT INTERRUPTER	TL - TWIST LOCK
GND - GROUND	TTB - TELEPHONE TERMINAL BOARD
HP - HORSEPOWER	TR - TAMPER RESISTANT
IG - ISOLATED GROUND	TYP - TYPICAL
KV - KILOWATTS	UNO - UNLESS NOT



KEYED NOTES

1. PROVIDE (1) 4" C BURIED 48" BELOW GRADE. PROVIDE MAGNETIC MARKING TAPE BURIED 12" DIRECTLY ABOVE CONDUIT. COORDINATE WITH ROCKY MOUNTAIN POWER (RMP) PRIOR TO CONSTRUCTION.
2. PROVIDE (1) 4" TELECOM CONDUIT BURIED 36" BELOW FINAL GRADE. PROVIDE AN ORANGE METALLIC MARKING TAPE BURIED 12" DIRECTLY ABOVE TELECOM CONDUIT.
3. PROVIDE (5) 4" C FROM TRANSFORMER TO MODULAR METERING. CONDUITS SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5.
4. PROVIDE (2) 3" C FROM TELECOM PEDESTAL TO BUILDING TELEPHONE TERMINAL BOX. COORDINATE EXACT REQUIREMENTS WITH THE LOCAL UTILITY PROVIDER.
5. EXTEND NEW CONDUITS TO INTERCEPT EXISTING UNDERGROUND UTILITIES. COORDINATE WITH THE LOCAL UTILITY PROVIDER.

GENERAL NOTES

- A. ALL SITE ELECTRICAL SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5 UNLESS OTHERWISE NOTED. ALL UTILITY POWER CONDUITS SHALL BE BURIED AT 48" BELOW GRADE. ALL UTILITY TELECOMMUNICATION CONDUITS SHALL BE BURIED AT 36" BELOW GRADE.
- B. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY.
- C. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
- D. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

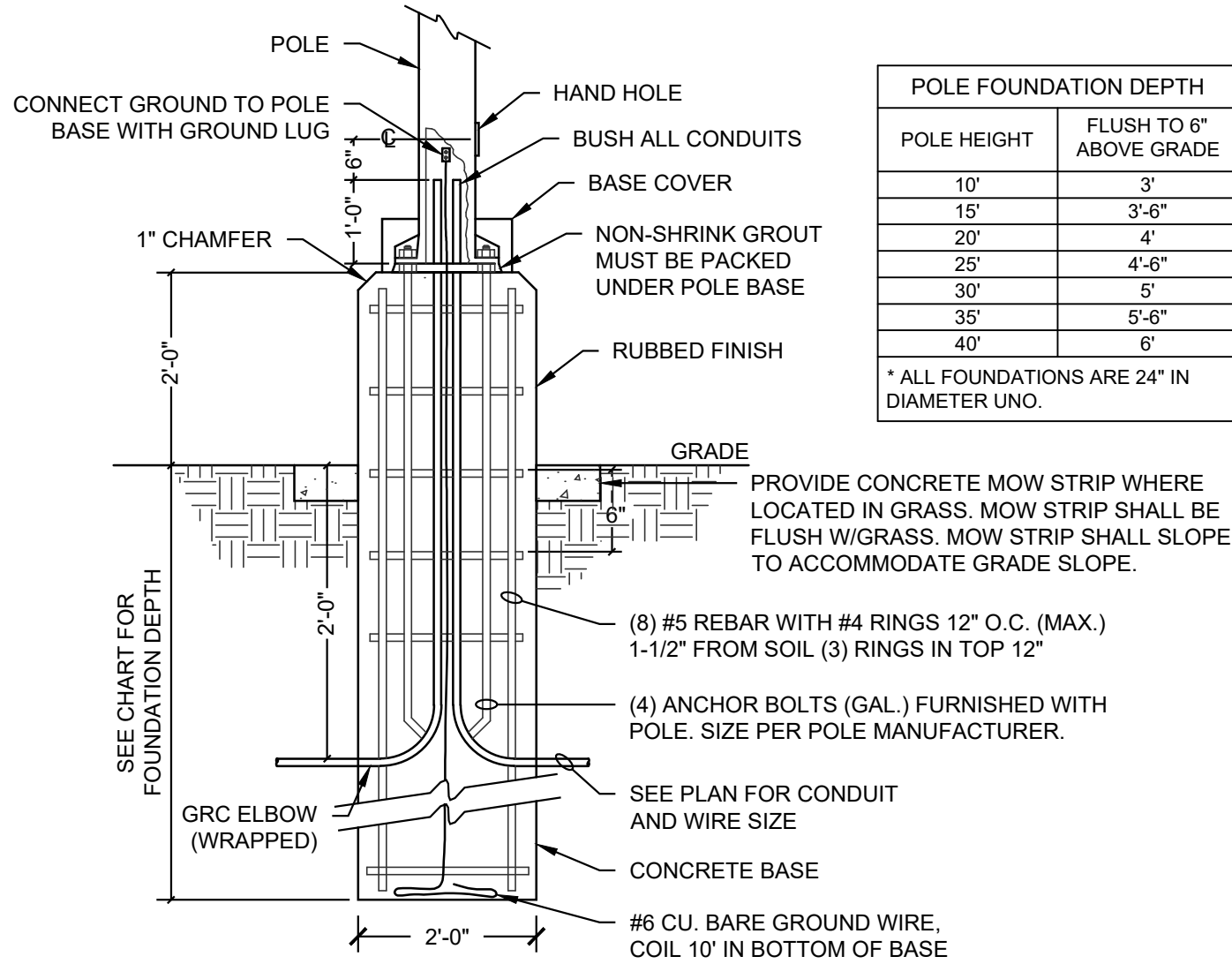
LTG CTRL
SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

LIGHTING TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)

LUMINAIRES SERVING OUTDOOR PARKING AREAS ARE EXEMPT FROM OCCUPANCY CONTROL. (LUMINAIRES 78 WATTS OR LESS).



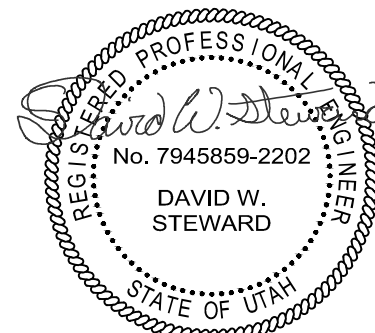
2 LIGHT POLE BASE DETAIL

NO SCALE

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP



REVISIONS

1 03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0553 www.rmcai.com

PROJECT #: 23495
DRAWN BY: NF / MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

ELECTRICAL
SITE PLAN

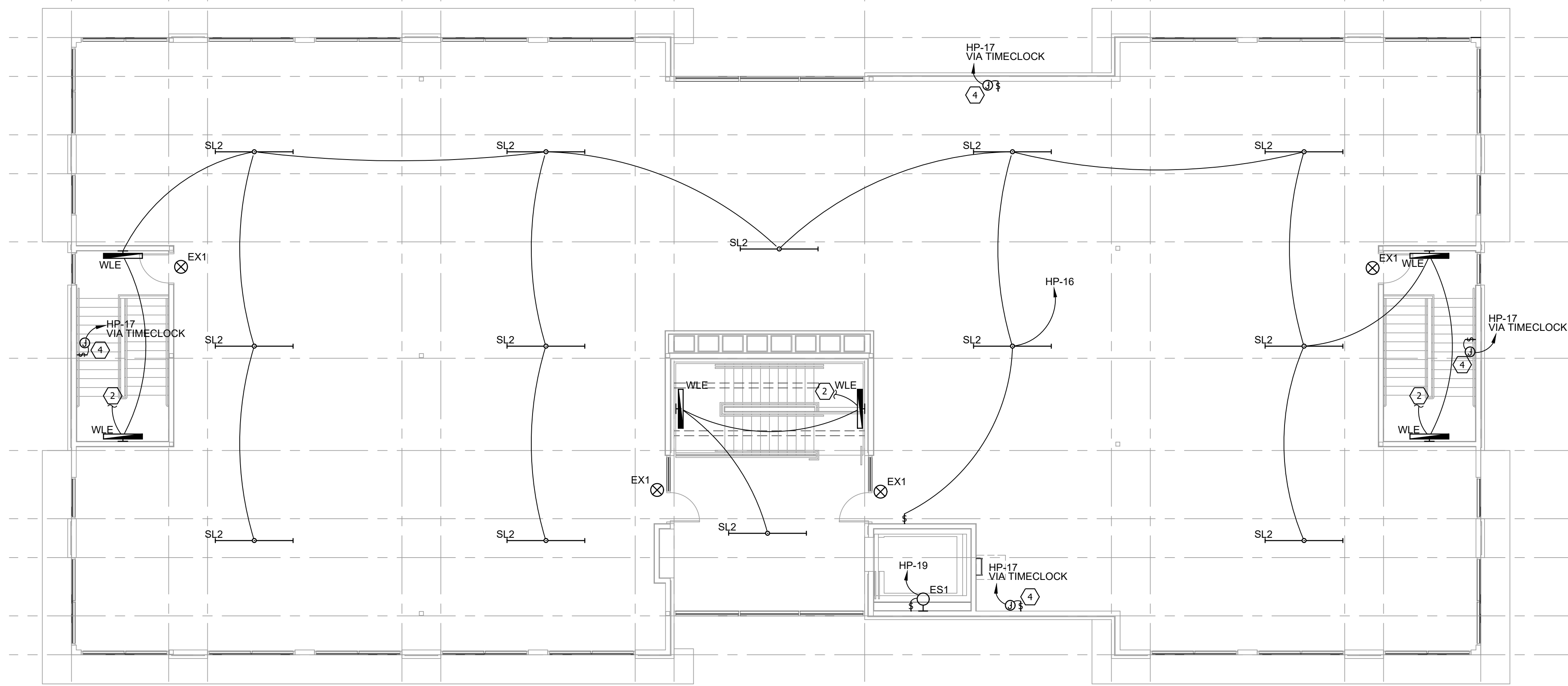
E001

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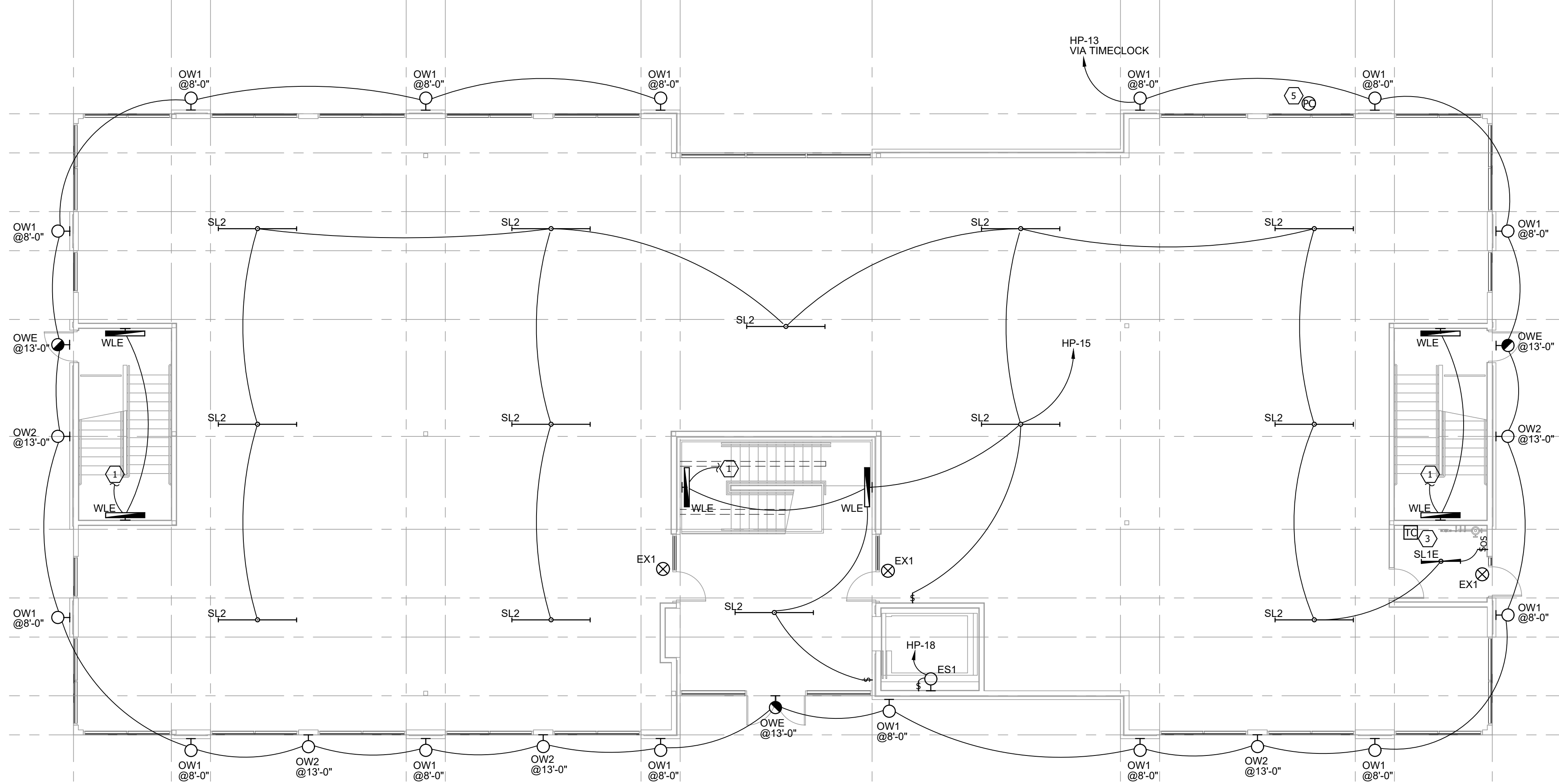


2

E101

LEVEL 2 LIGHTING PLAN

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



1

E101

LEVEL 1 LIGHTING PLAN

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

#

KEYED NOTES

1.

CIRCUIT TO STAIRWELL LIGHTING ABOVE.

2.

CIRCUIT TO STAIRWELL LIGHTING BELOW.

3.

PROVIDE AN INTERMATIC E72845C (OR EQUAL) TIME CLOCK. COORDINATE SCHEDULING WITH OWNER UPON JOB COMPLETION. CIRCUIT TO THE AREA RECEPTACLE BRANCH CIRCUIT.

4.

PROVIDE A JUNCTION BOX AND DISCONNECT SWITCH MOUNTED IN THE CEILING SPACE ON THE INTERIOR SIDE OF EXTERIOR WALL FOR STOREFRONT SIGNAGE. COORDINATE FURTHER REQUIREMENTS WITH THE SIGN VENDOR.

5.

PROVIDE A PHOTOCELL MOUNTED UNDER EAVES ON THE EXTERIOR SIDE OF THE NORTH FACING WALL FOR EXTERIOR LIGHTING CONTROL. INTERLOCK WITH BUILDING TIME CLOCK.

GENERAL NOTES

A.

CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.

B.

IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.

C.

COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

D.

VERIFY Fixture DIMMING CONTROLS AND PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

E.

CONCEAL ALL Fixture DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

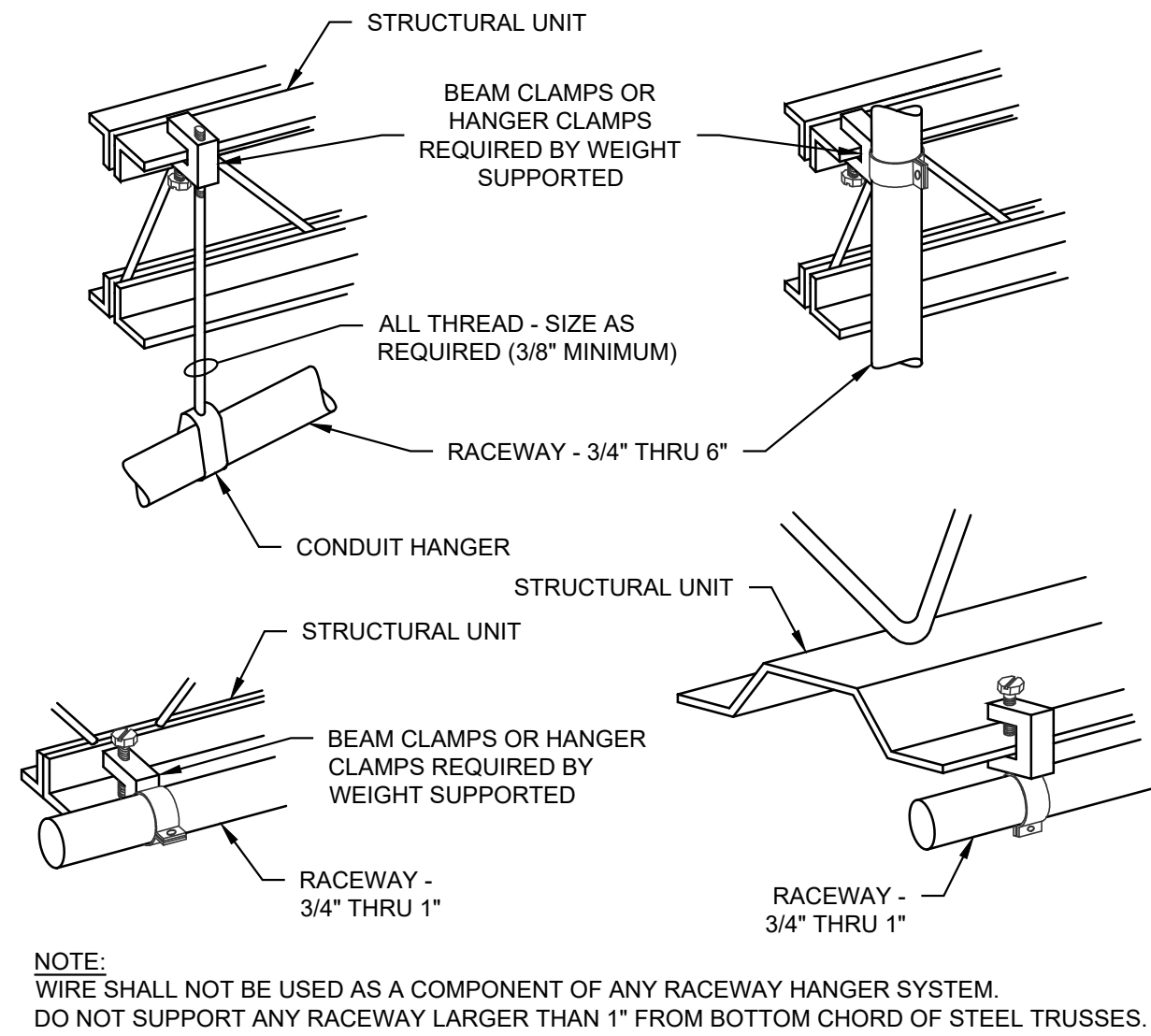
LIGHTING TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

MAIN LEVEL LIGHTING IS EXEMPT FROM DAYLIGHTING REQUIREMENTS PER IECC 2021 C405.2.4 EXEMPTIONS - 2 (A2 AND GROUP "M" OCCUPANCY).

DAYLIGHT ZONES ARE EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 W)

STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES LIGHTING NEEDS (C405.2.7.1 - C405.2.7.4).



3

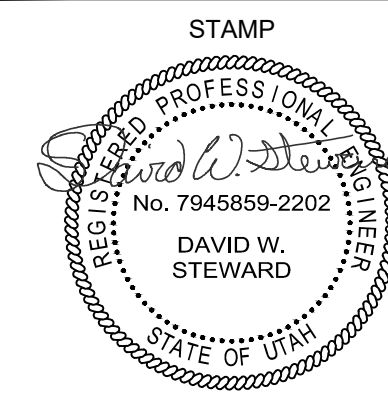
E101

TYPICAL RACEWAY SUPPORT METHODS

NO SCALE

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT



REVISIONS	
1	03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN

CONSULTING ENGINEERS, INC.

2117 South 3600 West, Salt Lake City, UT 84119

(801) 566-0553 www.rmcai.com

PROJECT #:

23495

DRAWN BY:

NF/MM

CHECKED BY:

ES

DATE:

01/12/2024

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

LIGHTING PLAN

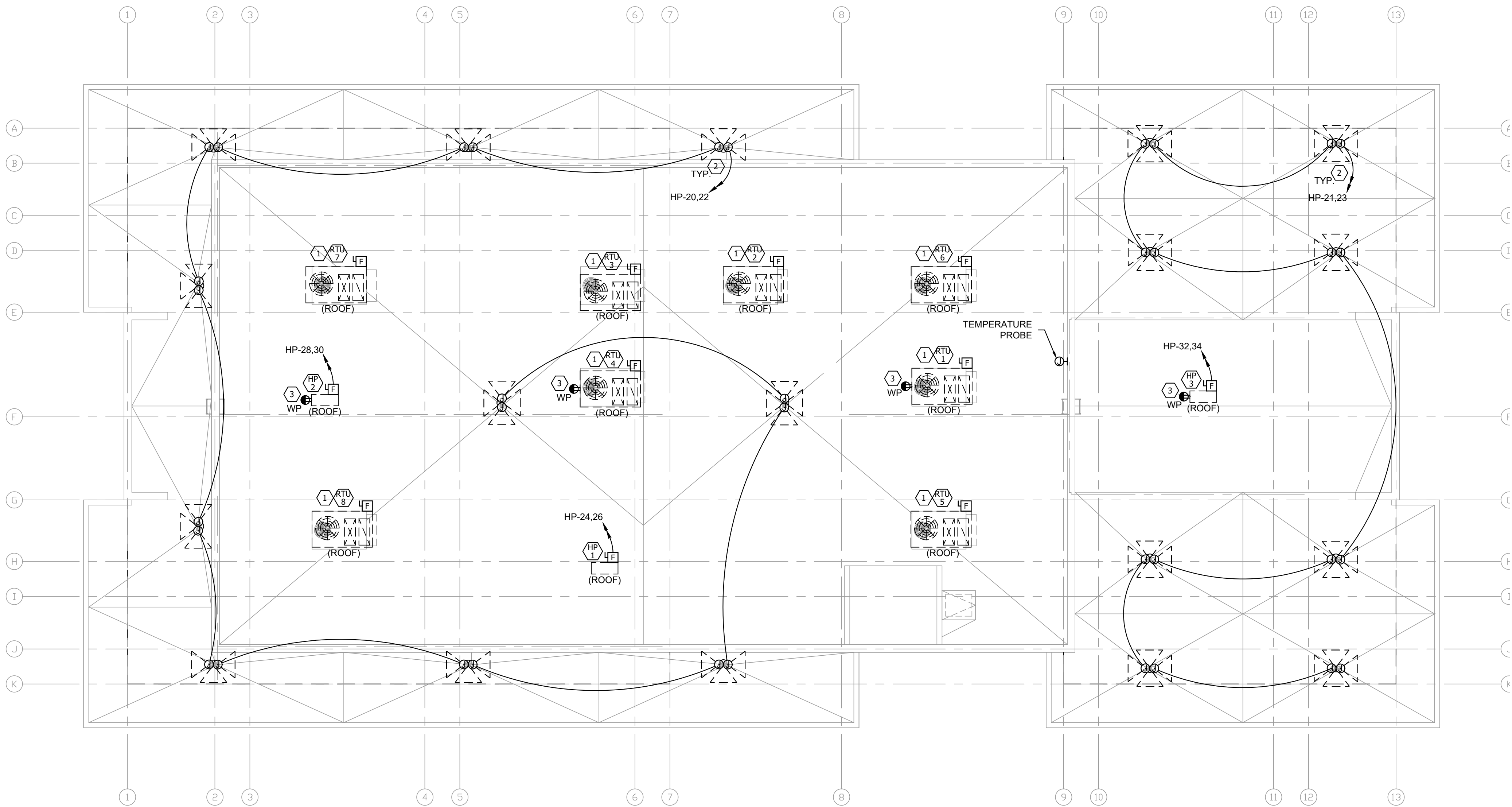
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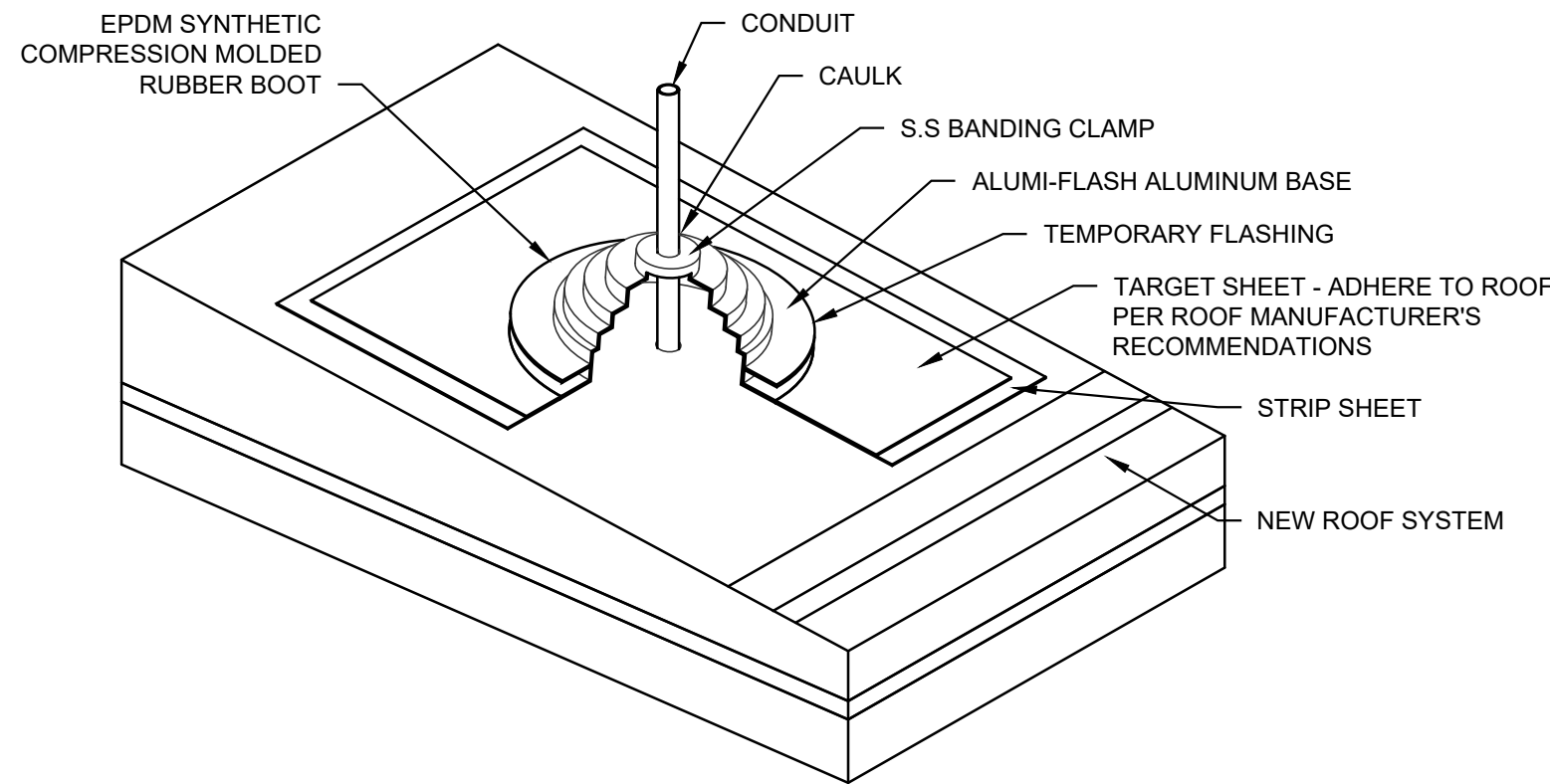
A



1E202

ROOF POWER PLAN

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



2E202

ROOF CONDUIT PENETRATION DETAIL

NO SCALE

#

KEYED NOTES

1.

ROOFTOP UNIT TO BE CIRCUITED DURING TENANT BUILD-OUT. PROVIDE ROOFTOP UNIT FUSED DISCONNECT SWITCH WITH (1) 2" C STUBBED FROM DISCONNECT INTO AN ACCESSIBLE CEILING SPACE. SEE EQUIPMENT SCHEDULE ON SHEET E601 FOR MORE INFORMATION.

2.

PROVIDE A RAYCHEM GM-2XT ICESTOP ROOF DRAIN DEICING SYSTEM (OR EQUAL). HEAT TRACE SHALL BE 8W/FT, SELF-REGULATING AND CONTROLLED FROM BOTH MOISTURE AND TEMPERATURE SENSORS. EXTEND 48" OF HEAT TRACE AND END SEAL TERMINATION KIT INTO EACH ROOF DRAIN. PROVIDE A 7' LOOP AT EACH VALLEY PER MANUFACTURER'S GUIDELINES (MAX 30' OF HEAT TRACE AT EACH ROOF DRAIN). PROVIDE A WEATHER PROOF BELL BOX FOR HEAT TRACE TERMINATIONS. MOUNT HEAT TRACE CONTROLLER IN THE FIRE RISER ROOM. COORDINATE WITH THE HEAT TRACE PROVIDER.

3.

CIRCUIT TO FIRE RISER RECEPTACLE CIRCUIT 'HP-6'.

GENERAL NOTES

A.

VERIFY EXACT ELECTRICAL REQUIREMENTS OF ANY ELECTRICAL EQUIPMENT WITH MANUFACTURER'S INSTALLATION GUIDELINES PRIOR TO INSTALLATION OF EQUIPMENT. EC TO COORDINATE AND VERIFY WITH EQUIPMENT SCHEDULE.

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP

REGISTERED PROFESSIONAL ENGINEER

DAVID W. STEWARD

STATE OF UTAH

REVISIONS	
1	03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0553 www.rmcai.com

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ES

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01/12/2024

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

POWER PLAN

E202

D

C

B

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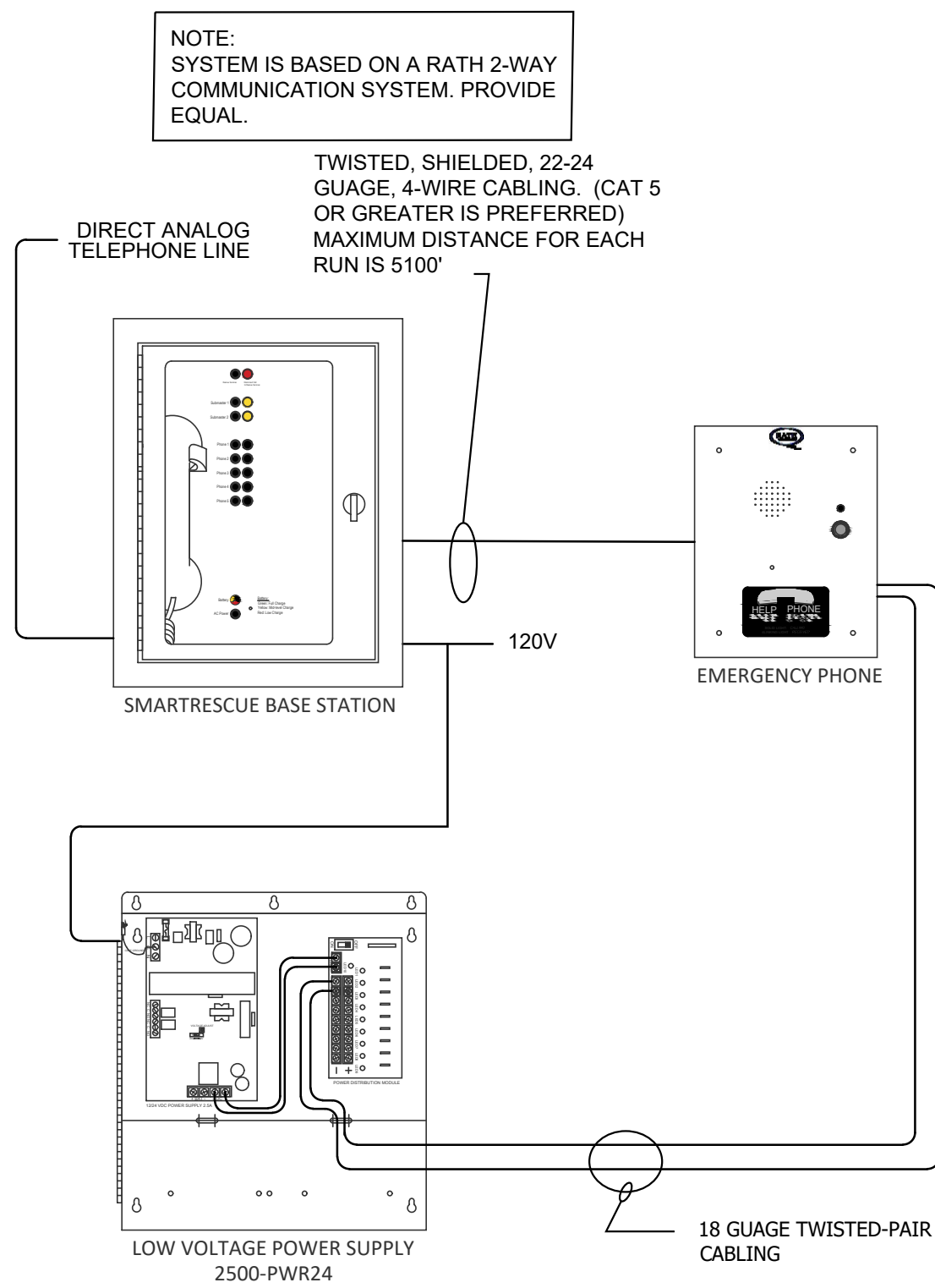
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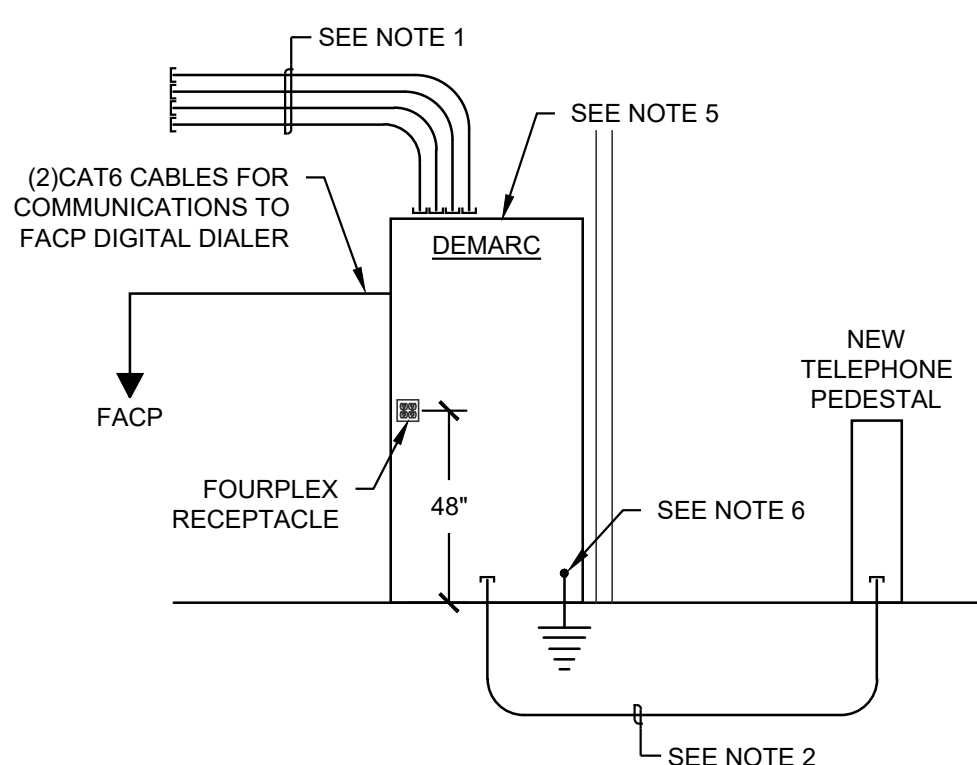
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GENERAL NOTES

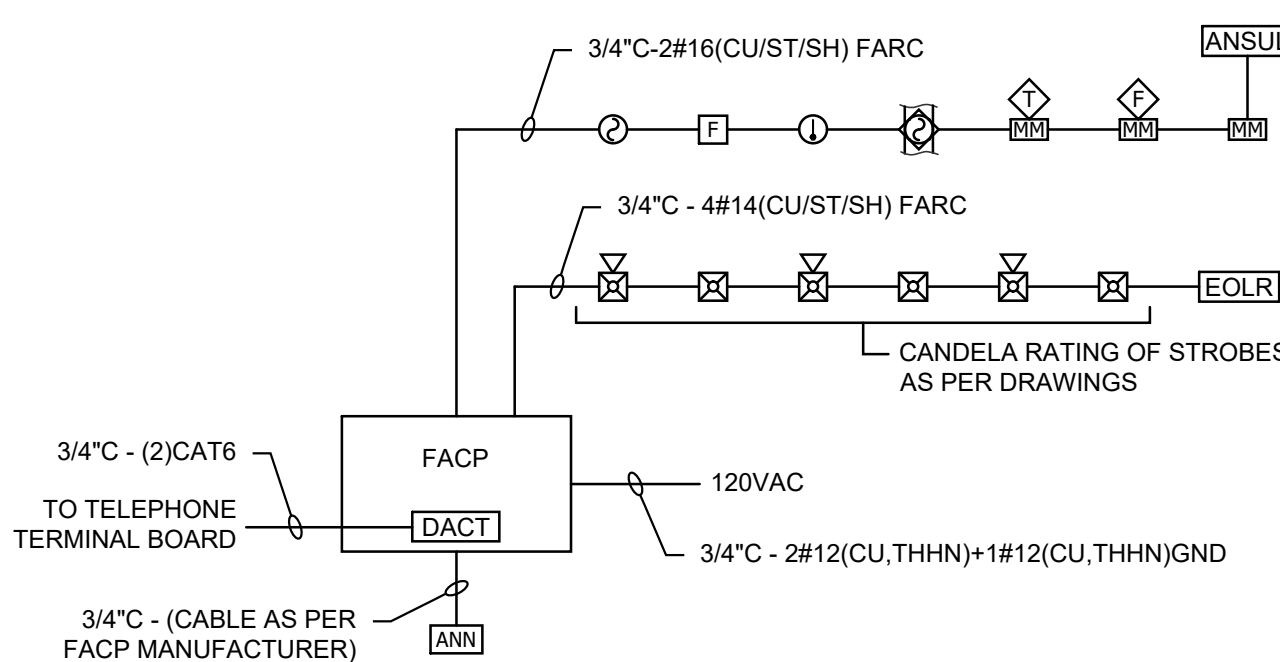
- A. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.
- B. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.
- C. FIRE ALARM CONTROL PANEL AND ALL REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE, CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.
- D. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.
- E. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES.
- F. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF FIRE ALARM CONTROL PANEL AND EVERY REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.
- G. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

3
E501
TYPICAL 2-WAY COMMUNICATION SYSTEM RISER DIAGRAM
NO SCALE



- NOTES:
1. STUB 2" PVC CONDUIT ABOVE CEILING FROM THE TELEPHONE TERMINAL BOARD OUT INTO EACH TENANT SPACE. FUTURE TENANTS SHALL BE RESPONSIBLE FOR EXTENDING FROM THIS LOCATION TO THEIR RESPECTIVE SPACES.
 2. PROVIDE (2) 3" PVC-FOOTAGE TAPE FROM THE NEW TELEPHONE PEDESTAL LOCATION TO THE TELEPHONE TERMINAL BOARD FOR TELEPHONE SERVICE. STUB CONDUIT UP UNDERNEATH THE TERMINAL BOARD.
 3. WHERE ELBOW AND/OR SWEEPS PENETRATE FOUNDATION OR FLOOR SLABS THE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT (GRG) WRAPPED WITH CORROSION RESISTANCE TAP. CONDUITS SHALL BE STUBBED UP THROUGH THE FLOOR TO A HEIGHT OF 6" ABOVE FLOOR LEVEL AND CAPPED WITH PLASTIC BUSHINGS.
 5. PROVIDE A 4"x8"x3/4" PLYWOOD BACKBOARD PAINTED WITH FIRE RESISTIVE COATING FOR THE TELEPHONE TERMINAL BOARD (TTB) IN THE BUILDING.
 6. PROVIDE A #6 GREEN GROUNDING CONDUCTOR FROM THE TTB PLYWOOD BACKBOARD TO THE BUILDING GROUNDING SYSTEM.
 7. PROVIDE TYPE 66 PUNCHDOWN BLOCKS FOR LANDING ALL INTERIOR BUILDING TELEPHONE CABLING. CONNECTIONS TO THE TELEPHONE SERVICE DEMARC SHALL BE BY TELECOM COMPANY.
 8. INSTALL TWO DEDICATED TELEPHONE LINE (CAT6) CABLES FROM THE TELEPHONE TERMINAL BOARD TO THE FIRE ALARM DIALER.

1
E501
TYPICAL TELECOM RISER DIAGRAM
NO SCALE



- NOTES:
1. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.
 2. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.
 3. FIRE ALARM CONTROL PANEL AND ALL REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE, CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.
 4. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.
 5. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES.
 6. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF FIRE ALARM CONTROL PANEL AND EVERY REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.
 7. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

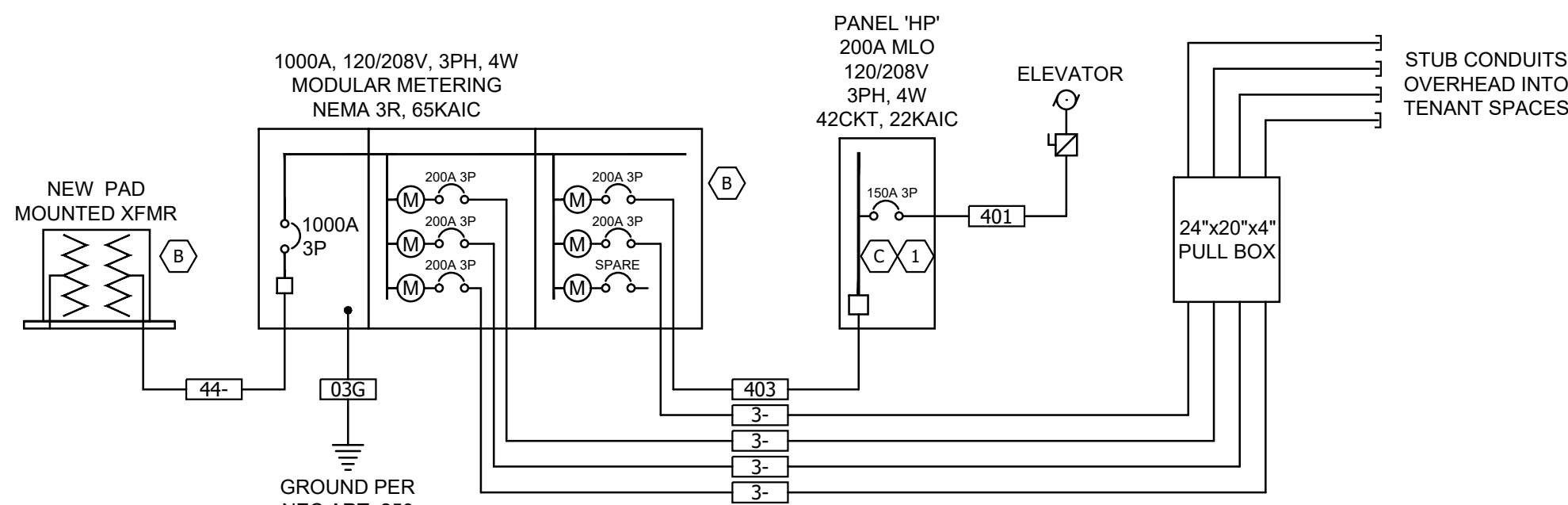
2
E501
TYPICAL FIRE ALARM RISER DIAGRAM
NO SCALE

CONDUIT/CONDUCTOR SCHEDULE							
MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL)			NOTES
				PHASE	NEUTRAL	GROUND	
401	150	2"	CU	(3) 1/0	1/0	6	1
403	200	2.5"	CU	(3) 3/0	3/0	6	1
036	-	-	CU	-	-	3/0	1
54	-	(5) 4"	-	-	-	-	3

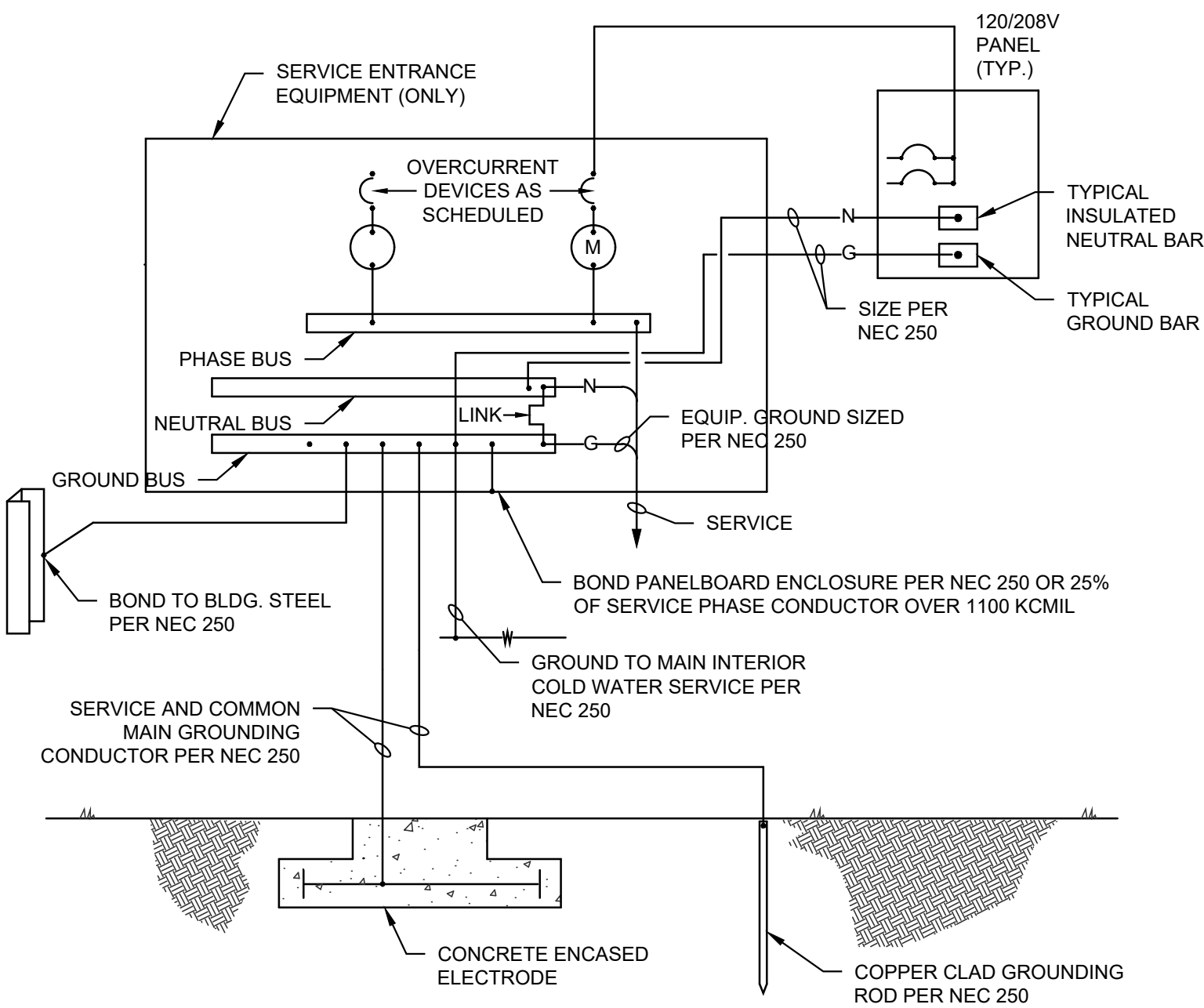
NOTES:

1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.

FAULT CURRENT CALCULATIONS			
208 Volt	METER	HP	
Panel	UTIL XFMR	METER	
Feed From	64033		47472
Available Fault Current	44	111	
(L) Length to panel	P		
Conduit Type (P, S)	360	3/0	
Conductor Size	A	C	
Conductor Type (c, a)	4	1	
No of Runs	16813	13923	
C - from chart	208	208	
Voltage	0.34884771	3.15148787	
f	0.74137354	0.2408775	
m			
I s.c. at Panel	47472	11435	



5
E501
ONE-LINE DIAGRAM
NO SCALE



4
E501
TYPICAL GROUNDING/BONDING DETAIL
NO SCALE

KEYED NOTES

1. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (12/19/23) PER NEC 110.24, ON THE NAME PLATE STATE WHERE THE POWER ORIGINATES FROM IN ACCORDANCE WITH NEC 408.4(B).

GENERAL NOTES

- A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
- B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

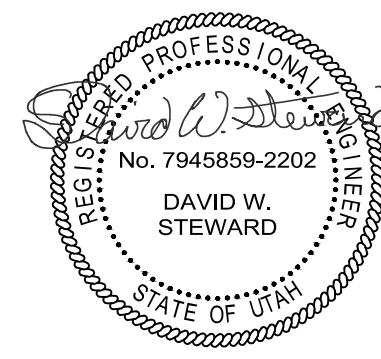
AVAILABLE FAULT CURRENTS

- A ESTIMATED 64,033A
B 47,472A
C 11,435A

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP



REVISIONS

1 03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0553 www.rmcai.com



SHEET TITLE:

ELECTRICAL
DETAILS

E501

D

C

B

A

PANEL SCHEDULE												HP											
VOLT/PHASE/WIRE: 120/208V/3PH/4W						AIC RATING: 22,000						MAIN BREAKER: 200A											
MOUNT/ENCLOSURE: SURFACE/NEMA 1						LOCATION:						MAIN LUGS:											
CCT NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CCT NO	DESCRIPTION	LOAD	AMPS	POLES							
1	DEMARC	500	20	1	1220				1	20	720	REC - ENTRY LOBBY	2										
3	RADIO COMMAND CENTER	500	20	1		860			1	20	360	REC - ELEVATOR PIT	4										
5	FACP	500	20	1			1580		1	20	1080	REC - FIRE RISER / EXTERIOR	6										
7	REC - UPPER LOBBY	540	20	1	900				1	20	360	REC - ELEVATOR SHAFT	8										
9	ELEVATOR CAB LIGHTING	500	15	1		14910			3	150	14410	ELEVATOR	10										
11	LTG - PARKING	460	20	1			14870	-	-	14410	-----	12											
13	LTG - BLDG EXTERIOR	305	20	1	14715				-	-	14410	-----	14										
15	LTG - TEMP	930	20	1		1770			1	20	840	LTG - TEMP	16										
17	SIGNAGE	1200	20	1			1215	1	20	15	LTG - ELEVATOR SERVICE	18											
19	LTG - ELEVATOR SERVICE	15	20	1	2015			2	30	2000	HEAT TRACE	20											
21	HEAT TRACE	2000	30	2		4000		-	-	2000	-----	22											
23	-----	2000	-	-				3768	2	30	1768	HP-1	24										
25	EW-H-1	1200	20	2	2968			-	-	1768	-----	26											
27	-----	1200	-	-		2344		2	15	1144	HP-2	28											
29	EW-H-2	1200	20	2			2344	-	-	1144	-----	30											
31	-----	1200	-	-		2344		2	15	1144	HP-3	32											
33	EW-H-3	1200	20	2		2344		-	-	1144	-----	34											
35	-----	1200	-	-			1700	1	20	500	ELEVATOR MAG DOORS	36											
37	SPACE	0			0					0	SPACE	38											
39	SPACE	0				0				0	SPACE	40											
41	SPACE	0					0			0	SPACE	42											
TOTALS						24,162	26,228	25,477															
TOTAL LOAD:					75,867																		
LOADS		CONTINUOUS	NON-CONTINUOUS		DEMAND FACTOR/CALCULATION							DEMAND LOAD											
EXISTING	0	0	125% x 0							0													
LIGHTING	3,065	0	125% x 3065							+ 100% x 0					3,831								
RECEPTACLE	0	3,060	100% x 3060							+ 50% x 0					3,060								
MOTOR	0	43,230	125% x 0							+ 100% x 43230					43,230								
FIXED HEAT	0	7,200	100% x 7200																				
A/C	0	8,112	100% x 8112												8112								
KITCHEN EQUIP.	0	0	100 % x 0												0								
MISC	1,200	10,000	125% X 1200							+ 100% x 10000					11,500								
												TOTAL DEMAND LOAD:					69,733 VA						
																	194 A						
PANEL NOTES:																							
OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.																							

EQUIPMENT SCHEDULE																		
MARK	DESCRIPTION	ELECTRICAL										STARTER	OVERCURRENT	PROTECTION	REMARKS			
		V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	NEMA SIZE	DISCONNECT SIZE/POLE		FUSE SIZE		
EWH-1	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
EWH-2	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
EWH-3	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
HP-1	OUTDOOR SPLIT UNIT	208	1			17		30	3/4"	2	10	10	-	30/2	30	1A		
HP-1A	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-1B	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-2	OUTDOOR SPLIT UNIT	208	1			11		15	3/4"	2	12	12	-	30/2	30	1A		
	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-3	OUTDOOR SPLIT UNIT	208	1			11		15	3/4"	2	12	12	-	30/2	30	1A		
	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
RTU-1	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-2	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-3	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-4	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-5	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-6	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-7	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-8	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.																		
REMARKS:																		
1. FUSED DISCONNECT SWITCH					10. REDUCED VOLTAGE STARTER					13. DIRECT CONNECTION								
2. NON-FUSED DISCONNECT SWITCH					11. VARIABLE FREQUENCY DRIVE					14. DUCT DETECTOR IN RETURN DUCT								
3. BREAKER IN ENCLOSURE					12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.					15. SWITCH WITH LIGHTS								
4. THERMAL OVERLOAD SWITCH																		
5. TOGGLE SWITCH																		
6. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT					A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26													
7. MAGNETIC STARTER/NON-FUSED DISCONNECT SWITCH					B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26													
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION					C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26													
9. MAGNETIC STARTER/BREAKER COMBINATION					D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION													
					E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION													

 VICINITY MAP

PROJECT SITE

750 E.

GENEVA RD.

200 N.



 PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
---------------	-------------	------------	--------------------------------	-------------	------------	-------------

CONIFERS

	JCS	4	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B	6'
	JSB	18	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Te2; 15x3; sun; z4; Utah Lake water tolerant	B & B	6'

DECIDUOUS TREES

	MRS	4	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	6	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal
	SIS	2	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25"x12-15"; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
---------------	-------------	------------	--------------------------------	-------------

DECIDUOUS SHRUBS

	FPA	9	<i>Fallugia paradoxa</i> Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
	PBW	17	<i>Prunus besseyi</i> Sand Cherry Low; 6'x6'; sun; z3	5 gal
	RF'C	3	<i>Rhamnus frangula</i> 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal
	RGL	6	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	RTT	4	<i>Rhus typhina</i> 'Tiger Eyes' Tiger Eyes Sumac Sd2; 6 x 6; AV 176; sun to part shade; z4; Utah Lake water tolerant	5 gal

EVERGREEN SHRUBS

	HP'P	12	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal
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GRASSES

	FMA	12	<i>Festuca mairei</i> Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	MR'D	21	Deer Mully Tw1; 3-5x4; AV 7; sun to light shade; z6; Utah Lake water tolerant	1 gal
	MSG2	22	<i>Miscanthus sinensis</i> 'Graziella' Graziella Maiden Grass 4-5' x 4'; sun low to moderate; z5-9	1 gal
	PVS	16	<i>Panicum virgatum</i> 'Shenadoah' Shenadoah Switch Grass Tw2, 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal

PERENNIALS

	H'SD	21	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
---	------	----	---	-------

ROSES

	R'DK	13	Rosa x 'Radtke' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal
	RN'W	15	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal

 SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
 1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,101 sf

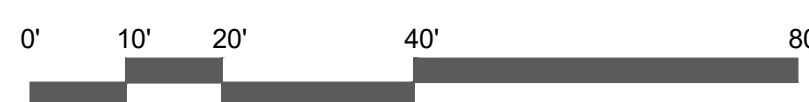
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
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3/5/2024

 UT24009

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



GRAPHIC SCALE: 1" = 20'

VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH

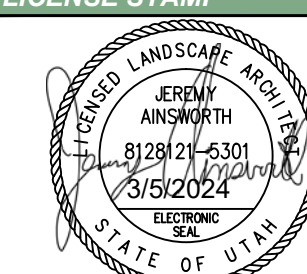
ALTUS DEVELOPMENT GROUP
ATT: JILL GENESSY
801-577-8536
JILL@ALTUSDG.COM

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com



COLOR ILLUSTRATION

CITY PERMIT SET

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED:

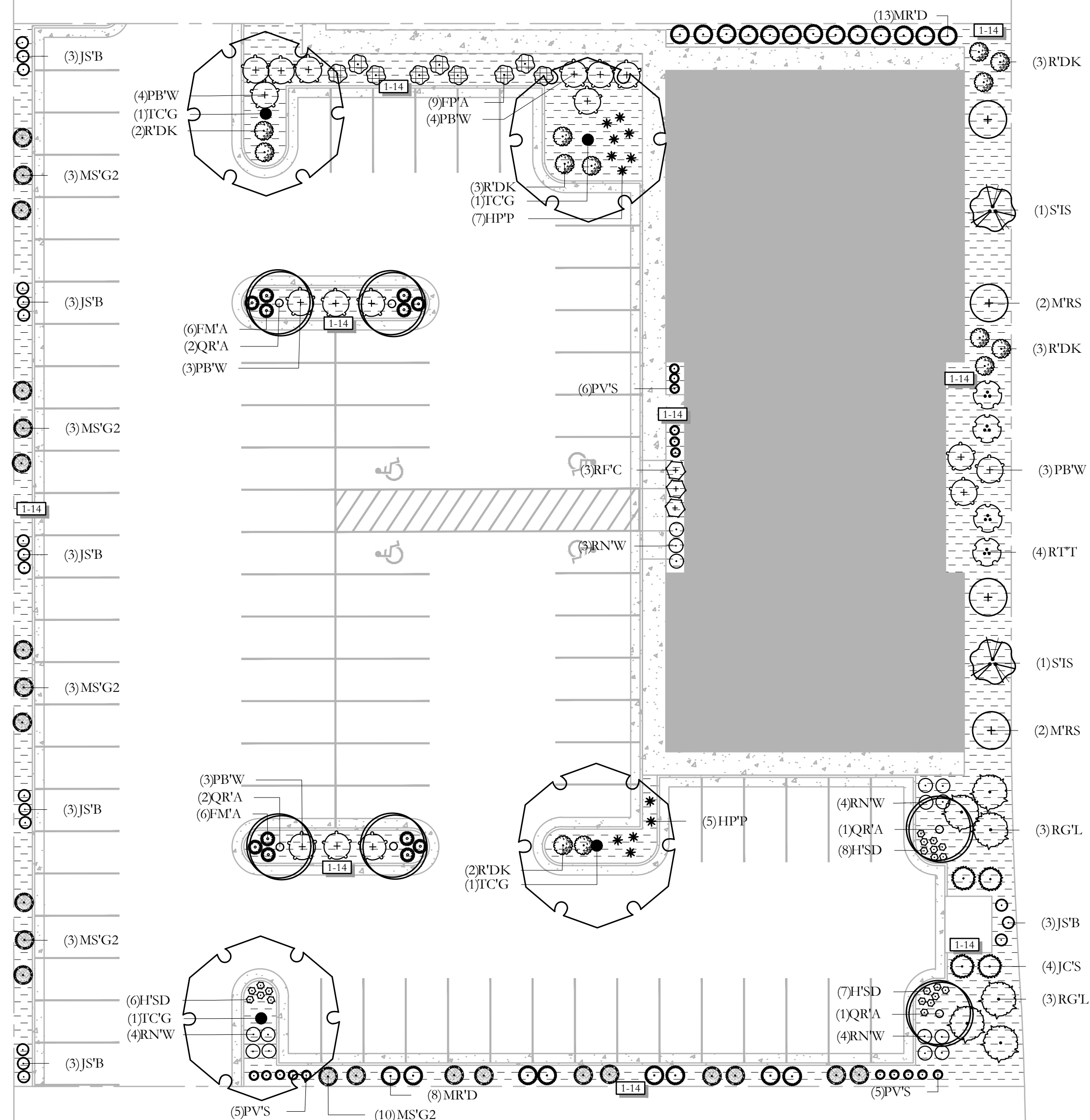
LP-COLOR

PROJECT SITE

750 E.

GENEVA RD.

200 N.



<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.	7,101 sf

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
---------------	-------------	------------	--------------------------------	-------------	------------	-------------

	JCS	4	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B	6'
	JSB	18	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Te2; 15x3; sun; z4; Utah Lake water tolerant	B & B	6'

	MRS	4	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	6	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal
	SIS	2	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25"x12-15"; sun; z3; Utah Lake water tolerant	B & B	2"Cal
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal

	FPA	9	Fallugia paradoxa Apache Plume Sd1; 4 x; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
	PBW	17	Prunus besseyi Sand Cherry Low; 6'x0'; sun; z3 Rhamnus frangula 'Columnaris'	5 gal
	RFC	3	Tall Hedge buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal
	RG'L	6	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	RTT	4	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac Sd2; 6 x 6; AV 176; sun to part shade; z4; Utah Lake water tolerant	5 gal

	HPP	12	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal
---	-----	----	--	-------

	FM'A	12	<i>Festuca mairei</i> Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	MR'D	21	<i>Muhlenbergia rigens</i> Deer Muly Tw1; 3-5x4; AV 7; sun to light shade; z6;	1 gal
	MS'G2	22	Utah Lake water tolerant <i>Miscanthus sinensis</i> 'Graziella' Graziella Maiden Grass 4-5' x 4'; sun low to moderate; z5-9	1 gal
	PV'S	16	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal

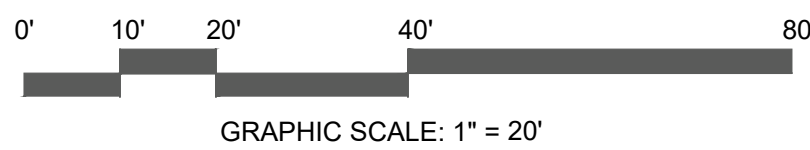
	H'SD	21	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
---	------	----	---	-------

	RDK	13	Rosa x 'Radko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal
	RN'W	15	Rosa x 'Noaschnee'™ Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal

3/5/2024  UT24009

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

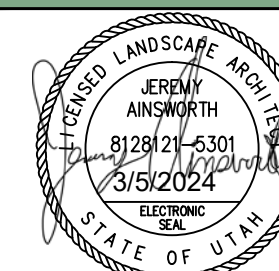


VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH

ALTUS DEVELOPMENT GROUP
ATT: JILL GENESSY
801-577-8536
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LANDSCAPE PLAN

CITY PERMIT SET

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	3/5/202

LP-100

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes Landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unavailable substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replanted immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include watering, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-planting and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock/ See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

- a. PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mmhos per centimeter
- c. SAR (sodium absorption ratio): < 3.0
- d. % OM (percent organic matter): >1%
- e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

- a. Washed mortar sand free of organic material.
- b. Portland Cement (see concrete spec. below for type)
- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
- d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surface. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

- I. Set turf on soil and remove all burdock, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not place planting stock if the ball is cracked or broken before or during planting operation.
1. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water turf to completely settle the soil and fill any voids that may have occurred.
- K. Use a watering hose, not the area irrigation system. If additional prepacked topsoil mixture wanted to be added. It should be obtained from a coarser mix as required to establish finish grade as indicated on the drawings.
- L. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
1. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
4. TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc. until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
5. WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If used is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.

END OF SECTION

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4:6 TREE TRIM TO THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIC, DE WITH 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTED AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE EDGEMENT OF THE PLANT.
9. ROCK MULCH (ORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTING AREAS, ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. AREAS TO RECEIVE AT LEAST 10% HEAD TO HEAD COVERAGE AND PLANTER AREAS ARE TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF FOOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING OR CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPLEMENTS, OR TIME EXFECTION.

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD SLOPE AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXISTING OR PROPOSED DRAINAGE NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
<u>CONIFERS</u>						
	JCS	4	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6'
	JSB	18	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Te2, 15x3; sun; z4; Utah Lake water tolerant	B & B		6'

	MRS	4	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2°C
	QRA	6	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2°C
	SIS	2	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25x12-15; sun; z3; Utah Lake water tolerant	B & B	2°C
	TCG	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2°C

DECIDUOUS SHRUBS

	FPA	9	<i>Fallugia paradoxa</i> Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
	PBW	17	<i>Prunus besseyi</i> Sand Cherry Low; 6'x6'; sun; z3	5 gal
	RF'C	3	<i>Rhamnus frangula</i> 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant	5 gal
	RGL	6	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant	5 gal
	RTT	4	<i>Rhus typhina</i> 'Tiger Eyes' Tiger Eyes Sumac Sd2; 6 x 6; AV 176; sun to part shade; z4; Utah Lake water tolerant	5 gal

	HPP	12	Hesperaloe parviflora 'Perpa'™ Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant	5 gal
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	FM'A	12	<i>Festuca mairei</i> Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	MR'D	21	<i>Muhlenbergia rigens</i> Deer Muhly Tw1; 3-5x4; AV 7; sun to light shade; z6; Utah Lake water tolerant	1 gal
	MS'G2	22	<i>Miscanthus sinensis</i> 'Graziella' Graziella Maiden Grass 4-5' x 4'; sun low to moderate; z5-9	1 gal
	PV'S	16	<i>Panicum virgatum</i> 'Shenandoah' Shenandoah Switch Grass Tw2, 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal

	H'SD	21	Hemerocallis x Stella de Oro Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant	1 gal
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	R'DK	13	Rosa x Radtko Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal
	R'N'W	15	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant	5 gal



PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

DATE: 3/5/2024

PROJECT: 8128124-5301

LOCATION: 3450 N. TRIUMPH BLVD. SUITE 102, LEHI, UT 84043

STATE OF UTAH

PERM: JTA

DRAWN: ACP

CHECKED: JMA

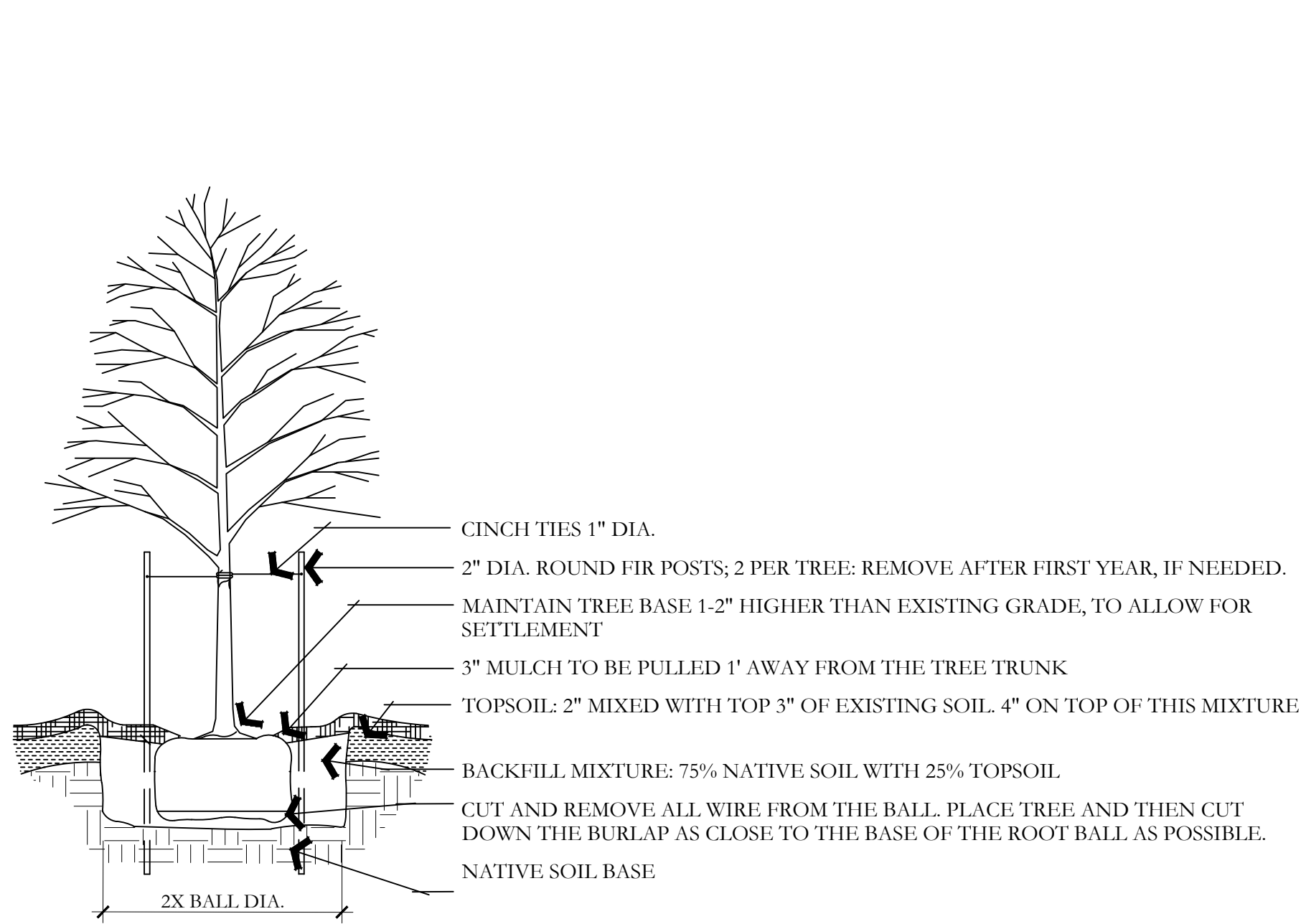
PLOT DATE: 3/5/2024

LANDSCAPE COVER

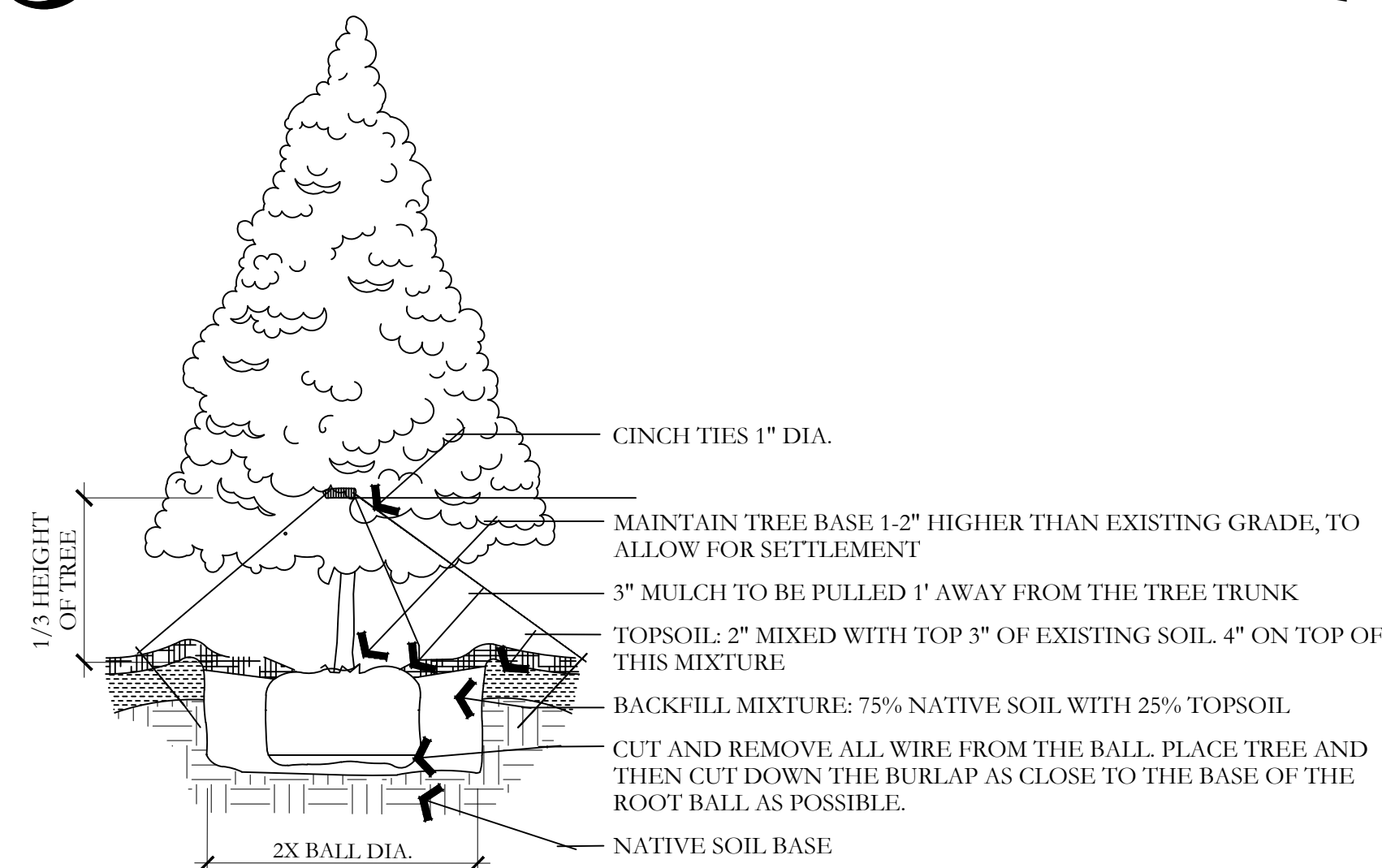
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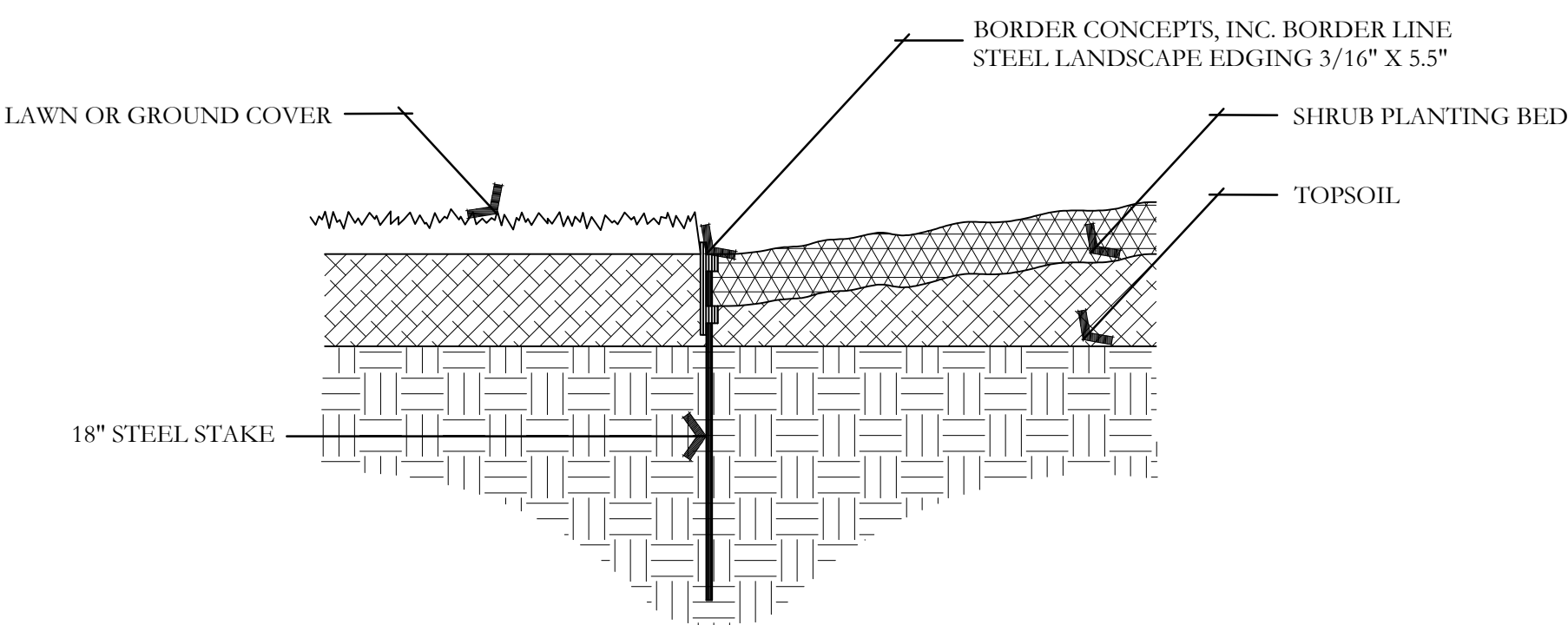
3/5/2024



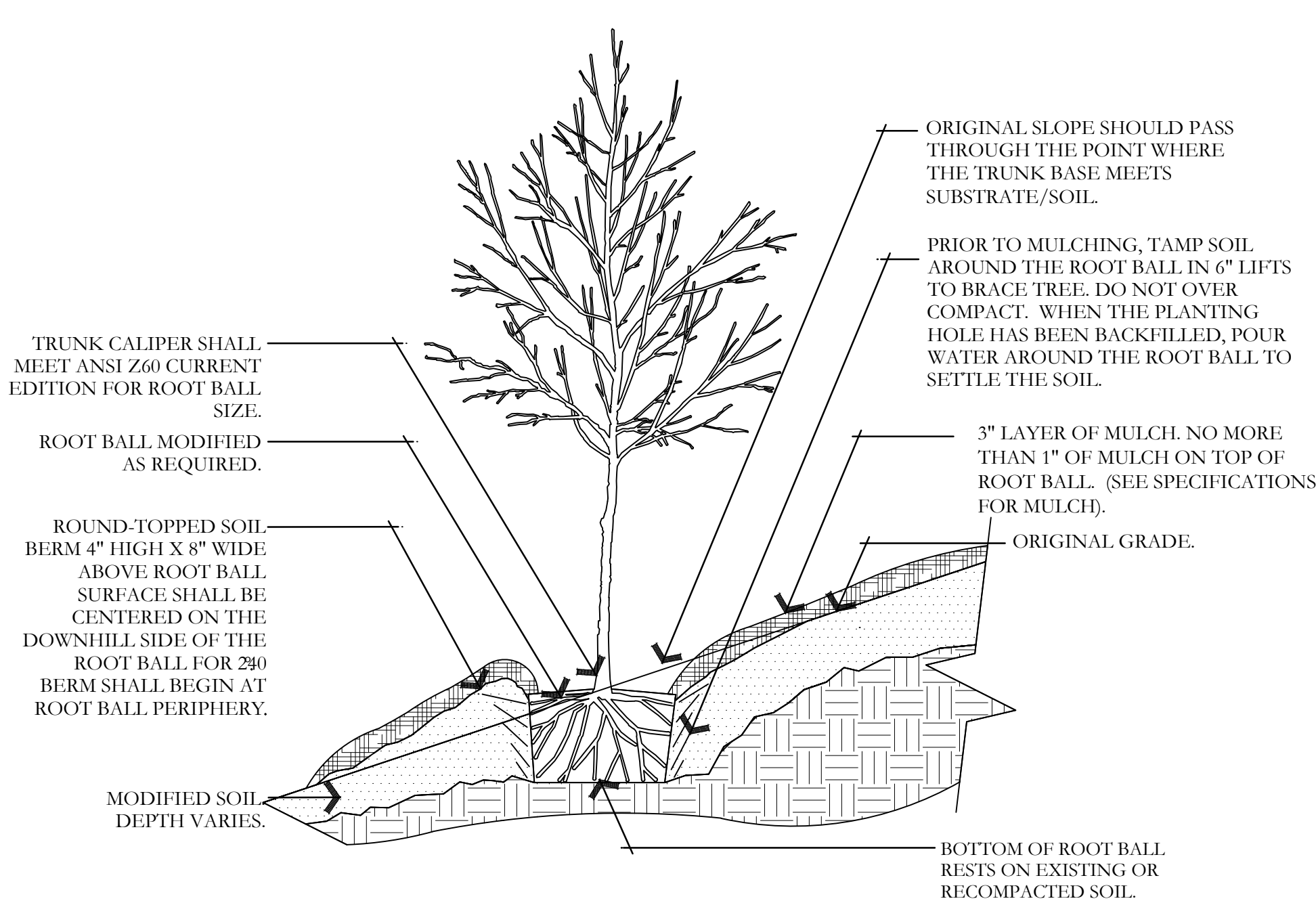
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NOT TO SCALE



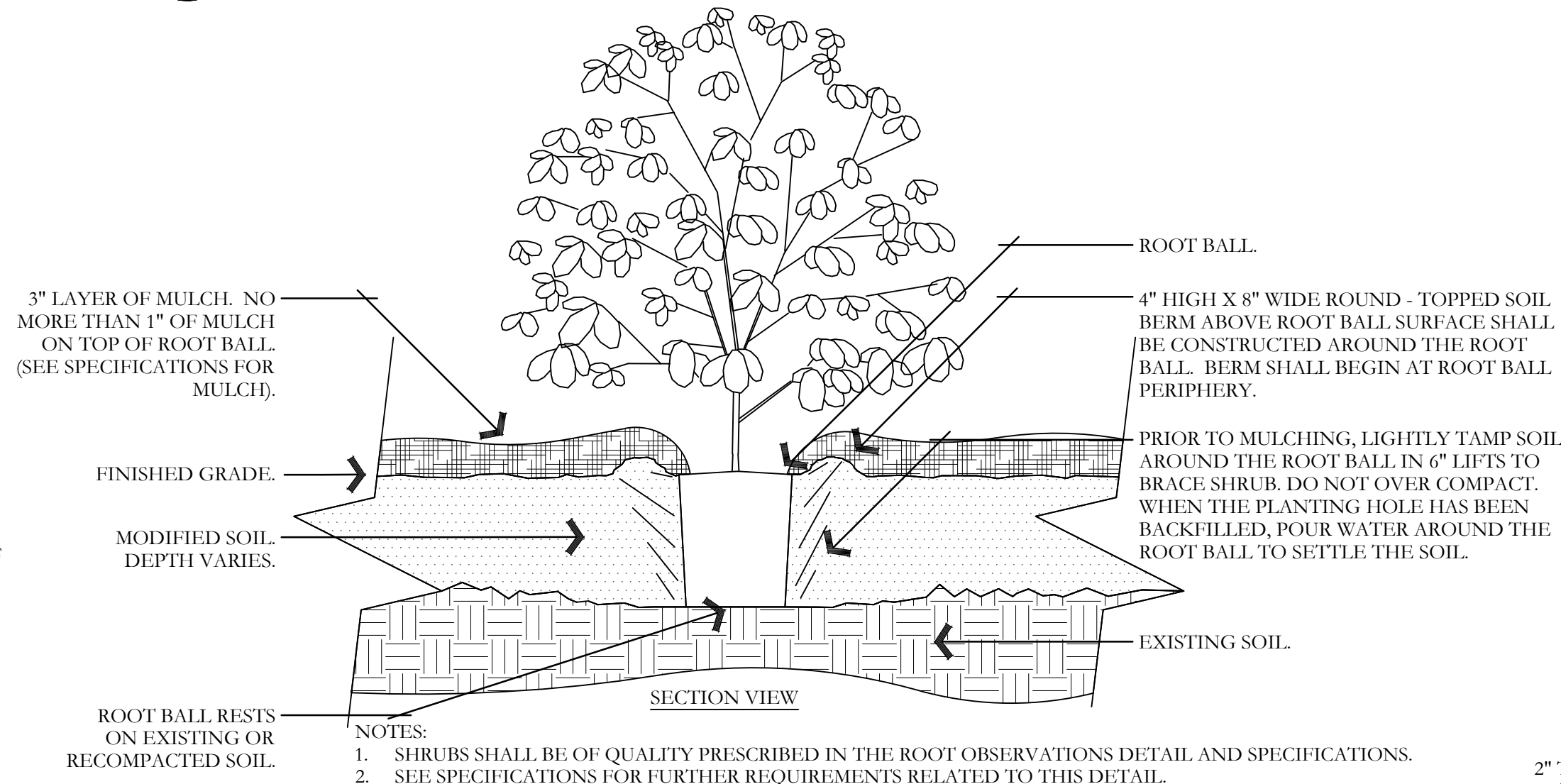
D EVERGREEN TREE PLANTING
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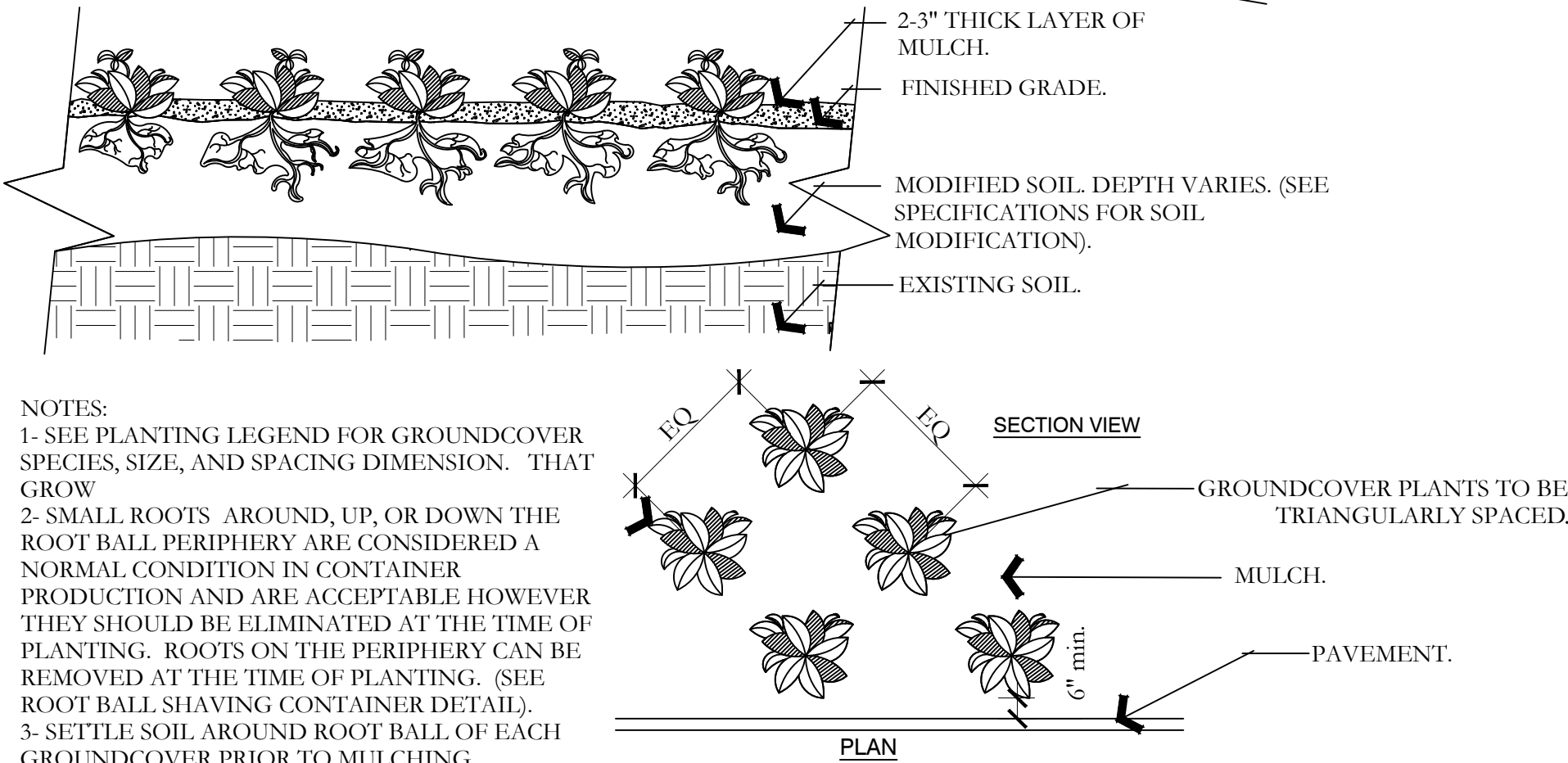
G METAL EDGING DETAIL
NOT TO SCALE



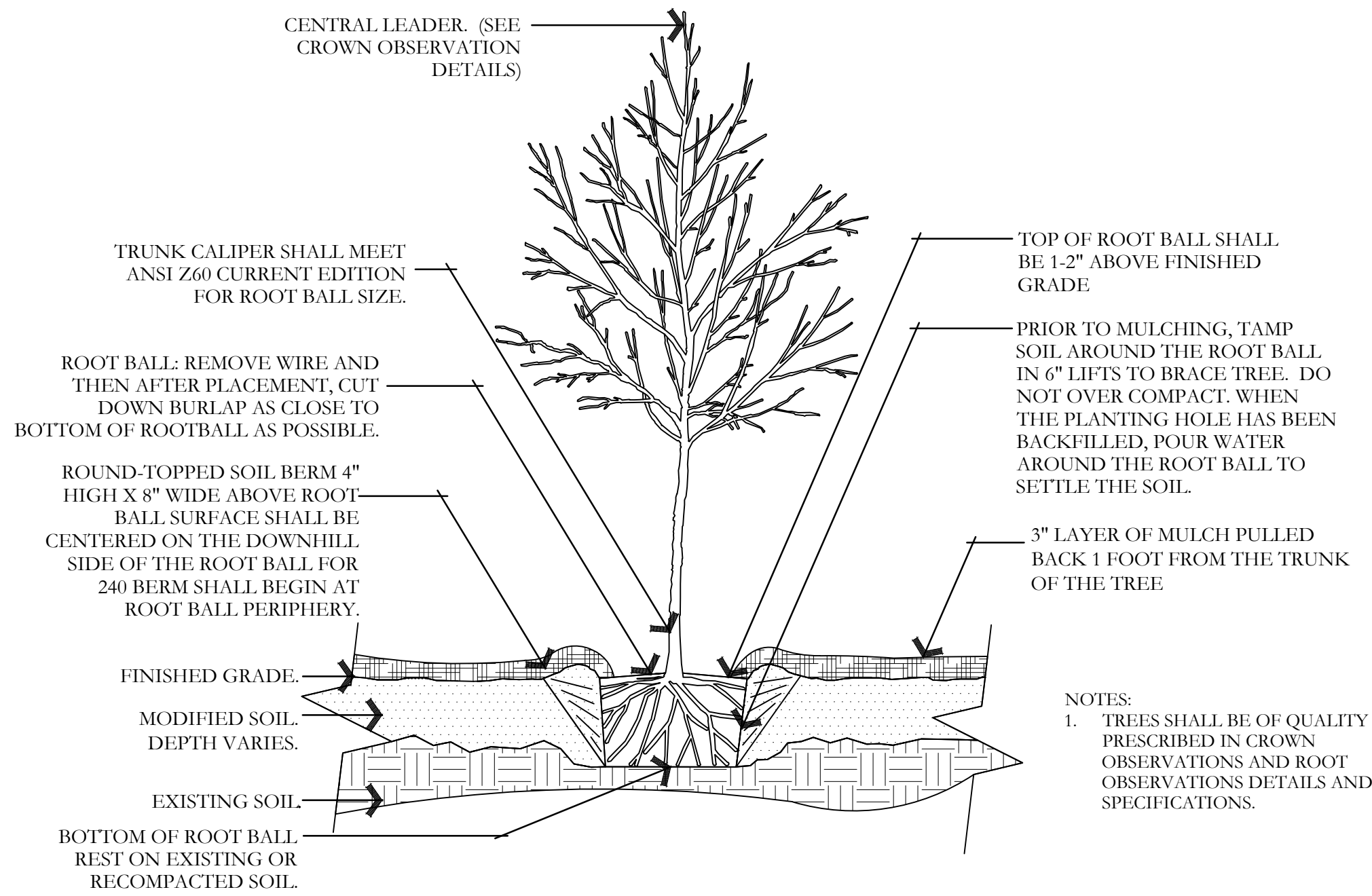
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



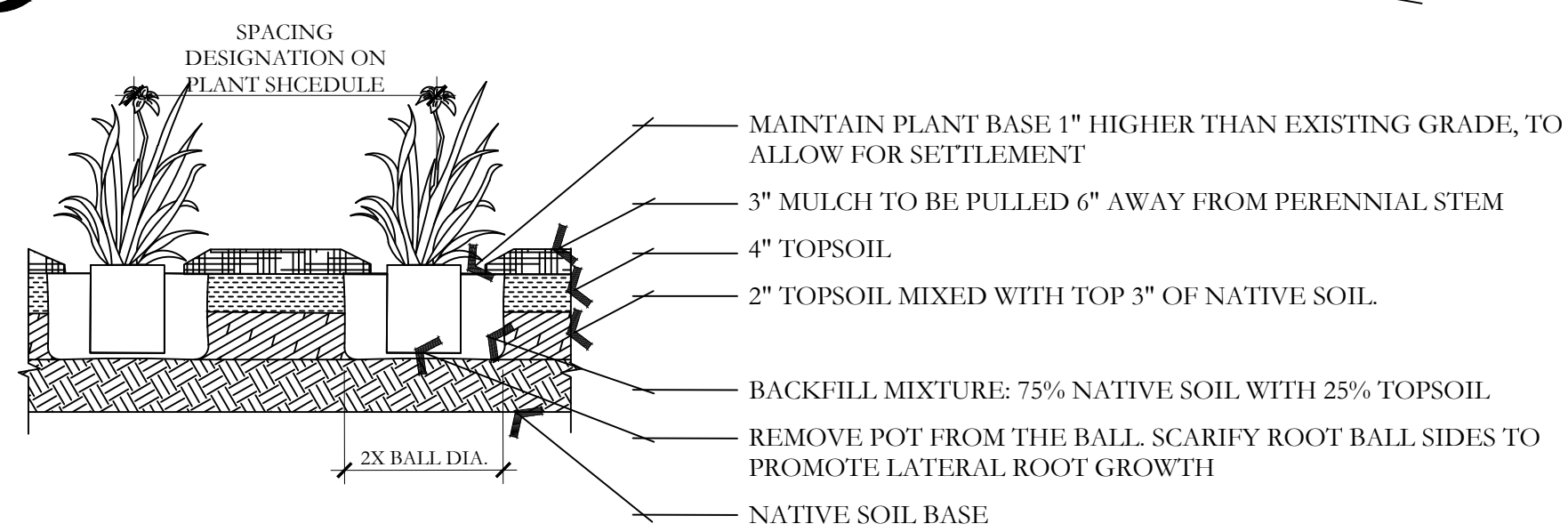
E SHRUB - MODIFIED SOIL
NOT TO SCALE



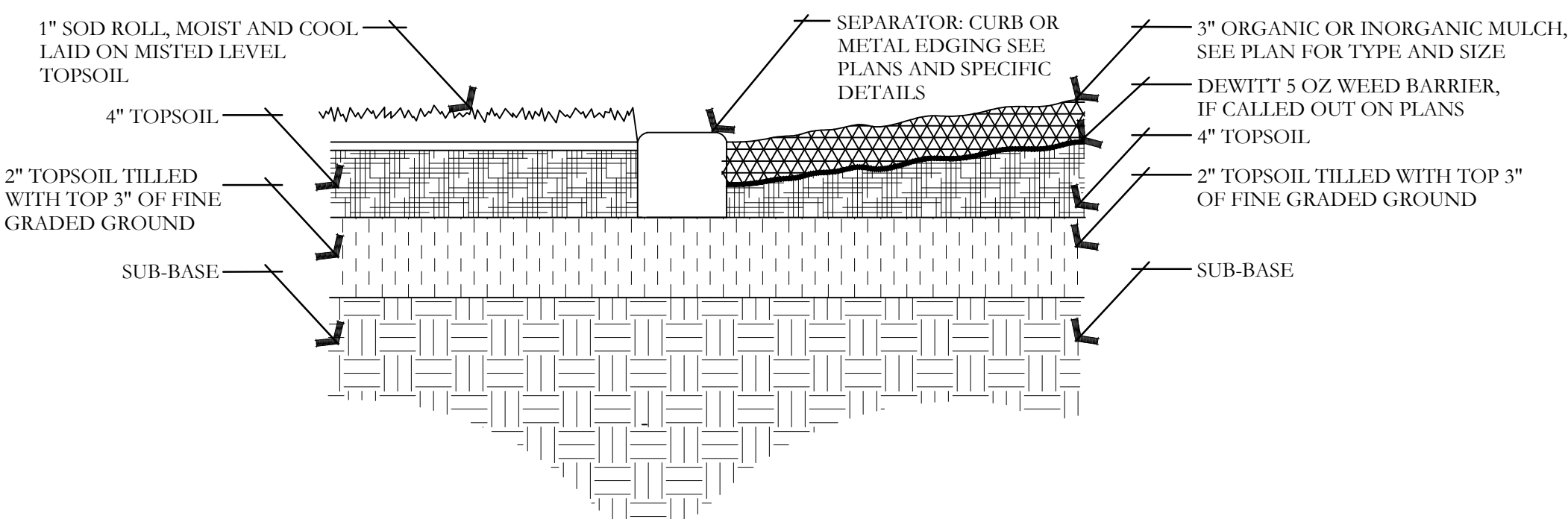
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



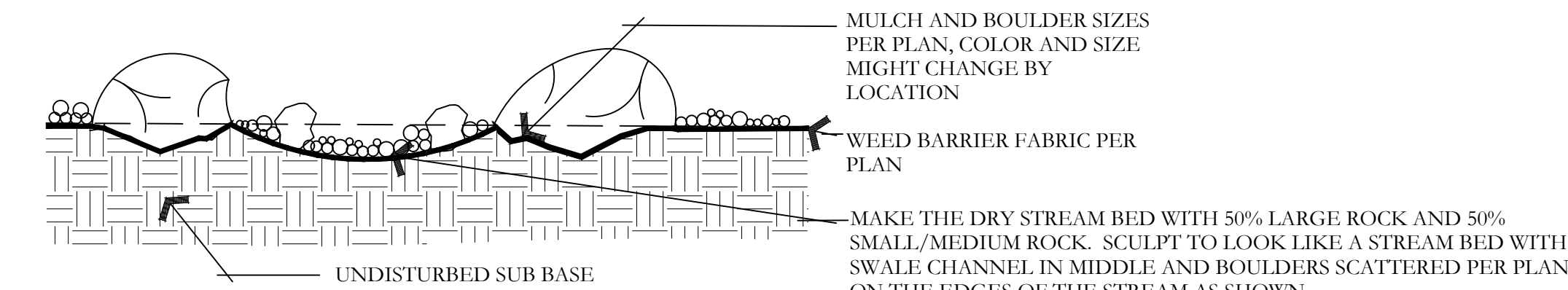
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024		UT24009			ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-8536 JILL@ALTUSDG.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/5/2024
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH

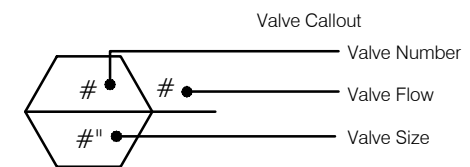
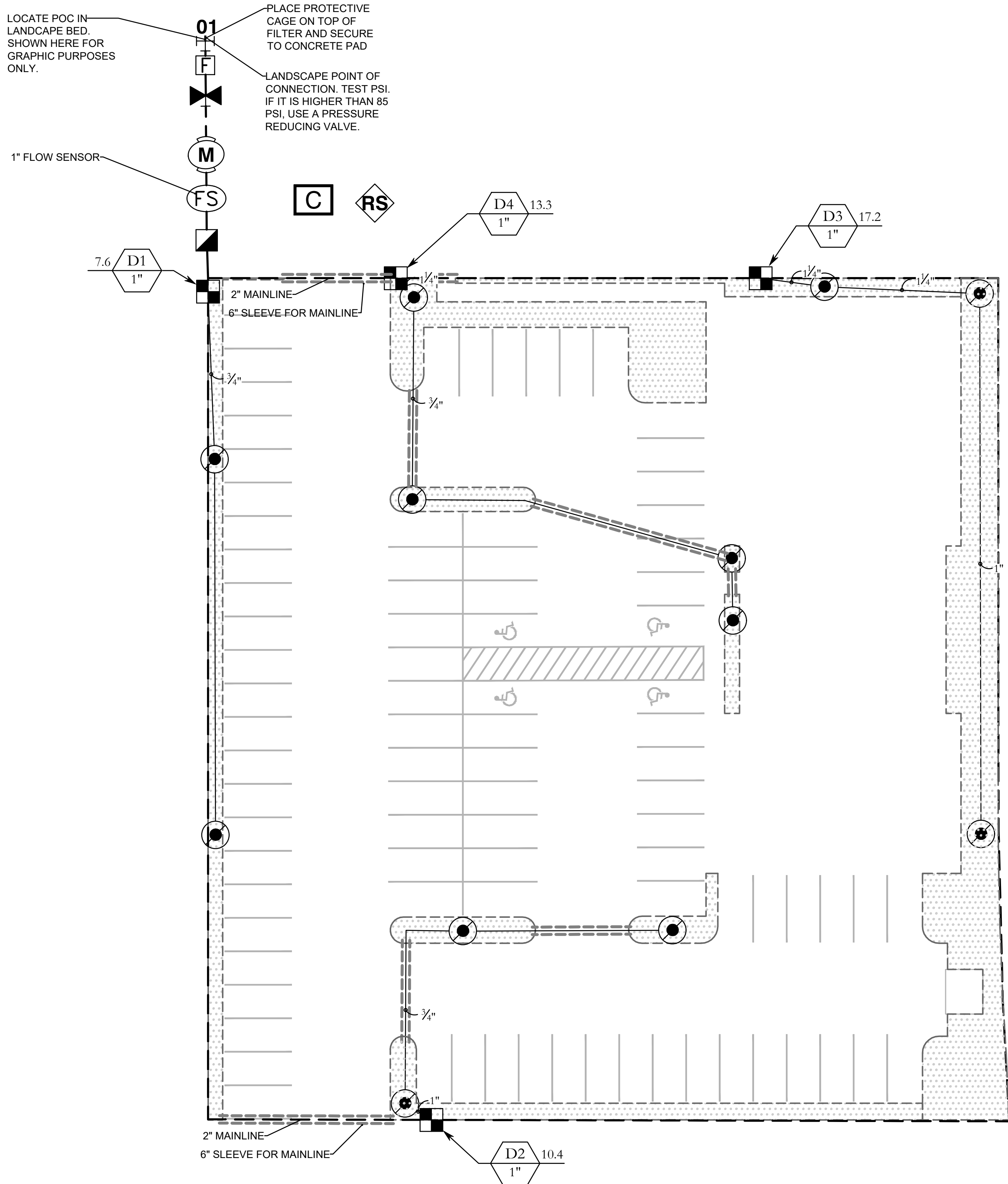
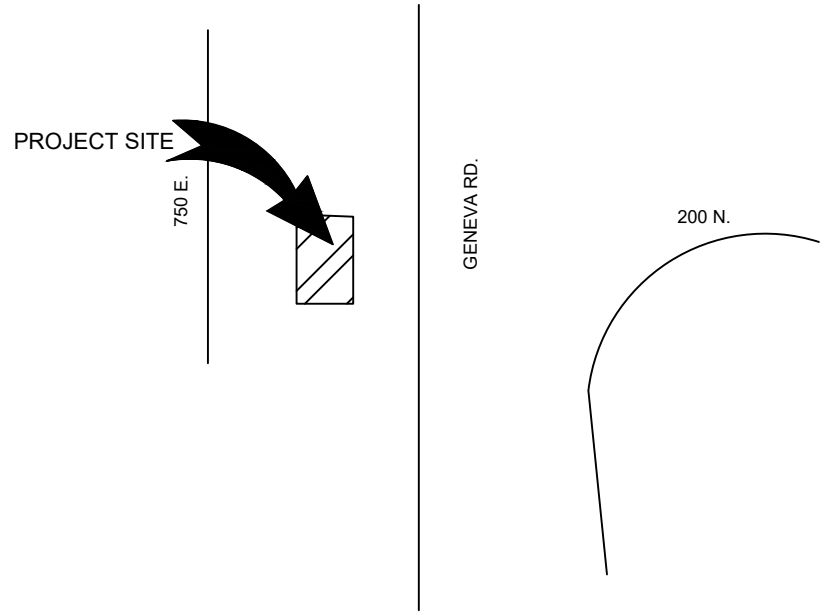
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
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ATT: JILL GENESSY
801-577-8536
JILL@ALTUSDG.COM

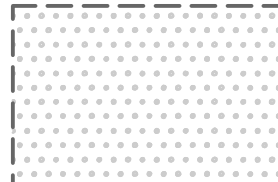
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LANDSCAPE DETAILS
CITY PERMIT SET
LP-501

VICINITY MAP



 IRRIGATION LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.) IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PK@PKDESIGNGROUP.COM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PLES Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	4
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	12
	Area to Receive Drip Emitters Rain Bird PC (2) Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange. Emitter Notes: PC-.05 emitters (1 assigned to each flat plant) PC-.05 emitters (1 assigned to each 4" pot plant) PC-.05 emitters (1 assigned to each 1 gal plant) PC-.05 emitters (1 assigned to each 2 gal plant) PC-.05 emitters (2 assigned to each 3 gal plant) PC-.05 emitters (2 assigned to each 5 gal plant) PC-.05 emitters (3 assigned to each 15 gal plant) PC-.05 emitters (3 assigned to each 20 gal. plant) PC-.05 emitters (3 assigned to each B & B plant) PC-.05 emitters (3 assigned to each B & B, 1.25" Cal plant) PC-.05 emitters (3 assigned to each B & B, 2" Cal plant) PC-.05 emitters (3 assigned to each B & B, 4-6" plant) PC-.05 emitters (3 assigned to each B & B, 5'-6" plant) PC-.05 emitters (3 assigned to each B & B, 6" plant) PC-.05 emitters (3 assigned to each B & B, 7'-9" plant) PC-.05 emitters (3 assigned to each B & B, 8'-10" plant) PC-.05 emitters (4 assigned to each B & B, Multi-trunked plant) PC-.05 emitters (1 assigned to each Bulb plant) PC-.05 emitters (1 assigned to each Plug plant)	7,090 s.f.
		184
		316
		96
		132

SYMBOL	MANUFACTURER/MODEL DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1
	Rain Bird EFB-CP-PRS-D 2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
	Amiad 2-TAG-Disc Element 200mm Amiad 2in. Tagline filter, NPT. Disc Screen Element. Maximum working pressure 116psi.	1
	Point of Connection 3"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	423.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	153.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	66.2 l.f.
	Irrigation Mainline: PVC Schedule 40	949.4 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	223.6 l.f.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
3/5/2024	UT24009	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org GRAPHIC SCALE: 1" = 20'	

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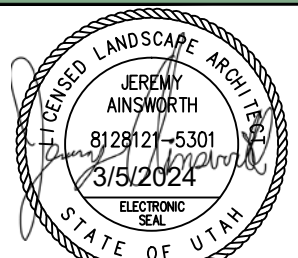
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IRRIGATION PLAN

CITY PERMIT SET

DRAWING INFO

JTA

DRAWN: ACD

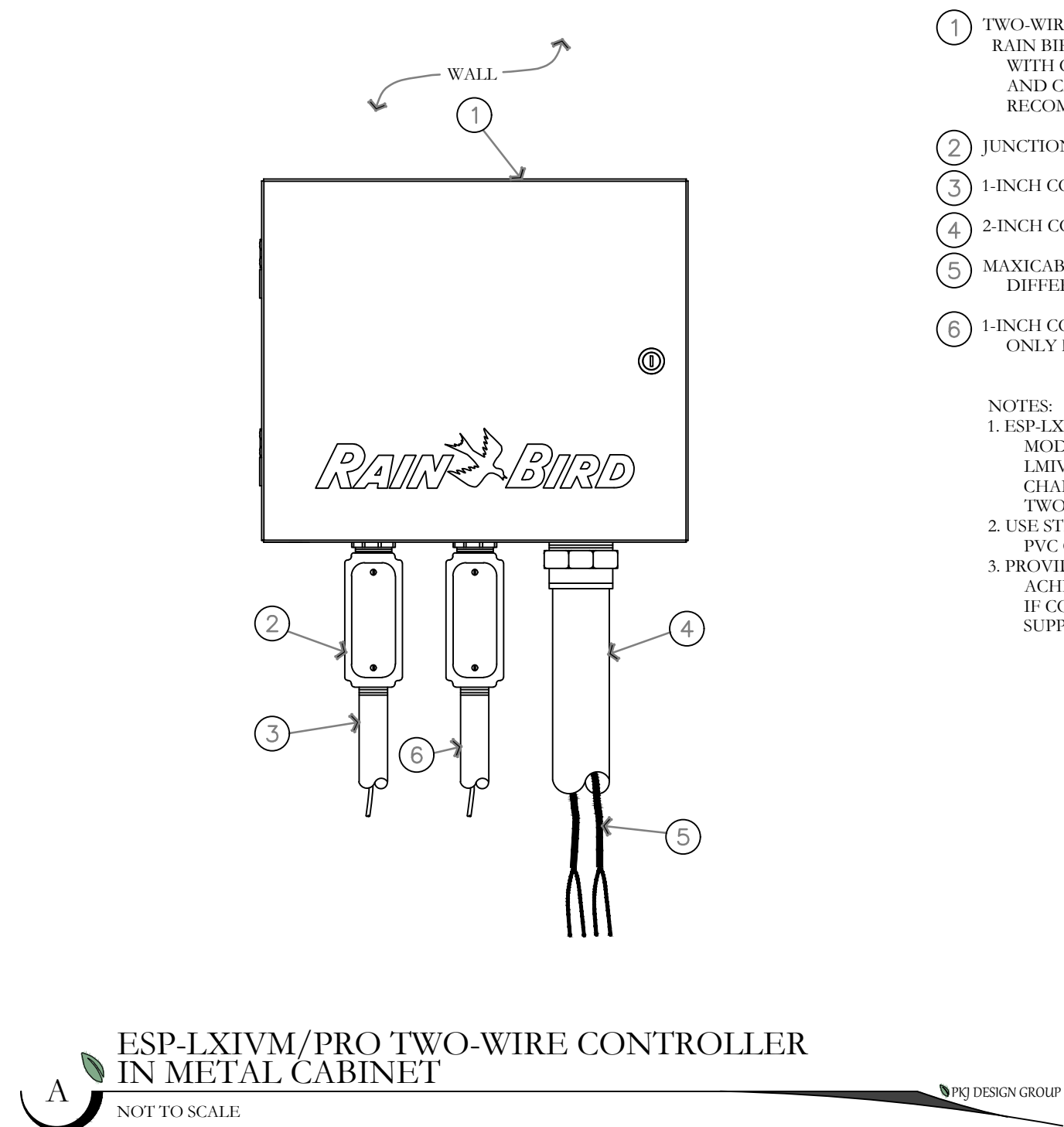
ACP

CHECKED: JMA

PLOT DATE: _____



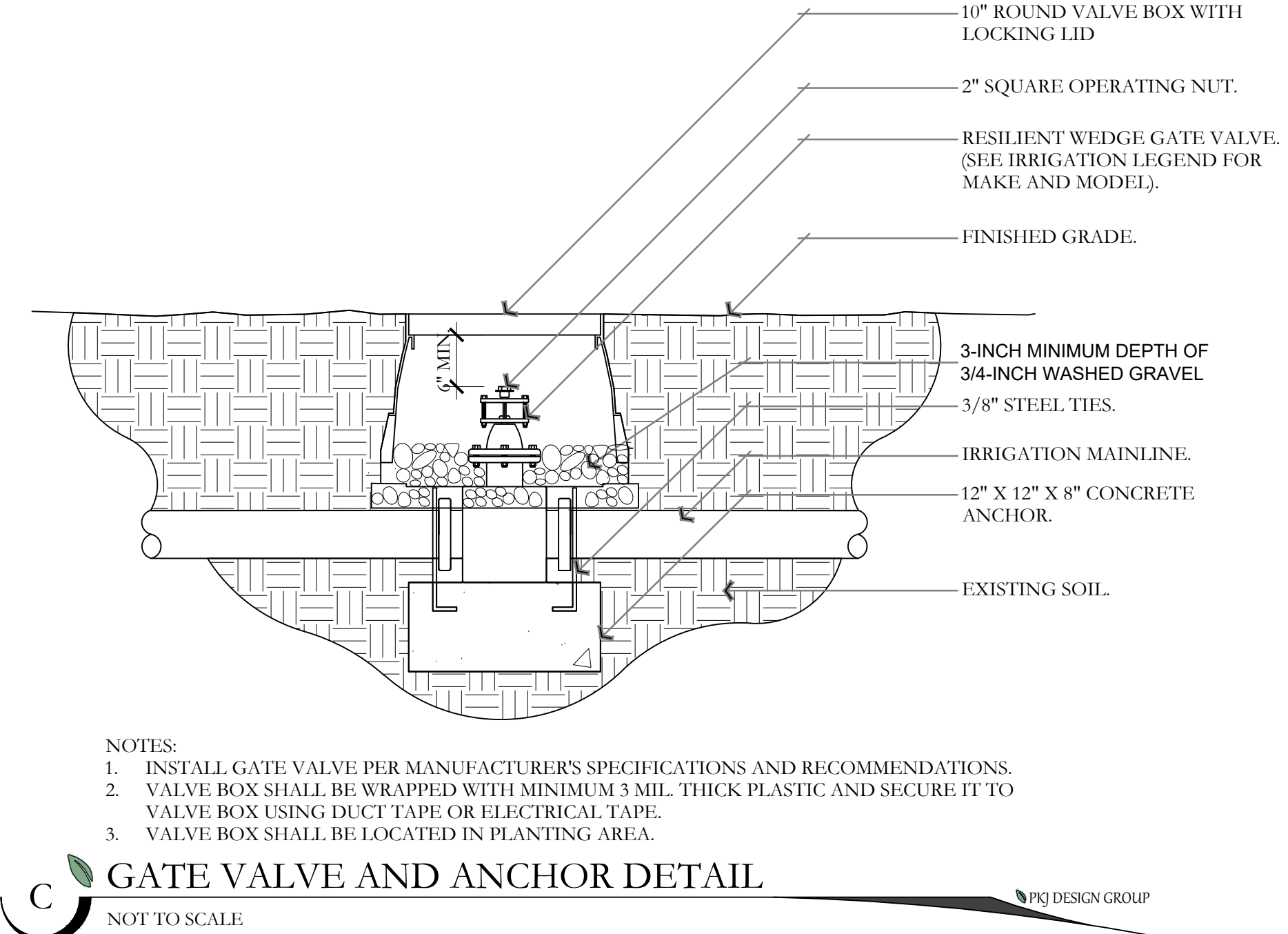
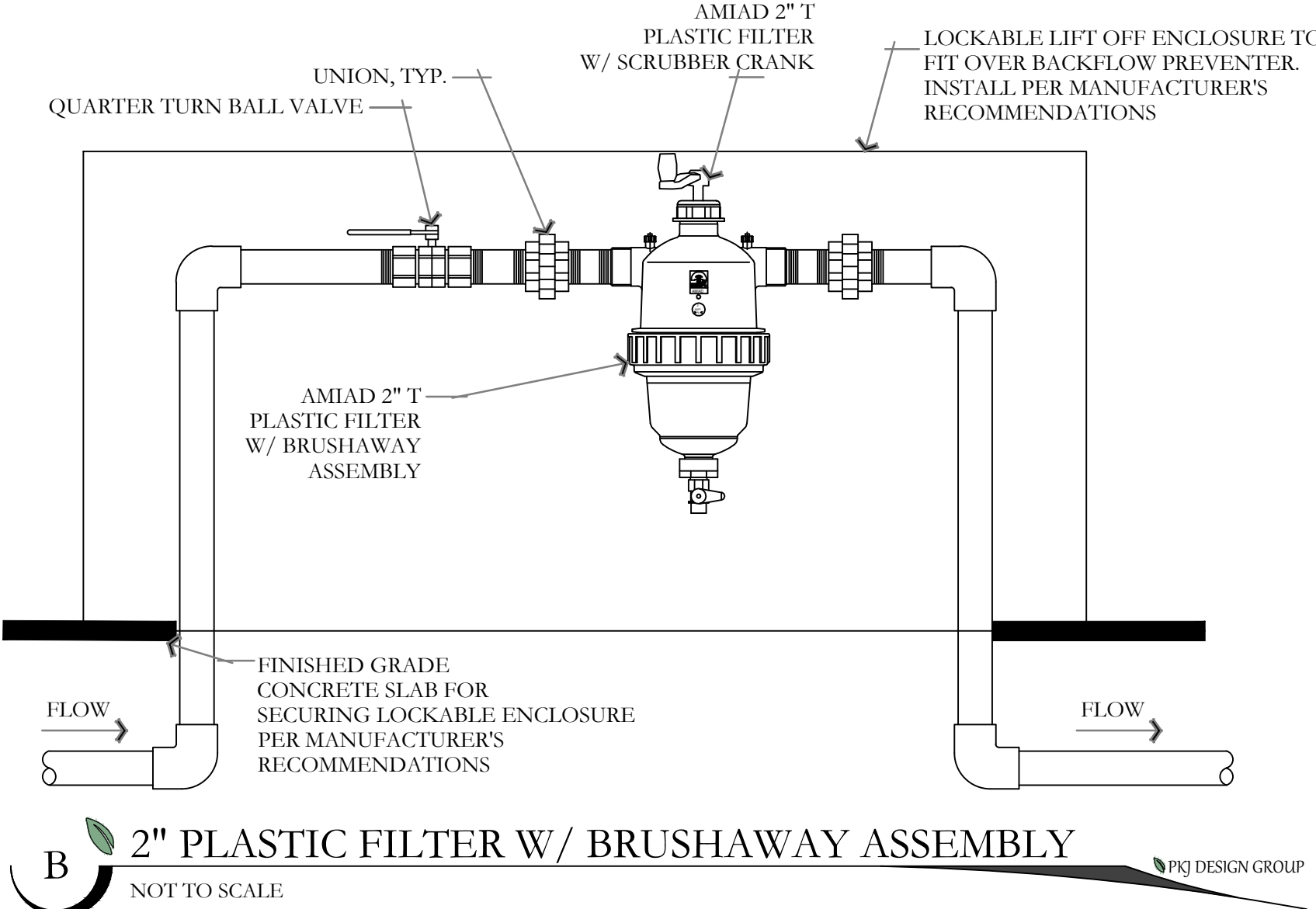
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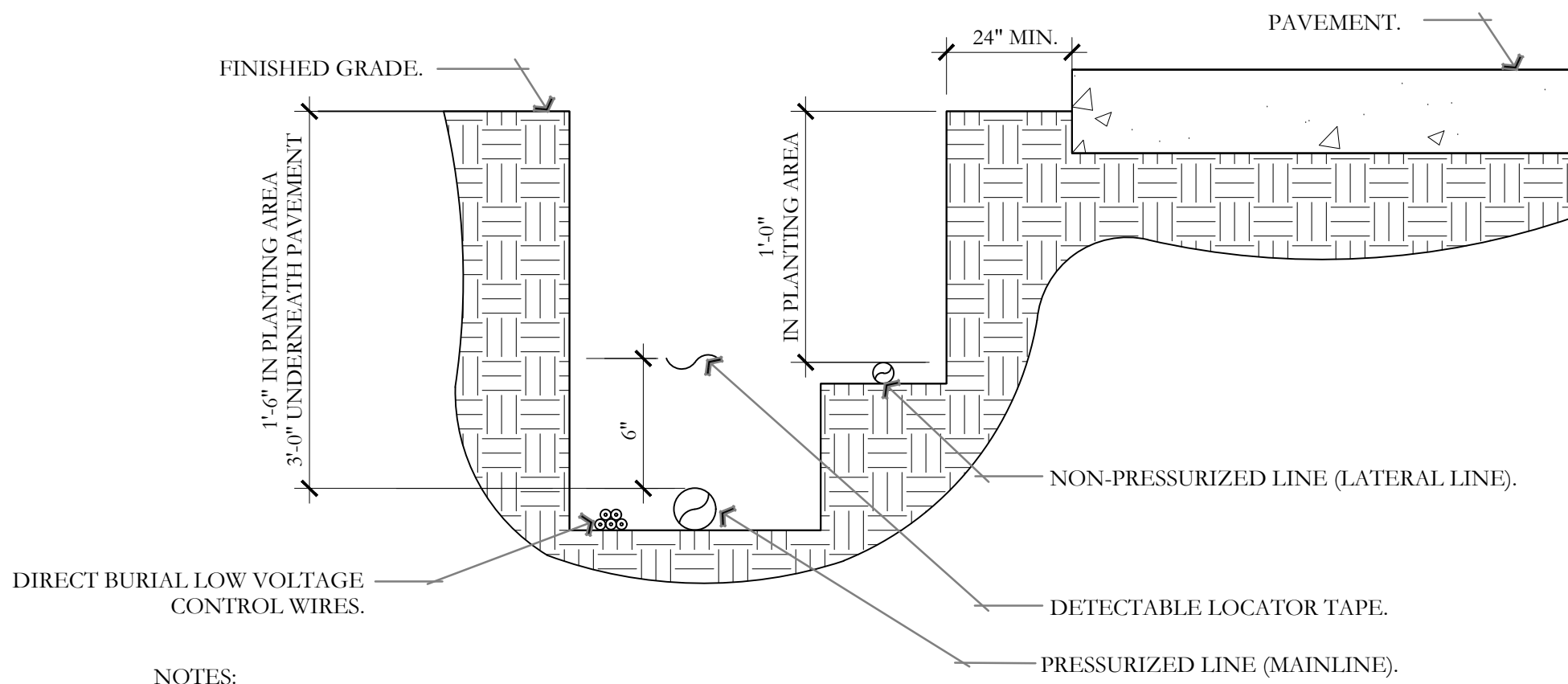
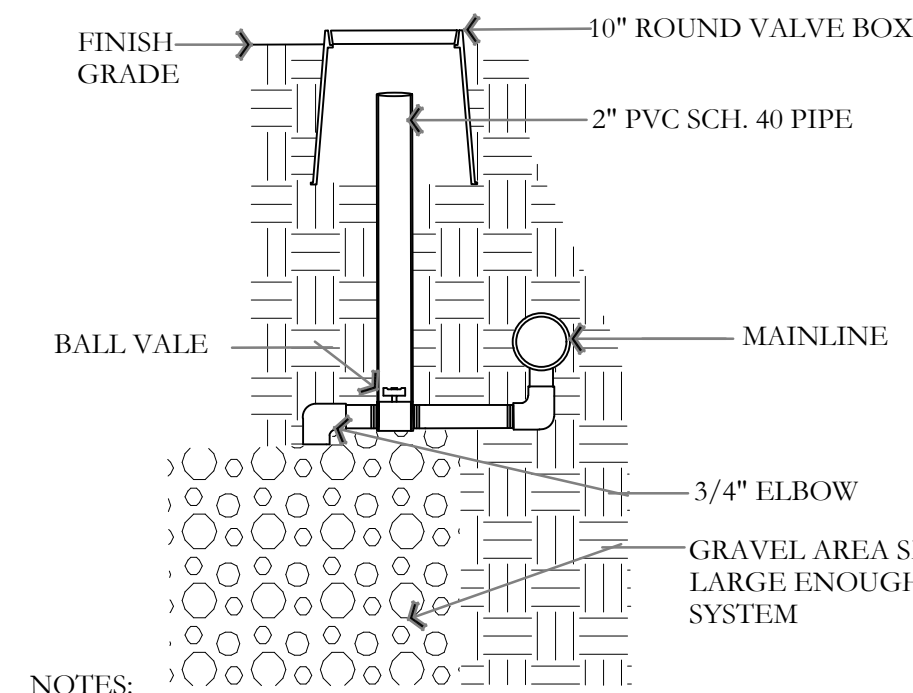
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS, THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

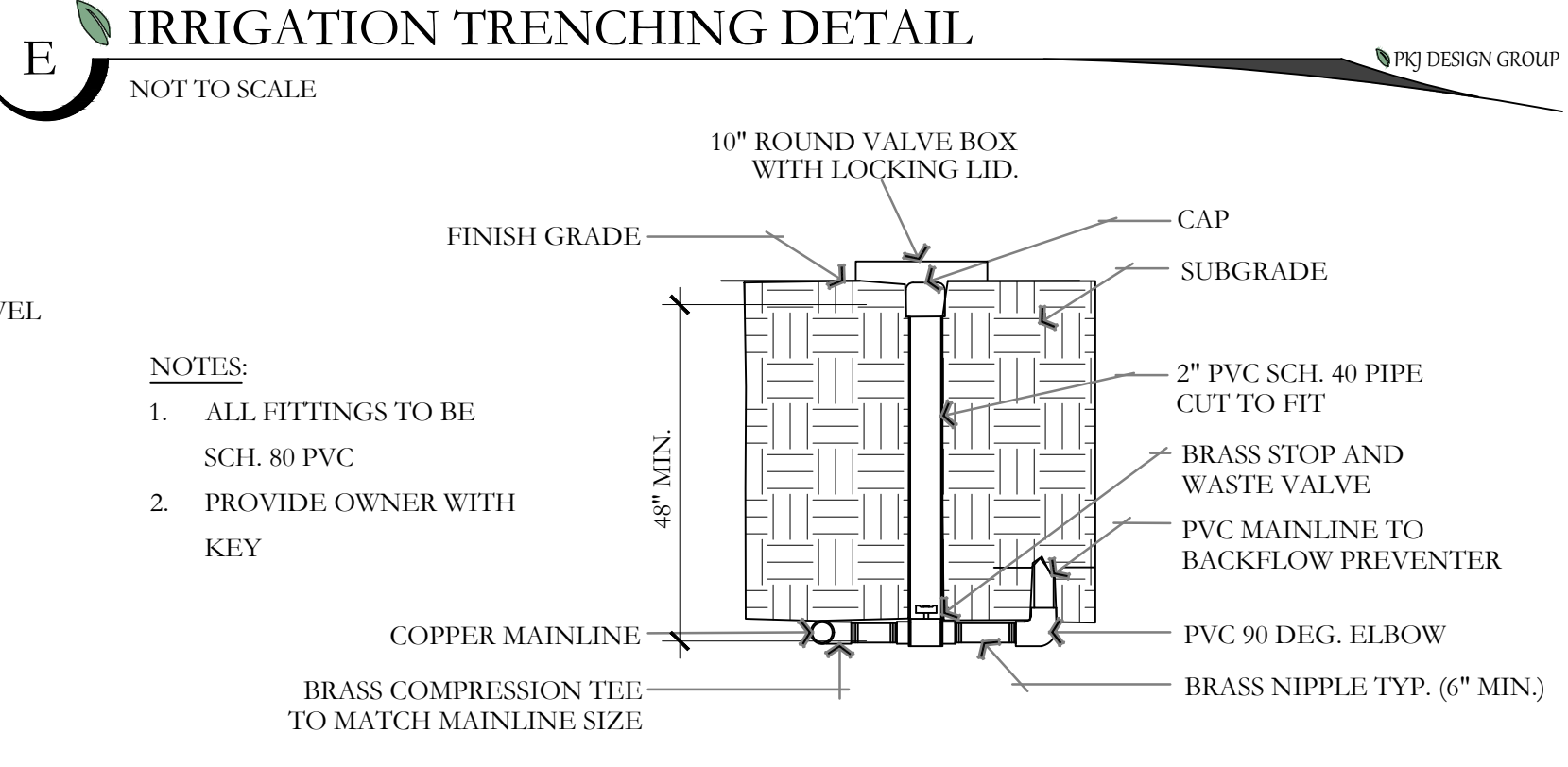
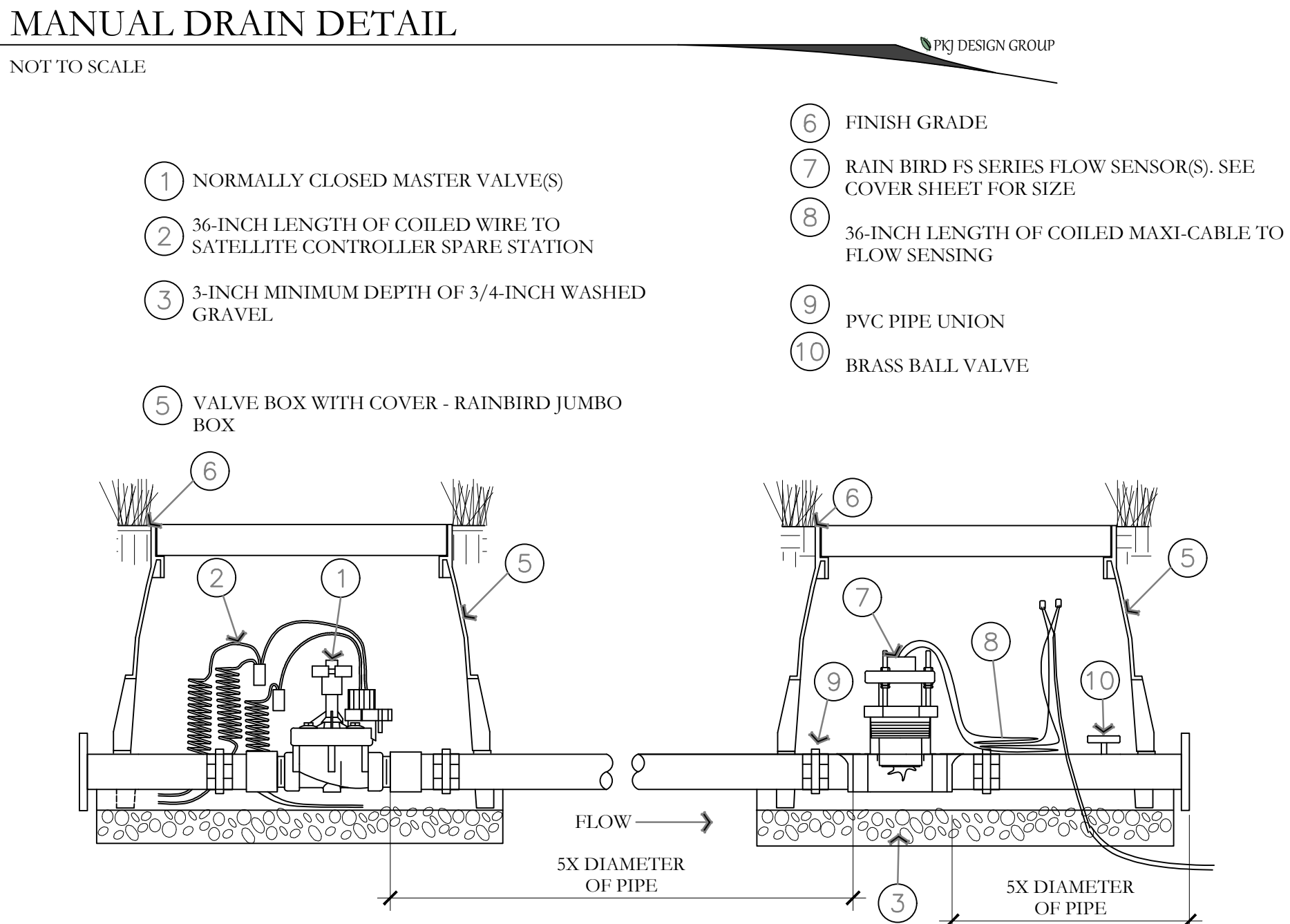
FEATURE	KEY SPECIFICATIONS				
	MAX PROGRAMS	STATIONS	MAX SIMUL STATIONS	MASTER VALVES	FLOW SENSORS
MODEL					
LX-IVM	10	60	8	5	4
LX-IVM PRO	40	240	16	10	8



- NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.



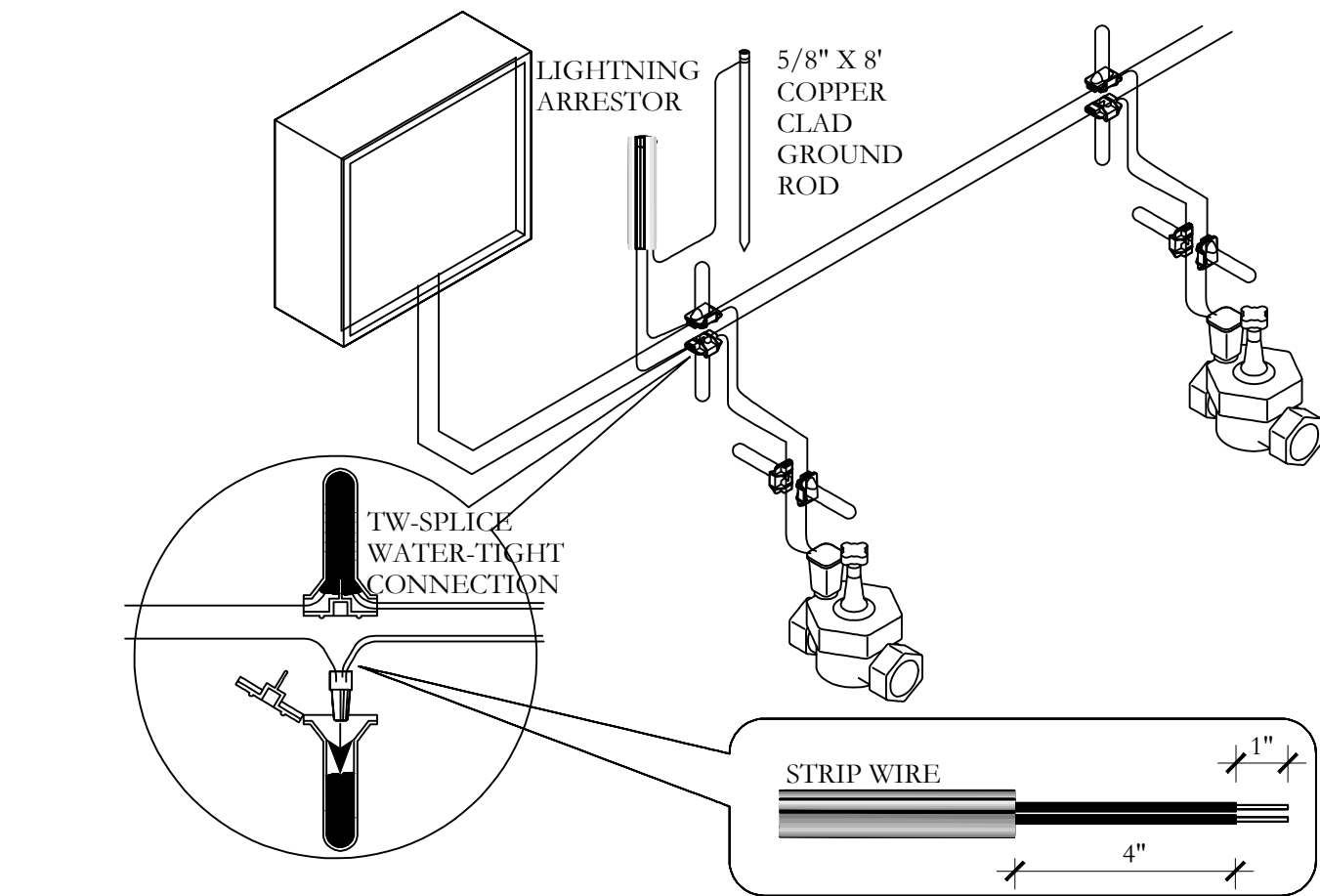
- NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6\") ABOVE THE ENTIRE MAINLINE RUN.



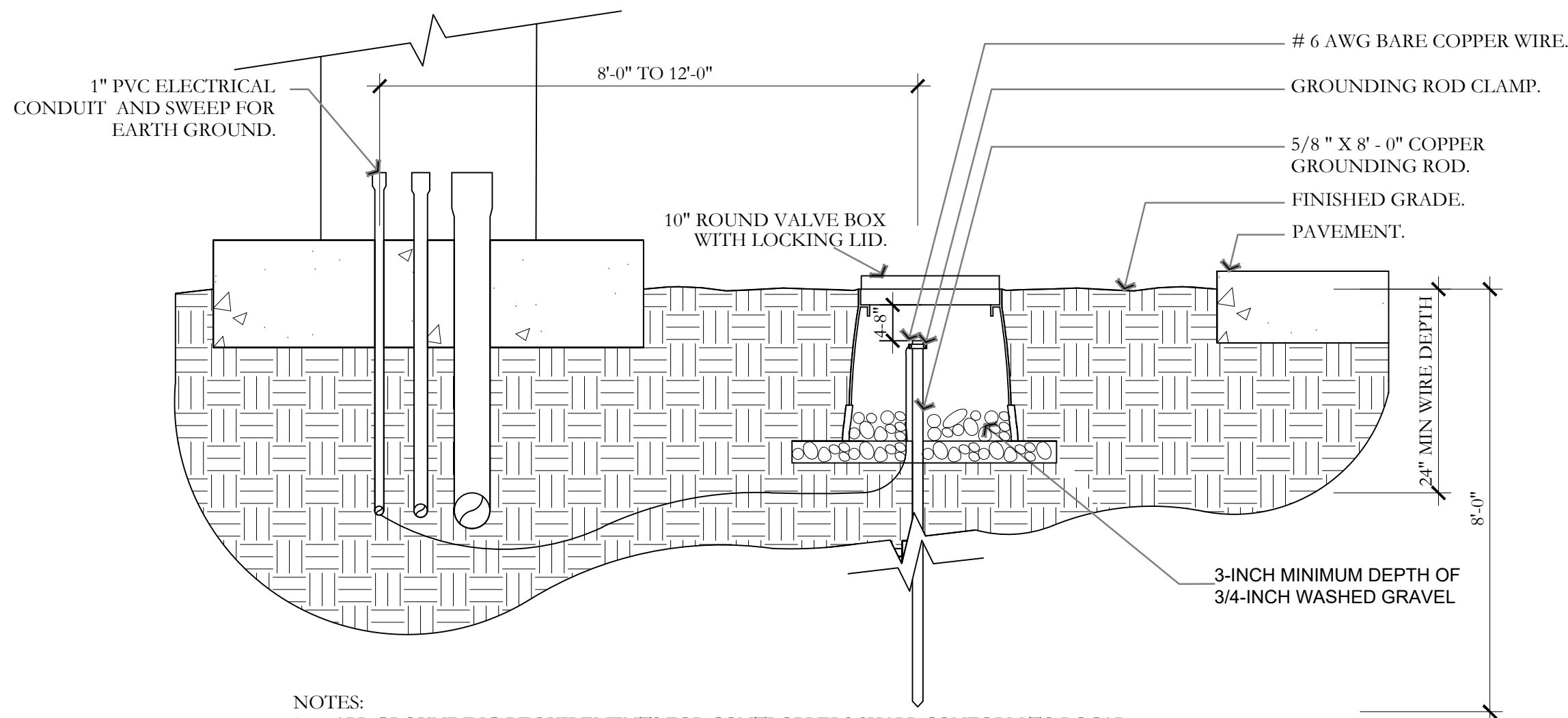
- NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY



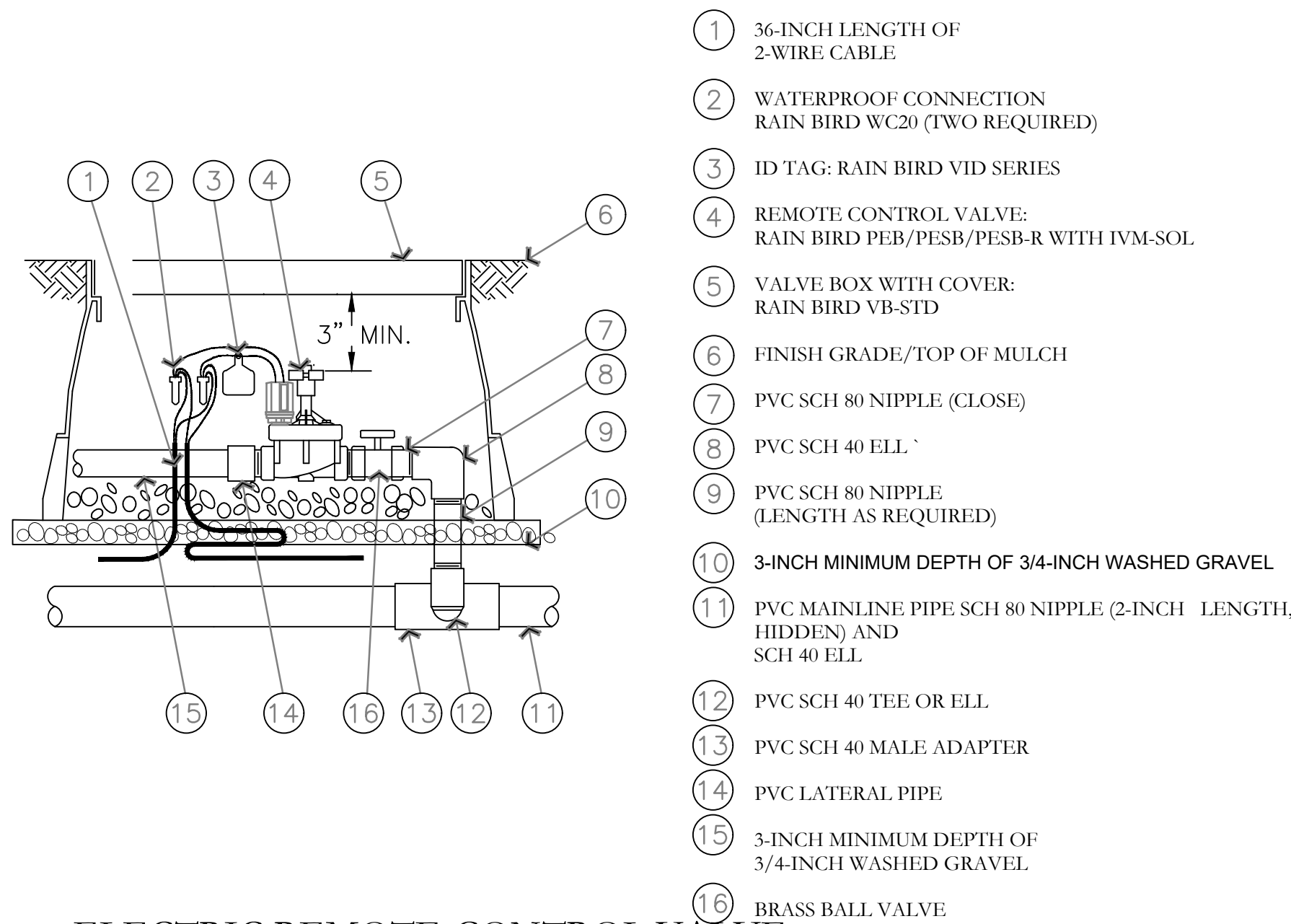
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024	UT24009		VINEYARD OFFICE 400 N. GENEVA RD. VINEYARD, UTAH	ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-8536 JILL@ALTUSDG.COM	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/5/2024
NO. REVISION		DATE					
1	XXXX	XX-XX-XX					
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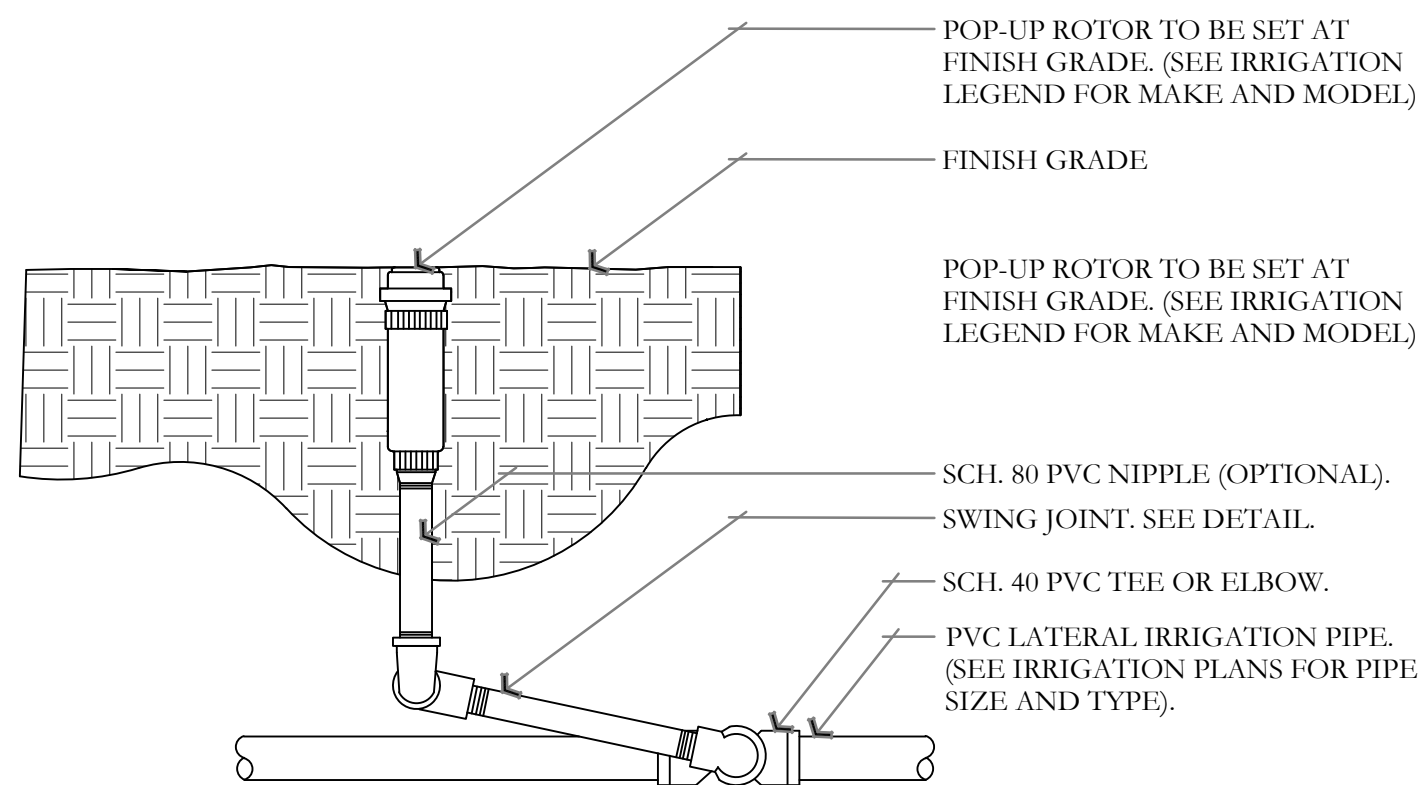
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



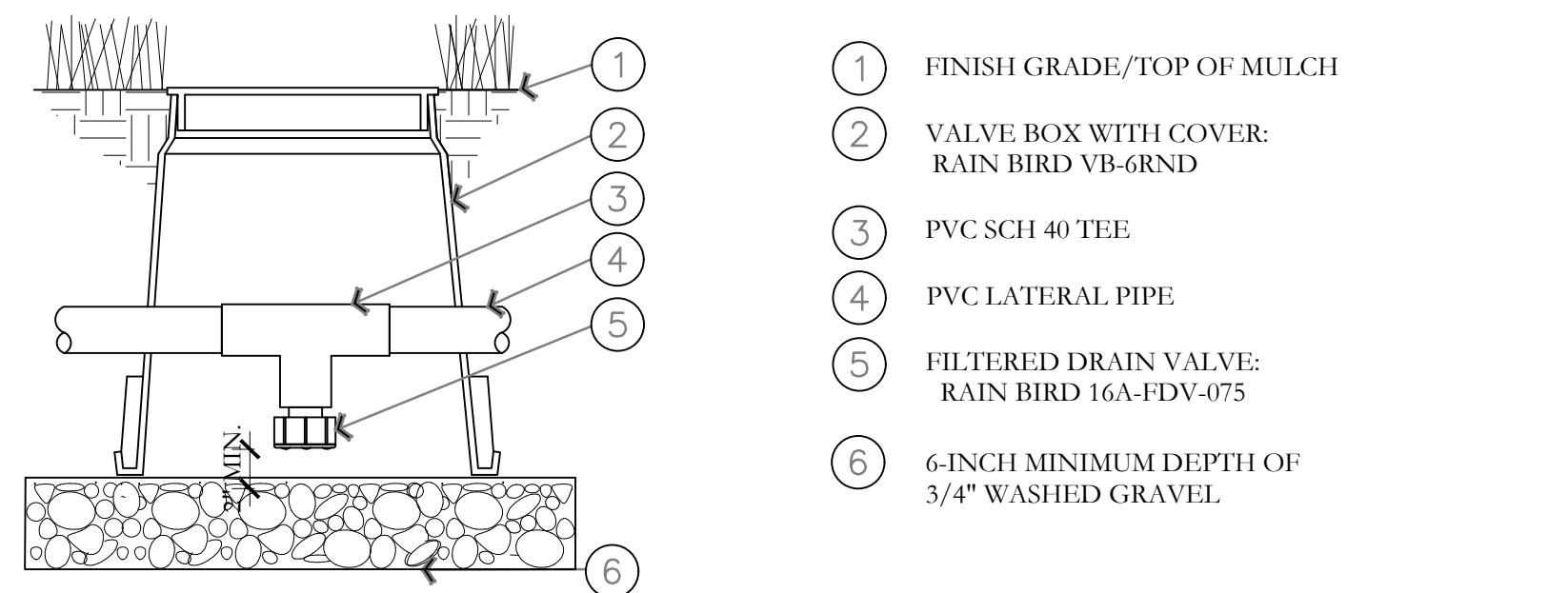
K GROUNDING ROD DETAIL
NOT TO SCALE



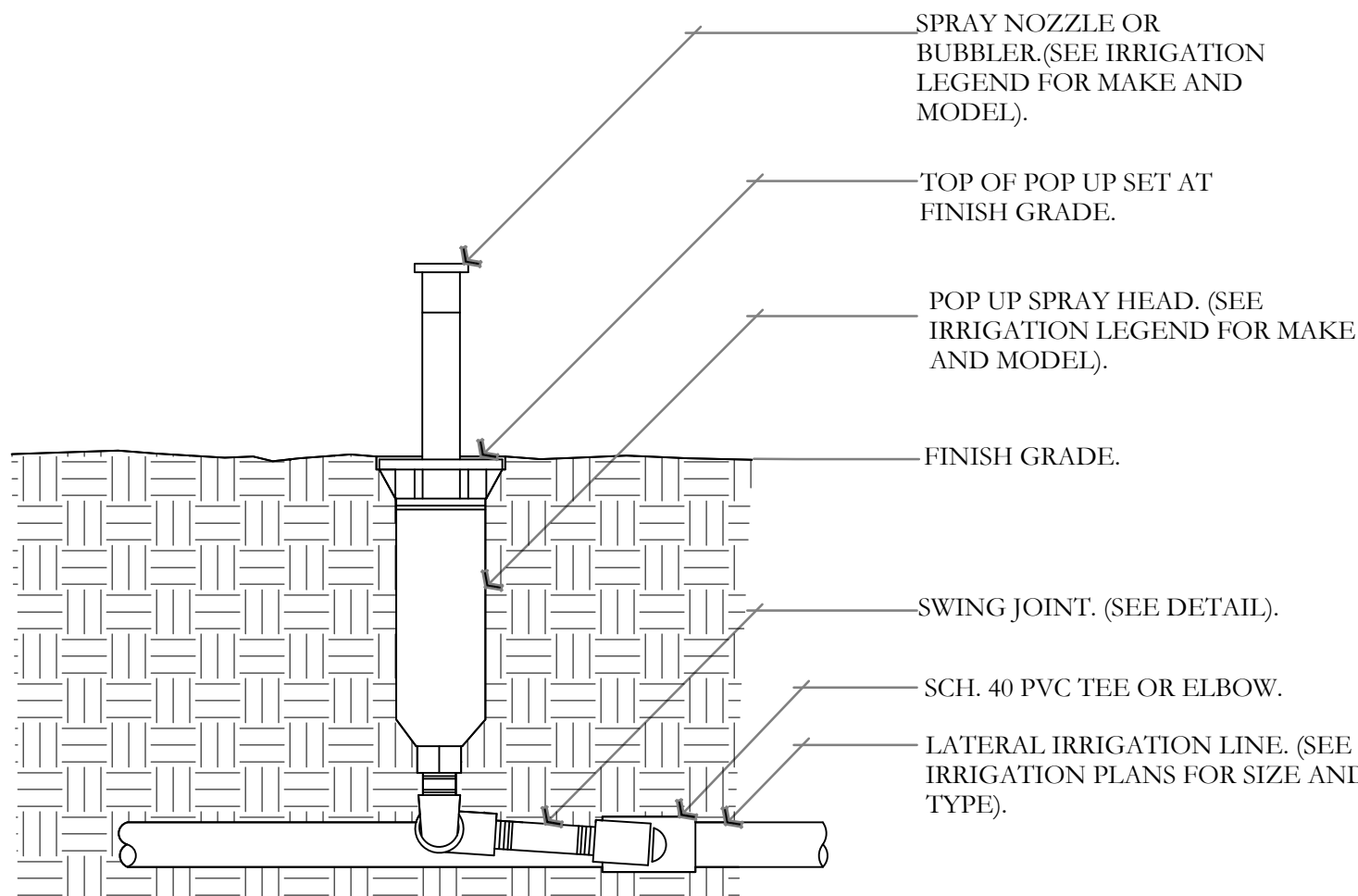
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024		UT24009			ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-8536 JILL@ALTUSDGC.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/5/2024
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1	XXXX	XX-XX-XX						
2								
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7								

VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH

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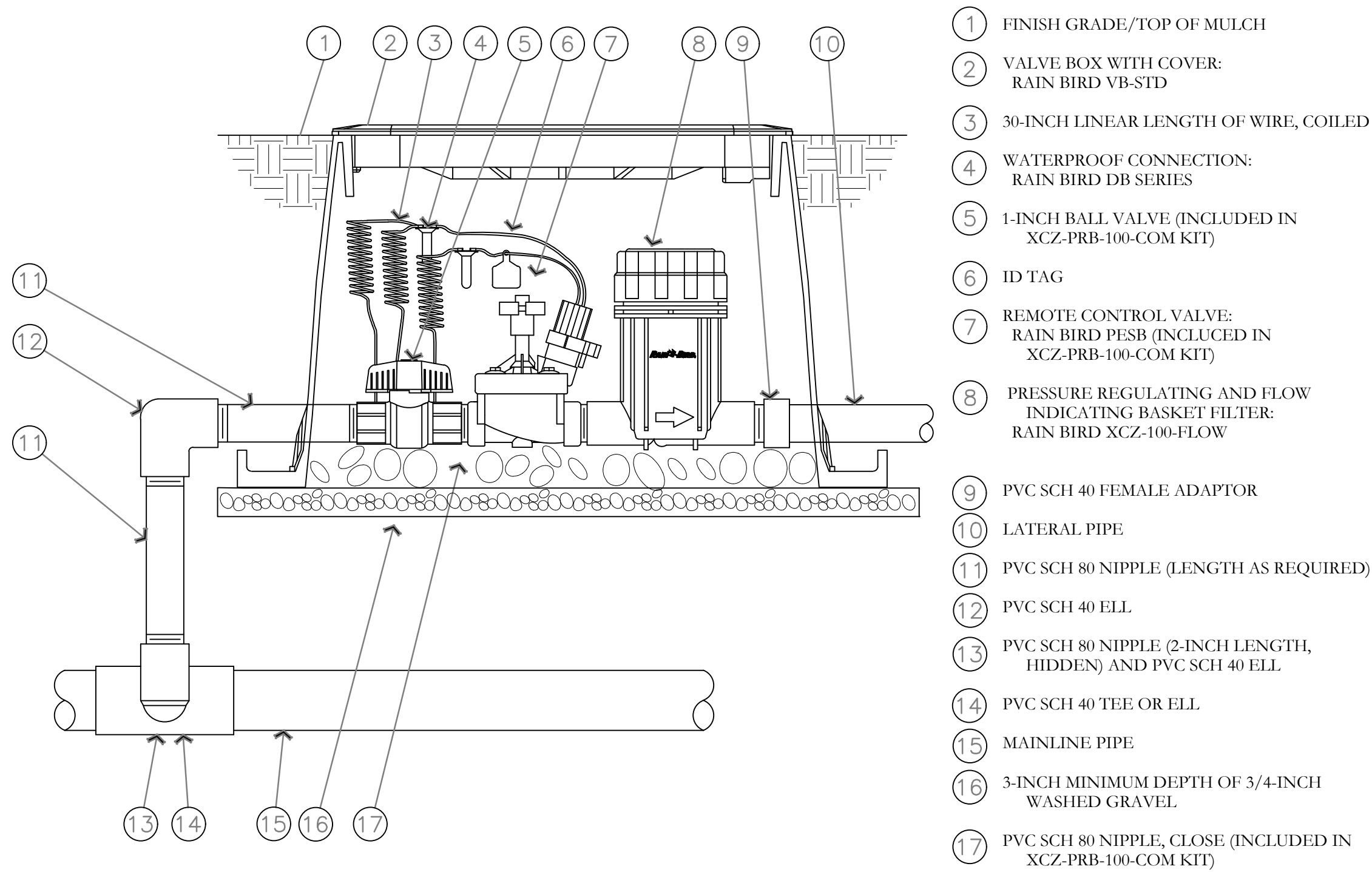
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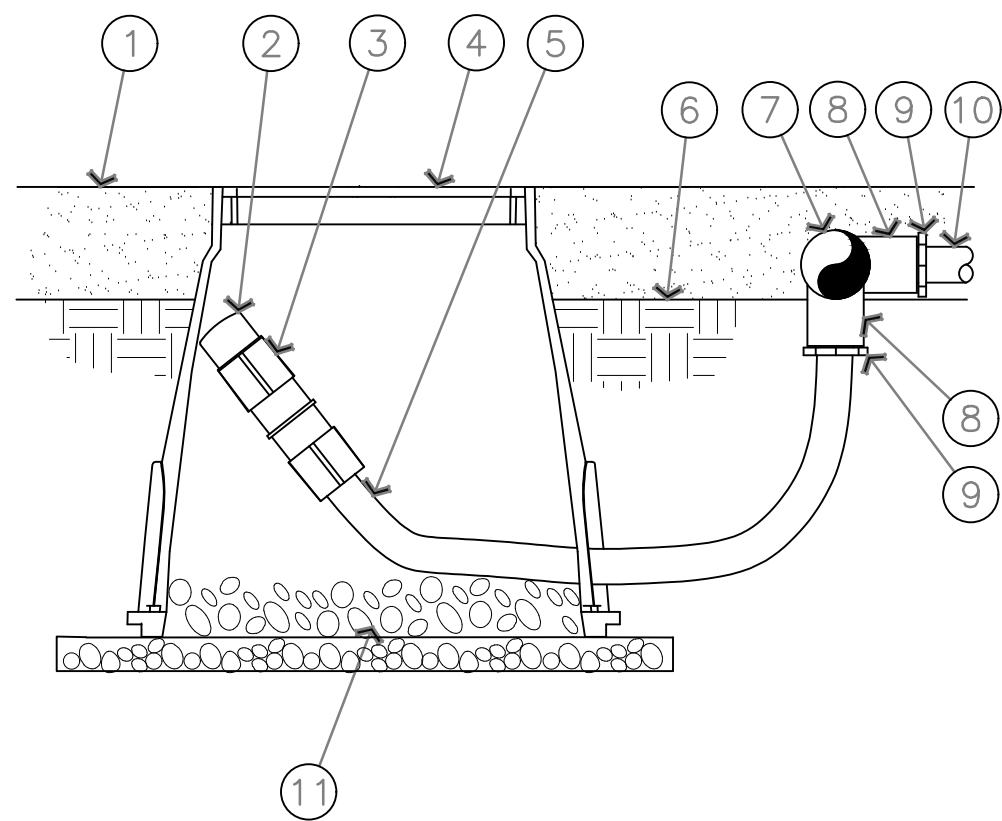
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

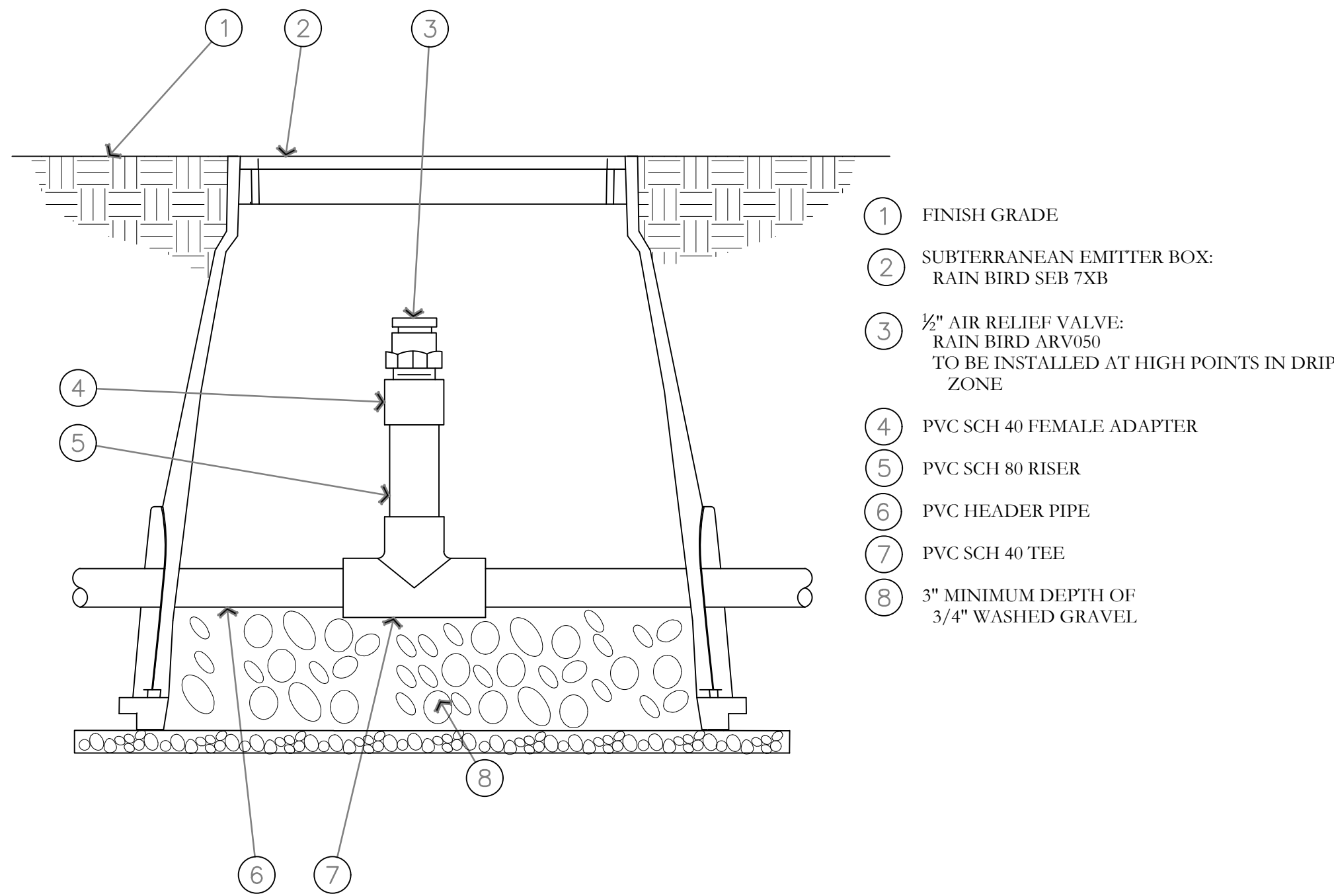
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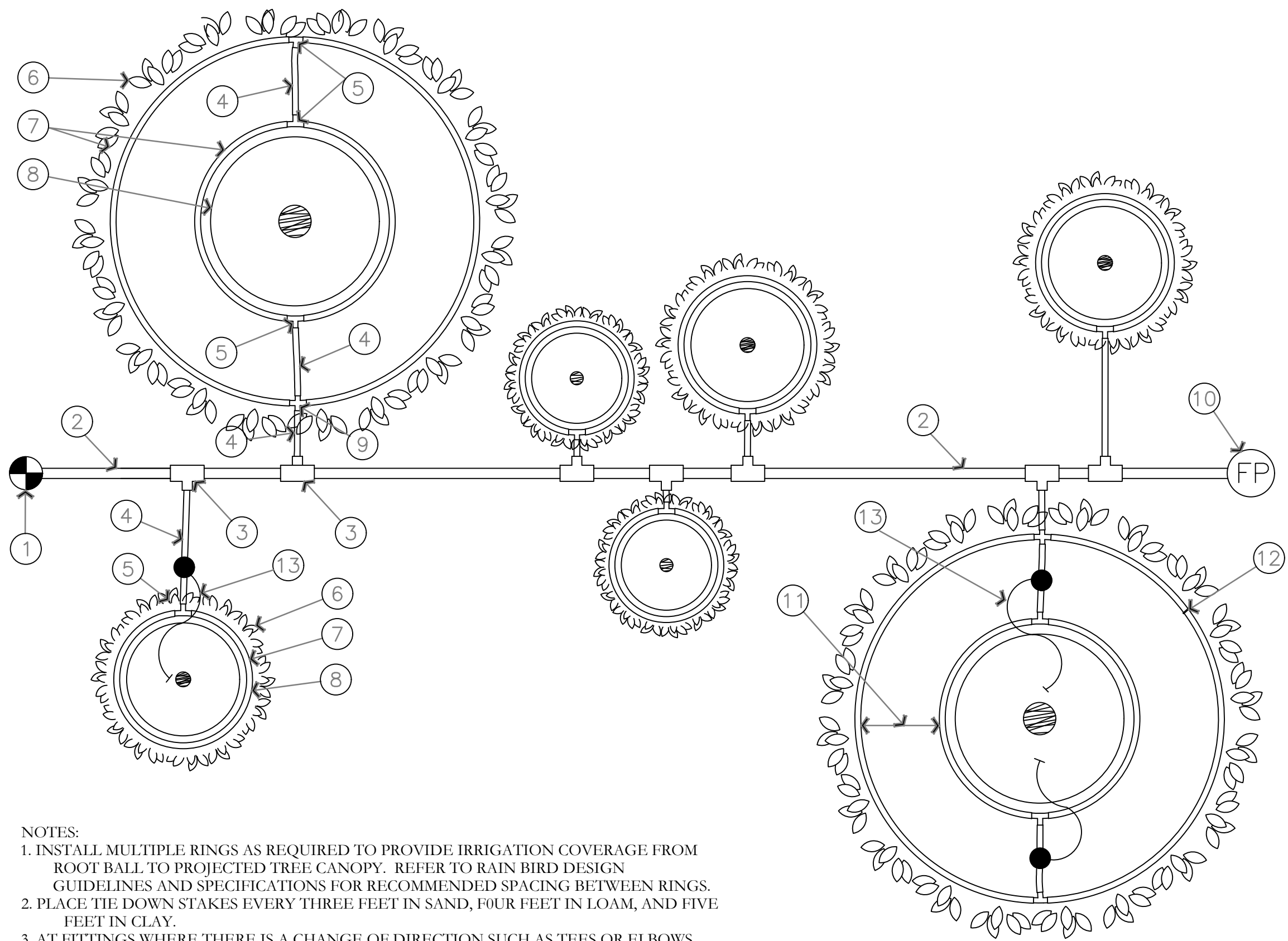
DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024		UT24009			ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-8536 JILL@ALTUSDG.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/5/2024
NO.	REVISION	DATE						
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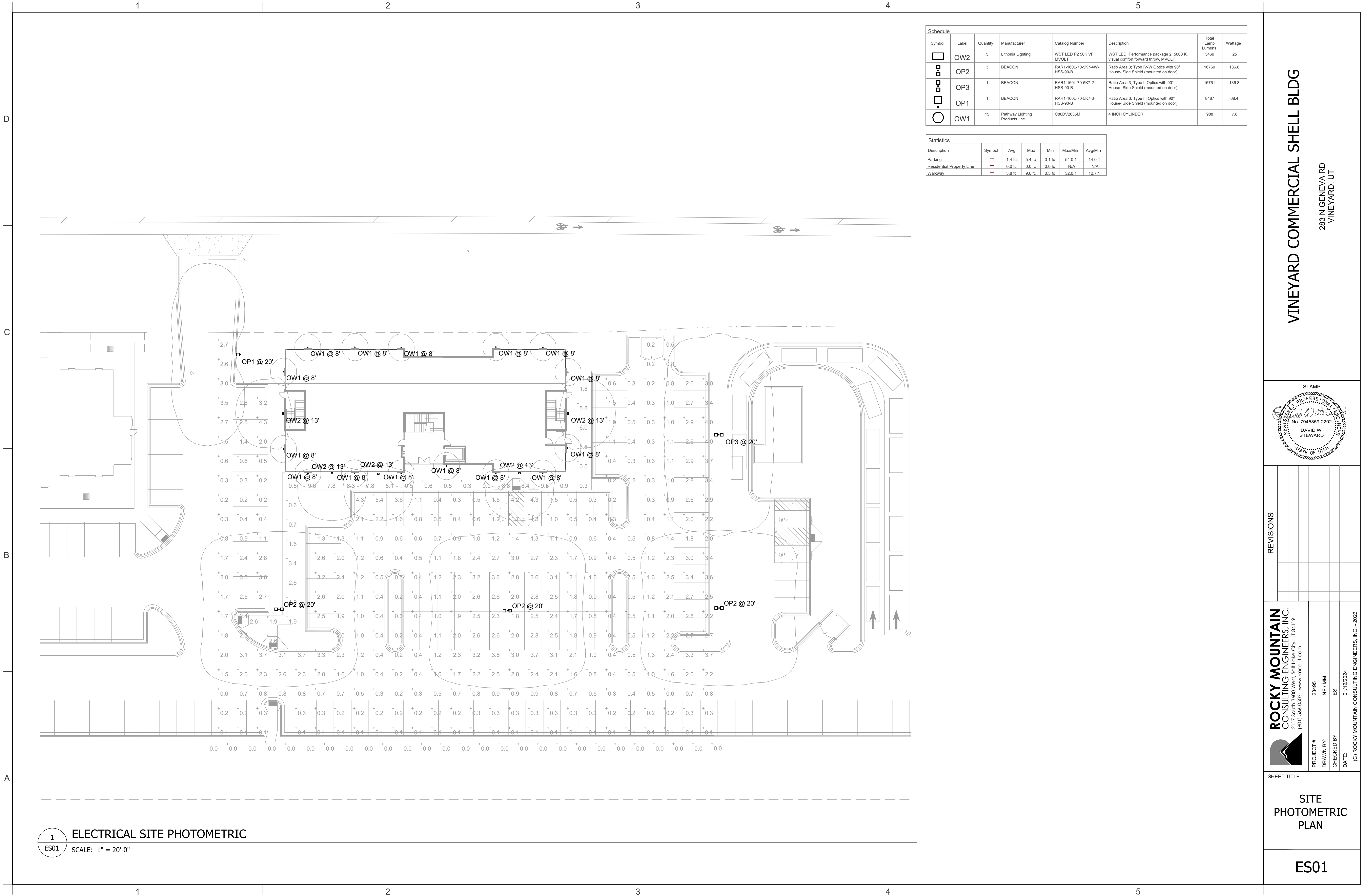
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VINEYARD, UTAH

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IRRIGATION DETAILS
CITY PERMIT SET
IR-503

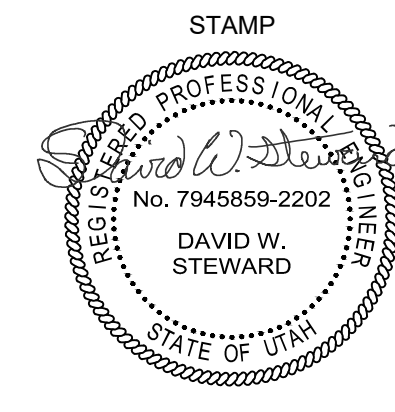


Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens
	OW2	5	Lithonia Lighting	WST LED P2 50K VF MVOLT	WST LED, Performance package 2, 5000 K, visual comfort forward throw, MVOLT	3469
	OP2	3	BEACON	RAR1-160L-70-5K7-4W-HSS-90-B	Ratio Area 3; Type IV-W Optics with 90° House- Side Shield (mounted on door)	16760
	OP3	1	BEACON	RAR1-160L-70-5K7-2-HSS-90-B	Ratio Area 3; Type II Optics with 90° House- Side Shield (mounted on door)	16761
	OP1	1	BEACON	RAR1-160L-70-5K7-3-HSS-90-B	Ratio Area 3; Type III Optics with 90° House- Side Shield (mounted on door)	8487
	OW1	15	Pathway Lighting Products, Inc	C86DV2035M	4 INCH CYLINDER	988
						Wattage
						25
						136.8
						136.8
						68.4
						7.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	5.4 fc	0.1 fc	54.0:1	14.0:1
Residential Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Walkway	+	3.8 fc	9.6 fc	0.3 fc	32.0:1	12.7:1

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT



REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. 2117 South 3600 West, Salt Lake City, UT 84119 (801) 566-0503 www.rmceui.com			
PROJECT #:	23495	DRAWN BY:	NF / MM
CHECKED BY:	ES	DATE:	01/12/2024
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SHEET TITLE:

SITE
PHOTOMETRIC
PLAN

ES01



WST LED Architectural Wall Sconce



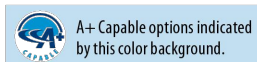
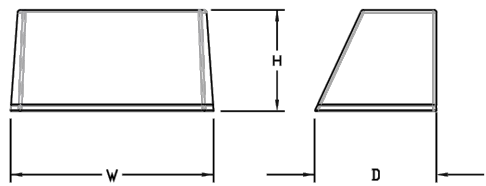
Catalog Number	
Notes	
Type	TYPE: OW2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (26.9 cm)
Weight: 20 lbs (9.1 kg)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 3200 K	VF Visual comfort forward throw	MVOLT 277 ²	Shipped included
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ²	OBWLT Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208 ² 480 ²	PBW Premium surface-mounted back box ¹⁴
		50K 5000 K		240 ²	Shipped separately
					BBW Surface-mounted back box ²

Options	Finish (required)
NLTAR2 PIR nLcGT, AIR Wireless-enabled motion/ambient sensor for 8'-15' mounting heights ^{14,17}	DOBRD Dark bronze
NLTAR2 PIRH nLcGT, AIR Wireless-enabled motion/ambient sensor for 15'-30' mounting heights ^{14,17}	DBLKD Black
PE Photoblastic ctrl. button type ⁸	DNARD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ⁹	DWNRD White
PERS Fine-wire receptacle only (controls ordered separately) ⁹	DSOBD Sandstone
PER2 Seven-wire receptacle only (controls ordered separately) ⁹	DSBTD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8'-15' mounting height ¹⁴	DBLBD Textured black
PIR1FCV Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1K ¹⁴	DNATD Textured natural aluminum
PIR1H Motion/ambient light sensor, 15'-30' mounting height ¹⁴	DWNGD Textured white
PIR1HFCV Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1K ¹⁴	DSSTD Textured sandstone
SF Single box (120, 277, 347V) ¹	
DE Double box (120, 240, 480V) ¹	
DS Dual switching ¹⁶	
DMG 0-10V dimming extend out back of housing for external control (control ordered separately) ¹¹	
ETWH Emergency battery backup, Non-CEC compliant (7W) ¹	
ETWC Emergency battery backup, CA Title 20 Noncompliant (out, 7W) ¹⁵	
ETWHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ¹⁵	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MALEDBS ¹²	
E20WC Emergency battery pack 20W 18W constant power, Certified in CA Title 20 MALEDBS ¹²	
E21WHR Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{15,16}	
LCE Left side conduit entry ¹⁸	
RCE Right side conduit entry ¹⁸	
BAA Buy America(s) Act Compliant	
Shipped separately	
RBPW Remot. back plate ²	
VG Vandal guard ²	
WG Wire guard ²	

See Accessories and Notes on next page.

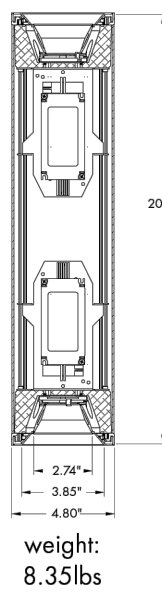


COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705-SERV (7378) • www.lithonia.com

WSTLED Rev. 01/19/23

HL SERIES

SERIES C86 Decorative LED Cylinders 633-5263 Lumens



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591 voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBV28.5 022422

CALIBER PLUS ARCHITECTURAL

TYPE: OW1

APPLICATION

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz
- 0-10V 1% (lineal) and forward/reverse phase (120V) dimming. Other options listed on page 3 CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive™ high-fidelity human-centric lighting technology.
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lamp life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) features a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options. [Link to Remote Driver Fixtures](#)



RATIO Series AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: OP1-OP3 PROJECT:
CATALOG #:

FEATURES

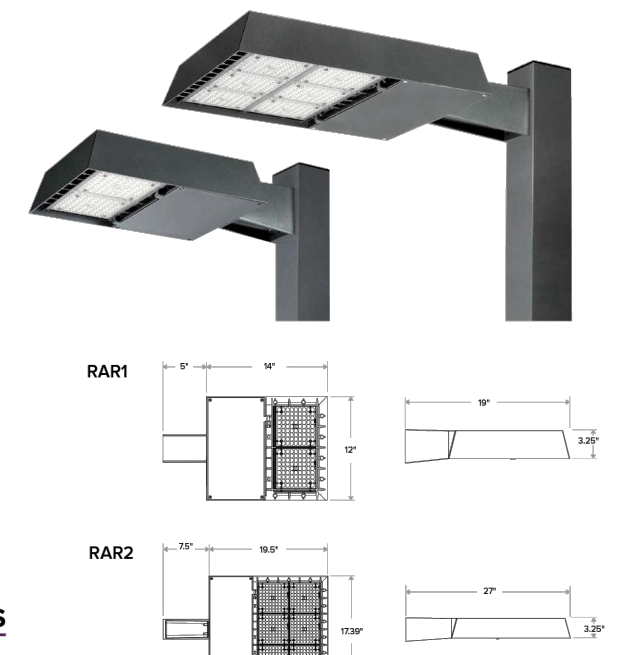
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SERVICE PROGRAMS



	Weight	EPA at 0'
RAR1	135 lbs / 61 kg	.45ft ² / .13m ²
RAR2	24 lbs / 10.9 kg	.56ft ² / .17m ²

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with In fixture wireless control module, features dimming and occupancy sensor

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to [www.designlights.org](#) for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (P.L. 85-224-89 and Trade Agreements Act (P.L. 92-225-15). See Buy American(s) Solutions link to [https://www.currentlighting.com/resources/america-solutions](#)

WARRANTY

- 5 year limited warranty
- See [HJLI Standard Warranty](#) for additional information



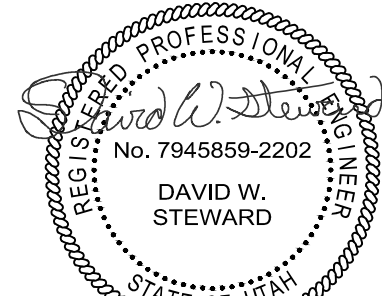
currentlighting.com/beacon
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Page 1 of 16
Rev 10/02/23
BEA_Ratio_RAR_1_2_Spec_R08

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP



REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceui.com

PROJECT #:
23495

DRAWN BY:
NF / MM

CHECKED BY:
ES

DATE:
01/12/2024

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SHEET TITLE:

SITE
PHOTOMETRIC
DETAILS

ES02

D

C

B

A

ELECTRICAL GENERAL NOTES

GENERAL NOTES:

1.

THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.
2.

THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
4.

THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.
5.

WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.
6.

ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.
7.

EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.
8.

ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.
9.

ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
10.

THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
11.

CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.
12.

THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
13.

THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.
14.

MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
15.

FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.
16.

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
17.

BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).
18.

WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU, THHN) + 1#12 (CU, THHN) GND IN 3/4" WIRE CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU, THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
19.

CONDUCTORS SHALL BE COPPER, 800VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.
20.

METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.
21.

EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
22.

IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
23.

ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
24.

COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
25.

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.
26.

WHERE THE PREMISES WIRING SYSTEM HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, EACH UNDERGROUND CONDUCTOR OF A BRANCH CIRCUIT SHALL BE IDENTIFIED BY PHASE OR LINE AND BY SYSTEM VOLTAGE CLASS AT ALL TERMINATION, CONNECTION, AND SPLICE POINTS. IDENTIFICATION MEANS SHALL BE POSTED AT EACH BRANCH CIRCUIT PANELBOARD.

ALL CONDUCTORS SHALL BE COLOR-CODED AS FOLLOWS:

PHASE	208/120	480/277
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	WHITE
GROUND	GREEN	GREEN

SITE NOTES:

27.

ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIRE WAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PAD/VAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY.
28.

THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.
29.

UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.
30.

PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.

LIGHTING NOTES:

31.

ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
32.

LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
33.

ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
34.

TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
35.

LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.
36.

ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.

POWER NOTES:

37.

ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
38.

WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
39.

THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.
40.

EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
41.

EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
42.

PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.

DATA/TELECOM NOTES:

43.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

ROOF NOTES:

44.

ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.

FIRE ALARM NOTES:

45.

PROVIDE AND INSTALL AN ADDRESSABLE FIRE ALARM SYSTEM TO MEET THE REQUIREMENTS OF CURRENT NFPA 72, IBC, IFC, AND OTHER PERTINENT LOCAL/STATE CODES. THE SYSTEM SHALL MONITOR FLOW/TAMPER SWITCHES ON THE FIRE SPRINKLER RISER, DUCT MOUNTED SMOKE DETECTORS IN ALL AIR HANDLING EQUIPMENT OVER 2000CFM, PULL STATIONS AT EGRESS DOORS, HEAT/SMOKE DETECTORS AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND PROVIDE ELEVATOR RECALL/SHUNT TRIP WHERE APPLICABLE. THE FIRE ALARM CONTROL PANEL SHALL PROVIDE AUDIO/VISUAL ANNUNCIATION THAT THE BUILDING FIRE ALARM SYSTEM HAS ACTIVATED IN ALL COMMON SPACES AND AS OTHERWISE REQUIRED/SHOWN ON THE DRAWINGS. THE EC SHALL GENERATE FIRE ALARM SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND THE ENGINEER FOR APPROVAL. SUBMISSION REQUIREMENTS SHALL CONFORM TO NFPA 72 AND THE FIRE MARSHAL. NO FIRE ALARM WORK SHALL COMMENCE IN THE BUILDING PRIOR TO RECEIPT OF APPROVED FIRE ALARM SHOP DRAWINGS FROM THE FIRE MARSHAL.
46.

PLENUM RATED FIRE ALARM WIRE MAY BE RUN EXPOSED ABOVE ACCESSIBLE CEILING SPACES AND WHERE CONCEALED IN WALLS. ALL FIRE ALARM WIRING MUST BE IN 3/4" EMT CONDUIT WHERE IT IS NOT POSSIBLE TO CONCEAL IN WALLS OR CEILING SPACES.
47.

SIGNAL LINE CIRCUIT IS TO BE CLASS A, NAC CIRCUIT IS TO BE CLASS B. T-TAPPING OF SLC CIRCUIT IS NOT PERMITTED.
48.

FIRE ALARM SYSTEM TO CONFORM TO CURRENT NFPA 72, IBC, AND IFC.
49.

INCOMING AND OUTGOING SLC WIRES ARE TO MAINTAIN A 5' SEPARATION WHERE RUNS ARE LONGER THAN 10'.
50.

IN ALL AREAS WHERE MORE THAN ONE FIRE ALARM STROBE IS IN SIGHT OF EACH OTHER, THEY ARE TO BE SYNCHRONIZED TO FLASH AT THE SAME RATE AND TIME. PROVIDE A SYNCHRONIZATION MODULE.
51.

IN SMALLER AREAS WHERE 15CD HORN/STROBES ARE USED, THE dB LEVEL OF THE HORN SHALL BE TURNED DOWN TO 15dB ABOVE AMBIENT NOISE LEVEL. SEE NFPA 72 TABLE A.7.4.2 FOR AVERAGE AMBIENT SOUND LEVELS.
52.

FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED/SEALED BY A PROFESSIONAL FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF UTAH.
53.

BRANCH CIRCUIT BREAKERS PROVIDING POWER TO FIRE ALARM SYSTEMS SHALL BE IDENTIFIED IN POWER PANELS WITH RED LABELS STATING "FIRE ALARM CIRCUIT" AS REQUIRED BY NEC 760.41(B).

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
	LIGHTING RELAY/POWER PACK	SURFACE	1
	TIME CLOCK - 7 DAY	5' - 0"	
	WALL OCCUPANCY SENSOR SWITCH	4' - 0" TO TOP	
	SINGLE POLE SWITCH	4' - 0" TO TOP	
	DOUBLE POLE SWITCH	4' - 0" TO TOP	
	THREE WAY SWITCH	4' - 0" TO TOP	
	FOUR WAY SWITCH	4' - 0" TO TOP	
	DIMMER SWITCH	4' - 0" TO TOP	
	LOW VOLTAGE SWITCH	4' - 0" TO TOP	
	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
	PILOT LIGHT SWITCH	4' - 0" TO TOP	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	
	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0"	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0"	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

ELECTRICAL SHEET INDEX

E000	ELECTRICAL GENERAL SHEET
E001	ELECTRICAL SITE PLAN
E101	LIGHTING PLAN
E201	POWER PLAN
E202	ROOF POWER PLAN
E501	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES

	FIRE ALARM HORN	7' - 6"	
	FIRE ALARM STROBE	7' - 6"	
	FIRE ALARM HORN STROBE	7' - 6"	
	WATERFLOW GONG	7' - 6"	
	FIRE ALARM DUAL ACTION MANUAL PULL STATION	4' - 0"	
	FIRE ALARM ADDRESSABLE CONTROL RELAY		
	FIRE ALARM MONITOR MODULE		
	FIRE ALARM CONTROL PANEL	6' - 6" TO TOP	
	FIRE ALARM ANNUNCIATOR PANEL	4' - 0"	
	PHOTOELECTRIC SMOKE DETECTOR	SURFACE	
	RATE OF RISE/HEAT DETECTOR	SURFACE	
	CARBON MONOXIDE DETECTOR	SURFACE	
	DUCT SMOKE DETECTOR	DUCT	6
	FIRE SMOKE DAMPER		
	FIRE RISER TAMPER SWITCH		
	FIRE RISER FLOW SWITCH		
	ELECTROMAGNETIC DOOR HOLDER	2' - 0"	
	SECURITY CARD READER	4' - 0"	
	SECURITY KEYPAD	4' - 0"	
	ELECTRIC STRIKE		
	SECURITY CCTV CAMERA		
	SPEAKER - CEILING		
	SPEAKER - WALL		
	MICROPHONE CONNECTION		
	VOLUME CONTROL SWITCH	4' - 0"	

	CIRCUIT BREAKER		METER - ONE-LINE
	MLO PANEL - ONE-LINE		TRANSFORMER - ONE-LINE
	MCB PANEL - ONE-LINE		PAD MOUNT XFMR - ONE-LINE
	AUTOMATIC TRANSFER SWITCH		GROUND SLEEVE - ONE-LINE
	CT ENCLOSURE - ONE-LINE		FUSED DISCONNECT - ONE-LINE
	CURRENT TRANSFORMER		FUSED SWITCH
	OH RISER		GROUND
	KEYED NOTE TAG		CABLE/WIRE SIZE TAG
	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW NUMBER
	OTHER EQUIPMENT TAG		DETAIL/VIEW REFERENCE TAG
			SHEET NUMBER
	WIRING / CONDUIT		UNDERGROUND/FLOOR WIRING
	CONDUIT TURNED UP		CONDUIT TURNED DOWN
	CIRCUIT HOME RUN TO PANEL: # OF ARROWHEADS INDICATE # OF CIRCUITS (SEPARATE NEUTRAL PER CIRCUIT). BOTH EX. INCLUDE AN EQUIP. GROUND.		

NOTES

1.

SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.
2.

CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.
3.

ARROW DENOTES EXIT DIRECTION.
4.

USE HEAVY DUTY FOR 480 VOLT.
5.

MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.
6.

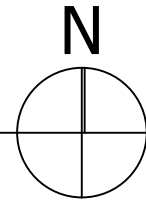
PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM SYSTEM/PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.
7.

PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.

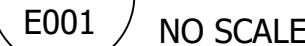
ABBREVIATIONS

AFCI - ARC FAULT CKT INTERRUPTER	MCC - MOTOR CONTROL CENTER
AFF - ABOVE FINISHED FLOOR	MDP - MAIN DISTRIBUTION PANEL
AFG - ABOVE FINISHED GRADE	MLO - MAIN LUGS ONLY
AIC - AMPS INTERRUPTING CAPACITY	MOOP - MAX. OVERCURRENT PROTECTION
AL - ALUMINUM	(N) - NEW
ATS - AUTOMATIC TRANSFER SWITCH	NIC - NOT IN CONTRACT
BC - BARE COPPER	NEC - NATIONAL ELECTRICAL CODE
BFC - BELOW FINISHED CEILING	NFPA - NATIONAL FIRE PROT. ASSN.
BFG - BELOW FINISHED GRADE	NL - NIGHT LIGHT
C - OR CND - CONDUIT	NR - NOT REQUIRED
CKT - CIRCUIT	NTS - NOT TO SCALE
CLG - INSTALLED IN CEILING	PC - PLUMBING CONTRACTOR
C.R - CORD REEL	PH - PHASE
CT - CURRENT TRANSDUCER	PNL - PANEL
CU - COPPER	POC - POINT OF CONNECTION
(E) - EXISTING TO REMAIN	POS - POINT OF SALE
EC - ELECTRICAL CONTRACTOR	(R) - RELOCATED
EM - EMERGENCY	REC - RECEPTACLES
(F) - FUTURE	RMC - RIGID METAL CONDUIT
FACP - FIRE ALARM CONTROL PANEL	SCA - SHORT CIRCUIT AMPERES
FLA - FULL LOAD AMPS	SCBA - SELECT COLOR BY ARCHITECT
FVNR - FULL VOLTAGE NON REVERSING	SES - SERVICE ENTRANCE SWITCHGEAR
GC - GENERAL CONTRACTOR	SPD - SURGE PROTECTIVE DEVICE
GFCI - GROUND FAULT CKT INTERRUPTER	TL - TWIST LOCK
GND - GROUND	TTB - TELEPHONE TERMINAL BOARD
HP - HORSEPOWER	TR - TAMPER RESISTANT
IG - ISOLATED GROUND	TR - TYPICAL
KW - KILOWATTS	UNO - UNLESS NOTED OTHERWISE
LCP - LIGHTING CONTROL PANEL	VA - VOLT/AMPS
LTG - LIGHTING	VF - VERIFY IN FIELD
LV - LOW VOLTAGE	VR - VANDAL RESISTANT
MC - MECHANICAL CONTRACTOR	WP - WEATHERPROOF/NEMA 3R
MCM - MINIMUM CIRCUIT AMPS	WU - FURNISHED WITH UNIT
MCB - MAIN CIRCUIT BREAKER	XFMR - TRANSFORMER

A



LUMINAIRES SERVING OUTDOOR PARKING AREAS ARE EXEMPT FROM OCCUPANCY CONTROL. (LUMINAIRES 78 WATTS OR LESS).



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

PROVIDE CONCRETE MOW STRIP WHERE LOCATED IN GRASS. MOW STRIP SHALL BE FLUSH W/GRASS. MOW STRIP SHALL SLOPE TO ACCOMMODATE GRADE SLOPE.

BAR WITH #4 RINGS 12" O.C. (MAX.

R BOLTS (GAL.) FURNISHED WITH
PER POLE MANUFACTURER.

FOR CONDUIT

SIZE

E. GROUND WIRE

BOTTOM OF BASE

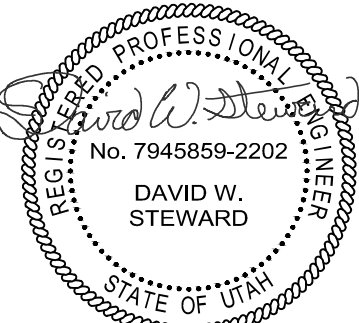
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5

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMF



REVISIONS

03/08/24	EXTERIOR LIGHTING UPDATE
----------	--------------------------

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.

2117 South 3600 West, Salt Lake City, UT 84119

NIE / MM

SE

SHEET TITLE

ELECTRICAL SITE PLAN

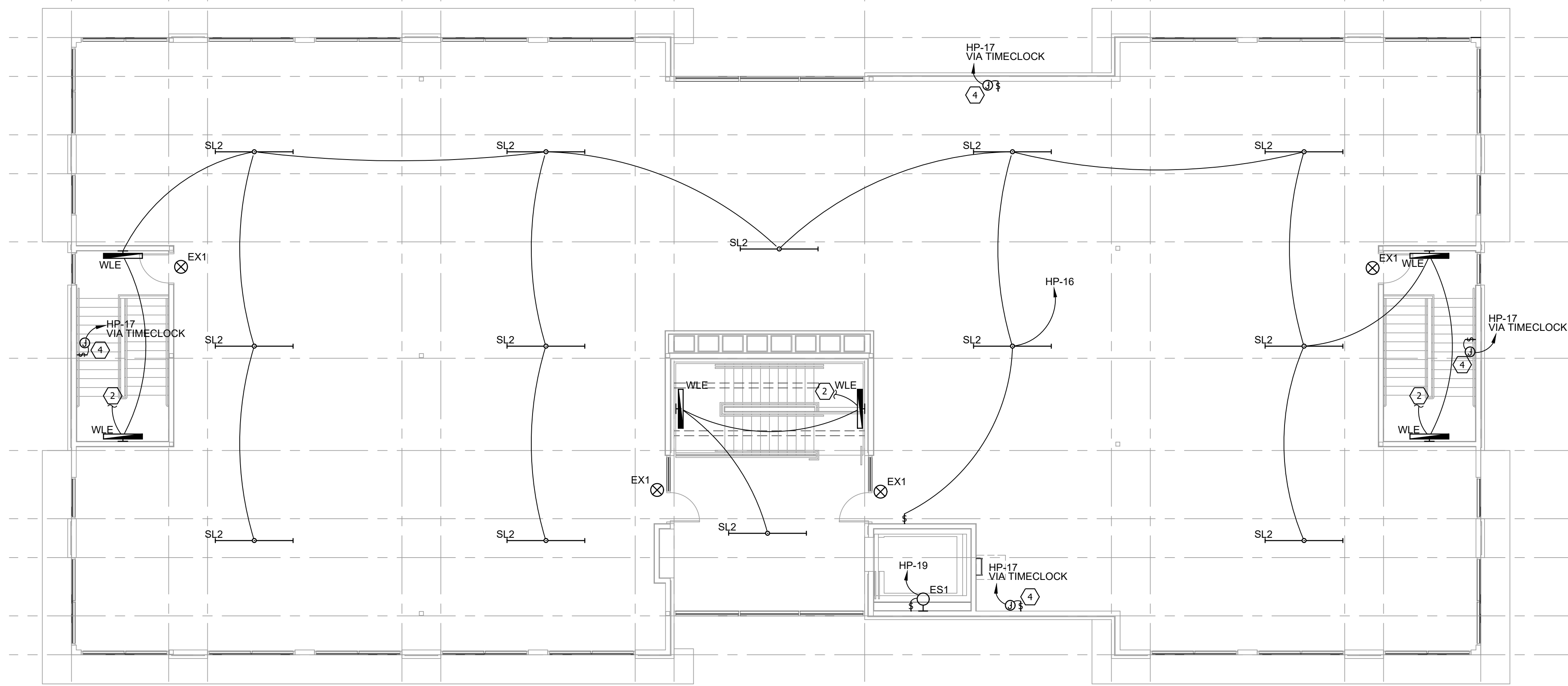
E001

D

C

B

A

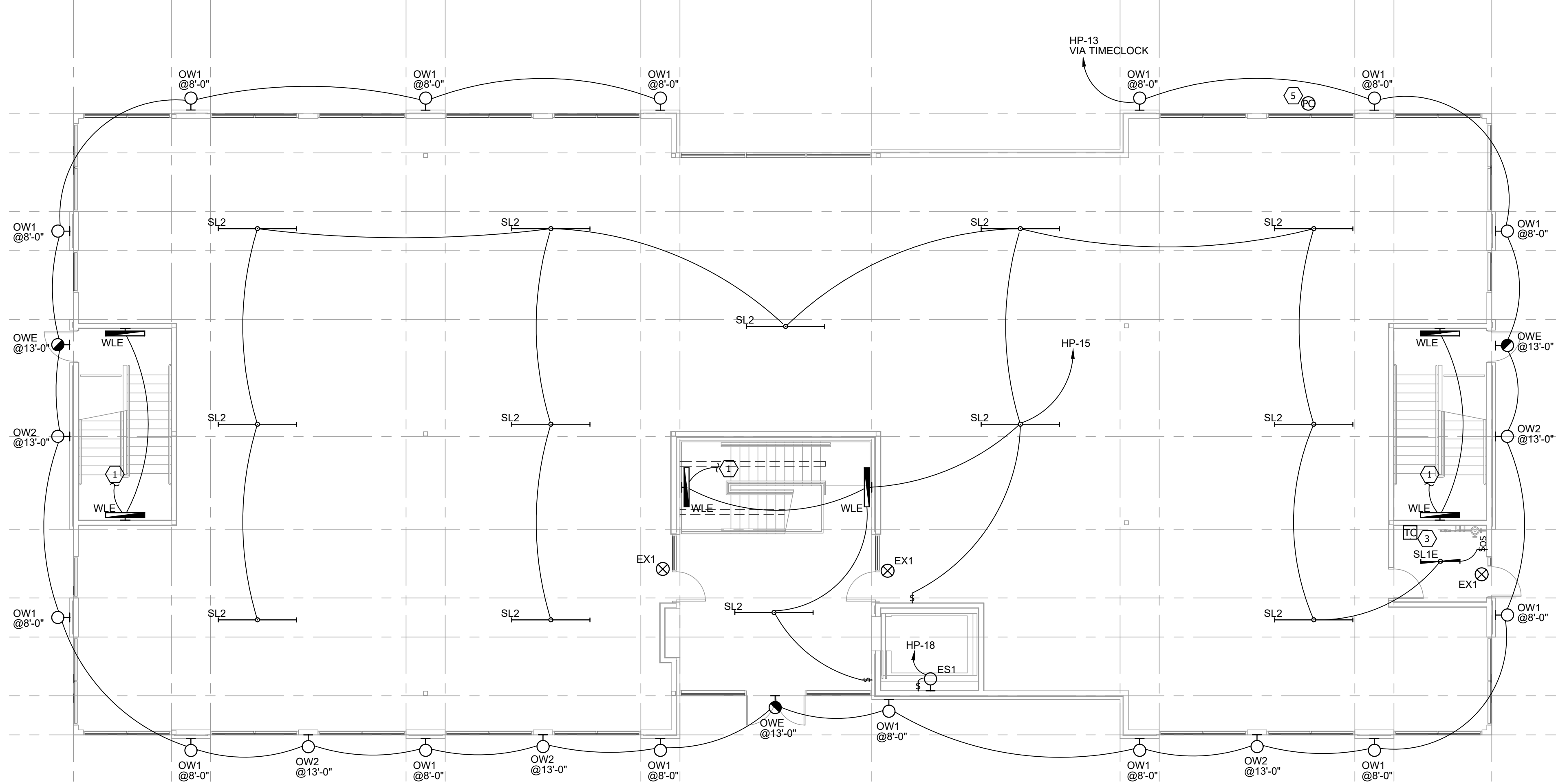


2

E101

LEVEL 2 LIGHTING PLAN

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



1

E101

LEVEL 1 LIGHTING PLAN

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

#

KEYED NOTES

1.

CIRCUIT TO STAIRWELL LIGHTING ABOVE.

2.

CIRCUIT TO STAIRWELL LIGHTING BELOW.

3.

PROVIDE AN INTERMATIC E72845C (OR EQUAL) TIME CLOCK. COORDINATE SCHEDULING WITH OWNER UPON JOB COMPLETION. CIRCUIT TO THE AREA RECEPTACLE BRANCH CIRCUIT.

4.

PROVIDE A JUNCTION BOX AND DISCONNECT SWITCH MOUNTED IN THE CEILING SPACE ON THE INTERIOR SIDE OF EXTERIOR WALL FOR STOREFRONT SIGNAGE. COORDINATE FURTHER REQUIREMENTS WITH THE SIGN VENDOR.

5.

PROVIDE A PHOTOCELL MOUNTED UNDER EAVES ON THE EXTERIOR SIDE OF THE NORTH FACING WALL FOR EXTERIOR LIGHTING CONTROL. INTERLOCK WITH BUILDING TIME CLOCK.

GENERAL NOTES

A.

CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.

B.

IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.

C.

COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

D.

VERIFY FIXTURE DIMMING CONTROLS AND PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

E.

CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

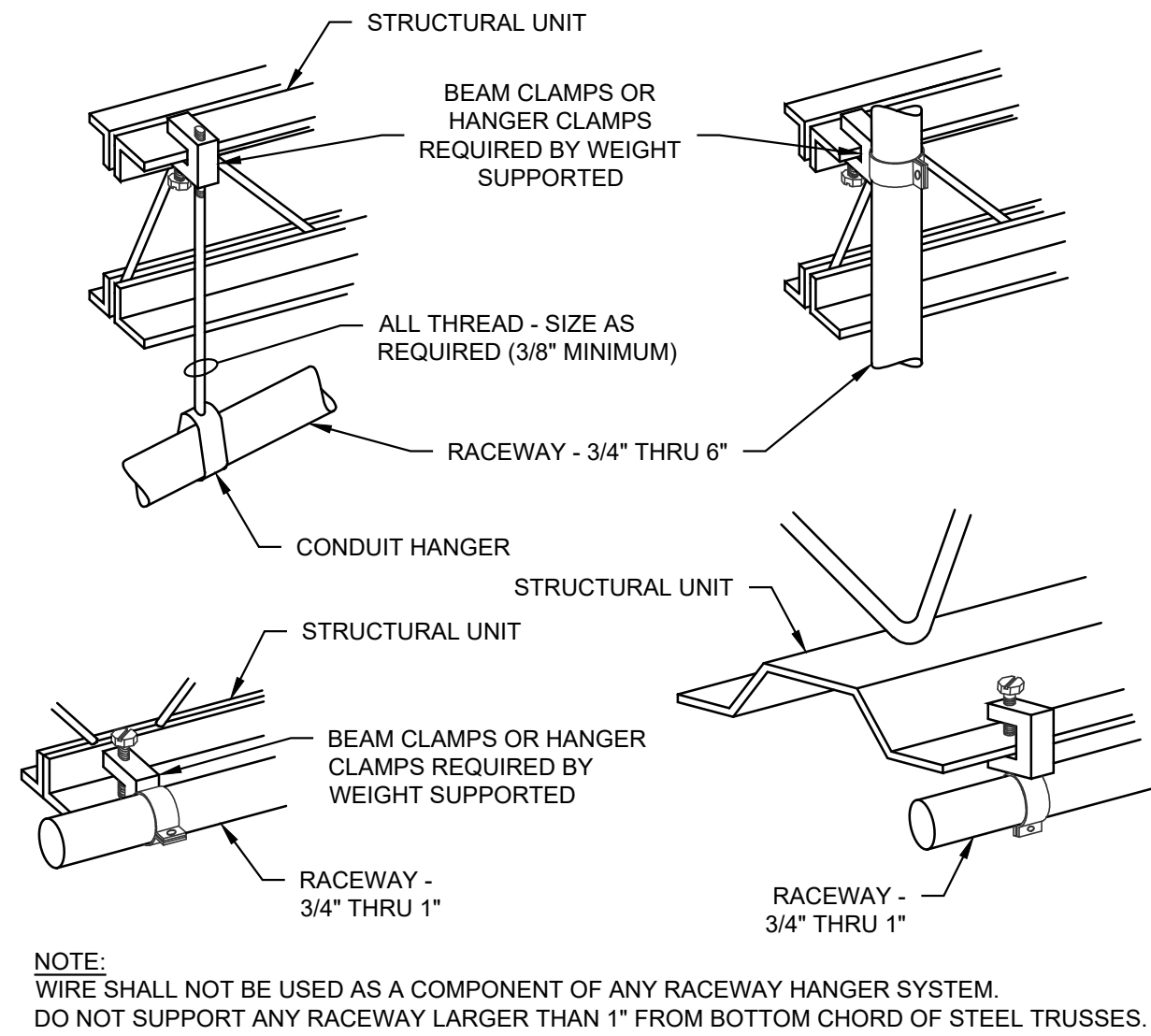
LIGHTING TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

MAIN LEVEL LIGHTING IS EXEMPT FROM DAYLIGHTING REQUIREMENTS PER IECC 2021 C405.2.4 EXEMPTIONS - 2 (A2 AND GROUP "M" OCCUPANCY).

DAYLIGHT ZONES ARE EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 W)

STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2.

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES LIGHTING NEEDS (C405.2.7.1 - C405.2.7.4).



3

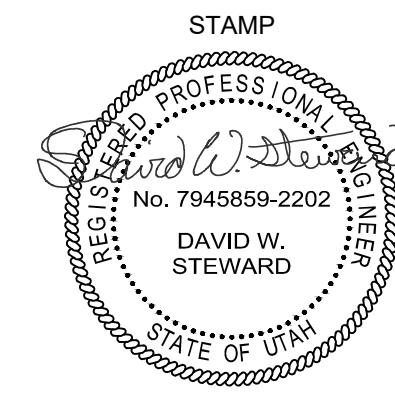
E101

TYPICAL RACEWAY SUPPORT METHODS

NO SCALE

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT



REVISIONS	
1	03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

2117 South 3600 West, Salt Lake City, UT 84119

(801) 566-0553 www.rmceui.com

PROJECT #:

23495

DRAWN BY:

NF/MM

CHECKED BY:

ES

DATE:

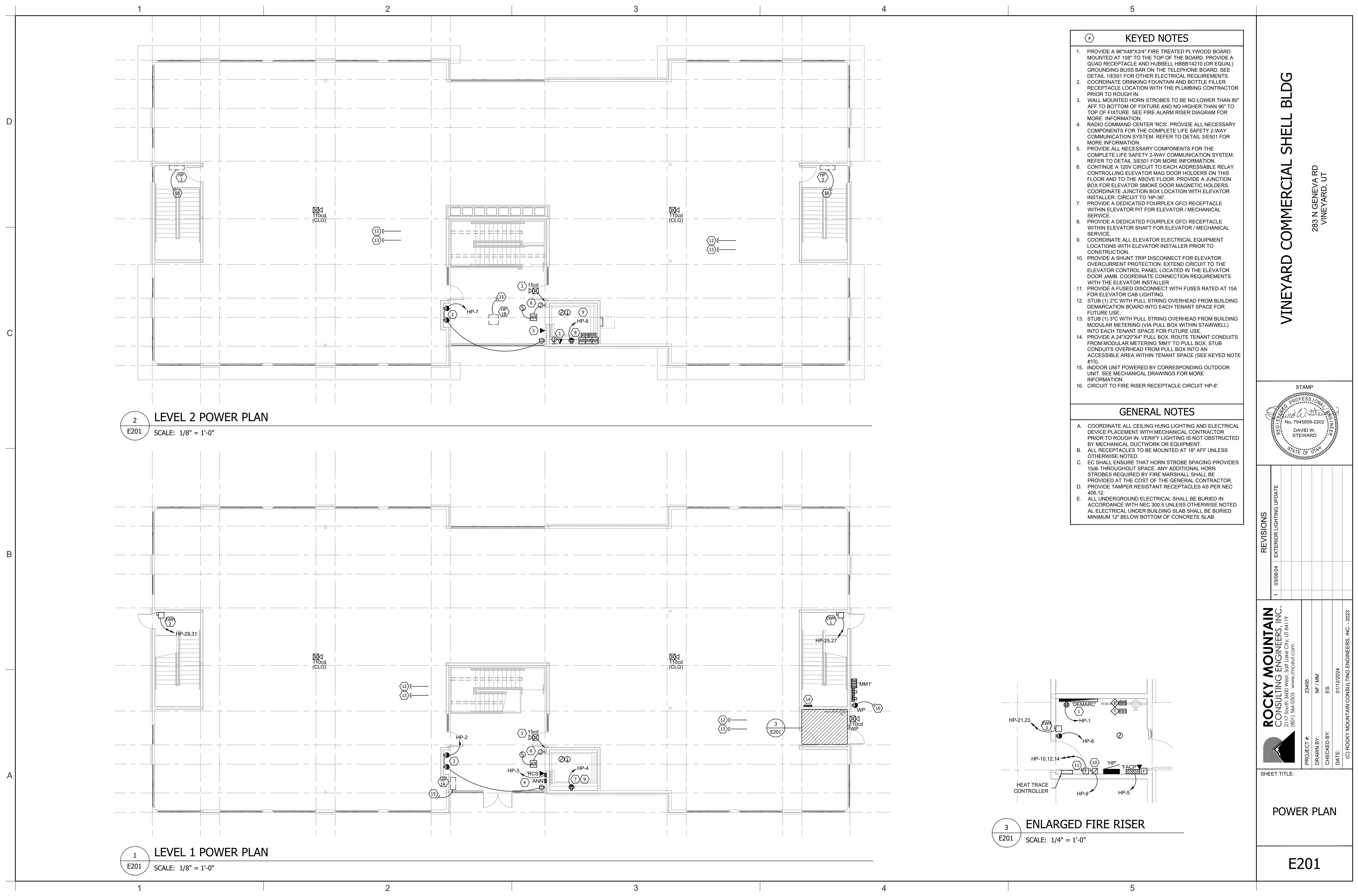
01/12/2024

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

LIGHTING PLAN

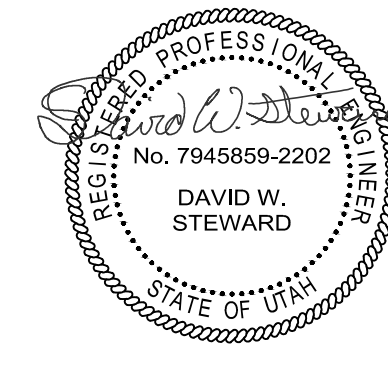
E101



VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
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1 03/08/24 EXTERIOR LIGHTING UPDATE

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CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0553 www.rmceui.com

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DRAWN BY: NF/MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

POWER PLAN

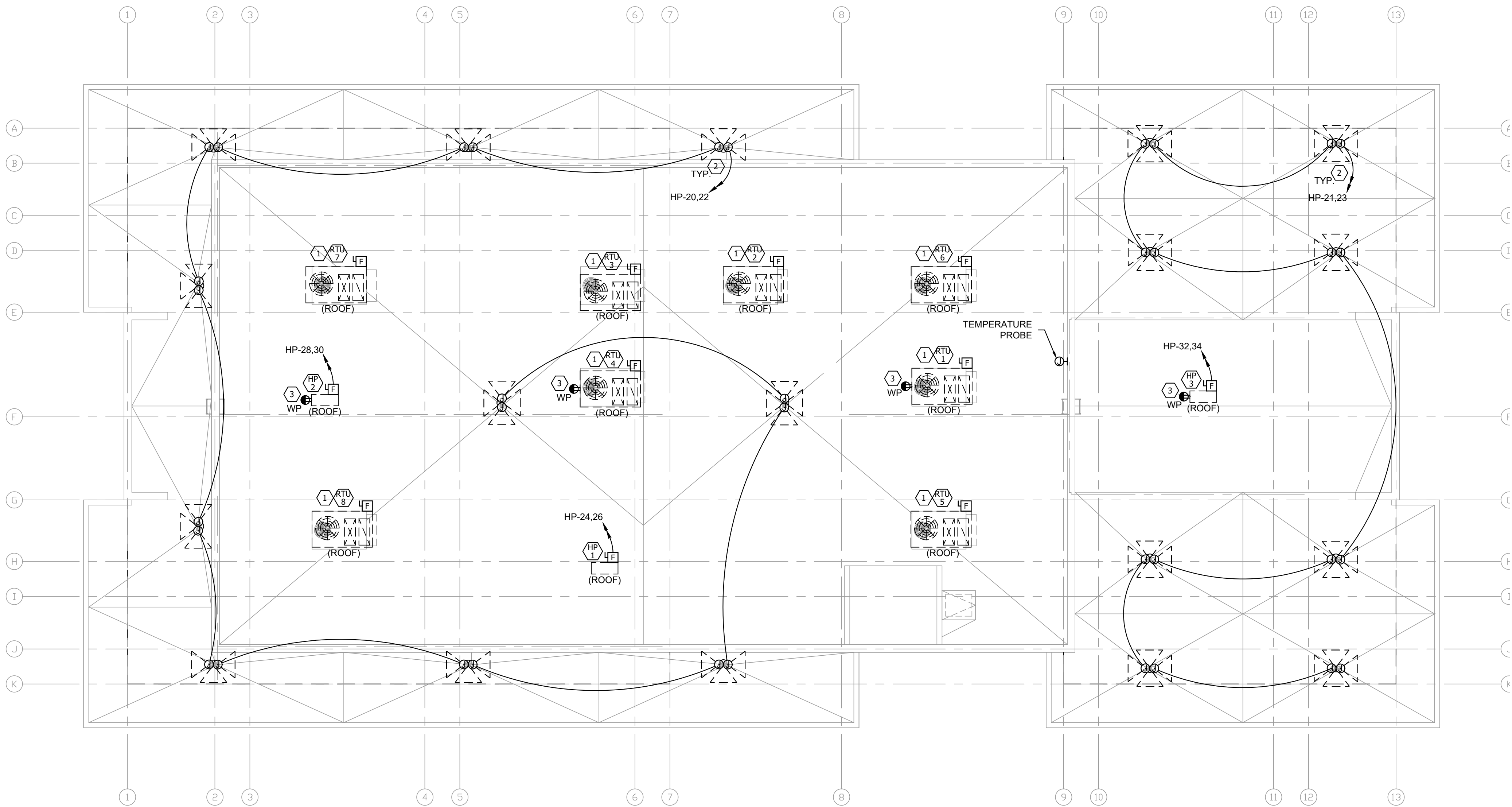
E201

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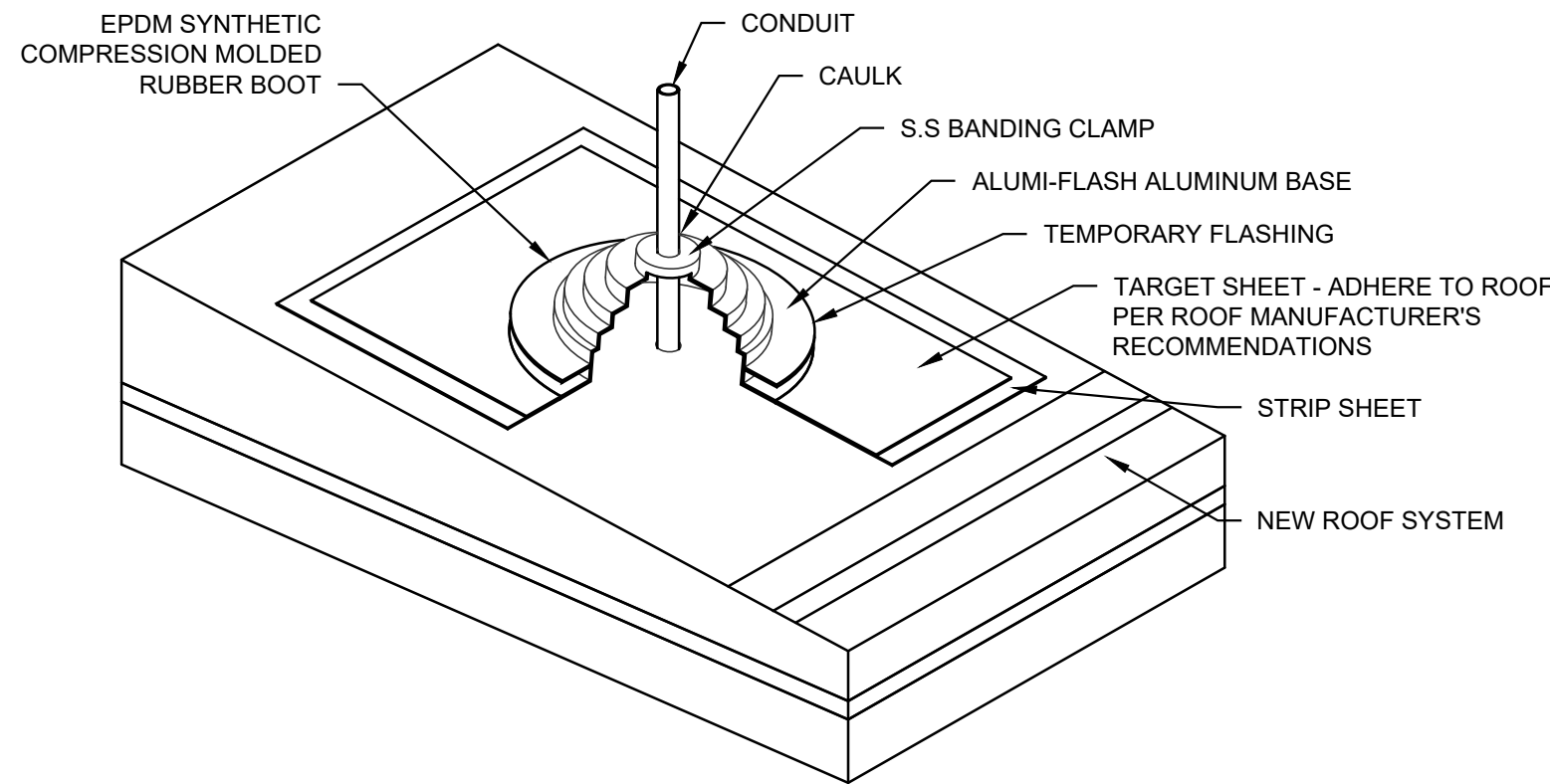
A



1E202

ROOF POWER PLAN

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



2E202

ROOF CONDUIT PENETRATION DETAIL

NO SCALE

#

KEYED NOTES

1.

ROOFTOP UNIT TO BE CIRCUITED DURING TENANT BUILD-OUT. PROVIDE ROOFTOP UNIT FUSED DISCONNECT SWITCH WITH (1) 2" C STUBBED FROM DISCONNECT INTO AN ACCESSIBLE CEILING SPACE. SEE EQUIPMENT SCHEDULE ON SHEET E601 FOR MORE INFORMATION.

2.

PROVIDE A RAYCHEM GM-2XT ICESTOP ROOF DRAIN DEICING SYSTEM (OR EQUAL). HEAT TRACE SHALL BE 8W/FT, SELF-REGULATING AND CONTROLLED FROM BOTH MOISTURE AND TEMPERATURE SENSORS. EXTEND 48" OF HEAT TRACE AND END SEAL TERMINATION KIT INTO EACH ROOF DRAIN. PROVIDE A 7' LOOP AT EACH VALLEY PER MANUFACTURER'S GUIDELINES (MAX 30' OF HEAT TRACE AT EACH ROOF DRAIN). PROVIDE A WEATHER PROOF BELL BOX FOR HEAT TRACE TERMINATIONS. MOUNT HEAT TRACE CONTROLLER IN THE FIRE RISER ROOM. COORDINATE WITH THE HEAT TRACE PROVIDER.

3.

CIRCUIT TO FIRE RISER RECEPTACLE CIRCUIT 'HP-6'.

GENERAL NOTES

A.

VERIFY EXACT ELECTRICAL REQUIREMENTS OF ANY ELECTRICAL EQUIPMENT WITH MANUFACTURER'S INSTALLATION GUIDELINES PRIOR TO INSTALLATION OF EQUIPMENT. EC TO COORDINATE AND VERIFY WITH EQUIPMENT SCHEDULE.

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

STAMP

REGISTERED PROFESSIONAL ENGINEER

DAVID W. STEWARD

STATE OF UTAH

REVISIONS	
1	03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.

2117 South 3600 West, Salt Lake City, UT 84119

(801) 566-0553 www.rmcai.com

PROJECT #:

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NF / MM

CHECKED BY:

ES

DATE:

01/12/2024

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SHEET TITLE:

POWER PLAN

E202

D

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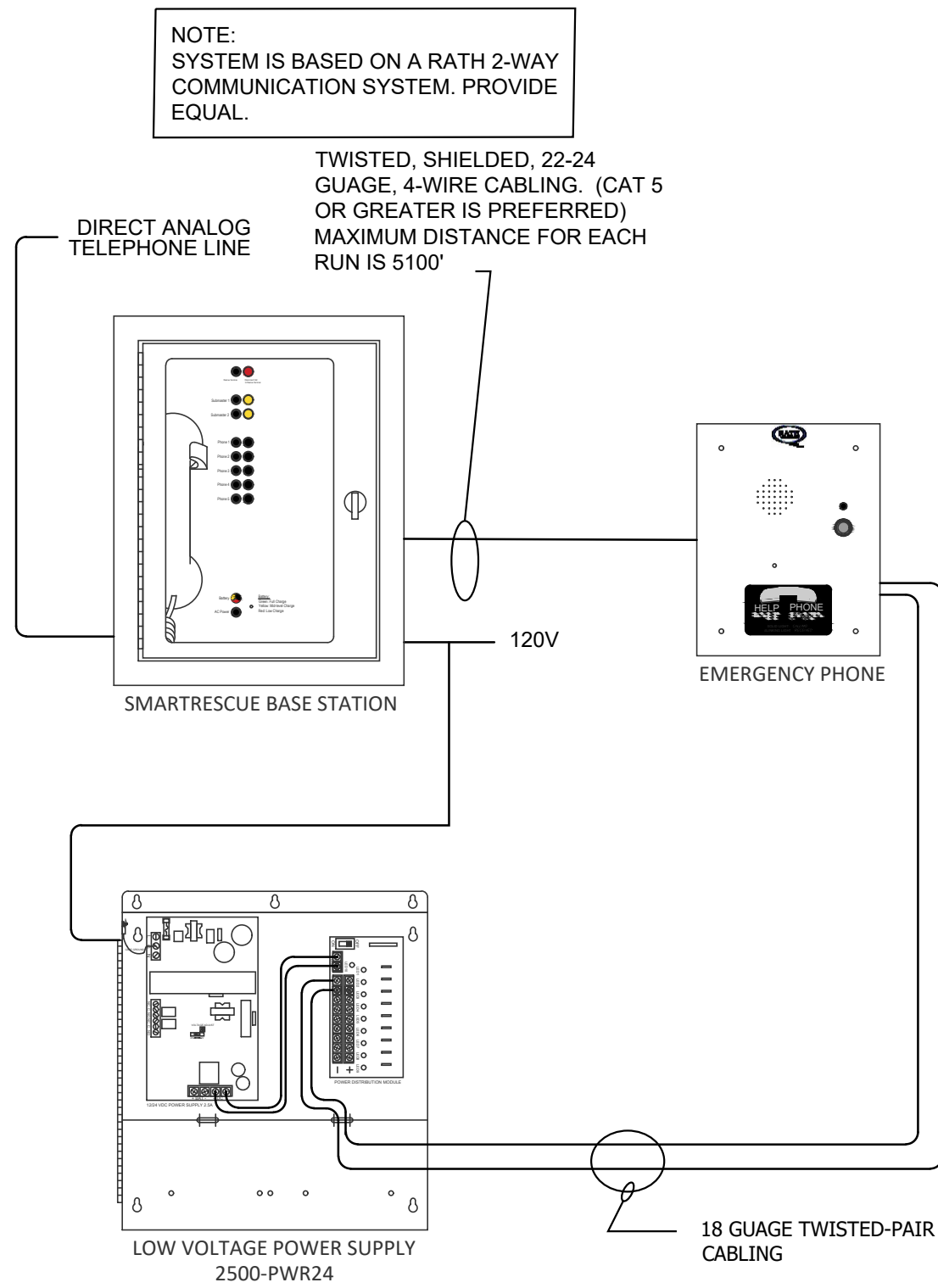
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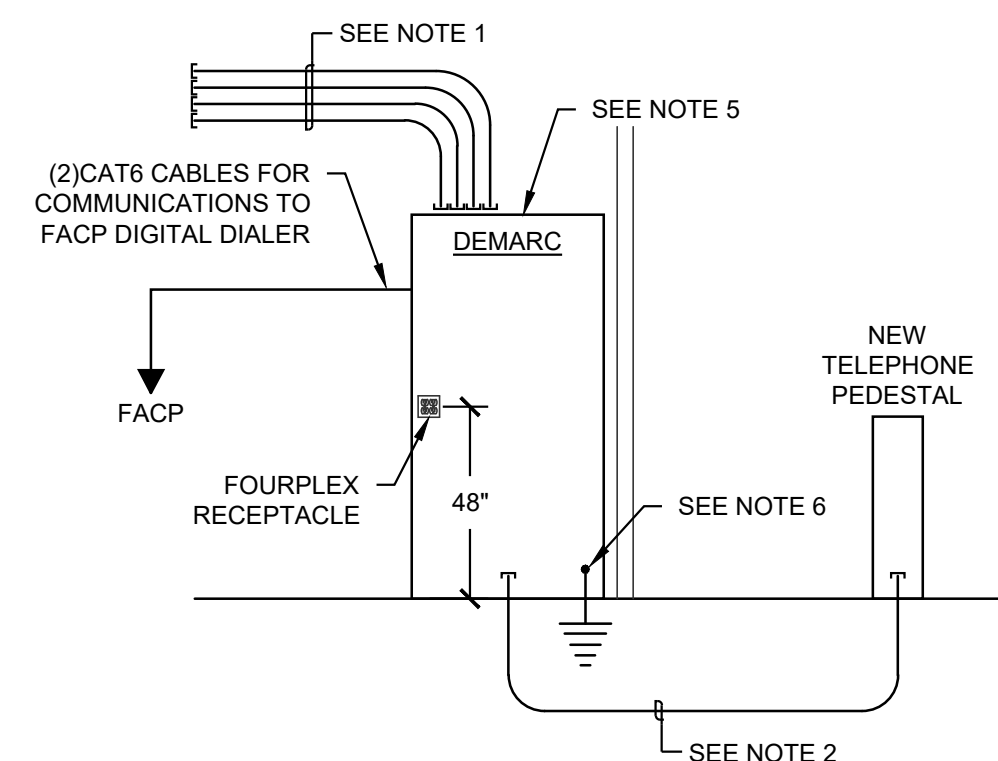
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GENERAL NOTES

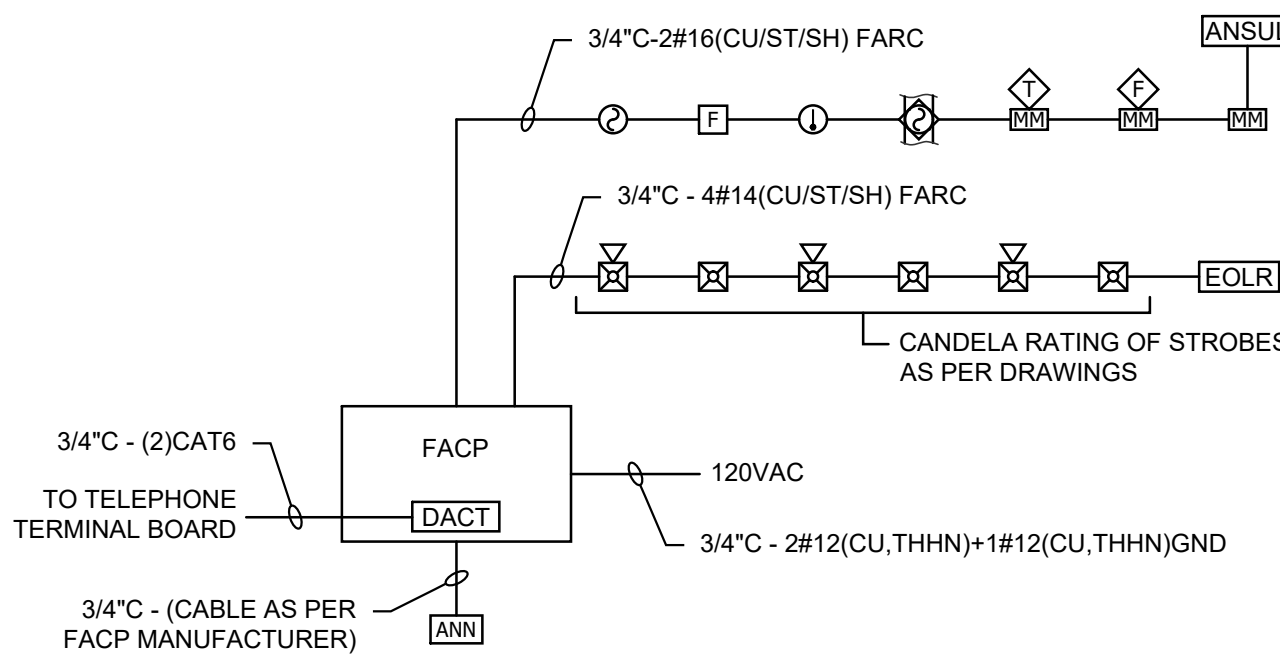
- A. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.
- B. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.
- C. FIRE ALARM CONTROL PANEL AND ALL REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE, CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.
- D. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.
- E. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES.
- F. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF FIRE ALARM CONTROL PANEL AND EVERY REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.
- G. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

3
E501
TYPICAL 2-WAY COMMUNICATION SYSTEM RISER DIAGRAM
NO SCALE



- NOTES:
1. STUB 2" PVC CONDUIT ABOVE CEILING FROM THE TELEPHONE TERMINAL BOARD OUT INTO EACH TENANT SPACE. FUTURE TENANTS SHALL BE RESPONSIBLE FOR EXTENDING FROM THIS LOCATION TO THEIR RESPECTIVE SPACES.
 2. PROVIDE (2) 3" PVC-FOOTAGE TAPE FROM THE NEW TELEPHONE PEDESTAL LOCATION TO THE TELEPHONE TERMINAL BOARD FOR TELEPHONE SERVICE. STUB CONDUIT UP UNDERNEATH THE TERMINAL BOARD.
 3. WHERE ELBOW AND/OR SWEEPS PENETRATE FOUNDATION OR FLOOR SLABS THE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT (GRG) WRAPPED WITH CORROSION RESISTANCE TAP. CONDUITS SHALL BE STUBBED UP THROUGH THE FLOOR TO A HEIGHT OF 6" ABOVE FLOOR LEVEL AND CAPPED WITH PLASTIC BUSHINGS.
 5. PROVIDE A 4"x8"x3/4" PLYWOOD BACKBOARD PAINTED WITH FIRE RESISTIVE COATING FOR THE TELEPHONE TERMINAL BOARD (TTB) IN THE BUILDING.
 6. PROVIDE A #6 GREEN GROUNDING CONDUCTOR FROM THE TTB PLYWOOD BACKBOARD TO THE BUILDING'S GROUNDING SYSTEM.
 7. PROVIDE TYPE 66 PUNCHDOWN BLOCKS FOR LANDING ALL INTERIOR BUILDING TELEPHONE CABLING. CONNECTIONS TO THE TELEPHONE SERVICE DEMARC SHALL BE BY TELECOM COMPANY.
 8. INSTALL TWO DEDICATED TELEPHONE LINE (CAT6) CABLES FROM THE TELEPHONE TERMINAL BOARD TO THE FIRE ALARM DIALER.

1
E501
TYPICAL TELECOM RISER DIAGRAM
NO SCALE



- NOTES:
1. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.
 2. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.
 3. FIRE ALARM CONTROL PANEL AND ALL REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE, CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.
 4. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.
 5. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL PANEL AND POWER SUPPLIES.
 6. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF FIRE ALARM CONTROL PANEL AND EVERY REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.
 7. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

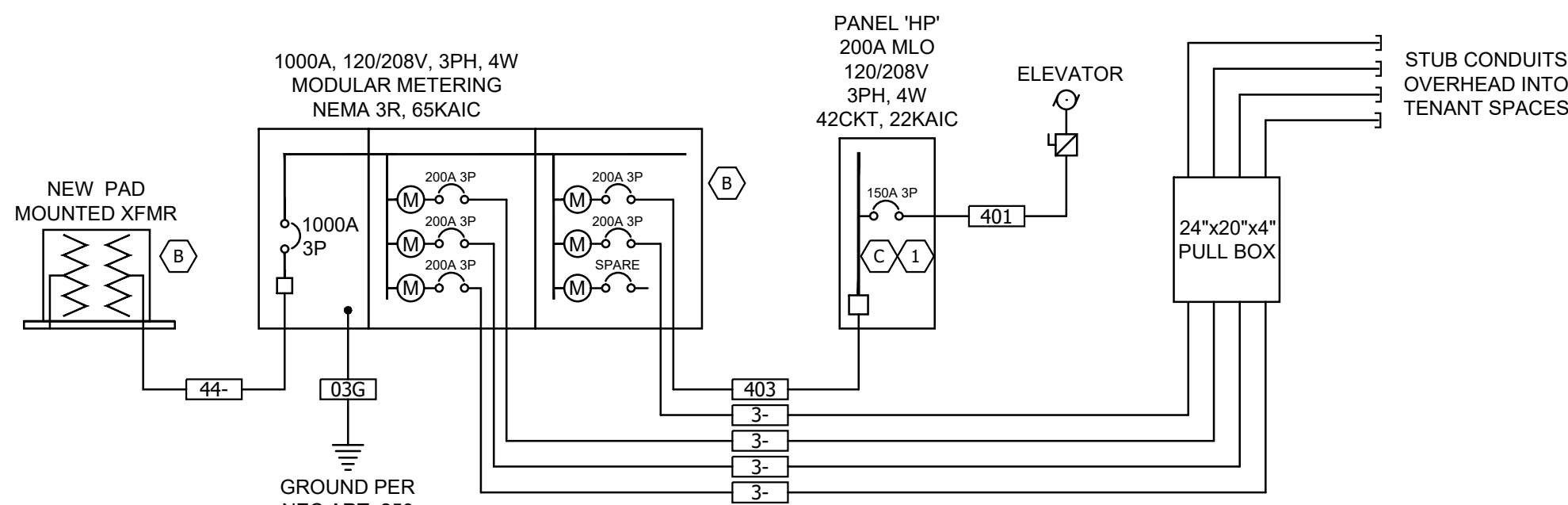
2
E501
TYPICAL FIRE ALARM RISER DIAGRAM
NO SCALE

CONDUIT/CONDUCTOR SCHEDULE							
MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL)			NOTES
				PHASE	NEUTRAL	GROUND	
401	150	2"	CU	(3) 1/0	1/0	6	1
403	200	2.5"	CU	(3) 3/0	3/0	6	1
036	-	-	CU	-	-	3/0	1
54	-	(5) 4"	-	-	-	-	3

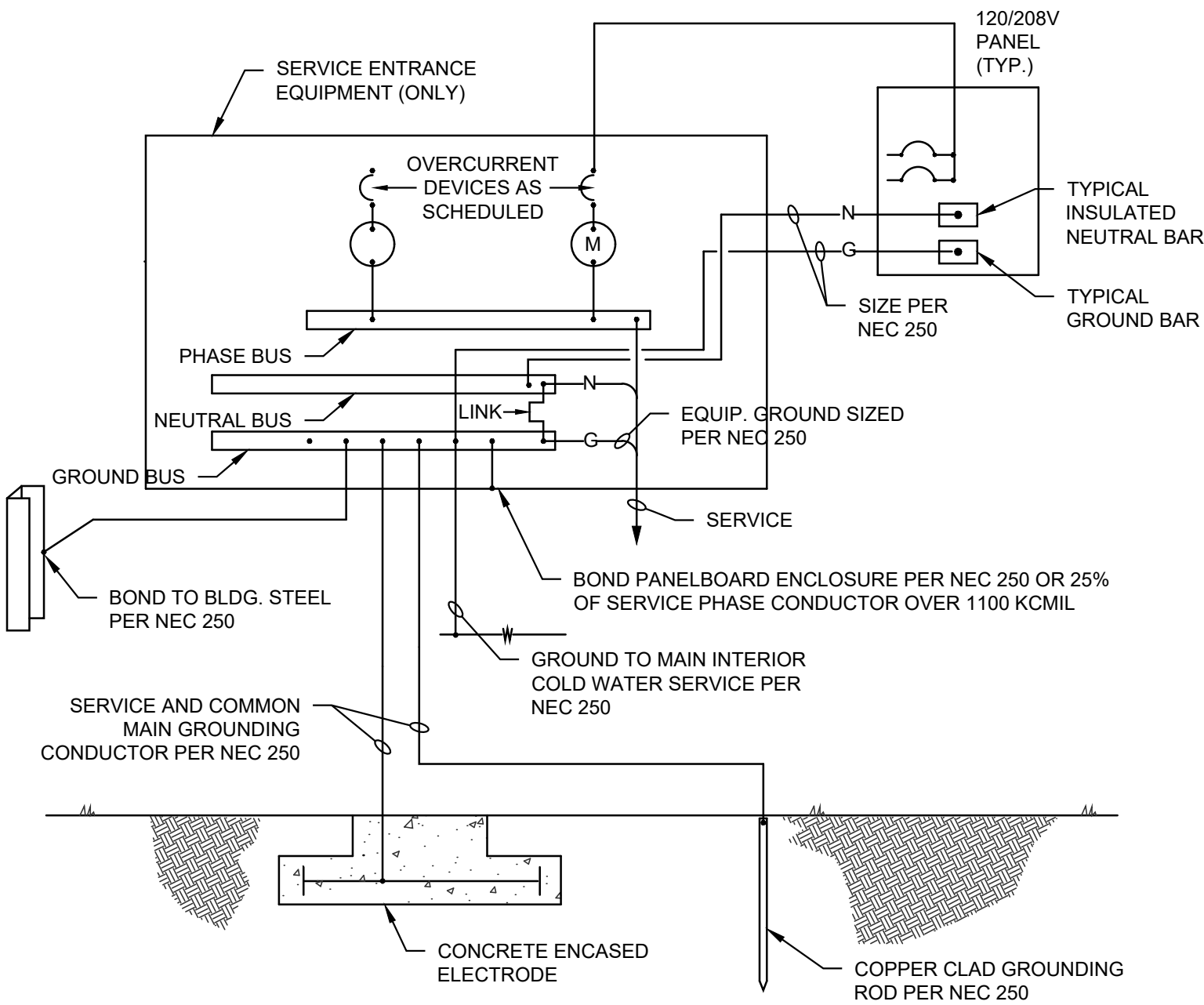
NOTES:

1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.

FAULT CURRENT CALCULATIONS			
208 Volt	METER	HP	
Panel	UTIL. XFMR	METER	
Feed From	64033		47472
Available Fault Current	44	111	
(L) Length to panel	P	3/0	
Conduit Type (P, S)	360	P	
Conductor Size	A	C	
Conductor Type (c, a)	4	1	
No of Runs	16813	13923	
C - from chart	208	208	
Voltage	0.34884771	3.15148787	
f	0.74137354	0.2408775	
m			
I s.c. at Panel	47472	11435	



5
E501
ONE-LINE DIAGRAM
NO SCALE



- NOTE:
- CONTRACTOR TO BOND ALL METAL PIPING SYSTEMS WITHIN THE BUILDING. CONTRACTOR TO PROVIDE GROUND BUSHINGS ON ALL CONDUITS CONNECTED TO PANELBOARDS, TRANSFORMERS, ETC.

4
E501
TYPICAL GROUNDING/BONDING DETAIL
NO SCALE

KEYED NOTES

1. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (12/19/23) PER NEC 110.24, ON THE NAME PLATE STATE WHERE THE POWER ORIGINATES FROM IN ACCORDANCE WITH NEC 408.4(B).

GENERAL NOTES

- A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
- B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

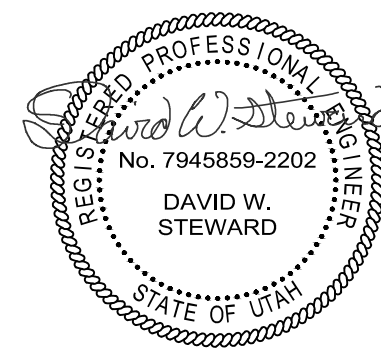
AVAILABLE FAULT CURRENTS

- A ESTIMATED 64,033A
B 47,472A
C 11,435A

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

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REVISIONS

1 03/08/24 EXTERIOR LIGHTING UPDATE

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
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(801) 566-0553 www.rmcai.com

PROJECT #: 23495
DRAWN BY: NF/MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

ELECTRICAL
DETAILS

E501

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PANEL SCHEDULE												HP													
VOLT/PHASE/WIRE: 120/208V/3PH/4W						AIC RATING: 22,000						AIC						MAIN BREAKER:							
MOUNT/ENCLOSURE: SURFACE/NEMA 1						LOCATION:						MAIN LUGS:						200A							
CCT NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CCT NO													
1	DEMARC	500	20	1	1220				1	20	720	REC - ENTRY LOBBY	2												
3	RADIO COMMAND CENTER	500	20	1		860			1	20	360	REC - ELEVATOR PIT	4												
5	FACP	500	20	1			1580		1	20	1080	REC - FIRE RISER / EXTERIOR	6												
7	REC - UPPER LOBBY	540	20	1	900				1	20	360	REC - ELEVATOR SHAFT	8												
9	ELEVATOR CAB LIGHTING	500	15	1		14910			3	150	14410	ELEVATOR	10												
11	LTG - PARKING	460	20	1			14870	-	-		14410	-----	12												
13	LTG - BLDG EXTERIOR	305	20	1	14715				-	-		14410	-----	14											
15	LTG - TEMP	930	20	1		1770			1	20	840	LTG - TEMP	16												
17	SIGNAGE	1200	20	1			1215	1	20	15		LTG - ELEVATOR SERVICE	18												
19	LTG - ELEVATOR SERVICE	15	20	1	2015			2	30	2000	HEAT TRACE	20													
21	HEAT TRACE	2000	30	2		4000			-	-	2000	-----	22												
23	-----	2000	-	-			3768	2	30	1768	HP-1	24													
25	EW-H-1	1200	20	2	2968				-	-	1768	-----	26												
27	-----	1200	-	-		2344		2	15	1144	HP-2	28													
29	EW-H-2	1200	20	2			2344	-	-	1144	-----	30													
31	-----	1200	-	-		2344		2	15	1144	HP-3	32													
33	EW-H-3	1200	20	2		2344		-	-	1144	-----	34													
35	-----	1200	-	-			1700	1	20	500	ELEVATOR MAG DOORS	36													
37	SPACE	0			0						SPACE	38													
39	SPACE	0			0		0				SPACE	40													
41	SPACE	0					0			0	SPACE	42													
TOTALS					24,162		26,228		25,477																
TOTAL LOAD:					75,867																				
LOADS		CONTINUOUS	NON-CONTINUOUS		DEMAND FACTOR/CALCULATION								DEMAND LOAD												
EXISTING	0	0			125% x		0						0												
LIGHTING	3,065	0			125% x		3065		+ 100% x		0		3,831												
RECEPTACLE	0	3,060			100% x		3060		+ 50% x		0		3,060												
MOTOR	0	43,230			125% x		0		+ 100% x		43230		43,230												
FIXED HEAT	0	7,200			100% x		7200																		
A/C	0	6,112			100% x		8112						8112												
KITCHEN EQUIP.	0	0			100 % x		0						0												
MISC	1,200	10,000			125% X		1200		+ 100% x		10000		11,500												
												TOTAL DEMAND LOAD:												69,733 VA	
																								194 A	
PANEL NOTES:																									
OVERCURRENT PROTECTIVE DEVICES SHALL HAVE SAME AIC RATING AS PANEL THEY ARE LOCATED IN.																									

EQUIPMENT SCHEDULE																		
MARK	DESCRIPTION	ELECTRICAL										STARTER	OVERCURRENT PROTECTION		REMARKS			
		V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	NEMA SIZE	DISCONNECT SIZE/POLE		FUSE SIZE		
EW-H-1	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
EW-H-2	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
EW-H-3	ELECTRIC WALL HEATER	208	1				12	20	3/4"	2	12	12	-	30/2	-	2A		
HP-1	OUTDOOR SPLIT UNIT	208	1			17		30	3/4"	2	10	10	-	30/2	30	1A		
HP-1A	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-1B	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-2	OUTDOOR SPLIT UNIT	208	1			11		15	3/4"	2	12	12	-	30/2	30	1A		
	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
HP-3	OUTDOOR SPLIT UNIT	208	1			11		15	3/4"	2	12	12	-	30/2	30	1A		
	INDOOR SPLIT UNIT	208	1			1		-	3/4"	2	12	12	-	-	-	6A		
RTU-1	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-2	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-3	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-4	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-5	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-6	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-7	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
RTU-8	ROOFTOP UNIT	208	1			42		50	1"	-	-	-	-	60/3	50	1A		
NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.																		
REMARKS:																		
1. FUSED DISCONNECT SWITCH					10. REDUCED VOLTAGE STARTER					13. DIRECT CONNECTION								
2. NON-FUSED DISCONNECT SWITCH					11. VARIABLE FREQUENCY DRIVE					14. DUCT DETECTOR IN RETURN DUCT								
3. BREAKER IN ENCLOSURE					12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.					15. SWITCH WITH LIGHTS								
4. THERMAL OVERLOAD SWITCH																		
5. TOGGLE SWITCH					A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26													
6. INDOOR UNIT POWERED BY CORRESPONDING OUTDOOR UNIT					B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26													
7. MAGNETIC STARTER/NON-FUSED DISCONNECT SWITCH					C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26													
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION					D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION													
9. MAGNETIC STARTER/BREAKER COMBINATION					E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION													

LIGHT FIXTURE SCHEDULE											
TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	DELIVERED LUMENS / CCT	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION	NOTES:		
SL1E	LITHONIA	CLX L48 3000LM SEF RDL MVOLT GZ10 40K 80CRAH PS1050	UNV	3000 LUMENS / 4000K	0-10V	SUSPENDED	18.5	4' LED STRIP LIGHT WITH EMERGENCY BATTERY BACKUP.	4		
	METALUX	SNLED-LD5									
	DAYBRITE	FSS									
	INDUSTRIAL LIGHTING PRODUCT	SS									
	ELITE LIGHTING	4-OEC-LED-CCT-EMG									
SL2	LITHONIA	ZL1D L96 6000LM FST MVOLT 40K 80CRI	UNV	6000 LUMENS / 4000K	0-10V	SUSPENDED	60	8' LED STRIP LIGHT	4		
	METALUX	SNLED-LD5									
	DAYBRITE	FSS									
	COLUMBIALIGHTING	MPS8									
	ELITE LIGHTING	8-OEC-LED-CCT									
WL.E	LITHONIA	WL4 30L GZ1 LP840 EL14L	UNV	3000 LUMENS / 4000K	0-10V	WALL	28	4' LED STAIRWELL LIGHT WITH EMERGENCY BATTERY BACKUP	4		
	METALUX	SRL LED									
	DAYBRITE	FSW									
	INDUSTRIAL LIGHTING PRODUCT	CV4									
	ELITE LIGHTING	4-OSL-LED-EMG-FS-555									
OW1	KIRLIN	LWR-03489-1500L 50K 89 DL	UNV	1000 LUMENS / 5000K	-	WALL	12	EXTERIOR CYLINDER SCONCE. DOWN LIGHT ONLY.	4		
	CSL	LWD3									
	PORTFOLIO	LSRWM2B									
	ALW	CRS3WL									
	SUNLED	BLADE-1-M-C11.1									
OV2	LITHONIA	WST LED P2 50K VW UNV	UNV	3000 LUMENS / 5000K	-	WALL	25	TRAPEZOIDAL LED WALL PACK	4		
	MCGRAW	IST									
	GARDCO	GWS									
	HUBBELL OUTDOOR	RWL									
	LSI	XWS									
OVE	LITHONIA	AFB OEL SCBA UVOLT LTP WT CW	UNV	-	-	WALL	8	ARCHITECTURAL EMERGENCY WITH LITHIUM IRON PHOSPHATE BATTERY COLD WEATHER RATED.	4		
	EVENLITE	WLEM									
	MULE LIGHTING	MAKO-LEDACDBIH									
	DUAL LITE	PG									
	ELITE LIGHTING	ELM-LED-807									
OP1	BEACON LIGHTING	RAR1-160L-70-5K7-3-HSS-90-B	UNV	8500 LUMENS / 5000K	-	POLE	70	POLE MOUNTED BLADE STYLE LED FIXTURE WITH HOUSE SIDE SHIELD.	5		
OP2	BEACON LIGHTING	(2)RAR1-160L-70-5K7-4W-B	UNV	8500 LUMENS / 5000K	-	POLE	140	DOUBLE HEADED BLADE STYLE LED FIXTURE. POLE MOUNTED AT 180 DEGREES.	5		
OP3	BEACON LIGHTING	(2)RAR1-160L-70-5K7-2-B	UNV	8500 LUMENS / 5000K	-	POLE	140	DOUBLE HEADED BLADE STYLE LED FIXTURE. POLE MOUNTED AT 180 DEGREES.	5		
EX	LITHONIA	ELM-LED-807	UNV	-	-	WALL / CEILING	2	THERMOPLASTIC EXPANSION NICKEL CADMIUM BATTERY GREEN LETTERING.	4		
	EVENLITE	TLX-AC-GU-W									
	CHLORIDE	VEGWEM									
	COMPASS PRODUCTS	CEG									
NOTES:											
1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH A MEANS OF EMERGENCY POWER SUCH AS A BATTERY PACK, INVERTER OR GENERATOR CAPABLE OF PROVIDING 90 MIN OF EGRESS ILLUMINATION. WHERE A GENERATOR PROVIDES EMERGENCY POWER, A GENERATOR TRANSFER DEVICE OR SIMILAR DEVICE SHALL BE PROVIDED TO ENSURE LIGHT IS TURNED ON DURING AN EMERGENCY OCCURRENCE.											
2. ALL LIGHTING VALUE ENGINEERING PROVIDED FOR THIS PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AFTER THE PROJECT HAS BEEN BID AND AWARDED. ANY CREDITS FOR VE SHALL INCLUDE TIME TO COMPENSATE OUR OFFICE FOR ENGINEERING REVIEW AND VERIFICATION OF BRANCH CIRCUIT LOADING AND/OR ENERGY CODE COMPLIANCE. NO VE SUBMITTALS WILL BE APPROVED WITHOUT THIS PROCESS IN PLACE. VE SUBMITTALS SHALL INCLUDE PHOTOMETRIC ANALYSIS TO ENSURE NEW LIGHT FIXTURES PROVIDE COMPARABLE LIGHT LEVELS TO THOSE ORIGINALLY DESIGNED.											
3. MANUFACTURER SHALL PROVIDE SEISMIC SUPPORT WITH FIXTURES OVER 20 LBS.											
4. FIXTURES LISTED IN THE FIXTURE SCHEDULE HAVE BEEN PROVIDED AS THE BASIS OF DESIGN. FIXTURES ARE TO BE PROVIDED THAT MEET OR EXCEED SPECIFICATIONS. FIXTURES THAT DO NOT COMPLY WILL BE REJECTED AT SUBMITTAL.											
5. FIXTURE SHALL BE PROVIDED AS SPECIFIED. CONTACT MANUFACTURER'S REP FOR CONTRACTOR ALLOWANCE PRICING											
6. FIXTURES TO BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE ALL CONNECTORS, FASTENERS, AND WIRE TERMINATIONS FOR A COMPLETE SYSTEM PER MANUFACTURER'S INSTALLATION REQUIREMENTS.											



STAFF REPORT

Meeting April 4, 2024
Date:
Agenda Holdaway Fields LDS Church - Site Plan
Item:
Department: Community Development Department
Presenter: Anthony Fletcher

Background/Discussion:

The Church of Jesus Christ of Latter-day Saints is proposing to construct a new meetinghouse on the parcel located on the northeast corner of Main Street and 400 South in Vineyard, Utah. This meetinghouse will be 24,076 sf and consist of a chapel, cultural hall, offices and classrooms for religious use. The elevations will consist of brick veneer and asphalt shingles. A 30'-0" x 60'-0" pavilion will also be constructed on the east side of the site with picnic table to allow for outdoor activities for the church. An asphalt parking lot with 269 total parking spaces has been provided. The landscaping consists of lawn area, rock mulch, trees and shrubs that are drought tolerant and will fit into the neighborhood. The meetinghouse usage is mainly on Sundays and weekday evenings. Attached are the water and sewer demands for this building.

Total Parcel Area: 4.305 Acres

- Building Areas: 13.7%
- Meetinghouse: 24,076 sf
- Pavilion: 1,462 sf
- Storage Building: 236 sf

Landscape Areas: 30.1%

- Total: 56,473 sf
- Shrub/Groundcover: 45,780 sf (280 shrubs)
- Lawn: 10,693 sf
- Trees: 57 (43 deciduous / 14 evergreen)
- Impervious Areas: 56.1%

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

No motion may be made by the Development Review Committee for a Site Plan Application

Attachments:

1. LDS Church Site Plan Documents



NARRATIVE

DATE:	January 23, 2024
PROJECT:	Vineyard IO & Vineyard UT Stake
PROJECT ADDRESS:	400 South Main Street Vineyard, Utah

To Whom it May Concern,

The Church of Jesus Christ of Latter-day Saints is proposing to construct a new meetinghouse on the parcel located on the northeast corner of Main Street and 400 South in Vineyard, Utah. This meetinghouse will be 24,076 sf and consist of a chapel, cultural hall, offices and classrooms for religious use. The elevations will consist of brick veneer and asphalt shingles. A 30'-0" x 60'-0" pavilion will also be constructed on the east side of the site with picnic table to allow for outdoor activities for the church. An asphalt parking lot with 269 total parking spaces has been provided. The landscaping consists of lawn area, rock mulch, trees and shrubs that are drought tolerant and will fit into the neighborhood. The meetinghouse usage is mainly on Sundays and weekday evenings.

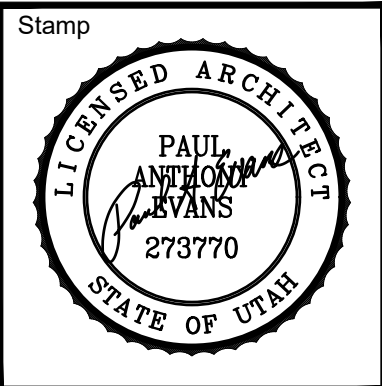
Thanks,
Chad Spencer
ea architecture

A New Meetinghouse for:

Vineyard 10 & Vineyard UT Stake

Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B	Draper, Utah 84020	Chad Spencer	(801) 553-8272 (801) 553-8273	<i>chad@studio-ea.com</i>
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201	American Fork, Utah 84003	David Peterson	(801) 756-4504 (801) 756-4511	<i>david@excelcivil.com</i>
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West	American Fork, Utah 84003	Darren Wilson	(801) 756-5043 (801) 756-5279	<i>darren@isdgllc.com</i>
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200	Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130 (801) 534-1080	<i>skingery@envisioneng.com</i>

Vicinity Map



A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	

Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023

Sheet Title

COVER SHEET

Sheet

G101

DRAWING INDEX			
General		Landscaping	
G101	Cover Sheet	LS100	Landscape Plan
Site Development		LS101	Landscape Legends
1 of 1	Survey	LS200	Irrigation Plan
C101	Context Site Plan	LS201	Irrigation Legend and Notes
C201	Grading and Drainage Plan	LS202	Landscape Details
C202	Utility Plan	LS400	Irrigation Details
C203	Erosion Control Plan	LS401	Irrigation Details
C204	Cultec Details		
C301	Electrical Site Plan		
C302	Electrical Site Illumination Plan		
C303	Electrical Site Plan Details		
C401	Architectural Site Plan		
C411	Enlarged Architectural Site Plans		
C412	Enlarged Architectural Site Plans		
C413	Enlarged Architectural Site Plans		
C414	Enlarged Architectural Site Plans		
C415	Enlarged Architectural Site Plans		
C501	Site Details		
C502	Site Details		
C503	Site Details		
C504	Site Details		
C811	Pavilion Plans Views		
C812	Pavilion Plan Views		
C813	Pavilion Section and Detail Views		
C814	Pavilion Roof Views and Details		
ST101	Storage Building		



PARCEL DESCRIPTION

Beginning at a point located South 89°46'04" West along section line 2003.90 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 4°25'36" East 149.87 feet; thence South 85°34'24" West 587.50 feet; thence North 4°25'36" West 364.94 feet; thence along the arc of a 500.00 foot radius curve to the right 38.65 feet through a central angle of 4°25'46" (chord bears North 2°12'43" West 38.64 feet); thence North 0°00'10" East 1.77 feet; thence North 89°59'04" East 587.61 feet; thence South 4°25'36" East 210.25 feet to the point of beginning.
Area = 5.162 Acres

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is South 89°46'04" West along Section Line from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian to the Southwest Corner of said Section 17, said bearing being the record NAD83 bearing. All parcel bearings have been rotated to match the NAD83 coordinate system. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate a property exchange within parcels 18:021:0014, 18:021:0016 and 18:015:0163. Property within this parcel is the remainder of parcel 18:015:0163 after the property exchange. The original area of parcel 18:015:0163 was 19.989 acres. After the property exchange the total acreage of the three parcels is 19.991 acres. Boundary markers have been set at all corners of the subject property.

ALTA / NSPS TABLE "A"

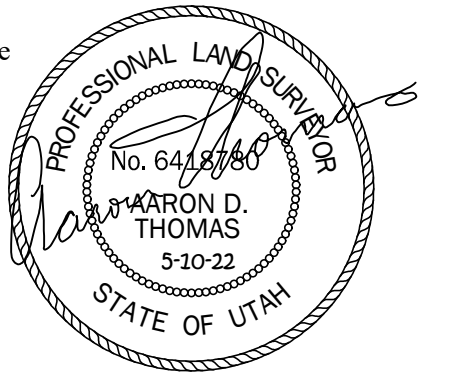
- 3. FLOOD ZONE CLASSIFICATION FEMA FIRM PANELS 49049C0340F & 49049C0320F EFFECTIVE JUNE 19, 2020. ZONE X - OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 4. GROSS LAND AREA TOTAL AREA = 5.162 ACRES.
- 5. VERTICAL RELIEF S QTR COR. SEC. 17 = 4533.89'
- 6a. CURRENT ZONING CLASSIFICATION A-1, AGRICULTURE
- 7. EXISTING BUILDINGS NO BUILDINGS ON SITE.
- 8. SUBSTANTIAL FEATURES NO IMPROVEMENTS ON SITE.
- 9. PARKING AREAS NO PARKING AREAS ON SITE.
- 11. LOCATION OF UTILITIES VISIBLE & MARKED - SEE MAP. UTILITIES WERE LOCATED BASED ON VISIBLE STRUCTURES AND OTHER VISIBLE EVIDENCES. NO GUARANTEE IS GIVEN THAT ADDITIONAL UTILITIES DO NOT EXIST ON THE SITE WHICH ARE NOT VISIBLE OR MARKED ON THE GROUND. IT IS RECOMMENDED THAT BLUESTAKES BE CALLED PRIOR TO ANY EXCAVATION.
- 14. NEAREST STREET SITE IS AT AN INTERSECTION AS SHOWN ON MAP.
- 15. PHOTOGRAMMETRIC MAPPING CONTOURS GENERATED BY AERIAL MAPPING WITH RTK DRONE.
- 16. RECENT EARTHWORK NONE FOUND.
- 17. PROPOSED CHANGES IN STREETS PROPOSED FUTURE TITLE LINES AS SHOWN ON MAP.
- 17b. RECENT ROADWAY CONSTRUCTION NONE FOUND.
- SIGNS OF SOLID WASTE DUMP NONE FOUND.
- WETLANDS NONE DEFINED OR ANTICIPATED.

SURVEYOR'S CERTIFICATION

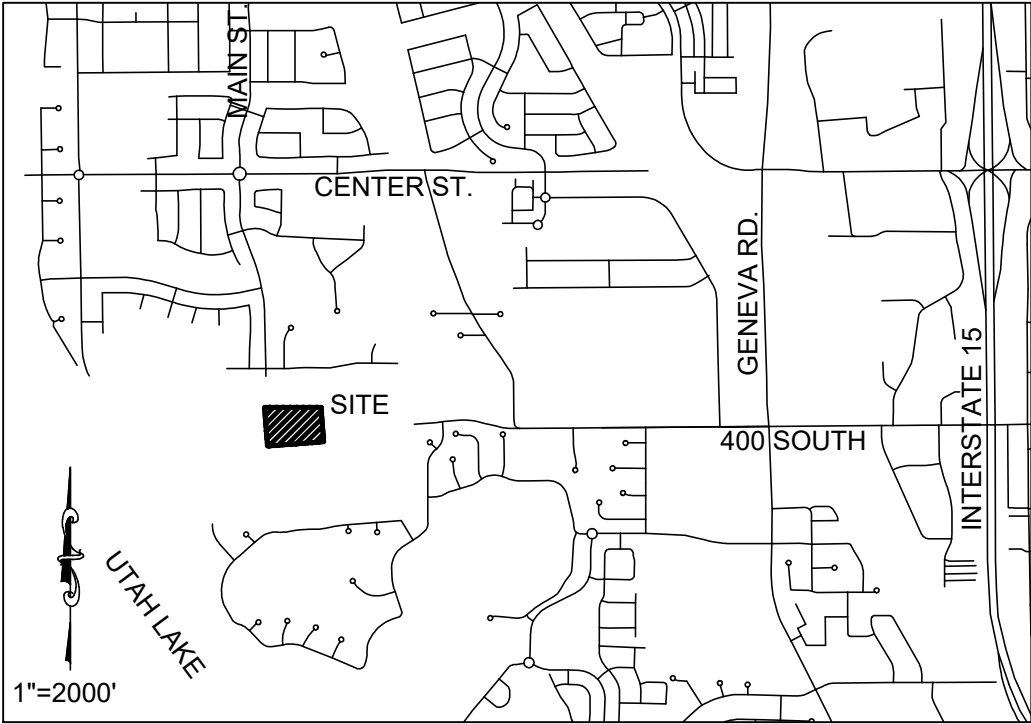
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in May 2022, I made a survey of the property described on this plat.

This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.

Aaron D. Thomas
AARON D. THOMAS - PLS NO. 6418780



VICINITY MAP



PLAT LEGEND

---	PARCEL BOUNDARIES
---	NEIGHBOR TITLES
---	FUTURE TITLE LINES
---	CENTERLINE ROAD
---	CONCRETE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	PHONE / FIBER OPTIC
---	GAS LINE
---	CONTOUR LINE

402004080120

Scale 1" = 40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00	38.65	4°25'46"	38.64	N 2°12'43" W

SURVEY TYPE:	BOUNDARY SURVEY		
ADDRESS +/-	400 SOUTH & MAIN STREET		
CITY:	VINEYARD	COUNTY:	UTAH
STATE:	UTAH		

SURVEYOR:

AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

PREPARED FOR:

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS,
A UTAH CORPORATION SOLE

PARCEL 18:015:0163 REMAINDER

LOCATED IN SECTIONS 17 & 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M

SHEET:	1 OF 1
DATE:	MAY 10, 2022
SCALE:	1"=40'



GRADING LEGEND

FFE	FINISHED FLOOR ELEV.	FG	FINISHED GRADE
BW	BACK OF WALL	TW	TOP OF WALL
GB	GRADE BREAK	BW	BOTTOM OF WALL
TC	TOP OF CONCRETE	IE	INVERT ELEVATION
TBC	TOP BACK OF CURB		DIRECTION OF DRAINAGE
TA	TOP OF ASPHALT		EXISTING ELEVATION
RM	RM ELEVATION		PROPOSED ELEVATION
FL	FLOWLINE		EXISTING CONTOUR
EG	EXIST GROUND		PROPOSED CONTOUR
LIP	LIP OF CURB		STORM DRAIN KEYED NOTE

STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST 15" SD STUB & CONST. 3"X3" BOX, RIM=4513.79, 15" IE IN(W)=4511.04 (THIS IS THE RETENTION OVERFLOW ELEVATION), 15" IE OUT(S)=4508.44
2. CONST. 15.8 L.F. 15" ADS HP STORM PIPE @ S=10.8%
3. CONST. 23.2' CATCH BASIN (NO FACE INLET), TBC=4513.08, GRATE=4512.58, 15" IE THRU=4509.33
4. CONST. 24.1 L.F. 15" ADS HP STORM PIPE @ S=75%
5. CONST. 33.3' CATCH BASIN (NO FACE INLET) W/ SLOTT 18" OVER OUTLET, TBC=4512.90, GRATE=4512.15" IE THRU=4509.15, BOTTOM OF BOX=4506.02
6. CONST. 6.6 L.F. 15" ADS HP STORM PIPE @ S=6.0%
7. CONST. CUTLIEC UNDERGROUND STORAGE SYSTEM WITH (60) RECHARGER 330XLHD CHAMBERS. INSTALL STONE BETWEEN CHAMBERS, 6" ABOVE CHAMBERS AND 6" OF STONE UNDER SYSTEM. SYSTEM STORES 5.22 CUBIC FEET. TOP OF GRAVEL=4511.04, TOP OF CHAMBERS=4510.54, BOTTOM OF CHAMBERS=4508.00, BUT GRAVEL=4507.50, -GROUND WATER ELEV=4506.15 IE IN(S)=4508.75, 15" IE (N)=4508.00. DO NOT INSTALL UNDERGROUND INSTALL RECHARGER STANDARD DETAILS AND SPECIFICATIONS. STORMTIE AND OTHER STORM WATER CHAMBERS ARE ALLOWED, HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING FOR REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
8. CONST. SEPARATOR ROW

9. CONST. INSPECTION PORT
10. CONST. 52.2 L.F. 15" ADS HP STORM PIPE @ S=0.70%
11. CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT 18" OVER OUTLET, TBC=4512.90, GRATE=4515.15" IE THRU=4508.45, BOTTOM OF BOX=4505.32
12. CONST. 18.0 L.F. 15" ADS HP STORM PIPE @ S=0.65%
13. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4513.81, GRATE=4513.31, 15" IE THRU=4508.57
14. CONST. 33.0 L.F. 15" ADS HP STORM PIPE @ S=0.65%
15. CONST. 3'X3' CATCH BASIN (NO FACE INLET), TBC=4513.49, GRATE=4512.99, 15" IE THRU=4508.78
16. CONST. 87.0 L.F. 15" ADS HP STORM PIPE @ S=0.60%
17. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4514.04, GRATE=4513.54, 15" IE THRU=4509.30
18. CONST. 115.2 L.F. 15" ADS HP STORM PIPE @ S=0.50%
19. CONST. 3'X3' BOX, GRATE=4515.80, 8" IE IN=4510.46, 15" IE THRU=4509.88
20. CONST. 233.8 L.F. 15" ADS HP STORM PIPE @ S=0.40%
21. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4514.44, GRATE=4513.94, 15" IE THRU=4510.82
22. CONST. 181.4 L.F. 15" ADS HP STORM PIPE @ S=0.30%
23. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), GRATE=4514.12, 15" IE OUT=4511.37
24. CONST. 35.0 L.F. 15" ADS HP STORM PIPE @ S=3.9%
25. CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=4515.00, GRATE=4514.50, 15" IE THRU=4511.25

26. CONST. 37.8 L.F. 8" ADS N-12 PIPE @ S=4.7%
27. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4512.25.
28. CONST. 64.4 L.F. 8" ADS N-12 PIPE @ S=1.0%
29. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4512.94
30. CONST. 38.0 L.F. 8" ADS N-12 PIPE @ S=0.8%
31. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.25.
32. CONST. 42.0 L.F. 8" ADS N-12 PIPE @ S=0.8%
33. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4513.59.
34. CONST. 56.9 L.F. 8" ADS N-12 PIPE @ S=0.8%
35. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE THRU=4514.05.
36. CONST. 24.2 L.F. 8" ADS N-12 PIPE @ S=0.8%
37. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=4516.50, BASE OF GRATE=4516.25, 8" IE OUT=4514.25.

38. CONST. 127.8 L.F. 8" ADS N-12 PIPE @ S=0.6%
 39. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=+4516.50, BASE OF GRATE=+4516.25, 8" IE THRU=+4513.03.
 40. CONST. 54.5 L.F. 8" ADS N-12 PIPE @ S=0.6%
 41. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=+4516.50, BASE OF GRATE=+4516.25, 8" IE THRU=+4513.36.
 42. CONST. 80.0 L.F. 8" ADS N-12 PIPE @ S=0.6%
 43. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=+4516.50, BASE OF GRATE=+4516.25, 8" IE THRU=+4513.84.
 44. CONST. 56.9 L.F. 8" ADS N-12 PIPE @ S=0.6%
 45. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=+4516.50, BASE OF GRATE=+4516.25, 8" IE THRU=+4514.18.
 46. CONST. 24.2 L.F. 8" ADS N-12 PIPE @ S=0.6%
 47. CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=+4516.50, BASE OF GRATE=+4516.25, 8" IE OUT=+4514.33.
 48. CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
 49. CONST. DOWNSPOUT COLLECTION BOX. SEE DETAIL A/C503
 *YARD DRAIN INLET PROTECTION NOTE: INSTALL PER DETAIL B/C503



Stamp

A New Meetinghouse for:
**Vineyard 10 &
Vineyard UT Stake**

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

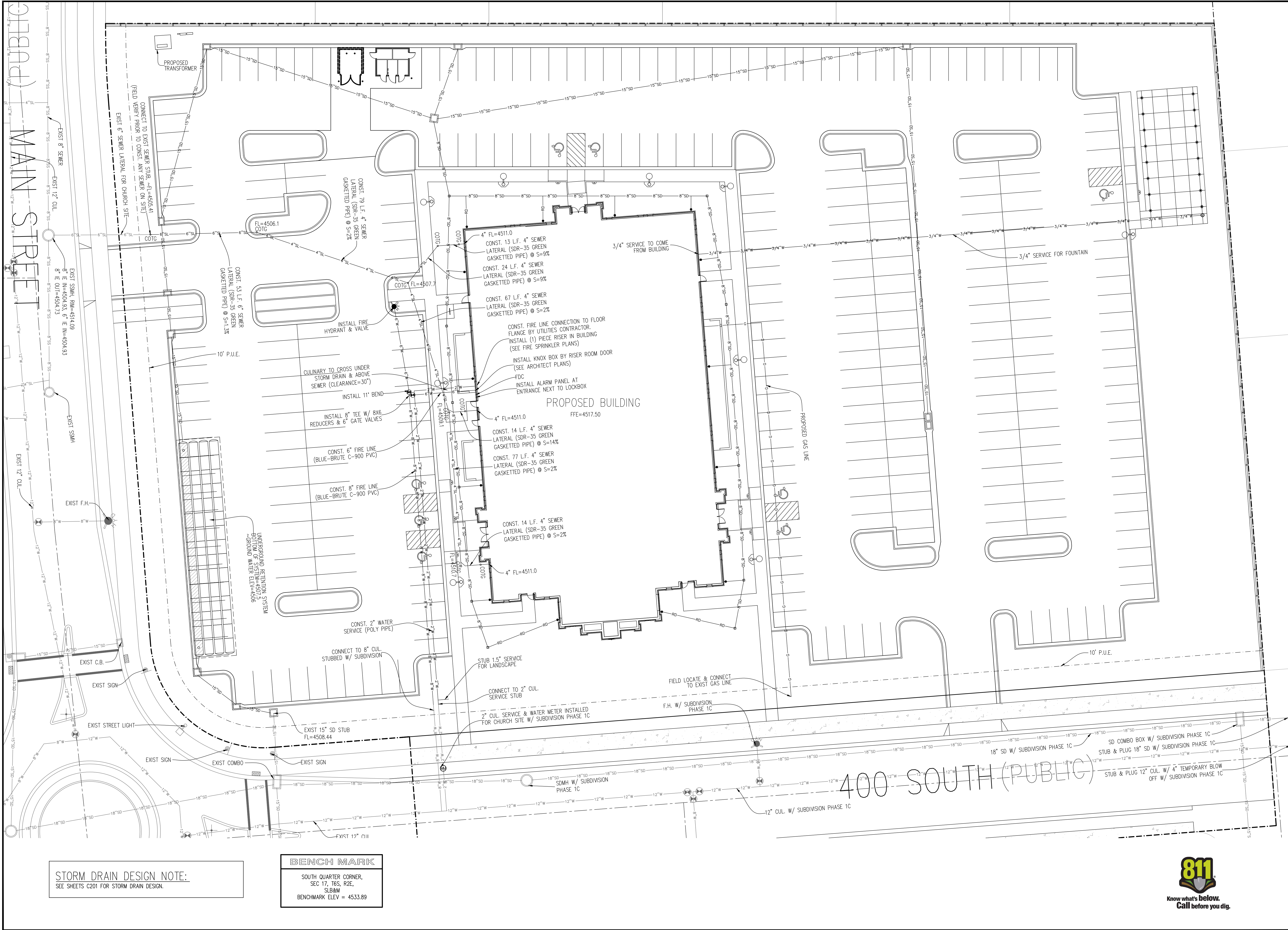
Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101

Sheet Title

GRADING & DRAINAGE PLAN

Shee

C201



STORM DRAIN DESIGN NOTE:
SEE SHEETS C201 FOR STORM DRAIN DESIGN.

BENCH MARK

SOUTH QUARTER CORNER,
SEC 17, T6S, R2E,
SLB&M
BENCHMARK ELEV = 4533.89



Know what's below.
Call before you dig.



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212

Stamp

A New Meetinghouse for:

**Vineyard 10 &
Vineyard UT Stake**

Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions
Mark
Date
Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title

UTILITY
PLAN

Sheet

C202

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

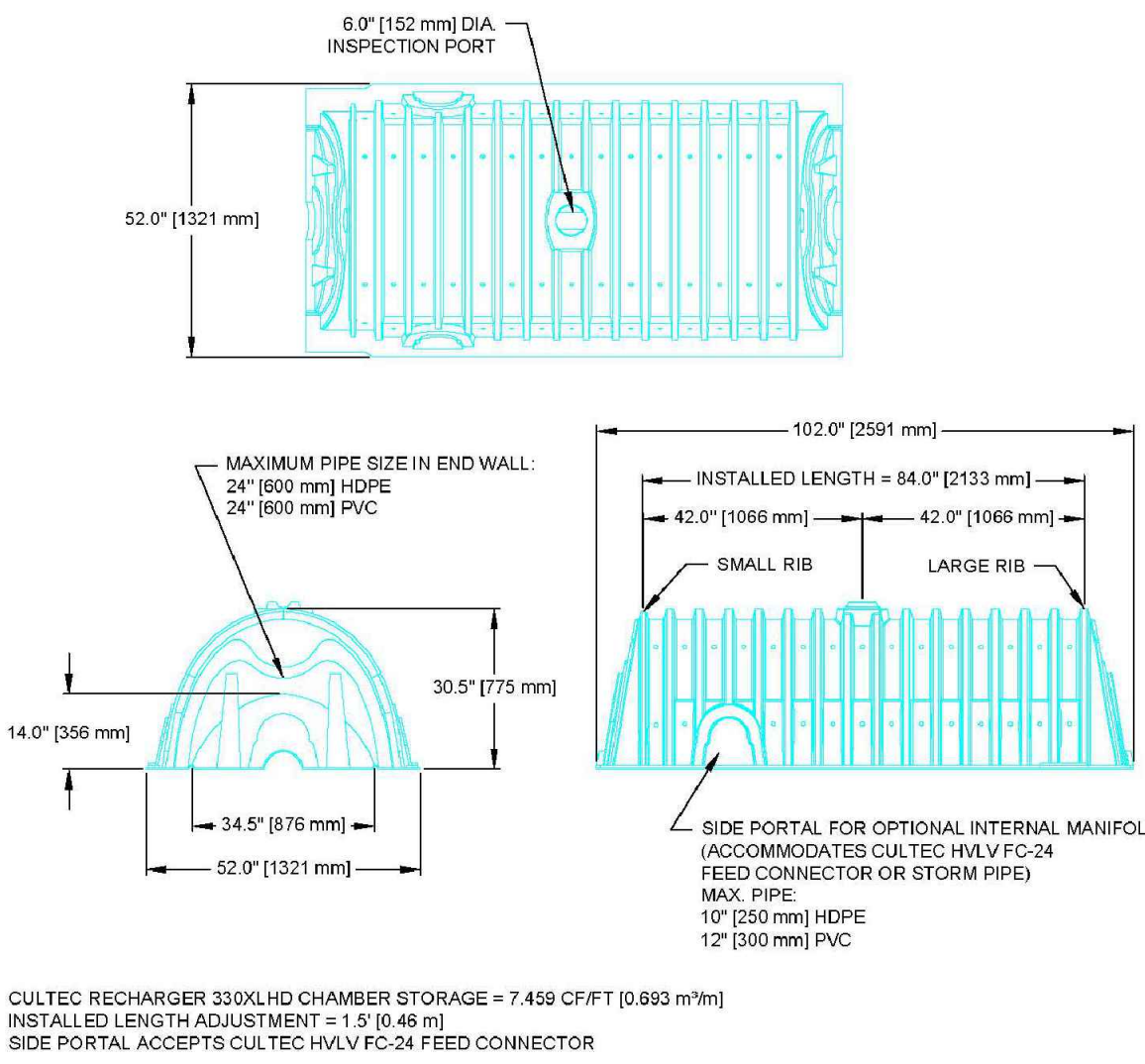
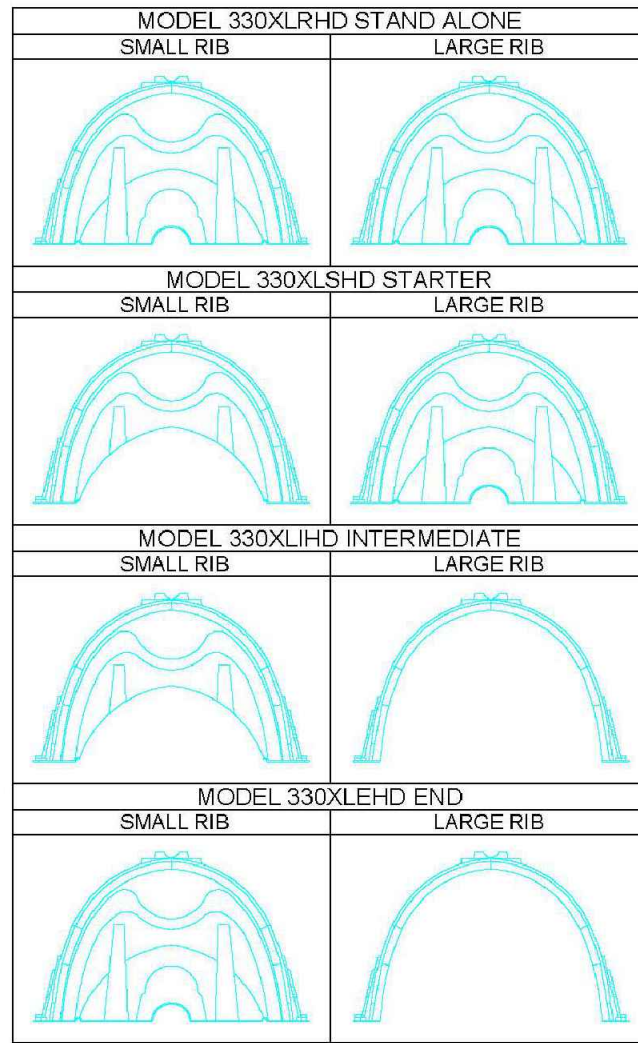
GENERAL
CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

- CHAMBER PARAMETERS**
- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
 - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
 - THE CHAMBER SHALL BE ARCHED IN SHAPE.
 - THE CHAMBER SHALL BE OPEN-BOTTOMMED.
 - THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
 - MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
 - THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 18 INCHES (456 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³/FT (0.893 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³/UNIT (1.476 m³/UNIT) - WITHOUT STONE.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³/FT (0.085 m³/m) - WITHOUT STONE.
 - THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
 - THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
 - THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
 - THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
 - THE RECHARGER 330XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 24.2 INCHES (614 mm) WIDE.
 - THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
 - THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
 - CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
 - THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
 - THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
 - THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
 - THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
 - THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSAI IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
 - MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m).
 - THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

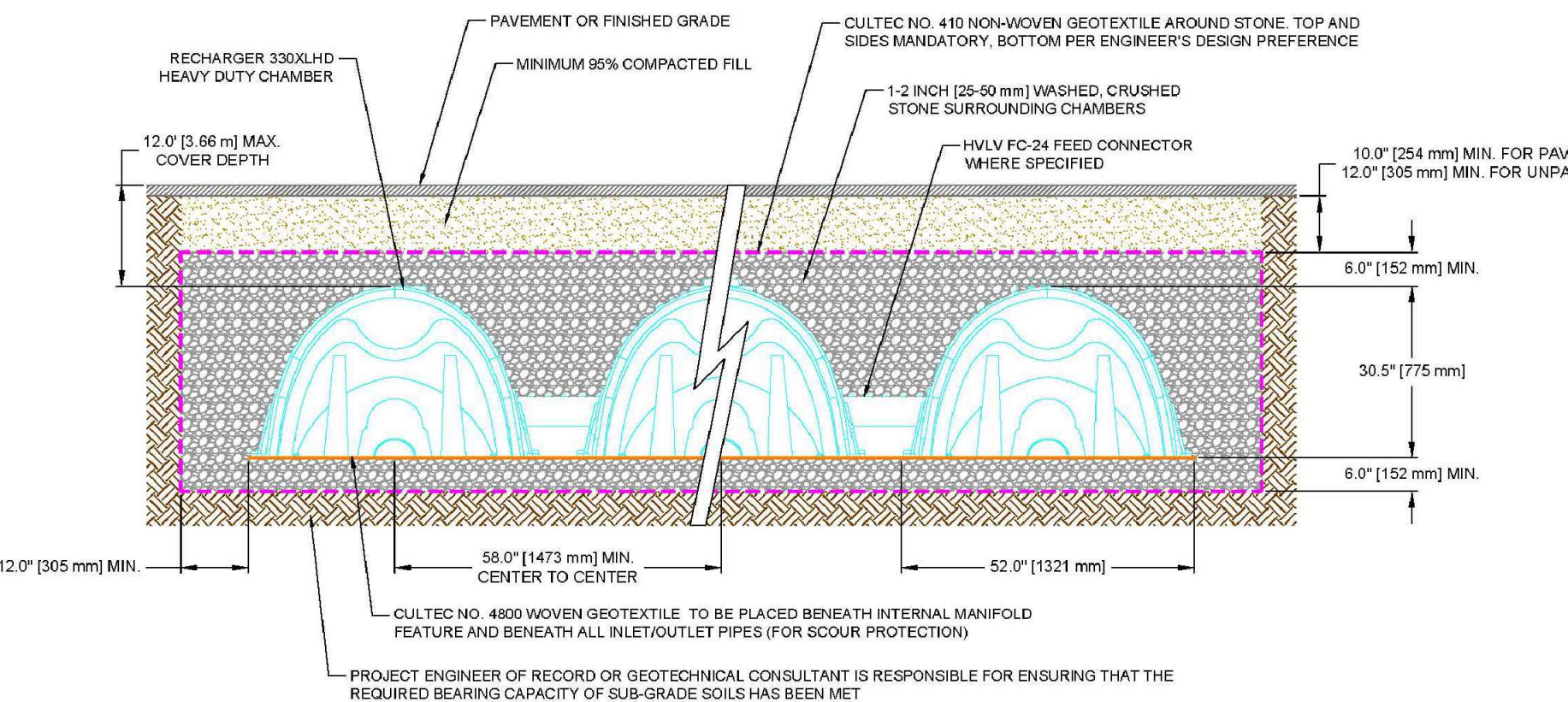
GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

- CHAMBER PARAMETERS**
- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
 - THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
 - THE CHAMBER SHALL BE ARCHED IN SHAPE.
 - THE CHAMBER SHALL BE OPEN-BOTTOMMED.
 - THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 18 INCHES (456 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
 - THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³/FT (0.085 m³/m) - WITHOUT STONE.
 - THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
 - THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS IN INTERNAL.
 - THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
 - THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- CULTEC NO. 410™ NON-WOVEN GEOTEXTILE**
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 - THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
 - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4353 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A AQS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SQ) PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.
- CULTEC NO. 4800™ WOVEN GEOTEXTILE**
CULTEC NO. 4800™ WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.
- GEOTEXTILE PARAMETERS**
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
 - THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
 - THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4955 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4955 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4955 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4955 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4353 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF Q.15 SEC-1 PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
 - THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



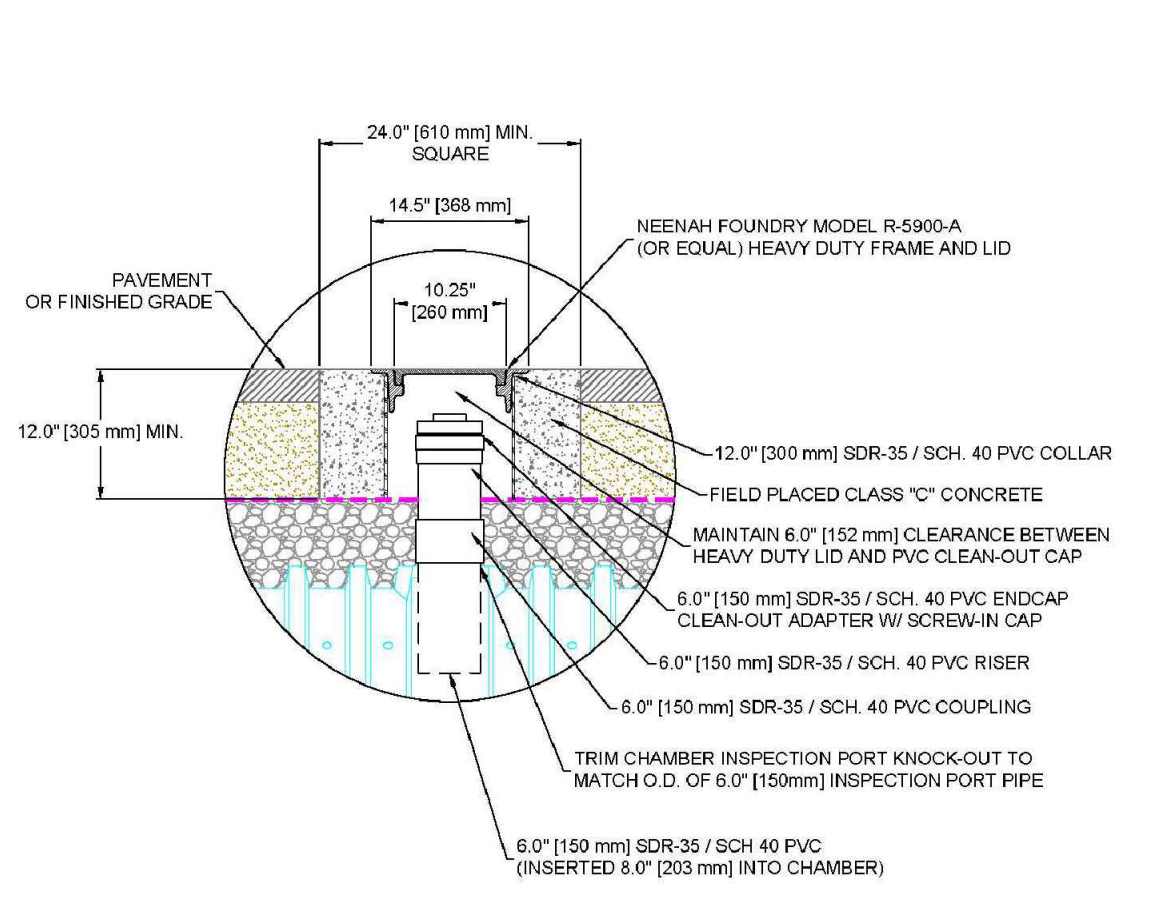
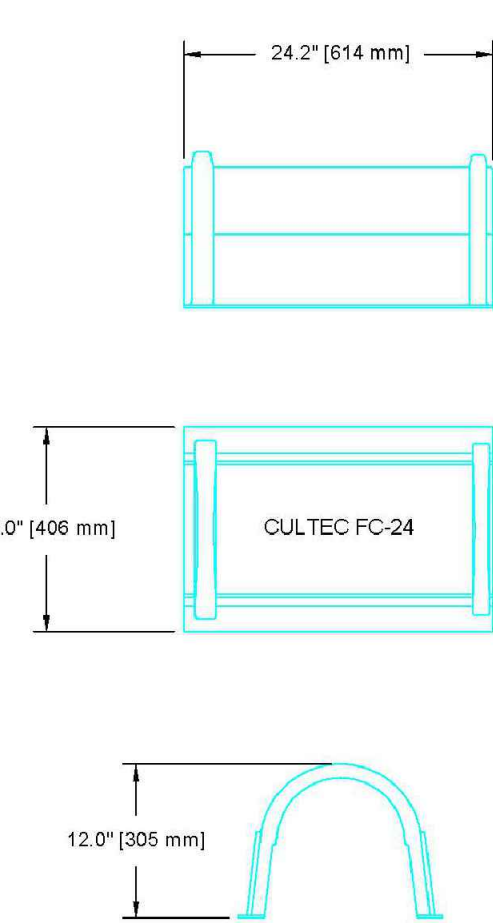
330XLHD
2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



330XLHD
4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION

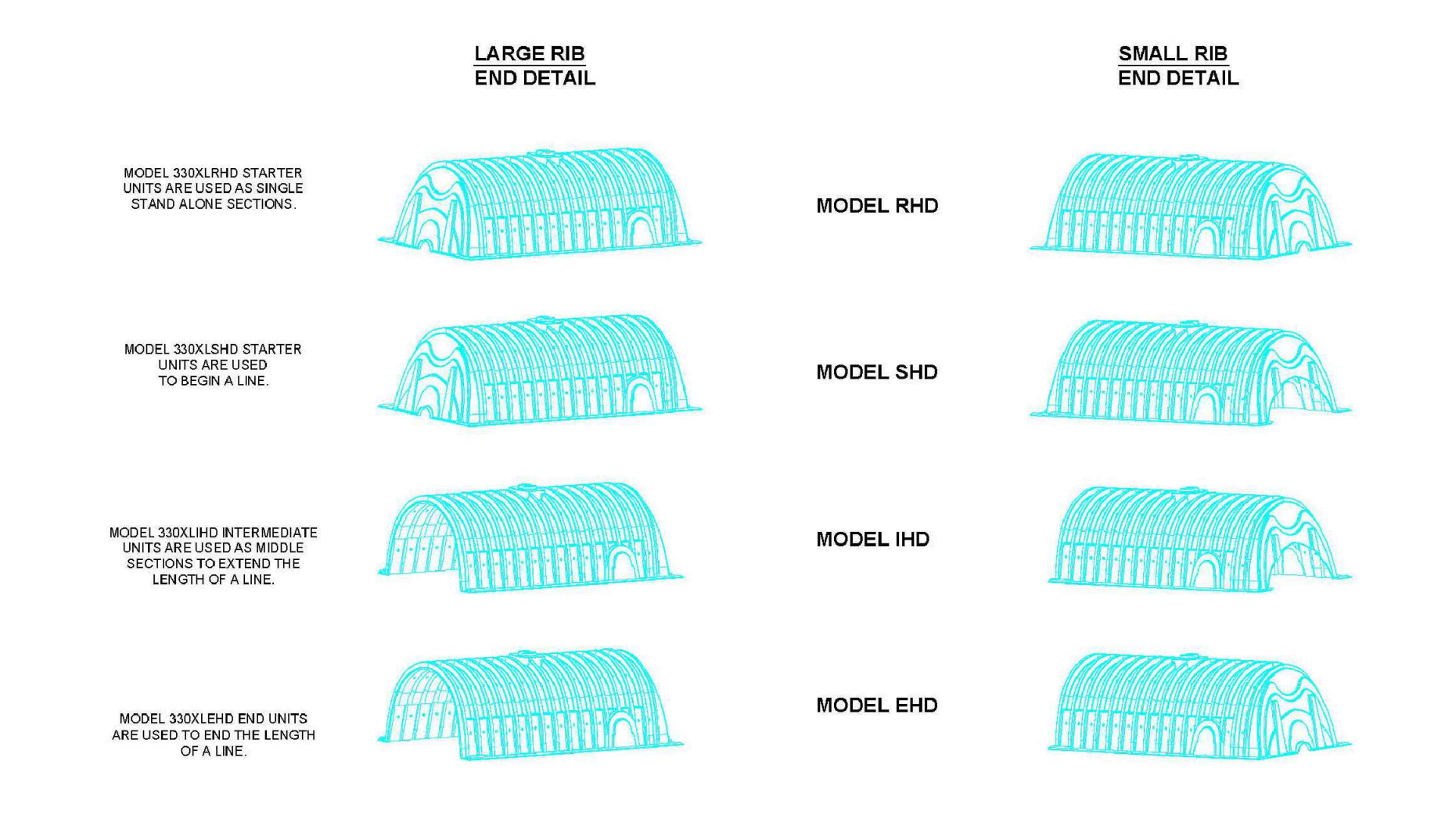


330XLHD
7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

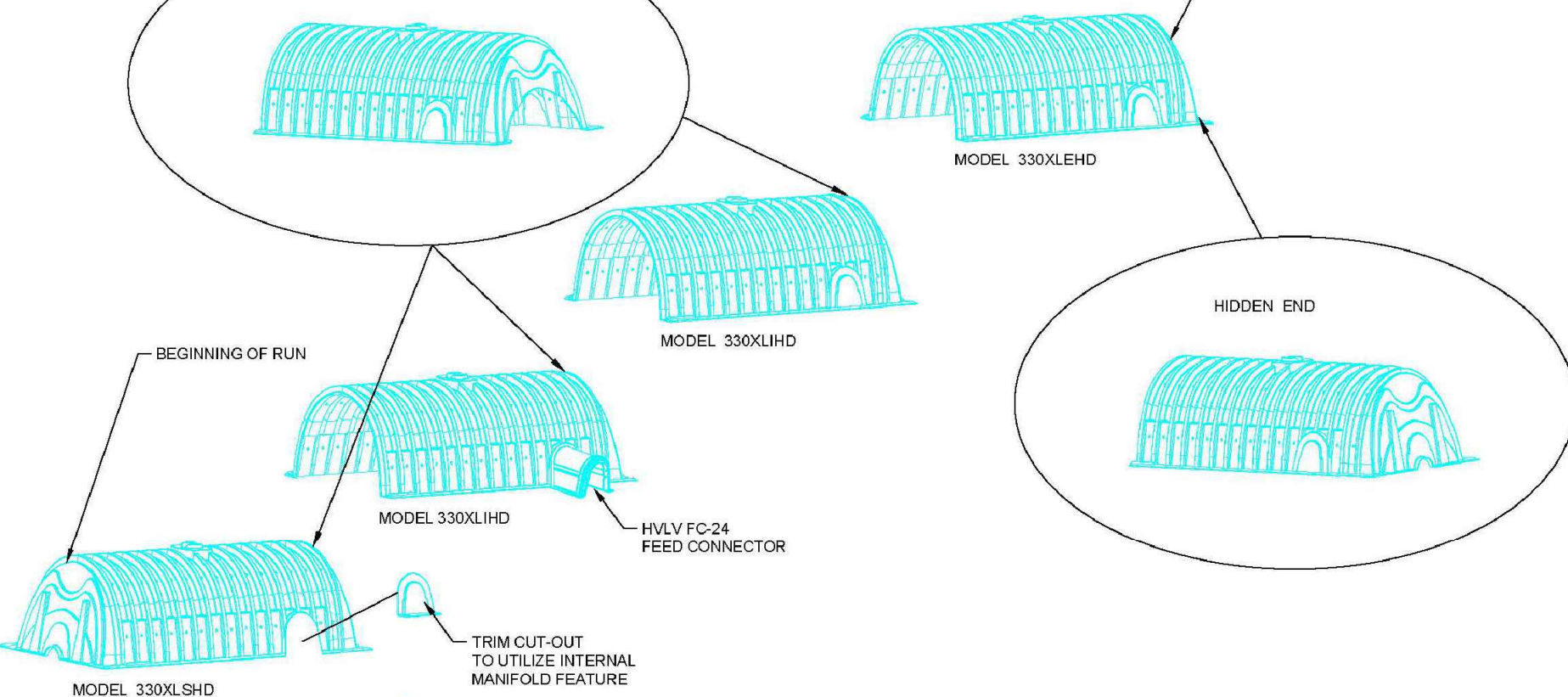
330XLHD
8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



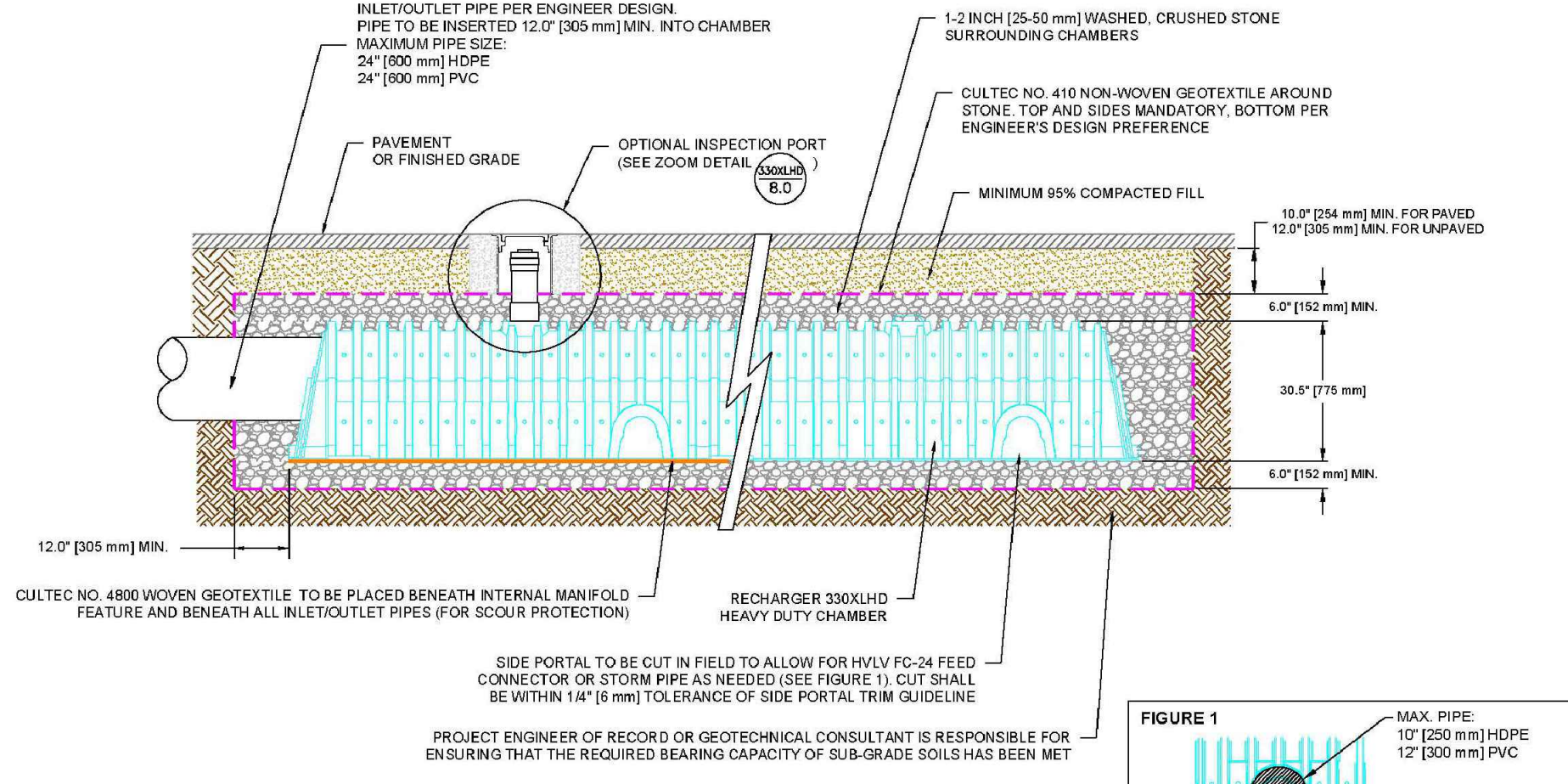
330XLHD
3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



330XLHD
5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK

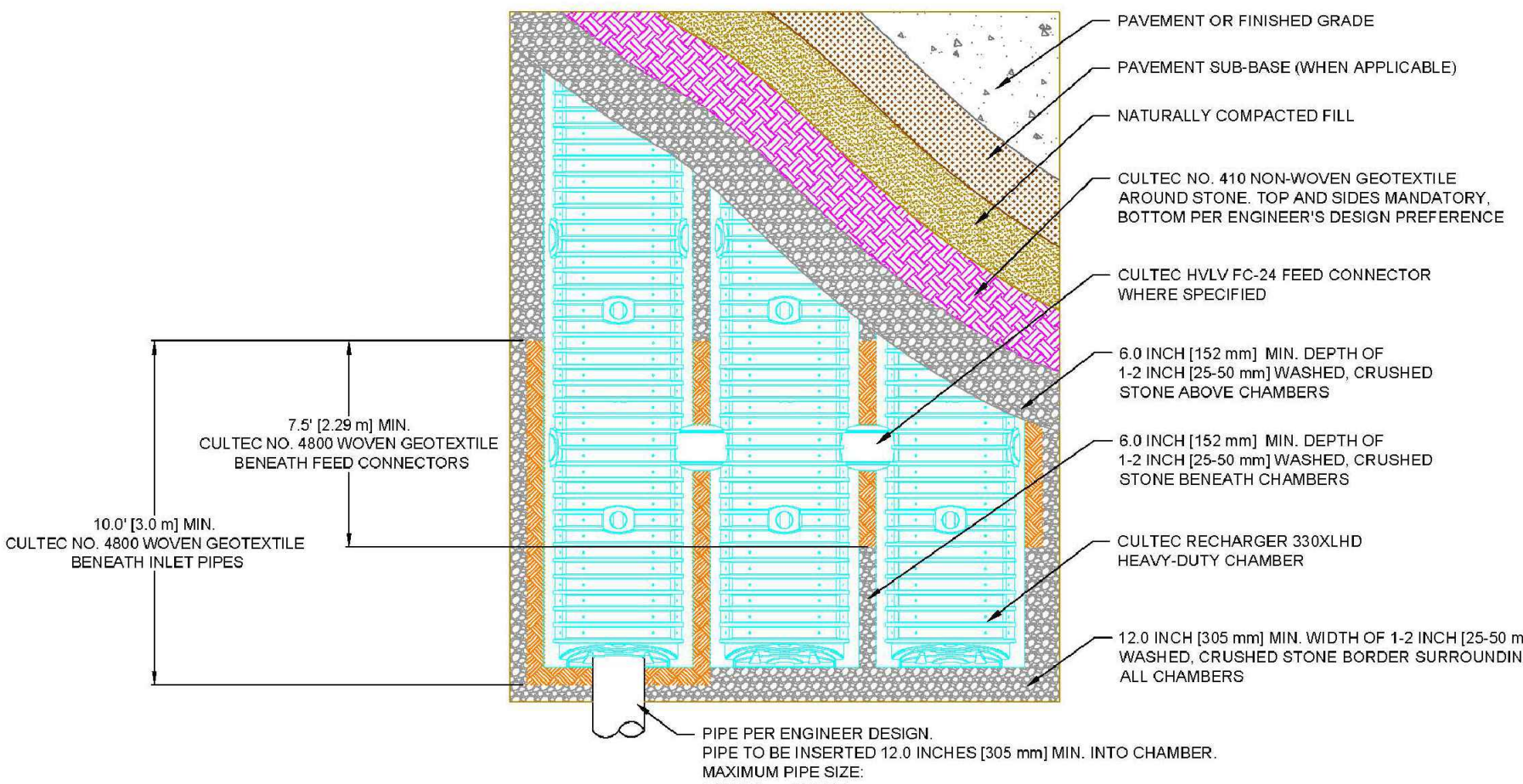


330XLHD
9.0

CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

330XLHD
1.0

GENERAL NOTES



330XLHD
6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



CULTEC, Inc.

Subsurface Stormwater Management Systems

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tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD DETAIL SHEET TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:	DATE:	2019
DESIGNED BY: CULTEC, INC	CHECKED BY: TECH	
SCALE: N.T.S.	SHEET NO: 1 OF 1	

Stamp

A New Meetinghouse for:

Vineyard 10 &
Vineyard UT Stake

Parcel:

400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Revisions	Description	Date	Mark

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23-85
Plan Series
Heritage 23-1
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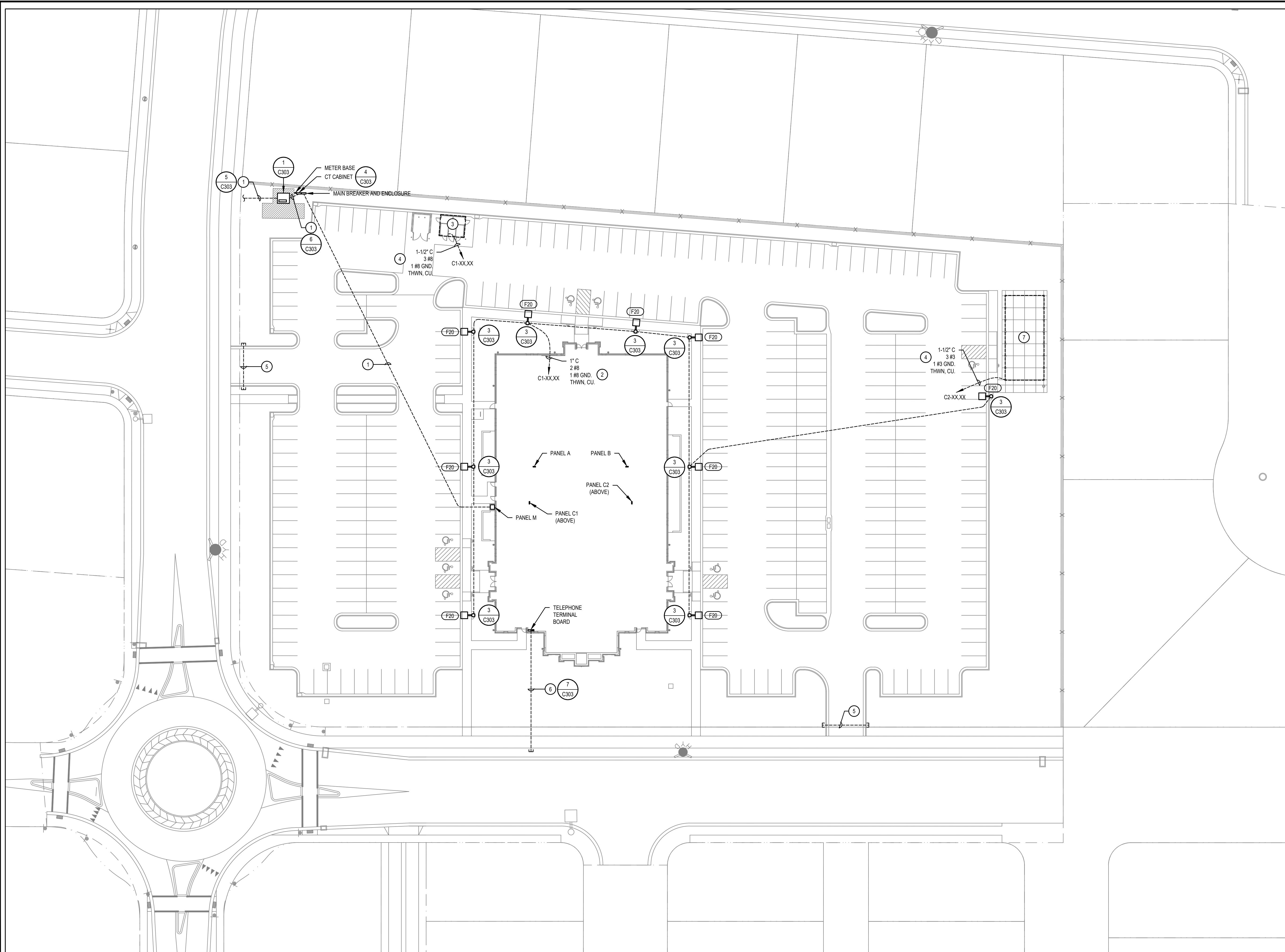
Sheet Title

CULTECH DETAILS

Sheet

C204

* SEE KEYED NOTES ON C201 FOR STORMTECH SYSTEM DESIGN.



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

1. ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.

2. ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.

UTILITY REQUIREMENTS

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.

2. VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, COMCAST, AND CENTURYLINK REQUIREMENTS.

3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER, COMCAST AND CENTURYLINK.

EXTERIOR LIGHTNG CONTROLS

ALL NONESSENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL DAYLIGHT THE FOLLOWING DAY.

KEYED NOTES #

1. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.

2. ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.

3. REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.

4. SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.

5. TWO (2) 4" CONDUIT SLEEVES.

6. EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.

7. PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, EIGHT (8) LIGHT FIXTURES (F28), FOUR (4) RECEPTACLES WITH WEATHERPROOF COVERS, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND 0-60 MINUTE TIMER SWITCH WITH WEATHERPROOF FOR LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E601 FOR FIXTURE REQUIREMENTS.

Know what's below. 811

Call 811 before you dig.

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

www.bluestakes.org

1-800-662-4111

ROCKY MOUNTAIN POWER REPRESENTATIVE:

-

-

-

CENTURYLINK REPRESENTATIVE:

-

-

-

ENVISION ENGINEERING

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ENV: 2023-201.00

evans + associates architecture

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Phone 801-933-9212

Stamp

REGISTERED PROFESSIONAL ENGINEER

DAVID P. WHITTON

No. 264397

STATE OF UTAH

2023/12/14

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Parcel: 400 South Main Street

Vineyard, Utah

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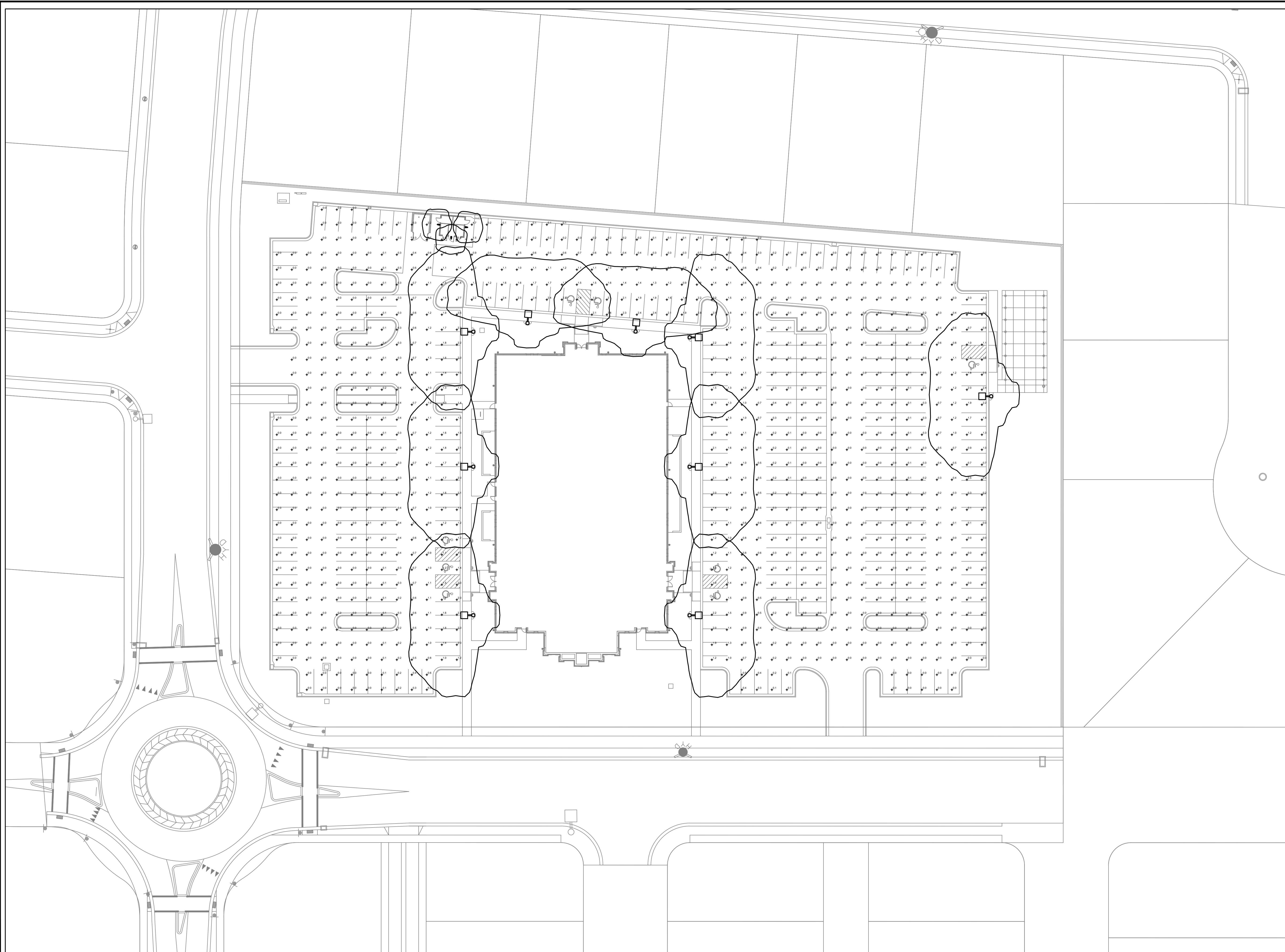
May 1, 2023

Sheet Title

ELECTRICAL SITE PLAN

Sheet

C301



ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 30'-0"



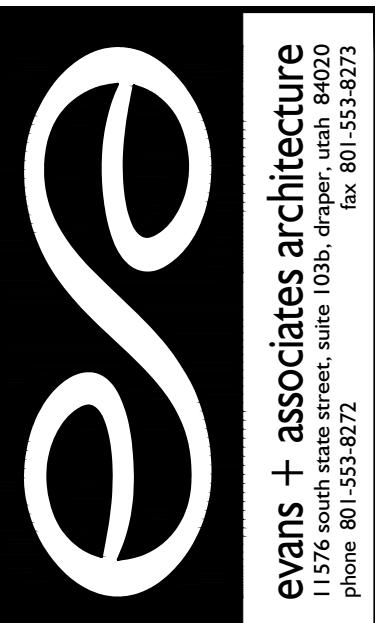
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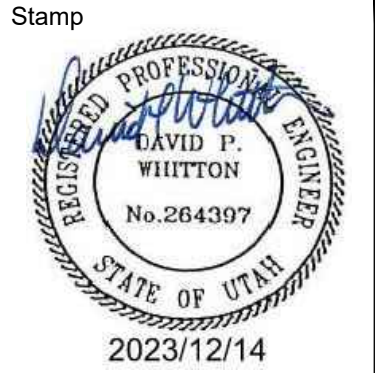
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11576 south state street, suite 103b, draper, utah 84020
Phone (801) 535-9212 fax (801) 535-9213



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Parcel: -
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Project for:
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Revisions	
Mark	Description

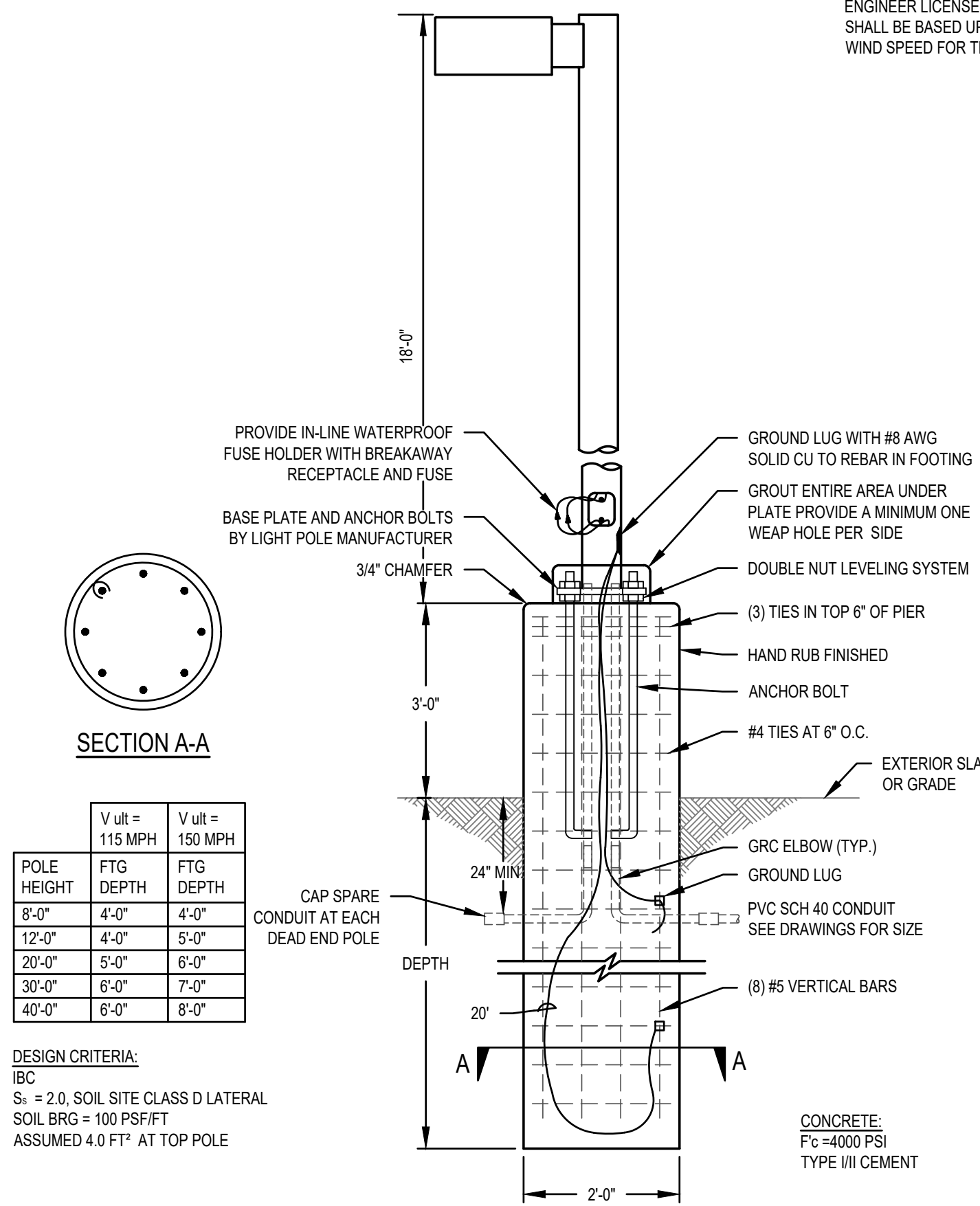
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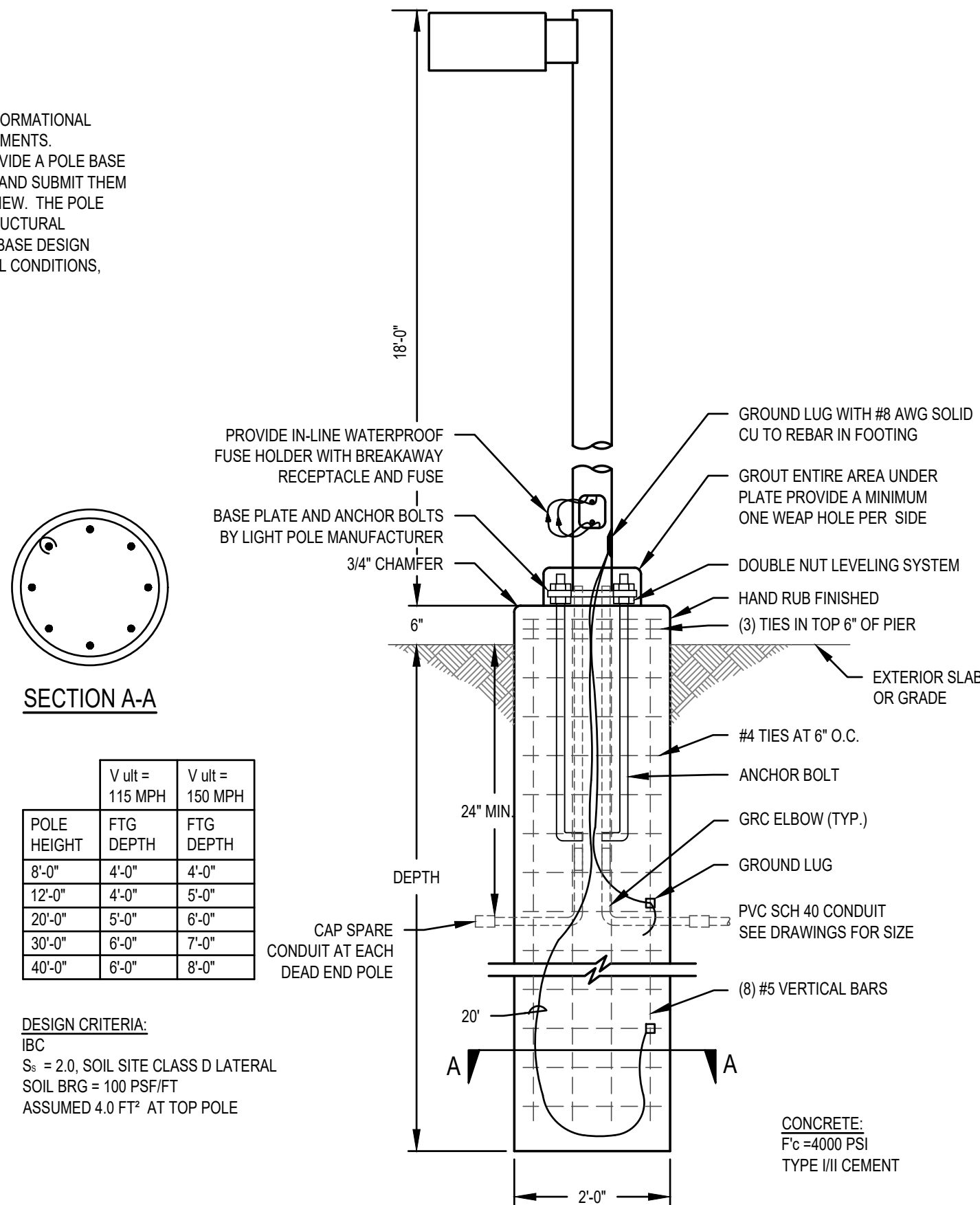
ELECTRICAL SITE
ILLUMINATION PLAN

Sheet
C302

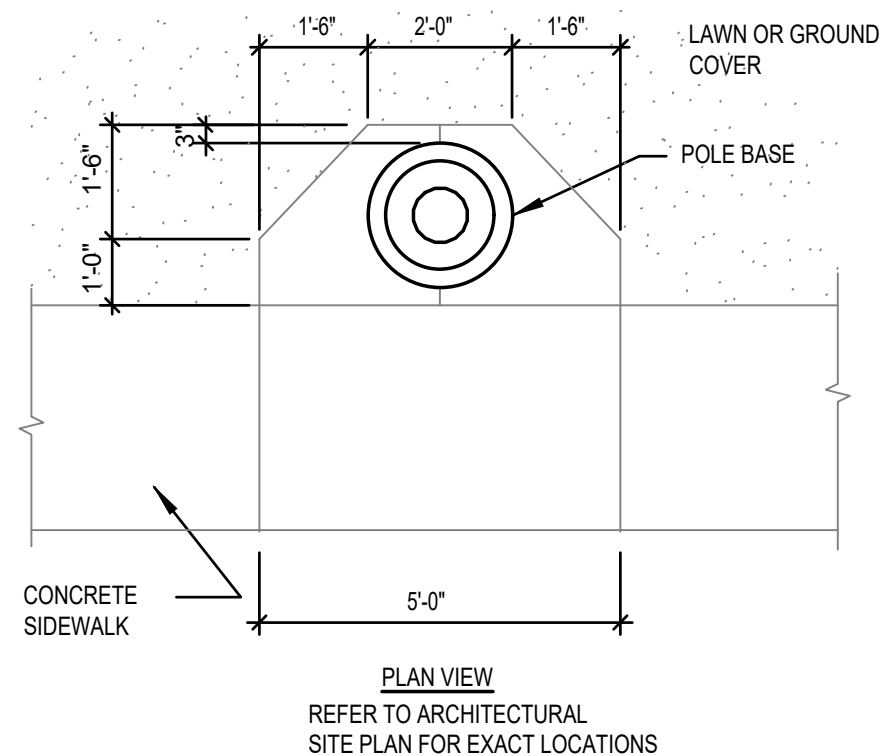
NOTE:
DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.



3 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
SCALE: NONE



2 TYPICAL POLE BASE DETAIL
SCALE: NONE



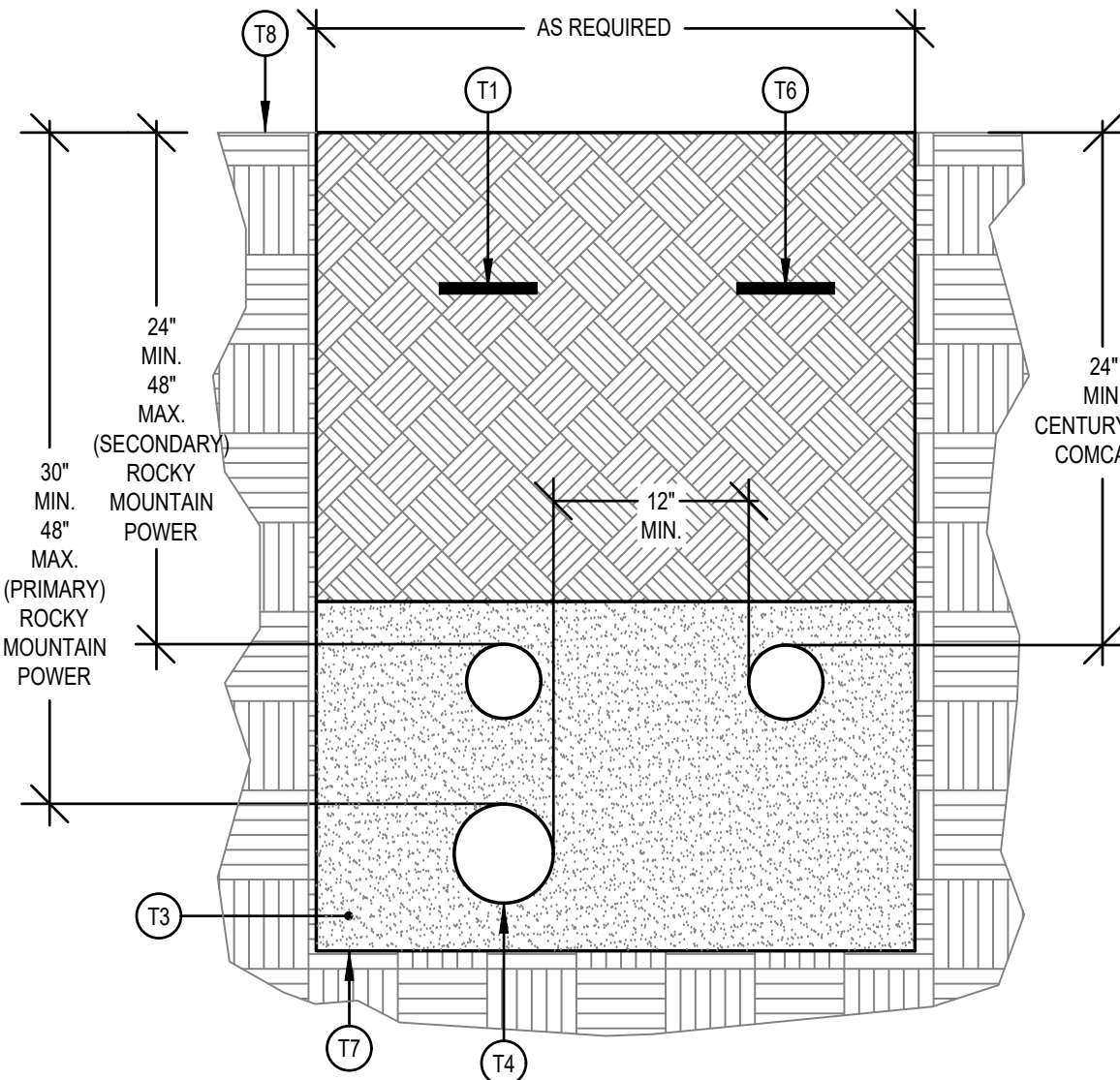
1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
SCALE: NONE

TRENCHING KEYED NOTES: T#

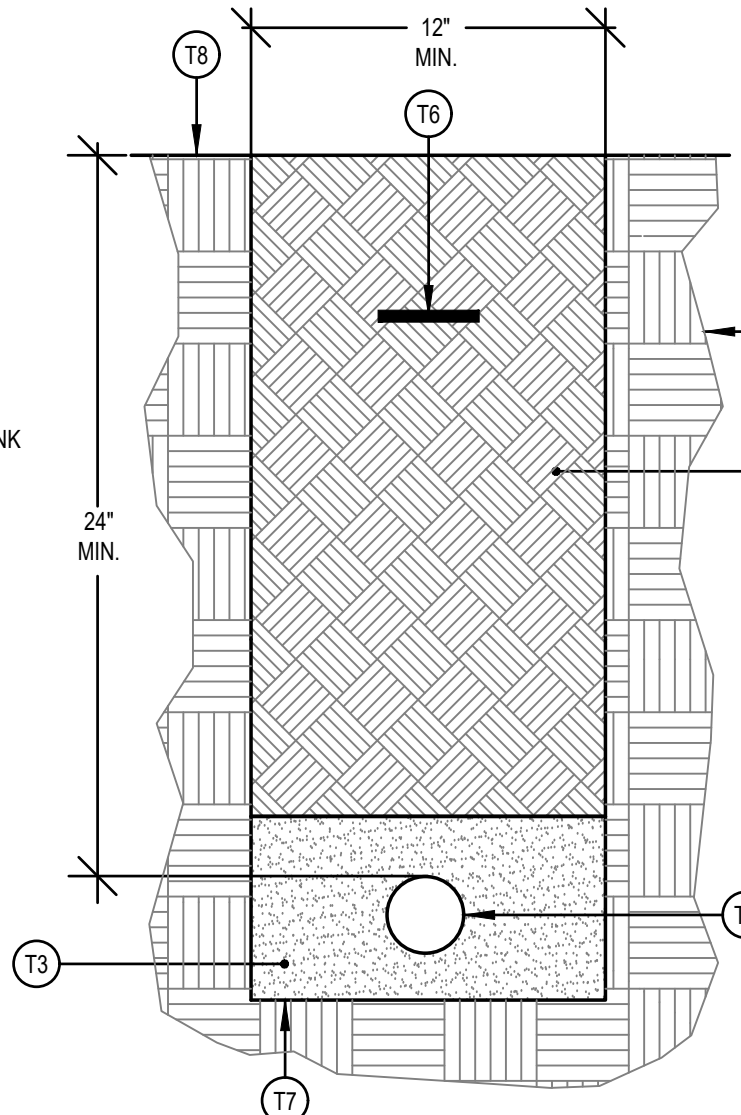
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

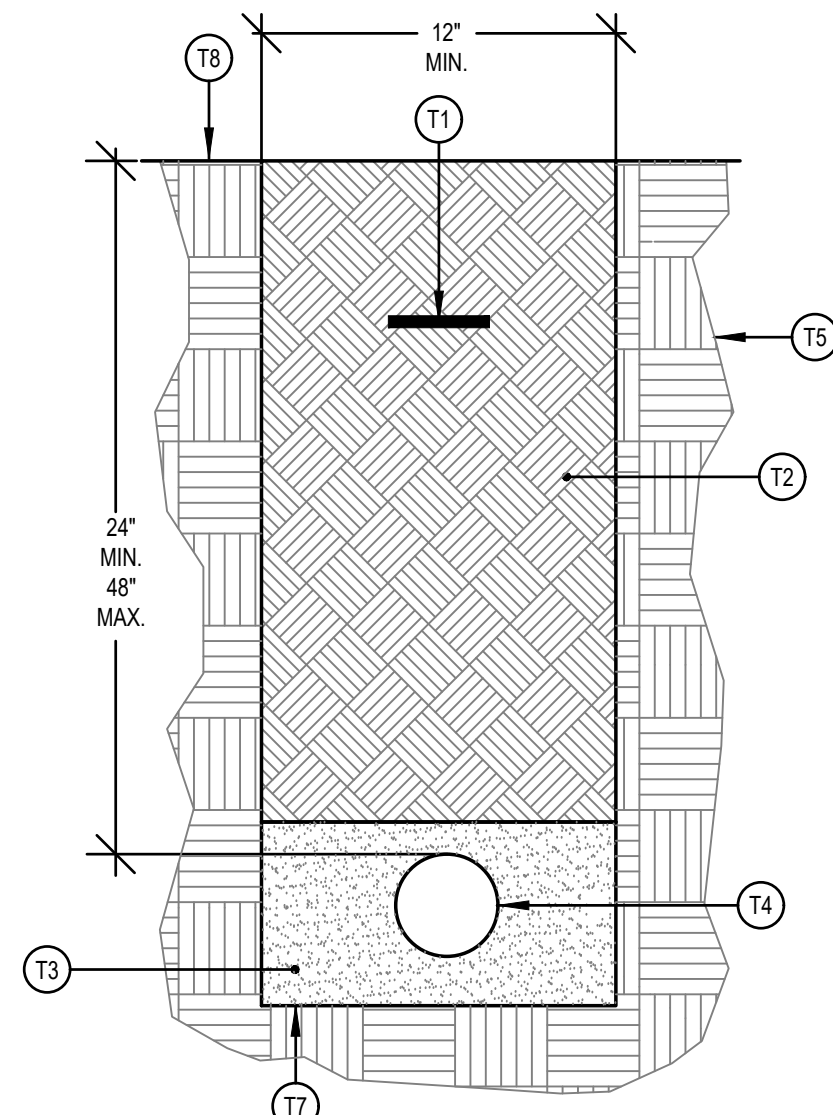
- PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO TRENCHING.



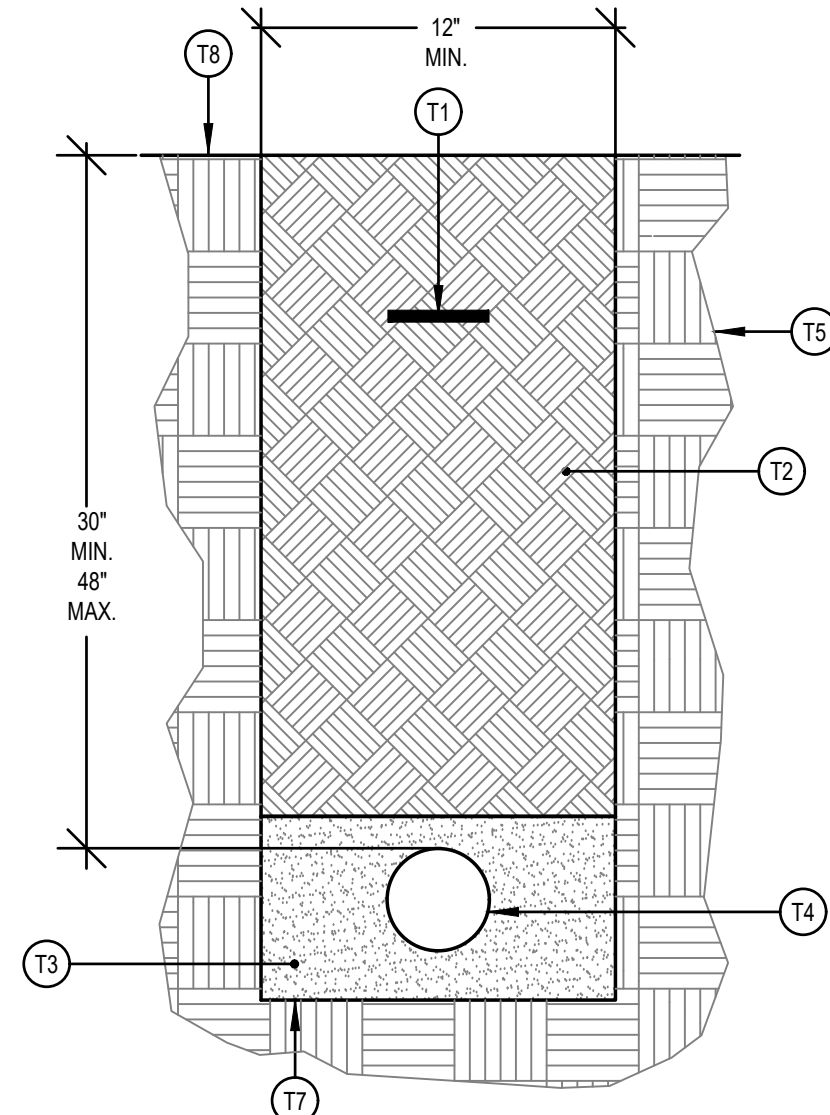
8 TRENCH DETAIL - JOINT USE
SCALE: NONE ROCKY MOUNTAIN POWER / CENTURYLINK / COMCAST (JOINT USE)



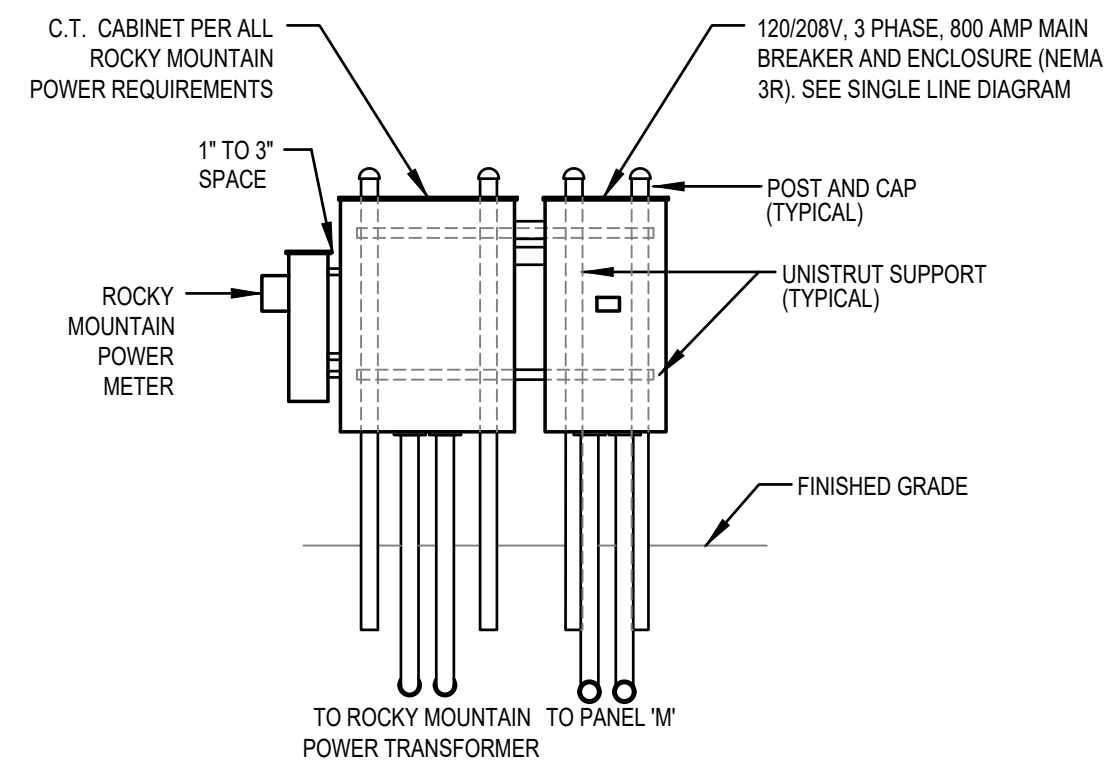
7 TRENCH DETAIL
SCALE: NONE CENTURYLINK / COMCAST



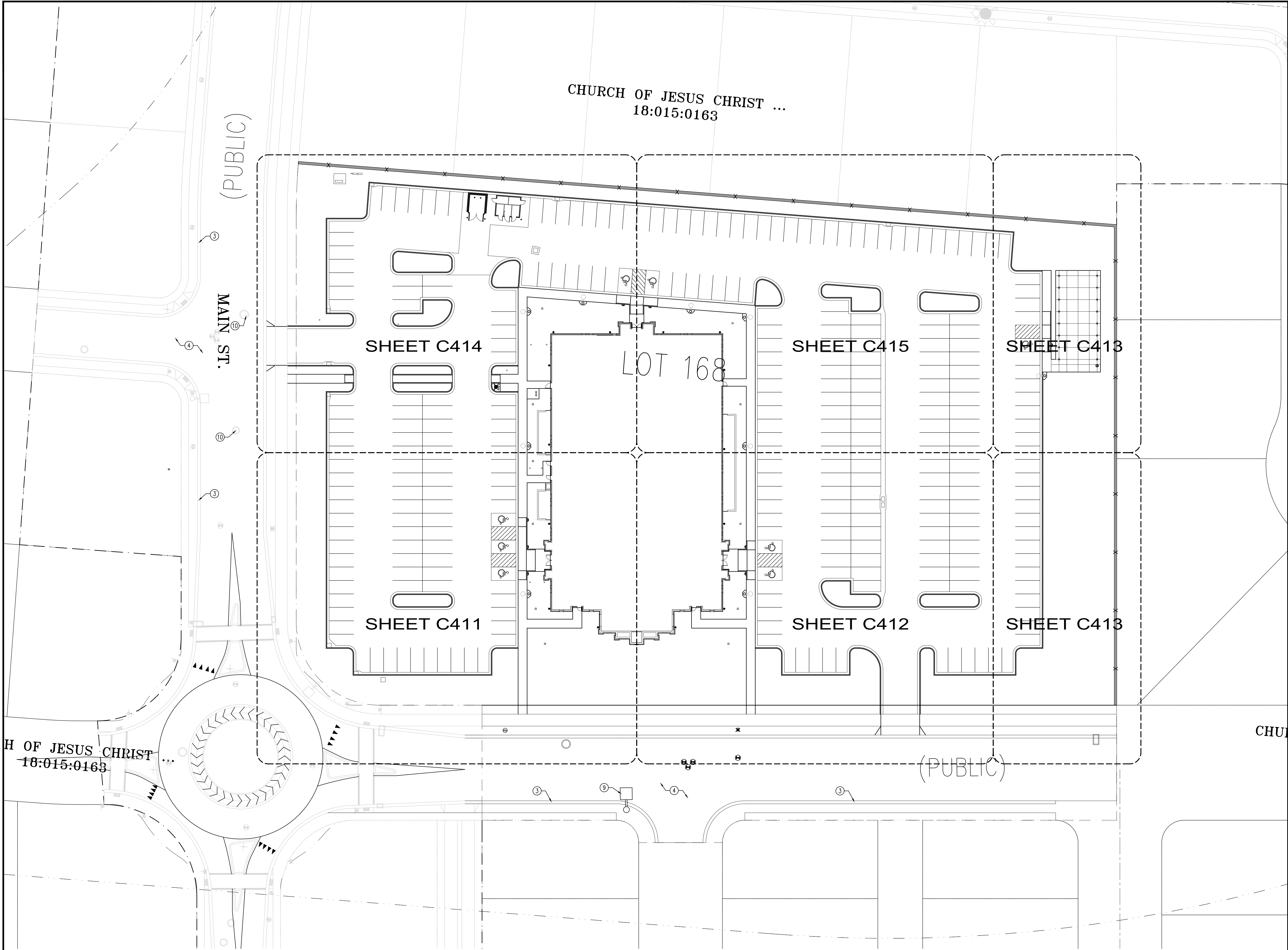
6 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (SECONDARY POWER)



5 TRENCH DETAIL
SCALE: NONE ROCKY MOUNTAIN POWER (PRIMARY POWER)



4 CT CABINET/METER AND MAIN BREAKER MOUNTING DETAIL
SCALE: none



CHURCH OF JESUS CHRIST ...
18:015:0163

(PUBLIC)
MAIN ST.

CHURCH OF JESUS CHRIST ...
18:015:0163

(PUBLIC)
CHURCH OF JESUS CHRIST

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



KEYED NOTES

- EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
- EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
- DRIVE APPROACH PER VINEYARD CITY STANDARDS
- COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
- CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
- ASPHALT PAVEMENT; SEE A/C502
- 4" WIDE PAINTED PARKING STRIPS; TYPICAL
- PROPERTY LINE
- TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
- DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
- MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
- CONCRETE WALK; SEE A/C501
- TRANSFORMER; SEE ELECTRICAL
- METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
- STORM DRAIN CATCH BASIN; SEE C201 AND C503
- STORM DRAIN BOX; SEE C201
- STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
- CLEAN OUT TO GRADE; SEE C203 AND K/C502
- CONCRETE PAVEMENT; SEE D/C502
- CONCRETE ENTRY; TYPICAL; SEE H/C501
- MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
- ACCESSIBLE STALL SIGNAGE; SEE B/C502
- VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
- PAINTED ACCESSIBLE SIGN
- PAINTED ACCESSIBLE ASLE
- LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
- CONCRETE ACCESSIBLE RAMP; K/C501
- BIKE RACK WITH CONCRETE PAD; SEE J/C502
- 6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
- STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
- DUMPSTER ENCLOSURE; SEE C/C504
- BOLLARD; C/C502
- PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
- DRINKING FOUNTAIN; SEE UTILITY PLAN
- FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
- ACCESSIBLE CONCRETE RAMP

SITE INFORMATION

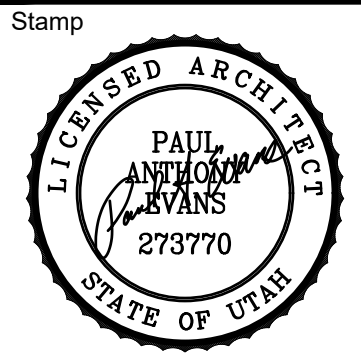
TOTAL PARCEL AREA: 4.305 ACRES

- BUILDING AREAS
- CHAPEL: 24,076 SF
 - PAVILION: 1,462 SF
 - STORAGE BUILDING: 236 SF

PARKING STALLS REQUIRED
1 STALL FOR 4 FIXED SEATS
300 SEATS IN CHAPEL = 75 STALLS

TOTAL PARKING STALLS PROVIDED
REGULAR: 261 STALLS
ACCESSIBLE: 6 STALLS
VAN ACCESSIBLE: 2 STALLS

TOTAL SPACES PROVIDED: 269 STALLS



A New Meetinghouse for:
**Vineyard 10 &
Vineyard UT Stake**

Parcel:
400 South Main Street
Vineyard, Utah

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Mark	Date	Description

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101

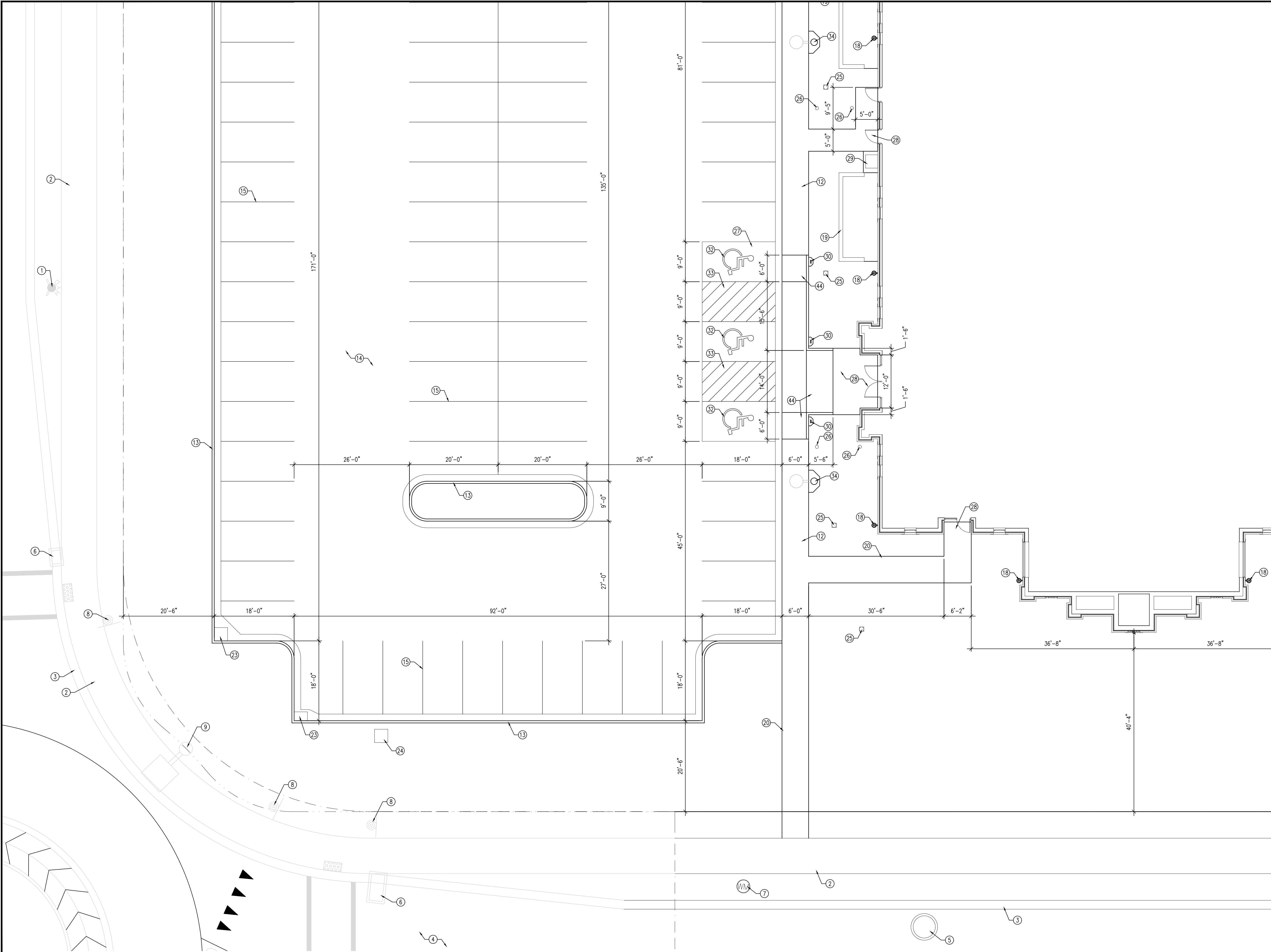
Date
May 1, 2023

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet

C401



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



- KEYED NOTES
- EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - DRIVE APPROACH PER VINEYARD CITY STANDARDS
 - COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
 - CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
 - ASPHALT PAVEMENT; SEE A/C502
 - 4" WIDE PAINTED PARKING STRIPS; TYPICAL
 - PROPERTY LINE
 - TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
 - DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
 - MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
 - CONCRETE WALK; SEE A/C501
 - TRANSFORMER; SEE ELECTRICAL
 - METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
 - STORM DRAIN CATCH BASIN; SEE C201 AND C503
 - STORM DRAIN BOX; SEE C201
 - STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
 - CLEAN OUT TO GRADE; SEE C203 AND K/C502
 - CONCRETE PAVEMENT; SEE D/C502
 - CONCRETE ENTRY; TYPICAL; SEE H/C501
 - MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
 - ACCESSIBLE STALL SIGNAGE; SEE B/C502
 - VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
 - PAINTED ACCESSIBLE SIGN
 - PAINTED ACCESSIBLE AISLE
 - LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
 - CONCRETE ACCESSIBLE RAMP; K/C501
 - BIKE RACK WITH CONCRETE PAD; SEE J/C502
 - 6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
 - STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
 - DUMPSTER ENCLOSURE; SEE C/C504
 - BOLLARD; C/C502
 - PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
 - DRINKING FOUNTAIN; SEE UTILITY PLAN
 - FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
 - ACCESSIBLE CONCRETE RAMP

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Stamp

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description
23-85			

Project Number
23-85

Plan Series
Heritage 23-1

Property Number
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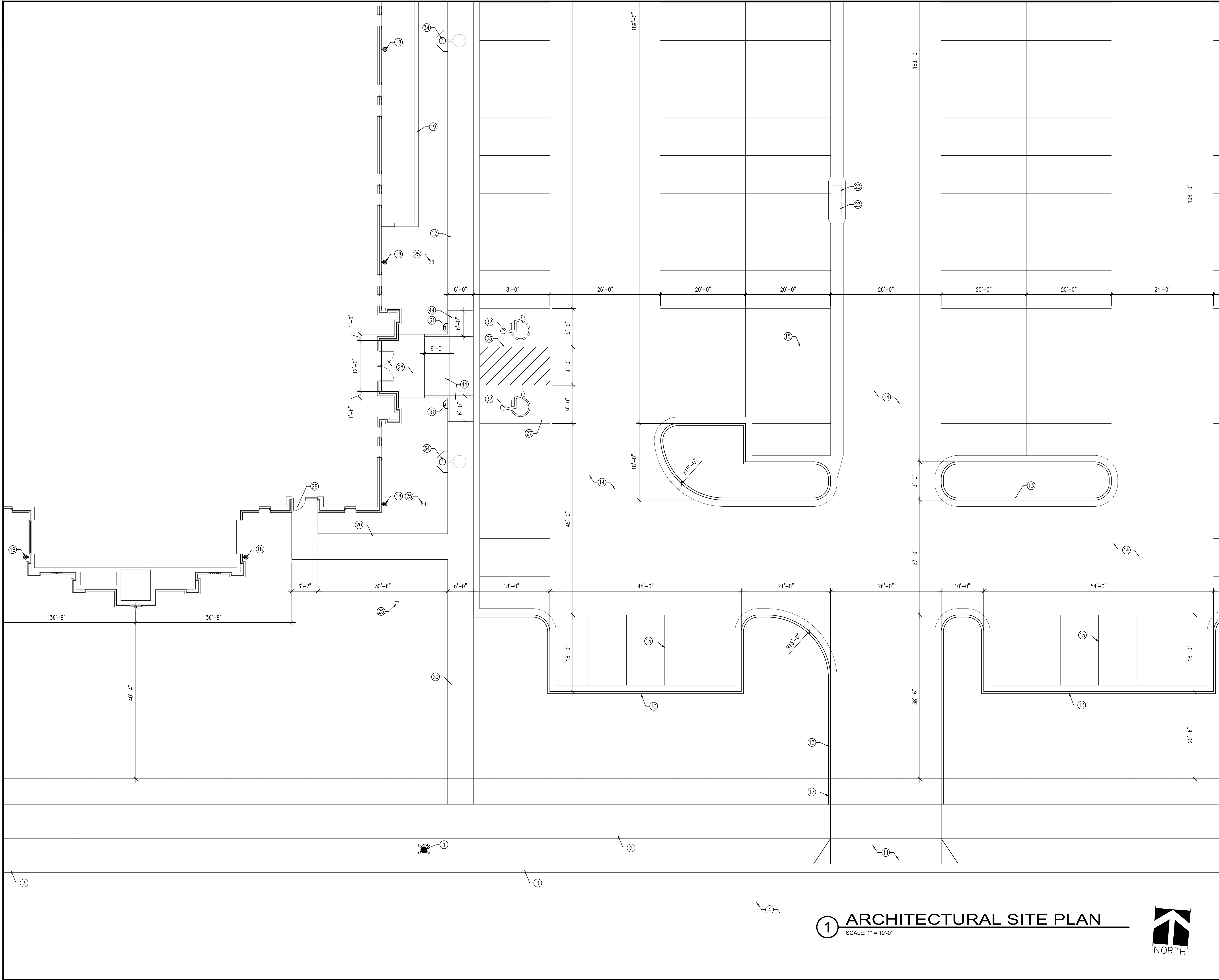
Date
May 1, 2023

Sheet Title

ENLARGED ARCHITECTURAL SITE PLAN

Sheet

C411



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



- KEYED NOTES**

 - EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
 - DRIVE APPROACH PER VINEYARD CITY STANDARDS
 - COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
 - CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
 - ASPHALT PAVEMENT; SEE A/C502
 - 4" WIDE PAINTED PARKING STRIPS; TYPICAL
 - PROPERTY LINE
 - TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
 - DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
 - MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
 - CONCRETE WALK; SEE A/C501
 - TRANSFORMER; SEE ELECTRICAL
 - METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
 - STORM DRAIN CATCH BASIN; SEE C201 AND C503
 - STORM DRAIN BOX; SEE C201
 - STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
 - CLEAN OUT TO GRADE; SEE C203 AND K/C502
 - CONCRETE PAVEMENT; SEE D/C502
 - CONCRETE ENTRY; TYPICAL; SEE H/C501
 - MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
 - ACCESSIBLE STALL SIGNAGE; SEE B/C502
 - VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
 - PAINTED ACCESSIBLE SIGN
 - PAINTED ACCESSIBLE ASLE
 - LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
 - CONCRETE ACCESSIBLE RAMP; K/C501
 - BIKE RACK WITH CONCRETE PAD; SEE J/C502
 - 6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
 - STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
 - DUMPSTER ENCLOSURE; SEE C/C504
 - BOLLARD; C/C502
 - PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
 - DRINKING FOUNTAIN; SEE UTILITY PLAN
 - FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
 - ACCESSIBLE CONCRETE RAMP
- GENERAL NOTES**

 - CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
 - COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
 - ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
 - ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
 - ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE WASHINGTON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

evans + associates architecture
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Stamp

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Date
Mark		

Project Number
23-85

Plan Series
Heritage 23-1

Property Number
501-6747-23010101

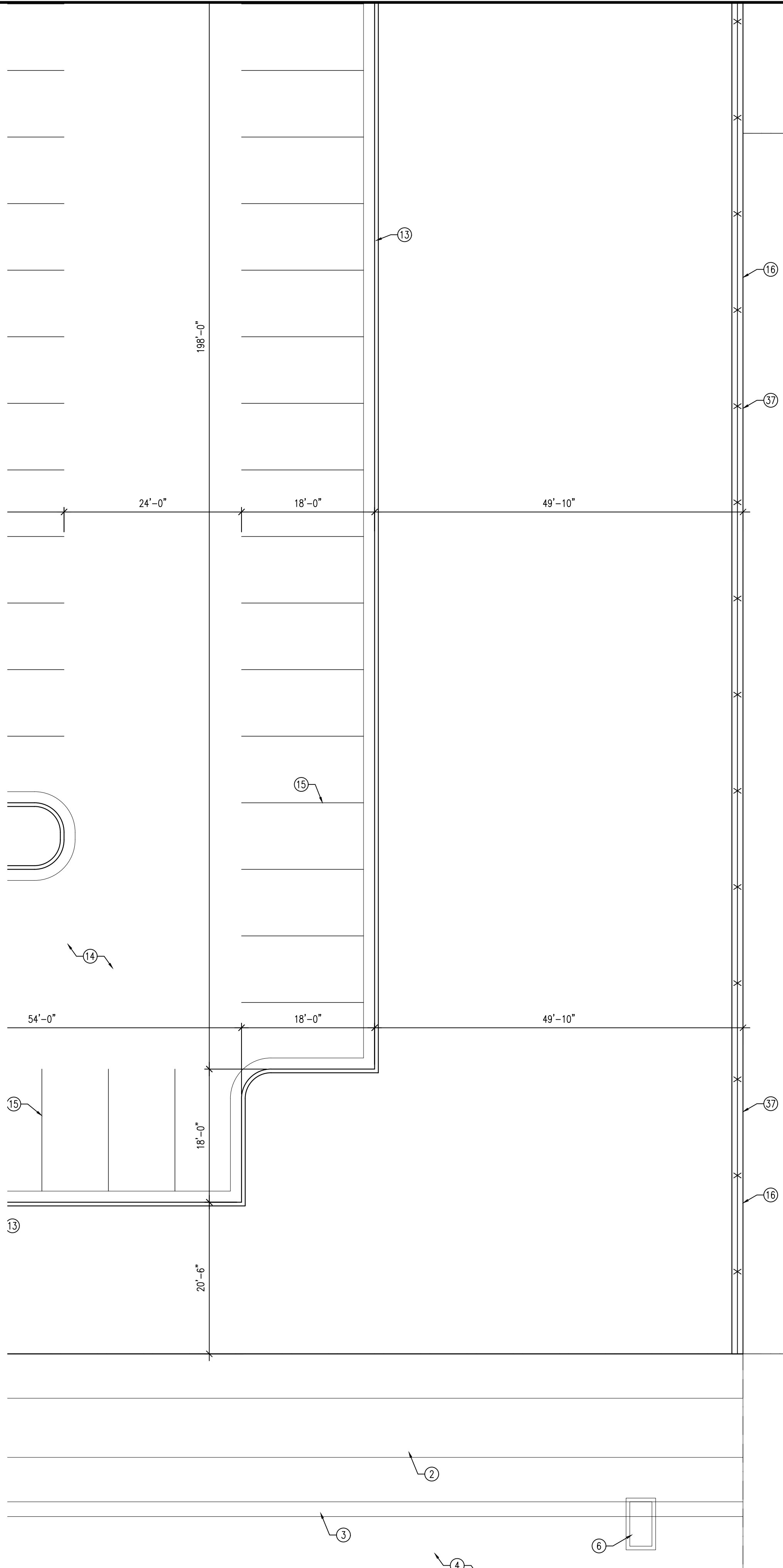
Date
May 1, 2023

Sheet Title

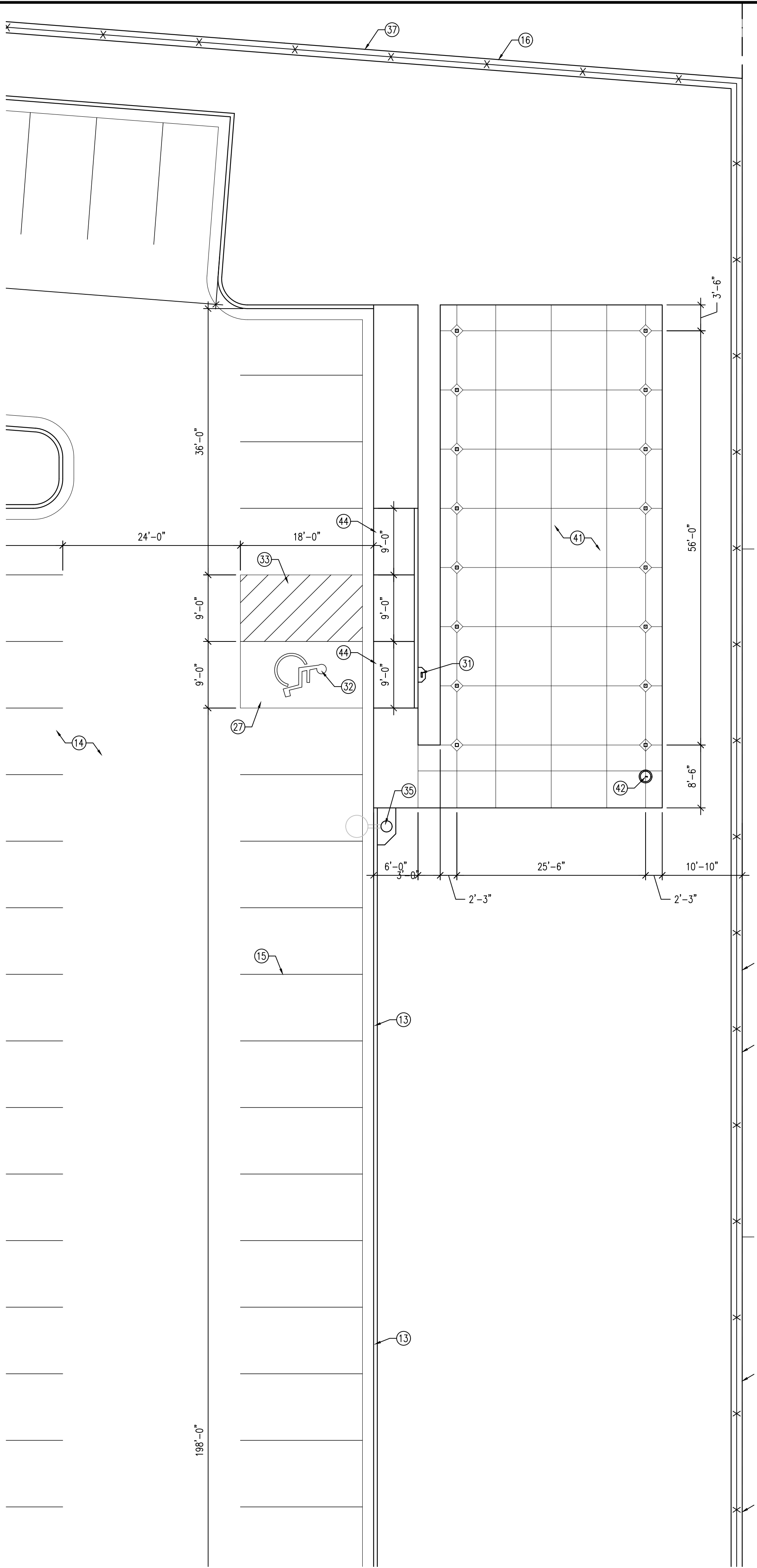
ENLARGED ARCHITECTURAL SITE PLAN

Sheet

C412



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



KEYED NOTES	
1.	EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2.	EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
3.	EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
4.	EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
5.	EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
6.	EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
7.	EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
8.	EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
9.	EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
10.	EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
11.	DRIVE APPROACH PER VINEYARD CITY STANDARDS
12.	COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
13.	CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
14.	ASPHALT PAVEMENT; SEE A/C502
15.	4" WIDE PAINTED PARKING STRIPS; TYPICAL
16.	PROPERTY LINE
17.	TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
18.	DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19.	MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20.	CONCRETE WALK; SEE A/C501
21.	TRANSFORMER; SEE ELECTRICAL
22.	METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
23.	STORM DRAIN CATCH BASIN; SEE C201 AND C503
24.	STORM DRAIN BOX; SEE C201
25.	STORM DRAIN NYLOPLAST YARD DRAIN WITH DOME GRATE; SEE C201 AND C503
26.	CLEAN OUT TO GRADE; SEE C203 AND K/C502
27.	CONCRETE PAVEMENT; SEE D/C502
28.	CONCRETE ENTRY; TYPICAL; SEE H/C501
29.	MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
30.	ACCESSIBLE STALL SIGNAGE; SEE B/C502
31.	VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
32.	PAINTED ACCESSIBLE SIGN
33.	PAINTED ACCESSIBLE AISLE
34.	LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
35.	CONCRETE ACCESSIBLE RAMP; K/C501
36.	BIKE RACK WITH CONCRETE PAD; SEE J/C502
37.	6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
38.	STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
39.	DUMPSTER ENCLOSURE; SEE C/C504
40.	BOLLARD; C/C502
41.	PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42.	DRINKING FOUNTAIN; SEE UTILITY PLAN
43.	FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44.	ACCESSIBLE CONCRETE RAMP
GENERAL NOTES	
1.	CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2.	COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3.	ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4.	ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5.	ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE WASHINGTON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

evans + associates architecture
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A New Meetinghouse for:
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Vineyard, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

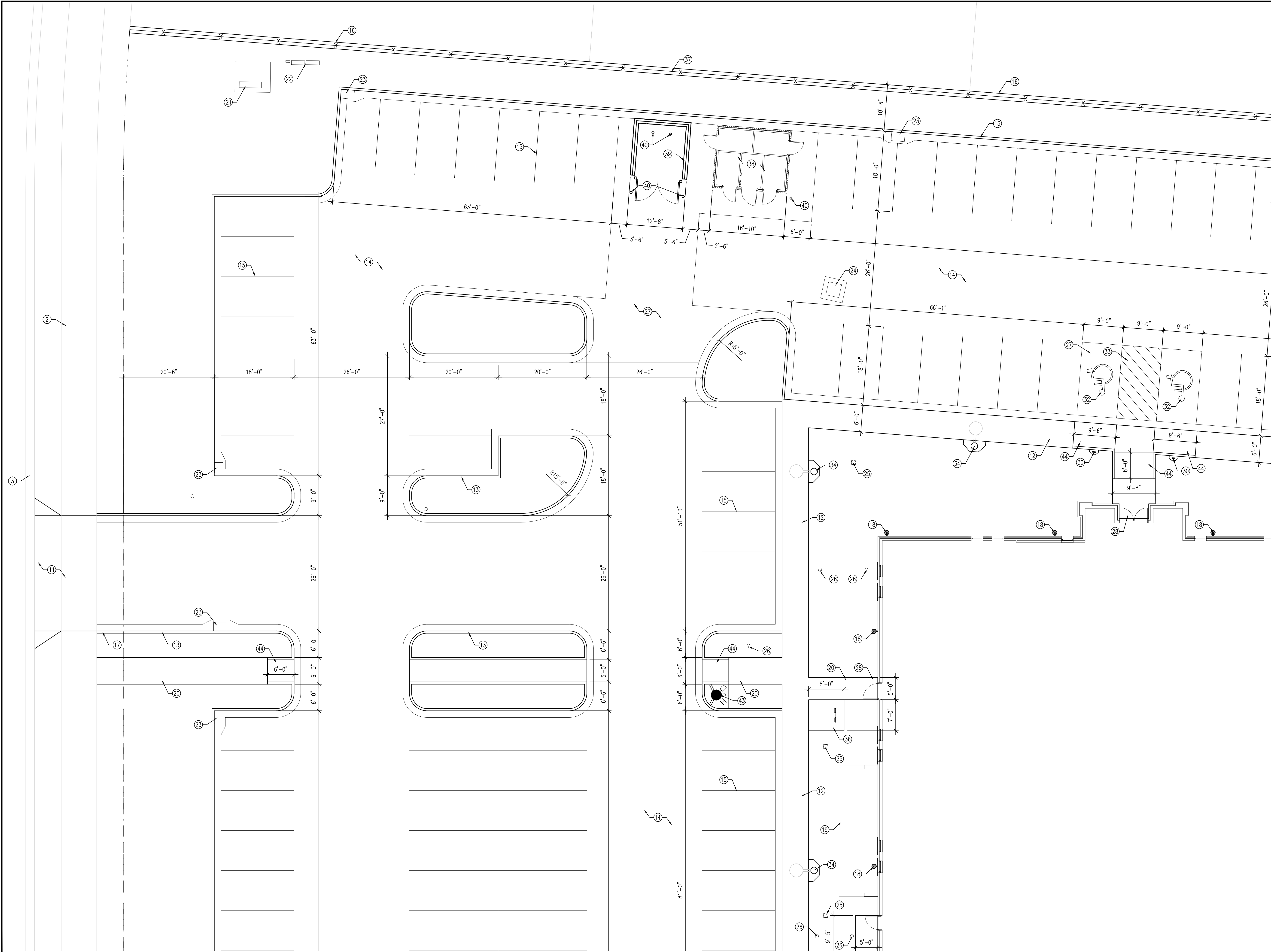
Revisions	Description	Mark	Date

Project Number
23-85
Plan Series
Heritage 23-1
Property Number
501-6747-23010101
Date
May 1, 2023

Sheet Title

ENLARGED ARCHITECTURAL SITE PLAN

Sheet
C413



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



KEYED NOTES	
1.	EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2.	EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
3.	EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
4.	EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
5.	EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
6.	EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
7.	EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
8.	EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
9.	EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
10.	EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
11.	DRIVE APPROACH PER VINEYARD CITY STANDARDS
12.	COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
13.	CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
14.	ASPHALT PAVEMENT; SEE A/C502
15.	4" WIDE PAINTED PARKING STRIPS; TYPICAL
16.	PROPERTY LINE
17.	TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
18.	DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19.	MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20.	CONCRETE WALK; SEE A/C501
21.	TRANSFORMER; SEE ELECTRICAL
22.	METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
23.	STORM DRAIN CATCH BASIN; SEE C201 AND C503
24.	STORM DRAIN BOX; SEE C201
25.	STORM DRAIN NYLOPLAST YARD DRAIN WITH DOWMED GRATE; SEE C201 AND C503
26.	CLEAN OUT TO GRADE; SEE C203 AND K/C502
27.	CONCRETE PAVEMENT; SEE D/C502
28.	CONCRETE ENTRY; TYPICAL; SEE H/C501
29.	MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
30.	ACCESSIBLE STALL SIGNAGE; SEE B/C502
31.	VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
32.	PAINTED ACCESSIBLE SIGN
33.	PAINTED ACCESSIBLE AISLE
34.	LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
35.	CONCRETE ACCESSIBLE RAMP; K/C501
36.	BIKE RACK WITH CONCRETE PAD; SEE J/C502
37.	6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
38.	STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
39.	DUMPSTER ENCLOSURE; SEE C/C504
40.	BOLLARD; C/C502
41.	PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42.	DRINKING FOUNTAIN; SEE UTILITY PLAN
43.	FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44.	ACCESSIBLE CONCRETE RAMP
GENERAL NOTES	
1.	CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2.	COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3.	ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
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Stamp

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Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-85

Plan Series
Heritage 23-1

Property Number
501-6747-23010101

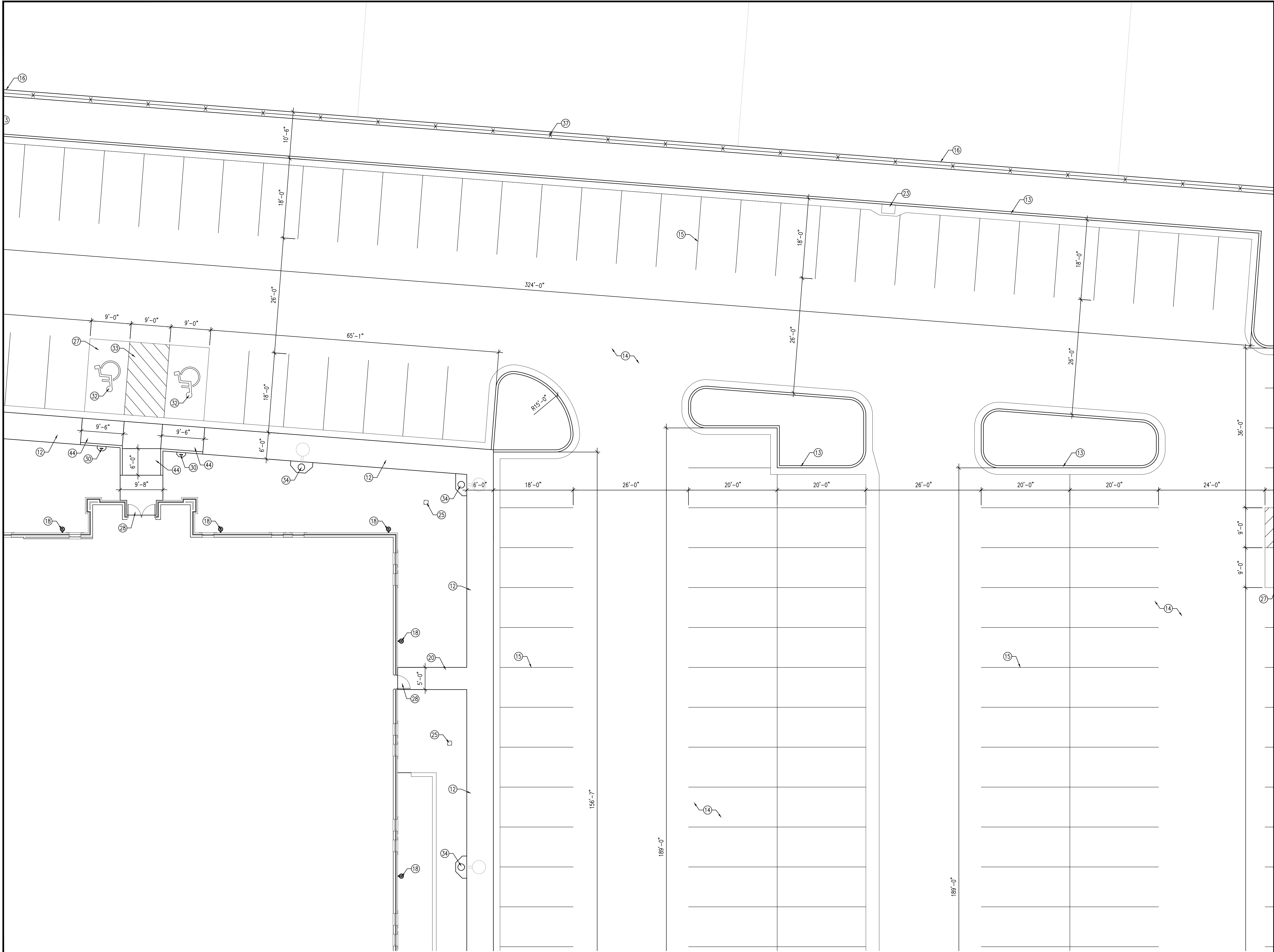
Date
May 1, 2023

Sheet Title

ENLARGED ARCHITECTURAL SITE PLAN

Sheet

C414



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



KEYED NOTES	
1.	EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2.	EXISTING CONCRETE WALK TO REMAIN; PROTECT DURING CONSTRUCTION
3.	EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
4.	EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
5.	EXISTING STORM DRAIN MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
6.	EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
7.	EXISTING WATER METER TO REMAIN; PROTECT DURING CONSTRUCTION
8.	EXISTING SIGNAGE TO REMAIN; PROTECT DURING CONSTRUCTION
9.	EXISTING LIGHT POLE TO REMAIN; PROTECT DURING CONSTRUCTION
10.	EXISTING SANITARY SEWER MANHOLE TO REMAIN; PROTECT DURING CONSTRUCTION
11.	DRIVE APPROACH PER VINEYARD CITY STANDARDS
12.	COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
13.	CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
14.	ASPHALT PAVEMENT; SEE A/C502
15.	4" WIDE PAINTED PARKING STRIPS; TYPICAL
16.	PROPERTY LINE
17.	TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
18.	DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
19.	MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
20.	CONCRETE WALK; SEE A/C501
21.	TRANSFORMER; SEE ELECTRICAL
22.	METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
23.	STORM DRAIN CATCH BASIN; SEE C201 AND C503
24.	STORM DRAIN BOX; SEE C201
25.	STORM DRAIN NYLOPLAST YARD DRAIN WITH DOME GRATE; SEE C201 AND C503
26.	CLEAN OUT TO GRADE; SEE C203 AND K/C502
27.	CONCRETE PAVEMENT; SEE D/C502
28.	CONCRETE ENTRY; TYPICAL; SEE H/C501
29.	MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
30.	ACCESSIBLE STALL SIGNAGE; SEE B/C502
31.	VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
32.	PAINTED ACCESSIBLE SIGN
33.	PAINTED ACCESSIBLE AISLE
34.	LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
35.	CONCRETE ACCESSIBLE RAMP; K/C501
36.	BIKE RACK WITH CONCRETE PAD; SEE J/C502
37.	6'-0" HIGH VINYL FENCE WITH MOW STRIP; SEE G/C502
38.	STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
39.	DUMPSTER ENCLOSURE; SEE C/C504
40.	BOLLARD; C/C502
41.	PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
42.	DRINKING FOUNTAIN; SEE UTILITY PLAN
43.	FIRE HYDRANT ON CONCRETE PAD; SEE UTILITY PLAN
44.	ACCESSIBLE CONCRETE RAMP
GENERAL NOTES	
1.	CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2.	COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3.	ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4.	ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5.	ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE WASHINGTON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
23-85

Plan Series
Heritage 23-1

Property Number
501-6747-23010101

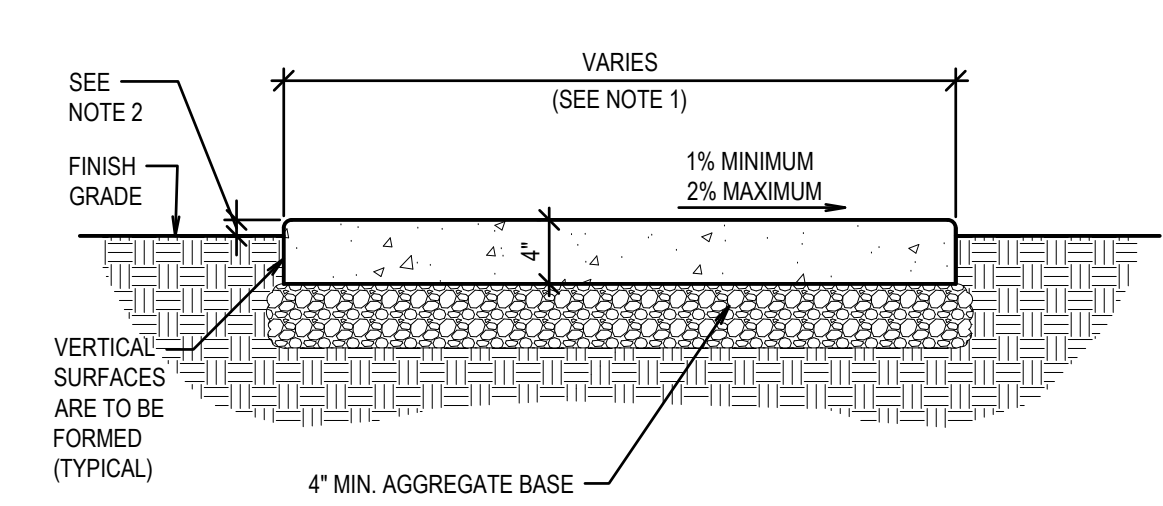
Date
May 1, 2023

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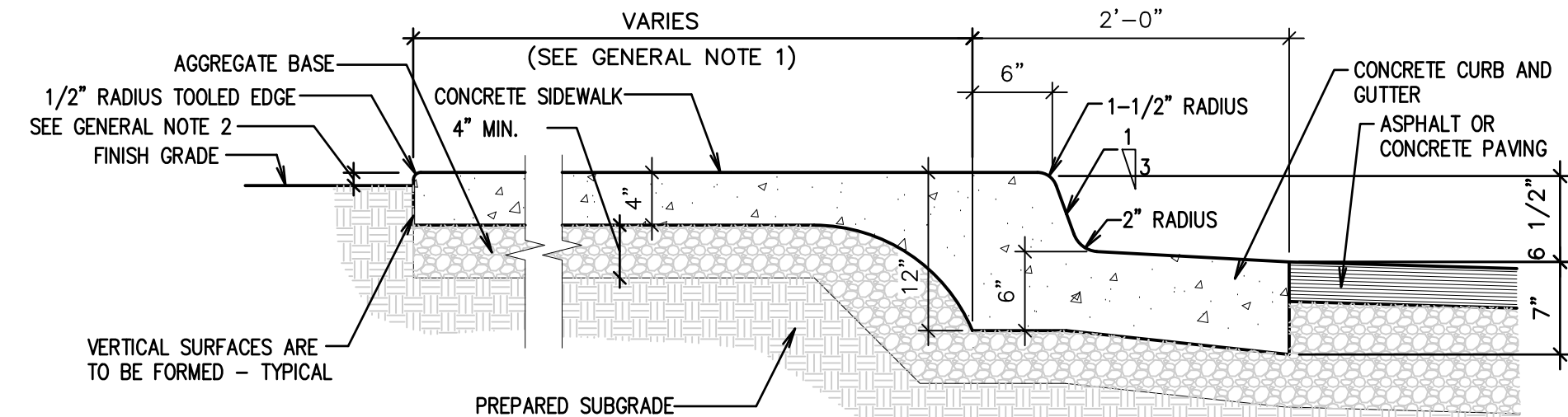
ENLARGED ARCHITECTURAL SITE PLAN

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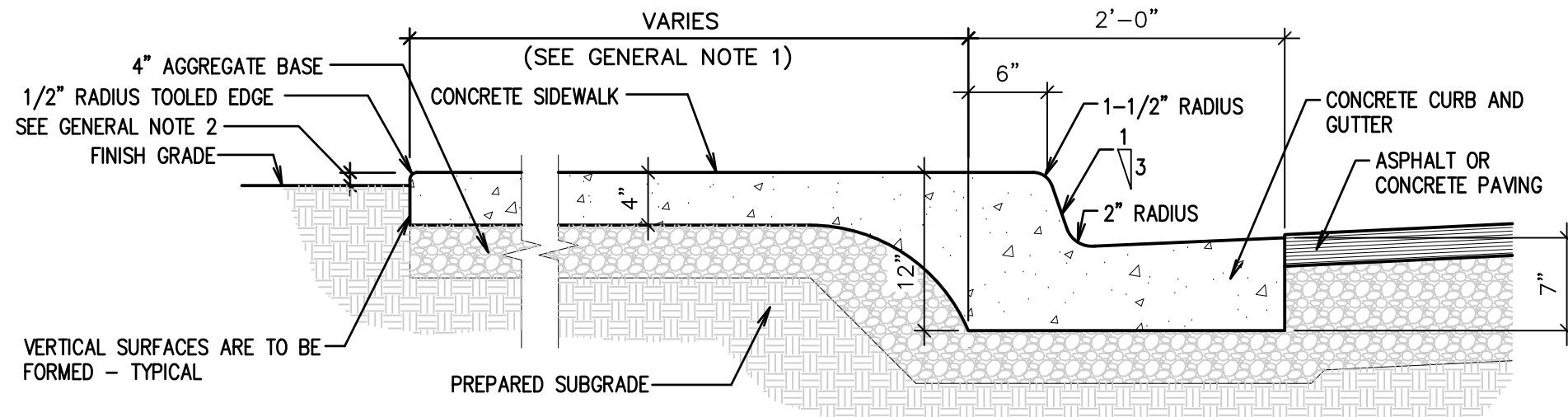
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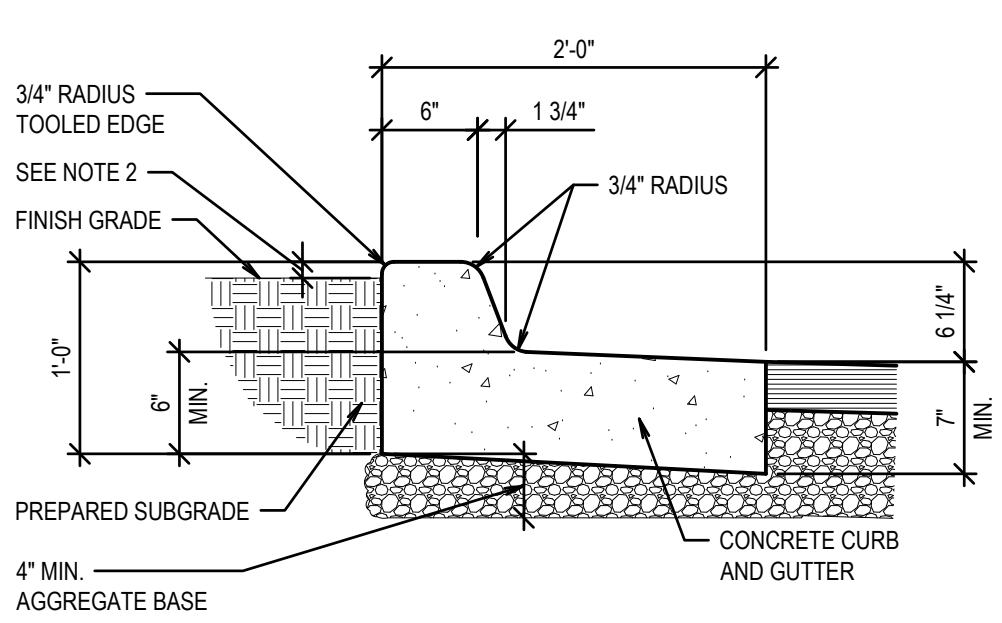
A SIDEWALK DETAIL



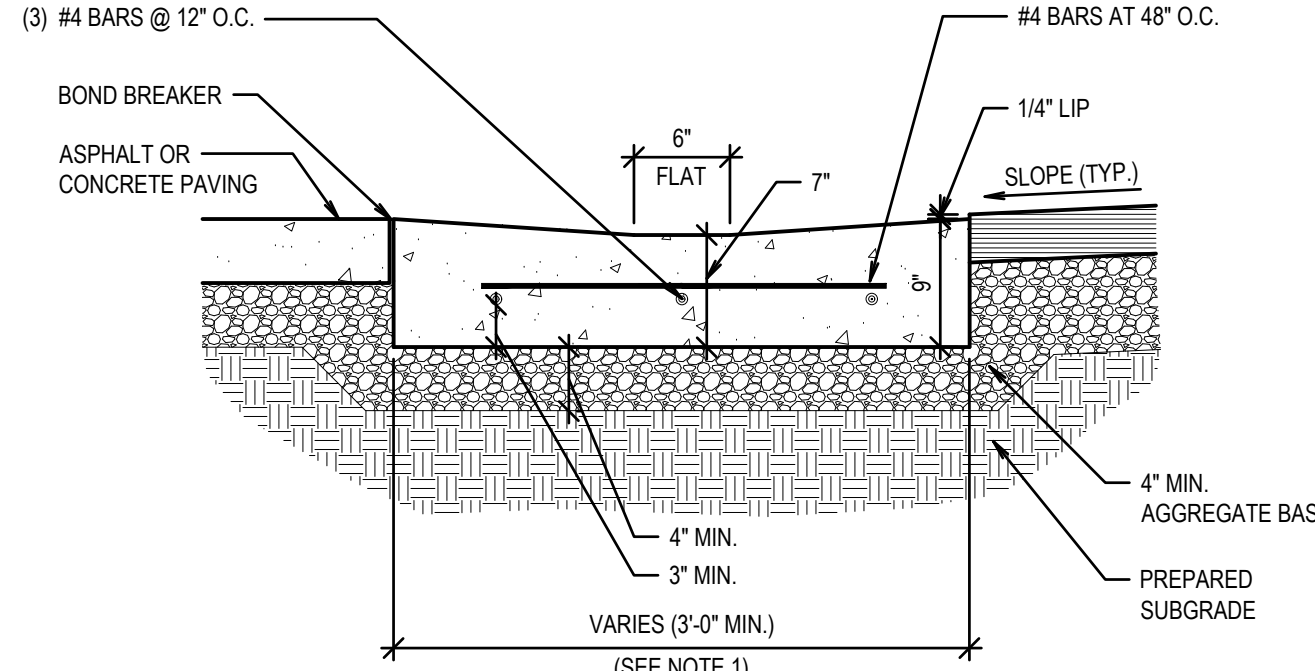
B INTEGRAL SIDEWALK, CURB AND GUTTER



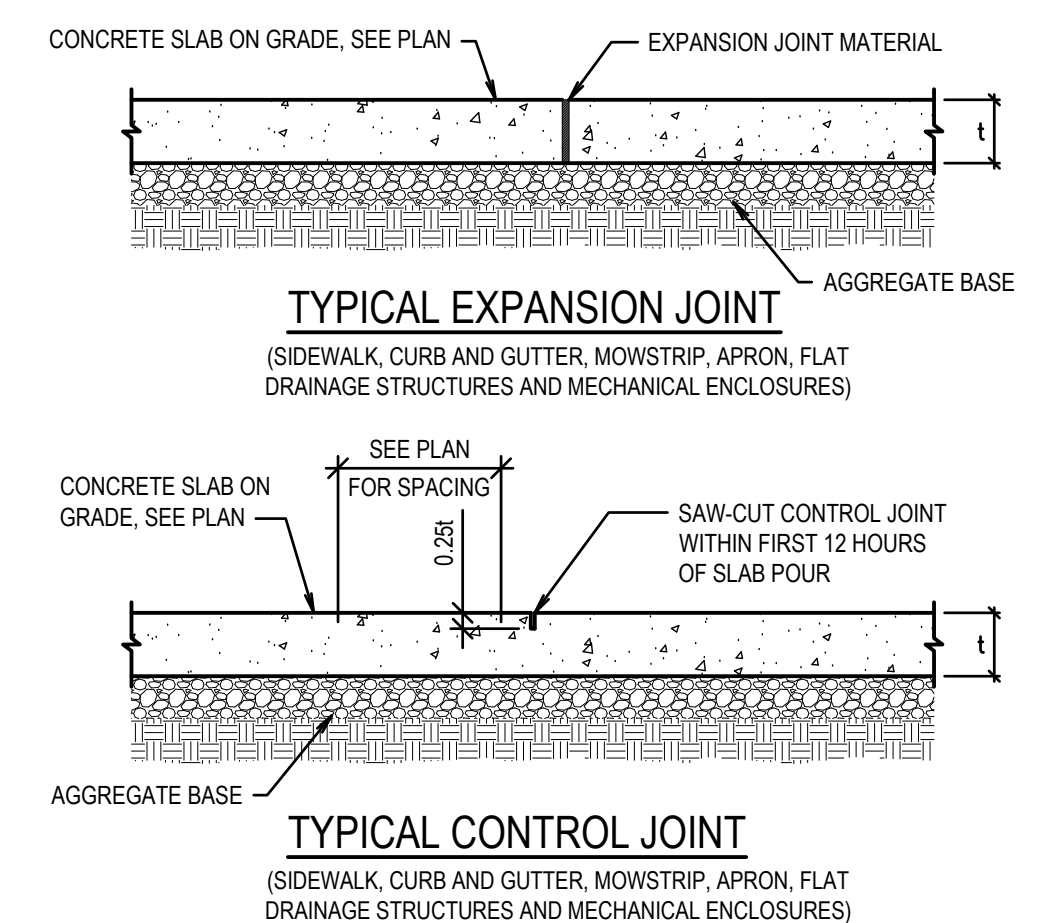
C CURB AND GUTTER - IN FLOW



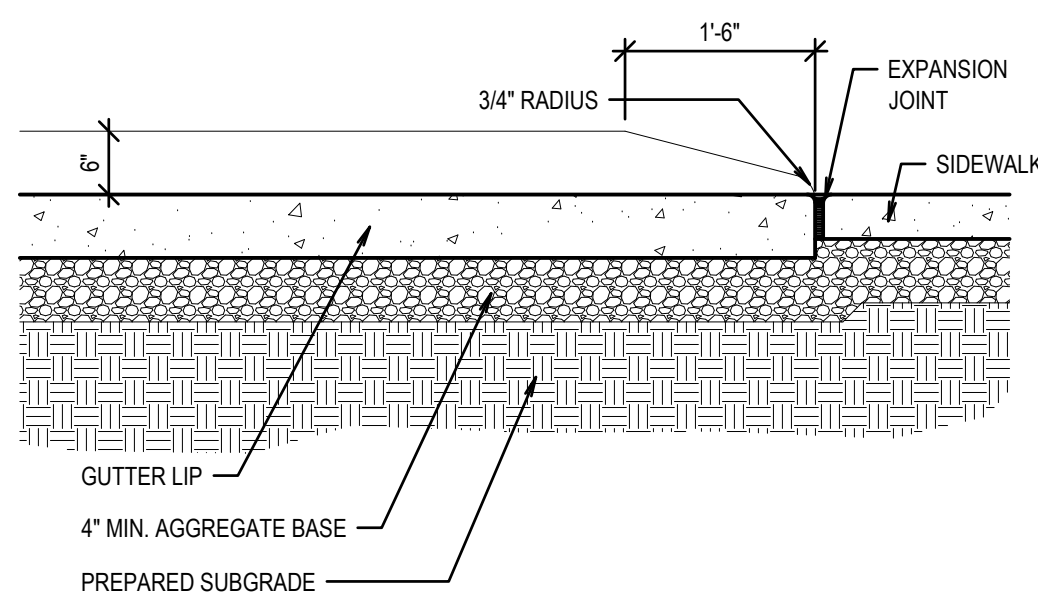
D CURB AND GUTTER - OUT FLOW



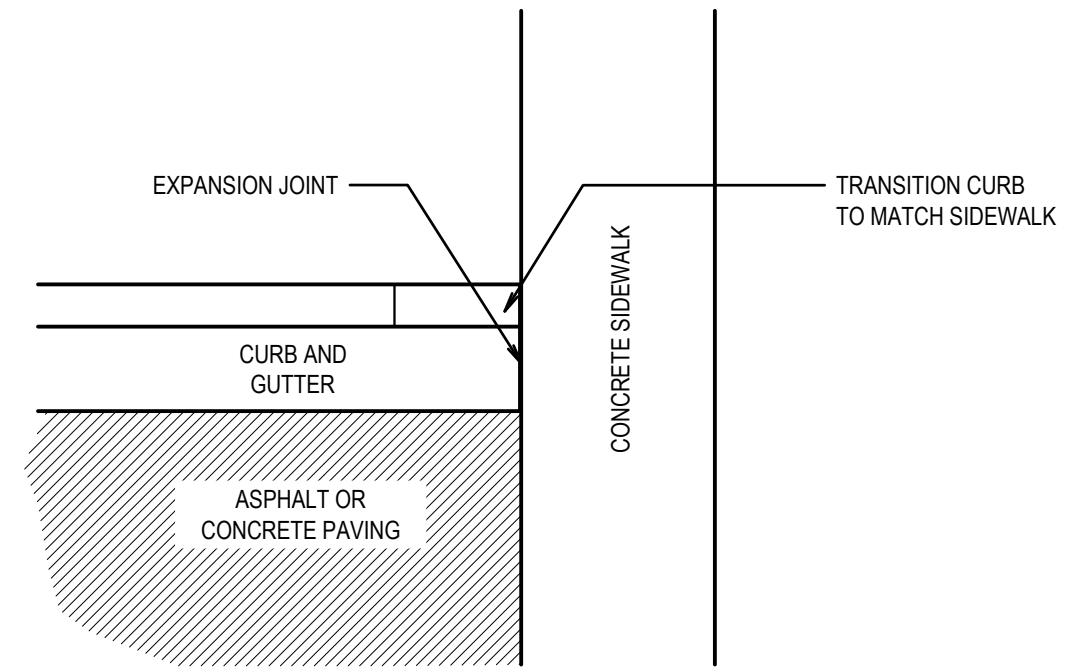
E CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE



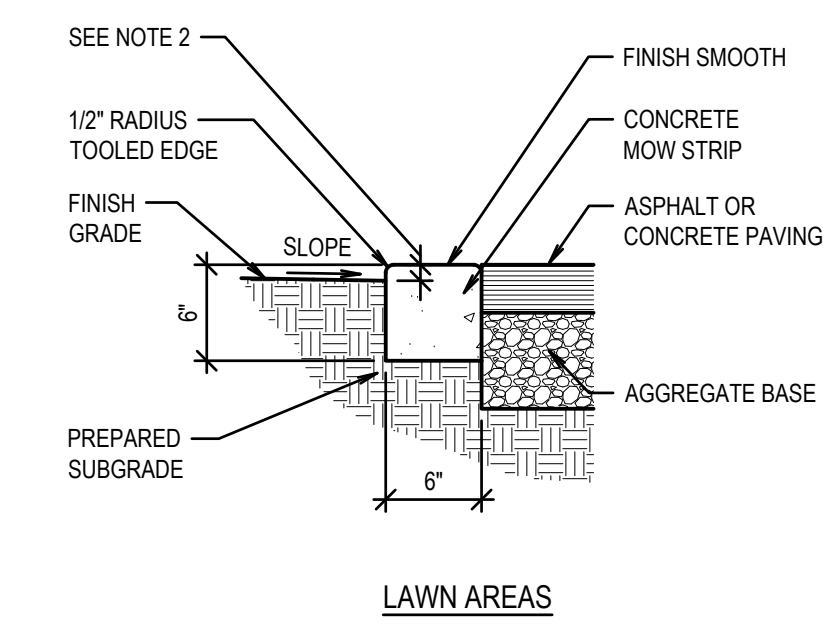
F EXPANSION AND CONTROL JOINT



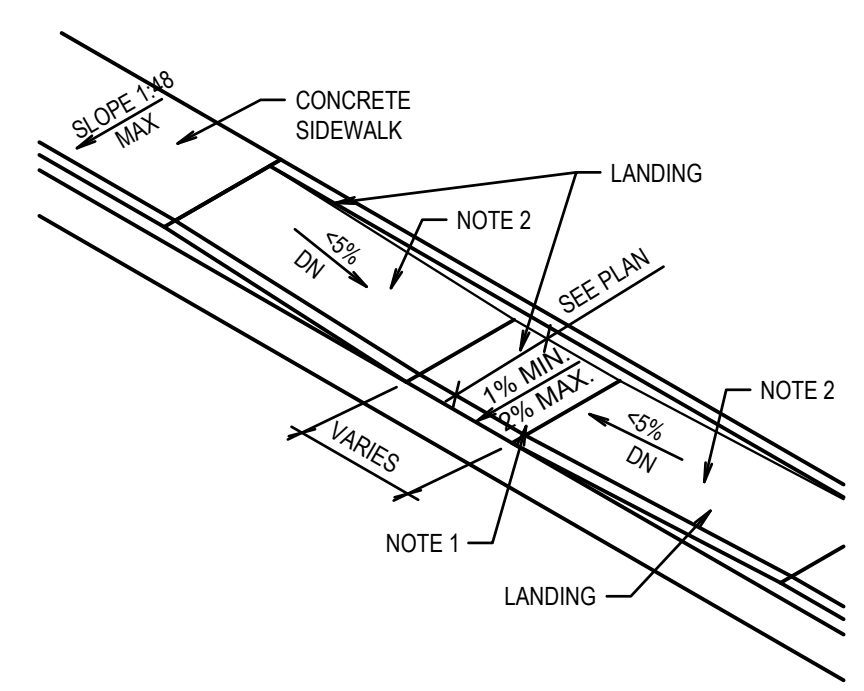
G CURB TRANSITION



H ENTRY DETAIL



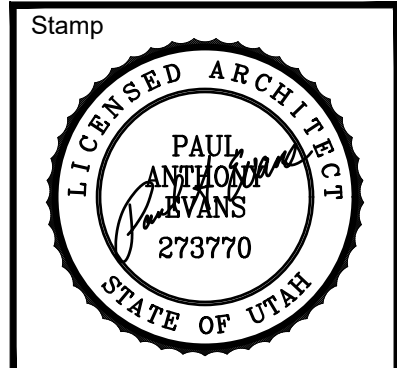
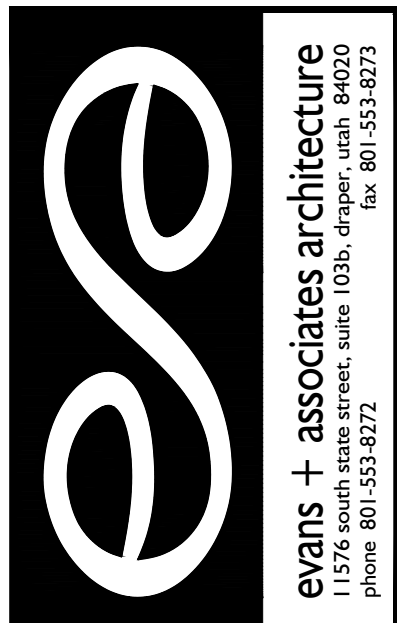
I MOW STRIP



J ACCESSIBLE SLOPED WALK DETAILS

- NOTES:
- UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
 - 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
 - ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDINGS MUST BE AS WIDE AS THE RAMP.
 - CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 - COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1/12H (8.33%) SLOPE.

- GENERAL NOTES
- SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
 - 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
 - EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
 - EXTERIOR CONCRETE: USE 4,500 PSI MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4,000 PSI AT CONCRETE PAVING.
 - CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
 - ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
 - ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.



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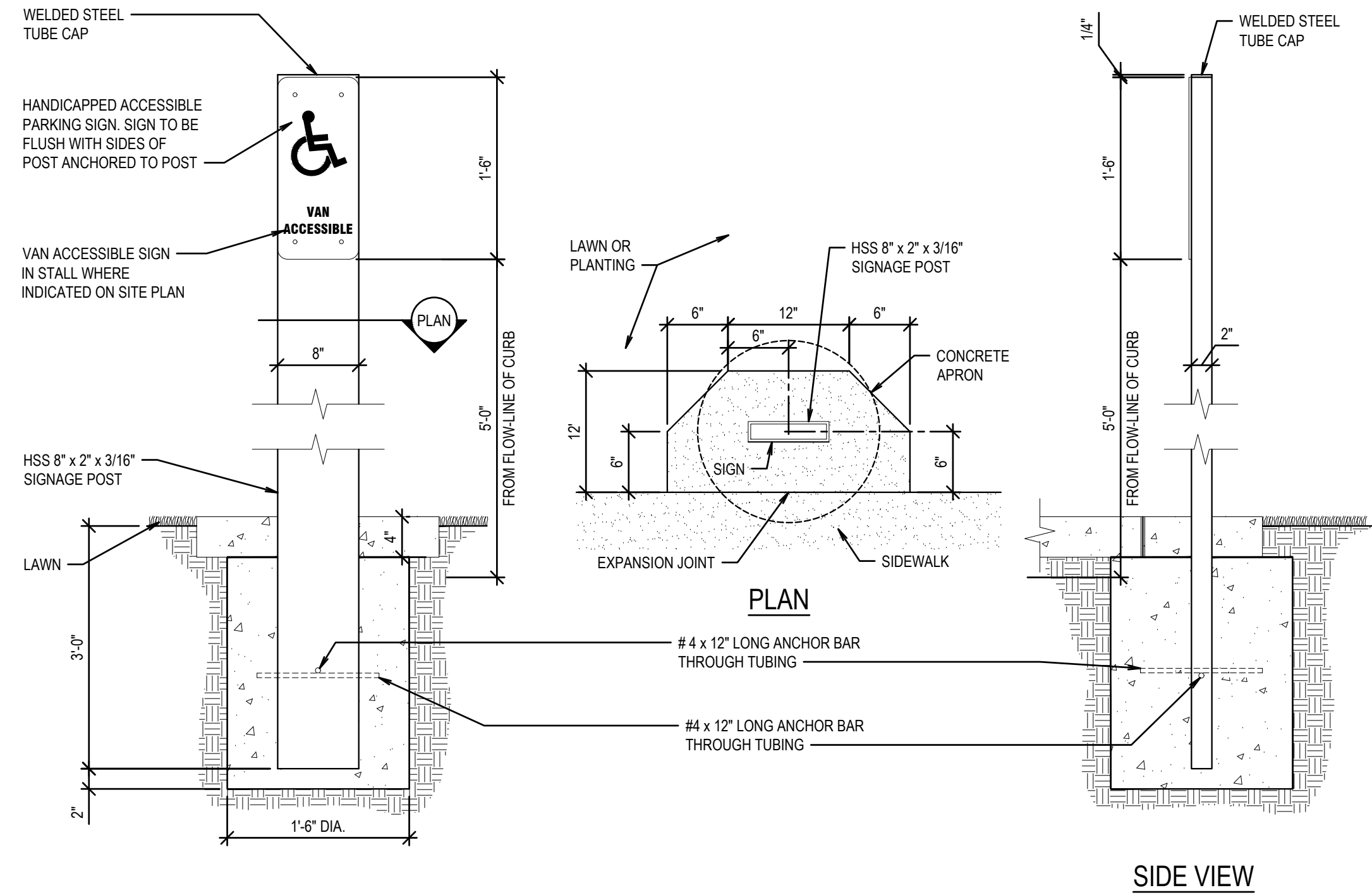
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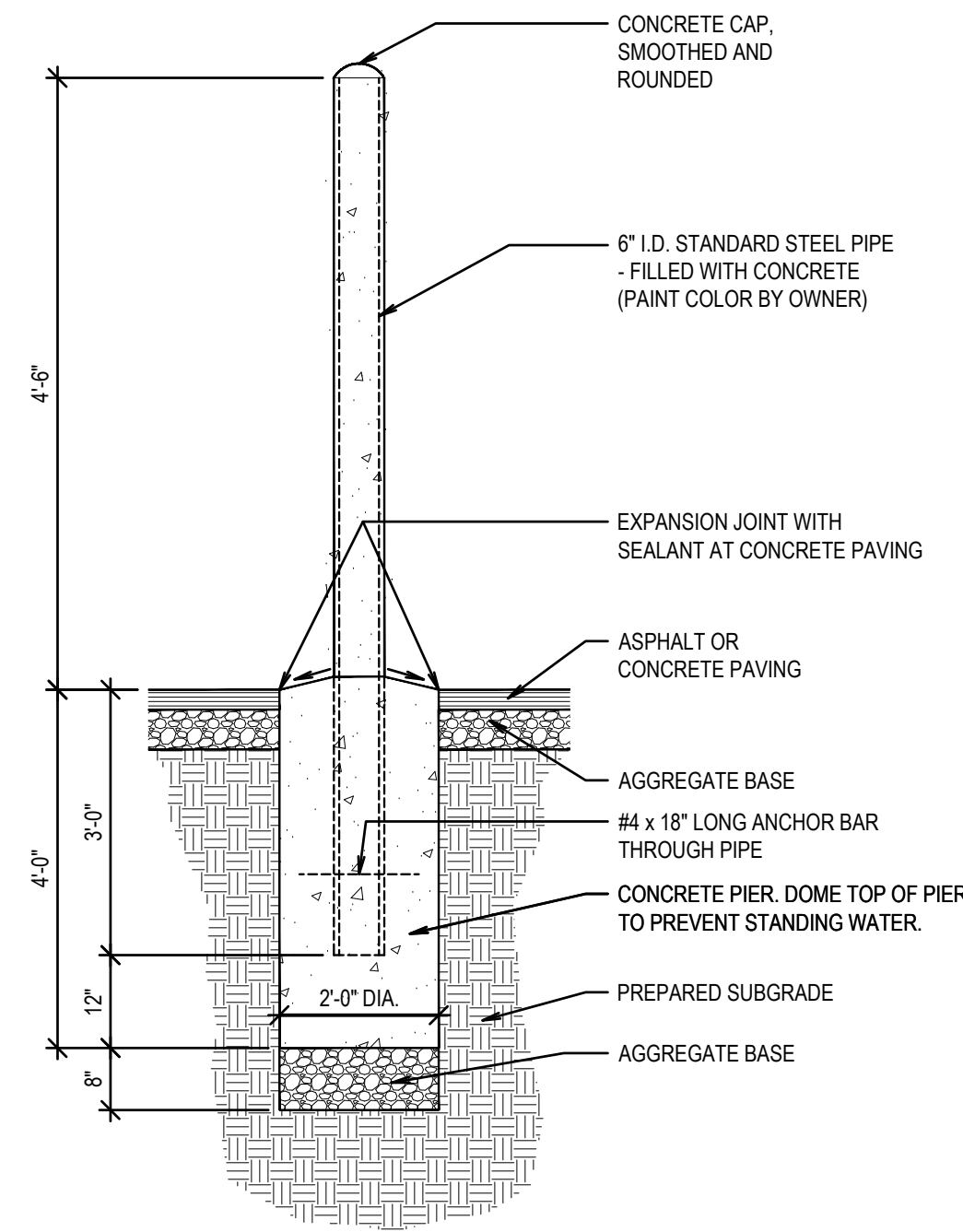
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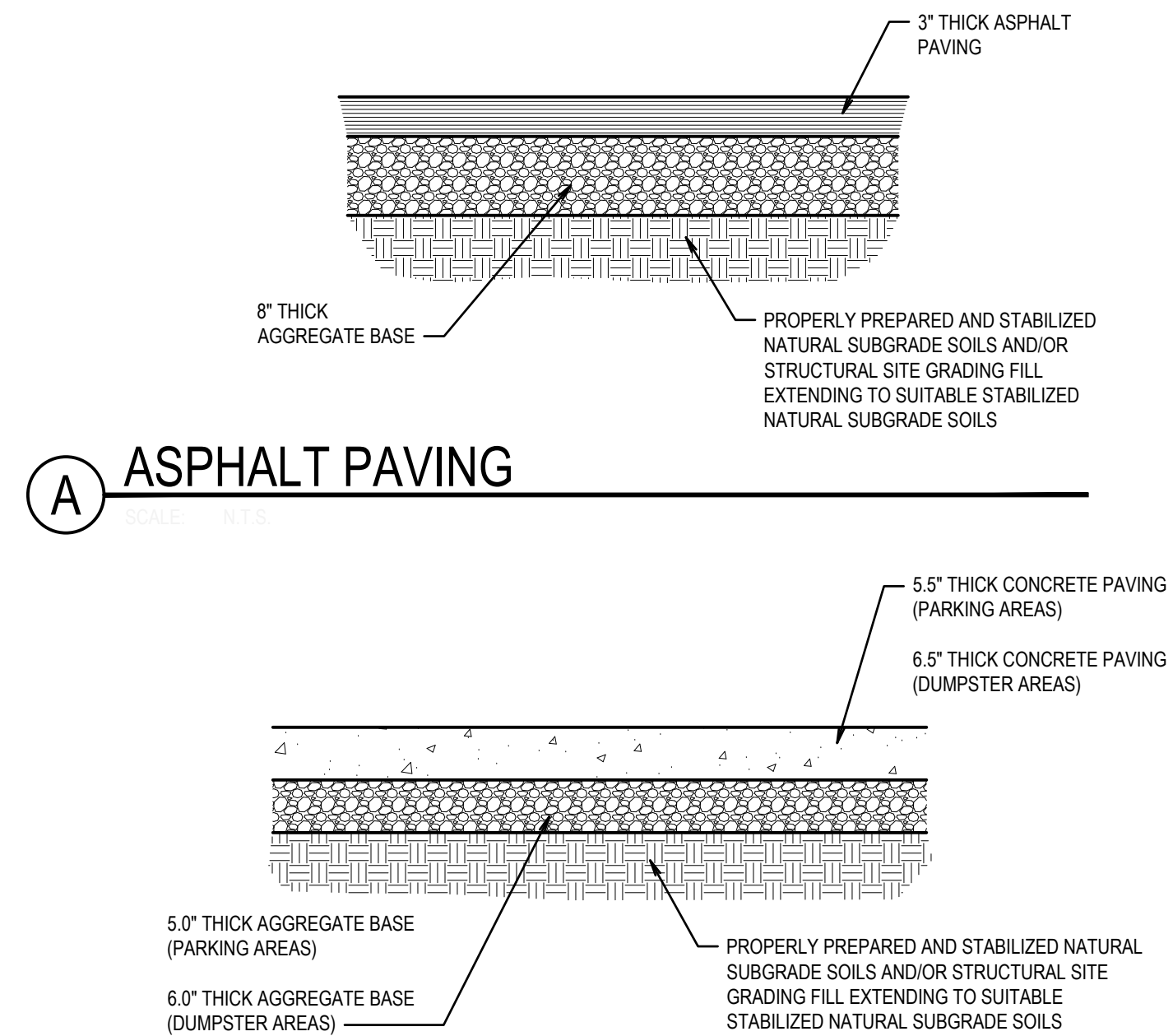
B ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

STEEL PER DIVISION 05
INSTALL PER DIVISION 03

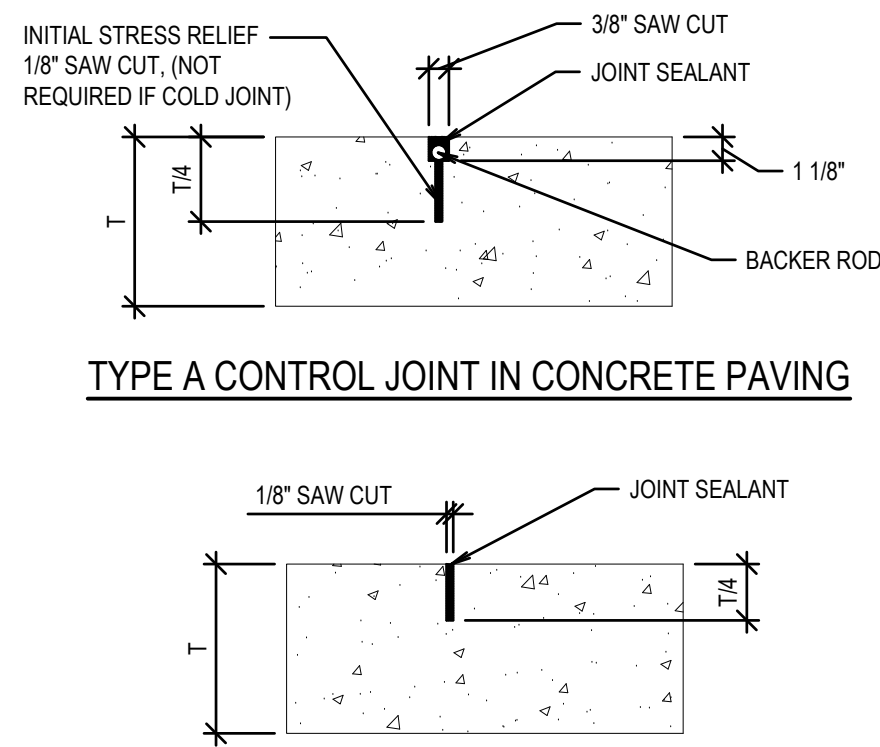


C CONCRETE BOLLARD

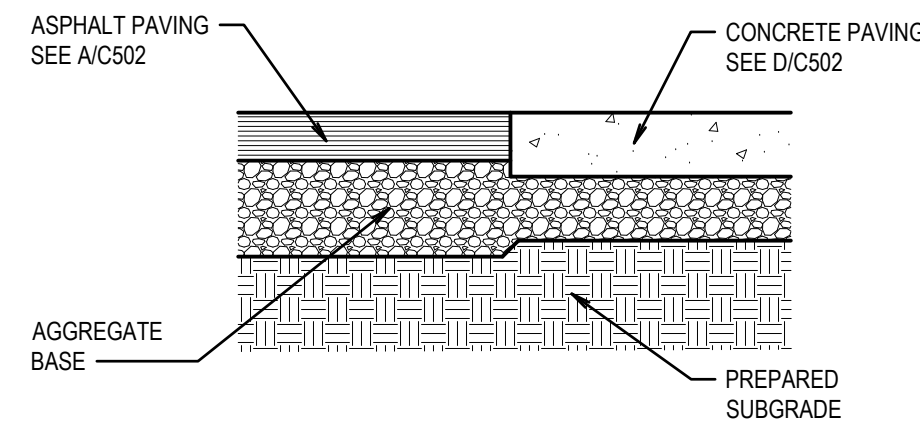
STEEL PER DIVISION 05
INSTALL PER DIVISION 03



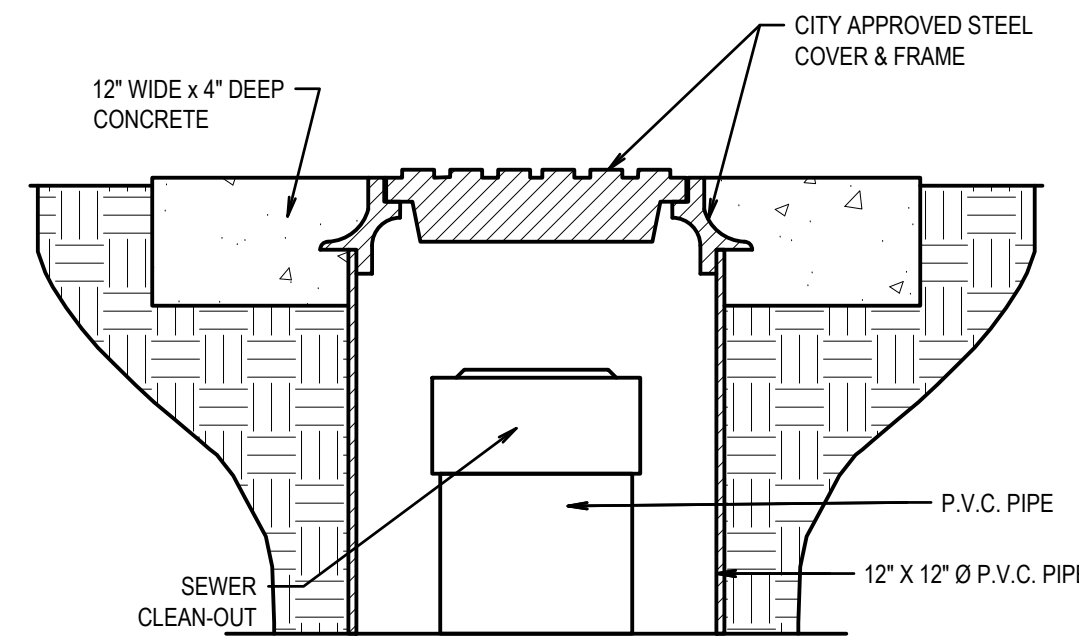
D CONCRETE PAVING



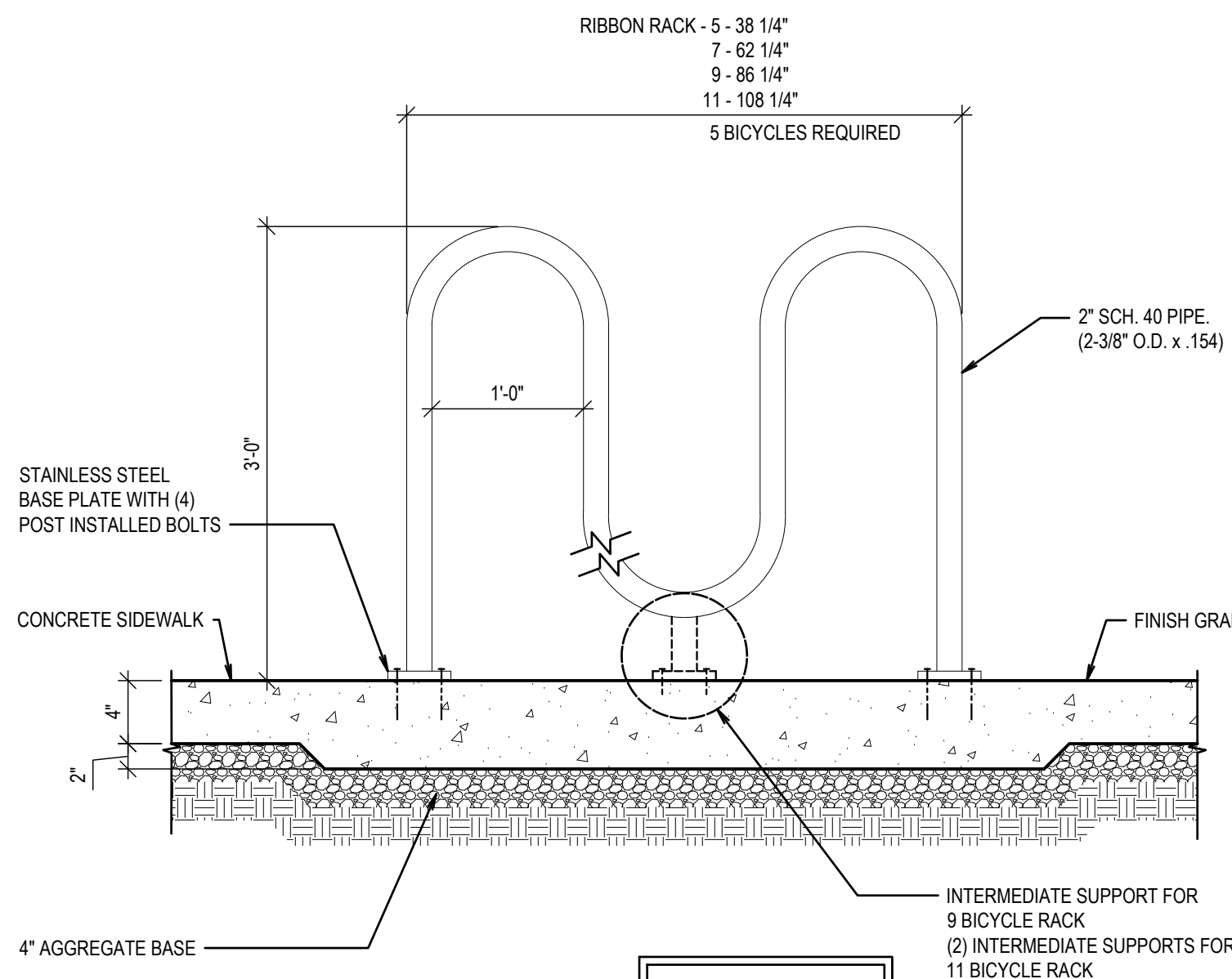
E CONCRETE PAVING JOINT DETAILS



F JOINT BETWEEN ASPHALT AND CONCRETE PAVING

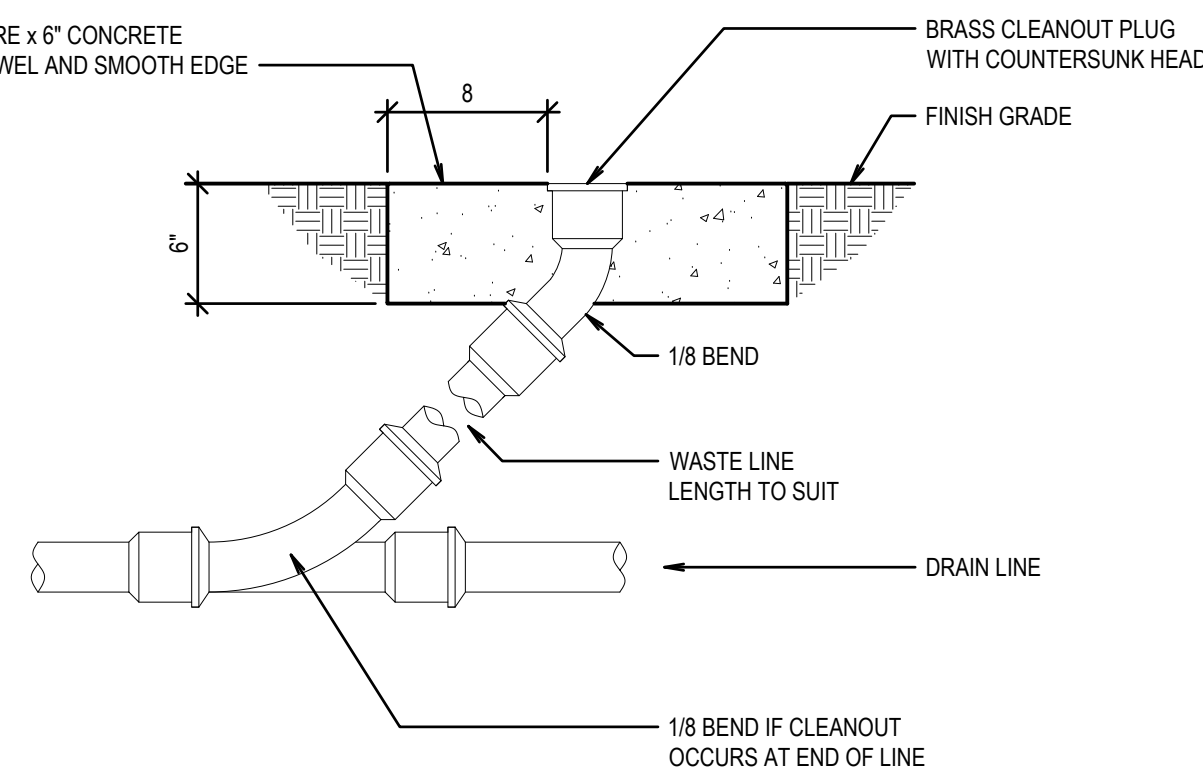


H SEWER CLEAN-OUT

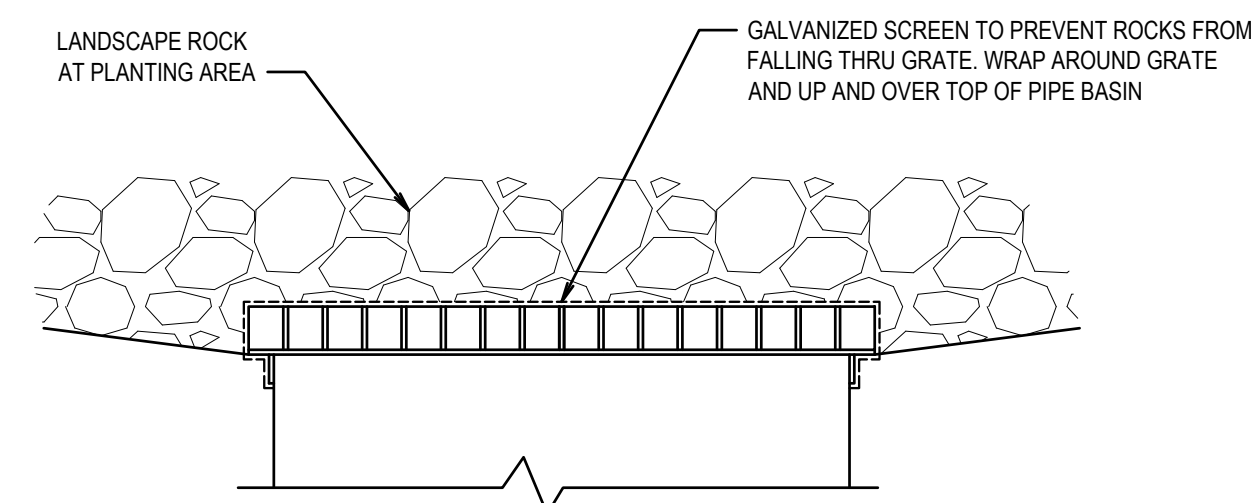


J BICYCLE RACK DETAIL

BID PER DIVISION 05
INSTALL PER DIVISION 03



K CLEAN-OUT



L AREA DRAIN SCREEN AT ROCK MULCH

NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

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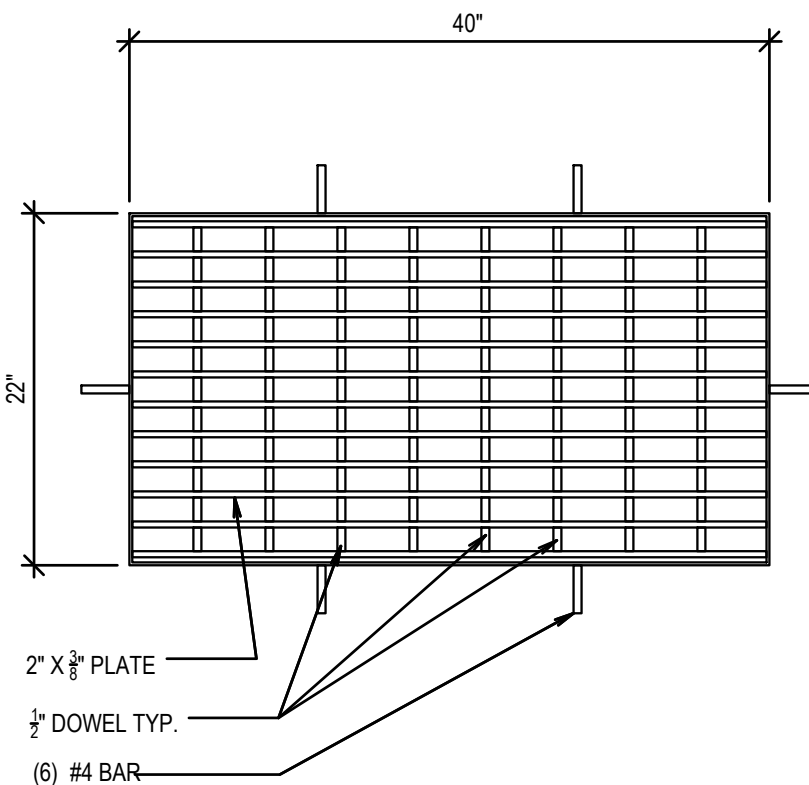
Sheet Title	SITE DETAILS
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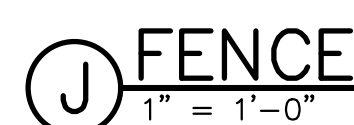


NOTE: USE ONLY "F" SERIES SNOTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.



SNOUT OIL-WATER DEBRIS SEPARATOR





DESIGN CRITERIA:

- 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
- TYPE OF CONSTRUCTION: TYPE II-B.
- BUILDING USE: ASSEMBLY A-3
- BUILDING OCCUPANCY CATEGORY: II
- BUILDING HEIGHT: PER PLANS
- BUILDING VOLUME: 19,800 CU. FT.
- NO. OF OCCUPANTS: 120
- ROOF DEAD LOAD - 11 PSF PLUS FRAMING WEIGHT
 - SHINGLES AND FELT: 3.5 PSF
 - DIAPHRAGM SHEATHING: 2.3 PSF
 - WOOD DECK: 4.0 PSF
 - MISCELLANEOUS: 1.2 PSF
- ROOF LIVE LOAD - 20 PSF
- SNOW LOAD
 - Pg: 30 PSF (GROUND SNOW LOAD)
 - $P_f = 0.7 * P_g * C_e * C_t * I_s = 23 \text{ PSF}$ (ROOF SNOW LOAD)
 - BUILDING ELEVATION: 4764 3FT
 - $P_s = P_f C_s$
 - Cs: 1.0 FOR A 4:12 PITCH
 - Ps: 23 PSF
- WIND LOAD (ULTIMATE)
 - V3s: 103 MPH
 - EXPOSURE: C
 - W: 1.00
- SEISMIC LOAD (ULTIMATE)
 - Ie: 1.00
 - Ss: 1.28
 - S1: 0.46
 - Sds: 1.03
 - Sd1: 0.56
 - Idc: 1.25
 - Cd: 2.5
 - SITE CLASS: D
 - SEISMIC DESIGN CATEGORY: D
 - R: 1.25 (CANTILEVERED STEEL COLUMNS)
 - EQUIVALENT LATERAL FORCE PROCEDURE
 - Cs = 0.82
- ALLOWABLE SOIL BEARING PRESSURE:
 - 2500 PSF
 - ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
 - USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
 - COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

- VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
 - BUILDING PERMIT
 - PLANNING OR CONDITIONAL USE PERMIT
 - OBTAIN REQUIRED USE PERMIT
- REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
- LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
- DIG COLUMN CAISSONS.
- PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
- SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
- PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
- SET HSS COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU-LAM BEAMS.
- AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS, TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
- THE WEIGHT OF GLU-LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
- NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
- LIFT GLU-LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
- ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
- ONCE GLU-LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
- SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
- INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
- INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
- LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID OVER RIDGE.
- INSTALL PRE-FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
- INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE-FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU-LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
- FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
- AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
- INSTALL MEMBRANE CURING ON CONCRETE SLAB.
- PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
- ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH-UP FINISH PAINTING BY OTHERS.
- STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

- REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
- PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
- INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

UTILITIES:(BY OTHERS)

- INSTALL PLUMBING LINE FOR COLD WATER.
- INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE- ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

CONCRETE:

- CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
- EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24"
- PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
 - COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
 - MAX W/C: 0.45
 - 6% (+/-1.5%) AIR ENTRAINMENT.
 - CEMENT TYPE II/V
 - DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
 - F2, S1 (PER ACI 318 TABLE 4.2.1)
 - LIMIT SLUMP TO 4" (+/-1")
- VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
- SLAB TO BE SEALED WITH WEATHERWORKER J-29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
- MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

- ALL STEEL PLATES TO BE ASTM A36
- STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
- ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
- ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 55.
- ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
- ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
- ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

- GLU-LAM BEAMS:
 - SOUTHERN YELLOW PINE
 - 24F-V3 STRESS COMBINATION
 - 2-INCH NOMINAL THICK LAMINATIONS
 - 5" MINIMUM WIDTHS
 - RESORCINOL ADHESIVE
 - DOUBLE PITCHED AND TAPERED
 - ARCHITECTURAL APPEARANCE GRADE
 - STAIN AND SEAL FINISH
 - ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
 - MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
- MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
- FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
- TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
- USE NON-MARRING SLINGS WHEN HANDLING, DRY-IN ROOF AS SOON AS ERECTED.
- PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
- ROOF FRAMING
 - USE GALVANIZED NAILS.
 - 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
 - MITER ENDS OF FASCIA AT CORNERS
 - BUTT FASCIA ONLY AT BEAM ENDS
 - FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
 - 2x8 ROOF DECK:
 - DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED - NO. 2 GRADE.
 - DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS - RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
 - INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1-1/2 INCHES INTO SOLID WOOD.
 - INSTALL WITH TONGUES UP ON SLOPED ROOFS.
- ROOF SHEATHING:
 - 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS-1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
 - INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'-0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
 - PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

- 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
- PROFILE NOMINAL SIZE: 13"x 39 3/8"
- EXPOSURE: 5 5/8"
- COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
- INSTALL PER MANUFACTURER'S INSTRUCTIONS
- PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

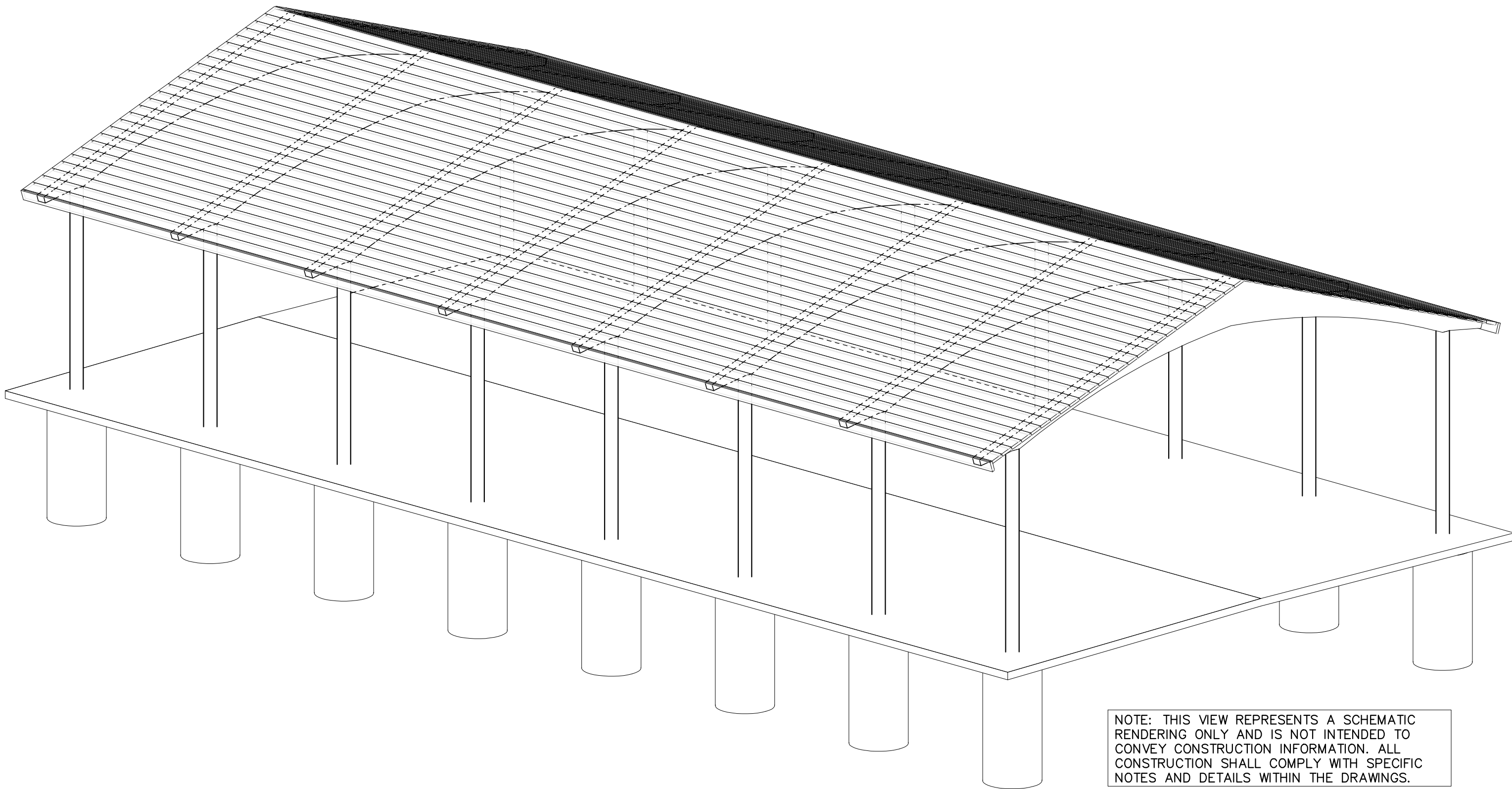
- BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI-TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

- PROVIDE SIKASIL-728 NS NON-SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
- PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
- CLEAN AND PREPARE SURFACES.
- USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
- PROVIDE MASKING AND TEST STRIPS AS NEEDED.
- INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL:(BY OTHERS)

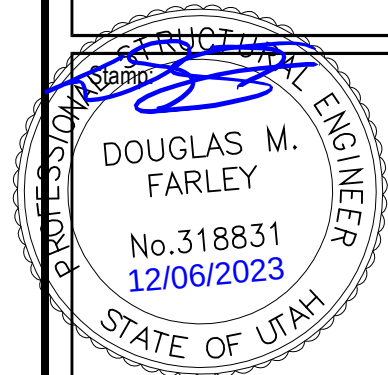
- COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

Supplier:

SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A

400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (mm)	Description

Project Number:

Plan Series:

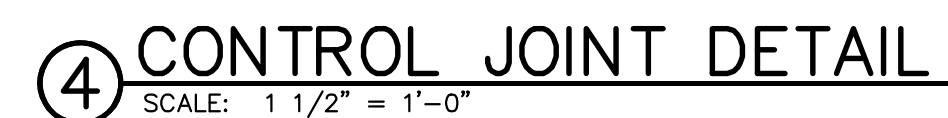
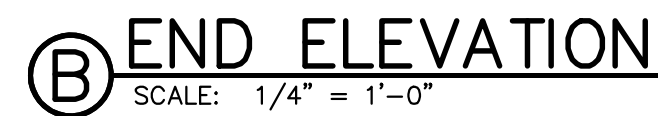
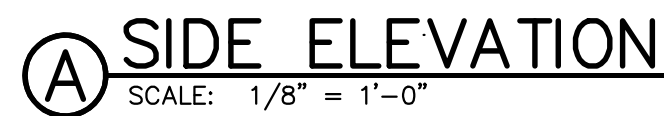
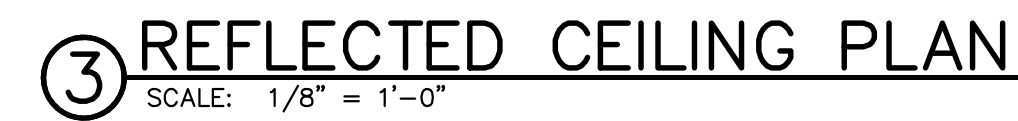
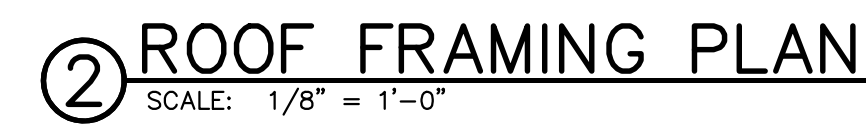
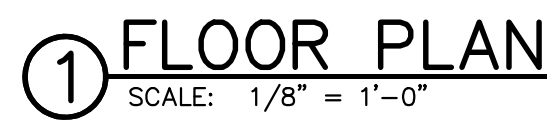
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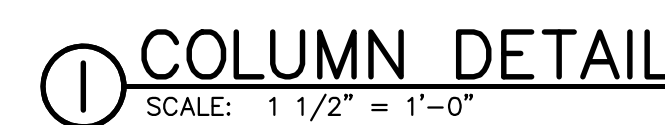
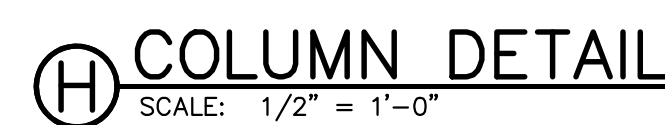
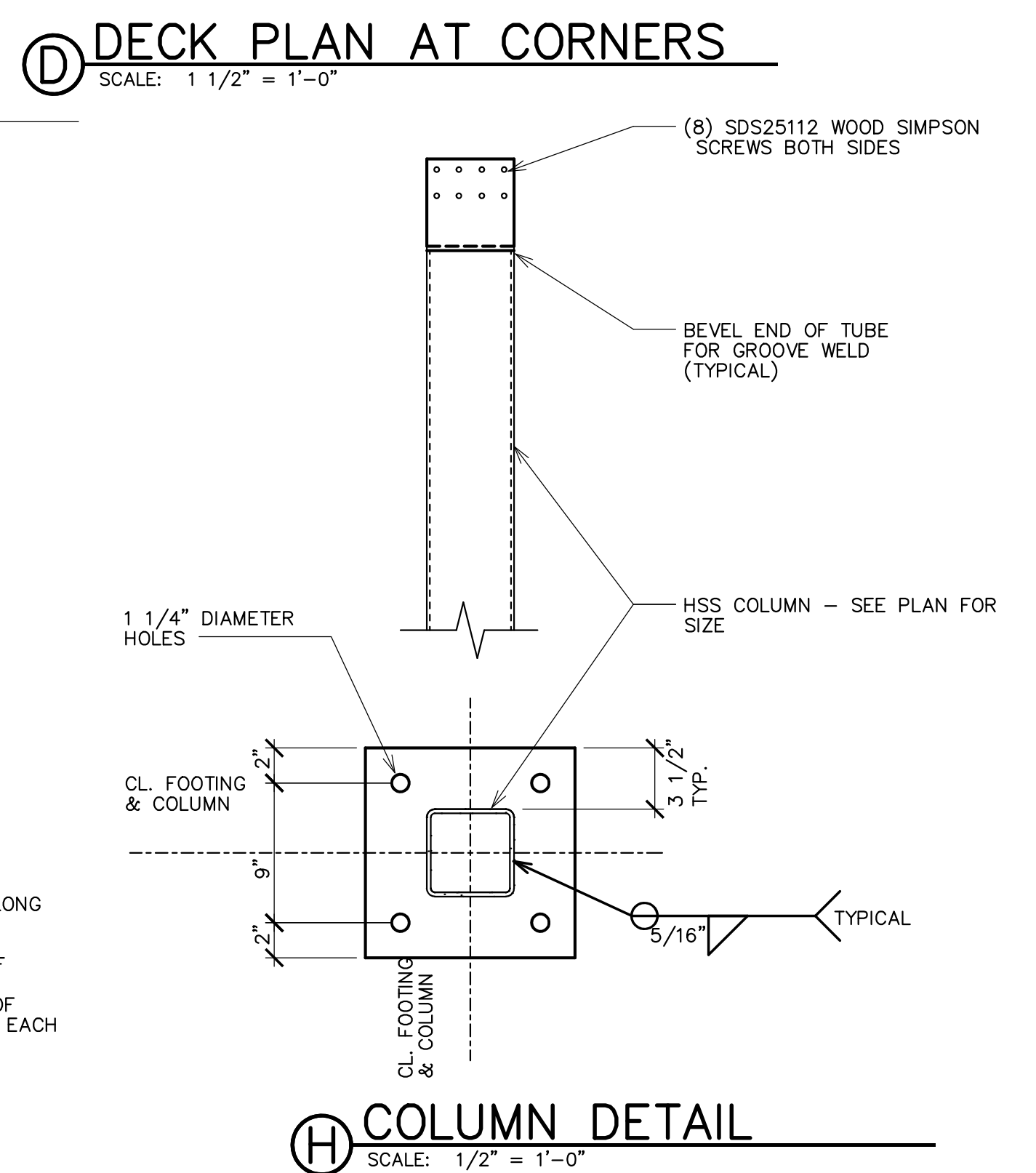
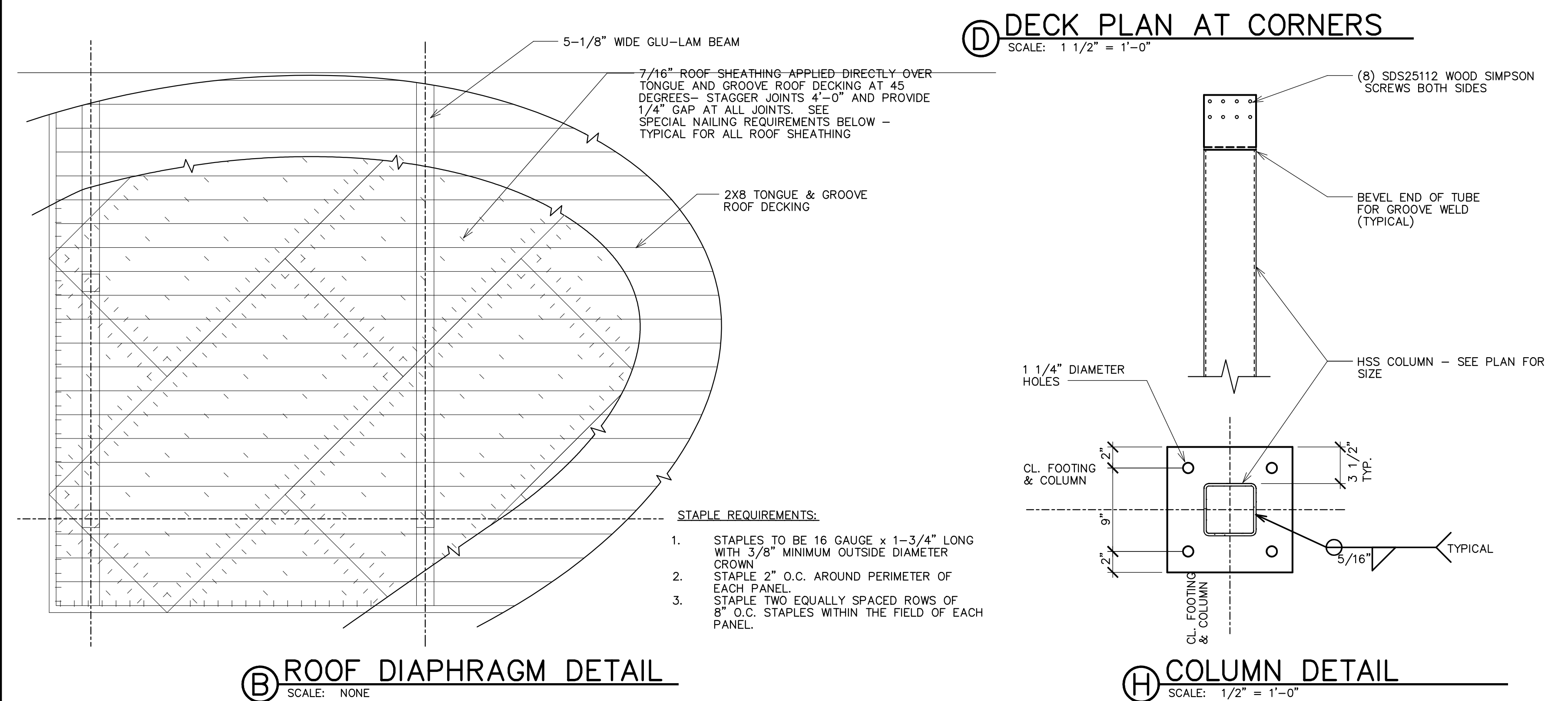
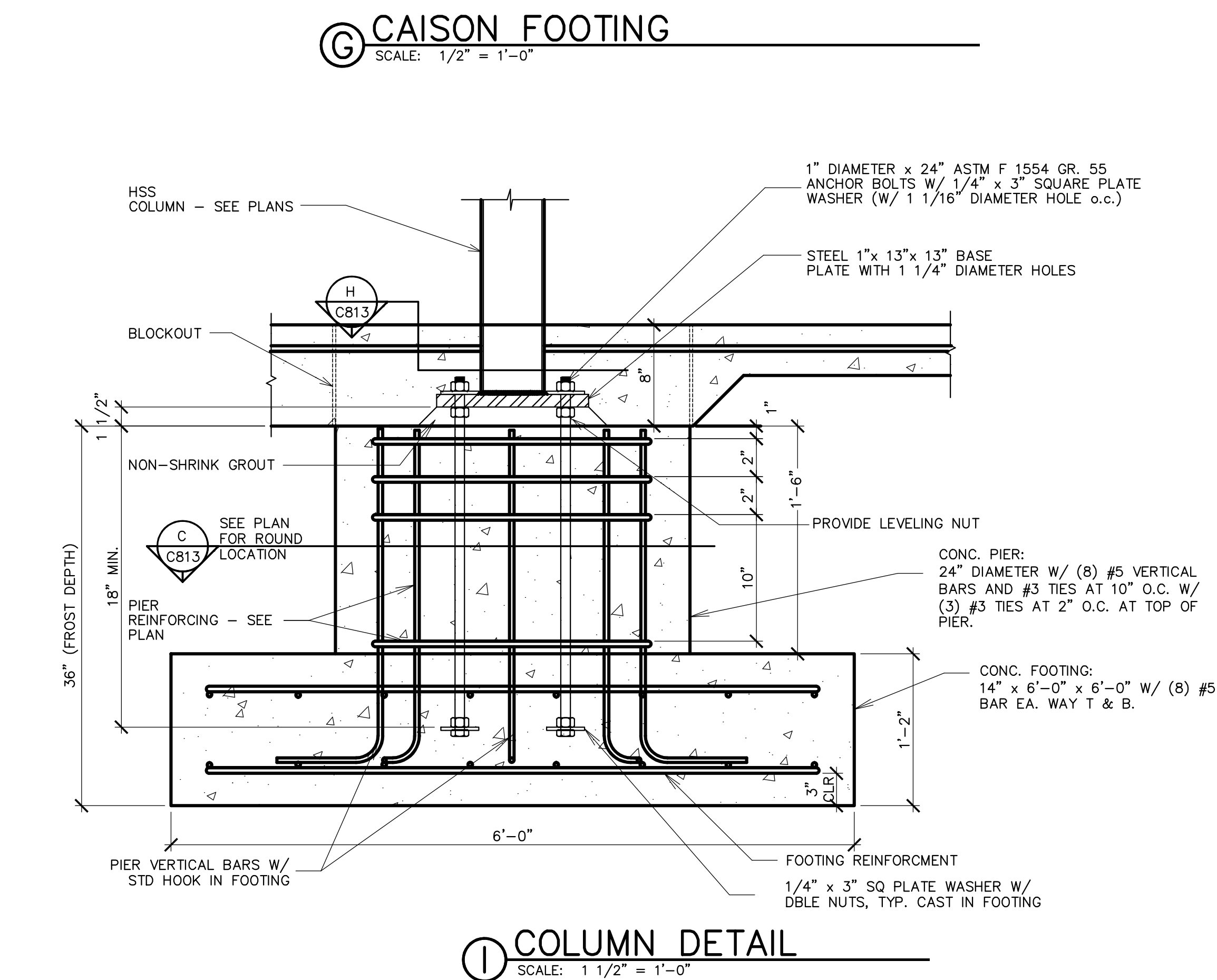
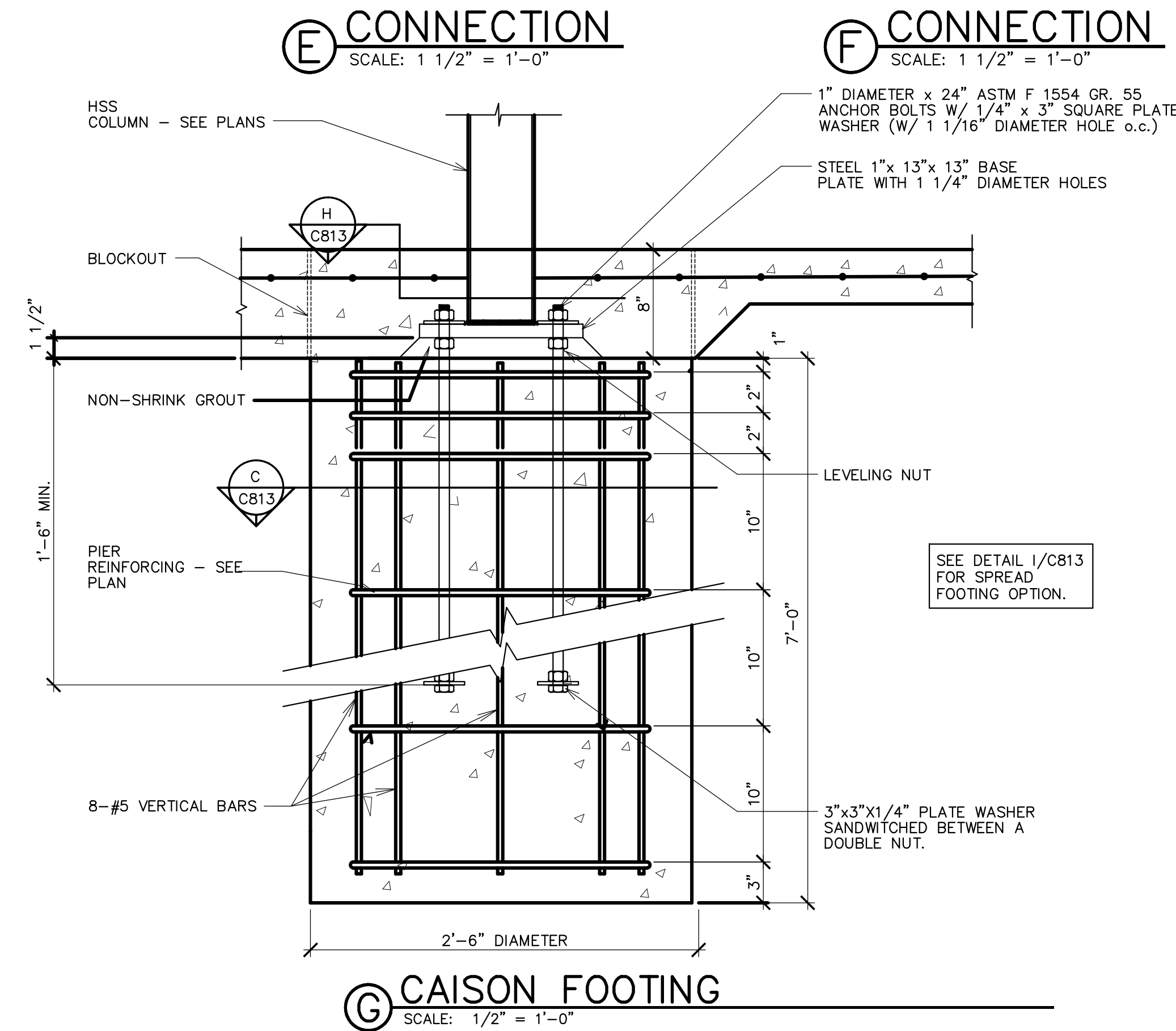
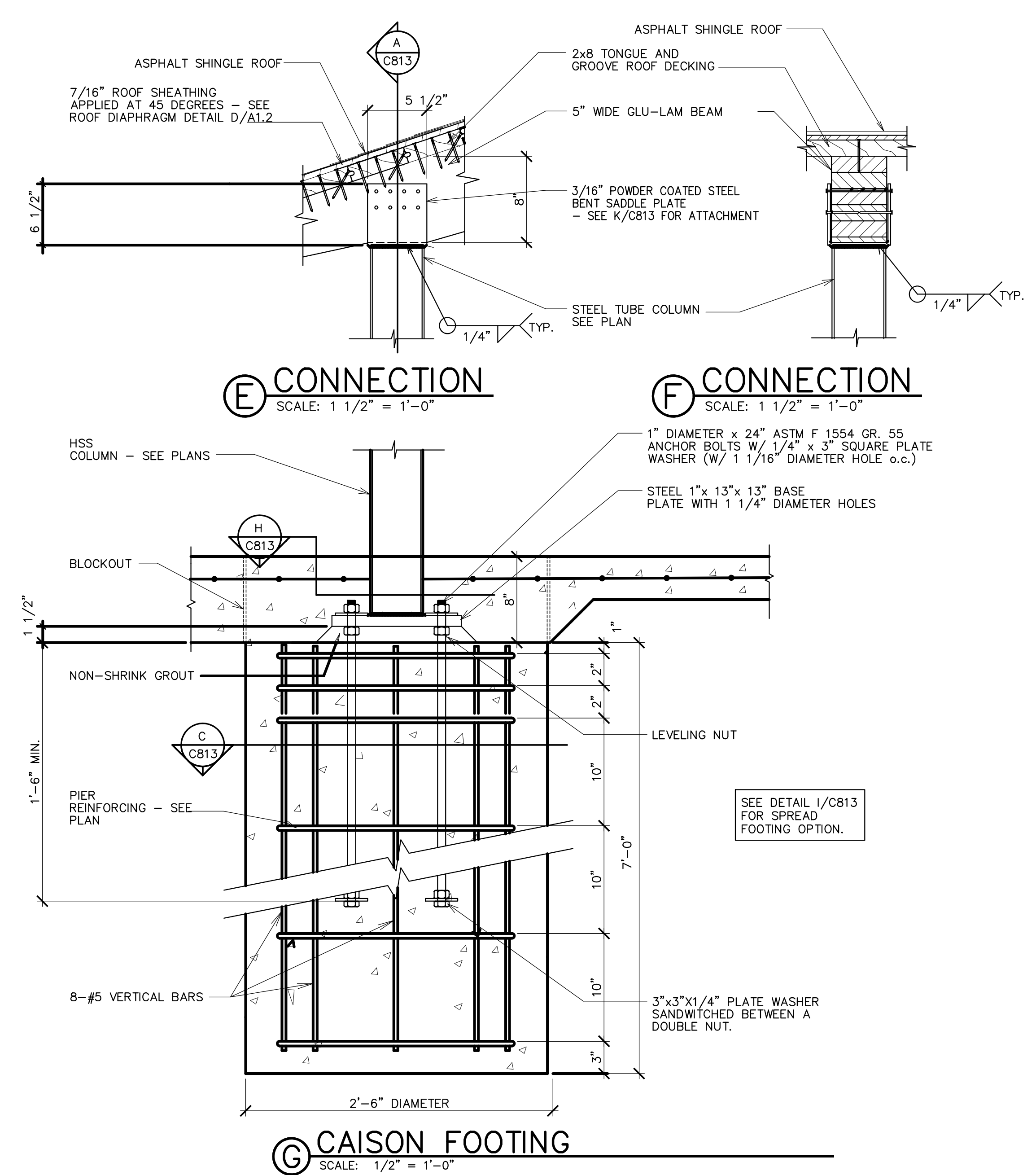
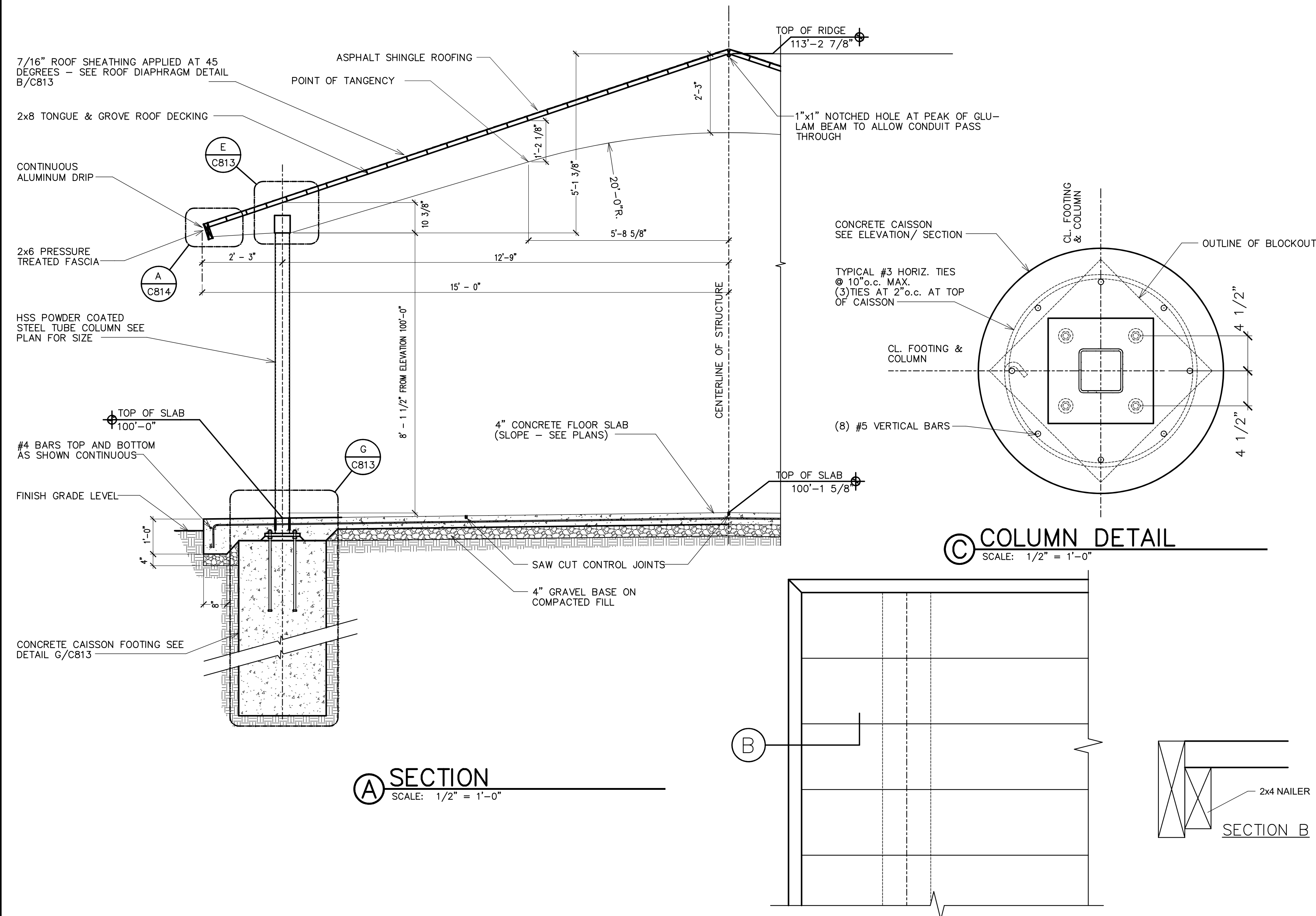
PLAN VIEWS

Sheet:

C811



C812



Supplier:

SMITH
STEELWORKS

Stamp: PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No. 318831
12/06/2023
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A

400 South Main Street
Vineyard, Utah

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

x	x	x	x	x	x	x
x	x	x	x	x	x	x

Project Number:

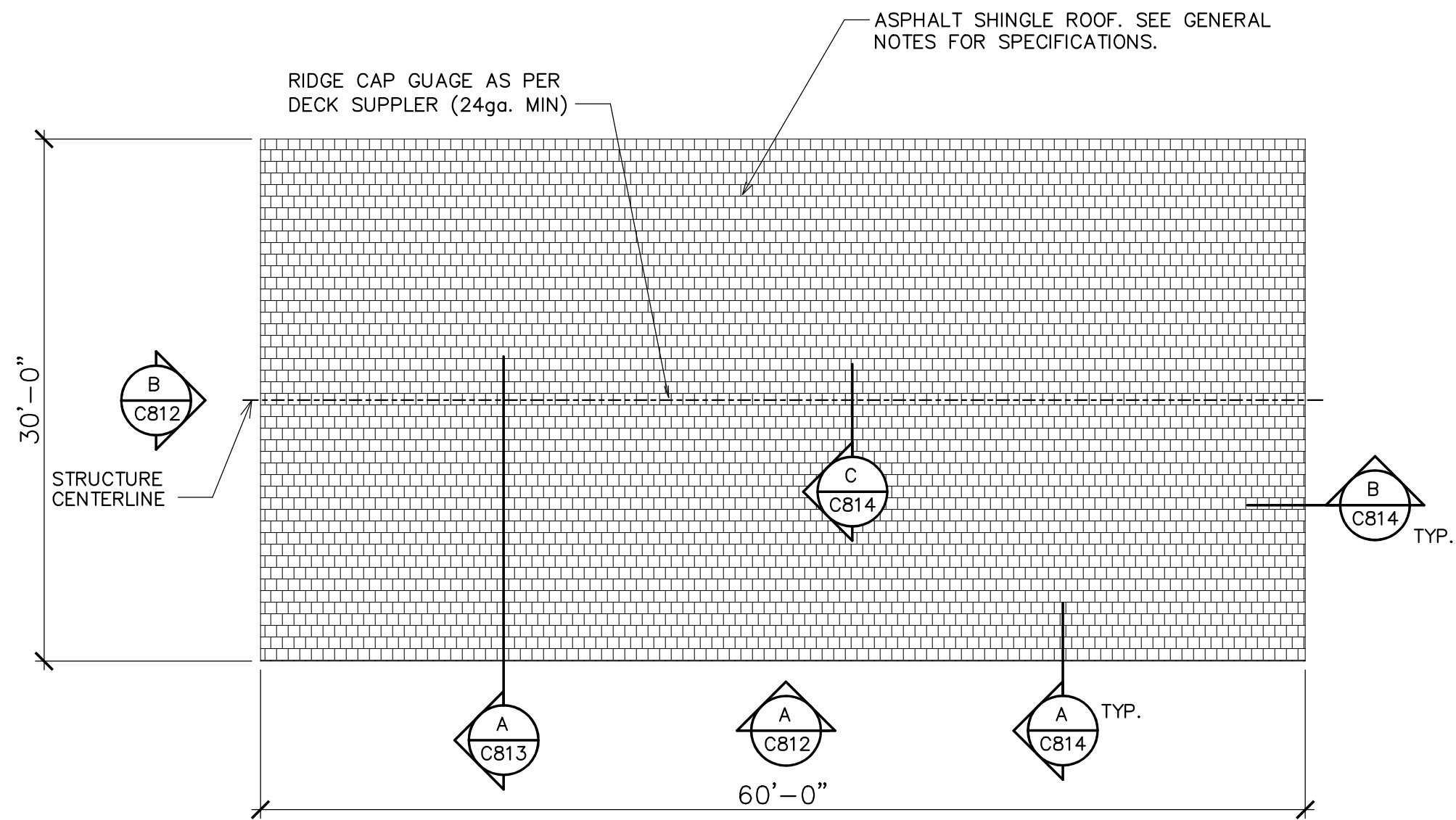
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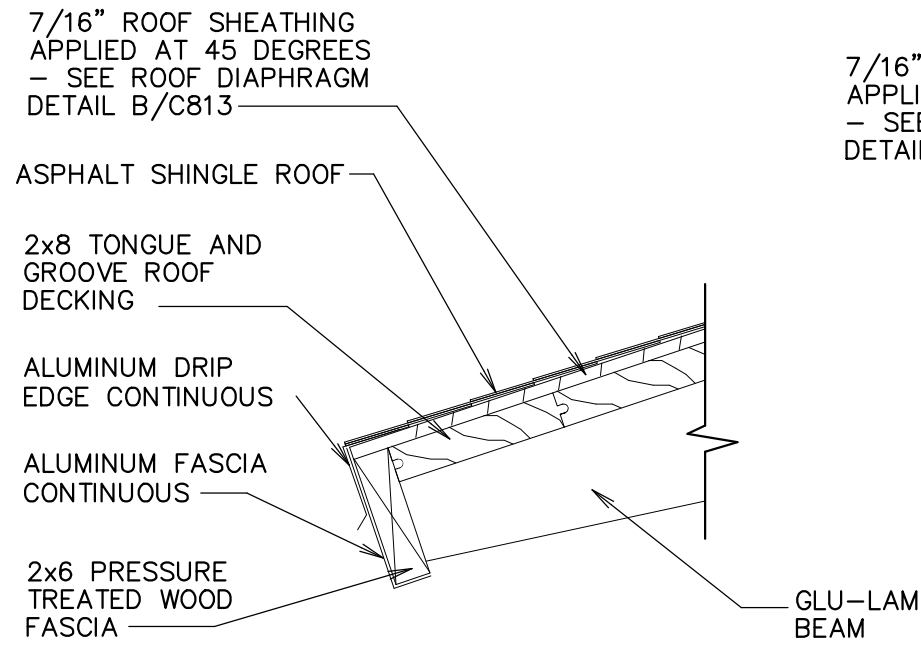
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**SECTION AND
DETAIL VIEWS**

Sheet:

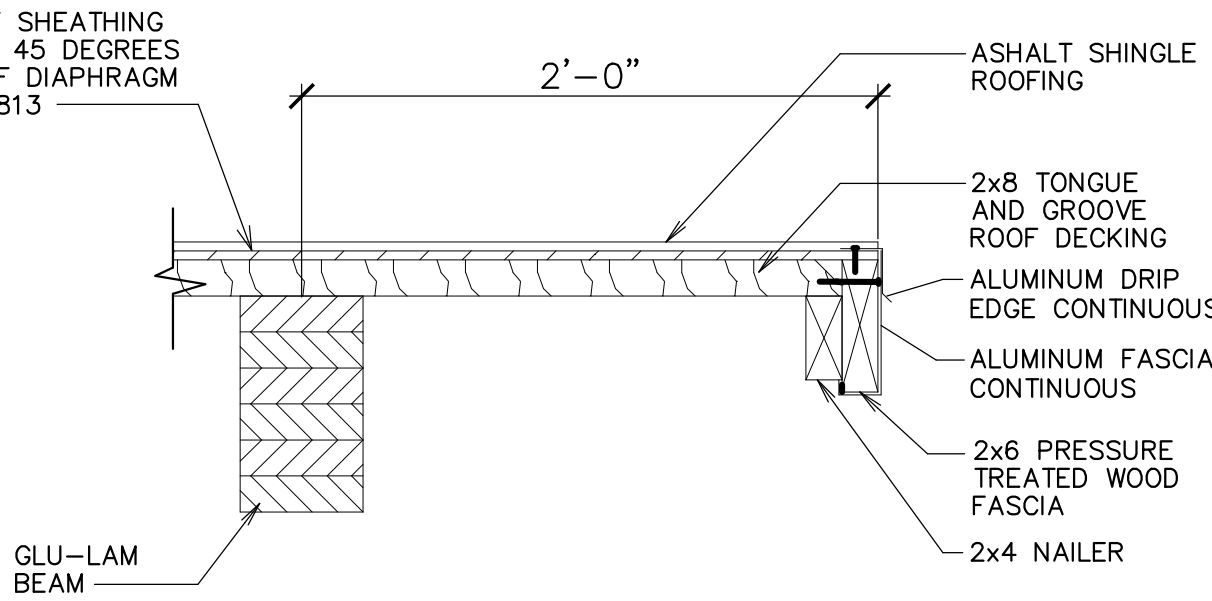
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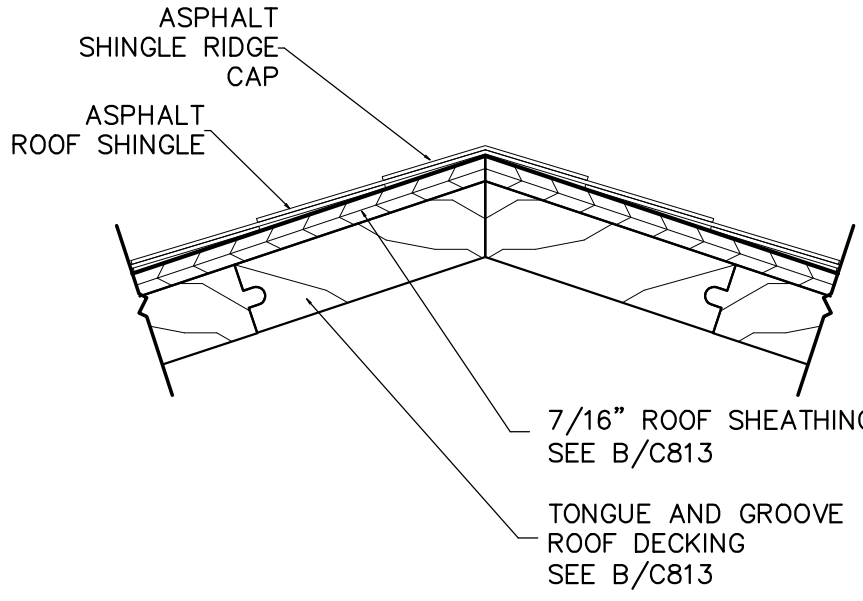
① ROOF PLAN
SCALE: 1/8" = 1'-0"



Ⓐ FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓑ RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓒ RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

SMITH STEELWORKS

DOUGLAS M. FARLEY

No.318831

12/06/2023

ENGINEER

STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
400 South Main Street
Vineyard, Utah

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Mark	Date (y-y-y)	Description

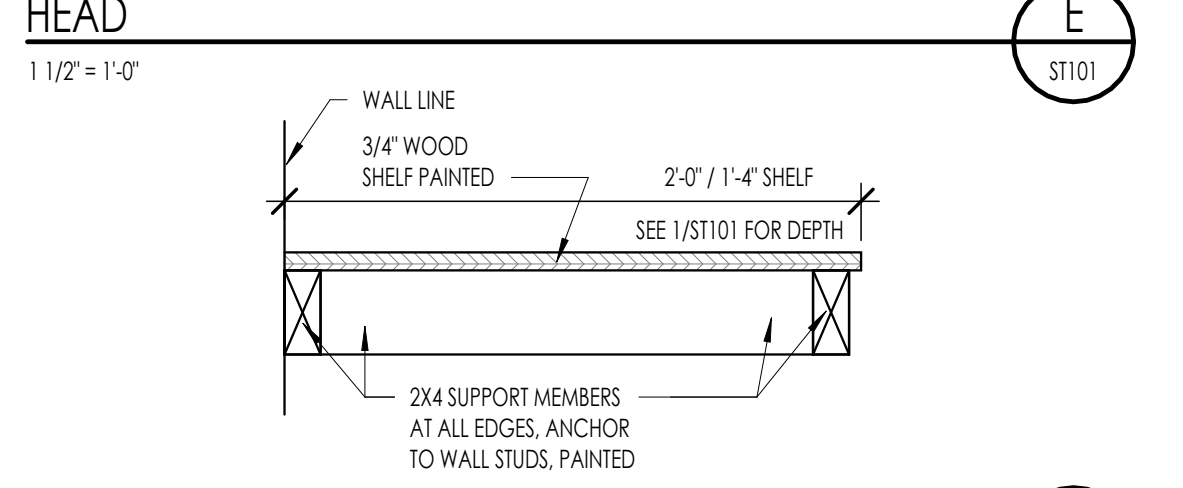
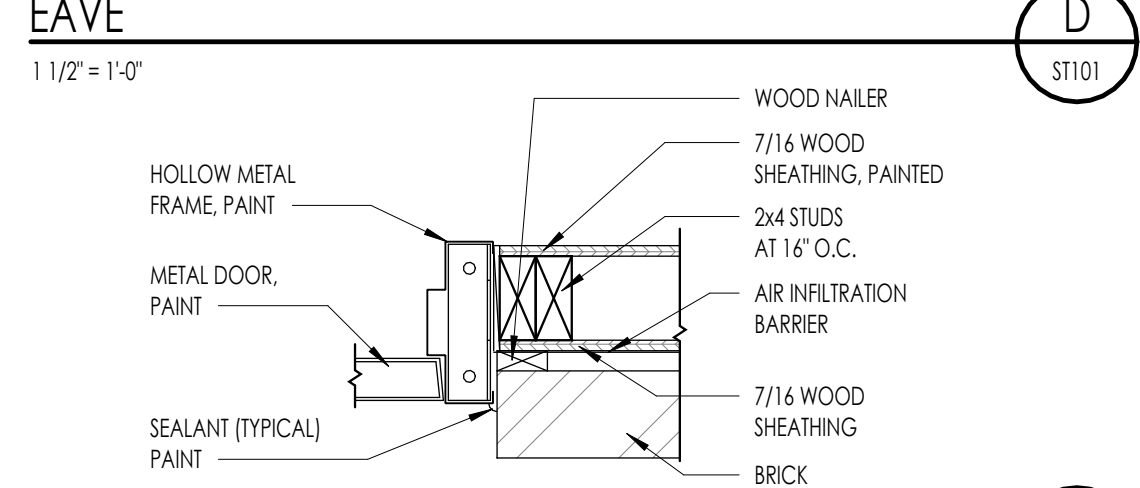
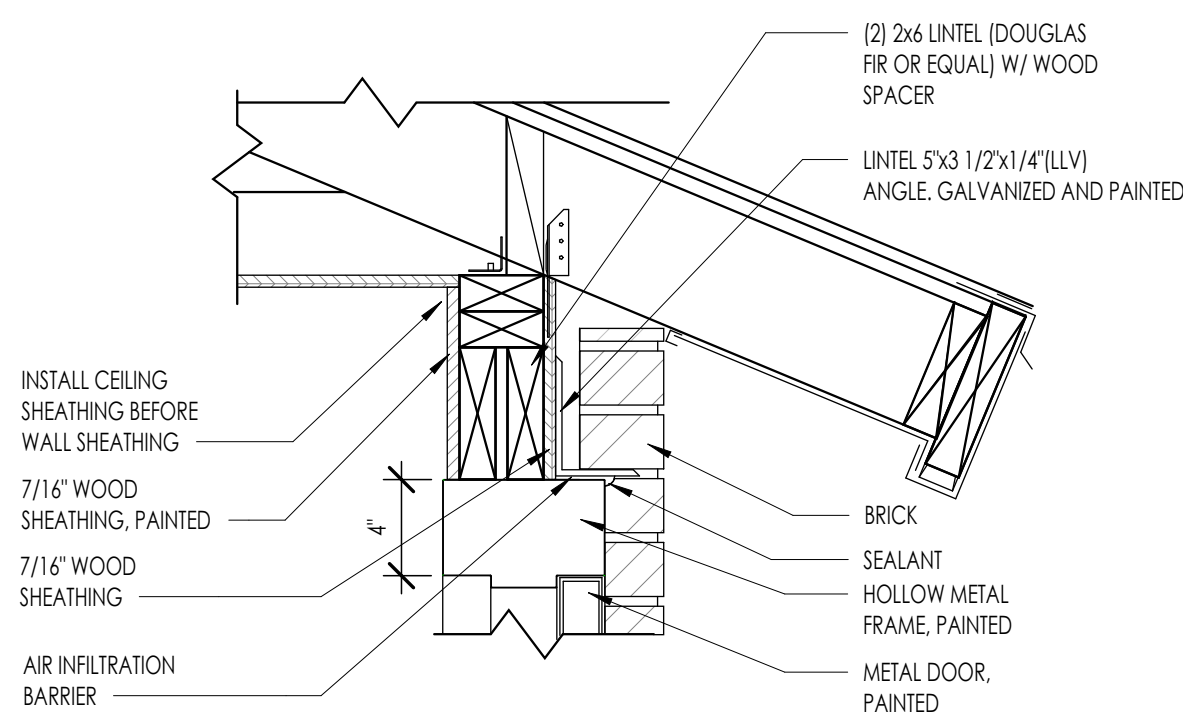
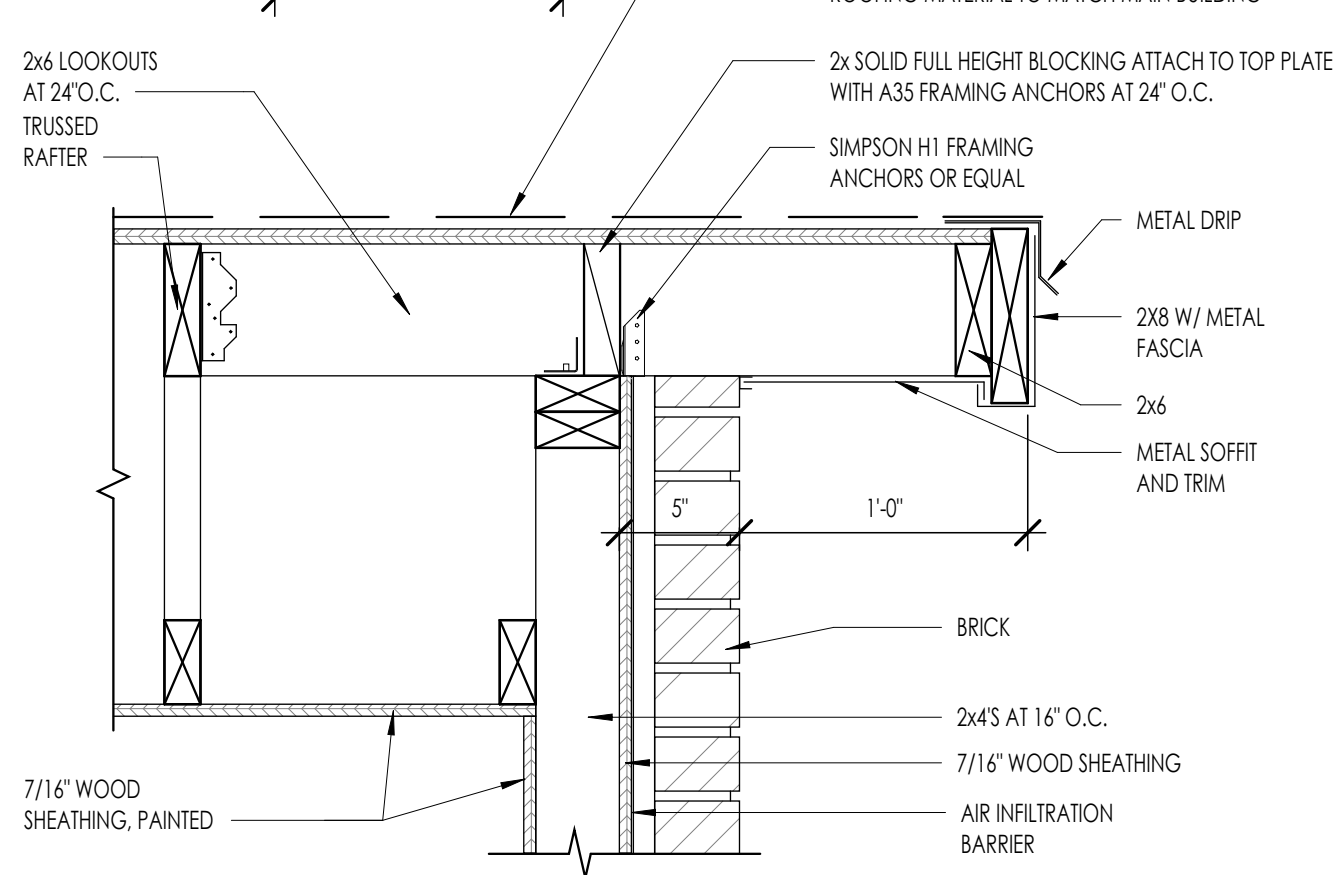
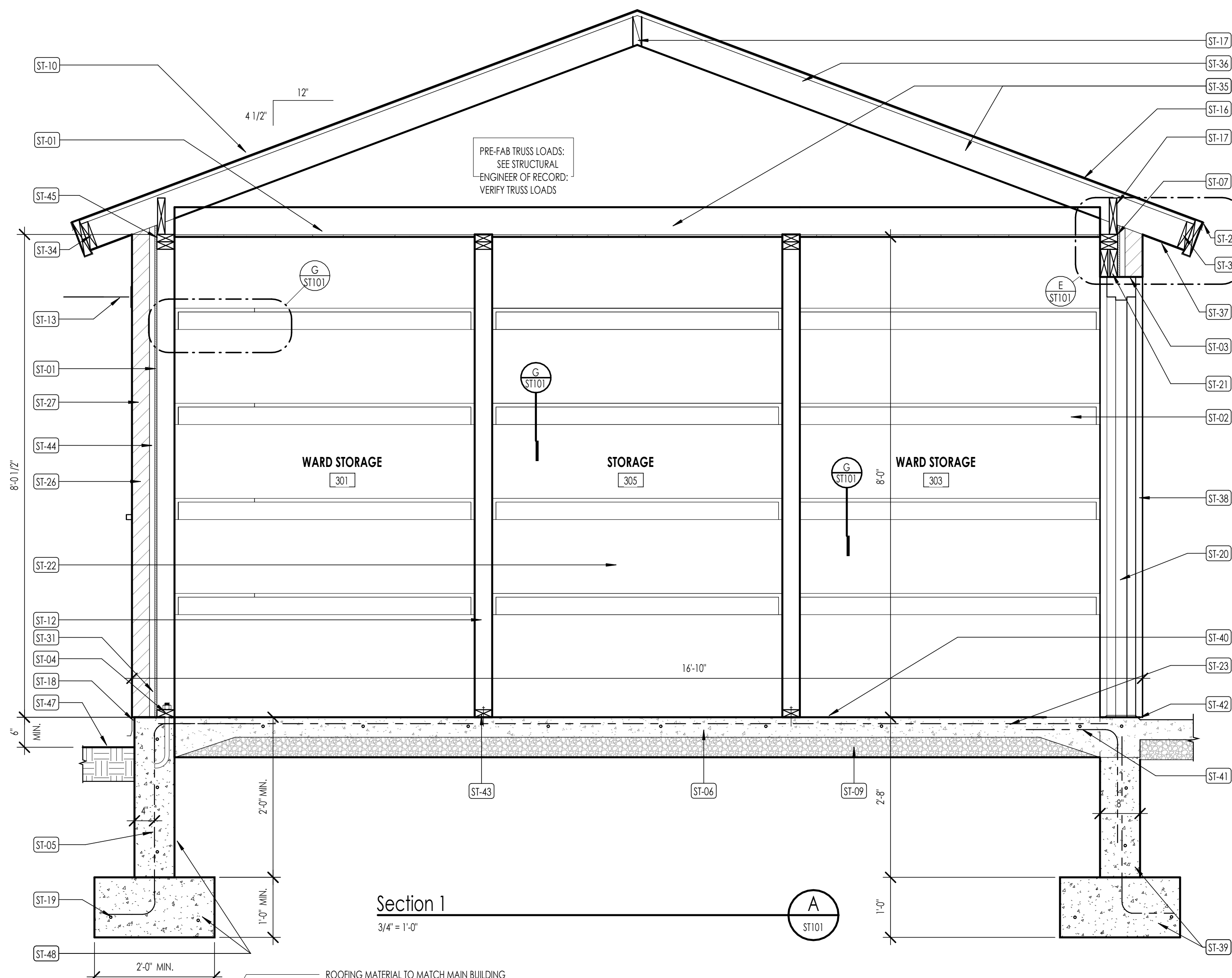
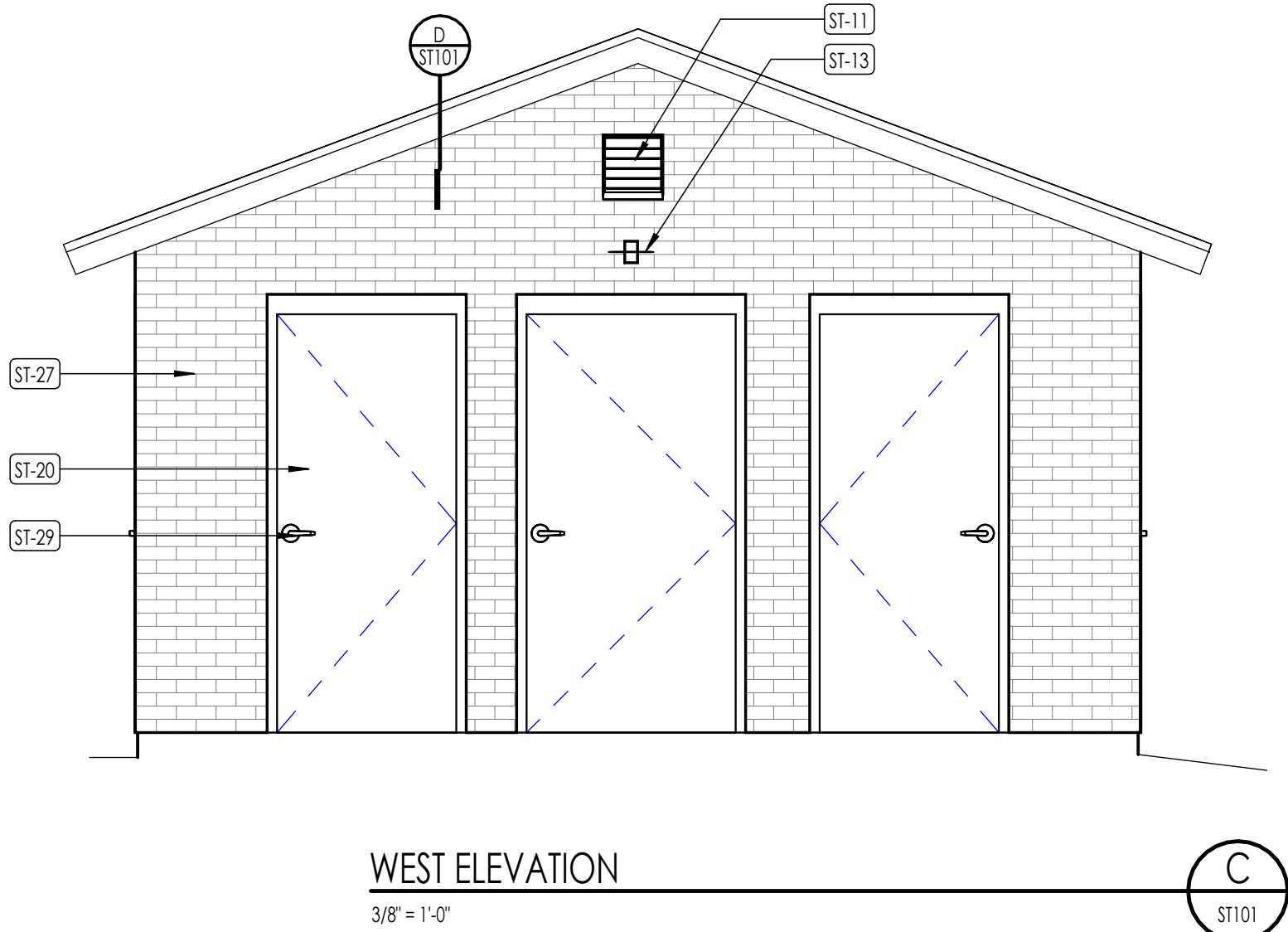
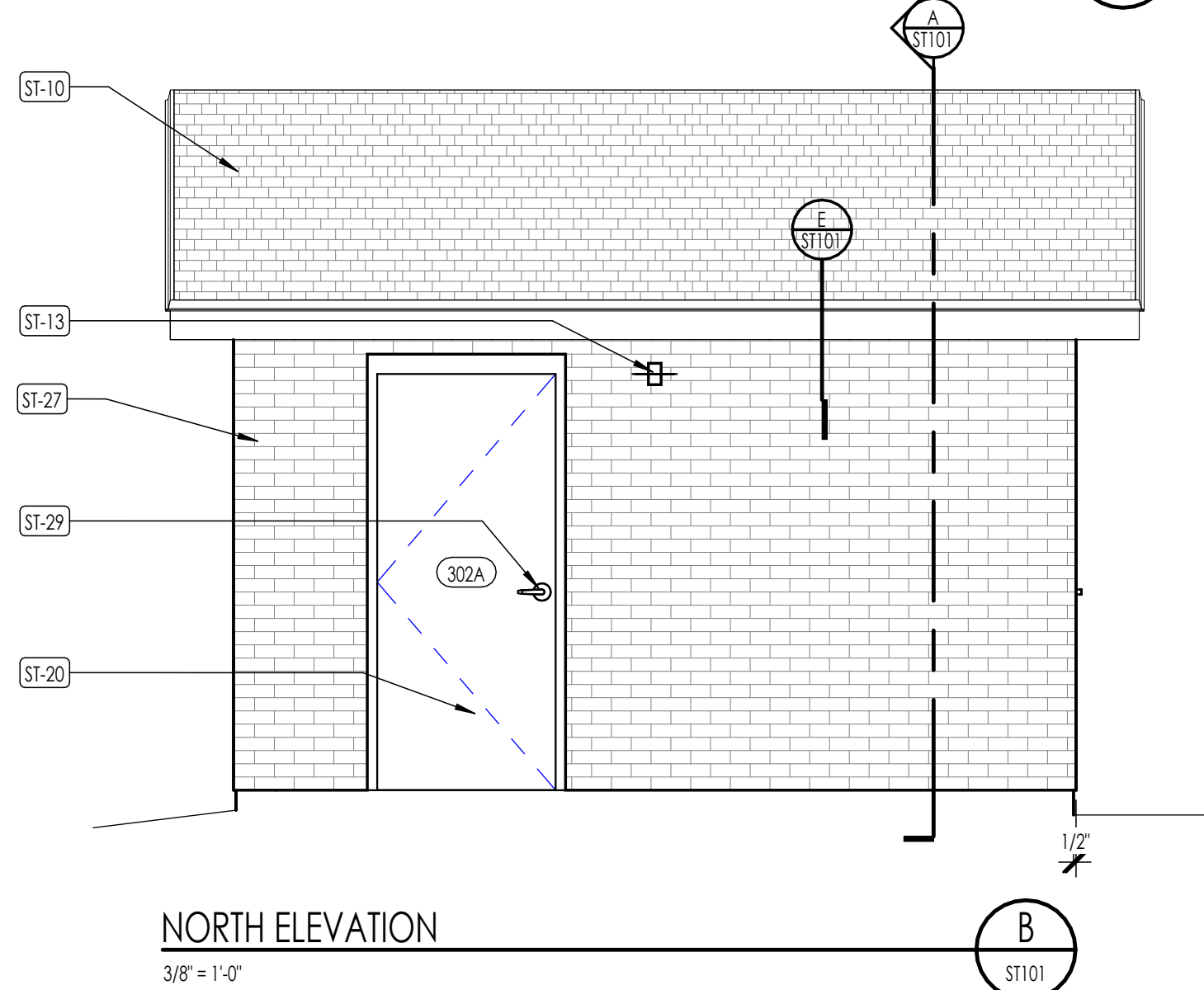
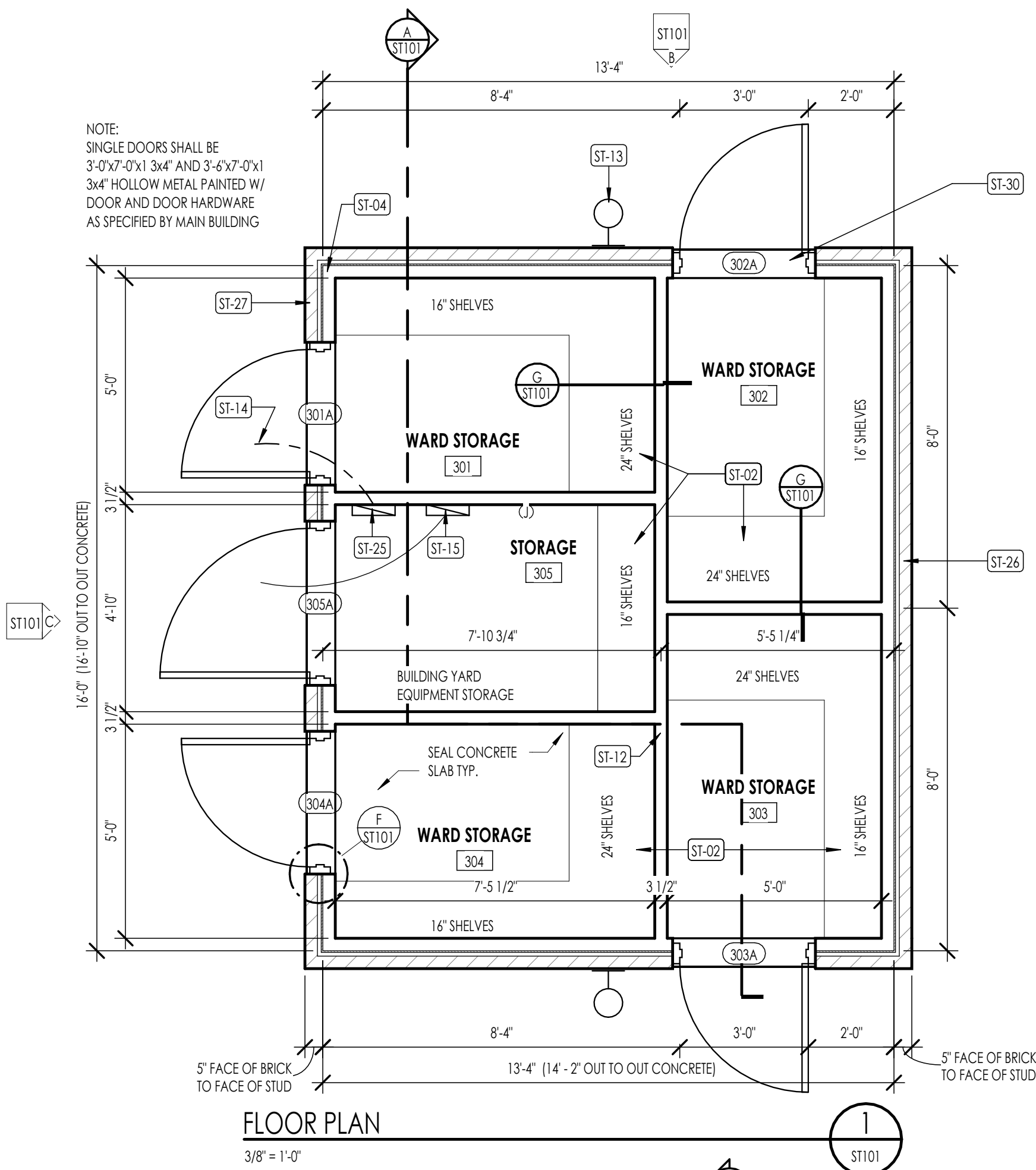
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Plan Series:

Property Number:

Sheet Title:
ROOF VIEWS
AND DETAILS

Sheet:
C814



JAMB

1 1/2" = 1'-0"

F

ST101

SHELF SECTION

1 1/2" = 1'-0"

G

ST101

DOOR SCHEDULE

MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DETAIL	DETAIL	DETAIL	FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
								HEAD	JAMB	THRESHOLD				
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA8	BUILDING YARD EQUIPMENT STORAGE
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA9	WARD STORAGE
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA10	WARD STORAGE
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA11	WARD STORAGE
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA12	WARD STORAGE

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	ASPHALT ROOFING, SEE SPECIFICATIONS
	MASONRY VENEER, SEE SPECIFICATIONS

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 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 A002 FOR PROJECT GENERAL NOTES AND SHEET A003 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 2X4 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 KEY NOTES

Specification Keynote	Instructional Keynote
Key Note Info	Key Note Info

KEYNOTE INSTRUCTIONAL	
ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 4" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4" (LLV) ANGLE. GALVANIZED AND PAINTED
ST-04	2x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 24" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORIZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON H1 FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING. SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET. (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12"/16" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered			
Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000
Actual height, stories and area			
Occupancy	Height (ft)	Story	Area (sf)
S-1	11'-9"	1	214
Table 1004.1.2 Maximum Floor Area Allowances Per Occupant			
Occupant Load: 214/300 = 0.71 = 1 occupant			
Building is unconditioned - no heating or cooling			

Revision Schedule

#	Description	Date
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Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Vineyard 10 &

Vineyard, Utah

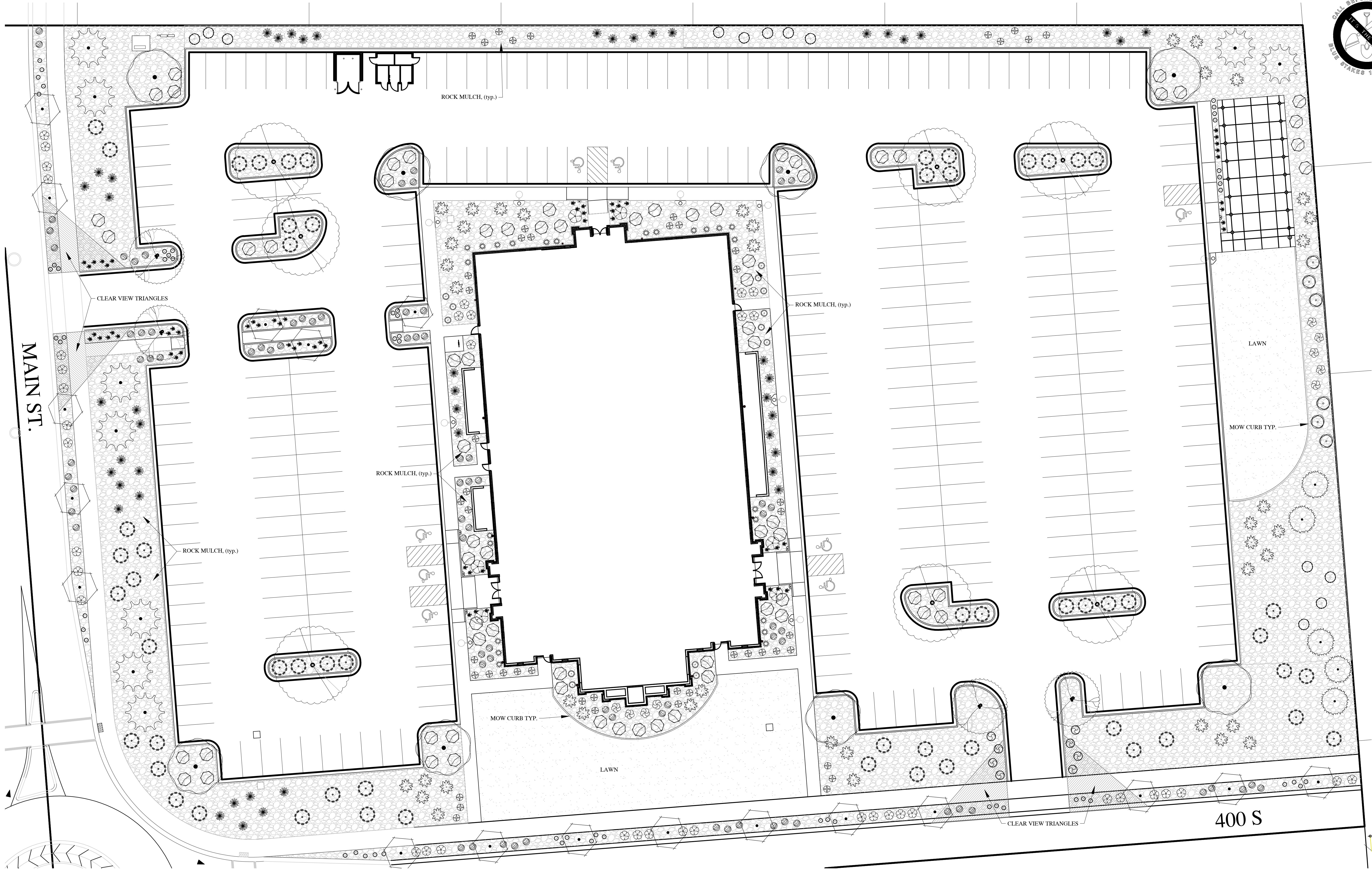
Project Number: 23-85

Property Number: 501-6747-23010101

September 4, 2023

Storage Building

ST101



A New Meetinghouse for:
**Vineyard 10 &
Vineyard UT Stake**

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		Description	
Mark	Date		

Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

Sheet Title
**LANDSCAPE
PLAN**

Sheet
LS1.0
Page 110 of 118

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION
SOIL TYPE	CLAY LOAM
SLOPES	SEE GRADING PLAN
WIND	NA
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	19% OF TOTAL LANDSCAPE (10,693 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

* PARK STRIP LANDSCAPE OF 4,464 SQ. FT. NOT INCLUDED IN THIS TOTAL

LANDSCAPE DATA

TOTAL SITE AREA	192,869 SQ.FT.*	4.43 ACRES
TOTAL LANDSCAPE AREA	56,473 SQ.FT.*	29.3%
SHRUBS/GROUND COVER	45,780 SQ.FT.	80.6%
LAWN AREA	10,693 SQ.FT.	19.4% (20% MAX. PER CODE)
TREES ON SITE	57	PROVIDED = 57
	TOTAL REQ'D = NA	PROVIDED = 43
	DECIDUOUS REQ'D = NA	PROVIDED = 14
	EVERGREEN REQ'D = NA	PROVIDED = 280
	SHRUBS REQ'D = NA	DROUGHT TOLERANT REQ'D = NA
		DROUGHT TOLERANT PROVIDED = (75%)

* PARK STRIP LANDSCAPE OF 4,464 SQ.FT. NOT INCLUDED IN THIS TOTAL

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	49%	FRAME BUILDING	4
PRIMARY ENTRIES	30-50%	44%	FRAME ENTRY	6
BUILDING PERIMETER	25-45%	35%	ACCENT BUILDING	20
PERIMETER SIDES	5-15%	14%	SCREEN LOT	21
PERIMETER REAR	5-15%	12%	SCREEN LOT	6

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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	ACER TRUNCATUM 'KEITHSFORM' NORWEGIAN SUNSET MAPLE	8	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	18	2" CAL.
	GINKGO BILOBA 'GOLDSPIRE' GOLDSPIRE GINKGO	6	10 GAL.
	GLEDTISIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	4	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	7	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	9	6-7" TALL
	PINUS LEUCODERMIS 'HEIDREICHII' BOSNIAN PINE	5	6-7" TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY	61	1 GAL.
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GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
--------	----------------------------	-----	------

	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	24	1 GAL.
	HELICOTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS	70	1 GAL.

SHRUB LEGEND

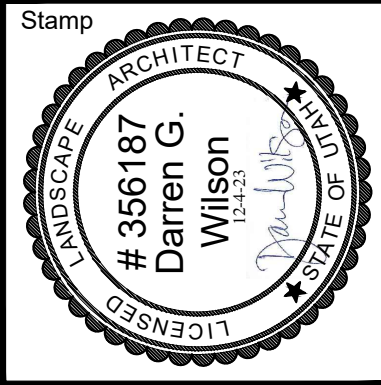
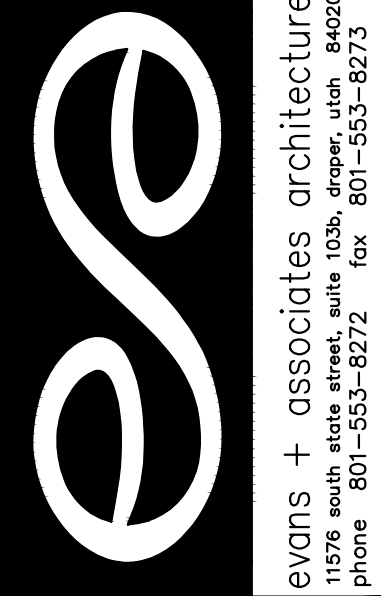
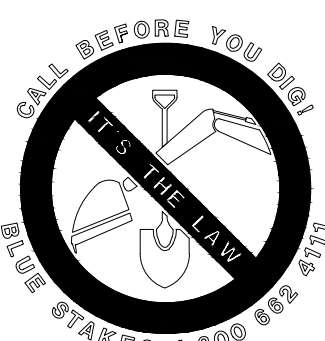
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH	50	5 GAL.
	CERCOCARPUS INTRICATUS* LITTLELEAF MOUNTAIN MAHOGANY	12	5 GAL.
	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	6	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	8	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	9	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	40	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	48	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	71	5 GAL.
	ROSA X 'MEICOUBLAN' WHITE MIDLAND SHRUB ROSES	40	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	80	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)	58	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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	3/4" TO 1 1/2" CRUSHED ROCK. CONTRACTOR TO SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING. COLORS SHALL COMPLEMENT BUILDING ARCHITECTURE.	3/4" TO 1 1/2" @ 4" DEPTH	PER PLAN
	KENTUCKY BLUEGRASS, 3 VARIETY MINIMUM. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLEMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN



A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

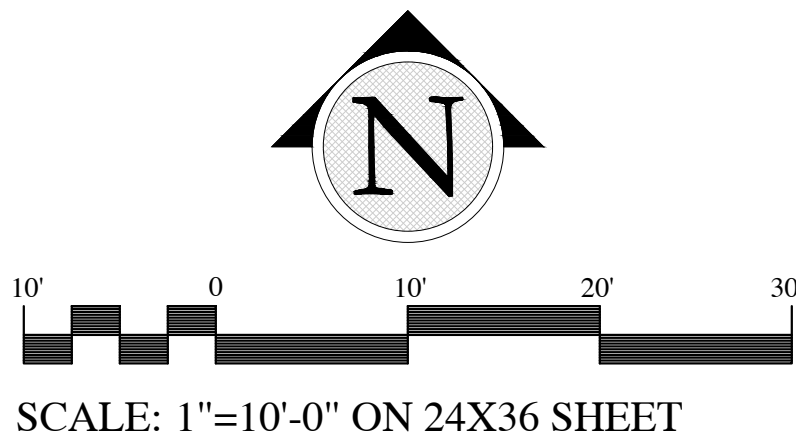
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		Description	
Mark	Date		

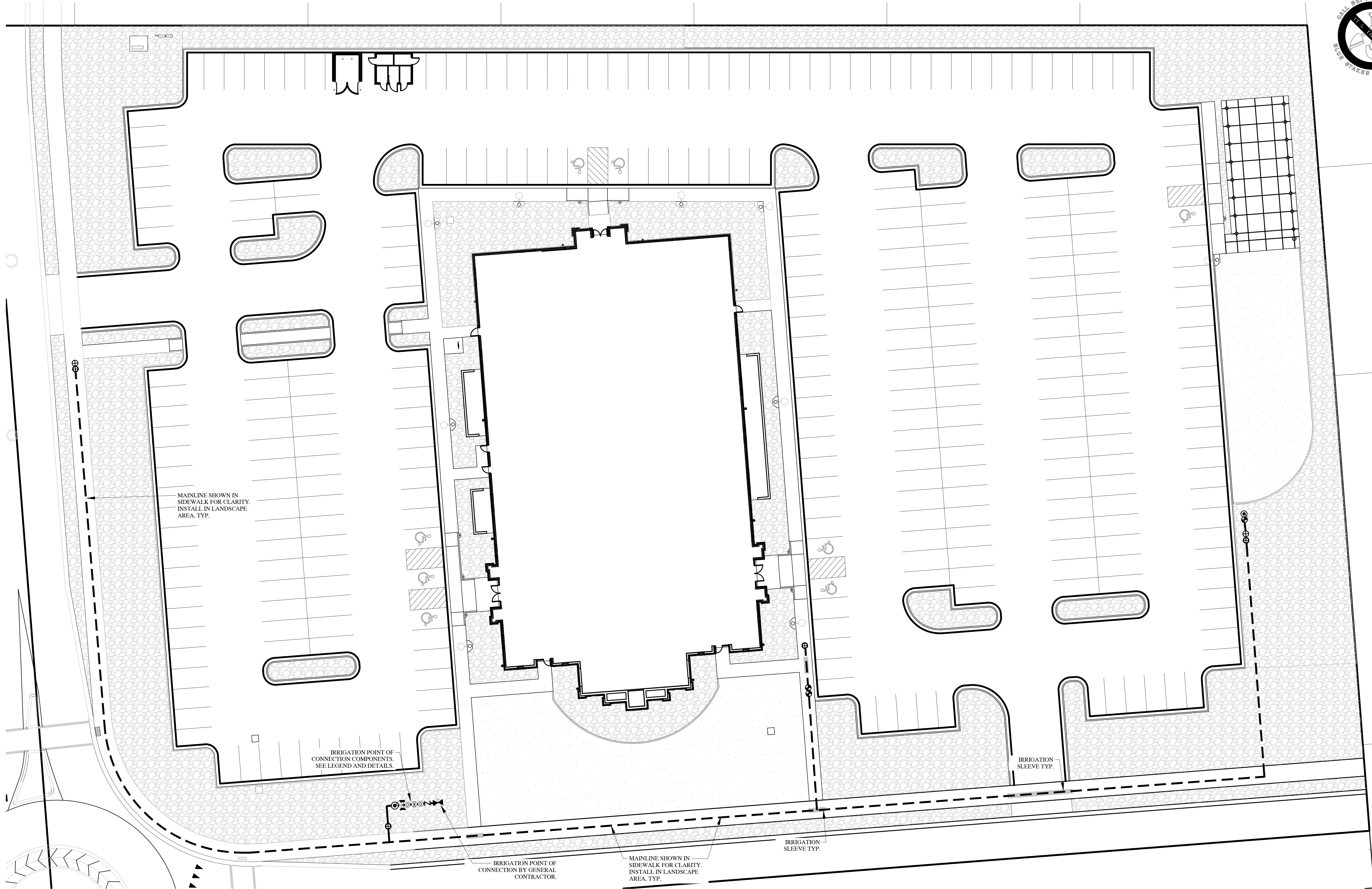
Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

Sheet Title
LANDSCAPE LEGEND

Sheet
LS1.1



SCALE: 1"=10'-0" ON 24X36 SHEET



SCALE: 1"=20'-0" ON 24X36 SHEET

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Provo, UT 84604
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Stamp

A New Meetinghouse for:
**Vineyard 10 &
Vineyard UT Stake**

Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions		Date	Description
Mark			

Project Number 23-85
Plan Series Heritage 23-1
Property Number 501-6747-23010101
Date May 1, 2023

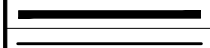
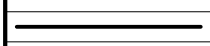
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**SCHEMATIC
IRRIGATION
PLAN**

Sheet

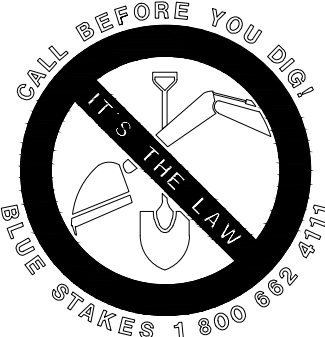
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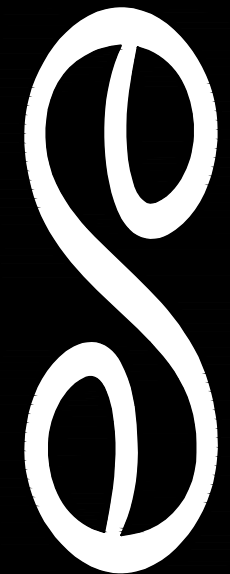
Page 112 of 118

SCHEMATIC IRRIGATION LEGEND												
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM					DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ	F		
	RAINBIRD XB-PC	FULL	--	30	--	--	--	--	--	--	13	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
	RAINLINE: NETAFIM TLCV-09-12	FULL	--	30	--	--	--	--	--	2.0	12	
	RAIN BIRD 1806-PRS POP-UP ROTARY 18	ADJ. F	13" - 18"	45	.5	--	1.01	1.17	1.51	1.85	--	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
	RAIN BIRD 1806-PRS POP-UP ROTARY 24	ADJ. F	17" - 24"	45	.84	--	1.68	1.96	2.52	3.48	--	
	RAIN BIRD RD-1804-SAM-PRS-10 SERIES POP-UP	Q.H	10"	30	.39	--	.79	--	--	--	18-20	
	RAIN BIRD RD-1804-SAM-PRS-18V SERIES POP-UP	V	18"	30	--	--	--	--	--	--	18-20	
	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)										8, 11	COORDINATE LOCATION WITH OWNER
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC										3	IN 10" RND. VALVE BOX
	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR										9	IN STRONGBOX ENCLOSURE
	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN										4	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS										15	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-075-PRF OR XCZ-100-PRB-COM PER PLANS (FOR TREES)										15	JUMBO VALVE BOX
	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR.										7	BY GENERAL CONTRACTOR.
	HYDROMETER: NETAFIM LHMTG1-MEL (WITH PE-393 FLOW SENSOR CABLE)										10	REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP										5,7	REFERENCE DETAILS
	ISOLATION VALVE.										7	REFERENCE DETAILS
	MAINLINE: 1-1/2" SCH 40 PVC OR OTHERWISE NOTED.										1, 2	REFERENCE DETAILS
	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC										1, 2	REFERENCE DETAILS
	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)										1, 2	REFERENCE DETAILS
	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)										1, 2	REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.										1, 2	REFERENCE DETAILS
	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											REFERENCE DETAILS
	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											

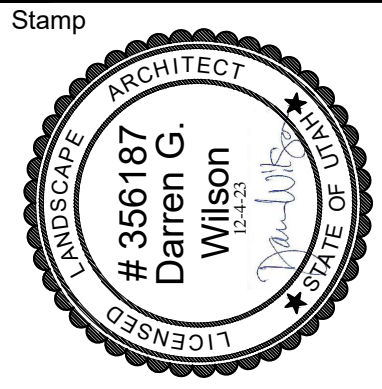
SCHEMATIC IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPE TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1-1/2" SCH. 40 PVC (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" SCH. 40 PVC UNLESS NOTED ON PLAN. PVC PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX., 1-1/2" PIPE MAX. 30GPM (DO NOT USE 3/4" PIPE OR 1-1/4" PIPE ON THIS PROJECT). ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
- AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE RAINBIRD XBS OR XT-700 TUBING DRIP PIPE. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" DRIP PIPING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" DRIP PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XED-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.





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A New Meetinghouse for:

Vineyard 10 & Vineyard UT Stake

Parcel - 400 South Main Street Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions					
Mark	Date	Description			

Project Number	23-05
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023

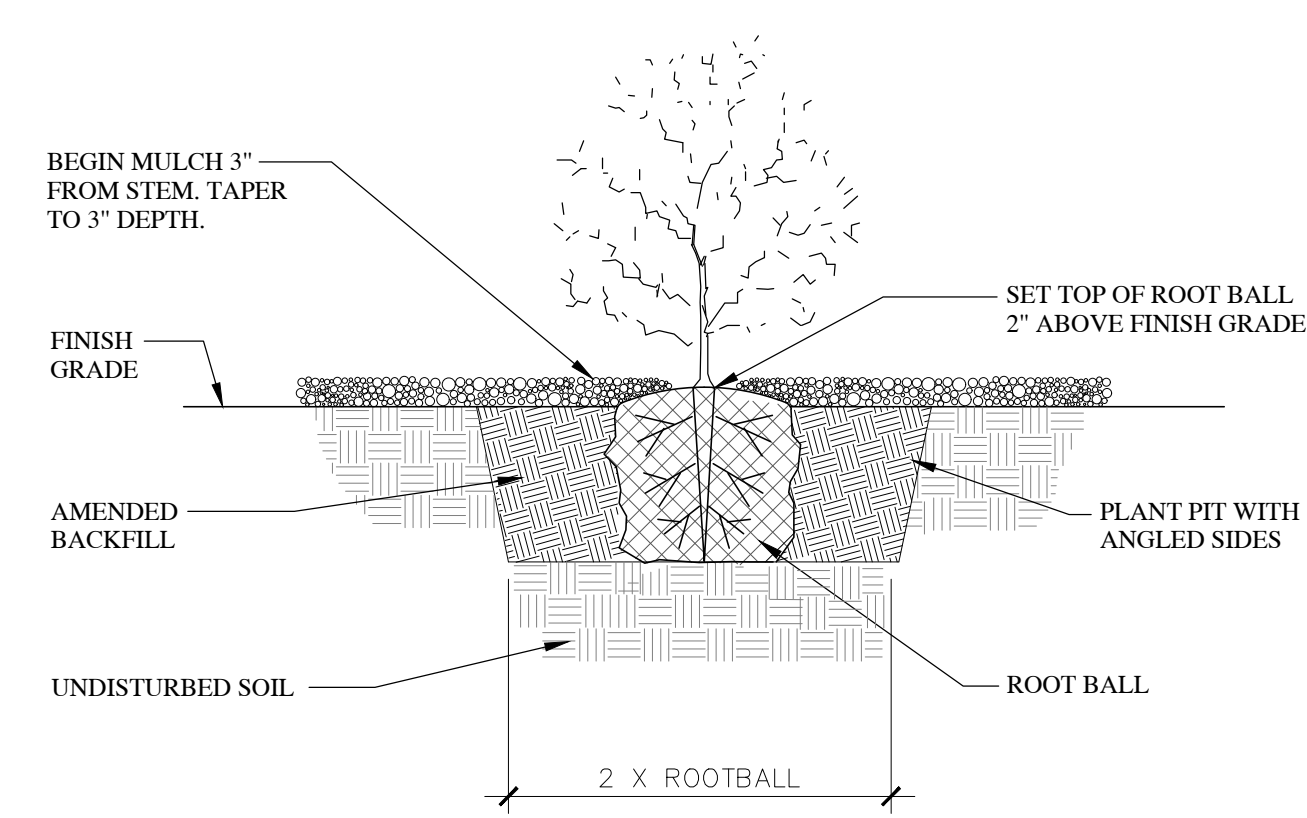
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SCHEMATIC IRRIGATION LEGEND AND NOTES

Sheet

LS2.1

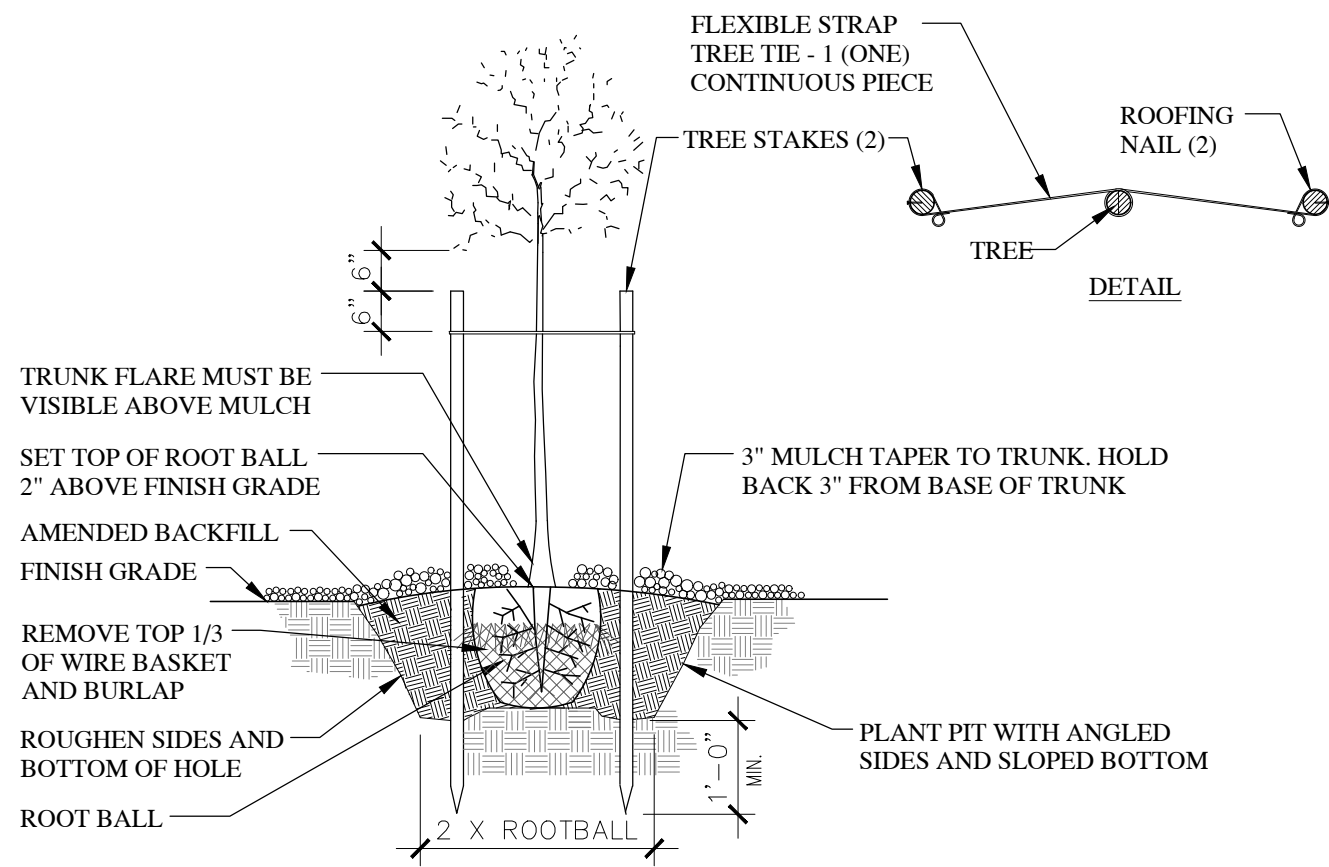
Page 113 of 118



1 SHRUB PLANTING

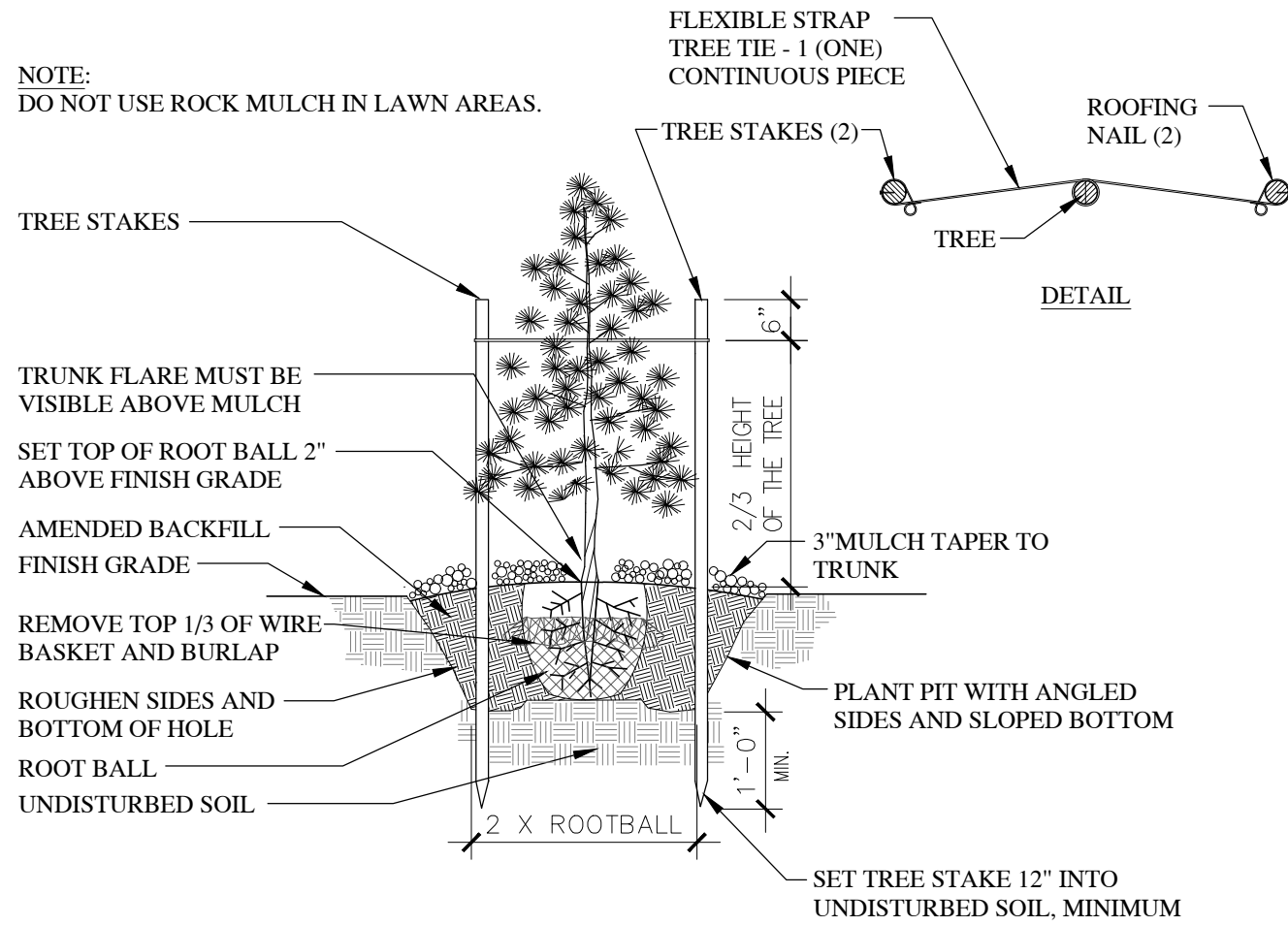
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NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



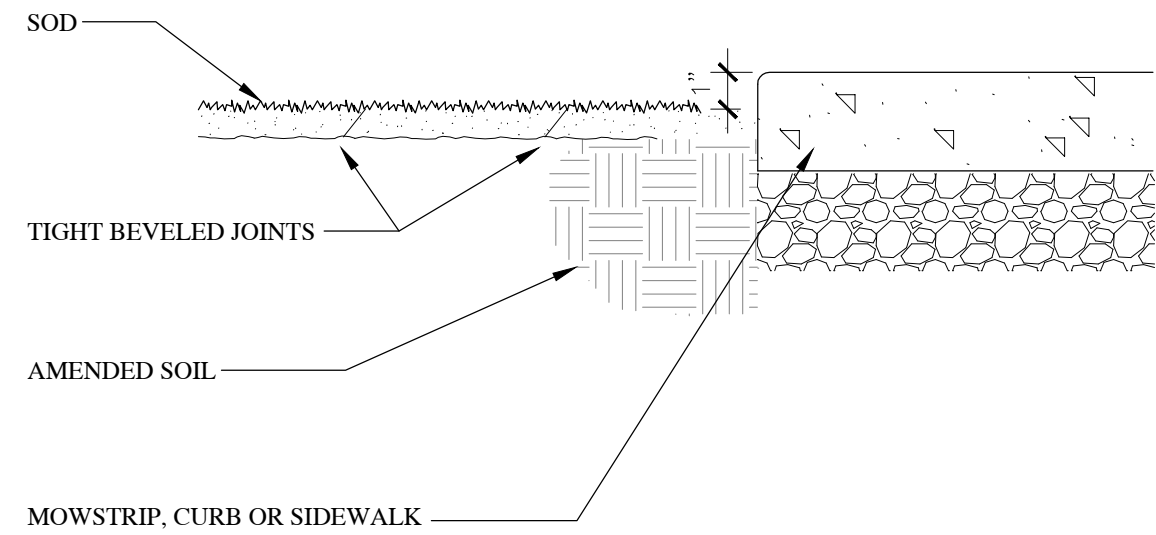
2 TREE PLANTING AND STAKING

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3 CONIFER PLANTING AND STAKING

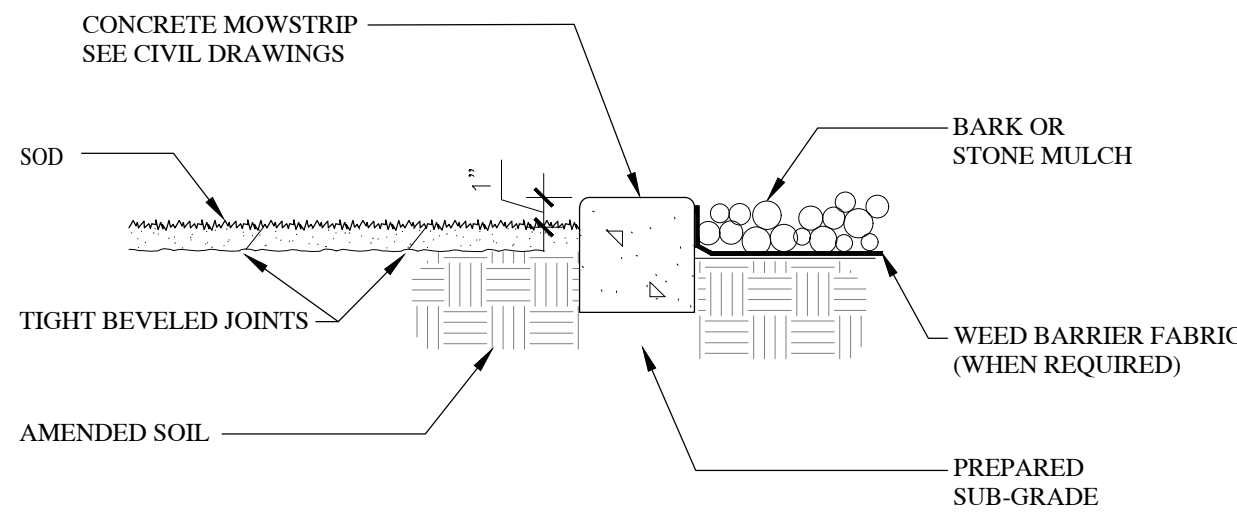
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4 SOD INSTALLATION

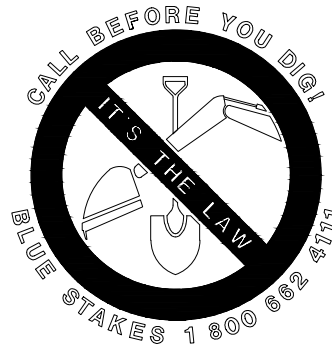
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- NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
 5. RAISE THE LAWN GRADE 1" WHEN SEEDING.



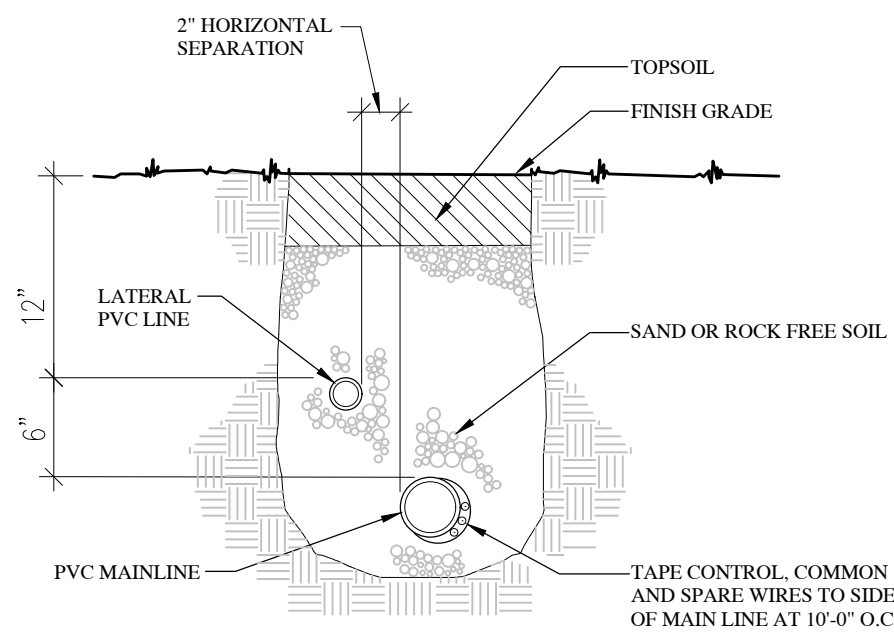
5 CONCRETE MOWSTRIP

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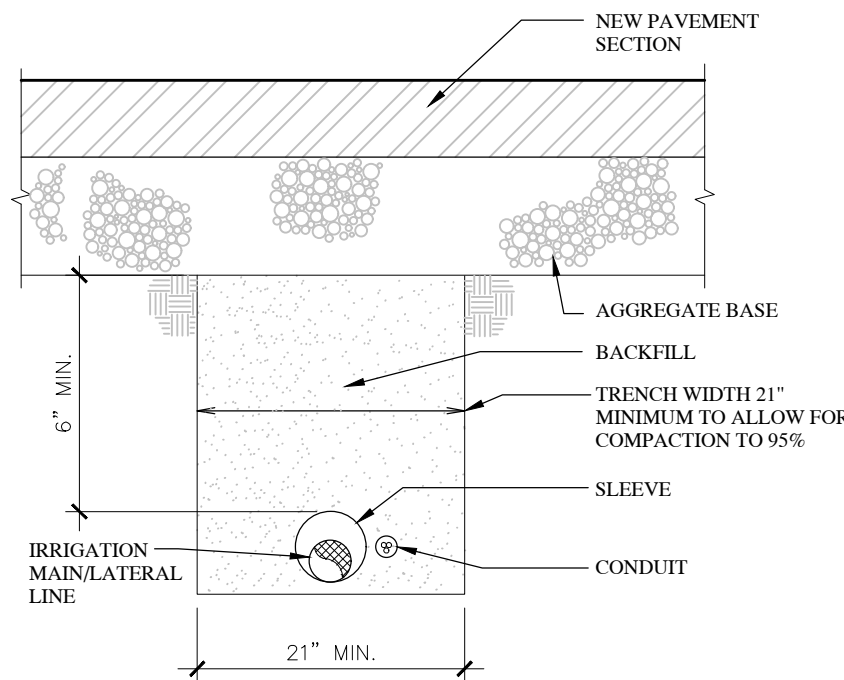
Revisions	
Mark	Description

Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023



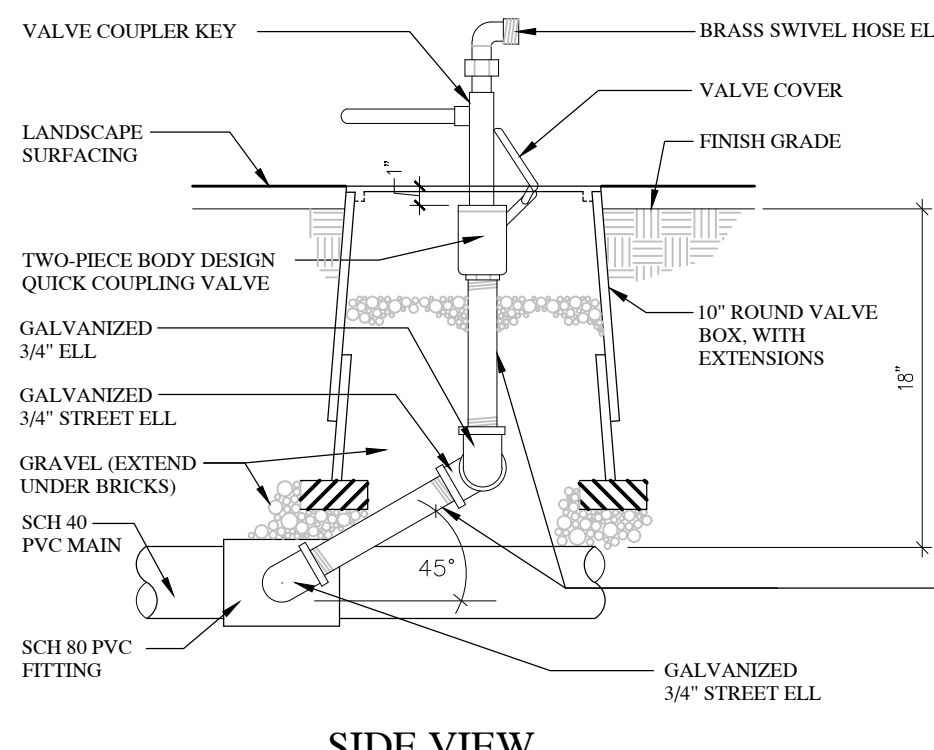
1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

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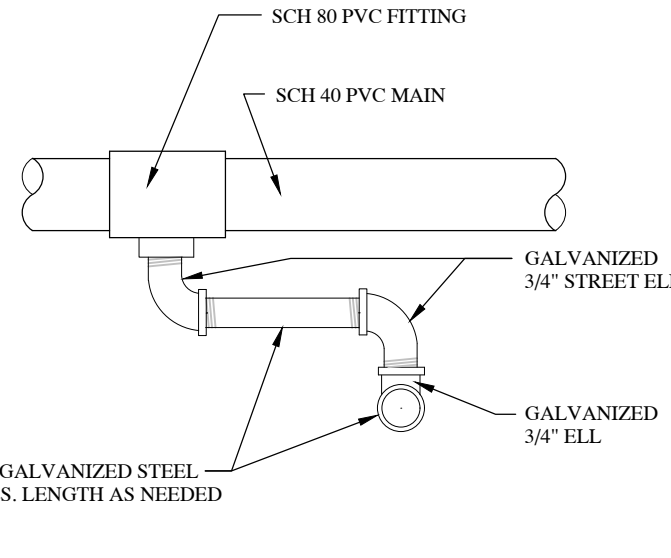


2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

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SIDE VIEW

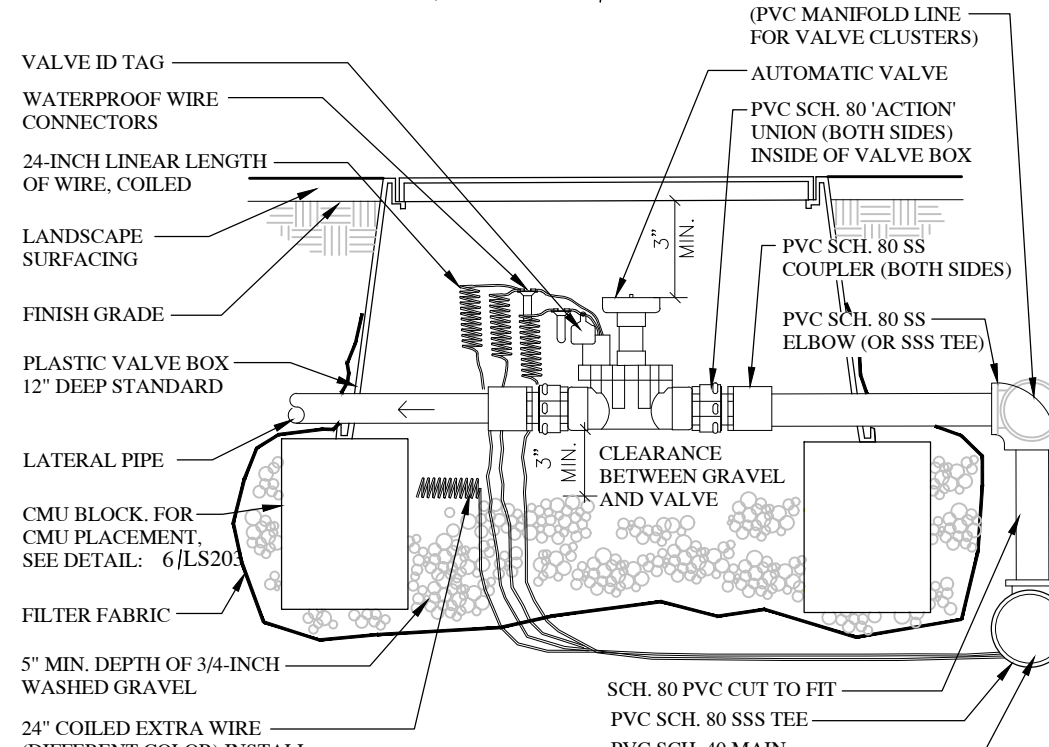


TOP VIEW

3 QUICK COUPLING VALVE

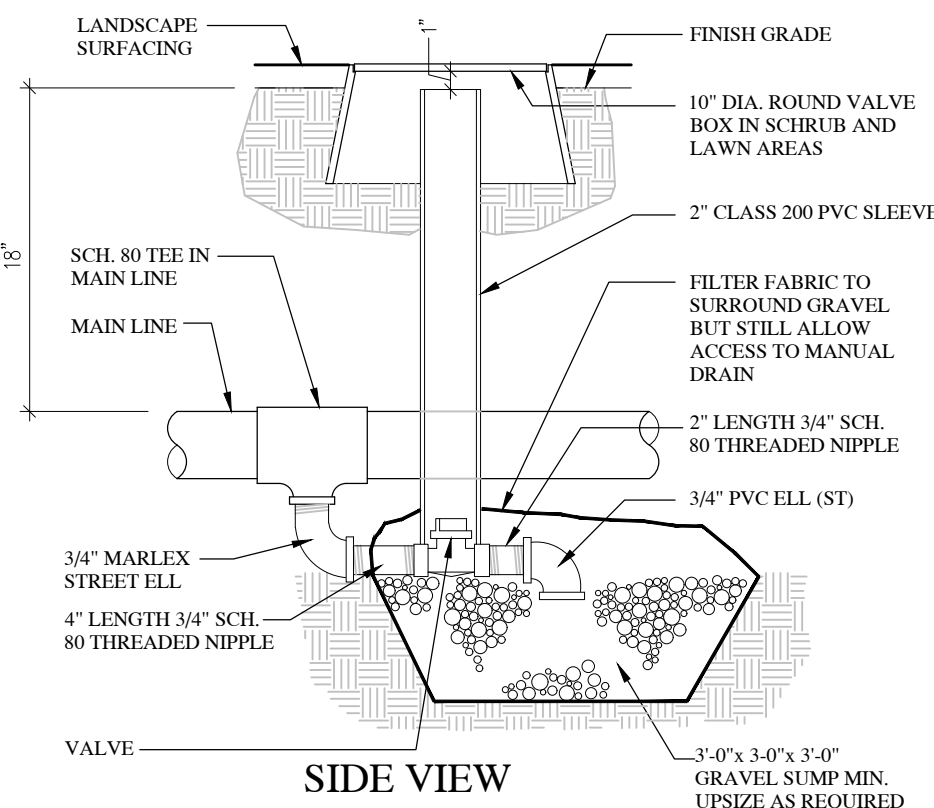
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- NOTES:
1. LIMIT 1 VALVE PER BOX.
 2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
 3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
 4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL: 7/LS203

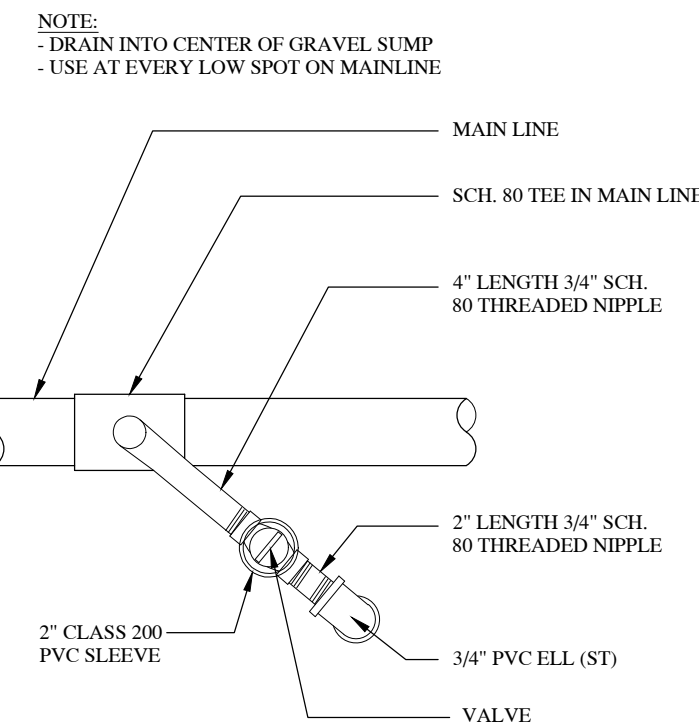


4 AUTOMATIC VALVE - CONVENTIONAL WIRE

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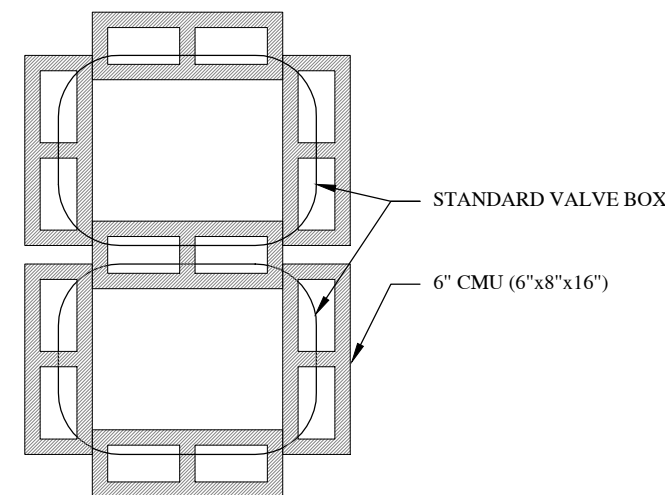


SIDE VIEW

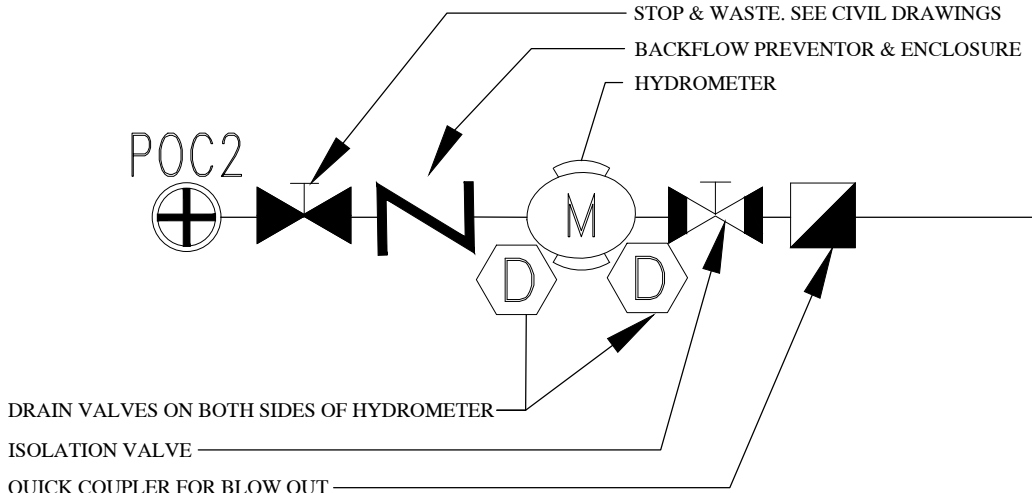


TOP VIEW

- NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
 2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.

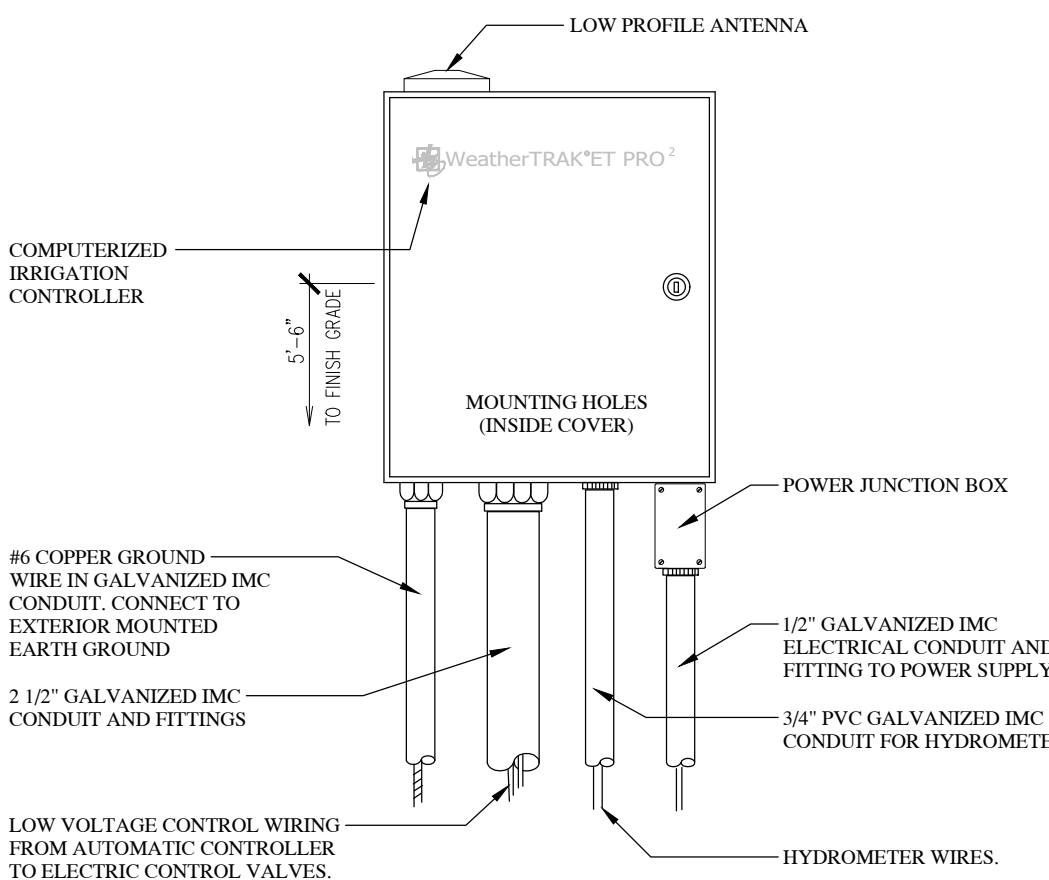


- NOTE:
1. INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



5 POC W/BACKFLOW SCHEMATIC LAYOUT

SCALE: NTS

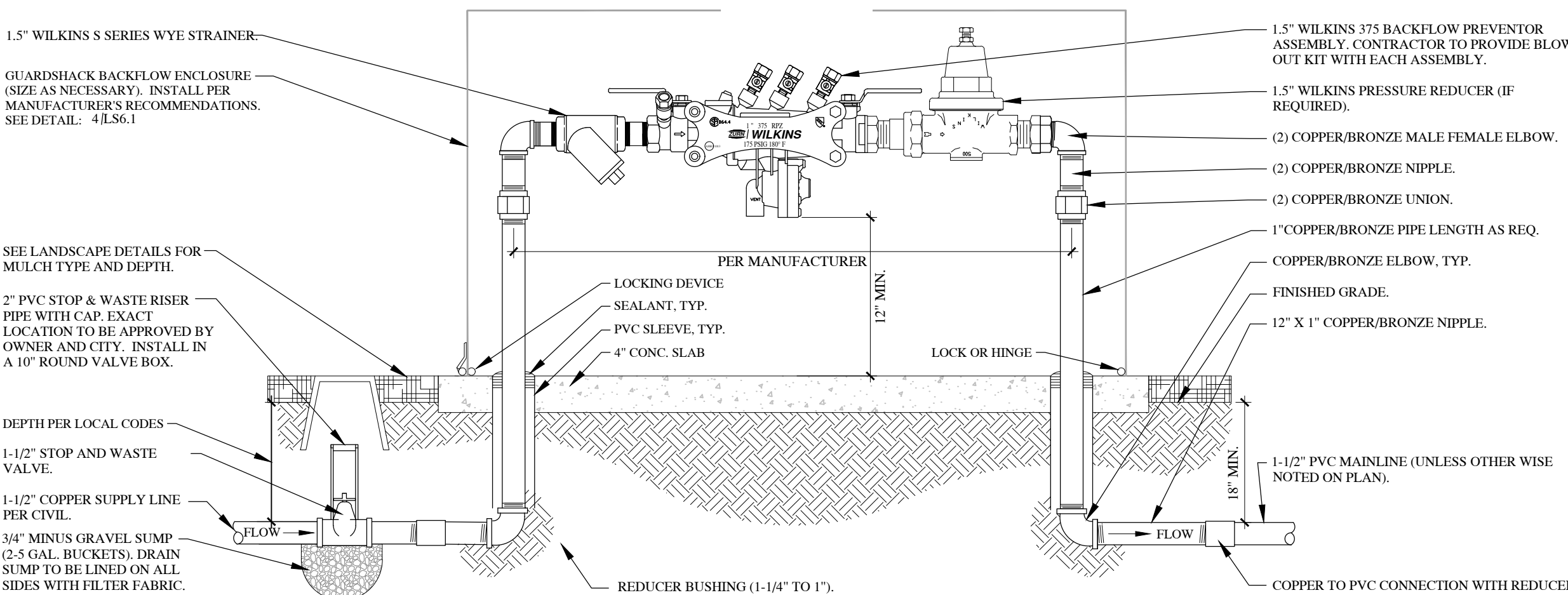


6 SMART CONTROLLER - WEATHER TRAK

SCALE: NTS

7 MAINLINE MANUAL DRAIN VALVE

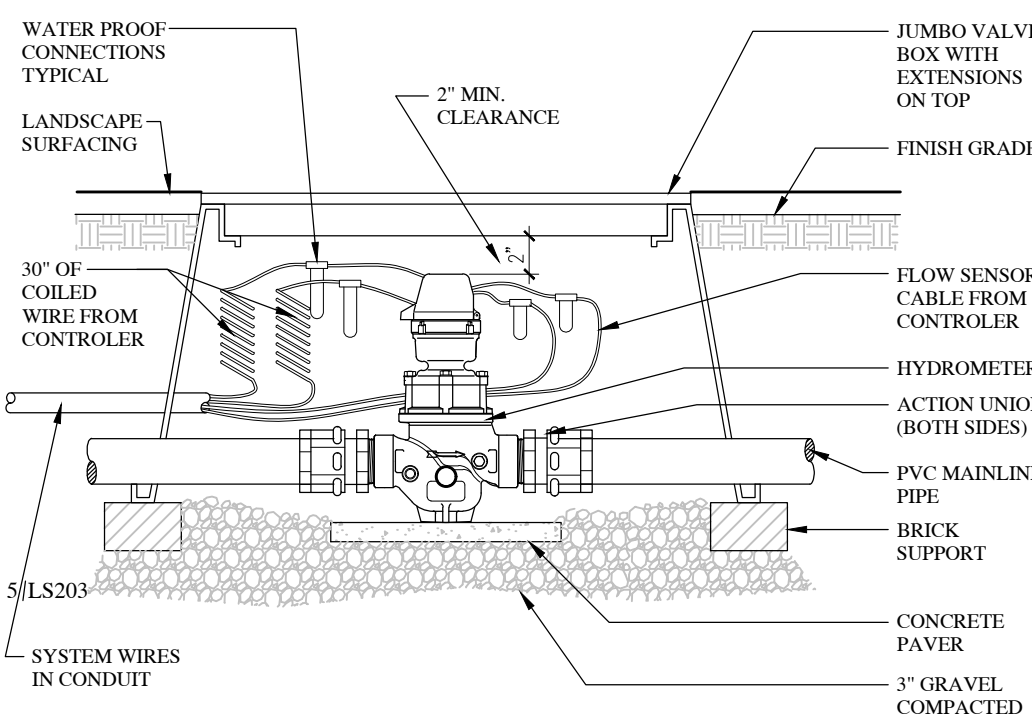
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8 1.5" BACKFLOW PREVENTOR

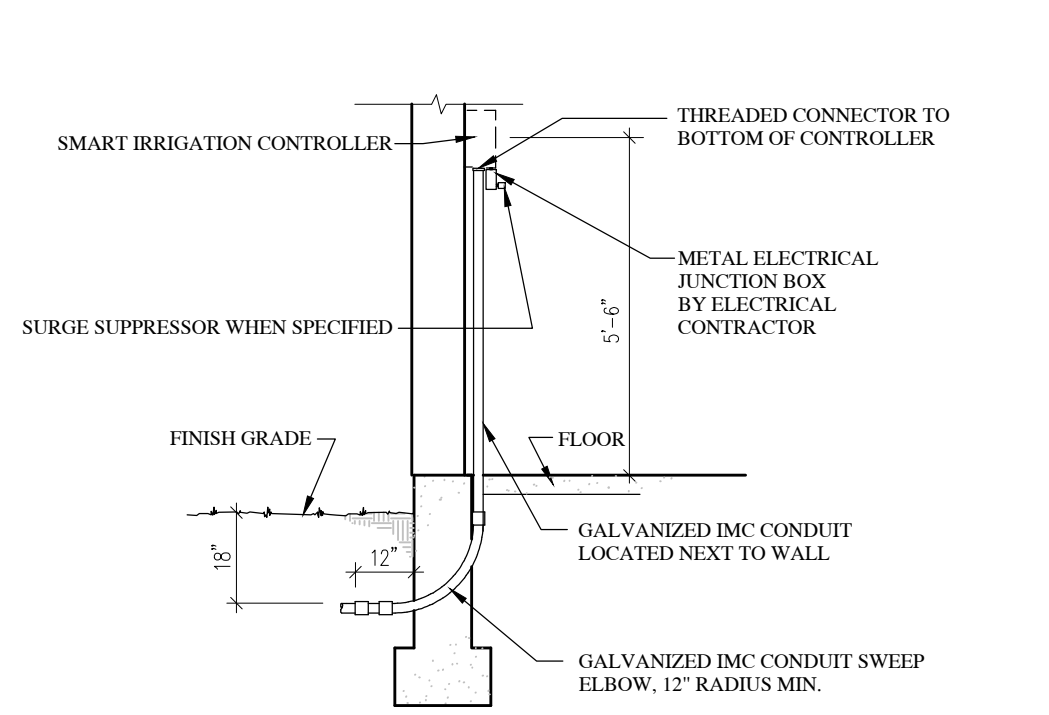
SCALE: NTS

- BACKFLOW PREVENTOR NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
 2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL, BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
 3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
 4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
 5. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
 6. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).
 7. CONTRACTOR SHALL TEST WATER SUPPLY TO ENSURE THERE IS AT LEAST 90 PSI AND 23 GPM AVAILABLE AT THE POC PRIOR TO BEGINNING WORK ON THE SYSTEM.



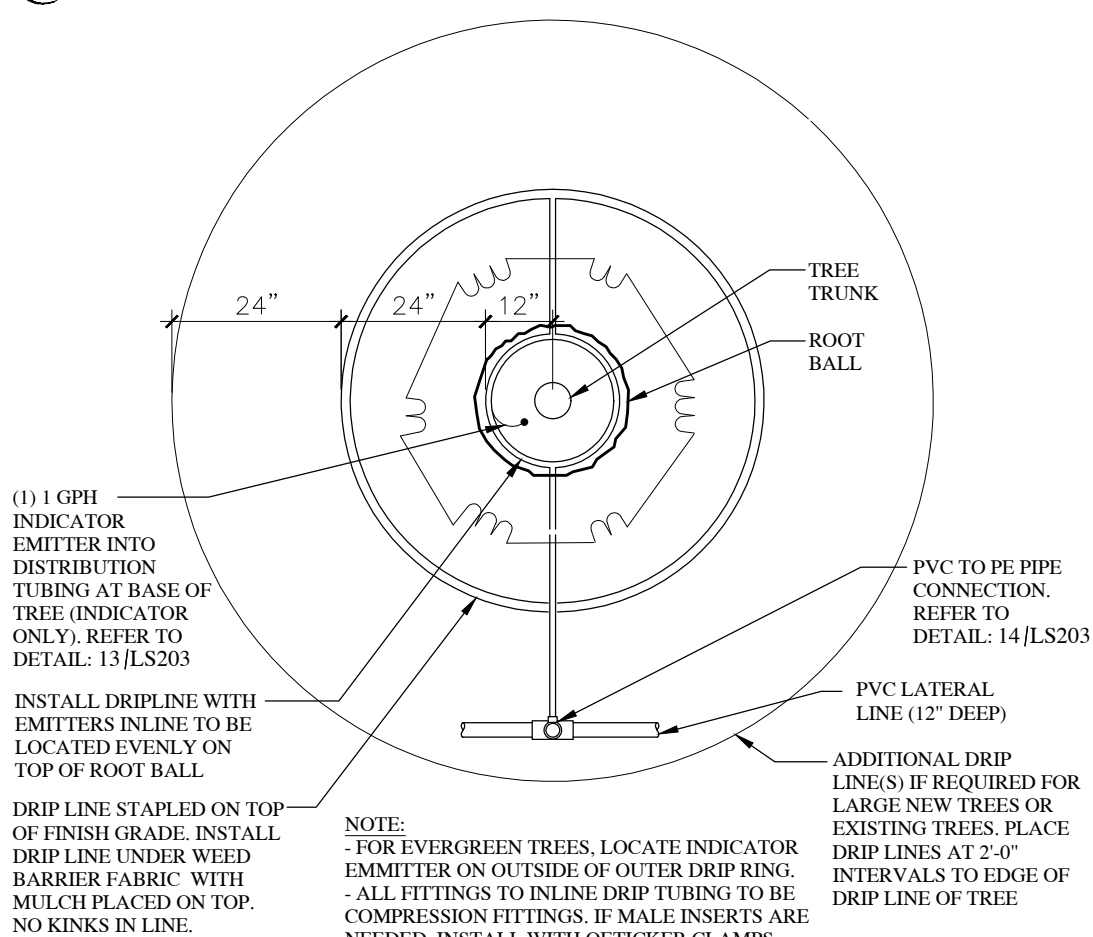
9 HYDROMETER

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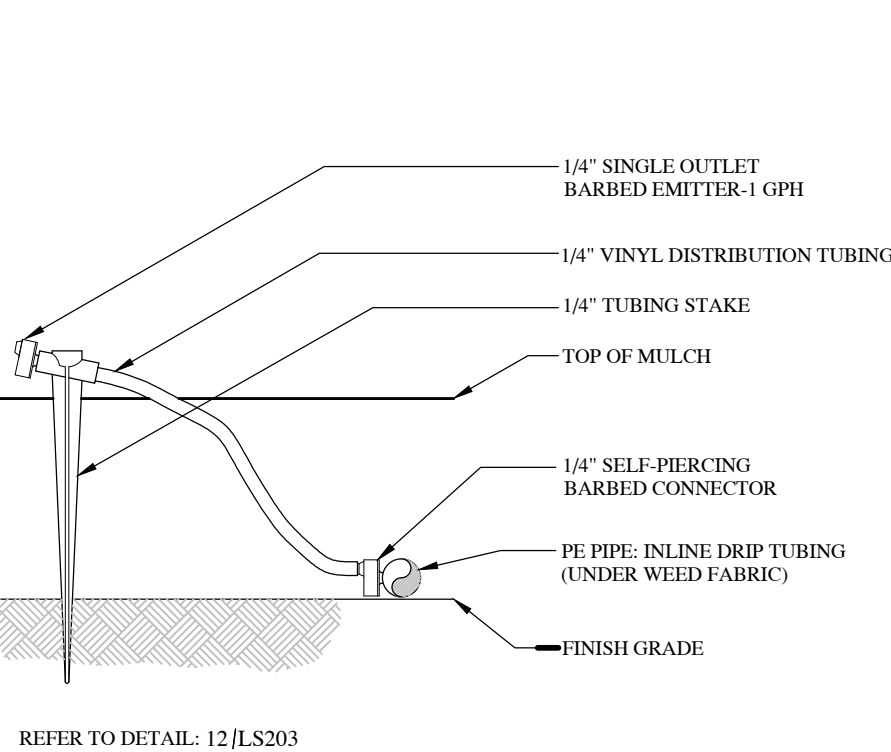
10 IRRIGATION CONTROLLER - INTERIOR MOUNT

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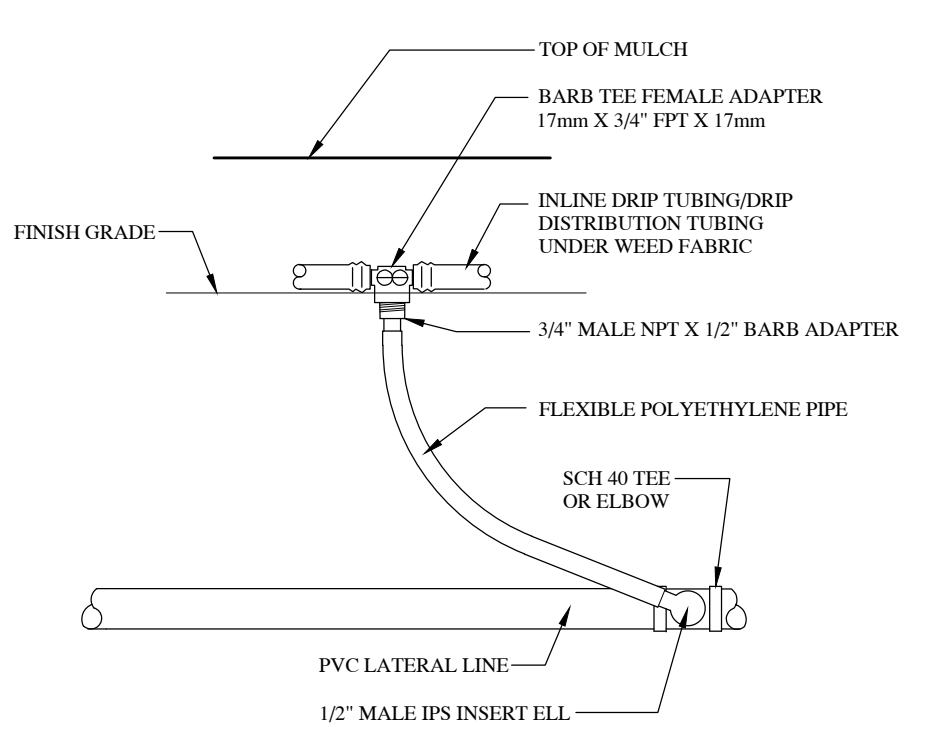
11 TREE DRIP - PLAN VIEW (PLANTER AREAS)

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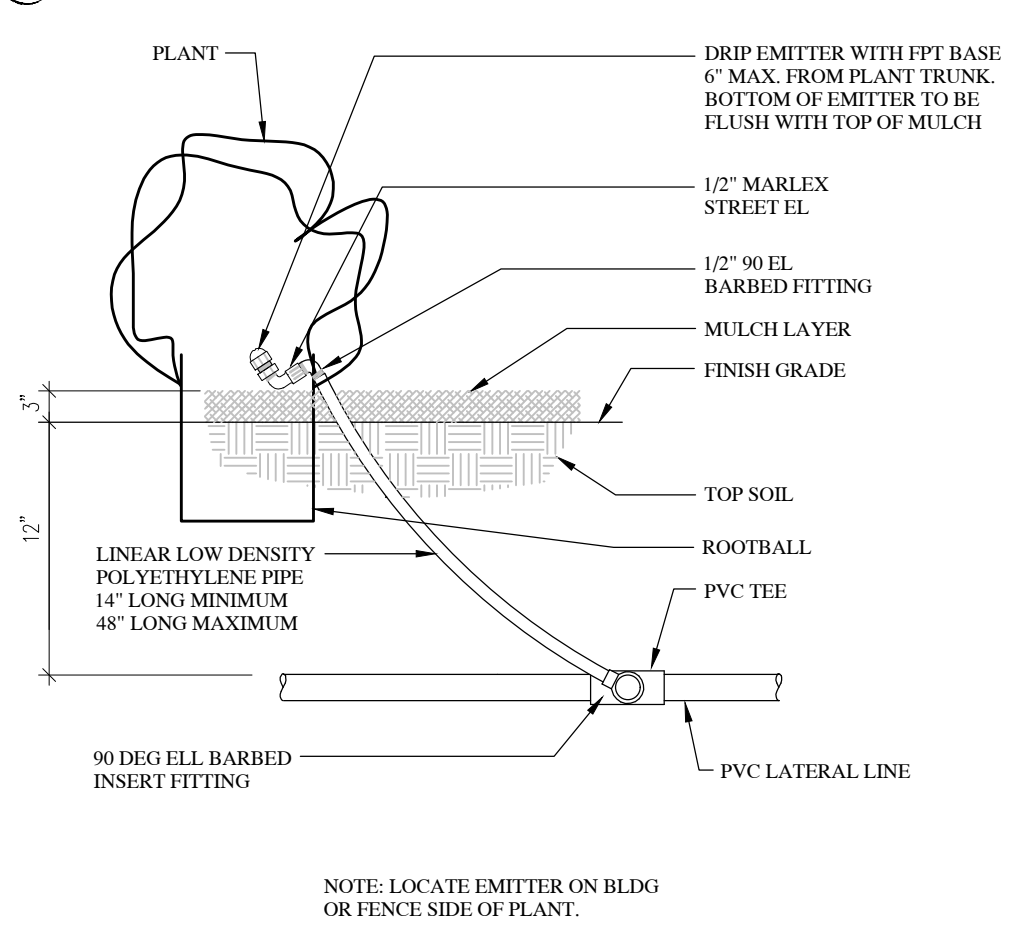
12 INDICATOR EMITTER

SCALE: NTS



13 PVC TO PE PIPE CONNECTION

SCALE: NTS



14 DRIP EMITTER INSTALLATION

SCALE: NTS

Revisions	Mark	Date	Description

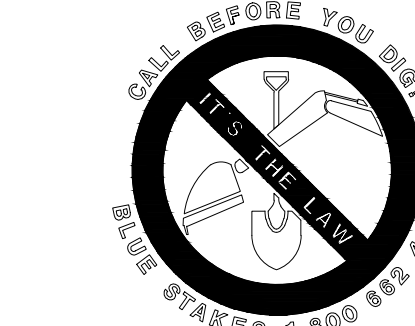
Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023

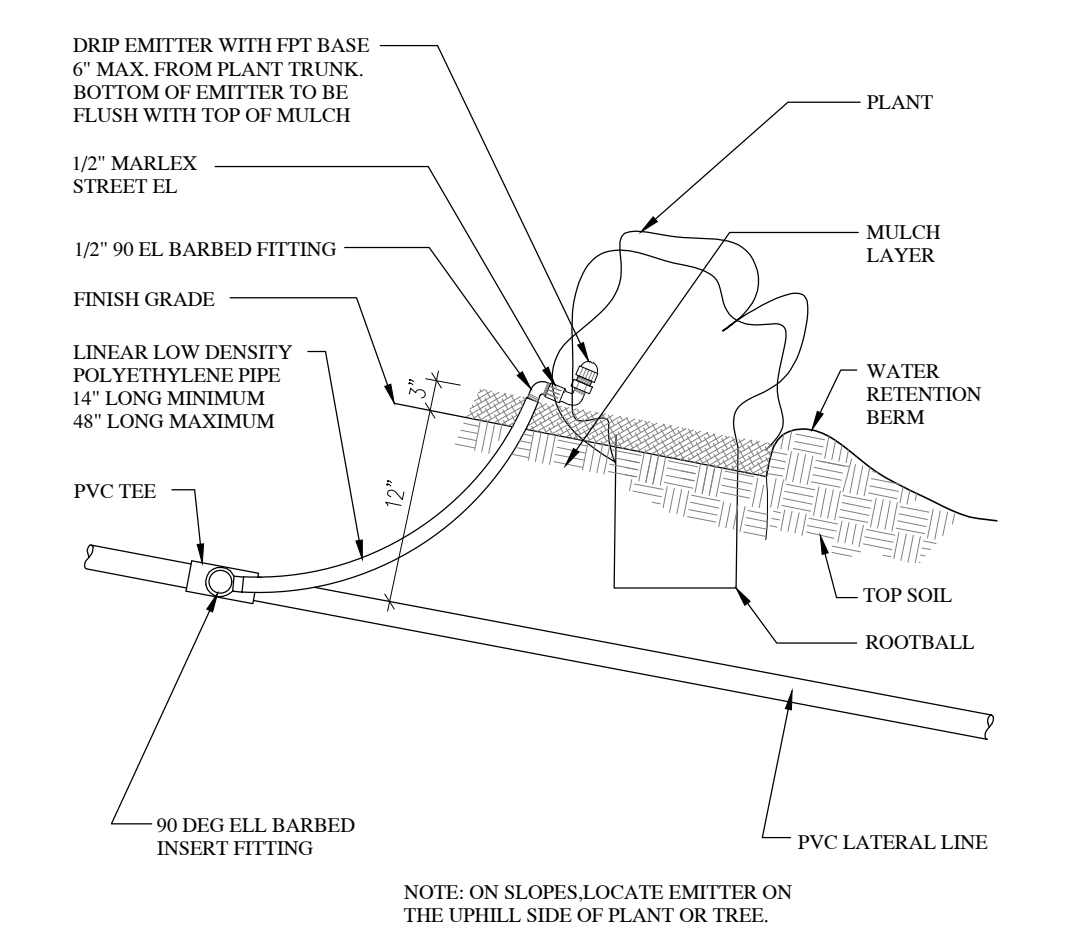
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IRRIGATION DETAILS

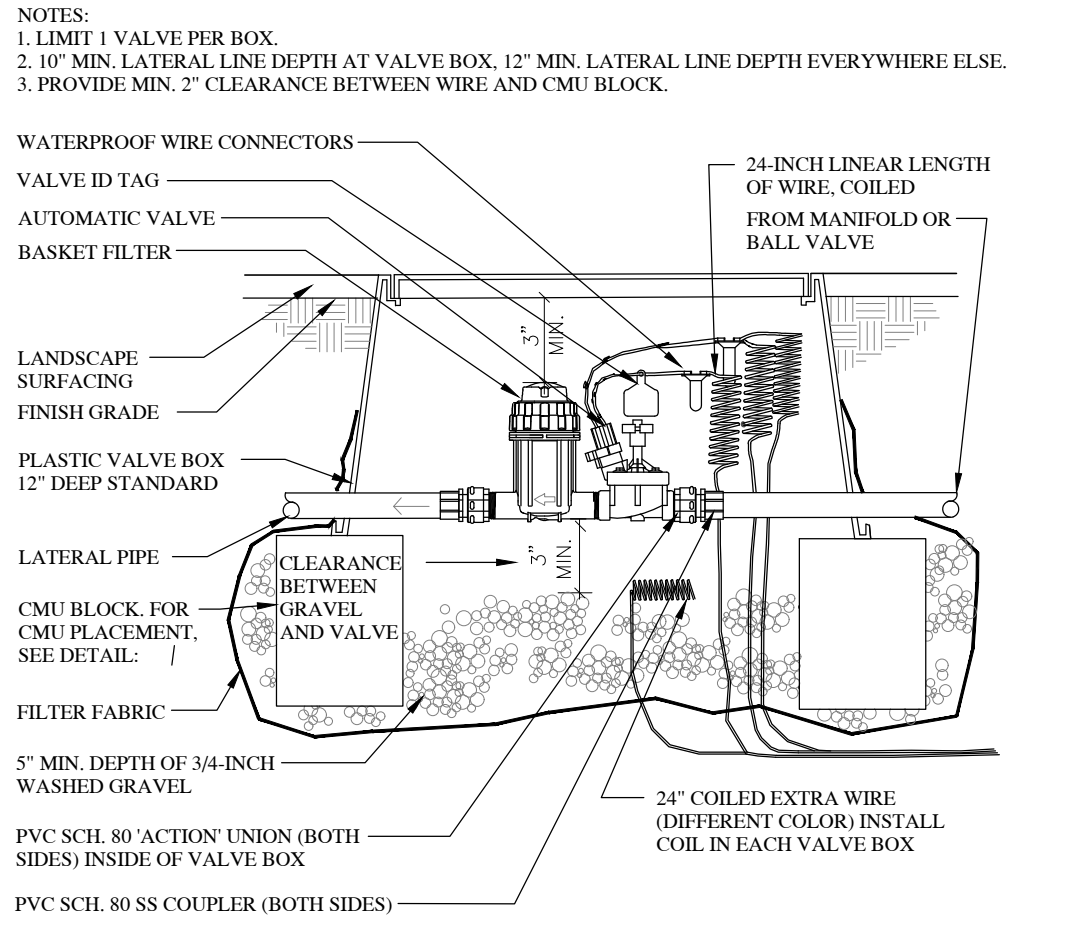
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LS4.0

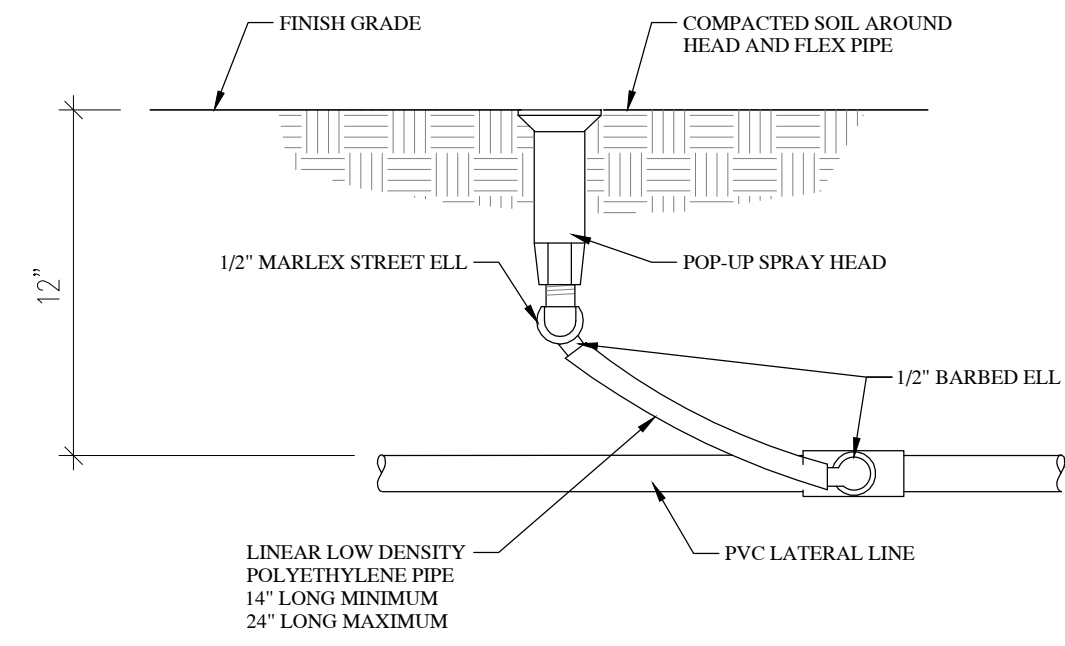




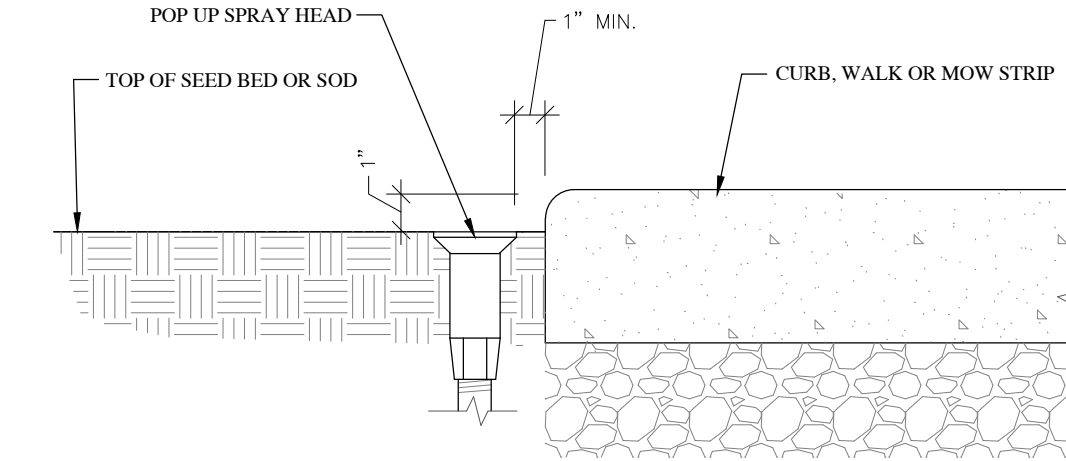
16 DRIP EMITTER - INSTALLATION ON SLOPE
SCALE: NTS



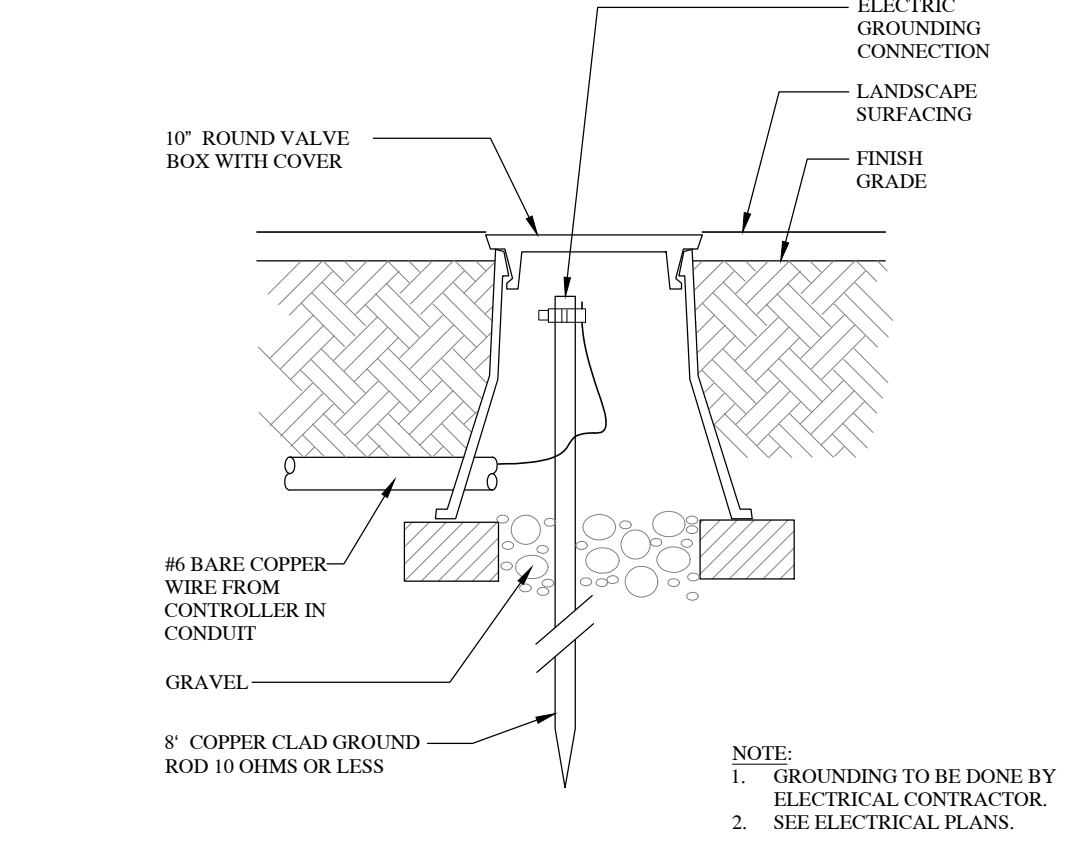
17 DRIP VALVE SECTION - CONVENTIONAL WIRE
SCALE: NTS



18 SPRAY AND ROTARY HEAD ASSEMBLY
SCALE: NTS



19 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK
SCALE: NTS



20 LIGHTNING GROUNDING ROD
SCALE: NTS



Evans + Associates architecture
11576 South State Street, Suite 103B, Draper, Utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

Project for:

A New Meetinghouse for:
Vineyard 10 & Vineyard UT Stake
Parcel: -
400 South Main Street
Vineyard, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	
Mark	Description

Project Number	23-85
Plan Series	Heritage 23-1
Property Number	501-6747-23010101
Date	May 1, 2023

Sheet Title

IRRIGATION DETAILS

Sheet

LS4.1

T.O. STEEPLE
170' - 0"

RIDGE OF TRUSS
131' - 6"

MAIN FLOOR PLAN
100' - 0"

TOP OF FOOTING
98' - 0"

FRONT ELEVATION

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

A

EIFS DETAIL

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

C

EIFS DETAIL

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

D

T.O. STEEPLE
170' - 0"

RIDGE OF TRUSS
131' - 6"

MAIN FLOOR PLAN
100' - 0"

TOP OF FOOTING
98' - 0"

RIGHT ELEVATION

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

B

General Notes

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

Keyed Notes

- 03-27 PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28 PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
04-03 BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06 ACCENT BRICK VENEER MASONRY
04-10 ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11 ALUMINUM RIDGE VENT; SEE B,E,F/A122
07-17 WATER-MANAGED EIFS ARCHITECTURAL SCORING JOINT; SEE DETAILS
07-21 ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
07-24 ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
07-41 ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM. SEE A&D/A122
07-46 COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-47 WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
08-05 VINYL FRAMED FIXED WINDOW, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
10-07 ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
10-08 STONE MEETINGHOUSE SIGN; SEE D&E/A203
10-09 BUILDING ADDRESS SIGN; SEE F&G/A203
23-40 HVAC PENTHOUSE; SEE MECHANICAL



Project for:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

A New Meetinghouse for

Vineyard 10 &

57 East 400 South
Vineyard, Utah

Project Number: 23-85

Property Number: 501-6747-23010101

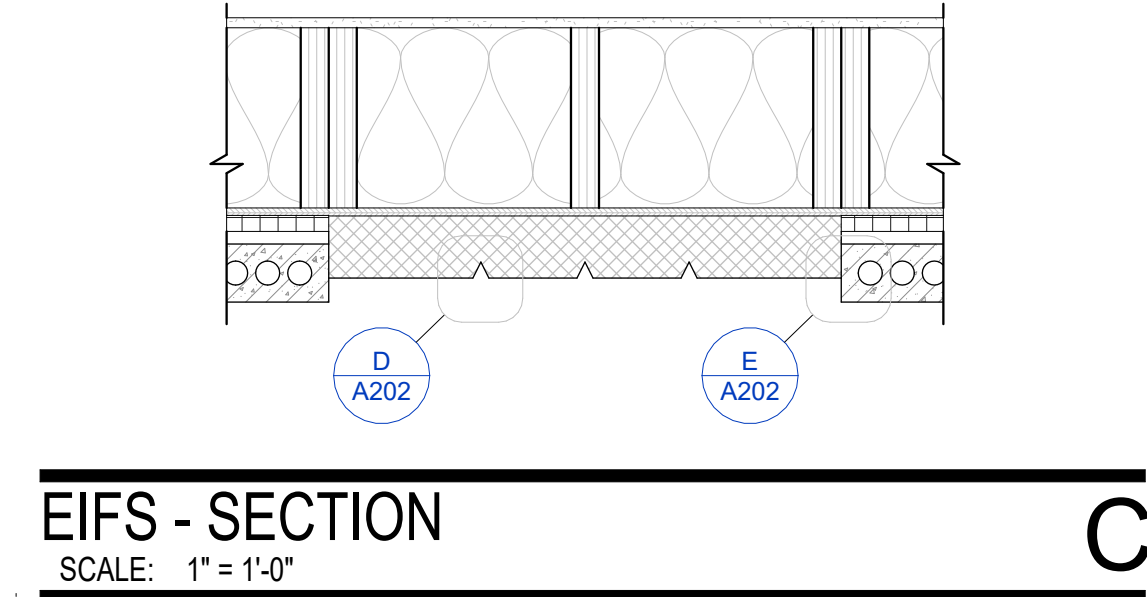
12/7/2023

Exterior Elevations

A201

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

03-17	EPOXY COATED CONCRETE REINFORCING; SEE STRUCTURAL
03-27	PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
03-28	PRECAST ARCHITECTURAL CONCRETE; CAP, SEE DETAILS
04-03	BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
04-06	ACCENT BRICK VENEER MASONRY
04-10	ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
07-11	ALUMINUM RIDGE VENT; SEE B.E./A122
07-21	ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
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07-41	ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE A5D/A122
07-46	COMPOSITE ASPHALT SHINGLES. SEE DETAILS & SPECIFICATIONS
08-05	WINDOW SCHEDULES, SEE DOOR AND WINDOW SCHEDULES AND DETAILS
10-07	ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
23-40	HVAC PENTHOUSE; SEE MECHANICAL



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Exterior Elevations	

A202