NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
May 1, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, May 1, 2024, at 6:00 PM, 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. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

5. BUSINESS ITEMS

5.1. McDonald's Site Plan Amendment

Darrin Perkes with Dominion Engineering is requesting approval of a site plan amendment application for McDonald's site plan that was approved on November 15, 2023. The purpose of the site plan amendment is to remove the playplace from the site.

5.2. Orchards 7 & 8 Live/ Work Units Site Plan

The applicant, Mike Olsen, is requesting the approval of The Orchards, Phases 7 & 8 Live/ Work Units Site Plan.

5.3. Orchards Site Plan Amendment

Karen Slaymaker with Aimtec Group is requesting approval of a site plan amendment for the Orchards' townhome development.

5.4. Wendy's Site Plan and Conditional Use Permit Applications

Steve Pruitt is requesting approval of a site plan and conditional use application for a Wendy's to be located at 145 N Geneva Road.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

8. ADJOURNMENT

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

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

AGENDA NOTICING COMPLETED ON: April 29, 2024

CERTIFIED (NOTICED) BY: /s/Cache Hancey, Planner

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 1, 2024
Agenda Item: McDonald's Site Plan Amendment
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:
McDonald's has requested to remove the playplace section of their building through this application. The impact to the site includes:

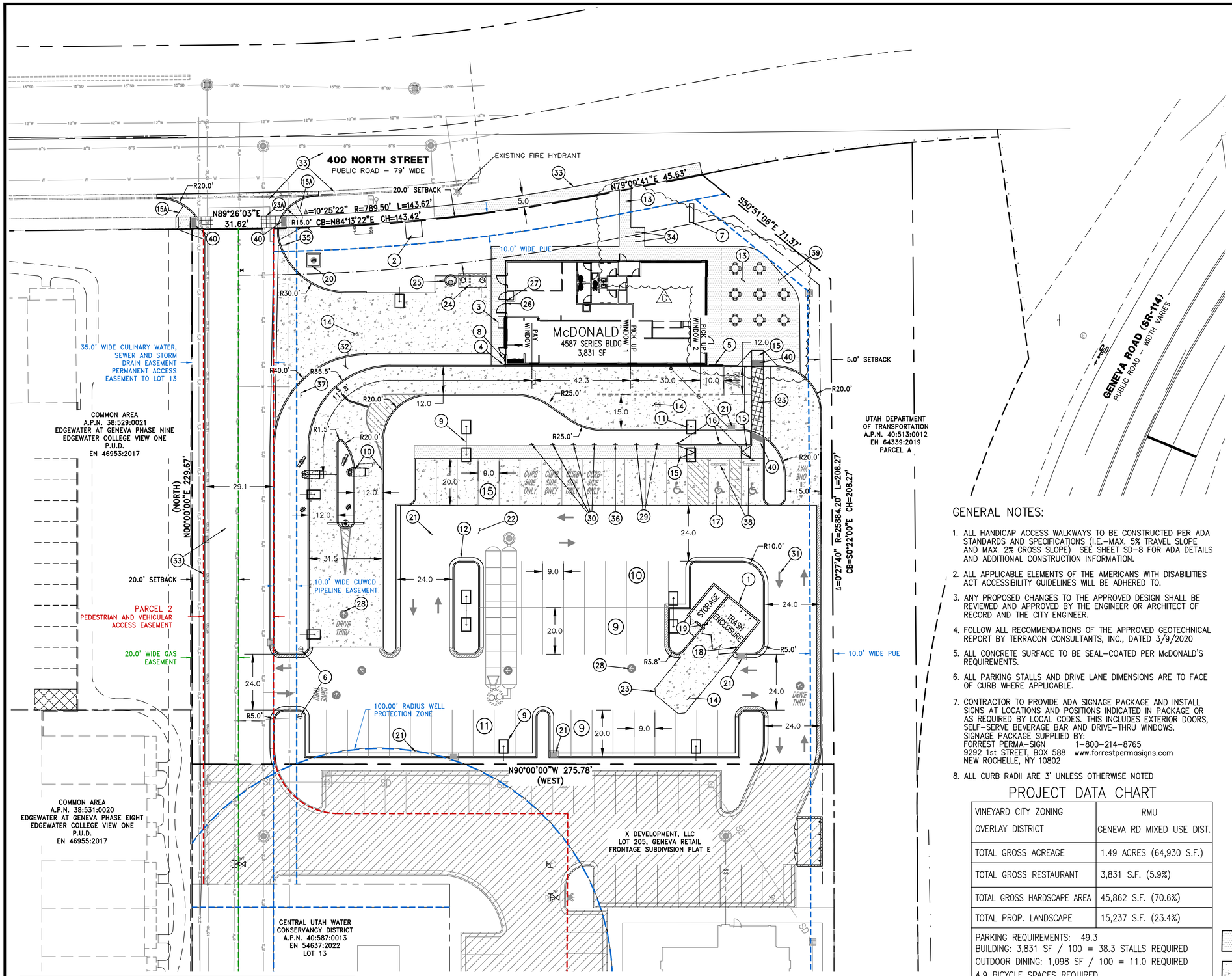
- Increased outdoor dining from 5 to 8
- Straightened out the drive-through crosswalk
- Building height is continuous, the playplace required additional height on the east side
- Parking requirement went down, however, no change in parking stalls are proposed
- The building shifted to the west by roughly ~2'

Fiscal Impact:

Recommendation:
Staff recommends approval of the site plan amendment

Sample Motion:
"I move to recommend approval of the site plan amendment application as proposed by Darrin Perkes with Dominion Engineering"

Attachments:
1. Amended Site Plan
2. Amended Landscaping Plan
3. Amended Elevations



UTILITY CONTACTS		
WATER	VINEYARD CITY– SULLIVAN LOVE	801–226–1929
STORM	VINEYARD CITY – NASEEM GHANDOUR	801–226–1929
SEWER	VINEYARD CITY – NASEEM GHANDOUR	801–226–1929
ELECTRIC POWER	ROCKY MOUNTAIN POWER	801–886–7007
GAS	DOMINION ENERGY – COLBY BATTY	801–853–6558
TELEPHONE	CENTURYLINK– DEVON HARRIS	385–479–7357
HEALTH DEPT.	UTAH COUNTY HEALTH DEPT.	801–851–7331

SITE IMPROVEMENT PLAN

GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.–MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD–8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED 3/9/2020
5. ALL CONCRETE SURFACE TO BE SEAL–COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF–SERVE BEVERAGE BAR AND DRIVE–THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY:
   FORREST PERMA–SIGN 1–800–214–8765
   9292 1st STREET, BOX 588 www.forrestpermasigns.com
   NEW ROCHELLE, NY 10802
8. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED

PROJECT DATA CHART

VINEYARD CITY ZONING OVERLAY DISTRICT	RMU GENEVA RD MIXED USE DIST.
TOTAL GROSS ACREAGE	1.49 ACRES (64,930 S.F.)
TOTAL GROSS RESTAURANT	3,831 S.F. (5.9%)
TOTAL GROSS HARDSCAPE AREA	45,862 S.F. (70.6%)
TOTAL PROP. LANDSCAPE	15,237 S.F. (23.4%)
PARKING REQUIREMENTS: 49.3 BUILDING: 3,831 SF / 100 = 38.3 STALLS REQUIRED OUTDOOR DINING: 1,098 SF / 100 = 11.0 REQUIRED 4.9 BICYCLE SPACES REQUIRED	
ADA VAN PARKING STALL	1
ADA PARKING STALL	3
PROVIDED PARKING STALLS	54
PROVIDED BICYCLE SPACES	6

SITE PLAN NOTES SCHEDULE

01 TRASH ENCLOSURE/STORAGE BUILDING, SEE DETAILS, SHT. SD–3
02 NEW 3ph PADMOUNT TRANSFORMER, 1000 AMP SERVICE, 120/208 VOLTAGE, 3–PHASE, 4 WIRE W/GROUND (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH POWER COMPANY)
03 CT CABINET (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH POWER COMPANY)
04 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD–1
05 HANDRAIL/GUARDRAIL
06 DIRECTIONAL SIGN (APPROX. LOCATIONS – PER OWNER/OPERATOR) SEE DETAILS, SHT. SD–2
07 MONUMENT SIGN, SEPARATE PERMIT REQUIRED
08 EXTERNAL GAS METER AND PRESSURE REULATOR
09 OUTDOOR LOT LIGHT, SEE DETAILS, SHTS. SD–8 AND LTG–1
10 INTERGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD–4 6" HIGH/6" WIDE CONCRETE CURB WALL
11 6" HIGH/6" WIDE CONCRETE CURB WALL
12 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE) SEE DETAIL 1, SHEET SD–4, SEE SHEET SP–3 FOR SPILL GUTTER LOCATIONS
13 4" THICK CONCRETE WALK AND RAMPS
14 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT, SEE SECTION DETAIL 10, SHEET SD–4
15 HANDICAP RAMPS PER ADA STANDARDS, SEE DETAILS, SHT. SD–7
15A HANDICAP RAMPS PER ADA STANDARDS, SEE DETAILS, SHT. SD–7 (TO BE INSTALLED BY OTHER PRIVATE PARTY)
16 HANDICAP SIGNS PER ADA STNDS. SEE DETAILS, SHEET SD–7
17 HANDICAP SYMBOL (TYP. OF 3) AND STRIPING PAINTED PER ADA STNDS.
18 FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
19 1" PVC CONDUIT FOR POWER TO STORAGE BUILDING
20 2" WATER METER AND PROPOSED METER BOX
21 NEW STORM DRAIN INLET BOX AND MANHOLES, SEE GRADING & DRAINAGE PLAN, SHEET SP–3
22 ASPHALT PAVING (TYP.) SEE SECTION DETAIL, SHEET SD–4
23 PEDESTRIAN CROSSWALK TO BE STAINED RED CONCRETE WITH 2' X 2' GRID, PATTERN TO MATCH EXISTING ACCROSS 400 NORTH
23A PEDESTRIAN CROSSWALK TO BE STAINED RED CONCRETE WITH 2' X 2' GRID, PATTERN TO MATCH EXISTING ACCROSS 400 NORTH, (TO BE INSTALLED BY OTHER PRIVATE PARTY)
24 GREASE INTERCEPTOR (SEWER), SEE CONFIGURATION DETAILS, SHT. SP–2.0
25 SAMPLING MANHOLE (SEWER), SEE SHEET SP–2.0
26 WALL TYPE INDICATOR VALVE (WIV) AND FIRE DEPARTMENT CONNECTION (FDC), SEE UTILITY PLAN, SHT. SP–2.0
27 "KNOX BOX" PER FIRE DEPARTMENT STNDS. & SPECS.
28 PAINT MARKINGS–YELLOW (TYP.) PER McDONALD'S STANDARDS
29 PULL FOWARD SIGNAGE, PER McDONALD'S STANDARDS
30 MOBILE ORDER SIGNAGE, SEE SHEET SP–1A – TO BE LOCATED IN LANDSCAPED AREA AND OUTSIDE ADA PATH
31 PAINT GRAPHIC MARKINGS AND STRIPING PAINTED WHITE AROUND SITE AS SHOWN
32 NEW LANDSCAPE AREA, SEE LANDSCAPE PLAN, SHT. LS–1
33 DRIVE APPROACH, 400 NORTH ROADWAY IMPROVEMENTS, CURB AND GUTTER, SIDEWALK, AND PRIVATE DRIVE NECESSARY FOR THIS DEVELOPMENT (TO BE INSTALLED BY OTHER PRIVATE PARTY)
34 INSTALL THREE INVERTED U – DU MOR (83) (OR EQUAL) BICYCLE RACKS, SURFACE MOUNT, SEE DETAIL SHEET SD–4
35 NEW STOP SIGN PER MUTCD SIGN R1–1
36 MCDELIVERY ORDER SIGNS (BOLLARD REQUIRED IF PLACED ON ASPHALT)
37 DELIVERY TRUCK ONLY SIGNAGE
38 INSTALL WHEEL STOP
39 4" THICK CONCRETE FOR OUTDOOR DINING AREA. DINING AREA = 1,098 SF. EXACT FURNITURE LAYOUT TO BE DETERMINED BY FURNITURE DECOR PROVIDER.
40 INSTALL TRUNCATED DOME TILES PER ADA STANDARDS

4" THICK CONCRETE
6" THICK CONCRETE
STORM DRAIN, UTILITIES, ASPHALT, CURB, AND GUTTER NOT PART OF THIS APPLICATION, TO BE PERMITTED AND CONSTRUCTED BY OTHER PRIVATE PARTY

N

0 20 40 60
Scale in Feet

REV	DATE	DESCRIPTION	BY
H	04/24/24	REMOVED PLAY PLACE	DLP
F	02/20/24	REVISED PER CITY	DLP
E	01/26/24	REVISED PER CUWCD	AGH
D	01/10/24	REVISED PER CITY	AGH
C	12/04/23	REVISED PER CITY	DLP
B	9/29/23	REVISED PER CITY	DLP

REGISTERED PROFESSIONAL ENGINEER No. 8030527-2202 JEREMY RICK HANSON 04/24/24 STATE OF UTAH

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801–713–3000

PREPARED FOR:
McDONALD'S CORPORATION
#0DC DRIVE – OAK BROOK, ILLINOIS 60521

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DENVER REGION:

DRAWN BY	STD ISSUE DATE
–	–
REVIEWED BY	DATE REVIEWED
–	–
DATE ISSUED	
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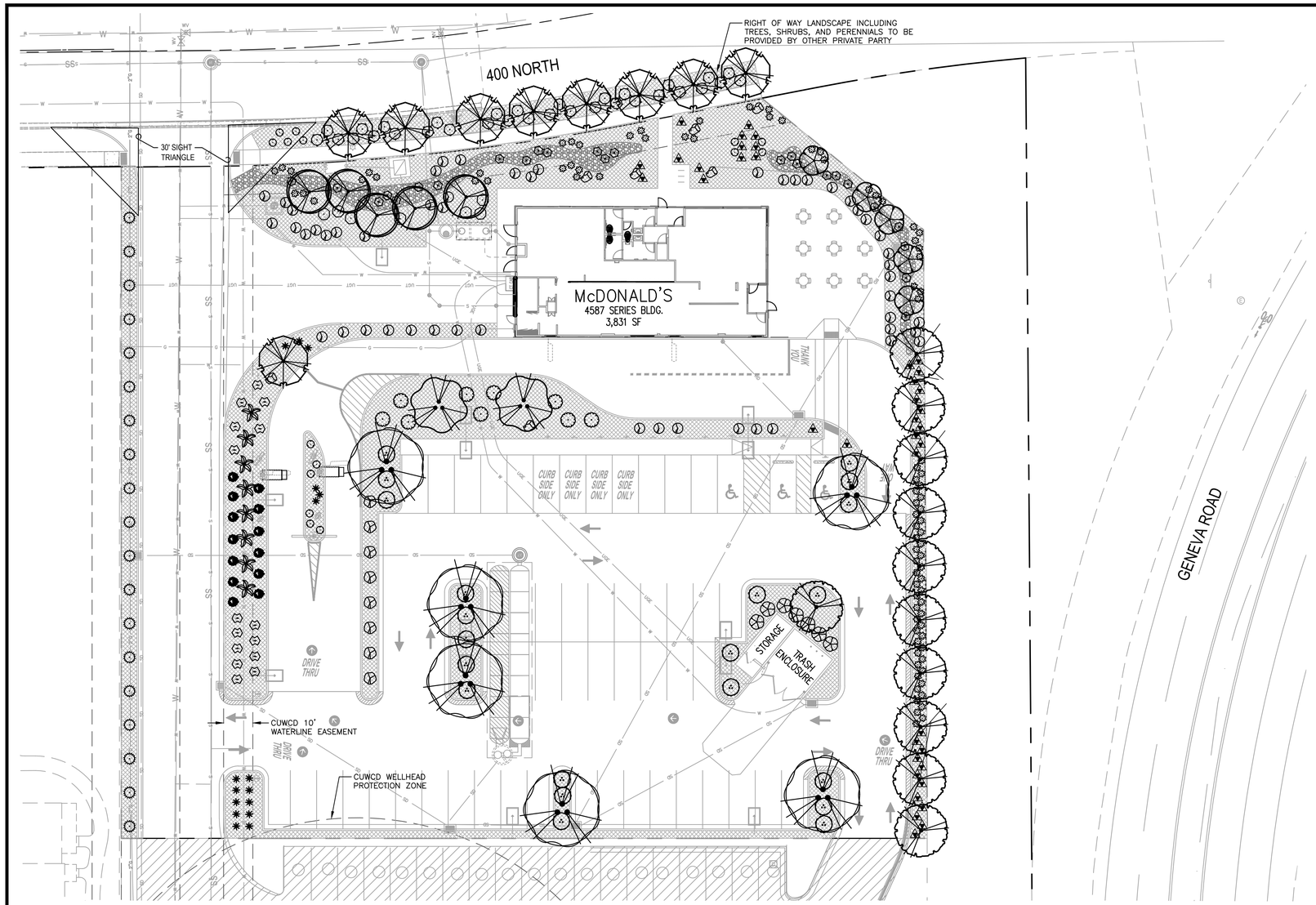
TITLE: McDONALD'S SITE IMPROVEMENT PLANS
VINEYARD, UTAH
DESCRIPTION: SITE IMPROVEMENT PLAN
SITE ID: 043–0342
SITE ADDRESS: 391 GENEVA ROAD, VINEYARD, UTAH

SHEET NO. SP-1

Job # 3498
path: P:\McDONALDS\Utah\Vineyard\CAD\SHEETS\
file name: SP-1 SITE IMPROVEMENT PLAN.dwg | plot date: April 25, 2024 | plotted by: DarrinPerkes



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	5
	GLEDITSIA TRIACANTHOS `SKYLINE` / `SKYLINE` HONEY LOCUST	B & B	2"CAL	6
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	B & B	2"CAL	2
	MALUS X 'JFS KW213MX' / RASPBERRY SPEAR® CRABAPPLE	B & B	2"CAL	5
	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2"CAL	9
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	B & B	2"CAL	11

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	90
	BUDDLEJA X 'SMNBDPT' / PUGSTER PINK® BUTTERFLY BUSH	2 GAL	39
	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH	5 GAL	7
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL	7
	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCKORANGE	5 GAL	19
	POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP BUSH CINQUEFOIL	5 GAL	8
	PRUNUS BESSEYI / SAND CHERRY	5 GAL	9
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	21
	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL	32
	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	5 GAL	52
ANNUALS/PERENNIALS			
	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL	15
	KNIPHOFIA UVARIA 'ECHO ROJO' / ECHO ROJO RED HOT POKER	1 GAL	15
	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	2 GAL	8
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL	16
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL	13
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	1 GAL	25
GRAVEL / ROCK			
	7 — 6–10 CF LANDSCAPE BOULDER		
	1,151 SF — 4–6" ACCENT COBBLE PLACED 4" DEEP MINIMUM. COBBLE TO BE PLACED OVER DEWITT PRO5 WEED BARRIER (OR EQUAL). COLOR TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.		
	15,467 SF — 3/4–1" ROCK MULCH PLACED 3" DEEP MINIMUM IN ALL PLANTER AREAS WHERE ACCENT COBBLE IS NOT INDICATED. ROCK MULCH TO BE PLACED OVER DEWITT PRO5 WEED BARRIER (OR EQUAL). COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT.		

PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF TWELVE (12) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. PREPARE SUBGRADE SOIL BY APPLYING HERBICIDE PER MANUFACTURER RECOMMENDATIONS TO WEEDS IN ALL LANDSCAPE AREAS. REPEAT HERBICIDE APPLICATION AFTER THREE DAYS TO SURVIVING WEEDS. REPEAT AS NECESSARY UNTIL WEEDS HAVE BEEN CONTROLLED. AFTER WEEDS HAVE BEEN CONTROLLED LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 3". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS AND SHRUB AND PERENNIAL PLANTER AREAS SHALL HAVE THE SOIL AMENDED. INDIVIDUAL ISOLATED SHRUBS AND PERENNIALS SHALL HAVE THE AMENDED SOIL INSTALLED A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL DURING PLANT INSTALLATION. ORGANIC AMENDMENTS SHALL MEET THE "COMPOST QUALITY GUIDELINES FOR LANDSCAPING" BY ISAMAN, KOENIG, CERNY, USU EXTENSION, 3 MARCH 2003.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN REVEGETATION AREAS AND FOUR INCHES (4") IN ALL SOD, SHRUB, OR PERENNIAL PLANTER BEDS AND PARKING LOT ISLANDS. THE FINISHED GRADE OF THE TOPSOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N–P–K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE–ACTIVATED.

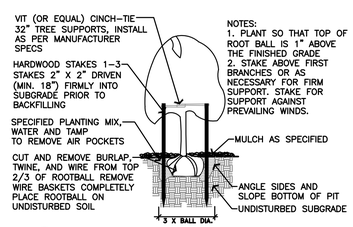
16. A PRE–EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER SPECIFICATIONS PRIOR TO WEED BARRIER AND MULCH PLACEMENT. MULCH TO BE APPLIED TO ALL PLANTING AREAS FOR SHRUBS, PERENNIALS, AND ANNUALS. MULCH FOR ANNUALS AND SPREADING PERENNIAL GROUND COVER SHALL BE A 3" LAYER OF SOIL PEP. WOOD, BARK, GRAVEL, OR COBBLE MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS AND PERENNIALS. SEE PLANS FOR MULCH TYPE IN LANDSCAPE AREAS. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED ON THE PLAN. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2017 APWA "MANUAL OF STANDARD SPECIFICATIONS".

18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

19. ALL LANDSCAPE MATERIAL SHALL BE FULLY IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD). IRRIGATION DESIGN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20. ROCKY MOUNTAIN POWER SHOULD BE CONTACTED REGARDING TREES PLANNED UNDER OR NEAR POWER LINES.

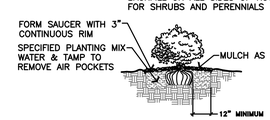


TREE PLANTING AND STAKING

SCALE: NTS

NOTES:
PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF ⅓ NATIVE SOIL, ⅓ TOPSOIL, AND ⅓ ORGANIC COMPOSTED MATERIAL.

SHRUB HOLES MUST ALLOW FOR A MINIMUM OF 12" OF PLANTING MIX BACKFILL ON ALL SIDES OF ROOT BALL FOR SHRUBS AND PERENNIALS



SHRUB PLANTING

SCALE: NTS

CITY NOTES:
1– HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS.
2– MAINTENANCE OF APPROVED LANDSCAPING SHALL CONSIST OF REGULAR AUTOMATIC WATERING, PRUNING, FERTILIZING, CLEARING OF DEBRIS AND WEEDS, THE REMOVAL AND REPLACEMENT OF DEAD PLANTS AND THE REPAIR AND REPLACEMENT OF IRRIGATION SYSTEMS AND INTEGRATED ARCHITECTURAL FEATURES.

LANDSCAPE SUMMARY:
TOTAL SITE AREA = 64,930 SF
PROVIDED ON–SITE LANDSCAPE = 15,237 SF (23.4%)
PROVIDED RIGHT–OF–WAY LANDSCAPE = 1,381 SF
PROVIDED SITE TREES = 15 TREES
REQUIRED R.O.W. TREES = 23 (458 LF / 20)
PROVIDED R.O.W. TREES = 23 TREES
REQUIRED SHRUBS = 229 (458 LF FRONTAGE /20 x 10)
PROVIDED SHRUBS = 229
PARKING LOT AREA = 21,426 SF
PROVIDED INTERNAL PARKING LOT LANDSCAPE = 2,073 SF (9.7%)

N

0 20 40 60
Scale in Feet

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION	BY
H	04/24/24	REMOVED PLAY PLACE	DLP
F	02/20/24	REVISED PER CITY	DLP
E	1/26/24	REVISED PER CUWCD	DLP
C	12/04/23	REVISED PER CITY	DLP
B	9/29/23	REVISED PER CITY	DLP

LICENSED LANDSCAPE ARCHITECT DARRIN PERKES No. 11848 04/24/24 STATE OF UTAH

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801–713–3000

PREPARED FOR: MCORPORATION
KIDO DRIVE – OAK BROOK, ILLINOIS 60521

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OFFICE ADDRESS
DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

DRAWN BY	STD ISSUE DATE
–	–
REVIEWED BY	
–	
DATE REVIEWED	DATE ISSUED
–	–

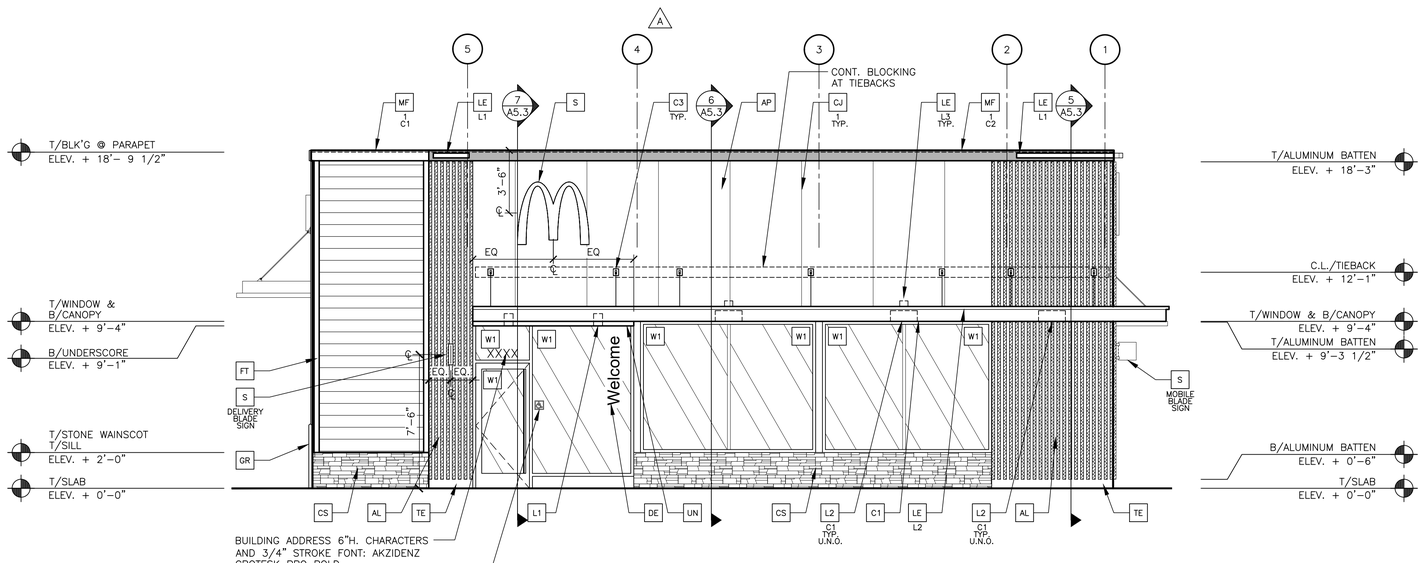
TITLE
McDONALD'S SITE IMPROVEMENT PLANS
VINEYARD, UTAH

DESCRIPTION
LANDSCAPE PLAN

SITE ID 043–0342 | SITE ADDRESS 391 GENEVA ROAD, VINEYARD, UTAH

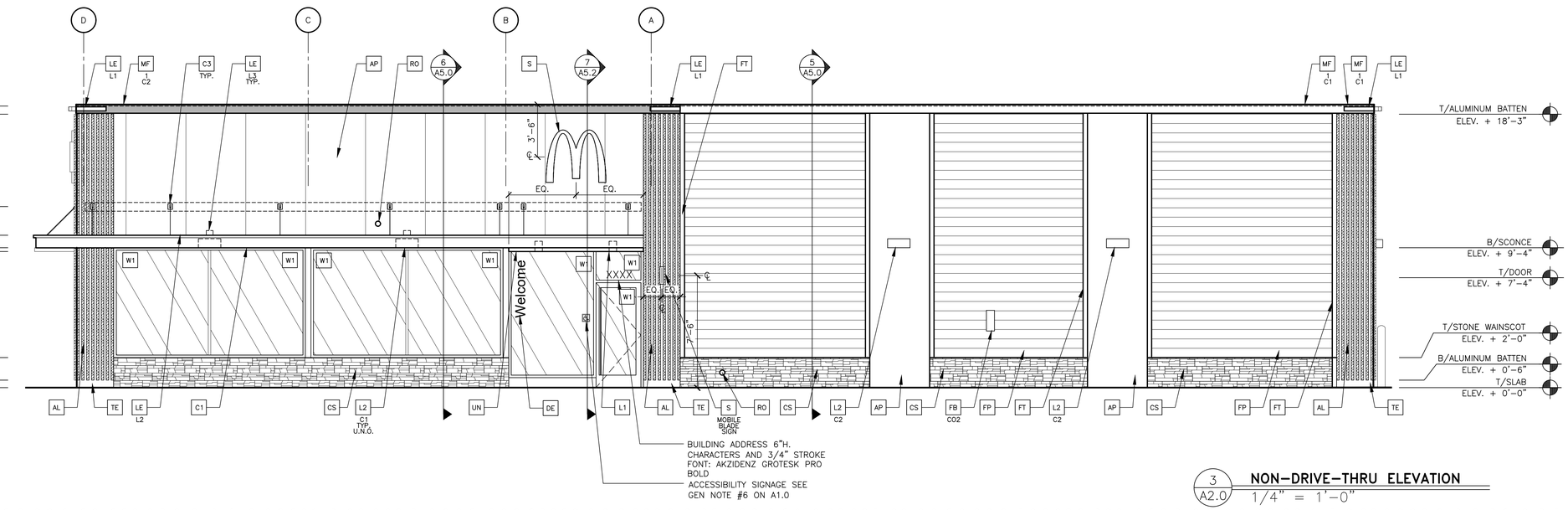
SHEET NO. LS-1

Job # 3498
path: P:\McDONALDS\utah\Vineyard\CAD\SHEETS\
file name: LS-1.dwg | plot date: April 25, 2024 | plotted by: DarrinPerkes



1 A2.0 **FRONT ELEVATION**
1/4" = 1'-0"

2 A2.0 **NOT USED**
--



3 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- **AL** ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- **AP** ALPOLIC METAL PANEL (COLOR: DON GRAY)
- **C1** ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- **C2** ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- **C3** ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS, WHEN TIEBACKS ARE INSTALLED ON METAL PANELING.
  SEE DETAIL 3/A5.0
- **CS** CULTURED STONE BY BORAL
  PRODUCT: HEWN STONE
  COLOR - SPAN
- **CJ** CONTROL JOINT
  1 — TYPE: 1 = ALPOLIC
- **D** HOLLOW METAL DOOR
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- **DE** DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- **EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1
- **FB**
  C02 — C02 = BULK C02 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- **FP** FIBER CEMENT LAP SIDING: SMOOTH HARDI-BOARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- **FT** FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 1 5/8" AND 3 1/2" WIDTH, 3/4" THICK, HZ5
  PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS
- **GR** GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- **L1** RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- **L2** RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- **LE** ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- **MF** METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- **PB** PIPE BOLLARD - PAINTED YELLOW
- **PT** (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- **RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- **S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- **ST** CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- **TE** TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- **UN** METAL UNDERSCORE
  COLOR: GOLD
- **W1** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- **W2** DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN: ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
C	4/29/24	REMOVE PLAYPLACE	JV
A	12/05/23	BUILDING SIGNAGE UPDATE	BA

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
10 Winter Street
Suite 201
Waltham, MA 02451
781-894-7775
www.corestatesgroup.com

PREPARED FOR:
McDonald's USA, LLC

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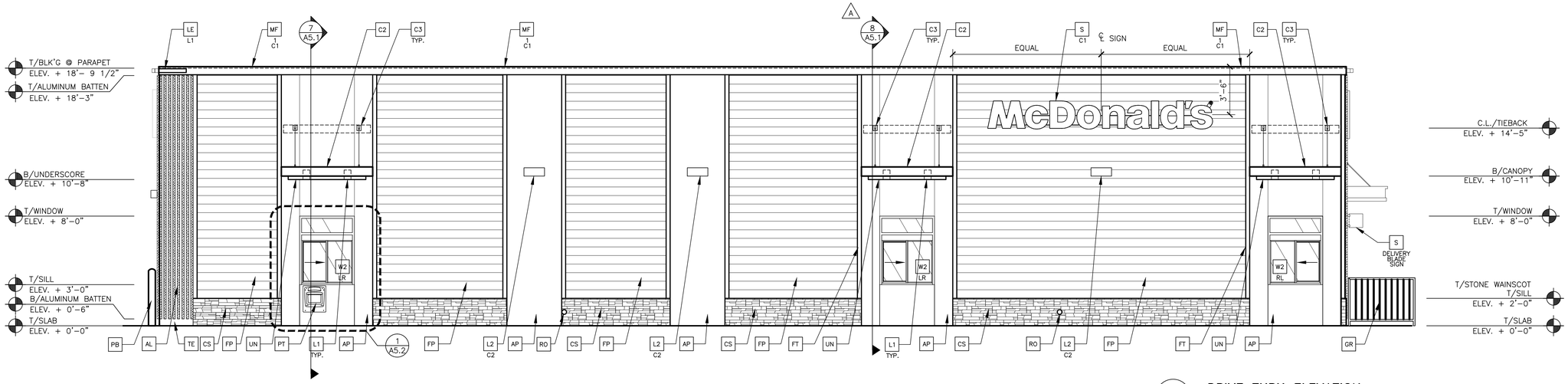
DRAWN BY: B.ABDALLA
STD ISSUE DATE: 2023_06
REVIEWED BY: M.PELINI
DATE ISSUED: 07/05/23
C.S.G. PROJECT #: MCD.37128

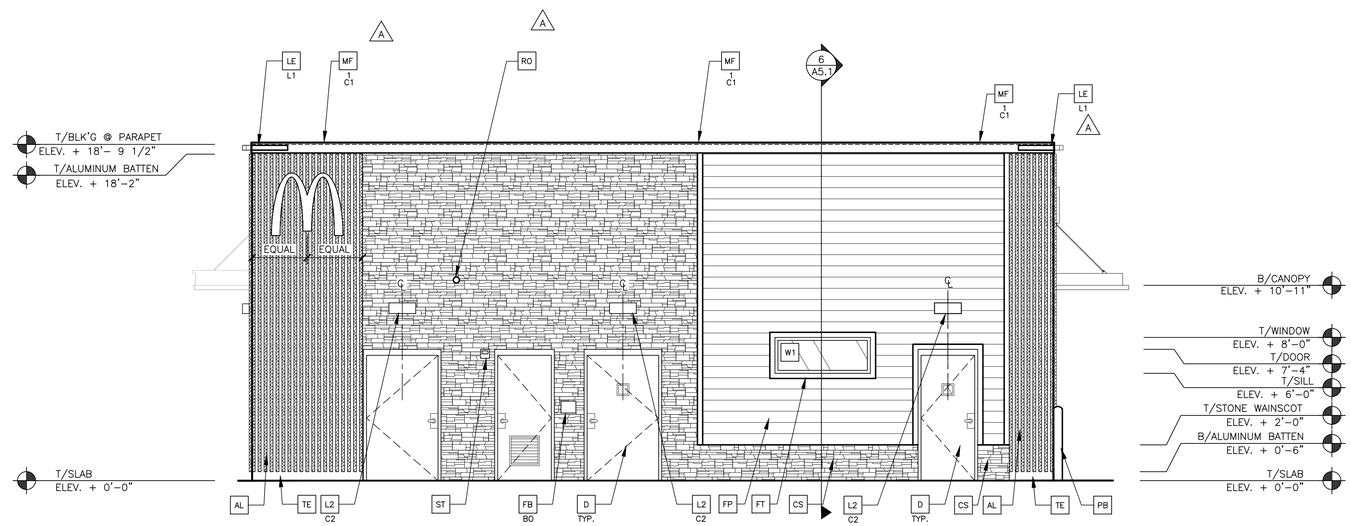
TITLE: 2019 STANDARD BUILDING 4587-PP-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS, WOOD ROOF TRUSS FRAMING, ALPOLIC/BATTEN/HARDIE BOARD EXTERIOR FINISH
SITE ID: 043-0342
SITE ADDRESS: 391 GENEVA RD VINEYARD, UT 84059

SHEET NO. 043-0342.00.0
A2.0
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"

2 A2.1 **NOT USED**
--



3 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES:

AL ALUMINUM BATTEN SYSTEM
SIZE: 2"X2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
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COLOR – SPAN

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D HOLLOW METAL DOOR
PAINT: "GAUNTLET GREY" SW7019 BY SHERWIN WILLIAMS

DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com

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FB
CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
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COLOR: GOLD

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XX — COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
C	4/29/24	REMOVE PLAYPLACE	JV
A	12/05/23	REVISED BUILDING SIGNAGE	BA

PREPARED BY:
CORE STATES GROUP
CORESTATES, INC.
10 Vinter Street
Suite 201
Hailey, ID 83333
Madison Hts, MI 48071
www.corestatesgroup.com

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PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	C.S.G. PROJECT #
B.ABDALLA	M.PELINI	MCD.37128
STD ISSUE DATE	DATE ISSUED	
2023_06	07/05/23	

TITLE: 2019 STANDARD BUILDING 4587-PP-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS; WOOD ROOF TRUSS FRAMING; ALPOLIC/BATTEN/HARDIE BOARD EXTERIOR FINISH
SITE ID: 043-0342
SITE ADDRESS: 391 GENEVA RD, VINEYARD, UT 84059

SHEET NO. 043-0342.00.0
A2.1
ELEVATIONS

Front Elevation

Rear Elevation

Non-Drive-Thru Side Elevation

Drive-Thru Side Elevation

Materials Legend

- **Fiber Cement Lap Siding - Hardie-Board Plank**
  "Gauntlet Grey" SW7019 by Sherwin Williams
- **Stone Wainscot (Wall Accent)**
  "Span" Cultured Stone by Boral - Hewn Stone
- **Aluminum Battens**
  Wood grain
- **Aluminum Canopy (Prefinished Metal)**
  "White"
- **Aluminum Underscore (Prefinished)**
  "Gold"
- **Aluminum Trellis (Prefinished)**
  "RAL 7022"
- **Glazing (Windows & Storefront)**
  1" Insulated Clear Glass
- **Storefront Mullions**
  "Deep Bronze"
- **Apolic Metal Panel**
  "RAL 7022"
- **Metal Coping**
  "Weathered Zinc"
- **Service Doors & Frames**
  "Gauntlet Grey" SW7019 by Sherwin Williams

CORE STATES GROUP

Proposed McDonald's Restaurant #043-0342
391 Geneva Rd
Vineyard, UT
23 April, 2024

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 1, 2024
Agenda Item: Orchards 7 & 8 Live/ Work Units Site Plan
Department: Community Development Department
Presenter: Anthony Fletcher

Background/Discussion:
The applicant, Mike Olsen, is proposing a development The Orchards Phases 7 and 8. These two phases lie between the Center Street bridge to the North and New Vineyard Road to the South. This 4.69 acre parcel will include 56 "Live-Work" townhome units. The proposed project site is located in the HDR-2 Zoning District which allows for medium and high-density multiple family residential which will provide a full range of housing choices for city residents and amenities. The Live/ work Concept was extensively discussed and approved by the City Council with a Development agreement.

These unique one-to-two bedroom modern farm-style units are designed to be able to adapt to work at home employees and specialty small business'. Each unit has an enclosed one or two-car garage with 24 additional on-site garage spaces available.
The three front courtyard configurations are designed to accommodate an aesthetic waiting/gathering area for clients and visitors. Also incorporated is a two-story business center accessible to Orchards residents making this modern work era layout an attractive addition to Vineyard City.

Expanded parking along New Vineyard Road with 117 additional angled parking spaces will alleviate parking concerns with easy accessibility for patrons and visitors. This new design concept will add a useable component to the residential mix in this area of Vineyard City.

Fiscal Impact:

Recommendation:
STAFF RECOMMENDATION
Staff recommends approval of the site plan, provided the following conditions are met.
CONDITIONS OF APPROVAL

1. The applicant shall provide an easement, as required by the approved Development Agreement, to be added as public access to the easternmost access to the parking stalls adjacent to the public trail.
2. The applicant shall provide a strategy that meets fire access requirements and maximizes the safety and convenience of pedestrian flow around the outdoor seating area. All fire requirements shall be approved by Fire Marshal to proceed.
3. The applicant shall meet all building design requirements.

4. The applicant shall observe the city's 'Nuisances General' ordinance outlined in the Municipal Code, Section 8.08.101(C)(2)(p).
5. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
6. The applicant pays any outstanding fees and makes any redline corrections.

The applicant is subject to all federal, state, and local laws.

Sample Motion:
"I move to recommend approval the proposed site plan as presented with the conditions provided..."

Attachments:
1. Traffic Study Live-Work Units
2. Updated Site Plan
3. Landscape Plan
4. Elevations

January 16, 2024

TRANSPORTATION ENGINEERING

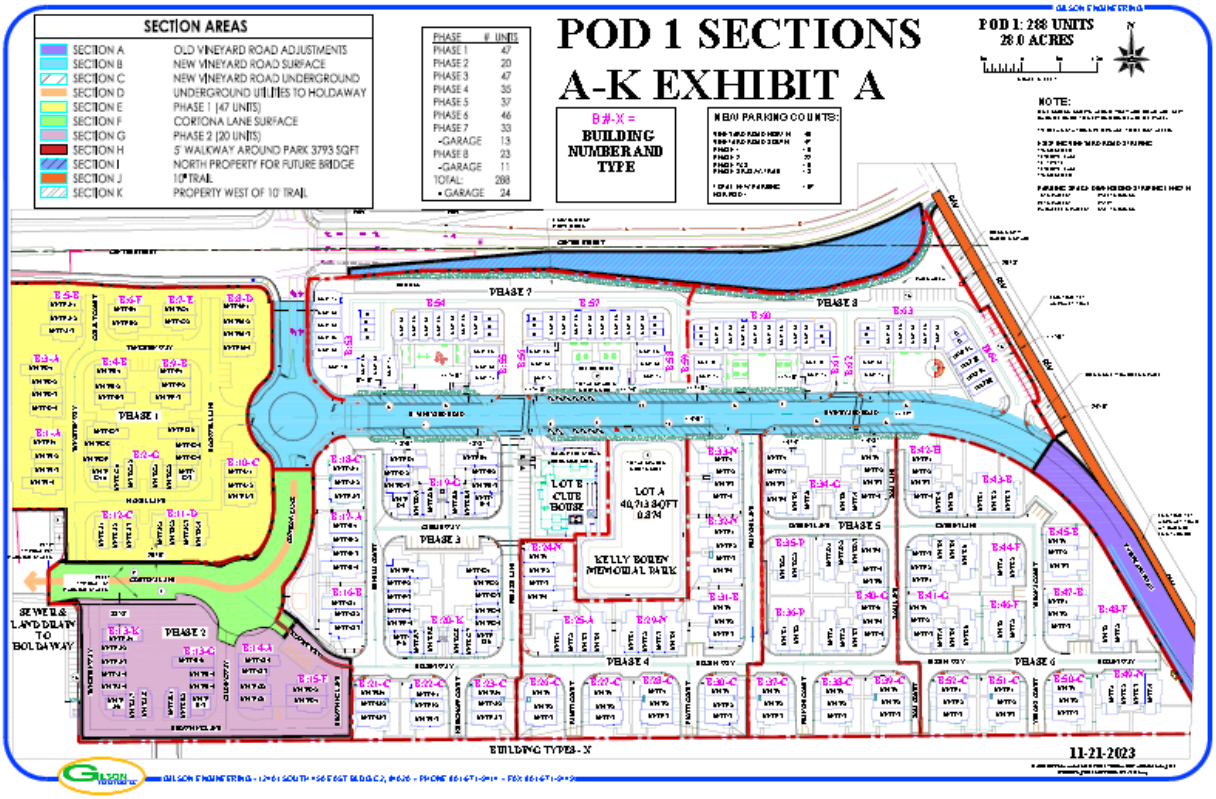
RE: Orchard Phase 7 and 8 Development – Trip Memo and Parking – Vineyard, UT

The following is a trip generation and parking discussion memo for the proposed 56 unit live-work development of Orchard Phase 7 and 8. These development phases are located between Center Street and E Vineyard Road, to the east of Cortona Lane in Vineyard, Utah. The unique nature of this development raises questions regarding the traffic and parking needs because the limitations placed on these live-work units restricts the units to a resident that can also run a small business but is limited to no more than 2 employees. The development is planned around a central office building that will be available only for the development uses and therefore acts as a amenity much like a clubhouse would function.

Figure 1 identifies the site location and Figure 2 shows the proposed land uses for the development.

Figure 1: Site Location

P.O. Box 521651 Salt Lake City, UT 84152
(801) 949-0348 atrans@comcast.net


POD 1 SECTIONS
A-K EXHIBIT A
POD 1: 288 UNITS
28.0 ACRES
SECTION AREAS
SECTION A OLD VINEYARD ROAD ADJUSTMENTS
SECTION B NEW VINEYARD ROAD SURFACE
SECTION C NEW VINEYARD ROAD UNDERGROUND
SECTION D UNDERGROUND UTILITIES TO HOLDAWAY
SECTION E PHASE 1 (47 UNITS)
SECTION F CORTONA LANE SURFACE
SECTION G PHASE 2 (20 UNITS)
SECTION H 5' WALKWAY AROUND PARK 3793 SQFT
SECTION I NORTH PROPERTY FOR FUTURE BRIDGE
SECTION J 10' TRAIL
SECTION K PROPERTY WEST OF 10' TRAIL
PHASE # UNITS
PHASE 1 47
PHASE 2 20
PHASE 3 47
PHASE 4 35
PHASE 5 37
PHASE 6 46
PHASE 7 33
-GARAGE 13
PHASE 8 23
-GARAGE 11
TOTAL 288
• GARAGE 24
B #-X =
BUILDING NUMBER AND TYPE
NEW PARKING COUNTS:
NOTE:
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
LOT B CLUB HOUSE
LOT A 40,713.80 FT 0.93 AC
KELLY BOREN MEMORIAL PARK
SEWER & LAND DRAIN TO HOLDAWAY
BUILDING TYPES - X
11-21-2023

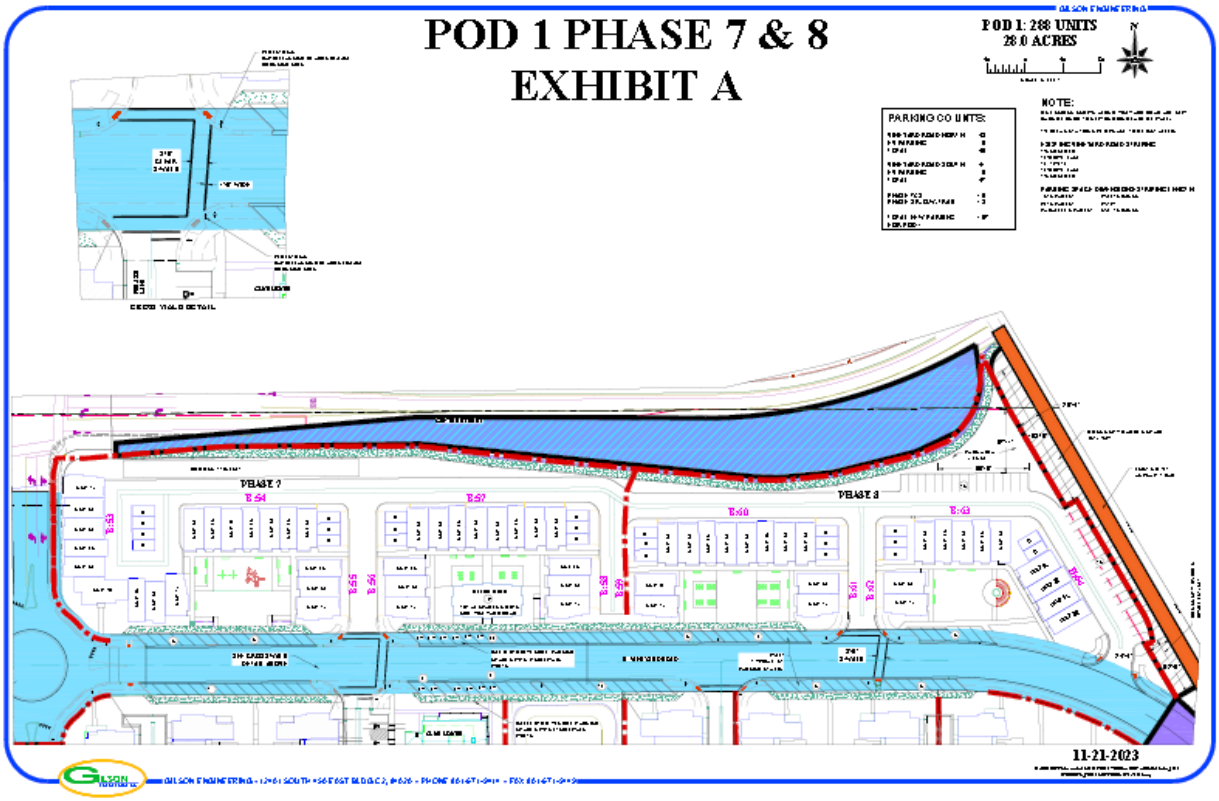

POD 1 PHASE 7 & 8
EXHIBIT A
POD 1: 288 UNITS
28.0 ACRES
PARKING COUNTS:
NOTE:
PHASE 7
PHASE 8
11-21-2023

Figure 2: Proposed Land Use

Trip Generation

Trip generation rates for different types of land uses typically come from the Institute of Transportation Engineers (ITE) *Trip Generation* Manual. Based on the land use assumption type and size of the building, the projected traffic generated by the site is determined. Table 1 identifies the projected site traffic for the proposed development. There are various land uses that can be applied. Depending on the land use assumed will determine the traffic generated.

Table 1: Site Trip Generation

			Trip Rate			Trips		
ITE 11th Edition	Size	Land Use	AM	PM	Daily	AM	PM	Daily
Off Campus Student Housing	56	225	0.12	0.24	3.57	7	13	200
Apartment with 1st Floor Retail	56	231	0.22	0.17	0.00	12	10	0
Apartments	56	220	0.40	0.51	6.74	22	29	377

Parking

The parking demand is not easily determined because the resident and the employees and potential customers need to be accommodated. This is a combination of garage space, surface parking on site and street parking. In addition, what percentages of the live-work building are businesses with just the resident operating a business, has one employee or two employees. Then the success and type of business will determine the parking need. Coffee shops will need parking in the morning, computer repair shop after the morning rush, etc.

There is City code to consider and then there is a logical review of the likely and potential demand.

The site is planning to provide a garage space for each unit (56 spaces). Then on-site there is planned to be 33 surface parking spaces in the northeast corner of Phase 8 along the 10 foot trails. East Vineyard Road is being restriped to allow on-street parking with 49 spaces on the north side and 47 spaces on the south side.

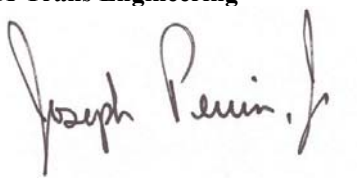
This equates to 185 spaces, but how will this be utilized. Assuming 1 car for the resident and the maximum number of employees per unit (2 employees) would equate to 3 vehicles per unit or 3*56 units = 168 parking spaces. The probability that every unit would have all 3 employees is highly unlikely but what would be the appropriate assumption?

The other option is to utilize City code and provide residential parking stalls, which would be two per unit (56*2=112) since they are two-bedroom apartments, and then commercial / industrial spaces for the remainder square footage. The commercial area is 16,808 square foot however this can be used for many different types of businesses so the 5 spaces per 1,000 sf would be excessive. If the code is strictly followed and the 5 spaces were applied, then 84 spaces are needed for the commercial area and 112 for the residential parking. However, since this is a live-work location, one of the employees is the resident so this would represent a double parking count. So the Code would indicates (56 +84 = 140 spaces)

What this indicates is that the proposed parking should be sufficient for supporting Phase 7 and 8. The concern is that with the restriping of E Vineyard Road, how to keep the surrounding Phases from using that parking space as well. Our recommendation is that the south side of the road be permitted for employees (45 stalls) and the north side be restricted to 2-3 hour parking for guests. This will become an enforcement issue as once residents know the parking is not enforced, then they will begin using the on-street parking.

Please let me know if you have any questions.

Sincerely,
A-Trans Engineering



Joseph Perrin, PhD, PE, PTOE
Principal

CONSTRUCTION KEY NOTES

1. INSTALL ADA RAMP PER APWA STD.
2. INSTALL MODIFIED APWA TYPE 'P' CURB, 1" LIP.
3. INSTALL WATERWAY SEE APWA DETAIL 4/C.502
4. INSTALL 8' CONCRETE TRAIL 4" THICK OVER 6" BASE
5. INSTALL CHAIN LINK FENCE
6. INSTALL 4" ASPHALT PER DETAIL 4 ON SHEET C.502
7. CONNECT TO EXISTING CURB AND GUTTER
8. CONSTRUCT LANDSCAPE WALL
9. LANDSCAPE AREA REFER TO LANDSCAPE PLANS BY OTHERS
10. INSTALL PAINT PARKING AND CROSSWALK STRIPING PER LATEST VERSION OF M.U.T.C.D TYP.
11. INSTALL 4" THICK CONCRETE OVER 6" UNTREATED BASE COURSE
12. CONSTRUCT APWA TYPE 'P' CURB PER STD. DETAIL 209.
13. 3' LONG TRANSITION TYPE 'P' CURB TO MODIFIED TYPE 'P' CURB WITH 1" LIP ACROSS DRIVE ENTRANCES
14. CONSTRUCT TYPICAL CURB AND GUTTER PER VINEYARD CITY STANDARD DWG No. 5
15. INSTALL CARMANAH SC315-G CABINET BASED RECTANGULAR RAPID FLASHING BEACON.
16. INSTALL STREET LIGHT PER VINEYARD CITY STANDARD DWG. No. 28
17. INSTALL (2) INVERTED U BICYCLE RACKS PER VINEYARD ZONING CODE 15.38.030-2 H ii
18. INSTALL PAINTED WHITE CROSSWALK PER VINEYARD CITY STANDARD.

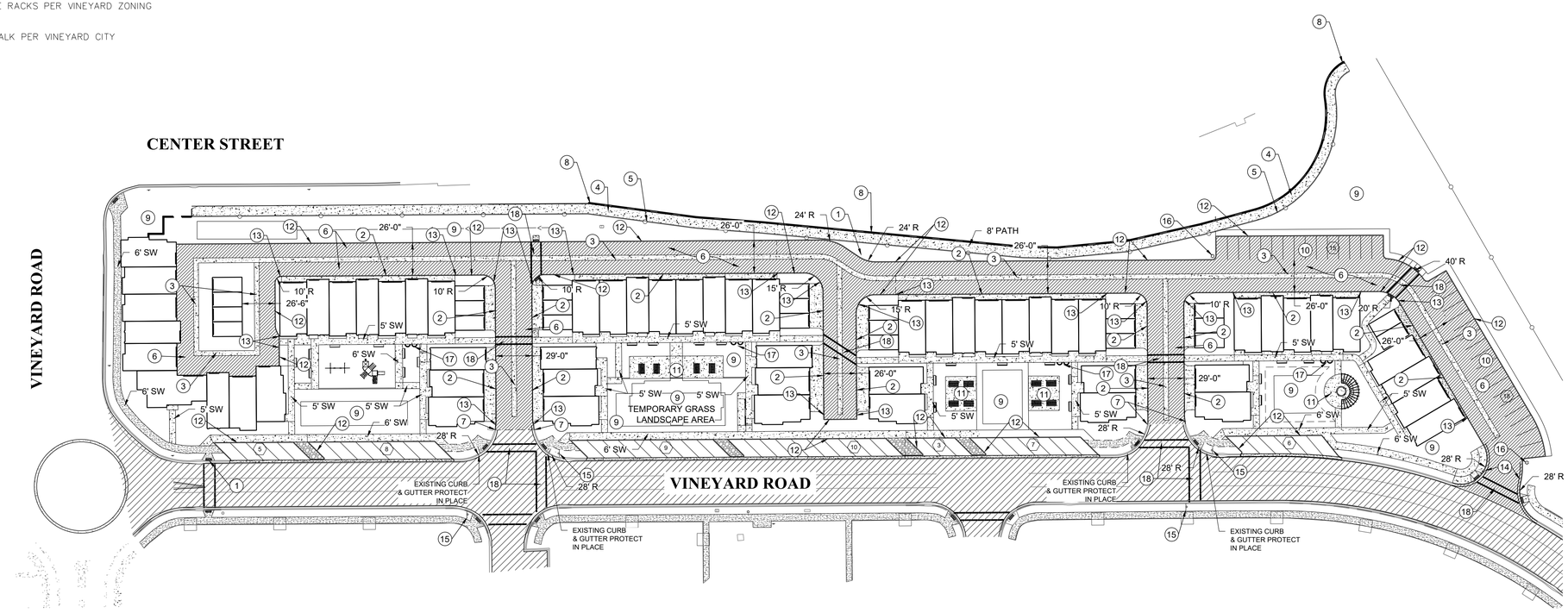
LEGEND

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

N

50 0 50 100

SCALE IN FEET
24x36 = 50
11x17 = 100



INTERIOR SITE LIGHTING NOTE:

INTERIOR SITE LIGHTING ALONG WALK PATHS TO BE SOLAR POWERED BOLLARD LIGHTING.

NOTES

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

(x) PARKING STALL NO.

SITE STATISTICS:

HARDSCAPE:	50,003 SF
SIDEWALK:	23,072 SF
BUILDING:	61,307 SF
CURB & GUTTER:	6,757 SF
BARRIER CURB:	8,444 SF
LANDSCAPE:	74,100 SF
TOTAL:	223,683 SF (5.14 AC)

BENCHMARK

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

BENCHMARK ELEVATION = 4,516.52 FEET NAVD 1988

DISCLAIMER NOTE

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

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

GILSON ENGINEERING
Consulting Engineers & Surveyors
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

LICENSED PROFESSIONAL ENGINEER
4/25/24
No. 362118
Bradley S. Gilson
STATE OF UTAH

THE ORCHARDS
AT THE HOMESTEADS

REV.	DATE	BY	COMMENTS

REVISIONS

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

DATE: APRIL 2024
DRAWING NAME: F-102 SITE PLAN
DESIGNED/DRAWN BY:
CHECKED: APPROVED:

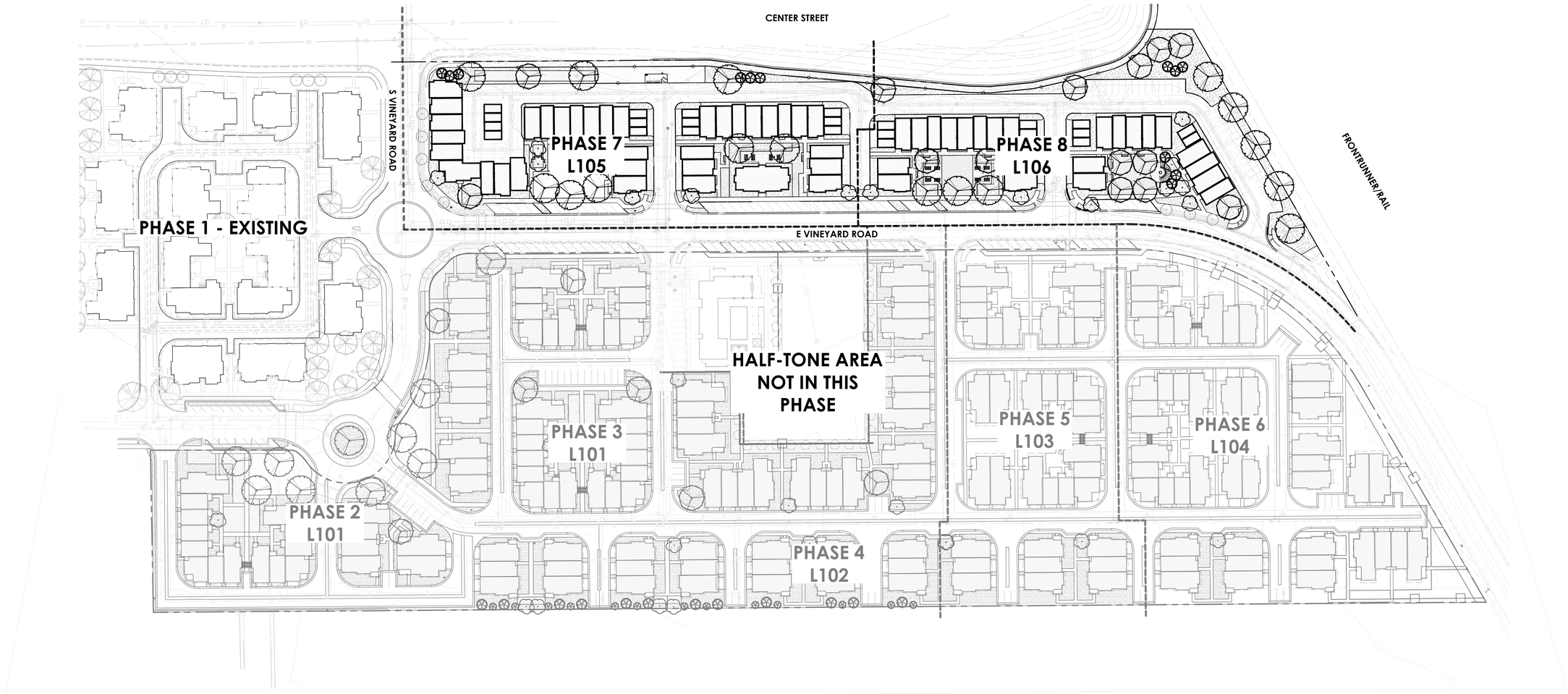
SITE PLAN

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

REVISION: 2

PROJ. # AIM.059

C.102



SITE SUMMARY

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

0 60 120 180

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THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
OVERALL LANDSCAPE PLAN

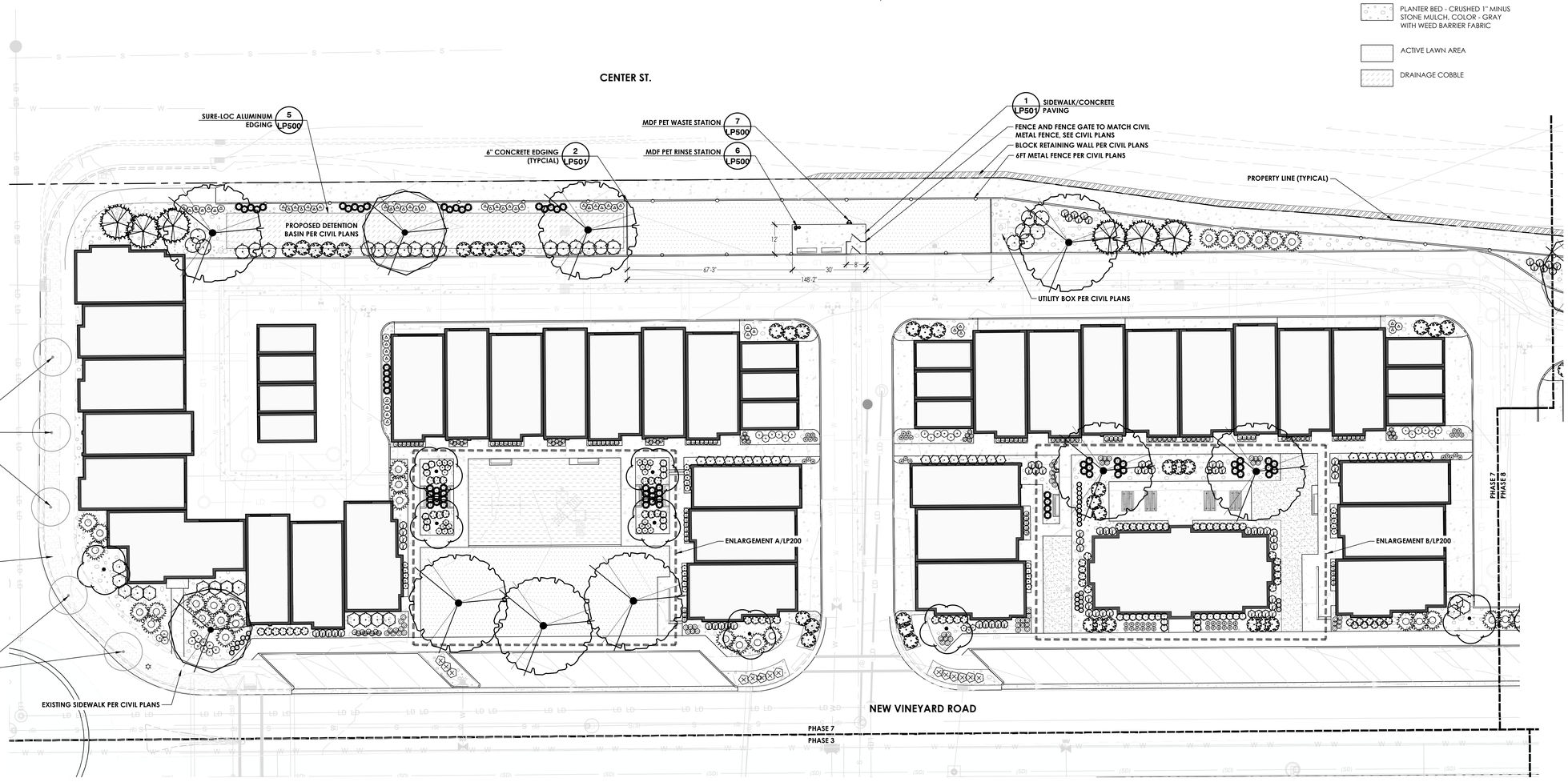
SHEET NUMBER:
LP100
LANDSCAPE

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	CERCIS CANADENSIS EASTERN REDBUD
	LIRIODENDRON TULIPIFERA TULIP POPLAR
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA
EVERGREEN TREES	
	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE
SHRUBS	
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BERBERIS THUNBERGII 'RED TORCH' RED TORCH JAPANESE BARBERRY
	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER
	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER
	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL
	POTENTILLA FRUTICOSA `JACKMANII' JACKMAN`S BUSH CINQUEFOIL
	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	ROSA SHRUB `HOPE FOR HUMANITY' HOPE FOR HUMANITY ROSE
	ROSA X 'RADWHITE' WHITE KNOCK OUT® ROSE
GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'KAR FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FESTUCA OVINA `GLAUCA` SHEEP FESCUE
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
PERENNIALS	
	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	RUDBECKIA FULGIDA `GOLDSTURM` GOLDSTURM CONEFLOWER
	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
VINE/ESPALIER	
	WISTERIA MACROSTACHYA 'AUNT DEE AUNT DEE KENTUCKY WISTERIA

SITE LEGEND

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



SEE SHEET LP501 FOR FULL PLANT SCHEDULE

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THE ORCHARDS AT THE HOMESTEAD

VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
PHASE 7 LANDSCAPE PLAN

SHEET NUMBER:
LP105
LANDSCAPE

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	CERCIS CANADENSIS EASTERN REDBUD
	LIRIODENDRON TULIPIFERA TULIP POPLAR
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA
EVERGREEN TREES	
	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE
SHRUBS	
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BERBERIS THUNBERGII 'RED TORCH' RED TORCH JAPANESE BARBERRY
	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER
	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH
	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER
	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL
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	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
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	ROSA SHRUB `HOPE FOR HUMANITY` HOPE FOR HUMANITY ROSE
	ROSA X 'RADWHITE' WHITE KNOCK OUT® ROSE
GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'KAR FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FESTUCA OVINA `GLAUCA` SHEEP FESCUE
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
PERENNIALS	
	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	RUDBECKIA FULGIDA `GOLDSTURM` GOLDSTURM CONEFLOWER
	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
VINE/ESPALIER	
	WISTERIA MACROSTACHYA 'AUNT DEE AUNT DEE KENTUCKY WISTERIA

SITE LEGEND

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

0 20 40 60

SEE SHEET LP501 FOR FULL PLANT SCHEDULE

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THE ORCHARDS AT THE HOMESTEAD

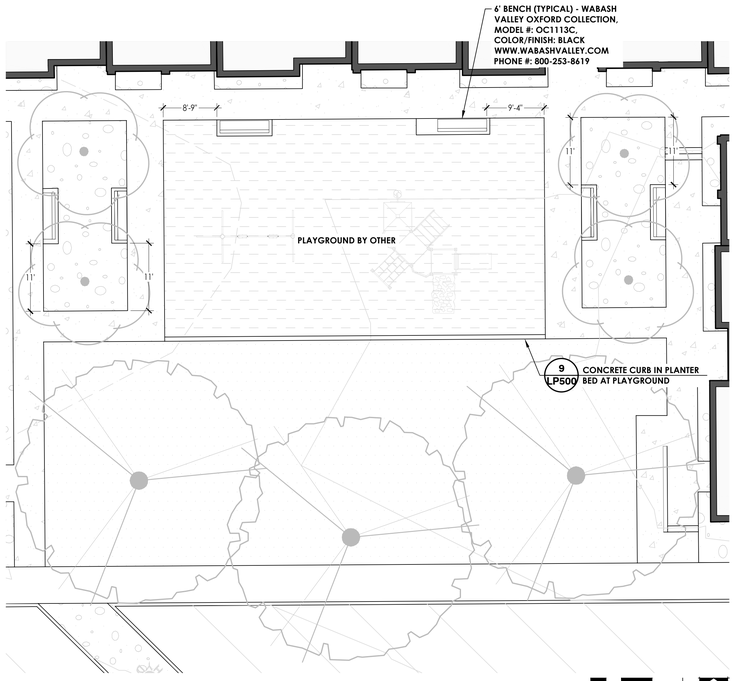
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

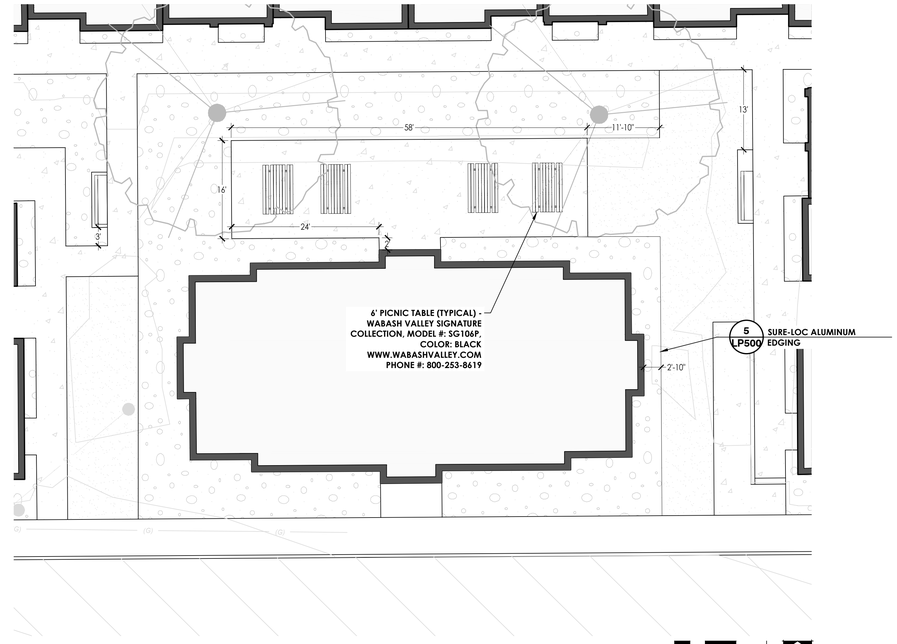
PROJECT NO. 13-079
DATE: 29 JAN. 2024
REVISIONS:

SHEET TITLE:
PHASE 8 LANDSCAPE PLAN

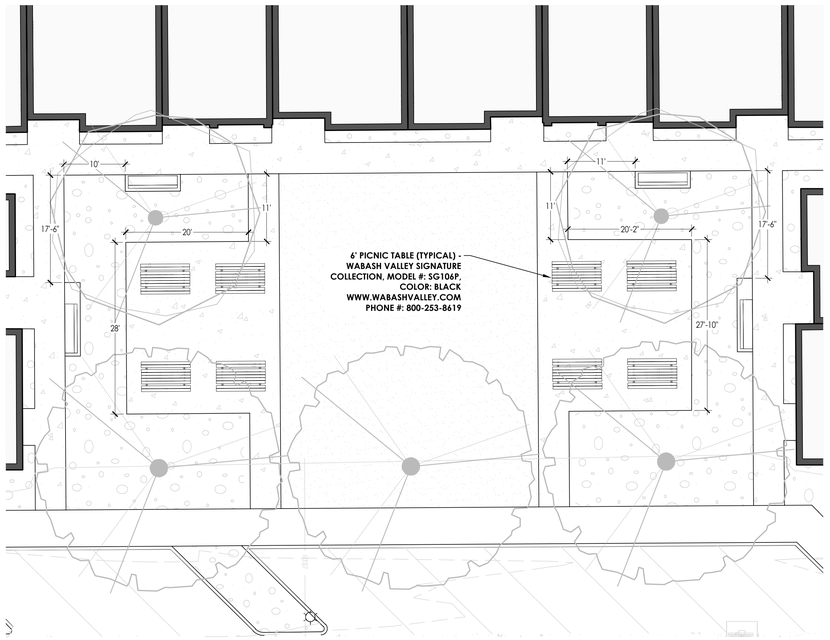
SHEET NUMBER:
LP106
LANDSCAPE



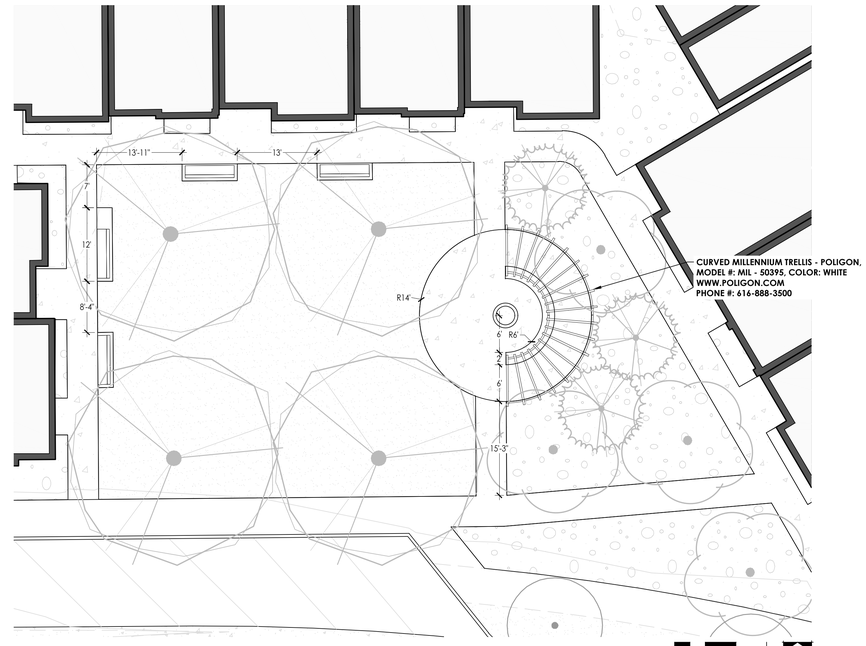
A ENLARGEMENT - PLAYGROUND AREA



B ENLARGEMENT - OFFICE AREA



C ENLARGEMENT - PICNIC AREA



D ENLARGEMENT - FIRE PIT SEATING AREA

SITE LEGEND

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

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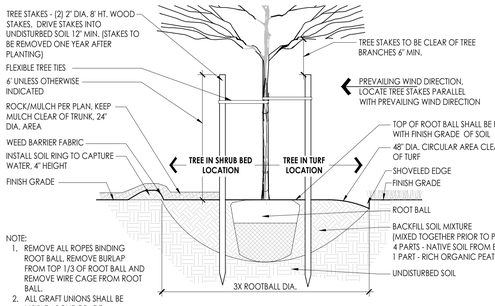
THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

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

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

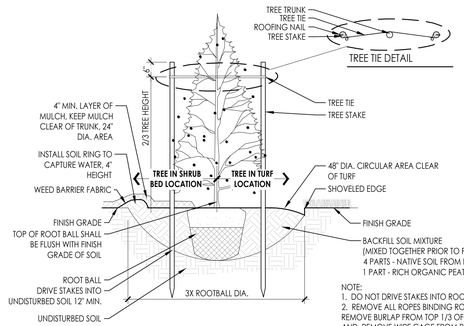
SHEET NUMBER:
LP105
LANDSCAPE



NOTE:
1. REMOVE ALL ROPES BINDING ROOT BALL. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE CAGE FROM ROOT BALL.
2. ALL GRAFT UNIONS SHALL BE VISIBLE ABOVE GRADE.

1 DECIDUOUS TREE PLANTING

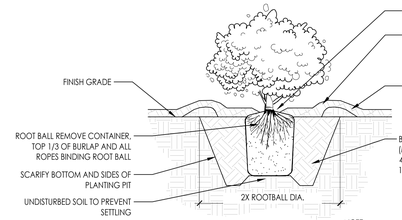
NOT TO SCALE — T-PL-02



NOTE:
1. DO NOT DRIVE STAKES INTO ROOT BALL.
2. REMOVE ALL ROPES BINDING ROOT BALL. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL AND REMOVE WIRE CAGE FROM ROOT BALL.
3. TREE TIE TO BE FLEX STRAP TREE TIES, ONE CONTINUOUS PIECE.
4. STAKE CONIFER TREES AS DIRECTED BY LANDSCAPE ARCHITECT.

2 EVERGREEN TREE PLANTING

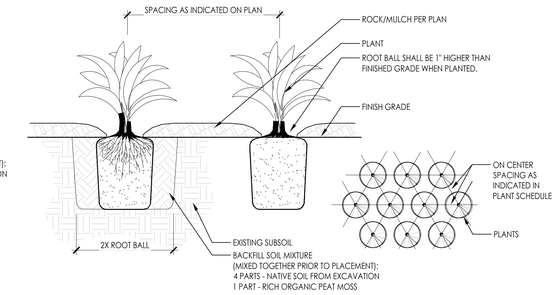
NOT TO SCALE — T-PL-01



NOTE:
1. TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE WHEN PLANTED.

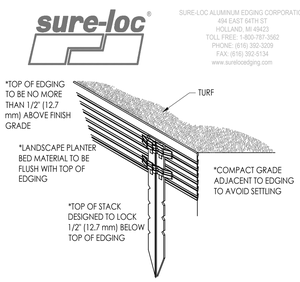
3 SHRUB PLANTING

NOT TO SCALE — T-PL-04



4 PERENNIAL PLANTING

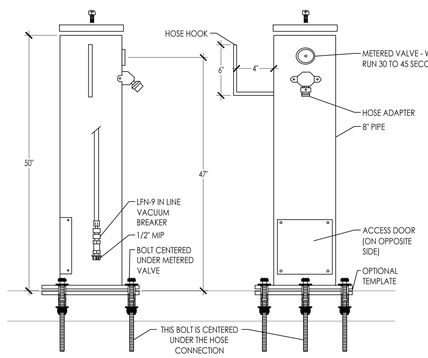
NOT TO SCALE — T-PL-05



NOTES:
1. USE SURE-LOC CRISPEDGE, SIZE 3/16" X 5 1/2". 10 PIECES (160 LINEAR FEET) PER BOX
2. BLACK ANODIZED FINISH IS REQUIRED
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

5 SURE-LOC ALUMINUM EDGING

NOT TO SCALE — P-TH1-01



MODEL 505 SM RINSE STATION

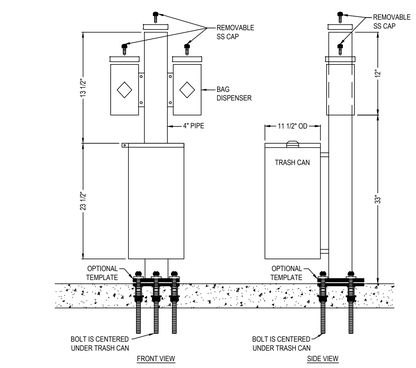
SHOWN W/ OPTIONAL 8" SS SURFACE CARRIER

NOTES:
1. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED ON SURFACE MOUNT INSTALLATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER
7. REFERENCE NUMBER 3354-10.35.

MOST DEPENDABLE FOUNTAINS, INC.
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com

6 MDF PET RINSE STATION

NOT TO SCALE — T-SI-FUR-17



395 SM

395 SM PET WASTE STATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

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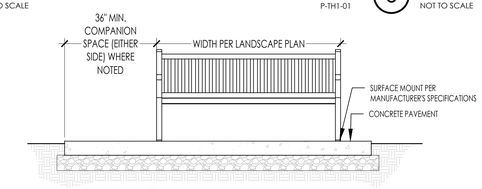
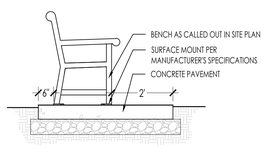
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com

7 MDF PET WASTE STATION

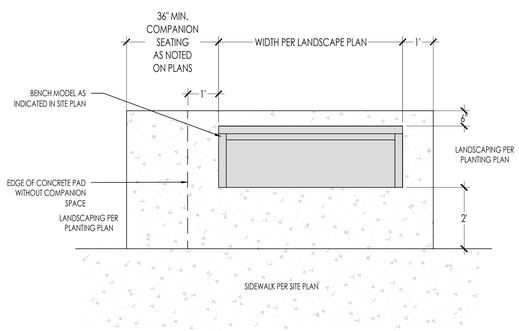
NOT TO SCALE — T-SI-FUR-18



FRONT VIEW



SIDE VIEW

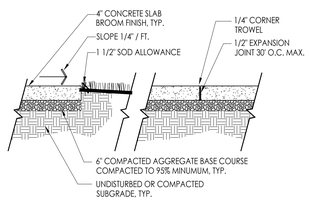


PLAN VIEW

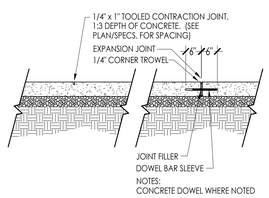
NOTES:
1. PROVIDE EXPANSION JOINT BETWEEN CONC. PAD AND SIDEWALK
2. CONCRETE SHALL BE 6-1/2 BAG MIX AT 4000 PSI.
3. PAVING TO HAVE LIGHT BROOM FINISH
4. SEE SITE PLAN FOR SCORING AND DIMENSIONS.
5. CONCRETE TO BE 4" THICK.
6. ALL CONCRETE EDGES TO HAVE 1/2" RADIUS
7. BENCH TO BE SURFACE MOUNTED AND INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. INSTALL BENCH PER MANUFACTURES RECOMMENDATIONS.

10 BENCH WITH CONCRETE PAD

NOT TO SCALE — T-SI-FUR-BNCH-01



Edge Section — Expansion Joint Section

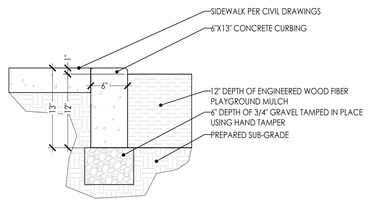


NOTES:
CONCRETE DOWEL WHERE NOTED

Contraction Joint Section — Expansion Joint w/ Dowel

8 CONCRETE CURB AT PLAYGROUND

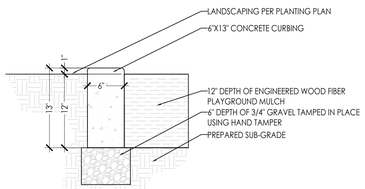
NOT TO SCALE — T-SI-H&C-09



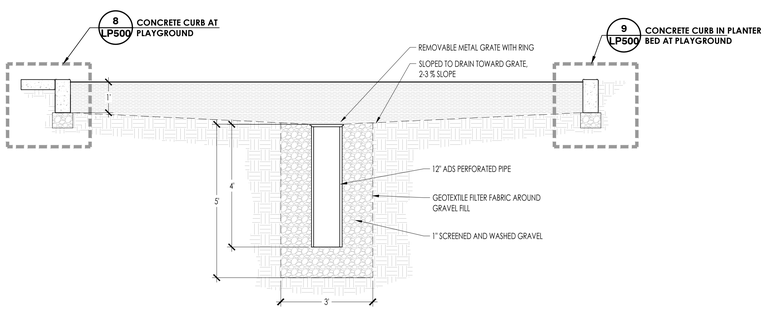
NOTES:
1. CURBING TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND CURBING-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.

9 CONCRETE CURB IN PLANTER BED AT PLAYGROUND

NOT TO SCALE — T-SI-H&C-27



NOTES:
1. CURBING TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND EDGING-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.



11 AREA DRAIN SUMP IN PLAYGROUND

NOT TO SCALE — T-SI-49

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Sandy, UT 84094
ph. 801.269.0055 fax
801.269.1425
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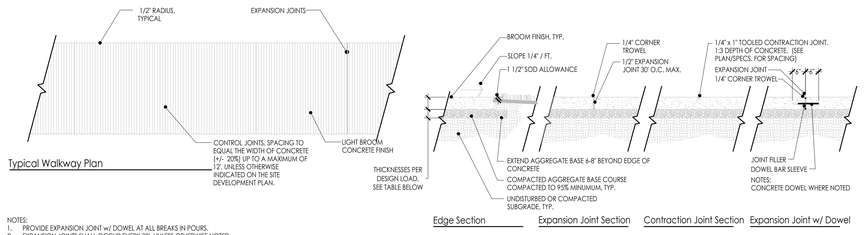
THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP500
LANDSCAPE



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

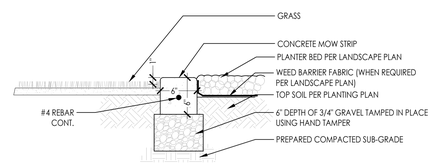
CONCRETE DESIGN LOADS

CONCRETE TYPE	AGGREGATE CONC. THICKNESS	BASE THICKNESS
LIGHT DUTY (SIDEWALK/PLAZA)	4"	4"
MEDIUM DUTY (LIGHT VEHICULAR USE)	6"	6"
HEAVY DUTY (HEAVY VEHICULAR USE)	8"	8"

1 SIDEWALK/CONCRETE PAVING

NOT TO SCALE

T-SI-H&C-26



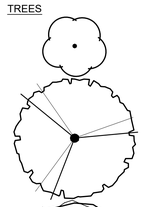
NOTES:
1. PLANTER EDGE TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOW STRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOW STRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. LOCATION OF PLANTER STRIP TO BE APPROVED BY LANDSCAPE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

2 6" CONCRETE EDGING (TYPCIAL)

NOT TO SCALE

T-SI-H&C-07

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	CC	16	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.	B&B
	LT	16	LIRIODENDRON TULIPIFERA TULIP POPLAR	2" CAL.	B&B
	ZG	13	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL.	B&B
EVERGREEN TREES					
	PP	12	PINUS STROBUS 'BLUE CLOVERS' BLUE CLOVERS WHITE PINE	6` HT.	B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	BC	63	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.
	BY	41	BERBERIS THUNBERGII 'RED TORCH' RED TORCH JAPANESE BARBERRY	5 GAL.
	CA2	57	CORNUS SERICEA `ARCTIC FIRE` ARCTIC FIRE DOGWOOD	5 GAL.
	CL	43	COTONEASTER DAMMERI 'LOWFAST' LOWFAST BEARBERRY COTONEASTER	5 GAL.
	EC	36	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	5 GAL.
	JS2	98	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	5 GAL.
	PA3	117	POTENTILLA FRUTICOSA `ABBOTSWOOD` ABBOTSWOOD BUSH CINQUEFOIL	5 GAL.
	PJ2	51	POTENTILLA FRUTICOSA `JACKMANII` JACKMAN`S BUSH CINQUEFOIL	5 GAL.
	PP2	46	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
	RG	101	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	5 GAL.
	RH	96	ROSA SHRUB `HOPE FOR HUMANITY` HOPE FOR HUMANITY ROSE	5 GAL.
	RW	33	ROSA X 'RADWHITE' WHITE KNOCK OUT® ROSE	5 GAL.
GRASSES				
	CK	71	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.
	FO	87	FESTUCA OVINA `GLAUCA` SHEEP FESCUE	1 GAL.
	HS	80	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.
PERENNIALS				
	HP3	130	HEMEROCALLIS X `PARDON ME` PARDON ME DAYLILY	1 GAL.
	HO	104	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.
	RG2	93	RUDBECKIA FULGIDA `GOLDSTURM` GOLDSTURM CONEFLOWER	1 GAL.
	SM	133	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.
VINE/ESPALIER				
	WM	4	WISTERIA MACROSTACHYA 'AUNT DEE' AUNT DEE KENTUCKY WISTERIA	5 GAL.

SITE LEGEND

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

PLANTING NOTES

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

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801.269.1425
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THE ORCHARDS AT THE HOMESTEAD

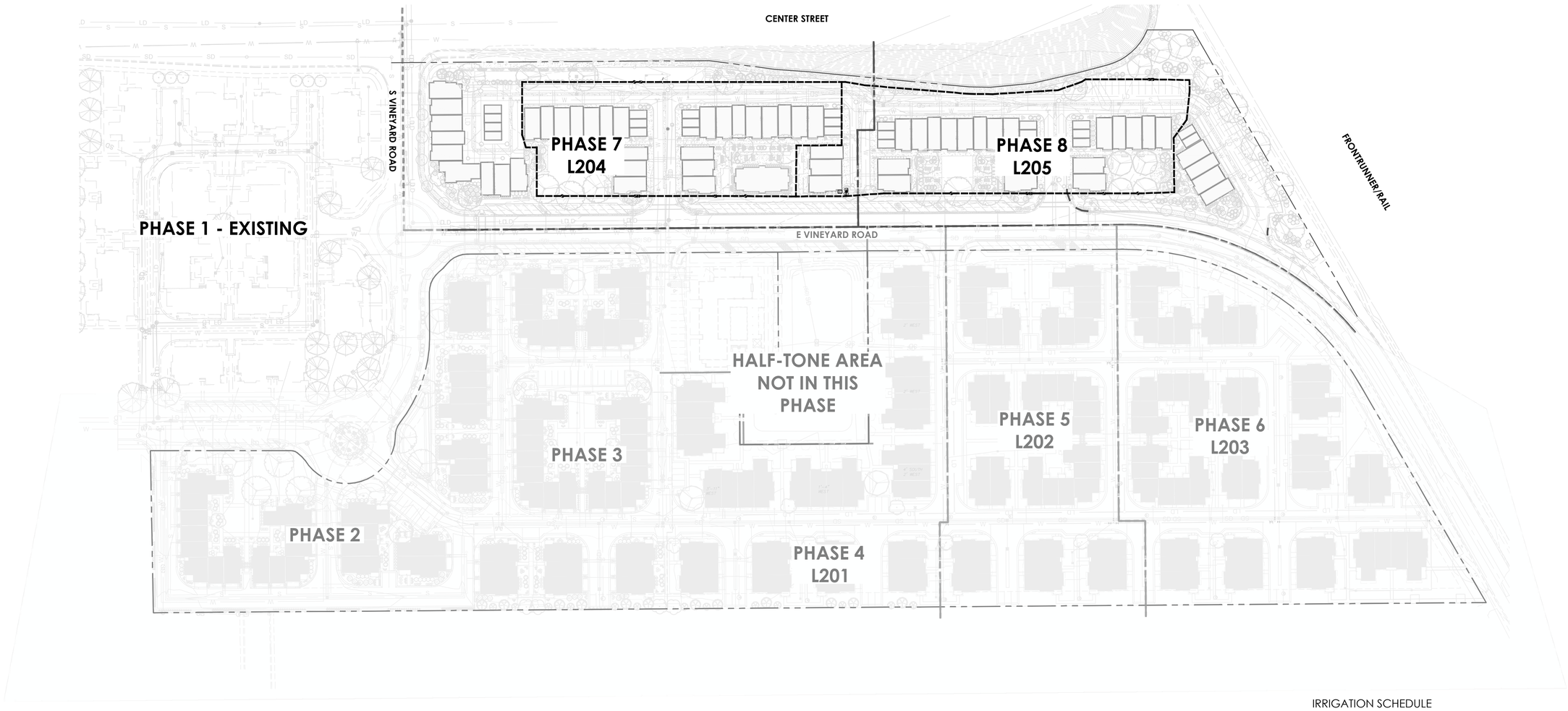
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
LANDSCAPE DETAILS AND SCHEDULES

SHEET NUMBER:
LP501
LANDSCAPE



IRRIGATION SCHEDULE

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

0 60 120 180

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VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
OVERALL IRRIGATION PLAN

SHEET NUMBER:
LI100

LANDSCAPE

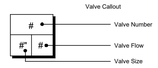
IRRIGATION SCHEDULE

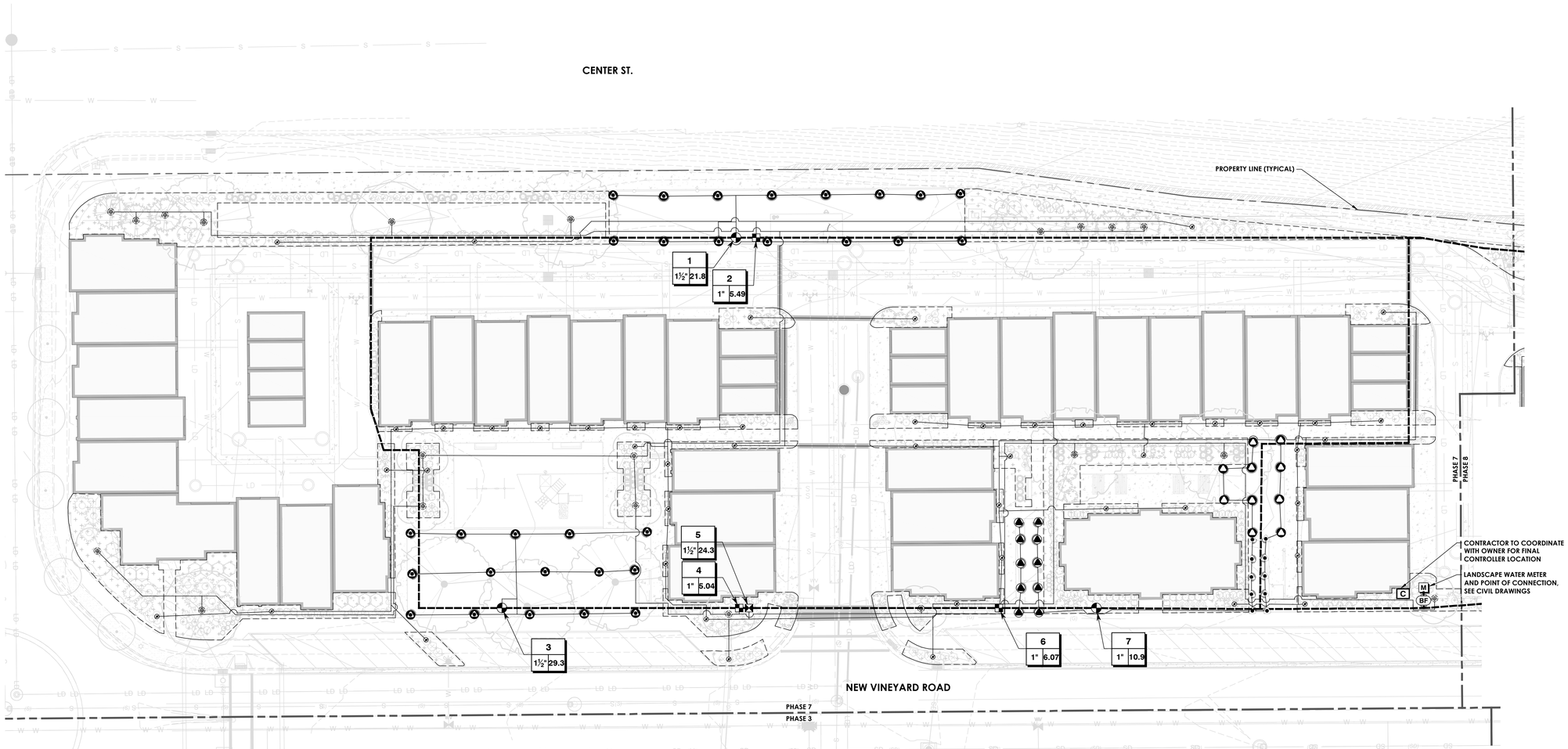
SYMBOL	MANUFACTURER/MODEL	DETAIL
1000	HUNTER MP1000 PROS-04-PRS40-CV	9/LI500
2000	HUNTER MP2000 PROS-04-PRS40-CV	9/LI500
3000	HUNTER MP3000 PROS-04-PRS40-CV	9/LI500
800 A 800 F	HUNTER MP800SR PROS-04-PRS40-CV	9/LI500

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT	10/LI500
	RAIN BIRD XCZ-150-LCDR HIGH FLOW CONTROL ZONE KIT	10/LI500
	PIPE TRANSITION POINT ABOVE GRADE	
	TREE DRIP RING	2/LI501
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	1/LI501

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB	8/LI500
BF	MAINLINE CONNECTION ASSEMBLY 1-1/2" ZURN 370 BACK FLOW VALVE 1.5" MASTER VALVE: RAINBIRD IVM150EFB 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS	1/LI500
C	RAIN BIRD ESPLXME2	4/LI501
M	WATER METER 1-1/2" SEE CIVIL PLANS FOR WATER METER LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/LI500
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/LI500
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL PIPE SLEEVES WHERE LATERAL OR MAINLINE CROSSES UNDER HARDSCAPE SURFACES	7/LI500

Valve Callout





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VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
LI104
LANDSCAPE

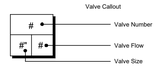
IRRIGATION SCHEDULE

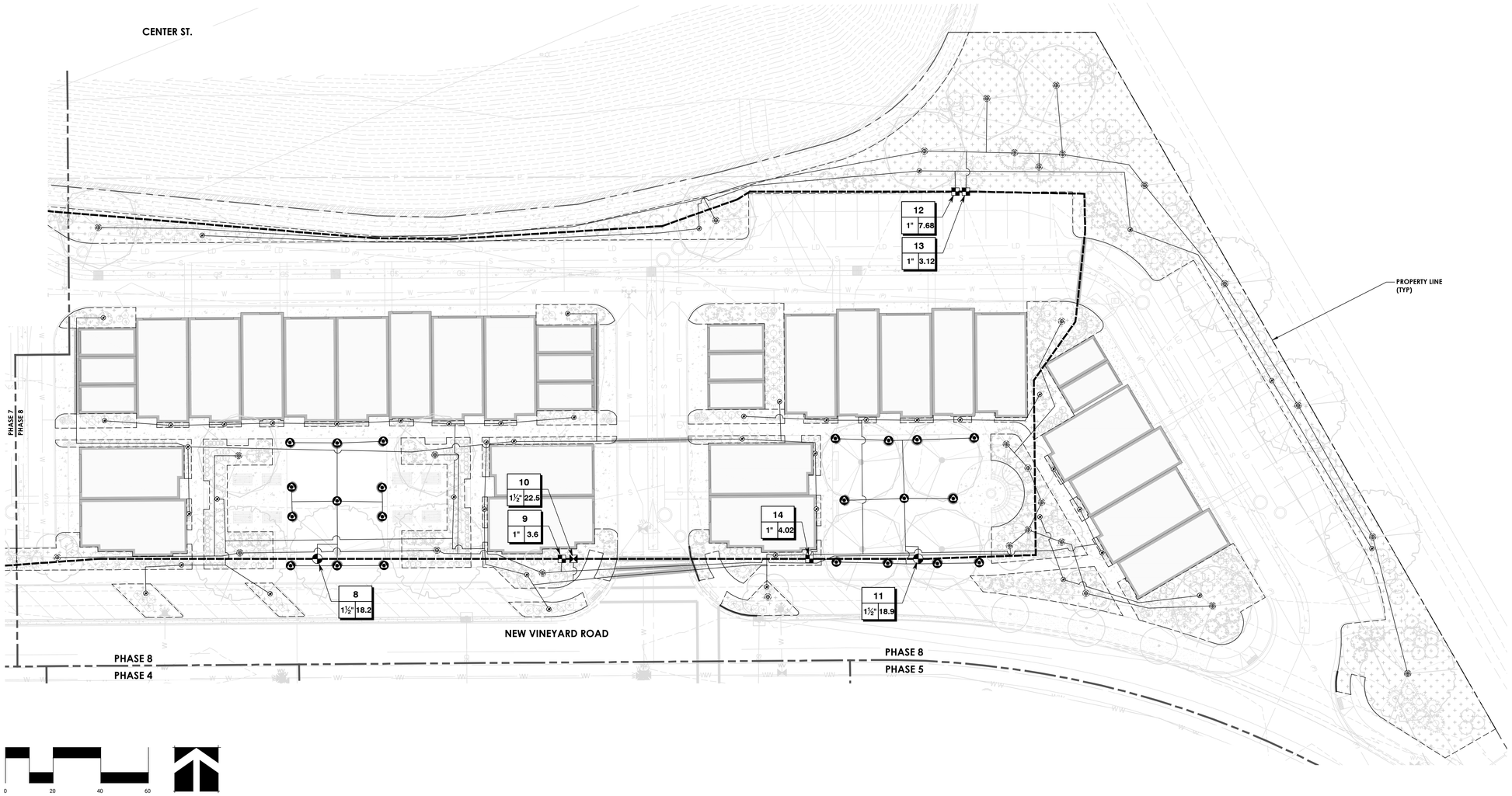
SYMBOL	MANUFACTURER/MODEL	DETAIL
1000	HUNTER MP1000 PROS-04-PRS40-CV	9/LI500
2000	HUNTER MP2000 PROS-04-PRS40-CV	9/LI500
3000	HUNTER MP3000 PROS-04-PRS40-CV	9/LI500
800 A 800 F	HUNTER MP800SR PROS-04-PRS40-CV	9/LI500

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT	10/LI500
	RAIN BIRD XCZ-150-LCDR HIGH FLOW CONTROL ZONE KIT	10/LI500
	PIPE TRANSITION POINT ABOVE GRADE	
	TREE DRIP RING	2/LI501
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (2 assigned to each 5 gal. plant)	1/LI501

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB	8/LI500
BF	MAINLINE CONNECTION ASSEMBLY 1-1/2" ZURN 370 BACK FLOW VALVE 1.5" MASTER VALVE: RAINBIRD IVM150EFB 1.5" BRASS VALVE FLOW SENSOR: FLOMEC QS200-15 QUICK COUPLER: RAINBIRD 3-RC 3/4" WITH RUBBER COVER MANUAL DRAIN VALVE: SEE DETAILS	1/LI500
C	RAIN BIRD ESPLXME2	4/LI501
M	WATER METER 1-1/2" SEE CIVIL PLANS FOR WATER METER LOCATION	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	6/LI500
	IRRIGATION MAINLINE: PVC SCHEDULE 40	6/LI500
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL PIPE SLEEVES WHERE LATERAL OR MAINLINE CROSSES UNDER HARDSCAPE SURFACES	7/LI500

Valve Callout





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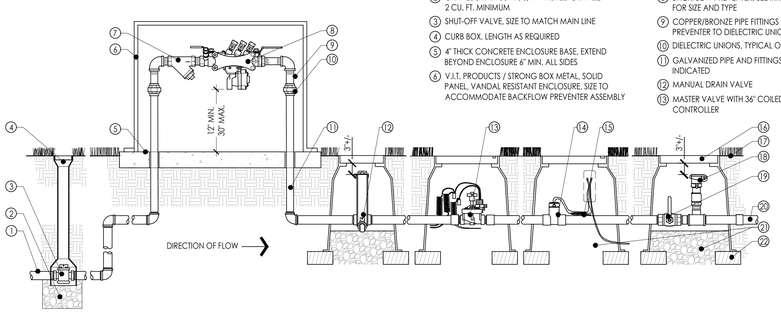
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
LI105
LANDSCAPE

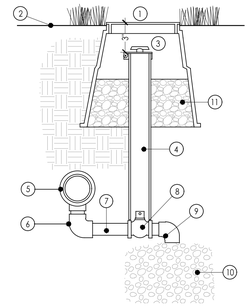


1. MAIN LINE FROM WATER METER
2. GRAVEL DRAIN SUMP, 3/4" WASHED GRAVEL, 2 CU. FT. MINIMUM
3. SHUT-OFF VALVE, SIZE TO MATCH MAIN LINE
4. CURB BOX, LENGTH AS REQUIRED
5. 4" THICK CONCRETE ENCLOSURE BASE, EXTEND BEYOND ENCLOSURE 6" MIN. ALL SIDES
6. V.I.T. PRODUCTS / STRONG BOX METAL, SOLID PANEL, VANDAL RESISTANT ENCLOSURE, SIZE TO ACCOMMODATE BACKFLOW PREVENTER ASSEMBLY
7. WYE STRAINER
8. BACKFLOW PREVENTER, SEE IRRIGATION LEGEND FOR SIZE AND TYPE
9. COPPER/BRONZE PIPE FITTINGS AT BACKFLOW PREVENTER TO DIELECTRIC UNIONS
10. DIELECTRIC UNIONS, TYPICAL OF (2)
11. GALVANIZED PIPE AND FITTINGS UNLESS OTHERWISE INDICATED
12. MANUAL DRAIN VALVE
13. MASTER VALVE WITH 36" COILED WIRE TO CONTROLLER
14. FLOW SENSOR WITH 36" COILED WIRE TO CONTROLLER
15. WIRE SPLICE SEE MANUFACTURER'S WRITTEN INSTRUCTIONS
16. PLASTIC VALVE BOX WITH LID AND BRICK FOUNDATION, TYPICAL
17. FINISH GRADE
18. QUICK COUPLER VALVE, SEE DETAIL
19. BRONZE BALL VALVE, HANDLE VERTICAL WHEN VALVE IS OFF
20. MAIN LINE TO IRRIGATION SYSTEM, SCH 40 PVC PIPE
21. 3/4" WASHED GRAVEL, 6" MIN. DEEP BEDDING FOR VALVE BOX
22. BRICK FOUNDATION, (4) EACH VALVE BOX

NOTE
1. LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. BACKFLOW PREVENTER TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.

1 MAIN LINE CONNECTION ASSEMBLY

NOT TO SCALE — T-IR-EQU-03

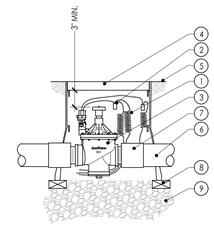


1. 10" ROUND VALVE BOX W/ LOCK BOLT
2. FINISH GRADE
3. LOCKING CAP PERMANENTLY ATTACHED TO SLEEVE, 4" CLEAR
4. 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
5. PVC SCH. 80 TEE & MAIN LINE
6. 3/4" PVC SCH. 80 ELBOW
7. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
8. 3/4" BALL VALVE
9. 3/4" MARLEX STREET ELBOW
10. GRAVEL SUMP - 18" x 18" x 12" MIN. SIZE
11. 3/4" GRAVEL, FILL TO 3" BELOW TOP OF SLEEVE

NOTE:
1. ALL PVC NIPPLES TO BE SCH. 80
2. PROVIDE VALVE KEY TO OWNER
3. INSTALL AT ALL LOW POINTS OF MAIN LINE FOR ADEQUATE DRAINAGE

2 MANUAL DRAIN VALVE ASSEMBLY

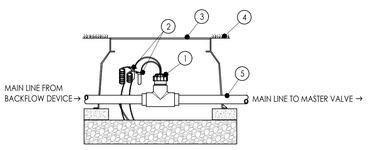
NOT TO SCALE — T-IR-EQU-05



1. 30" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (3M-DBR/Y-6), TYPICAL
3. MASTER VALVE, SEE IRRIGATION SCHEDULE
4. VALVE BOX WITH COVER
5. FINISH GRADE
6. MAIN LINE
7. REDUCING MALE ADAPTER
8. BRICK, 1 OF 4
9. 3" MIN. DEPTH OF 3/4" WASHED GRAVE.

3 MASTER VALVE

NOT TO SCALE — T-IR-VAL-01

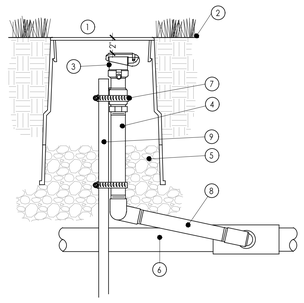


1. FLOW SENSOR, SEE IRRIGATION PLAN
2. MIN. 18/2 DIRECT BURIAL SHIELD WIRE TO CONNECT FROM FLOW SENSOR TO IRRIGATION CONTROLLER. MAXIMUM WIRE DISTANCE 1000'. SPACES MUST USE WATER PROOF CONNECTORS
3. STANDARD VALVE BOX
4. FINISH GRADE
5. MAIN LINE PIPE

NOTE:
1. INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE. NO FITTINGS OR TURNS.
2. INSTALL PER MANUFACTURES INSTRUCTIONS.

4 FLOW SENSOR

NOT TO SCALE — T-IR-EQU-06

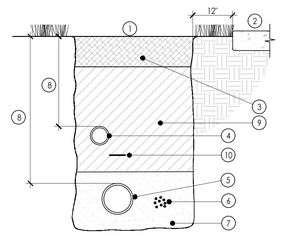


1. 10" ROUND GREEN PLASTIC VALVE BOX.
2. FINISH GRADE
3. QUICK COUPLER - SEE IRRIGATION SCHEDULE (MOUNT 4 - 6" BELOW GRADE)
4. 1" GALVANIZED RISER, LENGTH AS REQUIRED
5. 6" MIN. DEPTH 3/4" WASHED GRAVEL
6. MAIN SUPPLY LINE
7. SECURE VALVE TO REBAR WITH (2) MIN. STAINLESS STEEL SCREW CLAMPS
8. 1" DOUBLE ELBOW SWING JOINT ASSEMBLY
9. #4 REBAR, DRIVEN INTO SOIL 18" MIN.

NOTE:
1. INSTALL (1) QUICK COUPLING VALVE IN LOCATIONS INDICATED ON PLAN
2. INSTALL VALVE BOX SO TOP OF BOX IS AT FINISH GRADE IN TURF AND 2" ABOVE FINISH GRADE IN PLANTING AREAS.
3. TOP OF QUICK COUPLER VALVE TO HAVE 3" MIN. CLEARANCE FROM VALVE BOX LID

5 QUICK COUPLER VALVE

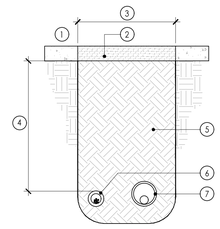
NOT TO SCALE — T-IR-EQU-04



1. IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
2. ADJACENT HARD SURFACE
3. TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER. LAYER THICKNESS AS INDICATED IN PLANTING NOTES
4. NON-PRESSURE LATERAL LINE
5. PRESSURE MAIN LINE
6. DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES: TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE, OR 6" BELOW MAIN LINE PIPE.
7. MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE
8. PIPE DEPTHS:
   MAIN LINE: 24 - 30" COVER
   LATERAL LINE: 8 - 16" COVER
9. BACKFILL SOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER.
10. DETECTABLE WARNING TAPE AT MAIN LINE

6 TRENCH DETAIL

NOT TO SCALE — T-IR-EQU-01

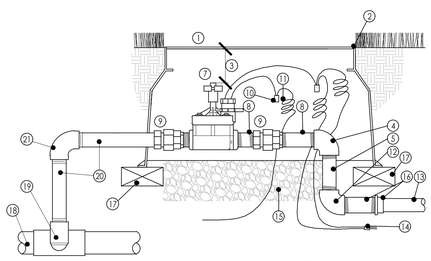


1. CONCRETE OR ASPHALT PAVING
2. EXISTING HARD SURFACE TO BE SAWCUT, PATCH AS REQUIRED
3. WIDTH AS REQUIRED
4. DEPTH TO BE 24" MIN. OR TO MATCH MAIN LINE AS REQUIRED
5. COMPACTED BACKFILL FREE FROM ROCK GREATER THAN 1" IN DIAMTER
6. CONTROL WIRE SLEEVE TO BE 6" TO EITHER SIDE OR 6" BENEATH MAIN LINE
7. MAIN LINE / LATERAL LINE IN PVC SLEEVE

NOTE:
1. SLEEVES 4" AND SMALLER TO BE PVC SCH. 40 PIPE.
2. SLEEVES LARGER THAN 4" TO BE PVC CLASS 200 PIPE.
3. ALL SLEEVES TO BE 2" LARGER THAN PIPE TO BE SLEEVED.
4. SLEEVES FOR WIRING TO BE 2" LARGER I.D. THAN CONTROL WIRE BUNDLE.
5. CONCRETE OR ASPHALT PATCH TO MATCH EXISTING CONCRETE OR ASPHALT CUT FOR PIPE TRENCH.

7 SLEEVE DETAIL

NOT TO SCALE — T-IR-EQU-02

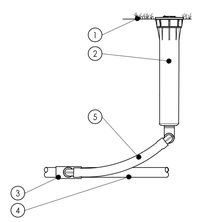


1. CARSON-BROOKS 1419-1220 JUMBO VALVE BOX WITH STAINLESS STEEL BOLTS. (BOLT DOWN LID). (MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION)
2. TOP OF VALVE BOX FLUSH WITH FINISH GRADE
3. 4" MIN. CLEARANCE
4. PVC SCH 80 T X T ELBOW
5. PVC SCH. 80 NIPPLE: LENGTH AS REQUIRED (TYP.)
6. LINE FROM MANIFOLD CONNECTION
7. ELECTRIC CONTROL VALVE - SEE IRRIGATION SCHEDULE
8. SCH. 80 NIPPLE ON EITHER SIDE OF UNION
9. PVC SCH. 80 UNION
10. WATER TIGHT CONNECTORS (3M DBY ONLY)
11. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
12. SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
13. LATERAL LINE
14. CONTROL WIRES
15. 3/4" WASHED GRAVEL, 6" DEPTH MINIMUM
16. THREADED NIPPLE WITH BUSHING
17. BRICK
18. MAINLINE PIPE (PRESSURE PIPE)
19. MAIN LINE TEE OR ELL
20. PVC SCH 80 NIPPLE LENGTH VARIES, TYP.
21. PVC SCH 80 THREAD x THREAD ELL

NOTE:
1. ONE REMOTE CONTROL VALVE PER JUMBO SIZE BOX.
2. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC, USING TEFLON TAPE AND #5 RECTOR SEAL.
3. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE 1 FOOT MINIMUM BEFORE CHANGE IN DIRECTION.
4. FOR INSTALLATION ON A 2-WIRE SYSTEM, SEE ADDITIONAL DETIALS PER IRRIGATION PLAN

8 CONTROL VALVE ASSEMBLY

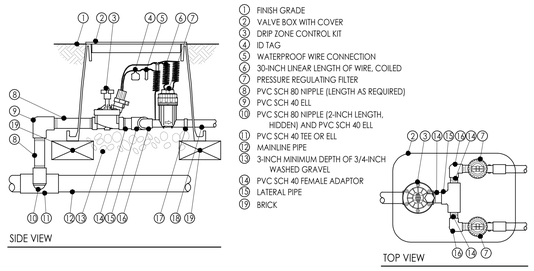
NOT TO SCALE — T-IR-VAL-02



1. FINISH GRADE
2. MODEL PROS-06-CV SPRAY HEAD WITH 'CV' OPTION INSTALLED
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. SWING JOINT: HUNTER 'PRO-FLEX' TUBING, HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1)

9 ROTARY NOZZLE ON POP-UP

NOT TO SCALE — T-IR-VAL-03



1. FINISH GRADE
2. VALVE BOX WITH COVER
3. DRIP ZONE CONTROL KIT
4. ID TAG
5. WATERPROOF WIRE CONNECTION
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 40 FEMALE ADAPTOR
15. LATERAL PIPE
16. BRICK

10 DRIP CONTROL ZONE KIT (UP TO 1.5")

NOT TO SCALE — T-IR-VAL-06

IRRIGATION NOTES

1. WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
6. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
7. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATE WITH GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
8. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
9. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE A THE CONTRACTOR'S EXPENSE.
10. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
11. INSTALL CONTROLLERS AND REQUIRED CONTROLLER GROUNDING AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE LOCATION WITH LANDSCAPE ARCHITECT. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
12. THE IRRIGATION PLAN IS DRAWN DIAGRAMMATICALLY FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS. ADDITIONAL SLEEVES WILL BE REQUIRED. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN.
13. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
14. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 70 PSI. CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF STATIC PRESSURE IS LESS.
15. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
16. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK / CONCRETE MASONRY UNIT.
17. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS OR CURBS.
18. IRRIGATION SYSTEM WIRING LOCATED APART FROM IRRIGATION MAIN LINE TO BE PLACED IN GRAY PVC SLEEVES OF ADEQUATE SIZE.
19. CONTRACTOR TO CONDUCT A SYSTEM PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING MAIN LINE TRENCHES. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TWO WORKING DAYS MINIMUM PRIOR TO CONDUCTING THE SYSTEM PRESSURE TEST. PRESSURE TEST MAIN LINE AND ALL VALVES INSTALLED AT 70 PSI FOR 2 HOURS MINIMUM.

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7927 High Point Parkway, Suite 300
Sandy, UT 84094
ph. 801.269.0055 fax
801.269.1425
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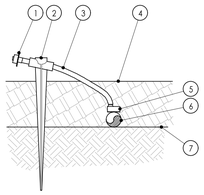
THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI500
LANDSCAPE

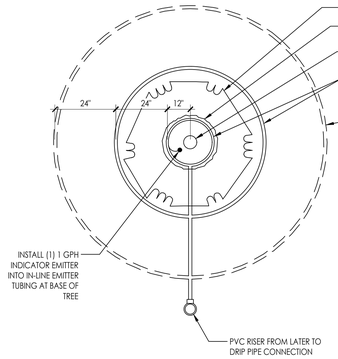


1. DIFFUSER BUG CAP
2. TUBING STAKE
3. DISTRIBUTION TUBING
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER
6. 1/2" POLYETHYLENE TUBING
7. FINISH GRADE

NOTES:
1. INSTALL EMITTER PER MANUFACTURER'S WRITTEN INSTRUCTIONS

1 DRIP EMITTER WITH DISTRIBUTION TUBING

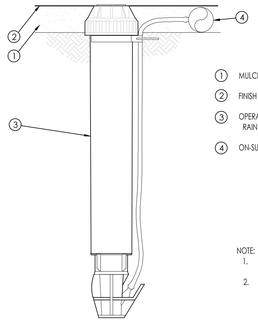
NOT TO SCALE — T-IR-DRI-02



NOTE:
1. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.
2. FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
3. IN-LINE EMITTER TUBING PER IRRIGATION PLAN, STAPLE TUBING ON TOP OF FINISH GRADE UNDER ROCK MULCH. NO KINKS IN LINE.

2 TREE IN-LINE EMITTER TUBING LAYOUT (PLANTER AREAS)

NOT TO SCALE — T-IR-DRI-03

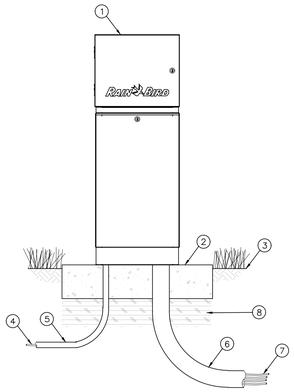


1. MULCH PER LANDSCAPE PLANS
2. FINISH GRADE
3. OPERATION INDICATOR
   RAIN BIRD MODEL: OPERIND
4. ON-SURFACE DRIPLINE - SEE IRRIGATION PLAN

NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ¼ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

3 DRIPLINE OPERATION INDICATOR

NOT TO SCALE — T-IR-DRI-10



1. IRRIGATION CONTROLLER:
   RAIN BIRD ESP-LXME CONTROLLER WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD:
   6–INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1–INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 3–INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
7. WIRES TO REMOTE CONTROL VALVES
8. COMPACTED SUBGRADE

NOTES:
1. ESP–LXME CONTROLLER IS AVAILABLE IN 8– OR 12–STATION BASE MODELS. ADDITIONAL MODULES IN 4–, 8– AND 12–STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

4 RAINBIRD EXP-LXME2 CONTROLLER

NOT TO SCALE — T-IR-EQU-16

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ph. 801.269.0055 fax
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THE ORCHARDS AT THE HOMESTEAD
VINEYARD, UT

CITY REVIEW SET 29 JANUARY 2024 - NOT FOR CONSTRUCTION

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

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
LI501
LANDSCAPE

THE ORCHARDS PHASE 7 & 8

VINYARD, UT

DRAWING INDEX

GENERAL

SHEET #	SHEET NAME
AS01	SITE PLAN - COLOR KEY
G000	COVER SHEET
G004	ARCHITECTURAL SITE PLAN

BUILDING S3

SHEET #	SHEET NAME
A100	BUILDING S3 - FOUNDATION PLAN
A101	BUILDING S3 - LEVEL 1 FLOOR PLAN
A102	BUILDING S3 - LEVEL 2 FLOOR PLAN
A103	BUILDING S3 - LEVEL 3 FLOOR PLAN
A201	BUILDING S3 - EXTERIOR ELVATIONS
A202	BUILDING S3 - EXTERIOR ELEVATIONS
A203	BUILDING S3 = MATERIAL/COLOR BOARD

BUILDING S4

SHEET #	SHEET NAME
A100.1	BUILDING S4 - FOUNDATION PLAN
A101.1	BUILDING S4 - LEVEL 1/LEVEL 2 FLOOR PLAN
A102.1	BUILDING S4 - LEVEL 3/ROOF PLAN
A201.1	BUILDING S4 - EXTERIOR ELEVATIONS
A202.1	BUILDING S4 - EXTERIOR ELEVATIONS
A203.1	BUILDING S4 - MATERIAL/COLOR BOARD

BUILDING S5

SHEET #	SHEET NAME
A100.2	BUILDING S5 - FOUNDATION PLAN
A101.2	BUILDING S5 - LEVEL 1 FLOOR PLAN
A102.2	BUILDING S5 - LEVEL 2 FLOOR PLAN
A103.2	BUILDING S5 - LEVEL 3 FLOOR PLAN
A201.2	BUILDING S5 - EXTERIOR ELEVATIONS
A202.2	BUILDING S5 - EXTERIOR ELEVATIONS
A203.2	BUILDING S5 - MATERIAL/COLOR BOARD

BUILDING S7

SHEET #	SHEET NAME
A100.3	BUILDING S7 - FOUNDATION PLAN
A101.3	BUILDING S7 - LEVEL 1/LEVEL 2 FLOOR PLAN
A102.3	BUILDING S7 - LEVEL 3/ROOF PLAN
A201.3	BUILDING S7 - EXTERIOR ELEVATIONS
A202.3	BUILDING S7 - EXTERIOR ELEVATIONS
A203.3	BUILDING S7 = MATERIAL/COLOR BOARD

BUILDING 61

SHEET #	SHEET NAME
A100.4	BUILDING 61 - FOUNDATION PLAN
A101.4	BUILDING 61 - LEVEL 1 FLOOR PLAN
A102.4	BUILDING 61 - LEVEL 2 FLOOR PLAN
A103.4	BUILDING 61 - LEVEL 3 FLOOR PLAN
A201.4	BUILDING 61 - EXTERIOR ELEVATIONS
A202.4	BUILDING 61 - EXTERIOR ELEVATIONS
A203.4	BUILDING 61 - MATERIAL/COLOR BOARD

BUILDING 63

SHEET #	SHEET NAME
A100.5	BUILDING 63 - FOUNDATION PLAN
A101.5	BUILDING 63 - LEVEL 1 FLOOR PLAN
A102.5	BUILDING 63 - LEVEL 2 FLOOR PLAN
A103.5	BUILDING 63 - LEVEL 3 FLOOR PLAN
A201.5	BUILDING 63 - EXTERIOR ELEVATIONS
A202.5	BUILDING 63 - EXTERIOR ELEVATIONS
A203.5	BUILDING 63 - MATERIAL/COLOR BOARD

BUILDING 64

SHEET #	SHEET NAME
A100.6	BUILDING 64 - FOUNDATION PLAN
A101.6	BUILDING 64 - LEVEL 1/LEVEL 2 FLOOR PLAN
A102.6	BUILDING 64 - LEVEL 3/ROOF PLAN
A201.6	BUILDING 64 - EXTERIOR ELEVATIONS
A202.6	BUILDING 64 - EXTERIOR ELEVATIONS
A203.6	BUILDING 64 - MATERIAL/COLOR BOARD

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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THE ORCHARDS AT HOMESTEAD
PHASES 7 & 8
VINEYARD, UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18010
DATE: JAN 2024
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G000

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PROJECT TEAM

ARCHITECT:
THINK ARCHITECTURE:
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
801.269.0055

STRUCTURAL ENGINEER:
YORK ENGINEERING
14203 MINUTE MAN DRIVE
DRAPER, UT 84020
801-876-3501

MECHANICAL ENGINEER:
DESIGN BUILD BY
OWNER/COONTRACTOR

ELECTRICAL ENGINEER:
DESIGN BUILD BY
OWNER/COONTRACTOR

CIVIL ENGINEER:
- GILSON ENGINEERING
12401 S 450 E UNIT C2
DRAPER, UT 84040
801-571-9414

LANDSCAPE ARCHITECT:
THINK ARCHITECTURE:
7927 SOUTH HIGH POINT WAY, SUITE 300
SANDY, UT 84094
801.269.0055

GENERAL CONTRACTOR:
-

OWNER:
-

-

-

SEAL

GOVERNING BUILDING CODES & INFORMATION

BUILDING CODE:	2021 I INTERNATIONAL RESIDENTIAL CODE (I.R.C.) WITH UTAH STATE AMENDMENTS	MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
PLUMBING CODE:	2021 I INTERNATIONAL PLUMBING CODE (I.P.C.)	FIRE CODE:	2021 INTERNATIONAL FIRE CODE (I.F.C.)
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE (N.E.C.)	ENERGY CONSERVATION:	2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
ACCESSIBILITY:	2017 ANSI 117.1 & 2015 I.B.C.		

OCCUPANCY GROUP:	R3	BUILDING TYPE:	TYPE V-B	BUILDING TYPE:	TYPE V-B
FIRE SPRINKLERD:	NO	FIRE SPRINKLER TYPE:	NFPA 13	ADDRESSABLE FIRE ALARM:	N/A
RISK CATEGORY (I.C. 104.5):	II	SITE EXPOSURE:	B	BASIC WIND SPEED:	90 MPH
				ULTIMATE WIND SPEED:	115 MPH

MATERIALS: CONCRETE FOUNDATIONS, WOOD FRAME W/ BRICK MASONRY & FIBER CEMENT PANELS, TPO, ASPHALT SHINGLES & METAL ROOFING.

DEFERRED SUBMITTAL REQUIREMENTS

DEFERRED SUBMITTALS ARE THOSE PORTIONS OF DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE PERMIT APPLICATION AND HAVE RECEIVED PRIOR APPROVAL FROM THE BUILDING OFFICIAL TO BE DEFERRED.
THE DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR WITHIN SIX WEEKS TO COMMMENCEMENT OF CONSTRUCTION TO THIS PORTION OF WORK.

DEFERRED SUBMITTAL PROCESS:

1. THE DEFERRED SUBMITTAL SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SUBMITTAL MUST BE REVIEWED, APPROVED, STAMPED AND SIGNED BY THE GENERAL CONTRACTOR BEFORE BEING SUBMITTED TO THE ARCHITECT.

2. THE GENERAL CONTRACTOR SHALL DIGITALLY SUBMIT DEFERRED SUBMITTALS TO THE ARCHITECT.

3. THE DEFERRED SUBMITTAL ITEMS WILL BE REVIEWED BY THE ENGINEER OR ARCHITECT IN RESPONSIBLE CHARGE. THE ENGINEER OR ARCHITECT WILL ATTACH A LETTER TO THE SUBMITTAL STATING THAT THE DEFERRED ITEM IS IN CONFORMANCE WITH THE DESIGN OF THE STRUCTURE.

4. THE APPROVED SUBMITTALS WILL BE RETURNED TO THE GENERAL CONTRACTOR. TWO SETS OF THE DEFERRED SUBMITTAL ARE THEN SUBMITTED TO THE CITY FOR REVIEW.

5. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE SET OF THE APPROVED SUBMITTAL ON SITE FOR REFERENCE BY THE CITY INSPECTOR.

6. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

7. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS FOR STRUCTURAL DEFERRED SUBMITTALS.

DEFERRED SUBMITTAL ITEMS
1. PRE FABRICATED ROOF TRUSSES BY TRUSS MANUFACTURER.
2. EXTERIOR WALL MATERIALS - ESR REPORTS.

OWNER:	DATE:	CITY ENGINEER:	DATE:
CITY PLANNING & ZONING DEPARTMENT:	DATE:	CITY FIRE DEPARTMENT:	DATE:
CITY BUILDING DEPARTMENT:	DATE:	CITY POLICE DEPARTMENT:	DATE:

ABBREVIATIONS

#	NUMBER	HDW.	HARDWARE
@	AT	H.M.	HOLLOW METAL
A.B.	ANCHOR BOLT	HORIZ.	HORIZON
ABV.	ABOVE	HT.	HEIGHT
ADJ.	ADJUSTABLE	HVAC	HEATING/VENTILATION/AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR	HYD	HYDRANT
ALUM.	ALUMINUM	I.D.	INSIDE DIAMETER
BD	BOARD	INFO.	INFORMATION
BLDG.	BUILDING	INSUL.	INSULATION
B.M.	BENCHMARK	LAV	LAVATORY
B.O.	BOTTOM OF	LT.	LIGHT
BOT.	BOTTOM	LT WT	LIGHT WEIGHT
B.P.	BASE PLATE	MAINT.	MAINTENANCE
BRG.	BEARING	MANUF.	MANUFACTURER
BTWN.	BETWEEN	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MAT	MATERIAL
CLG.	CEILING	M.C.J.	MASONRY CONTROL JOINT
CLR.	CLEAR	MECH.	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MISC.	MISCELLANEOUS
CONC.	CONCRETE	M.O.	MASONRY OPENING
CONT.	CONTINUOUS	MTL.	METAL
CONST.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT
C.T.J.	CONTRACTION JOINT	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O.C.	ON CENTER
DFT./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	O.F.	OUTSIDE FACE
DTL.	DETAIL	PERP	PERPENDICULAR
DWGS	DRAWINGS	PL	PLATE
E.F.	EACH FACE	PTD.	PAINTED
E.J.	EXPANSION JOINT	QTY.	QUANTITY
EL/ELEV.	ELEVATION	R.D.	ROOF DRAIN
EQ.	EQUAL	RAD.	RADIUS
E.S.	EACH SIDE	RFINF.	REINFORCED
E.W.	EACH WAY	REQ'D.	REQUIRED
EXIST.	EXISTING	RM	ROOM
EXPAN.	EXPANSION	R.O.	ROUGH OPENING
EXT.	EXTERIOR	SCHED	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SHT.	SHEET
F.D.	FLOOR DRAIN	SIM	SIMILAR
FDN./FDTN	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUISHER	STC.	SOUND TRANSMISSION COEFFICIENT
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.C.	TOP OF CURB
FT	FEET	T.O.F.	TOP OF FOOTING
FTG.	FOOTING	T.O.S.	TOP OF SLAB OR SIDEWALK
GA.	GAGE/GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GPM	GALLONS PER MINUTE	U.N.O.	UNLESS NOTED OTHERWISE
GND	GROUND	VERT.	VERTICLE
GOVT.	GOVERNMENT	W/	WITH
GYP. BD.	GYPSUM WALL BOARD	WD.	WOOD
HC	HANDICAPPED	W.W.F.	WELDED WIRE FABRIC

GRAPHIC SYMBOLS/ MATERIAL LEGENDS

FLOOR OR POINT ELEVATION
KEY NOTE
SPECIFICATION KEY NOTE
WALL TYPE
DOOR NUMBER
WINDOW NUMBER
FIXTURE TAG
REVISION TAG
DETAIL
INTERIOR ELEVATION
BUILDING ELEVATION
ROOM NAME & NUMBER
BUILDING SECTION
WALL SECTION
CENTER LINE

MASTER GRID LINES
PARKING GRID LINES
BUILDING GRID LINES

E.I.F.S.
CONCRETE MASONRY UNIT
BRICK VENEER
STONE VENEER
CONCRETE
GYPSUM BOARD OR GROUT
MORTAR
BATT INSULATION
RIGID INSULATION
PLYWOOD
ROUGH WOOD-CONTINUOUS
ROUGH WOOD-BLOCKING
WOOD TRIM
STEEL
GRAVEL
EARTH

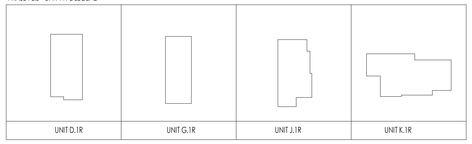
VICINITY MAP

NORTH

CITY APPROVAL STAMP

Plot Date: 1/29/2024 11:30:18 AM

PHASE 7&8 - UNIT TYPE LEGEND



NORTH

OVERALL SITE PLAN 1 G004
1" = 40'-0"

THE ORCHARDS UNIT SCHEDULE - PHASE 7&8

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

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Interior Design
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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BULDING 55

VINYARD UTAH

PROJECT NO. 18-010
DATE: 25 OCT 2023
REVISIONS:

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
G004

FOR REVIEW

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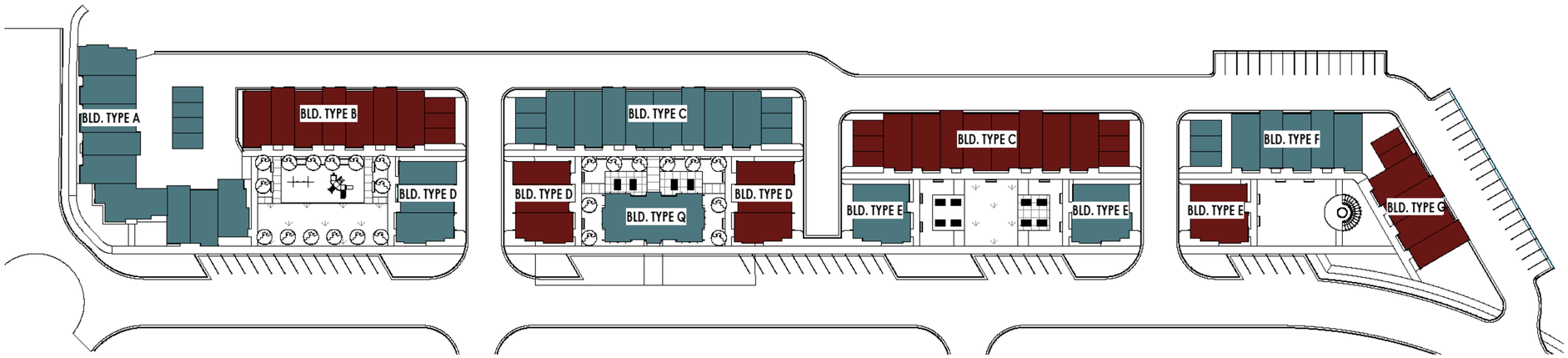
Plot Date: 1/4/2024 2:40:44 PM



SITE BUILDING COLOR KEY

1" = 40'-0"

1
AS101

COLOR SET B

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZIN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

COLOR SET A

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZIN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6034

COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037

COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

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

SHEET TITLE:
SITE PLAN - COLOR KEY

SHEET NUMBER:
AS101

FOR REVIEW

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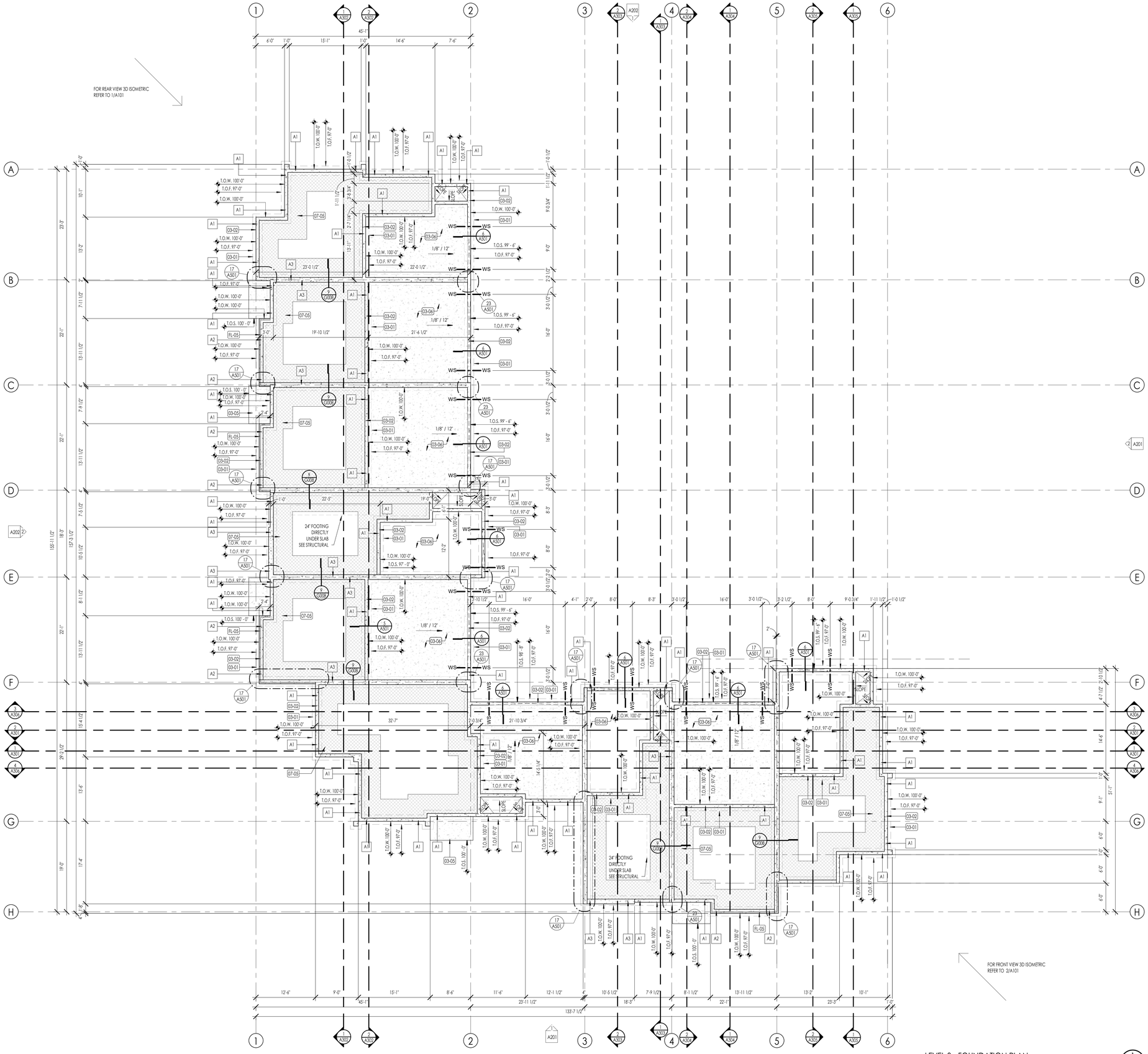
Plot Date: 11/30/2023 2:50:12 PM



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

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

FOUNDATION PLAN KEYNOTES

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

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 53

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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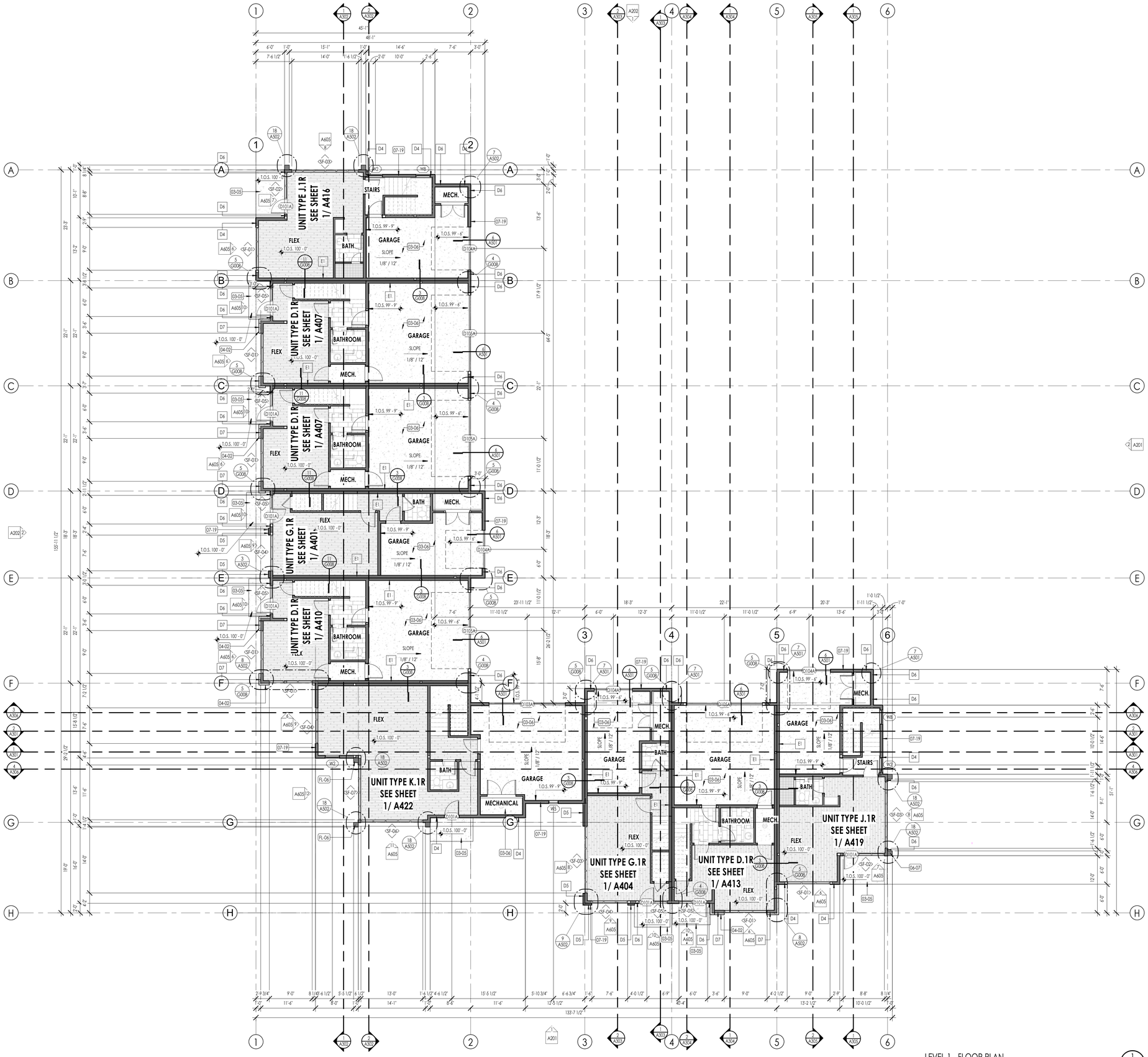
Plot Date: 1/29/2024 9:23:03 AM



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

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES

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

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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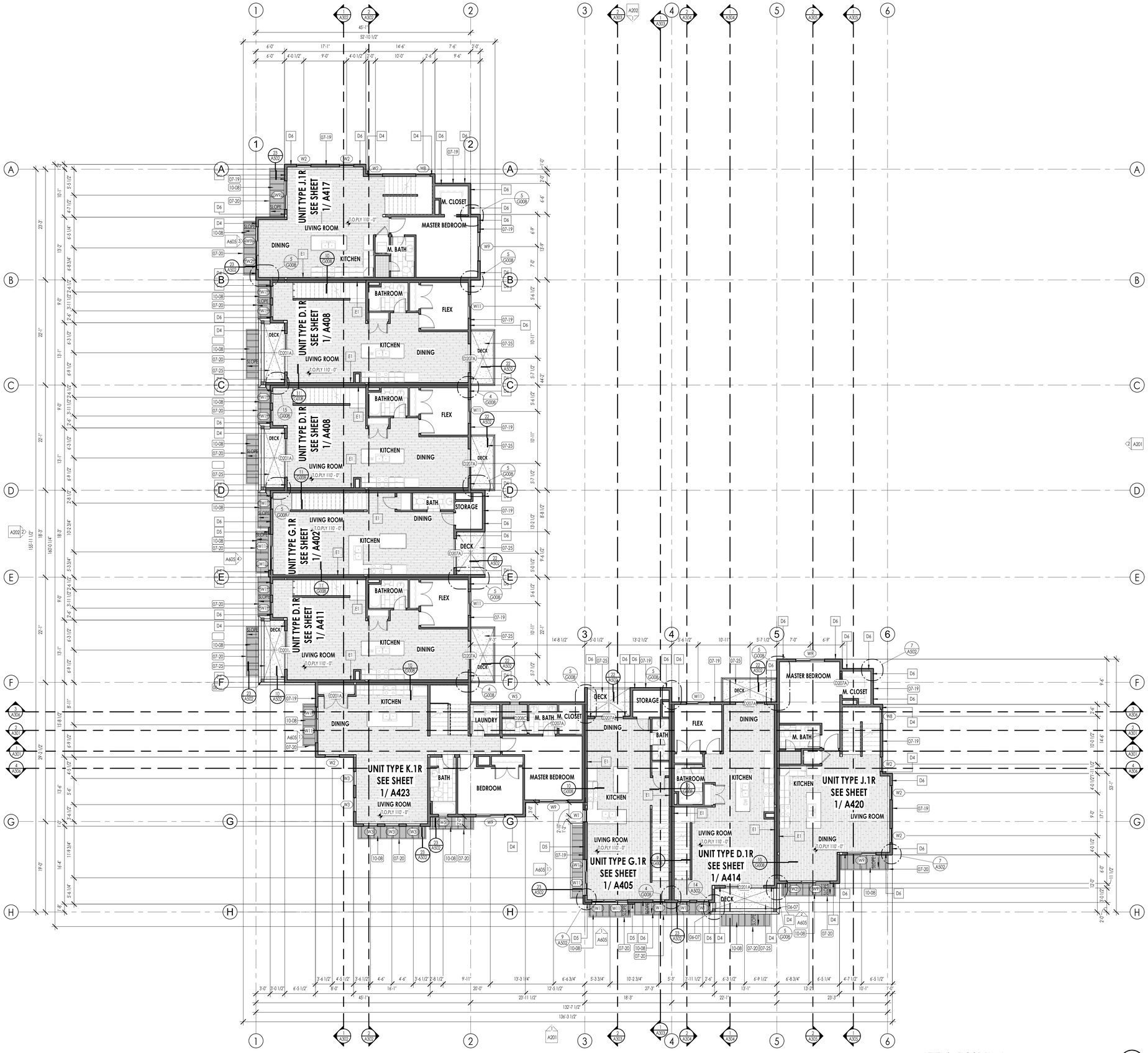
Plot Date: 1/29/2024 9:23:11 AM



LEVEL 2 - FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
06-07	TIMBER COLUMN #1 OR BETTER .. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-25	FLUID APPLIED DECK MEMBRANDE
10-08	AWNINGS.. SEE SPECIFICATIONS.

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Sandy, Utah 84094
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 53
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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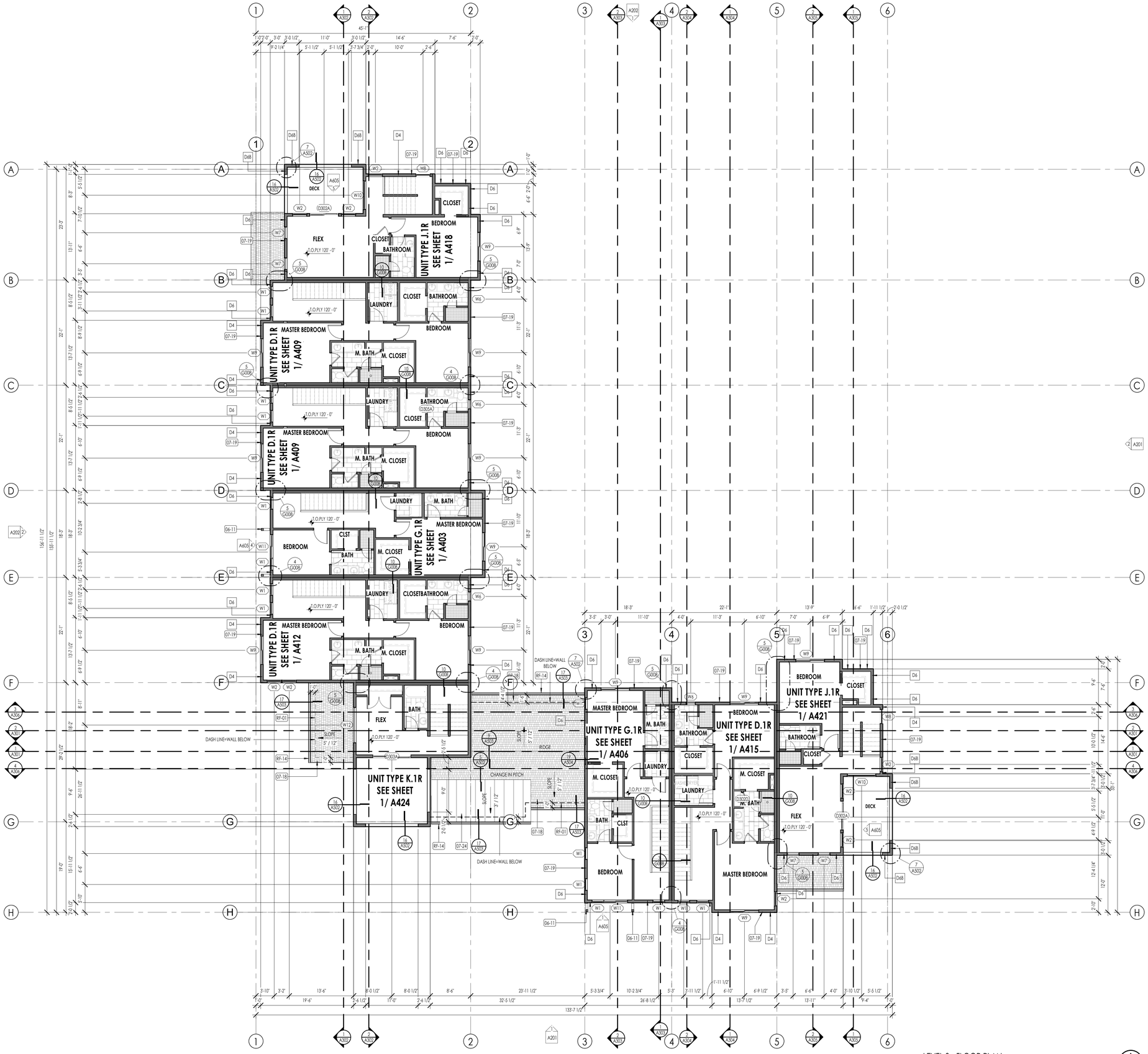
Plot Date: 1/29/2024 9:23:19 AM



LEVEL 3 - FLOOR PLAN
1/8" = 1'-0"
1 A104

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES	
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF. CONTRACTOR SHALL PROVIDE AN ADDITIONAL 30# SLIP SHEET AT METAL ROOF LOCATIONS. CONTRACTOR SHALL COORDINATE LOCATIONS OF METAL ROOF WITH ROOF PLAN.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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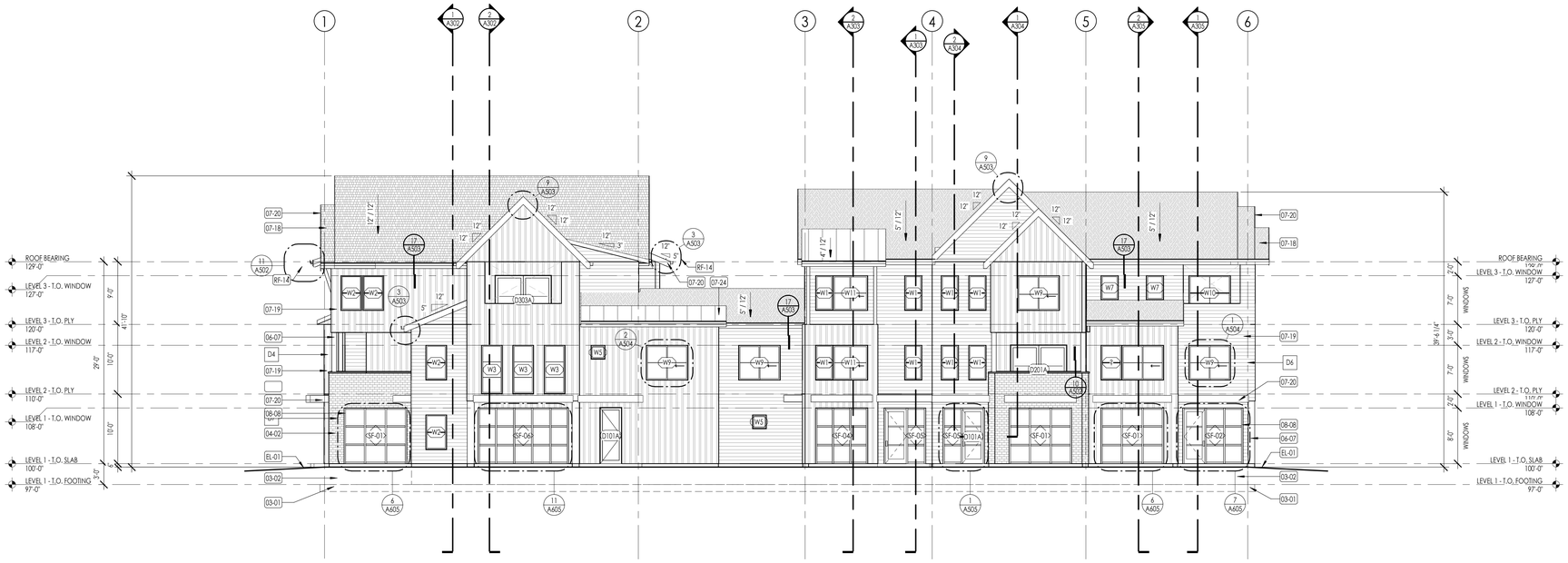
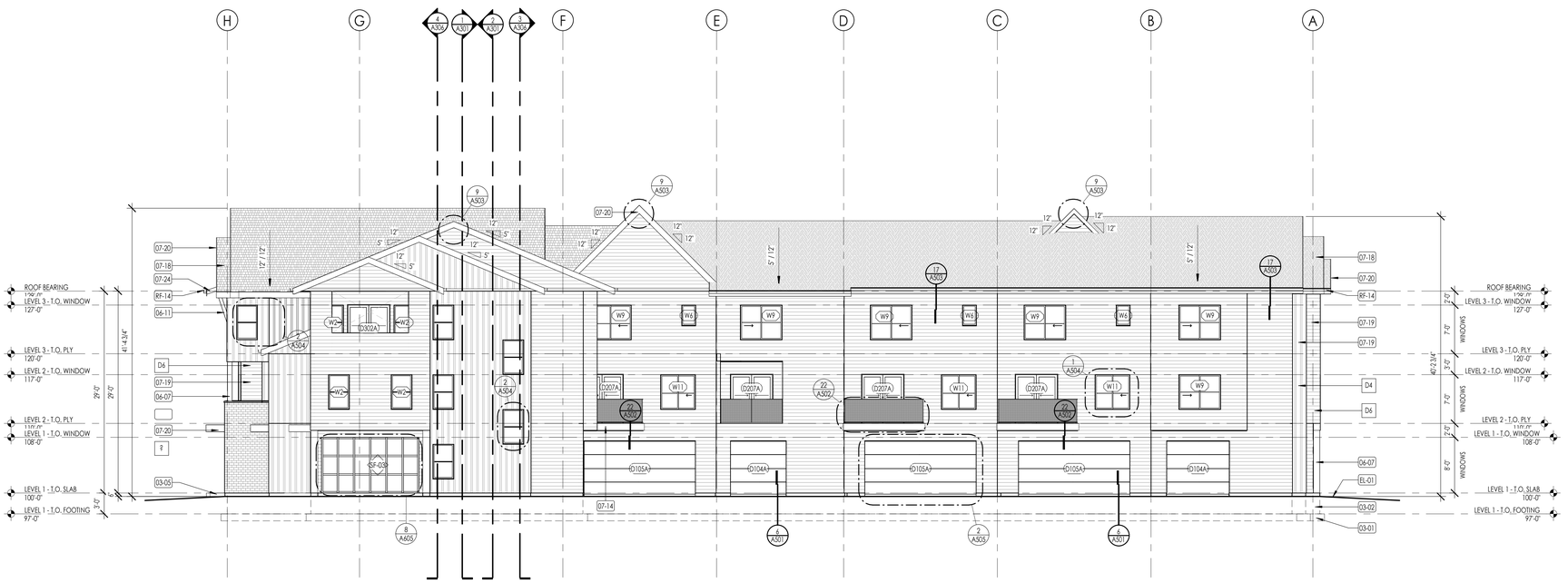


SOUTH ELEVATION
1/8" = 1'-0"
1 / A201



EAST ELEVATION
1/8" = 1'-0"
2 / A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'-0" ON EACH SIDE OF PARTY WALL
	2" RIGID INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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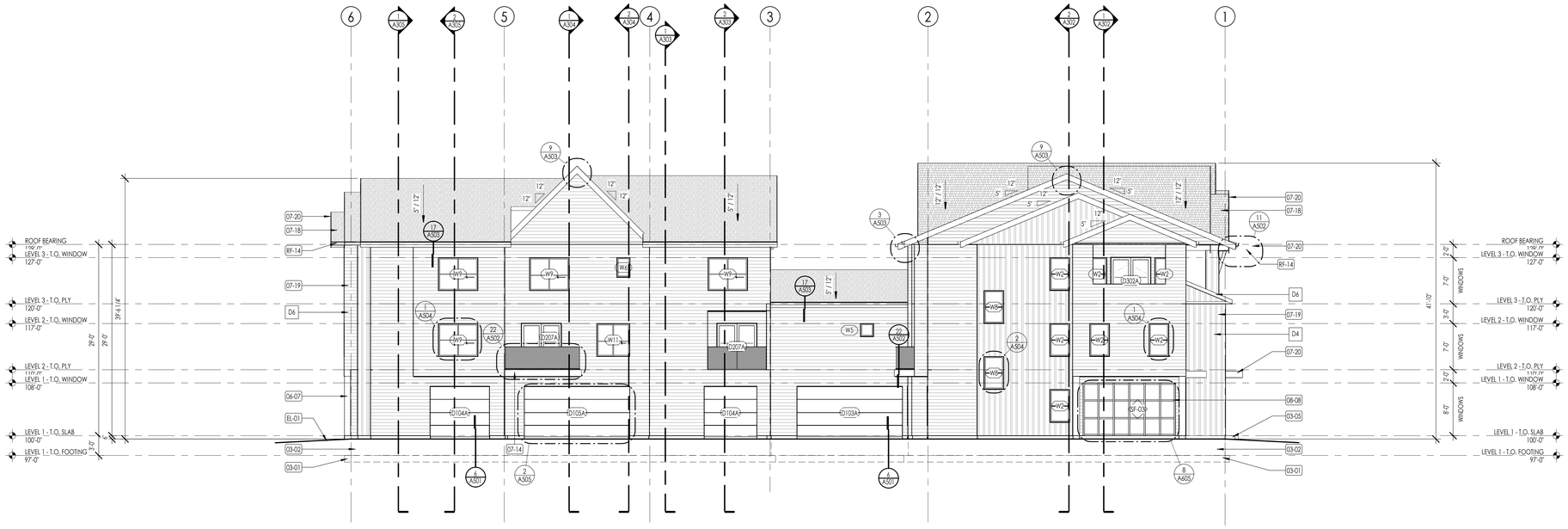
Plot Date: 1/29/2024 9:23:29 AM



NORTH ELEVATION 1 A202
1/8" = 1'-0"

WEST ELEVATION 2 A202
1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'-0" ON EACH SIDE OF PARTY WALL
	2" RIGID INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 53

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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Plot Date: 1/29/2024 9:23:36 AM

COLOR SET B

SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL/ COLOR BOARD

SHEET NUMBER:
A203

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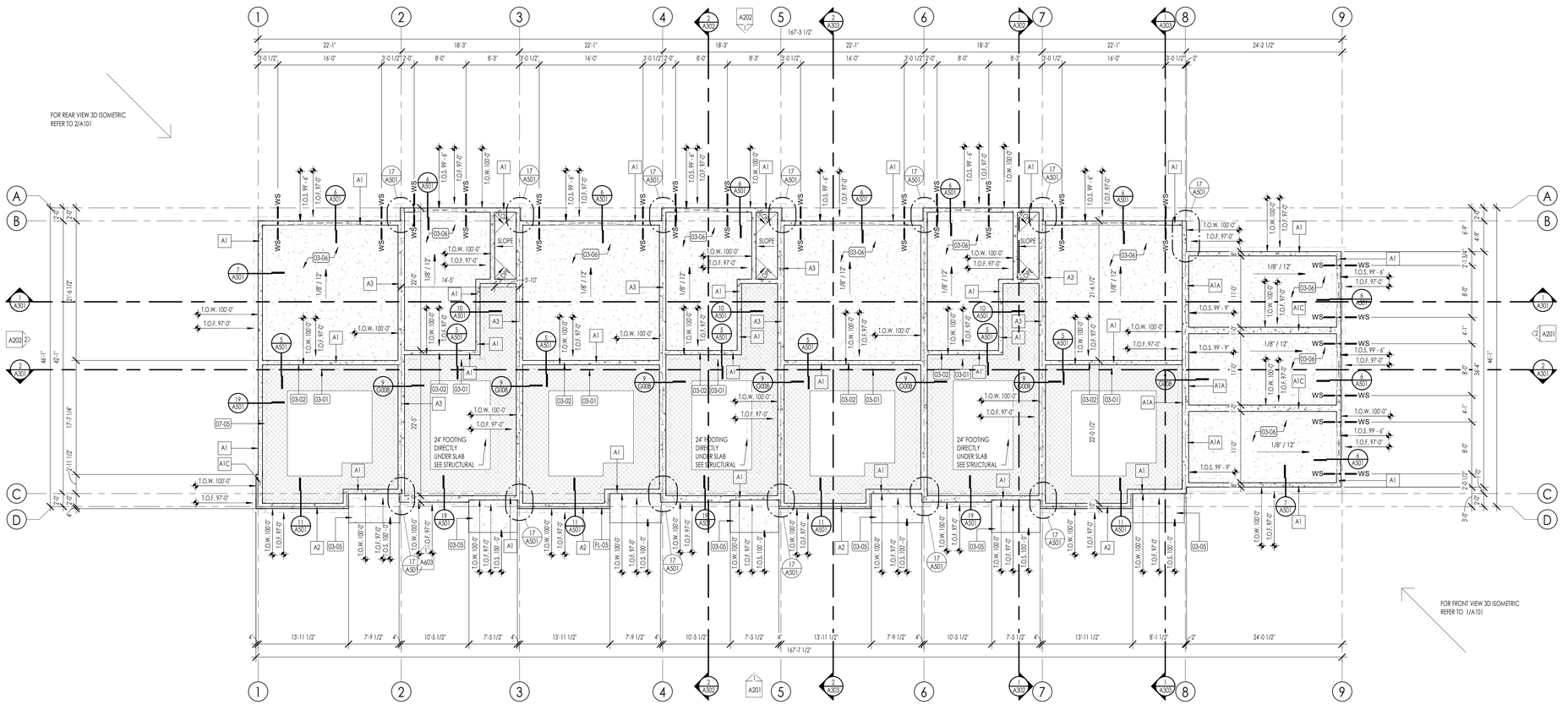
Plot Date: 1/29/2024 9:23:37 AM



FOUNDATION PLAN 1 A100
1/8" = 1'-0"

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

PLAN KEYNOTES

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

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

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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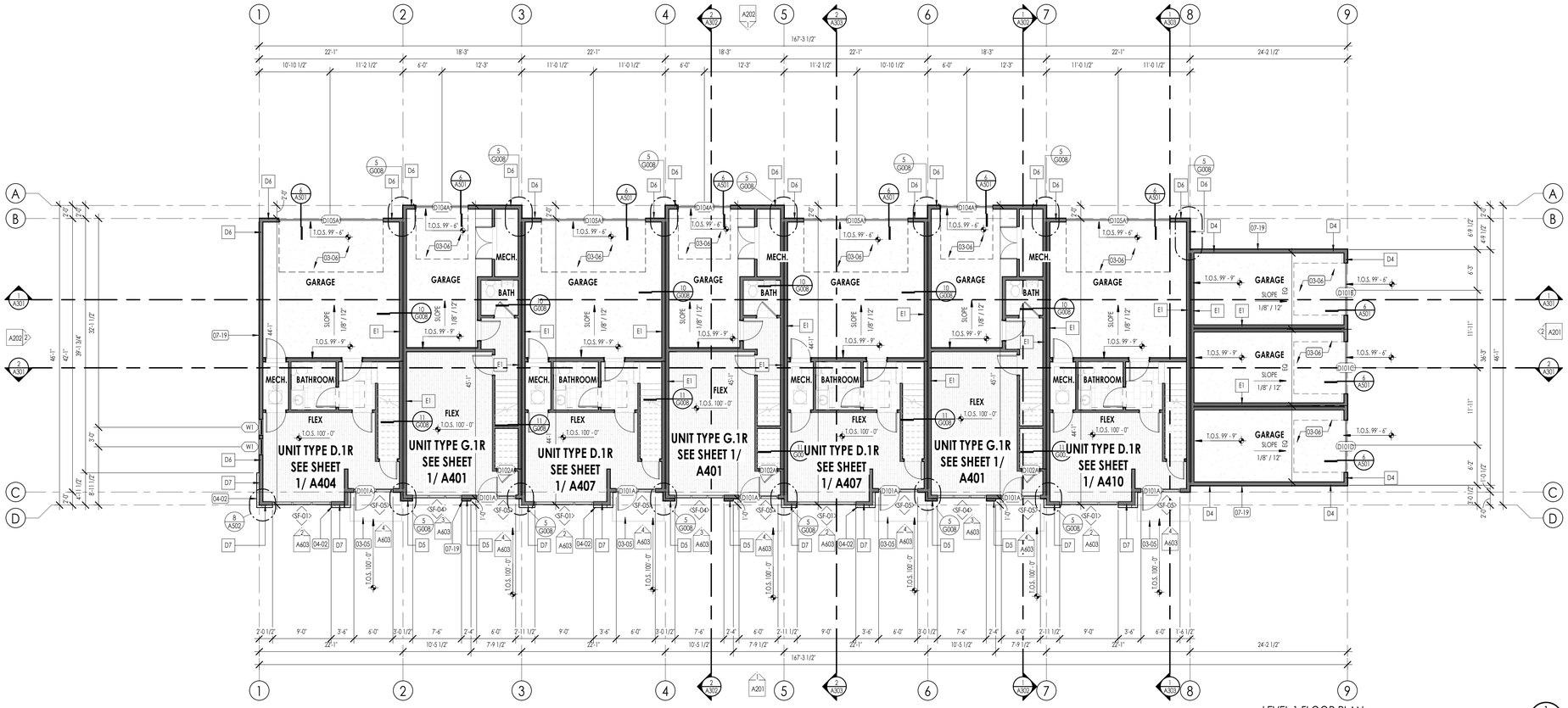
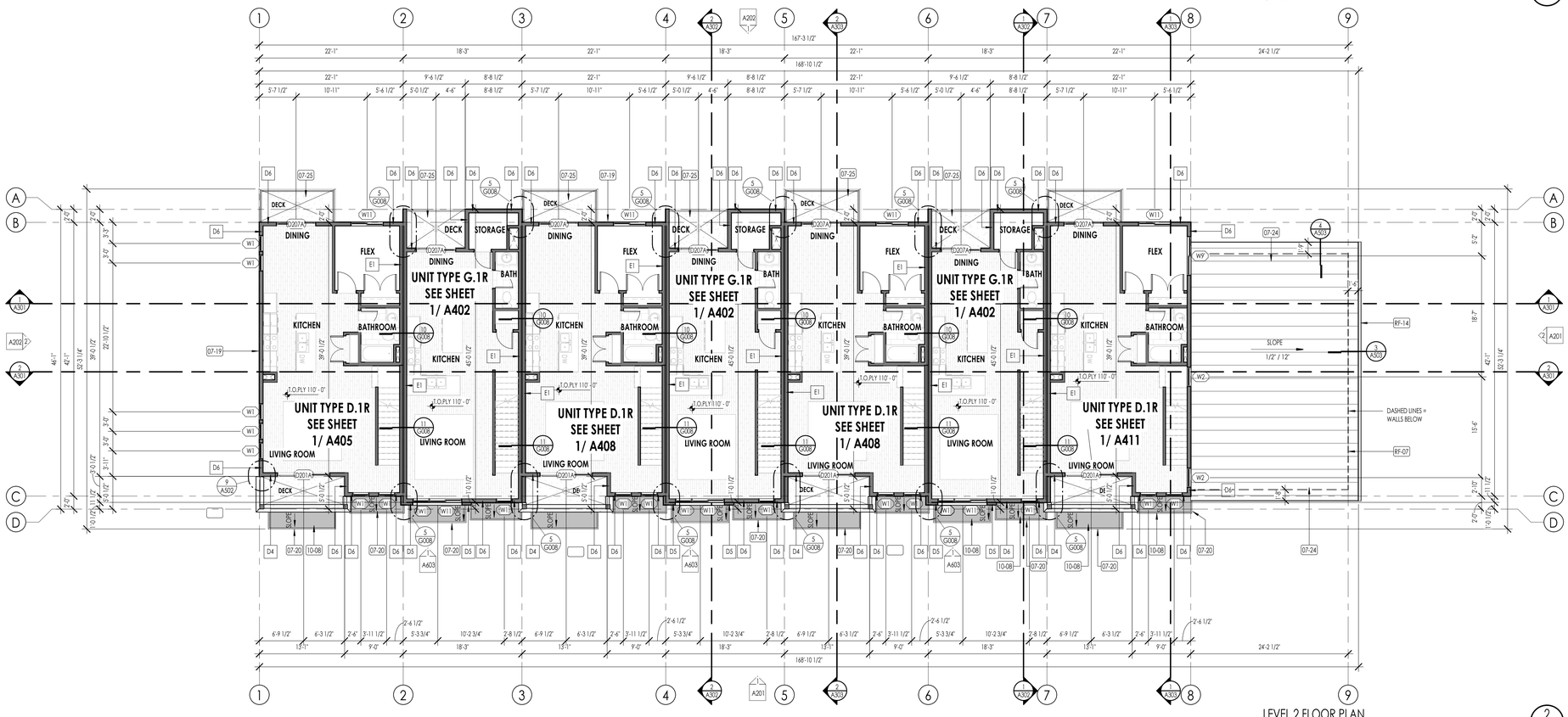
Plot Date: 1/29/2024 9:47:56 AM



LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

1 A102



LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

2 A102

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

KEYNOTES

03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M. OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANDE
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-07	LINE OF WALL BELOW ROOF- SEE OVERALL AND ENLARGED PLANS
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54

VINYARD UTAH

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 1 / LEVEL 2
FLOOR PLAN

SHEET NUMBER:
A102

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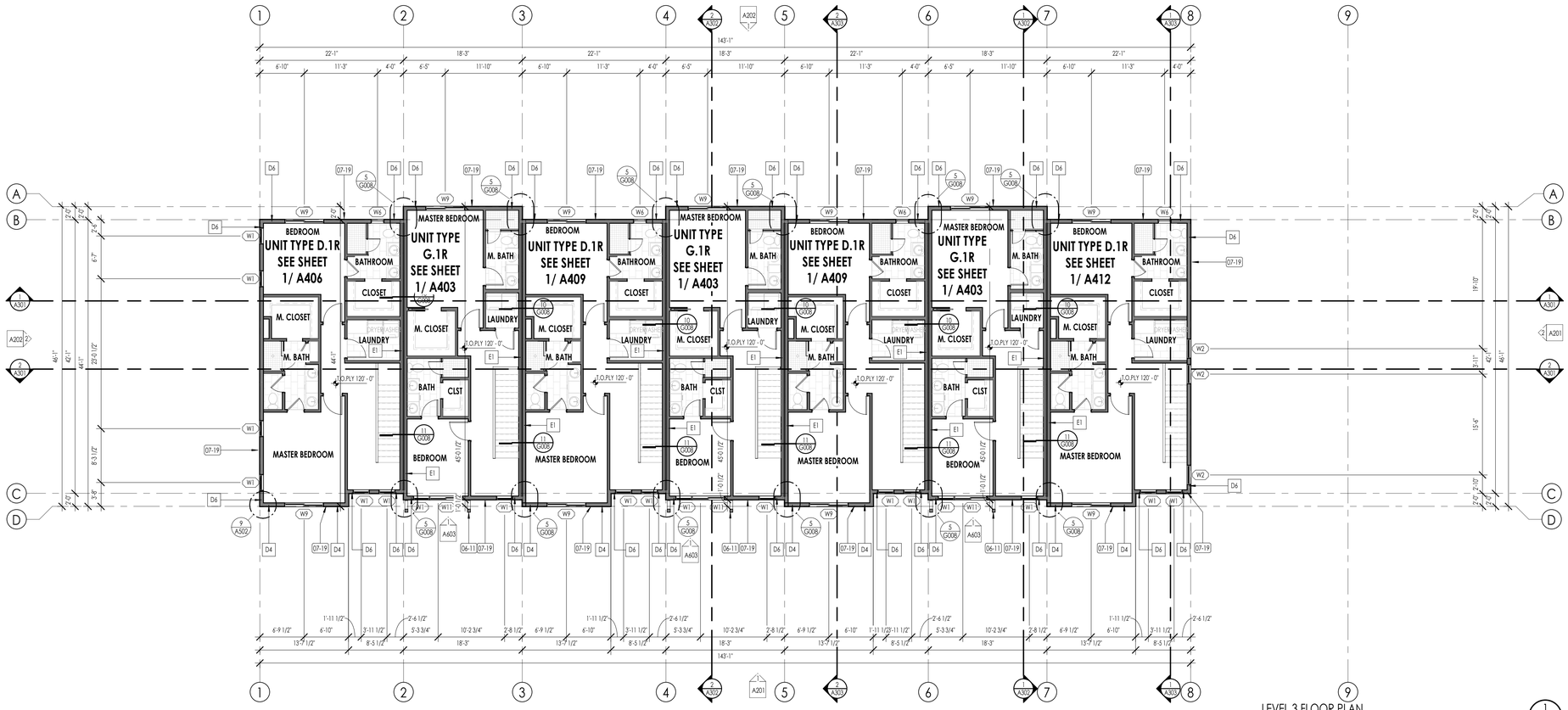
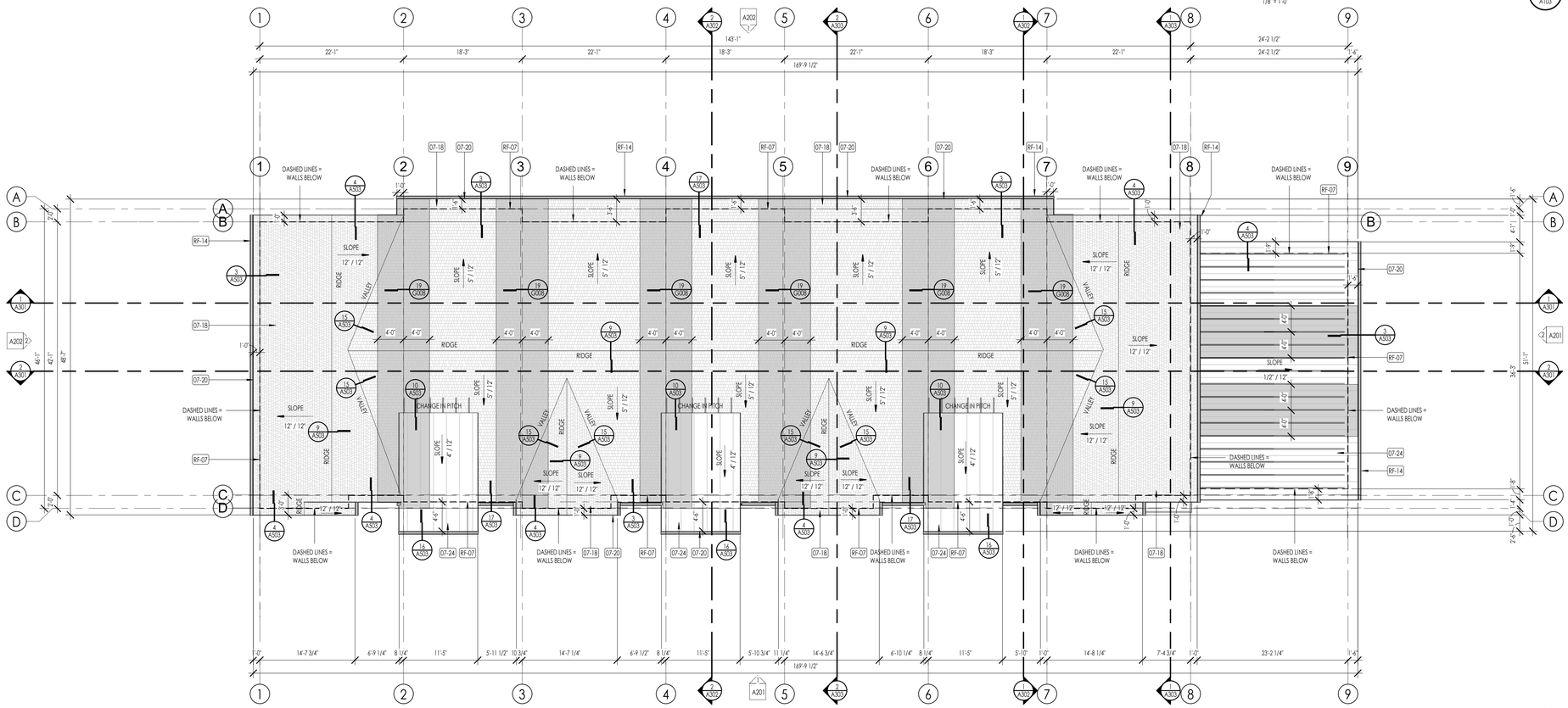
Plot Date: 1/29/2024 9:48:02 AM



LEVEL 3 FLOOR PLAN
1/8" = 1'-0"
1 A103



ROOF PLAN
1/8" = 1'-0"
2 A103

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM	D.S.	RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM		

FLOOR PLAN LEGEND

	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

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

PLAN KEYNOTES

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

ROOF PLAN GENERAL NOTES

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

ROOF VENTILATION CALCULATIONS

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

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkarec.com

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

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 3 / ROOF PLAN

SHEET NUMBER:
A103

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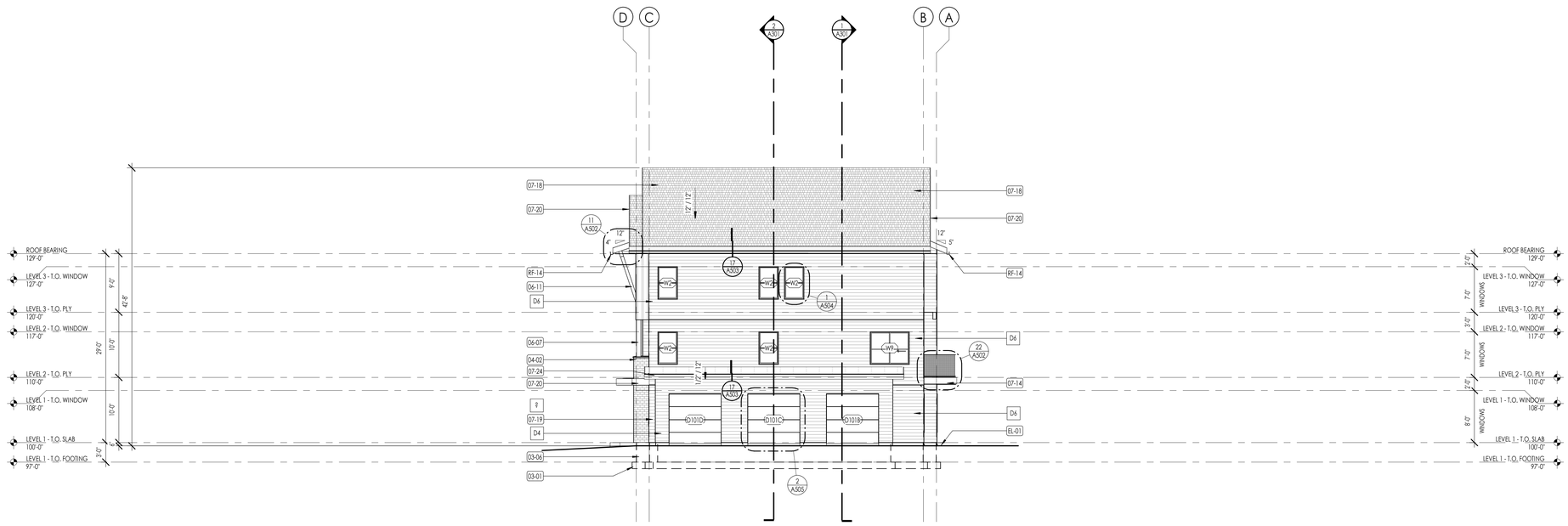
Plot Date: 1/29/2024 9:48:10 AM

SOUTH ELEVATION 1 A201
1/8" = 1'-0"



EAST ELEVATION 2 A201
1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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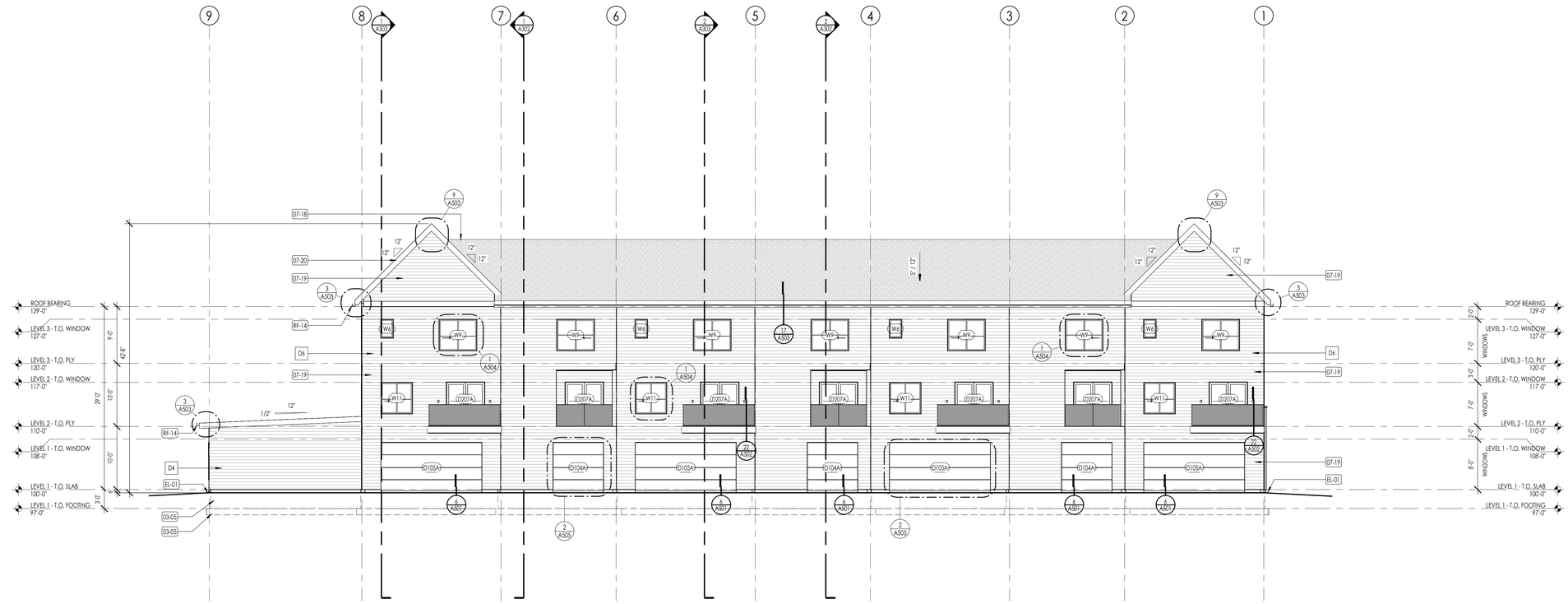
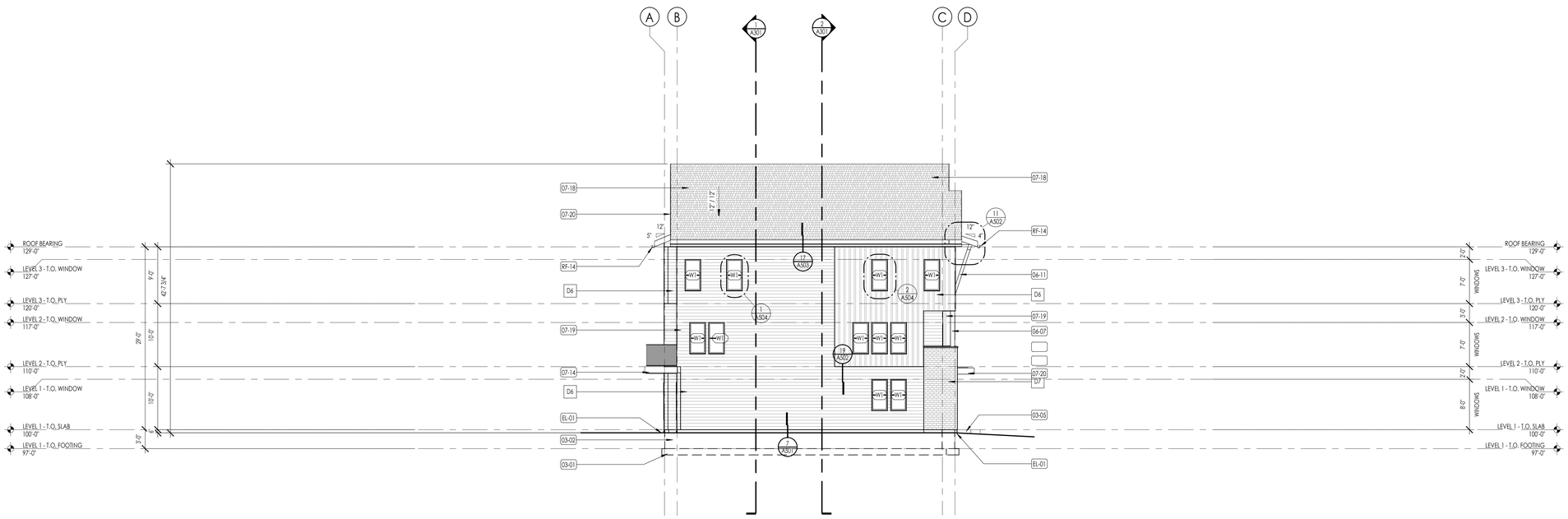
Plot Date: 1/29/2024 9:48:12 AM



NORTH ELEVATION
1/8" = 1'-0"
1 A202



WEST ELEVATION
1/8" = 1'-0"
2 A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNERS' ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED NY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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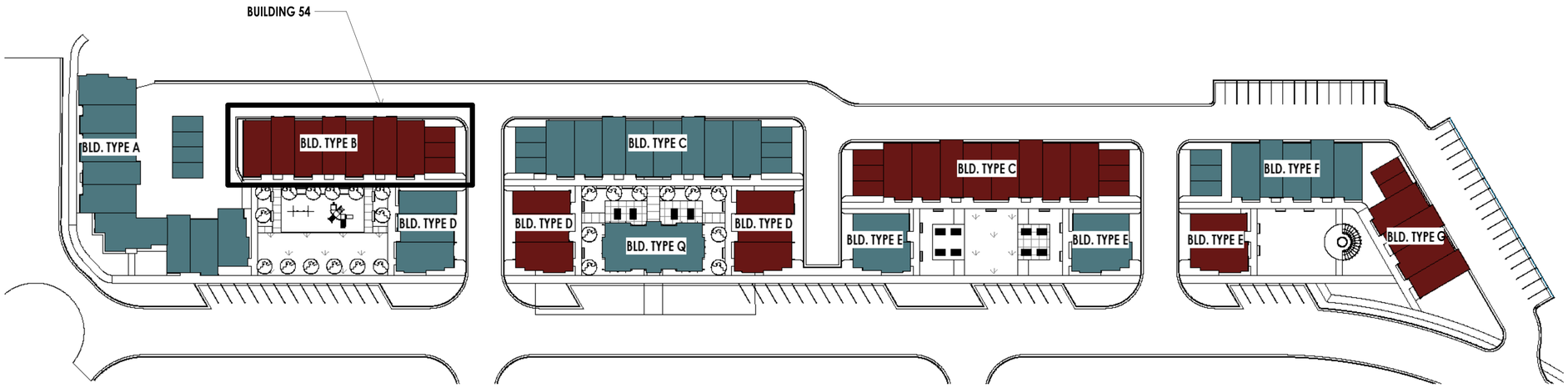
Plot Date: 1/29/2024 9:48:18 AM



SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

COLOR SET A

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6034

COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037

COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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Sandy, Utah 84094
ph. 801.269.0055
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 54
VINYARD UTAH

2024-01-29 FINAL OWNER/CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL/ COLOR BOARD

SHEET NUMBER:
A203

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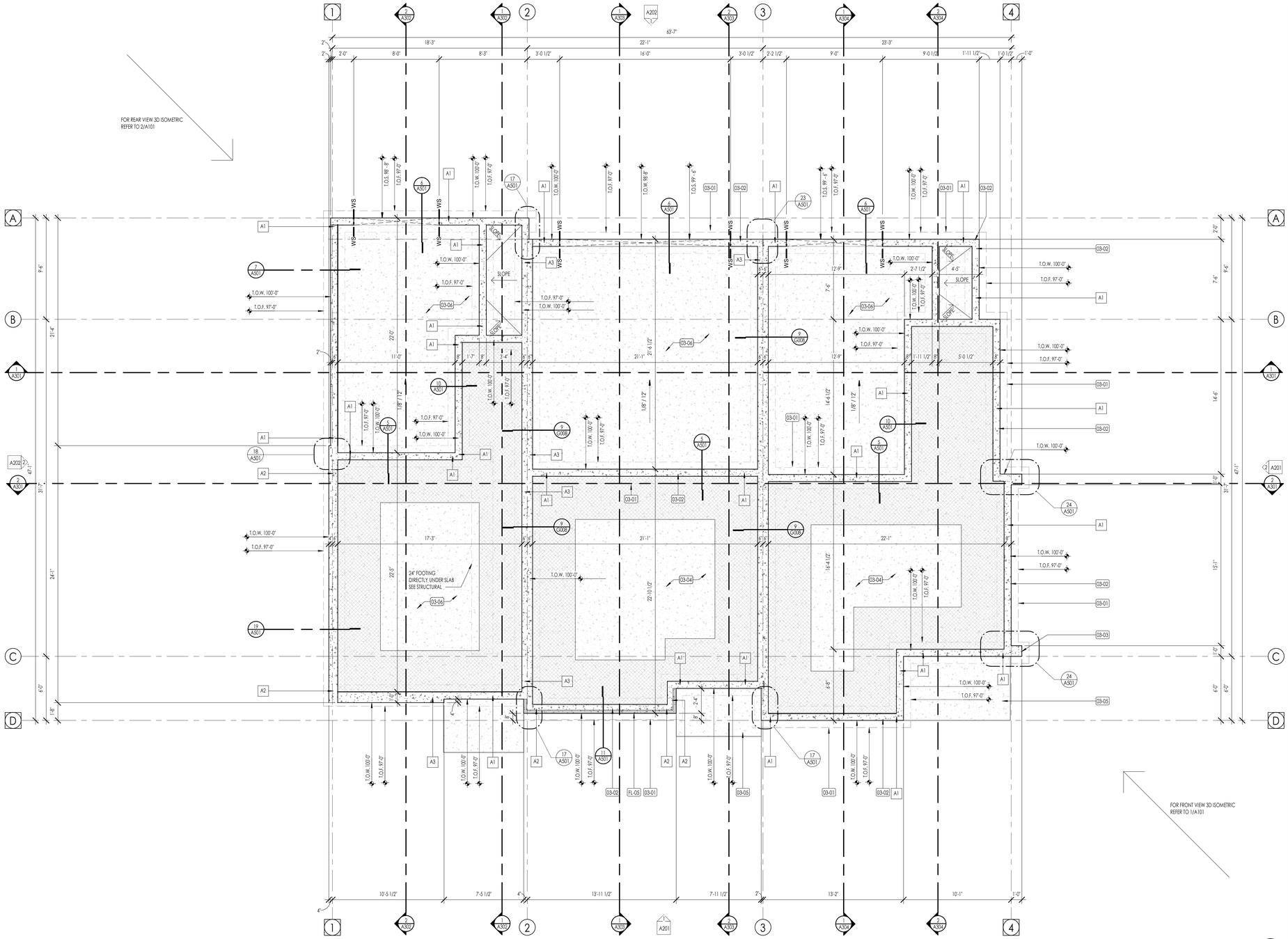
Plot Date: 1/29/2024 9:48:18 AM



FOUNDATION PLAN
1/4" = 1'-0"
1 A100

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

FOUNDATION PLAN KEYNOTES

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

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ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BULDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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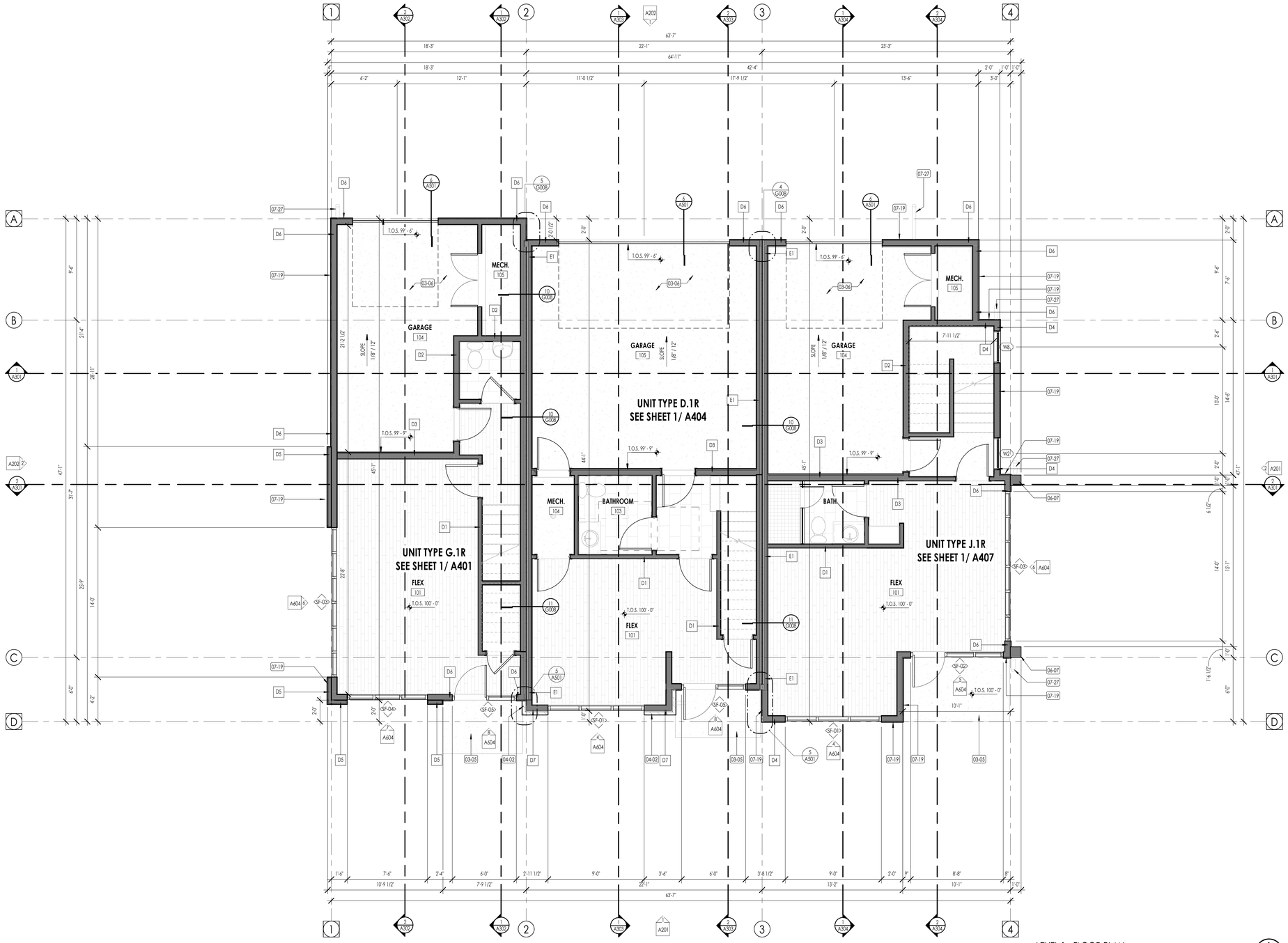
Plot Date: 1/29/2024 10:02:01 AM



LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"
1 A102

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		CONCRETE SLABS
	STANDING SEAM METAL ROOFING SYSTEM		DURADECK

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6-W2.1 X W2.1 W.W.M OR #3 AT 18" OC., EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 4 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BULDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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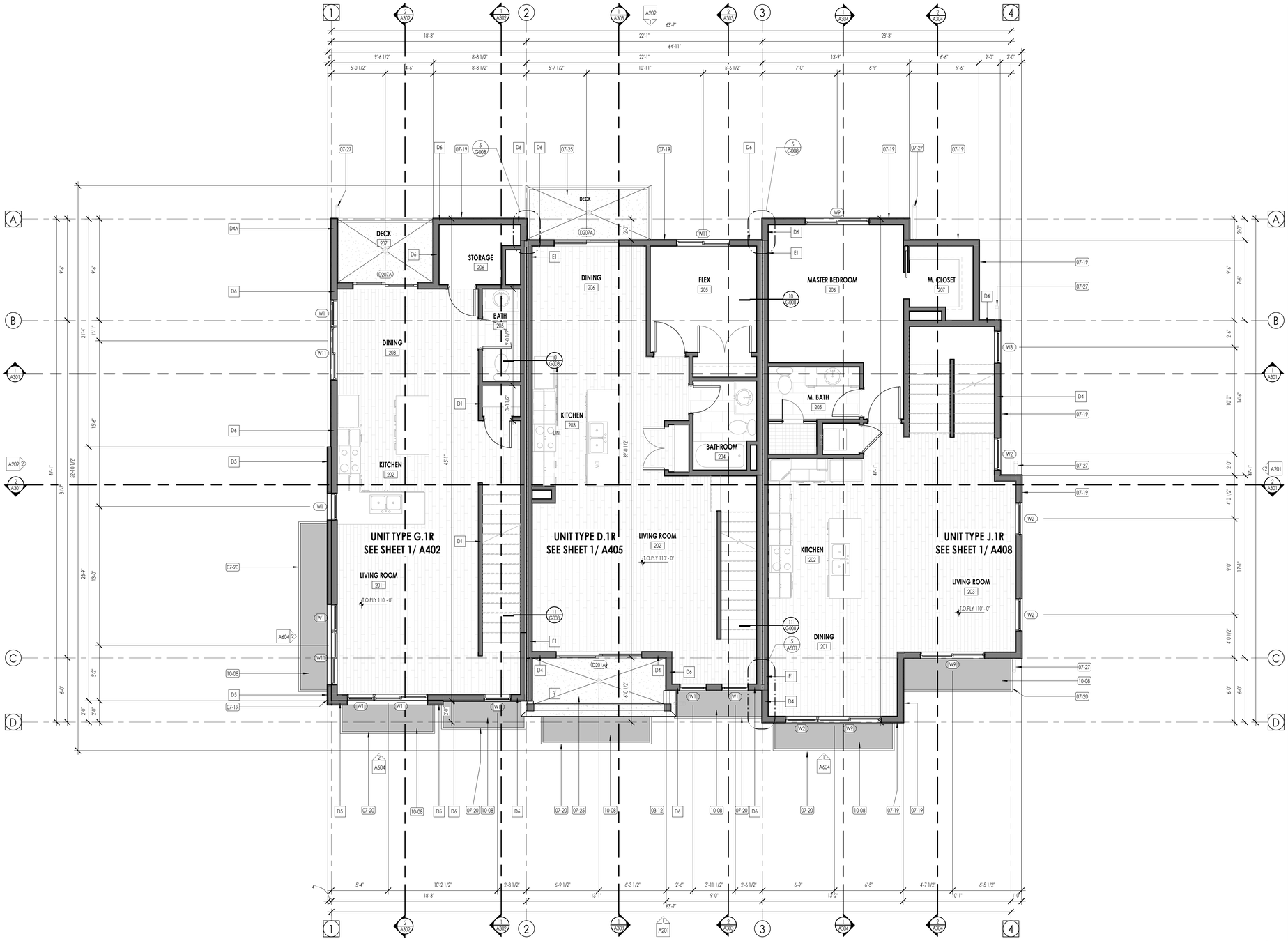
Plot Date: 1/29/2024 10:02:04 AM



LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"
1 A103

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		CONCRETE SLABS
	STANDING SEAM METAL ROOFING SYSTEM		DURADECK

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEYNOTES

KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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Plot Date: 1/29/2024 10:02:09 AM

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

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		CONCRETE SLABS
	STANDING SEAM METAL ROOFING SYSTEM		DURADECK

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEYNOTES

KEYNOTES	
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-25	FLUID APPLIED DECK MEMBRANDE
07-26	CONTINUOUS METAL CAP FLASHING. SEE DETAILS FOR PROFILE AND ATTACHEMENT. PROVIDE EXPANSION JOINT EVERY 15'-0" AS PER DETAIL.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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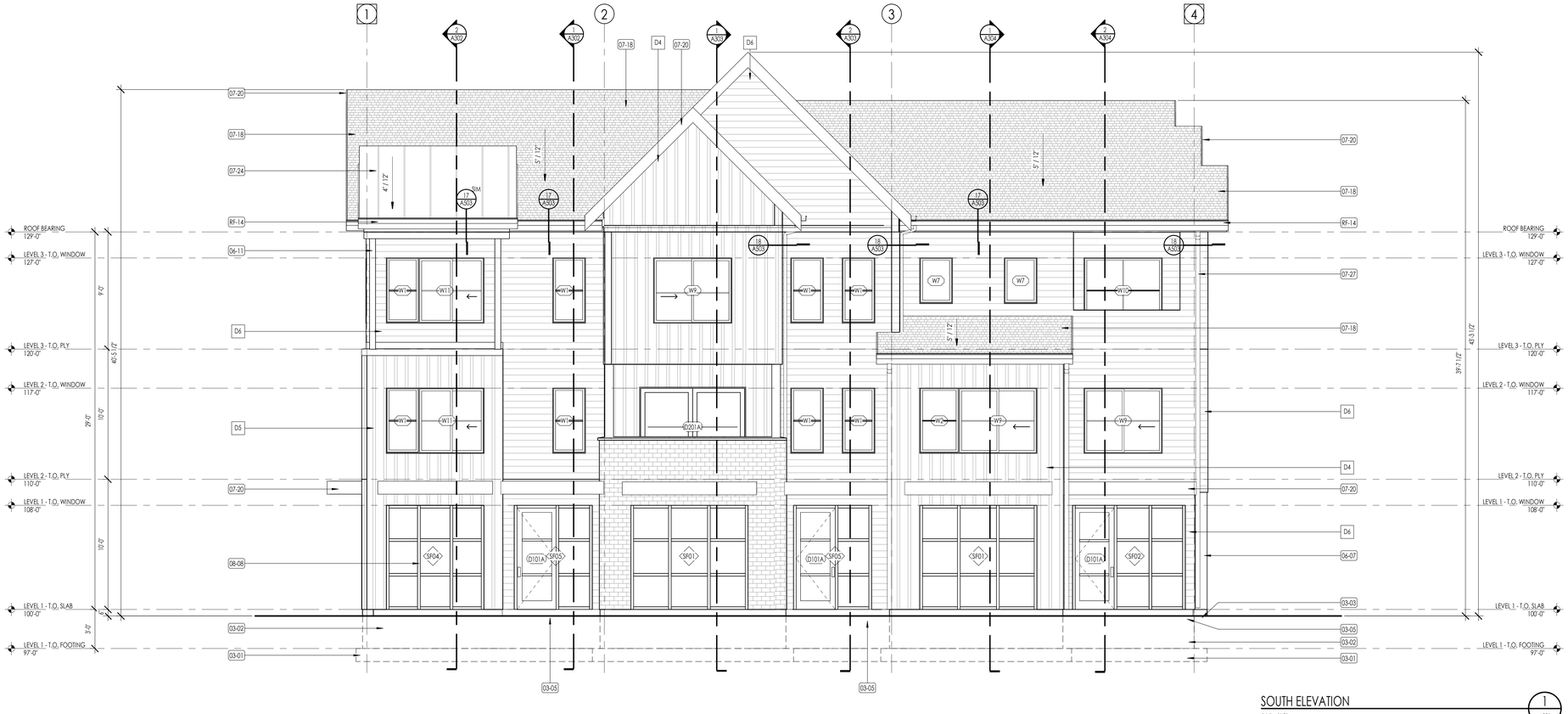
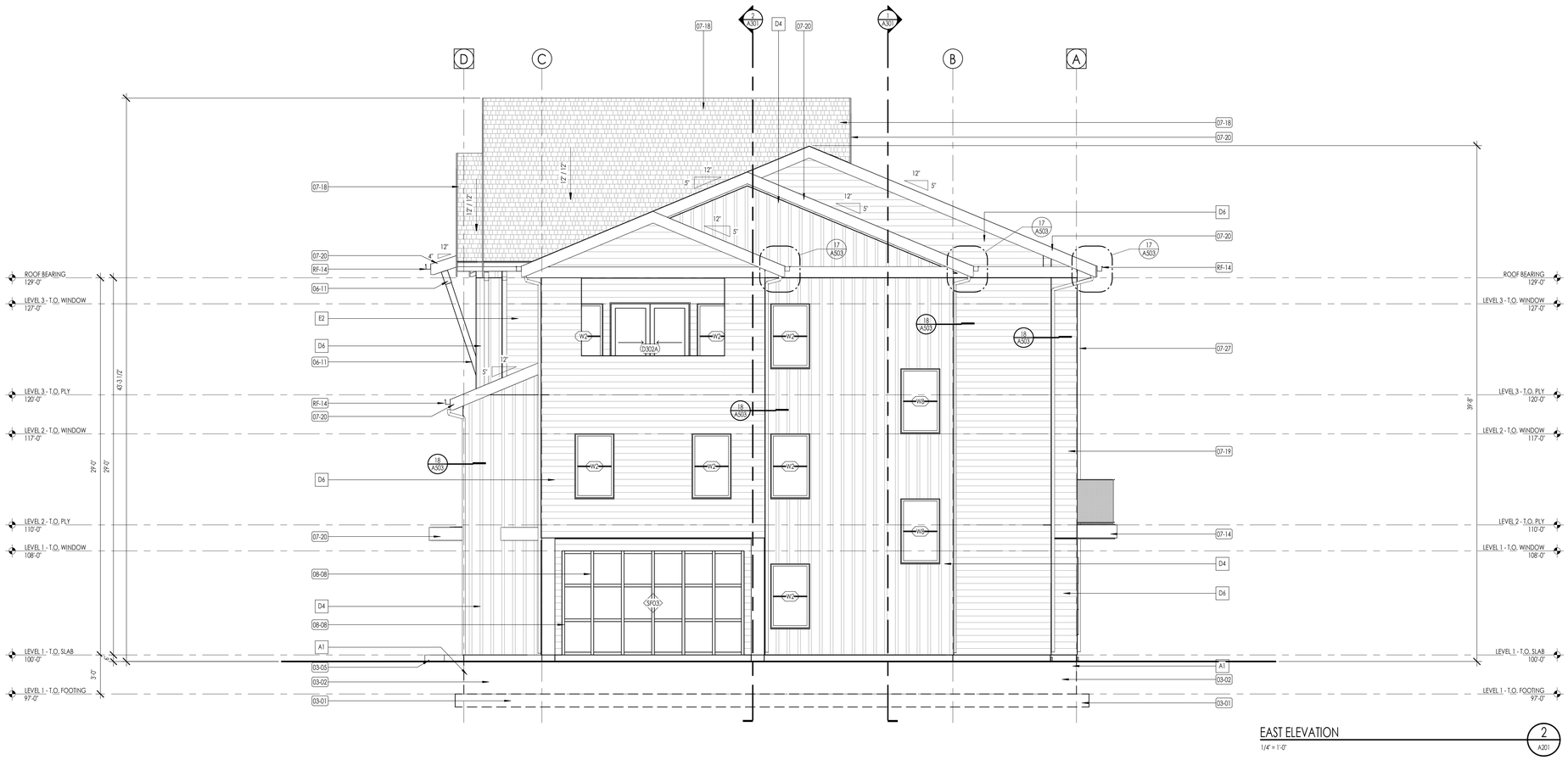


SOUTH ELEVATION
1/4" = 1'-0"
1 A201



EAST ELEVATION
1/4" = 1'-0"
2 A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PARTY WALL
	2" RIGID INSULATION AT FOUNDATION WALLS

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIRMENTS.
03-03	CAST IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED NY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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Sandy, Utah 84094
ph. 801.269.0055
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BULDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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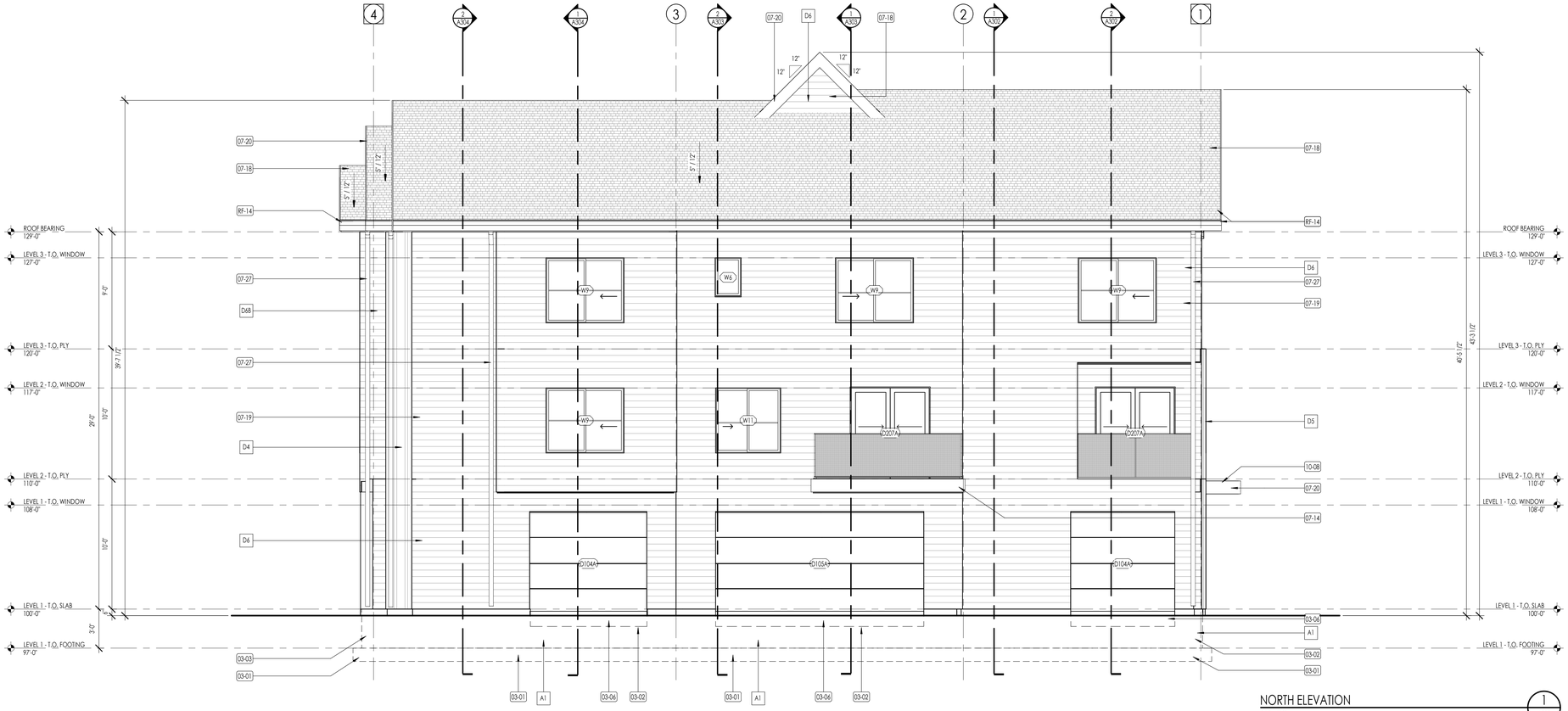
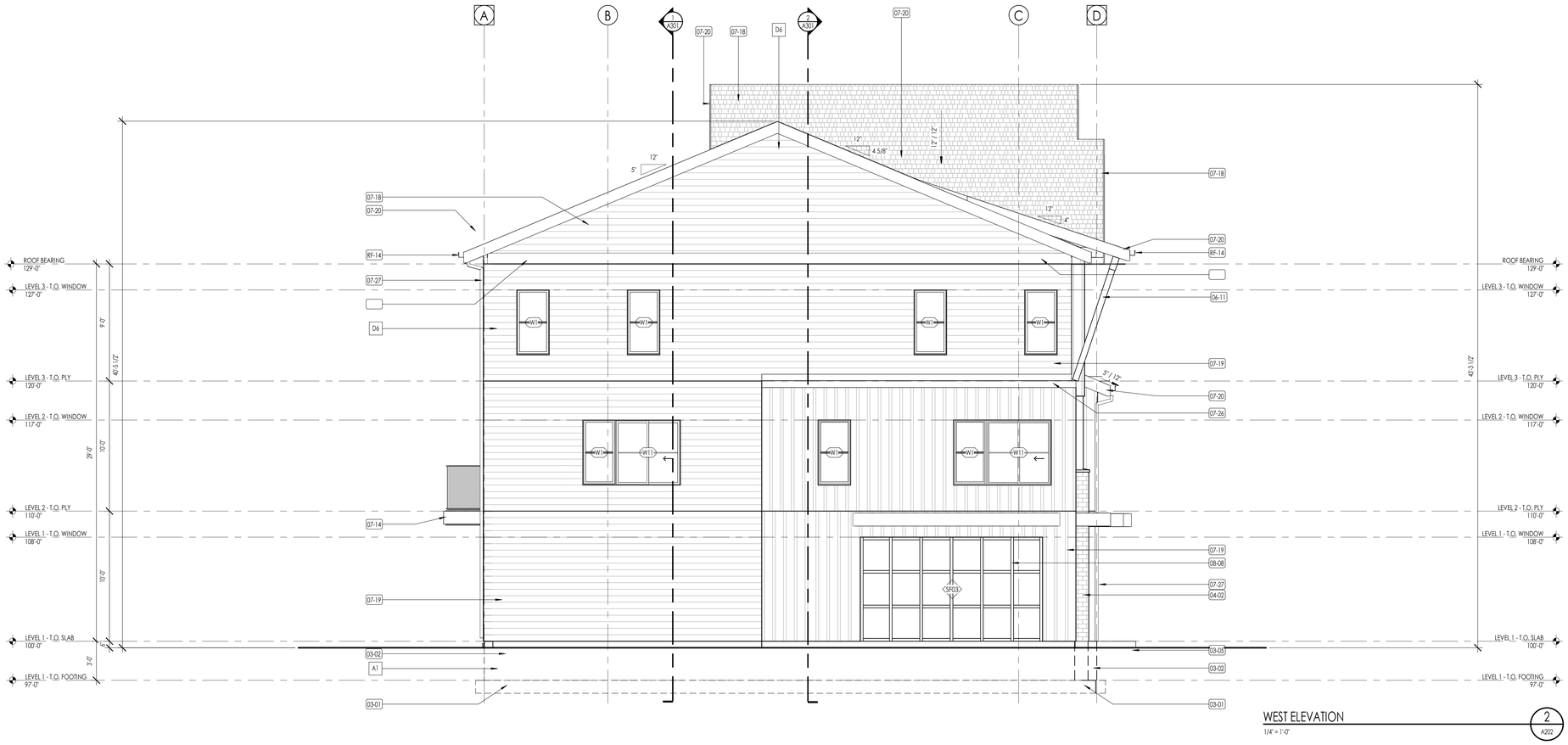


NORTH ELEVATION 1 A202
1/4" = 1'-0"



WEST ELEVATION 2 A202
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PARTY WALL
	2" RIGID INSULATION AT FOUNDATION WALLS

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIRMENTS.
03-03	CAST IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC, EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED NY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-26	CONTINUOUS METAL CAP FLASHING. SEE DETAILS FOR PROFILE AND ATTACHEMENT. PROVIDE EXPANSION JOINT EVERY 15'-0" AS PER DETAIL.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 55

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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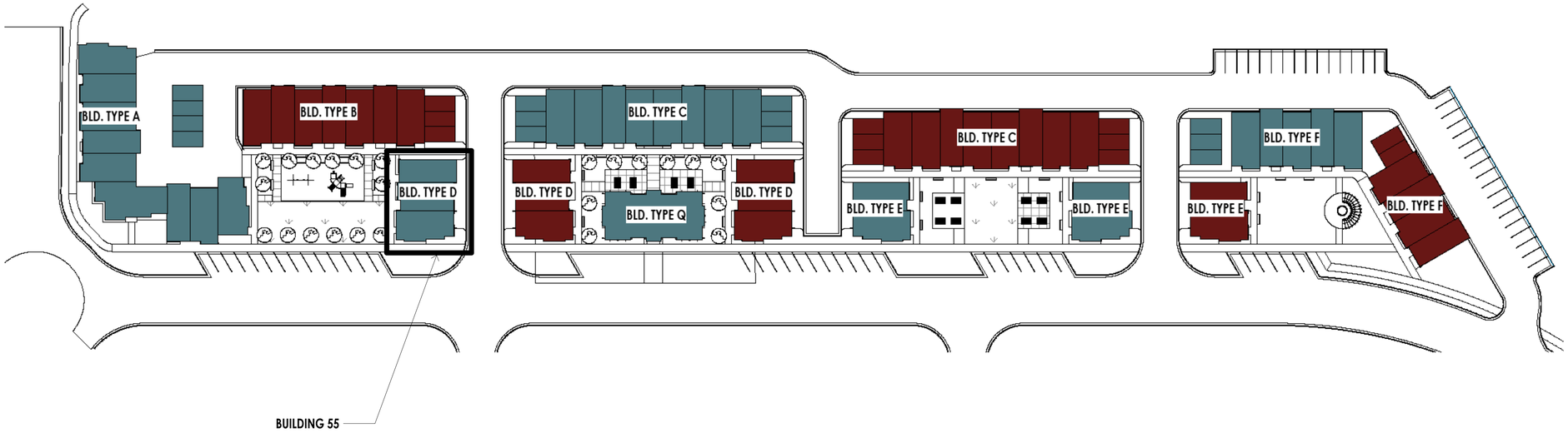
Plot Date: 1/29/2024 10:02:21 AM



SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

COLOR COLOR SET B

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BULDING 55
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL AND COLOR BOARD

SHEET NUMBER:
A203

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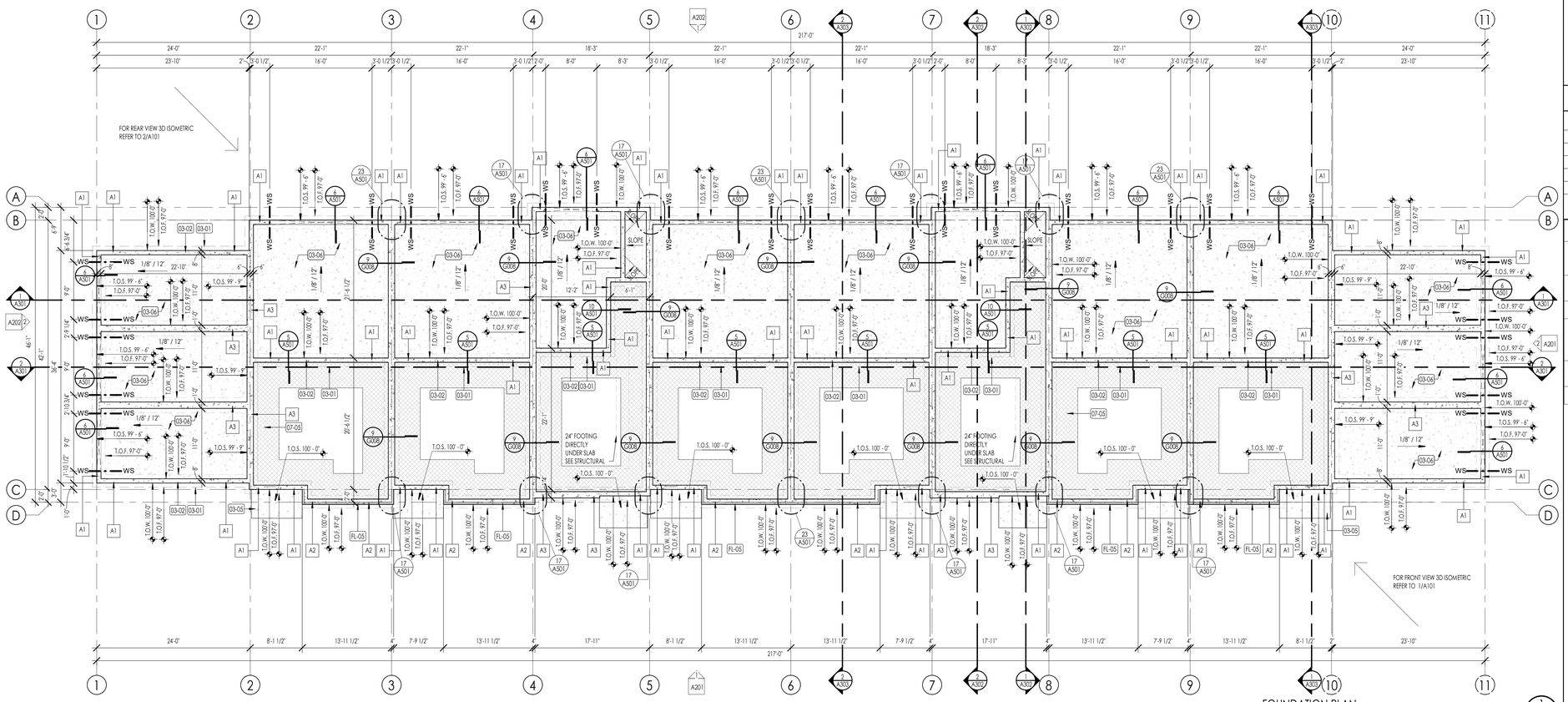
Plot Date: 1/29/2024 10:03:22 AM



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

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

PLAN KEYNOTES

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

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ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 57
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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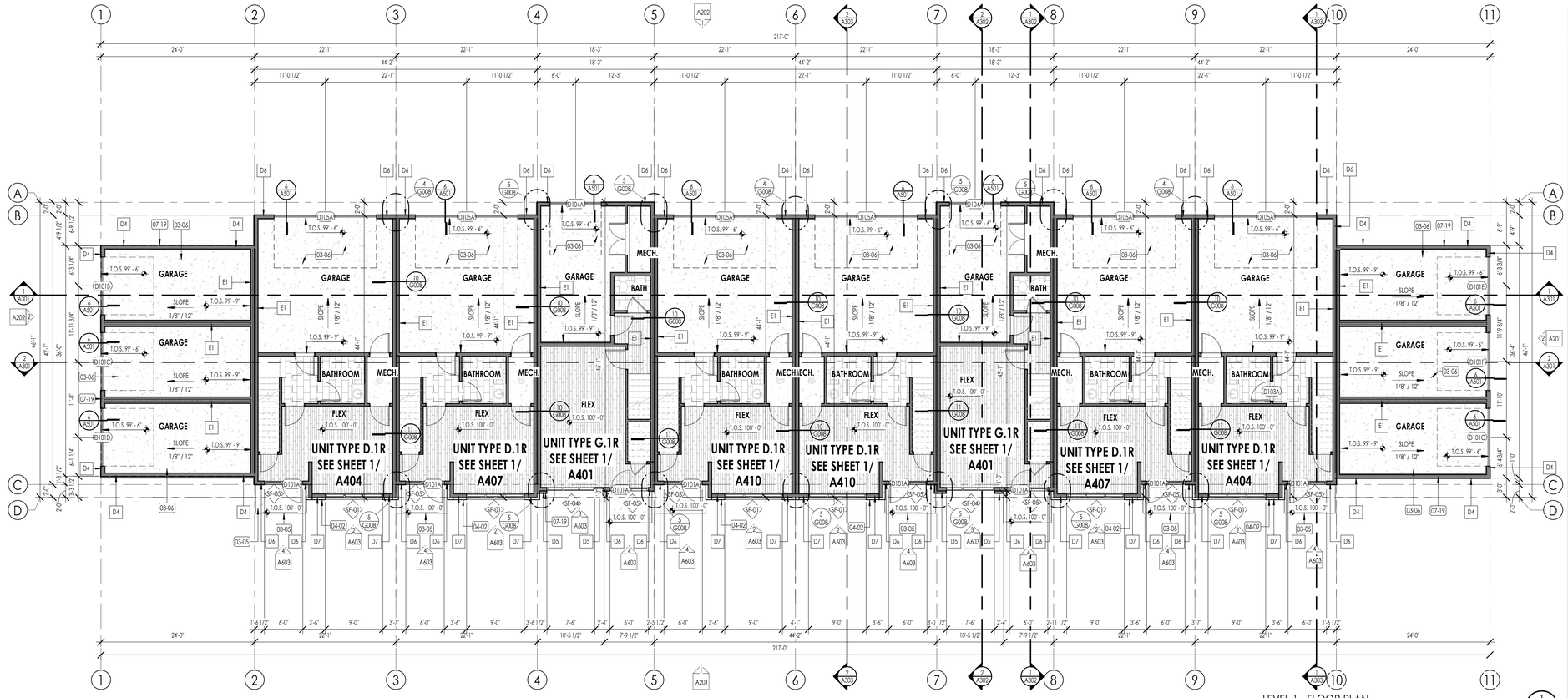
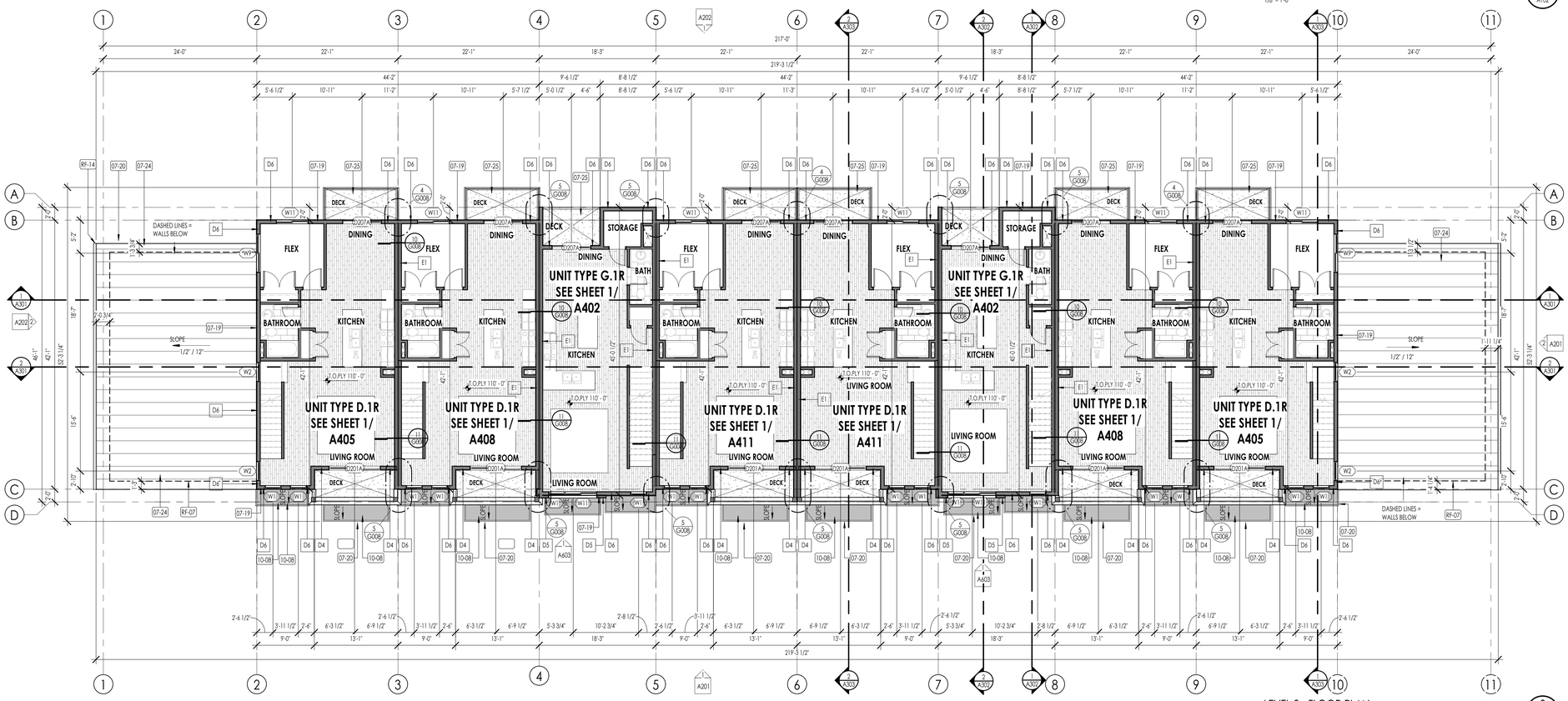
Plot Date: 1/29/2024 10:09:14 AM



LEVEL 1 - FLOOR PLAN

1/8" = 1'-0"

1 A102



LEVEL 2 - FLOOR PLAN

1/8" = 1'-0"

2 A102

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

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

PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANDE
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-07	LINE OF WALL BELOW ROOF- SEE OVERALL AND ENLARGED PLANS
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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Sandy, Utah 84094
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fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 57

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010

DATE: JAN. 2024

REVISIONS:

SHEET TITLE:

LEVEL 1 / LEVEL 2 FLOOR PLANS

SHEET NUMBER:

A102

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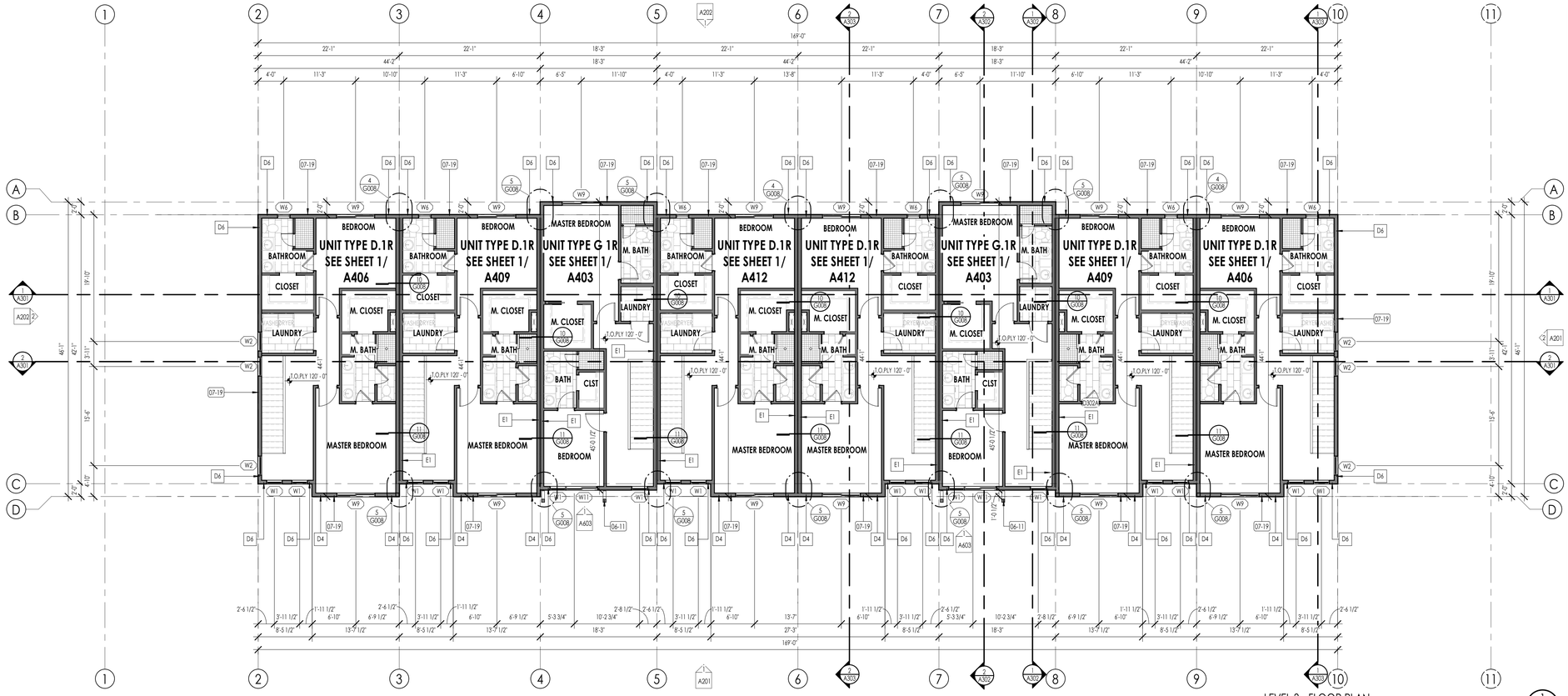
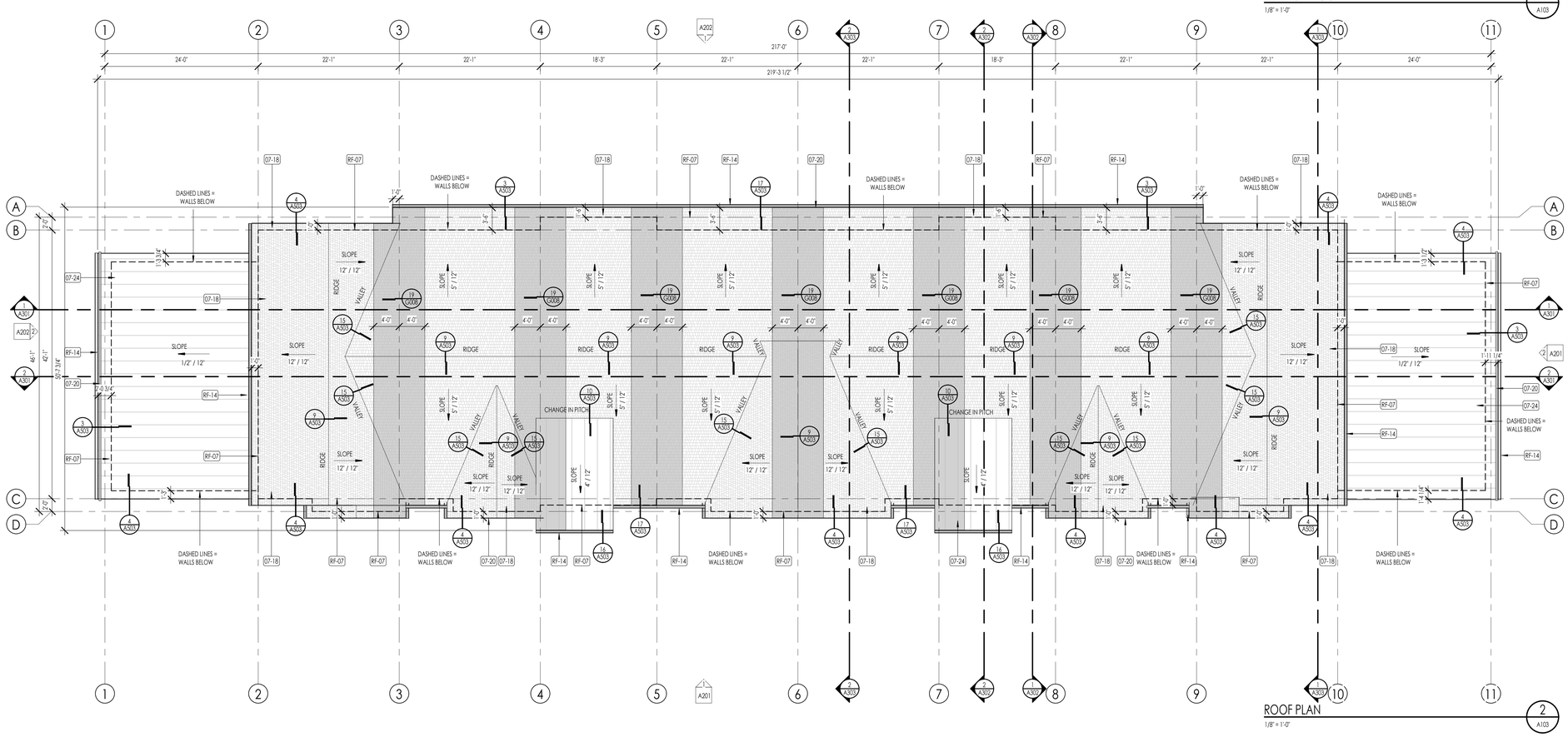
Plot Date: 1/29/2024 10:09:17 AM



LEVEL 3 - FLOOR PLAN

1/8" = 1'-0"

1 A103



ROOF PLAN

1/8" = 1'-0"

2 A103

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM	D.S.	RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM		

FLOOR PLAN LEGEND

	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

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

PLAN KEYNOTES

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

ROOF PLAN GENERAL NOTES

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

ROOF VENTILATION CALCULATIONS

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

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 57

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010

DATE: JAN. 2024

REVISIONS:

SHEET TITLE:

LEVEL 3 / ROOF PLANS

SHEET NUMBER:

A103

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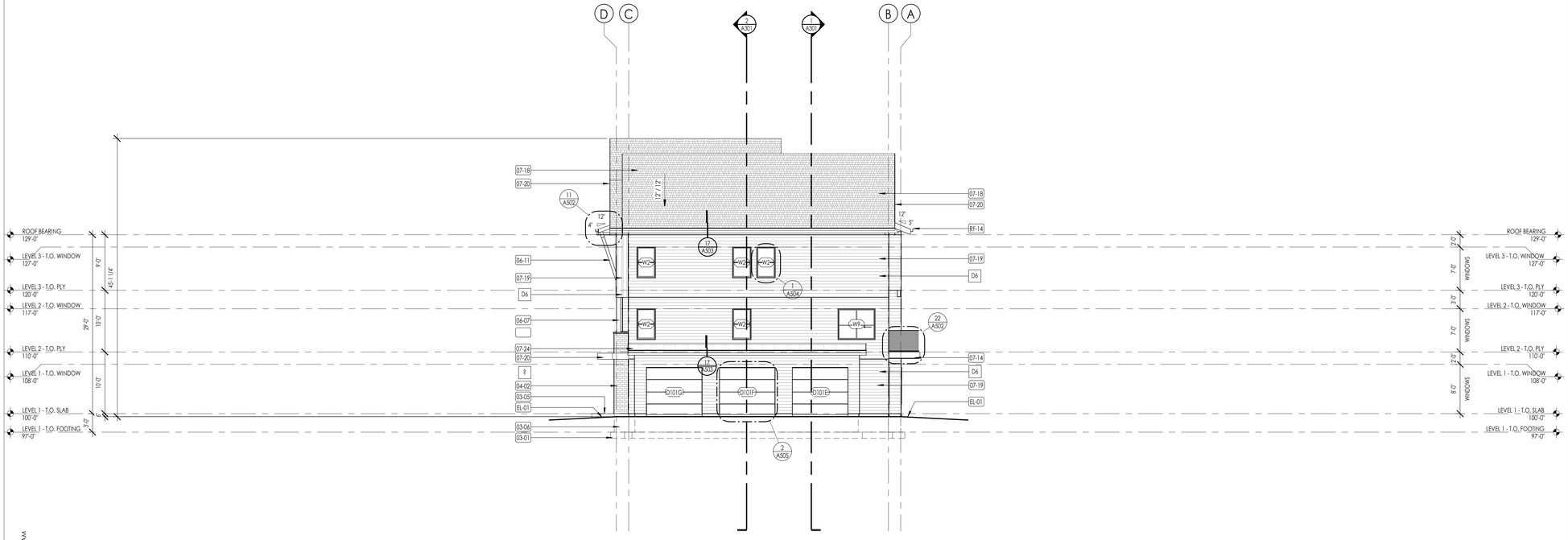
Plot Date: 1/29/2024 10:09:26 AM

SOUTH ELEVATION 1 A201
1/8" = 1'-0"



EAST ELEVATION 2 A201
1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2' FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD PHASE 7 & 8 - BUILDING 57

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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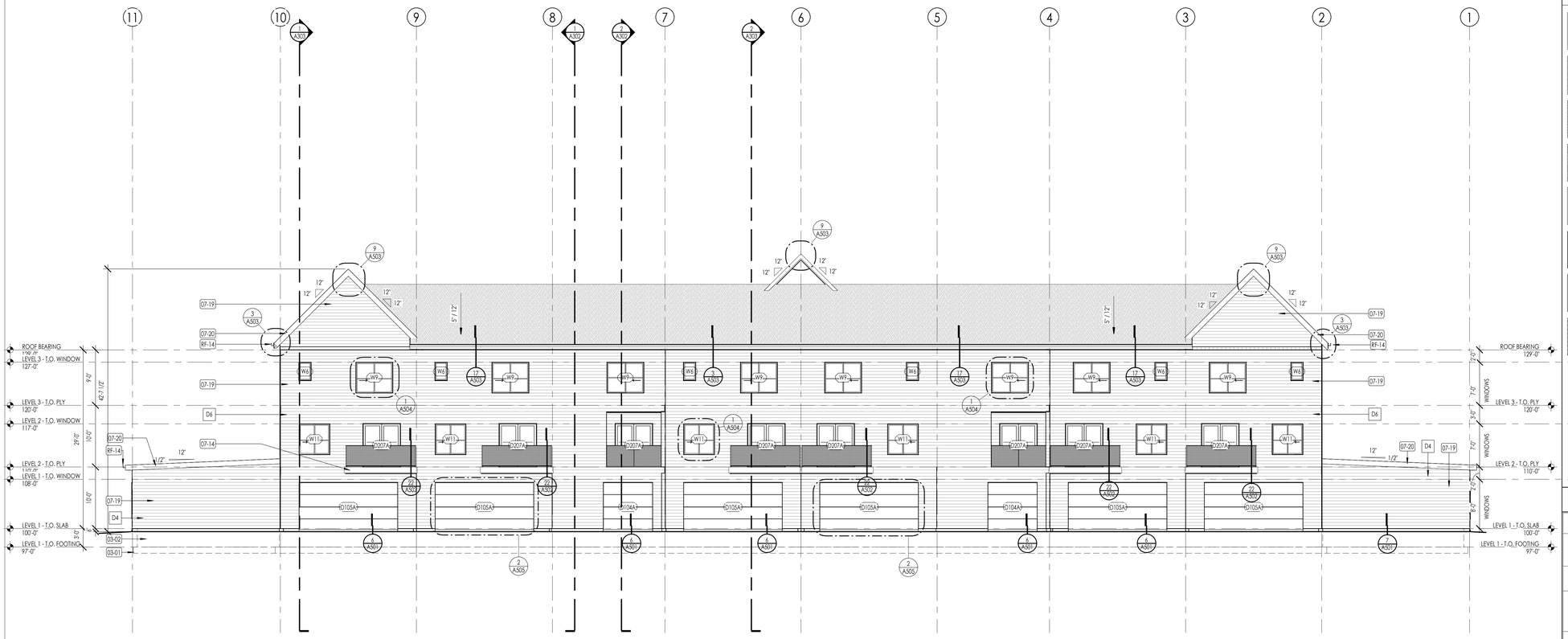
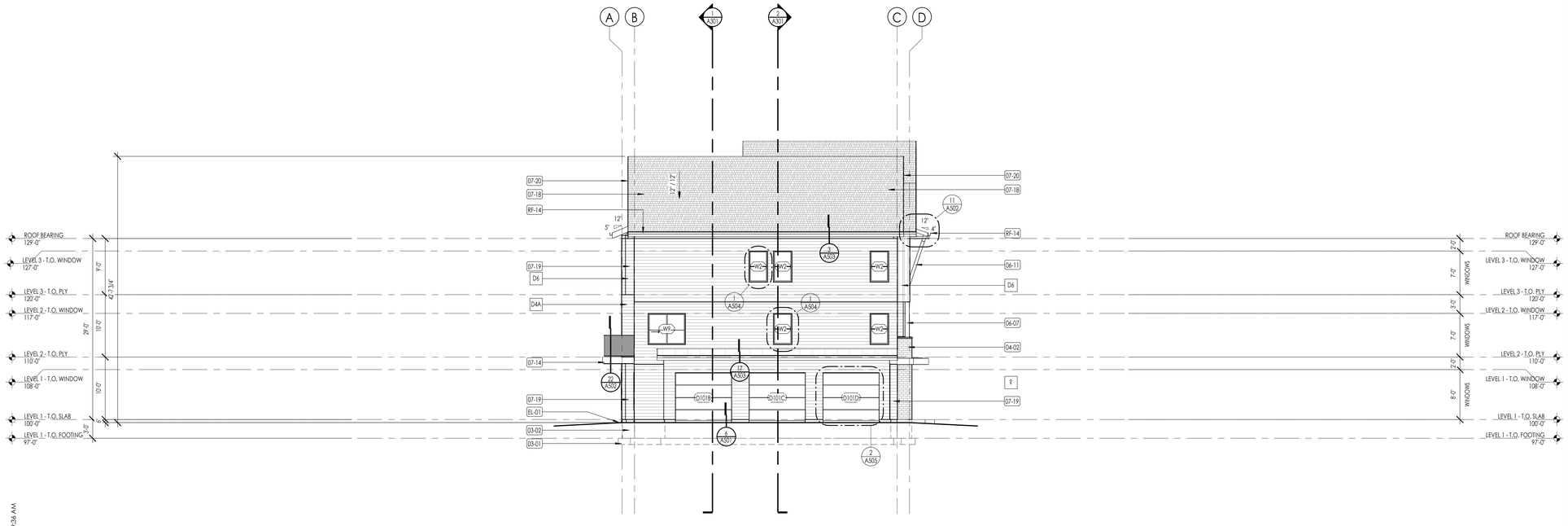
Plot Date: 1/29/2024 10:09:29 AM



NORTH ELEVATION 1
1/8" = 1'-0" A202



WEST ELEVATION 2
1/8" = 1'-0" A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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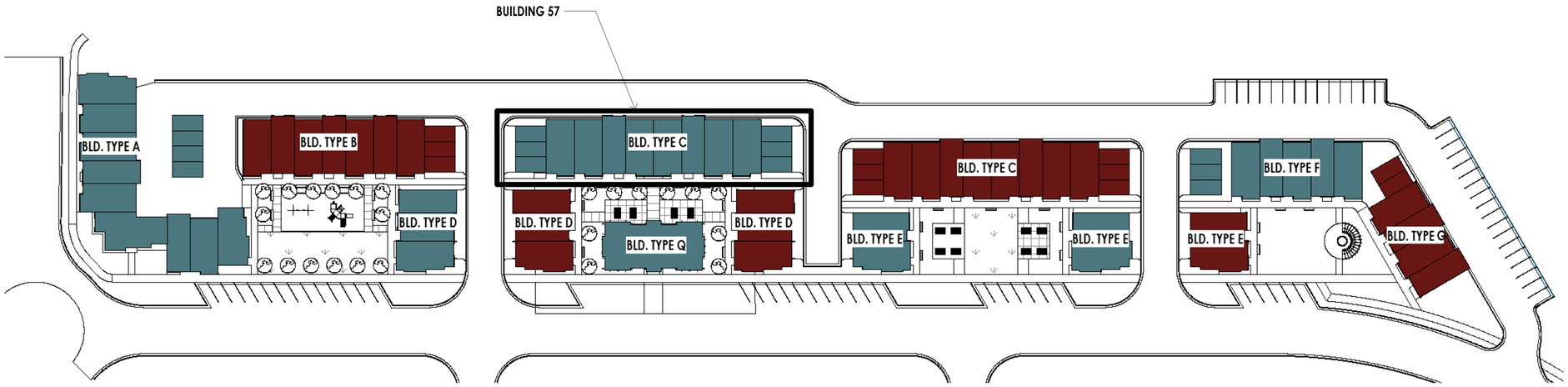
Plot Date: 1/29/2024 10:09:36 AM



SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

COLOR SET B

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL/ COLOR BOARD

SHEET NUMBER:
A203

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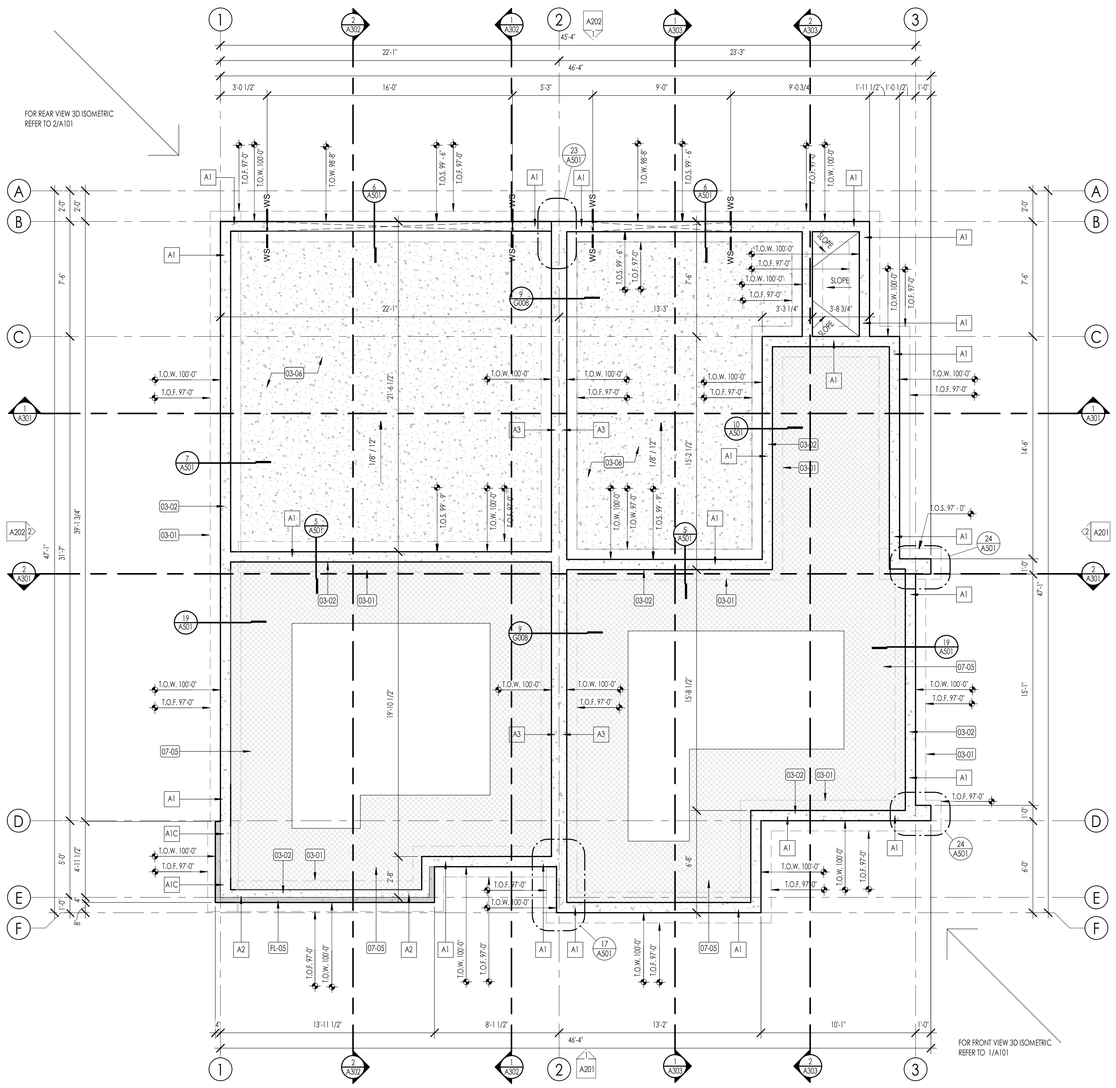
Plot Date: 1/29/2024 10:09:37 AM



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

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

FOUNDATION PLAN KEYNOTES

KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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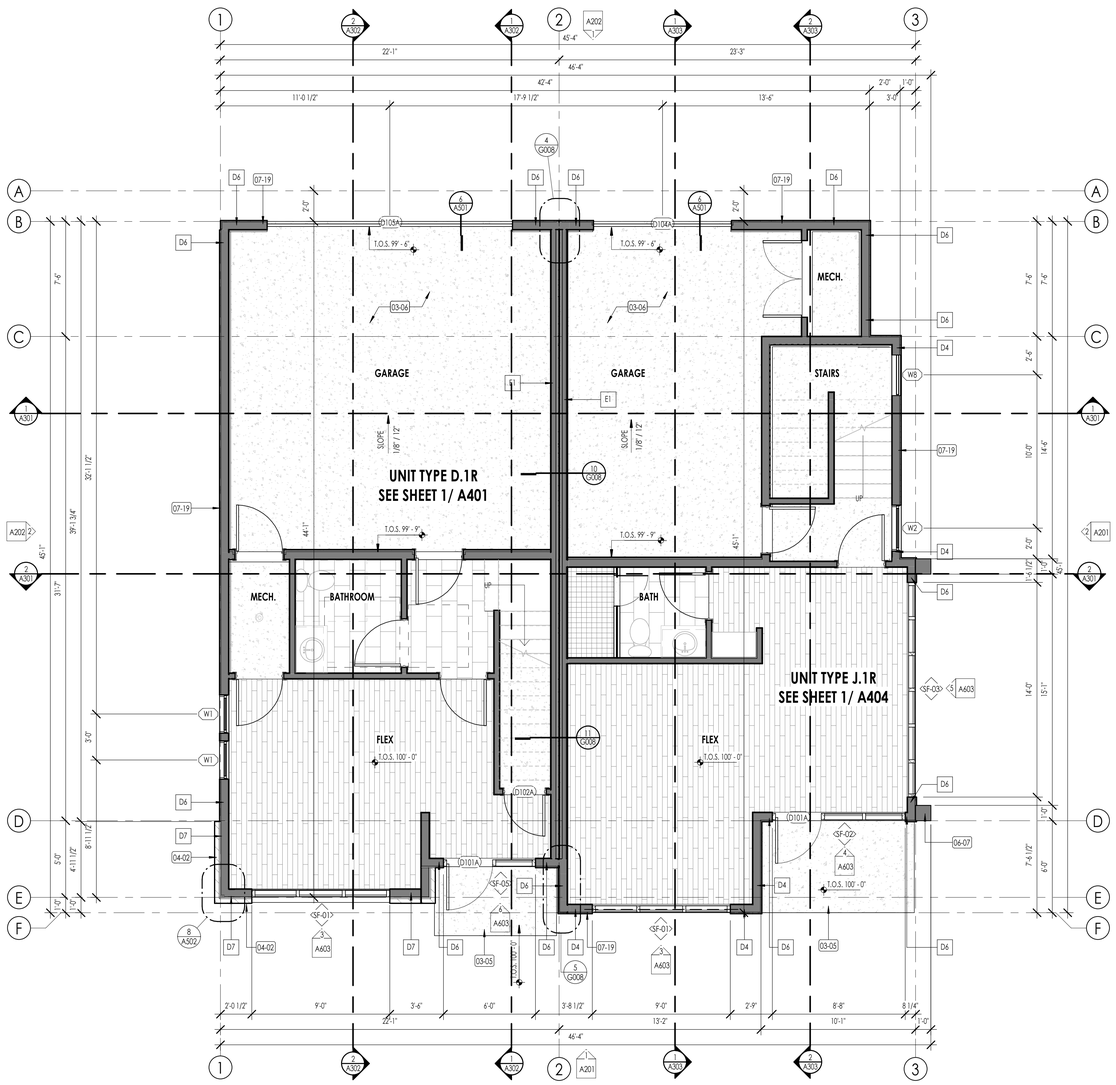
Plot Date: 1/29/2024 10:20:11 AM



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

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM.
			DURADECK

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 1 FLOOR PLAN

SHEET NUMBER:
A102

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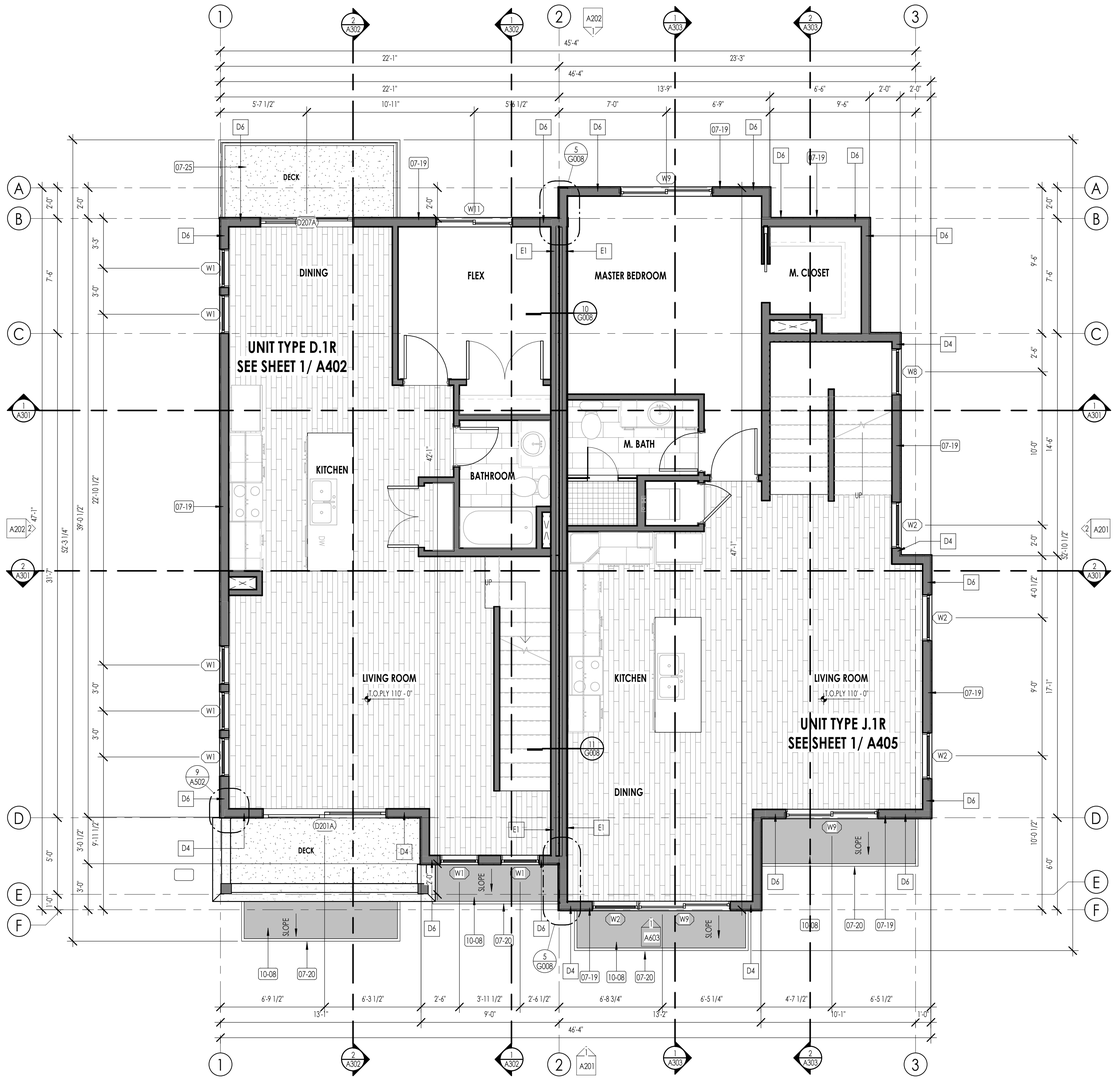

LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURADECK

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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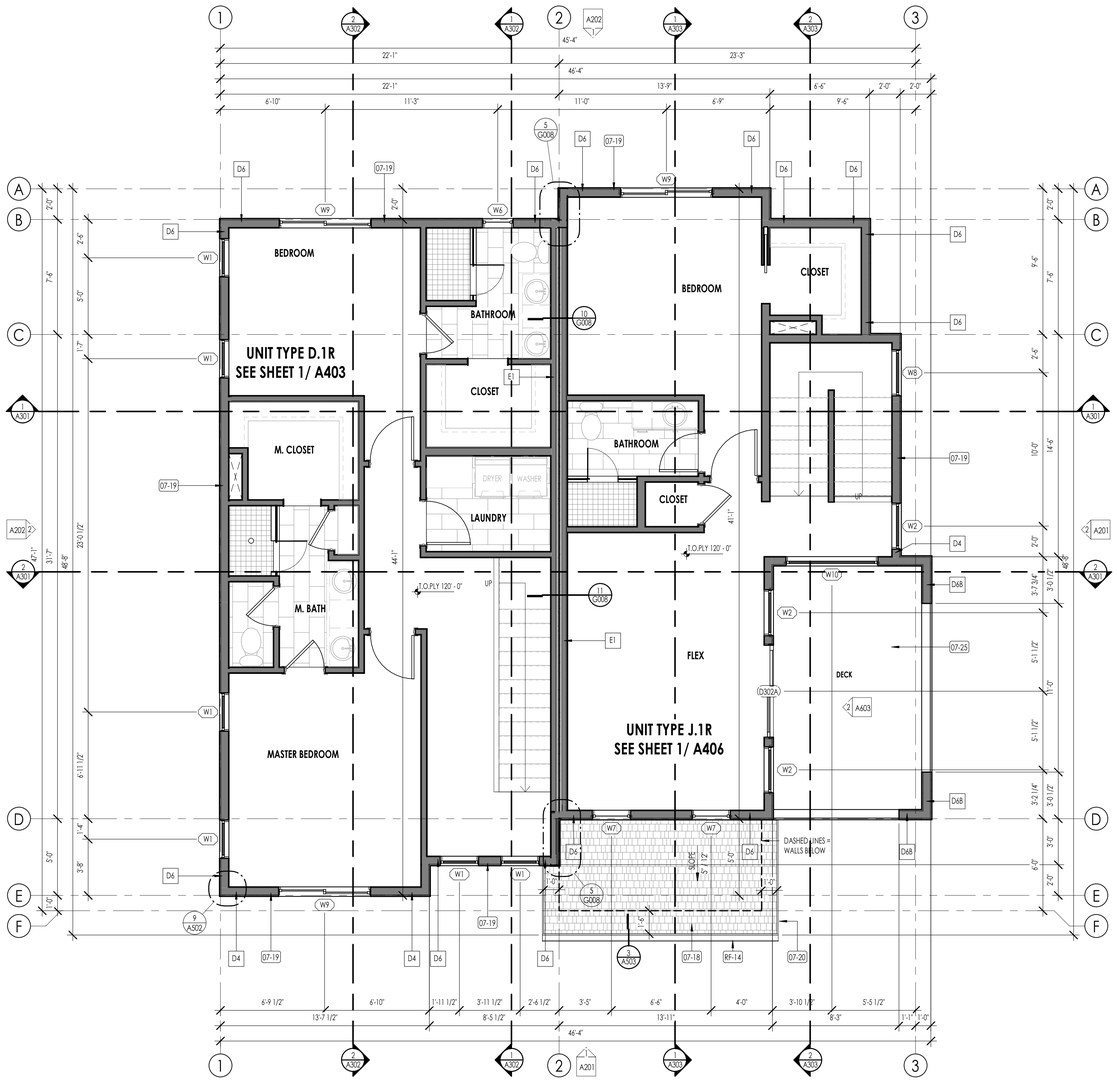
Plot Date: 1/29/2024 10:20:20 AM



LEVEL 3 FLOOR PLAN 1/4" = 1'-0" (1 / A104)

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 4'0" EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM.
			DURADECK

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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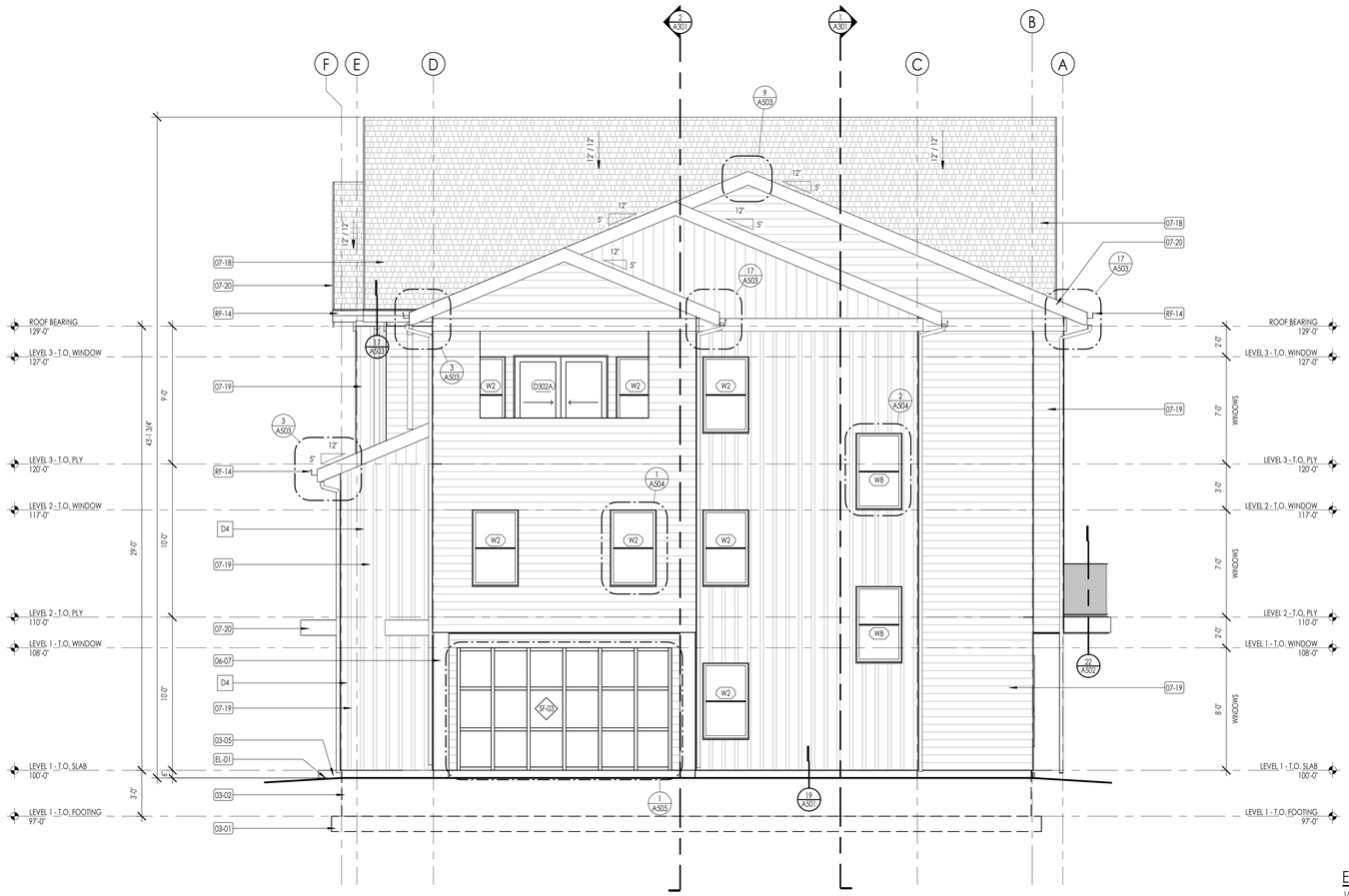
Plot Date: 1/29/2024 10:20:24 AM

SOUTH ELEVATION 1 A201
1/4" = 1'-0"



EAST ELEVATION 2 A201
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM-FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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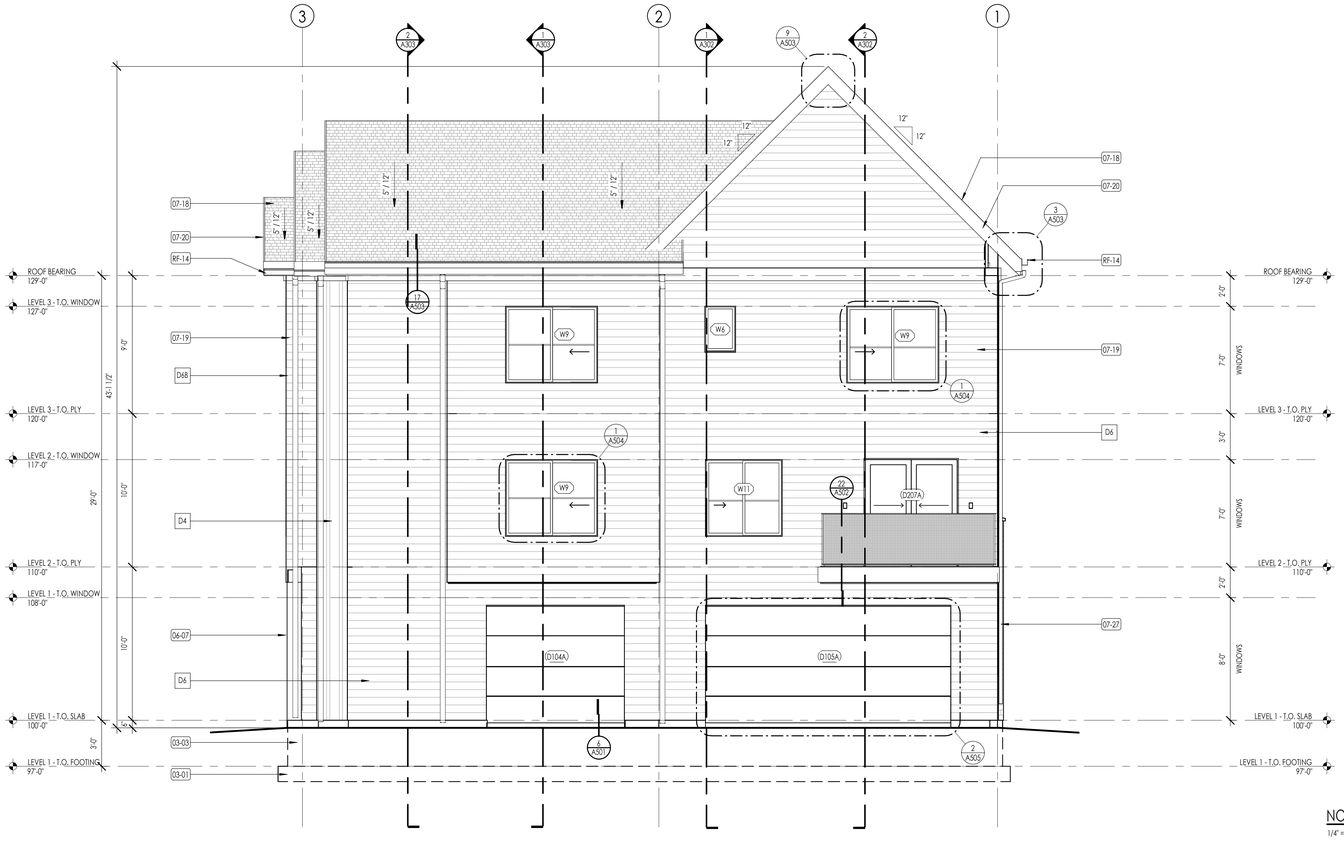
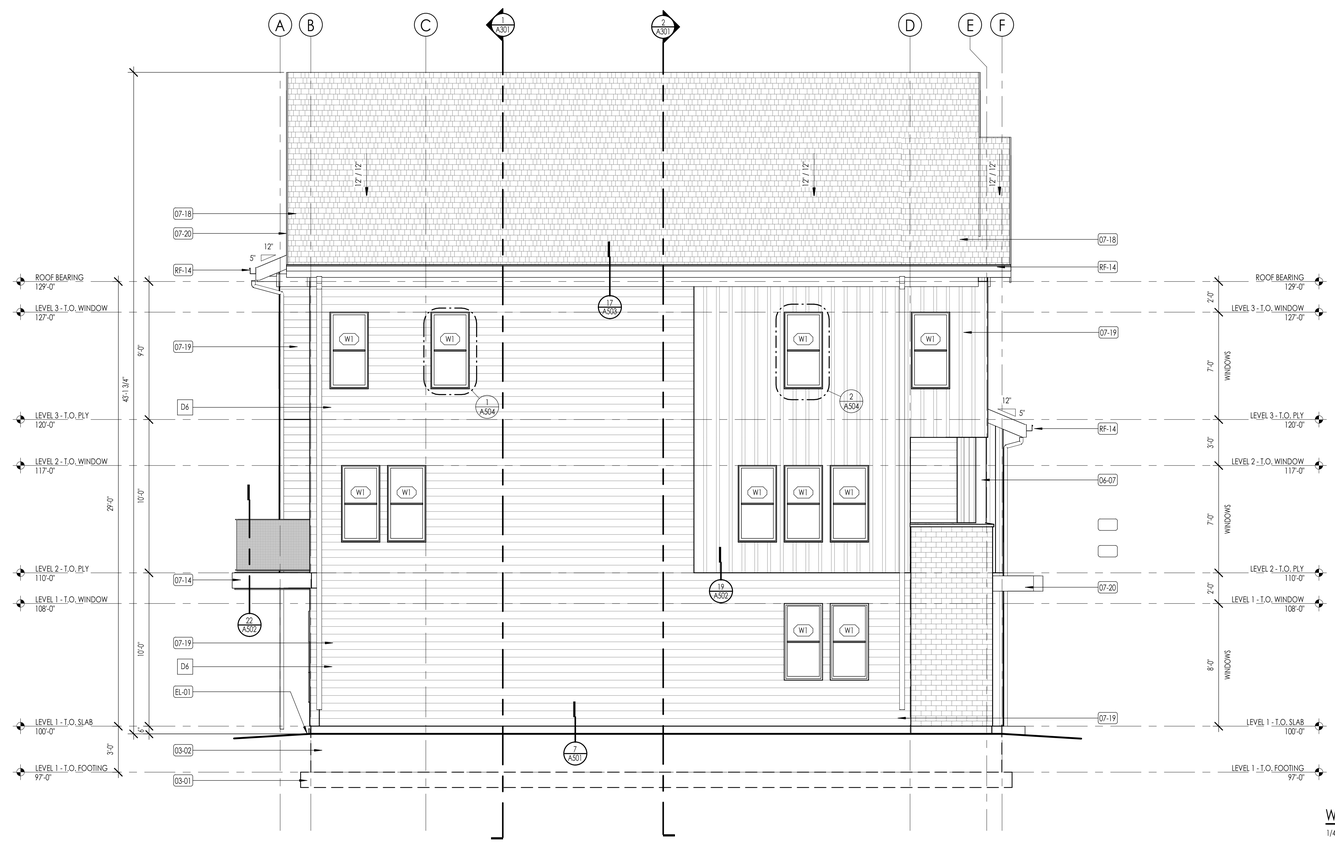
Plot Date: 1/29/2024 10:20:30 AM



NORTH ELEVATION 1/4" = 1'-0" (1 / A202)



WEST ELEVATION 1/4" = 1'-0" (2 / A202)

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIRMENTS.
03-03	CAST IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED NY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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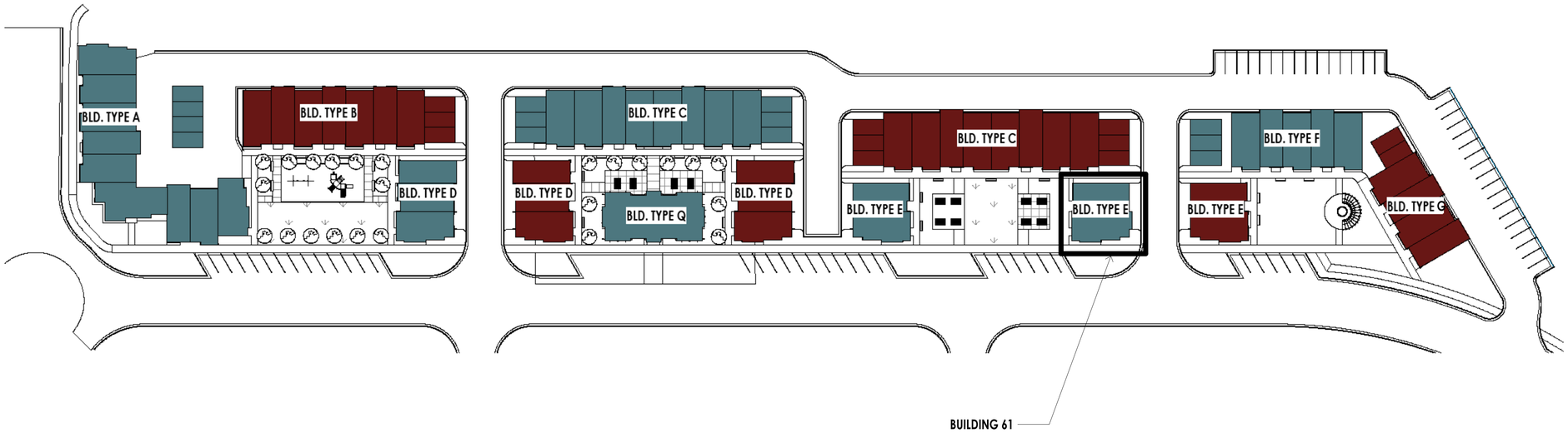

SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

COLOR SET B

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL/ COLOR BOARD

SHEET NUMBER:
A203

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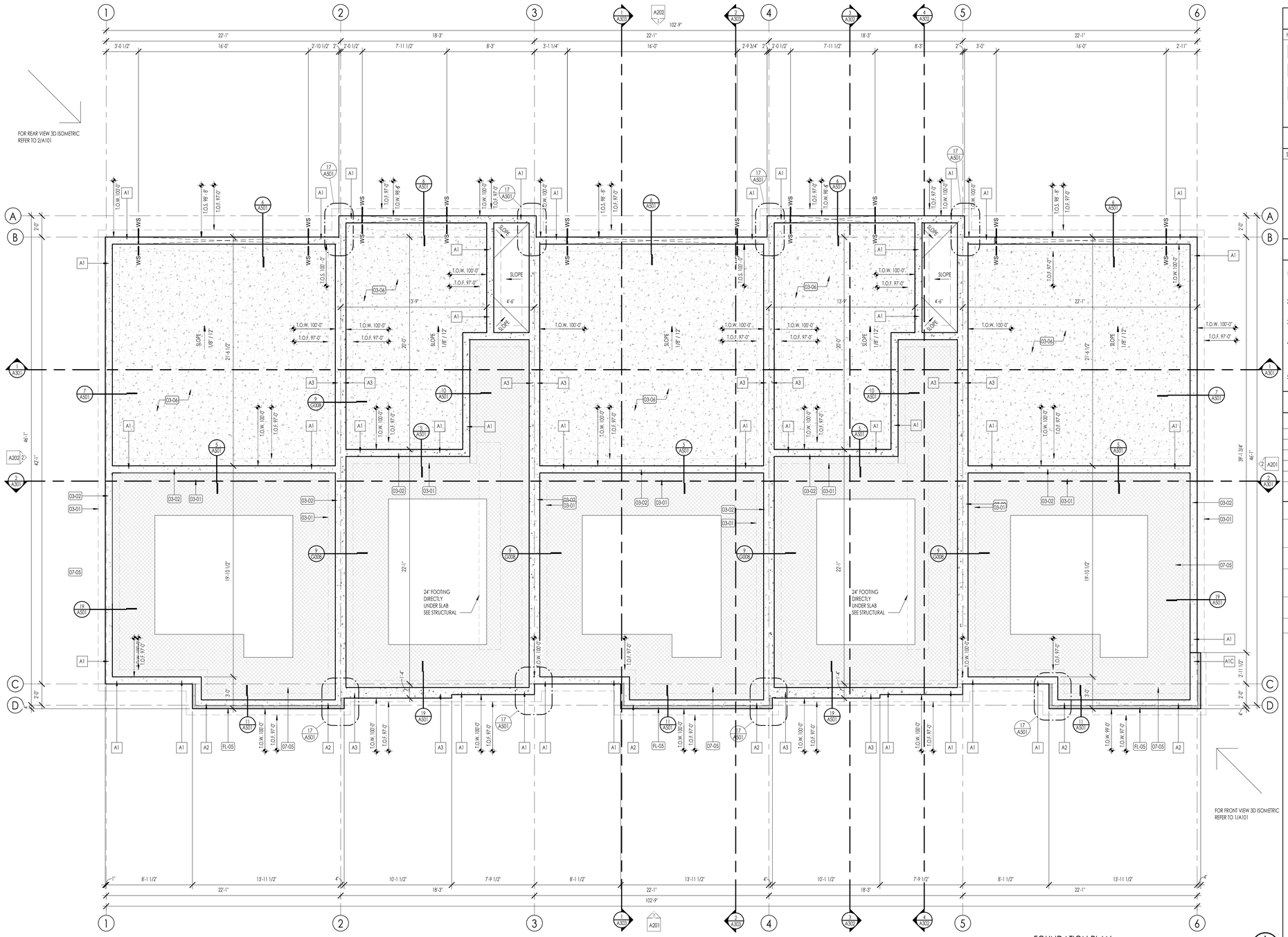
Plot Date: 1/29/2024 10:20:36 AM



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

FOUNDATION PLAN KEYNOTES

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

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Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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Plot Date: 1/29/2024 10:28:13 AM

LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

1 A102

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR SET

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

SHEET TITLE:
LEVEL 1 FLOOR PLANS

SHEET NUMBER:
A102

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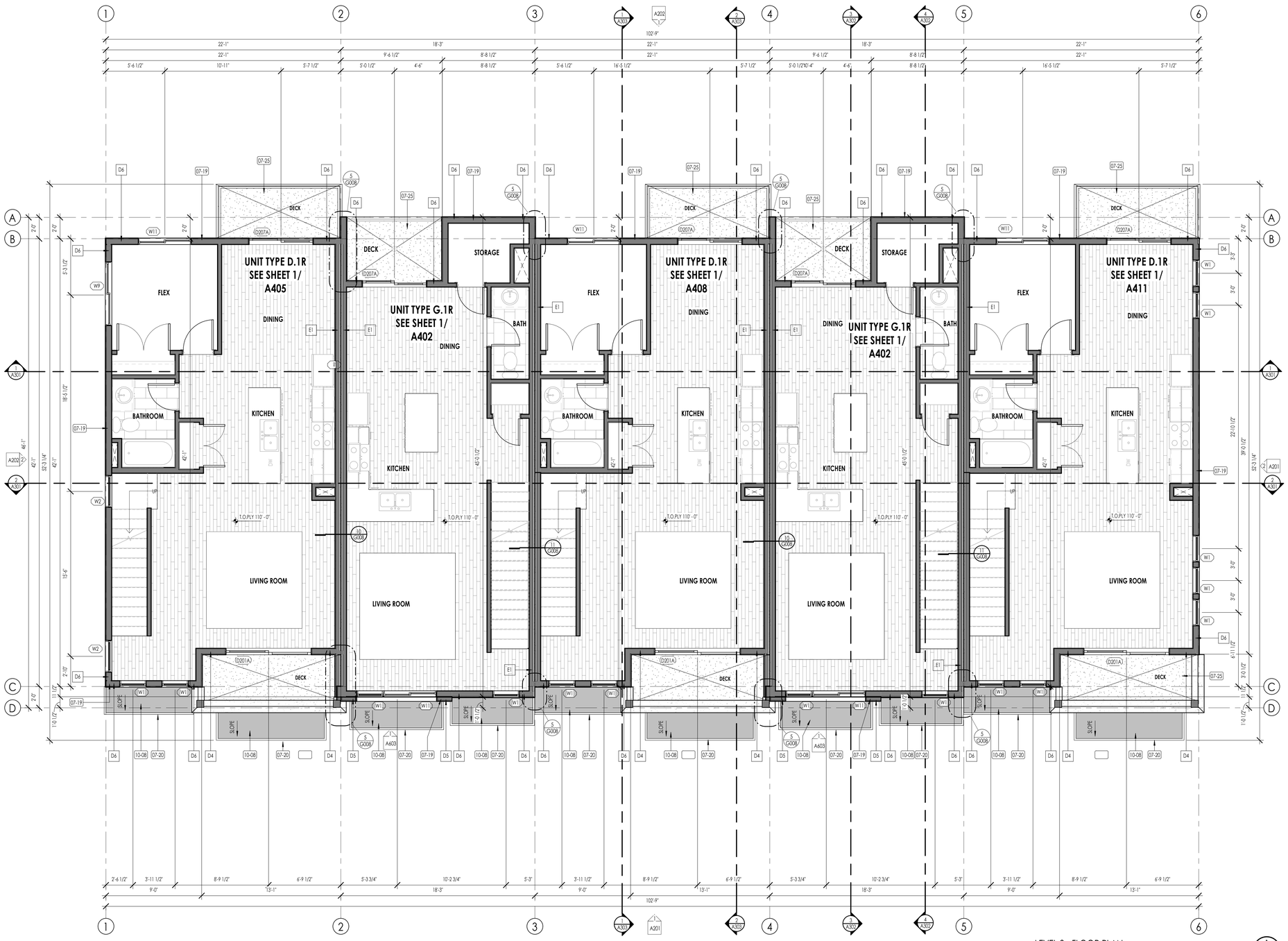
Plot Date: 1/29/2024 10:28:18 AM



LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"
1 A103

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

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

FLOOR PLAN KEYNOTES

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

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ph. 801.269.0055
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

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

2024-01-29 FINAL OWNER/ CONTRACTOR SET

SHEET TITLE:
LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A103

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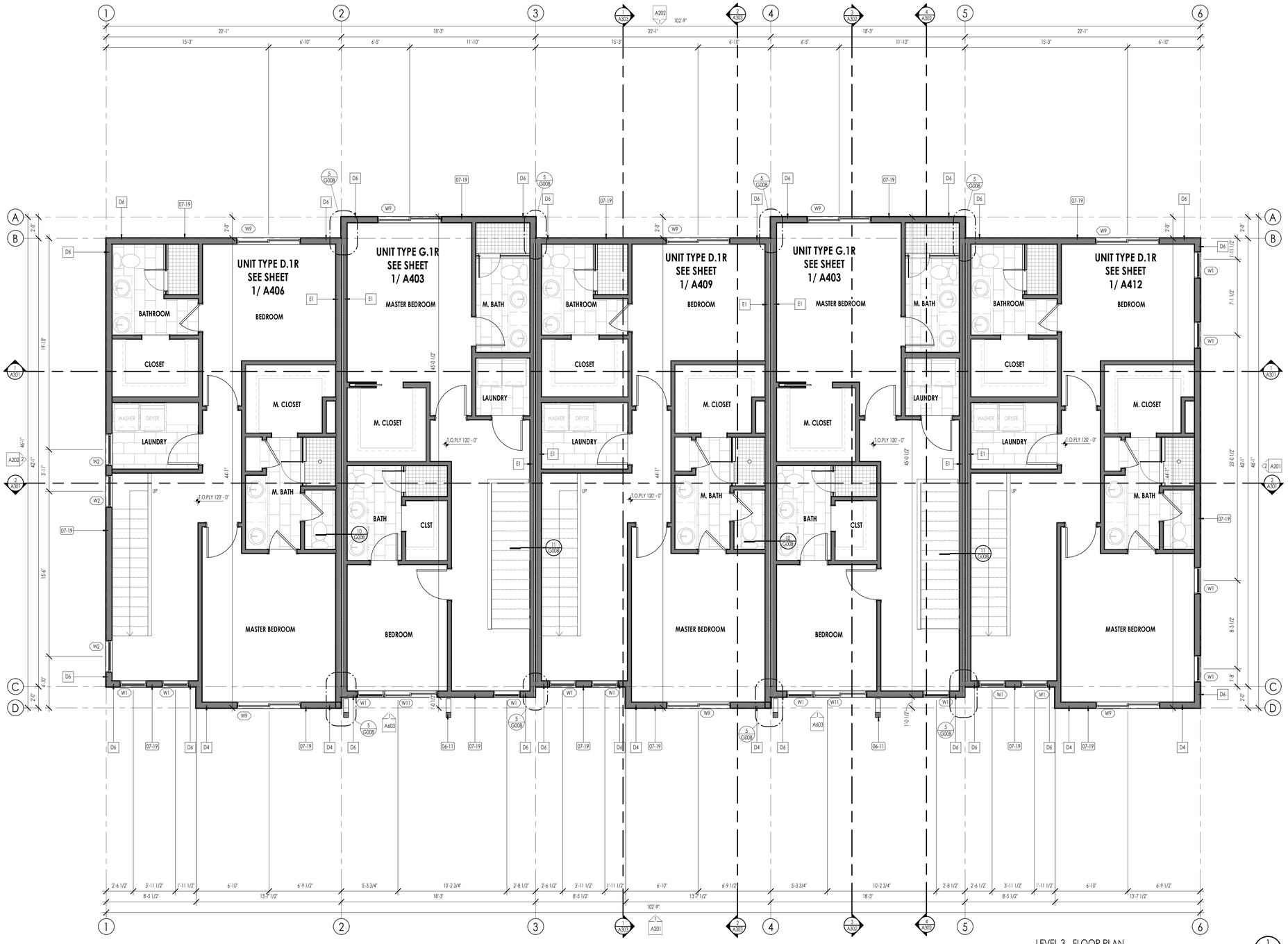
Plot Date: 1/29/2024 10:28:23 AM



LEVEL 3 - FLOOR PLAN

1/4" = 1'-0"

1 A104

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	STANDING SEAM METAL ROOFING SYSTEM		CONCRETE SLABS
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON EACH SIDE OF PARTY WALL		DURADECK
	SHOWER TILE FINISH		

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEYNOTES

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

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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63

VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR SET

PROJECT NO. 18-010
DATE: JAN. 2024

REVISIONS:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

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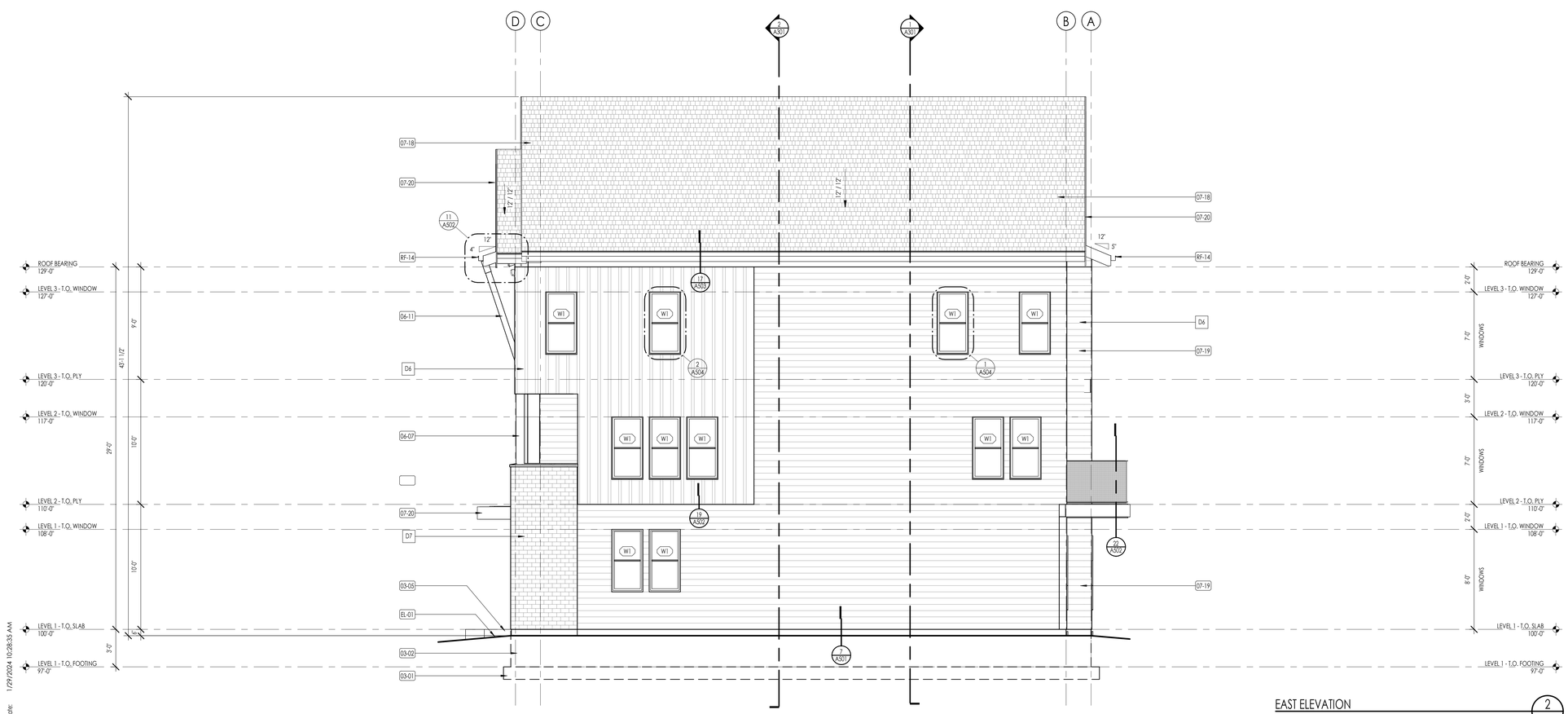
SOUTH ELEVATION
1/4" = 1'-0"
1 A201



EAST ELEVATION
1/4" = 1'-0"
2 A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PARTY WALL
	2' FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDOTIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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ph. 801.269.0055
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

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

2024-01-29 FINAL OWNER/ CONTRACTOR SET

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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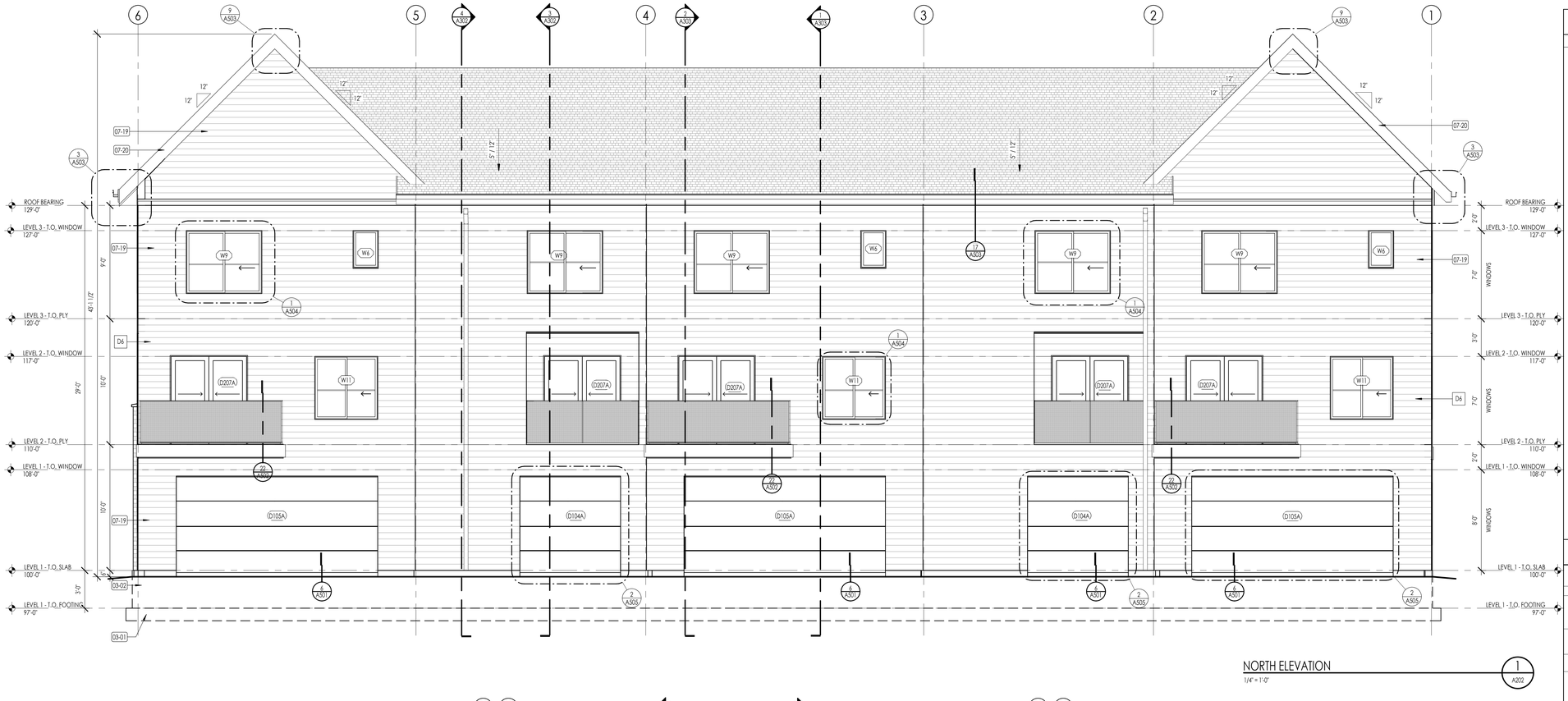
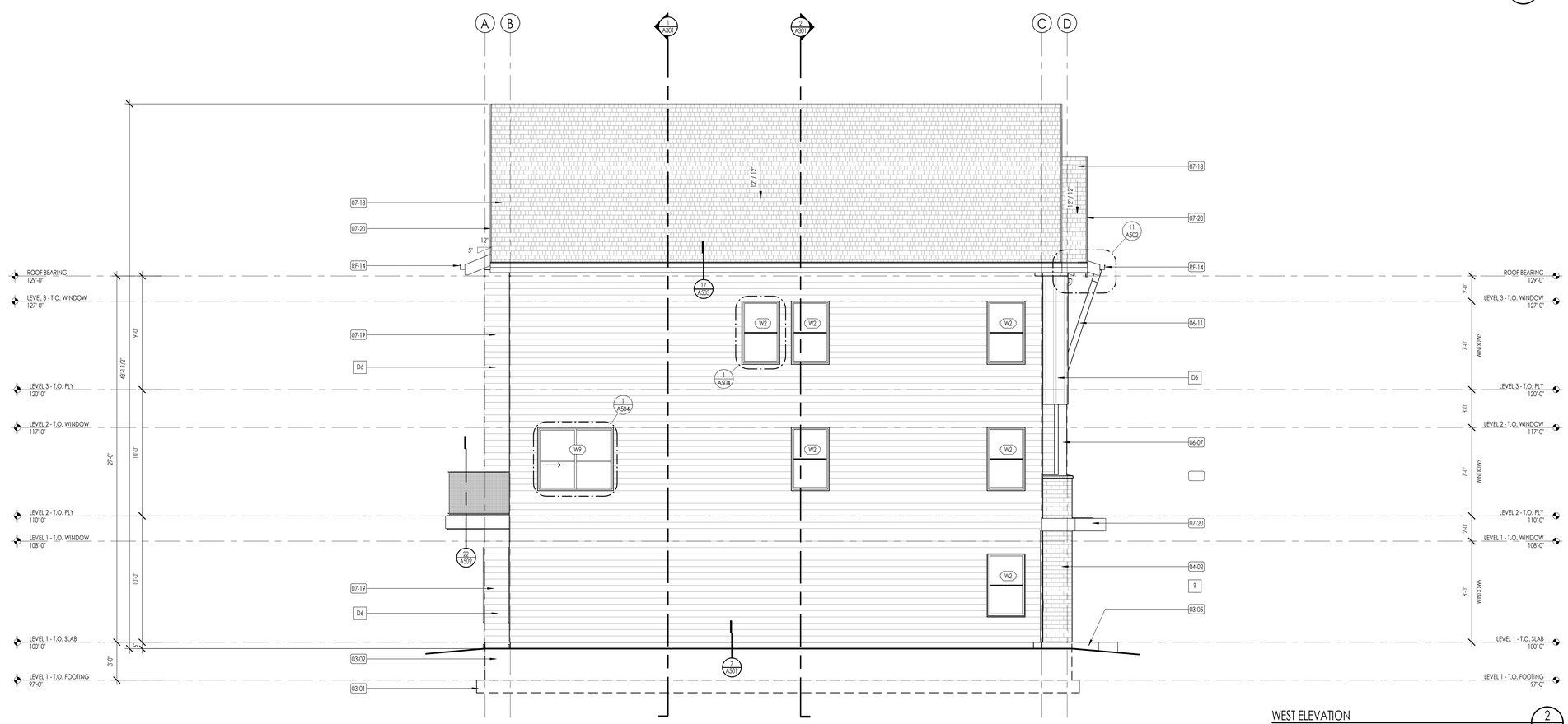


NORTH ELEVATION 1 A202
1/4" = 1'-0"



WEST ELEVATION 2 A202
1/4" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PARTY WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 - W2.1 X W2.1 W.W.M OR #3 AT 18" OC., EACH WAY AT CENTER OF SLAB.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.

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ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 63
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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Plot Date: 1/29/2024 10:28:41 AM

COLOR SET B

SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 STILL WATER
SHERWIN WILLIAMS
SW 6223

COLOR 2 TINSMITH
SHERWIN WILLIAMS
SW 7622

COLOR 3 SNOWDROP
SHERWIN WILLIAMS
SW 6511

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR SET

SHEET TITLE:
MATERIAL AND COLOR BOARD

SHEET NUMBER:
A203

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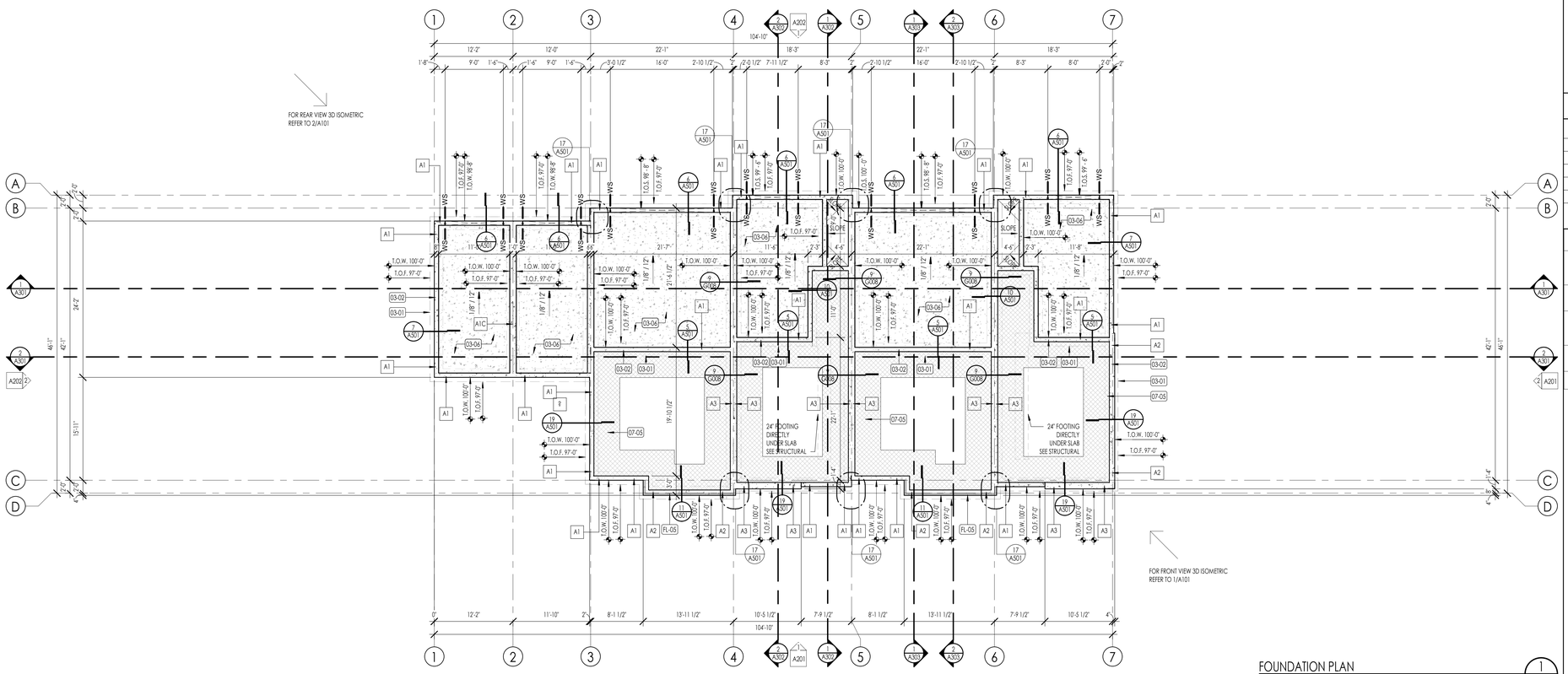

FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN LEGEND

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

FOUNDATION PLAN SYMBOLS LEGEND

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

FOUNDATION GENERAL NOTES

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

DATUM ELEVATIONS

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

PLAN KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
FOUNDATION PLAN

SHEET NUMBER:
A100

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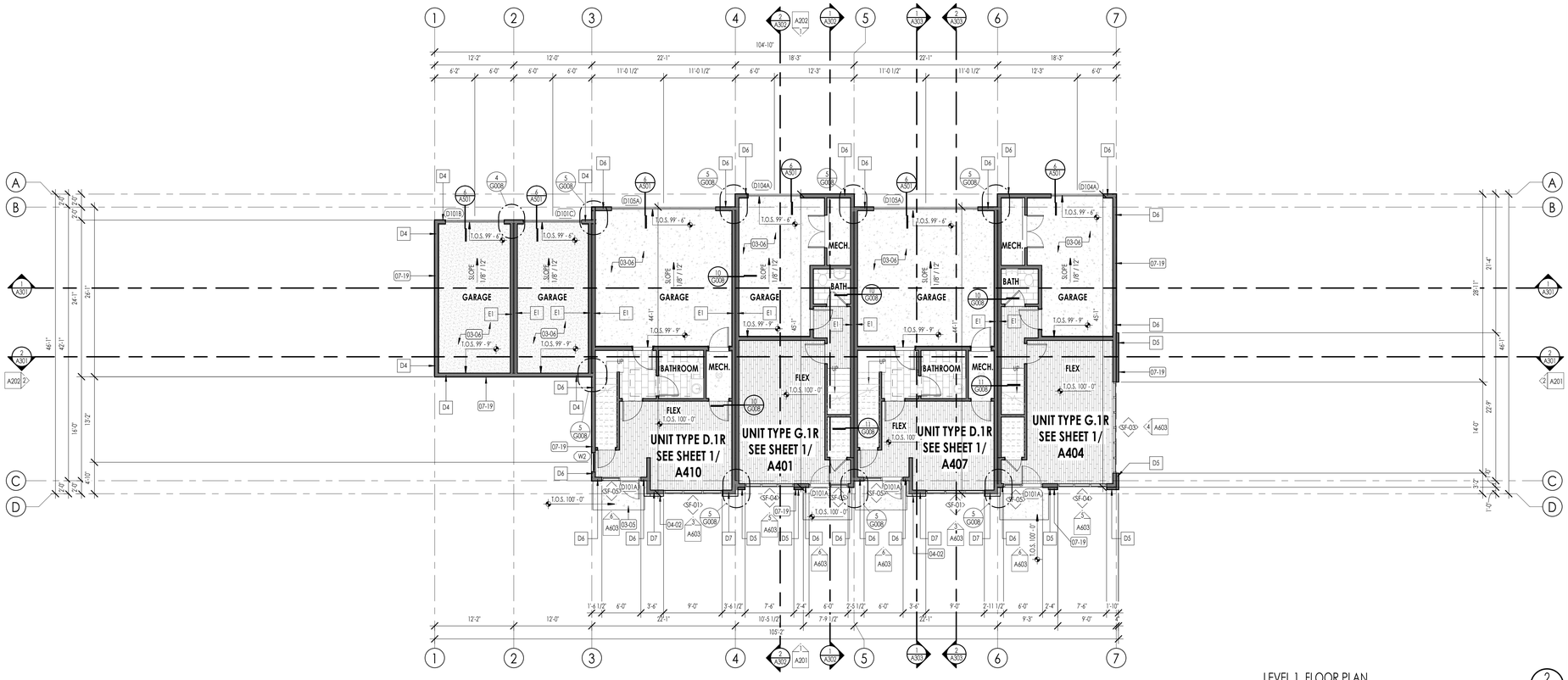
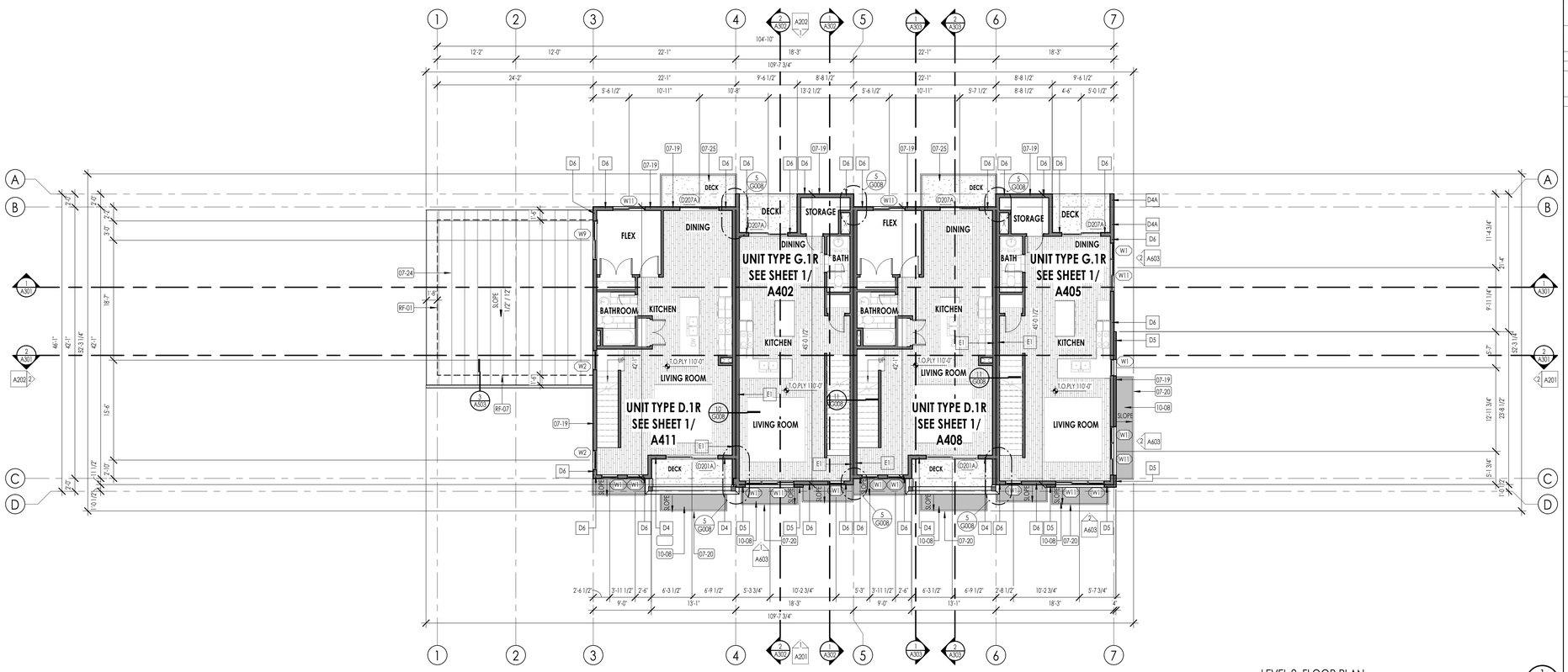
Plot Date: 1/29/2024 10:39:13 AM



LEVEL 1 FLOOR PLAN
1/8" = 1'-0"
2 A102



LEVEL 2 FLOOR PLAN
1/8" = 1'-0"
1 A102

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

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

PLAN KEYNOTES

KEYNOTES	
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6-W2.1 X W2.1 W.W.M OR #3 AT 18" OC., EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDDTIONAL INFO.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFCAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-25	FLUID APPLIED DECK MEMBRANDE
10-08	AWNINGS. SEE SPECIFICATIONS.
RF-01	ROOFING SHALL BE INSTALLED OVER CONTINUOUS BITUTHENE UNDERLAYMENT AND 30# SLIP SHEET AT METAL ROOF. CONTRACTOR SHALL PROVIDE AN ADDITIONAL 30# SLIP SHEET AT METAL ROOF LOCATIONS. CONTRACTOR SHALL COORDINATE LOCATIONS OF METAL ROOF WITH ROOF PLAN.
RF-07	LINE OF WALL BELOW ROOF- SEE OVERALL AND ENLARGED PLANS

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 1 / LEVEL 2 FLOOR PLAN

SHEET NUMBER:
A102

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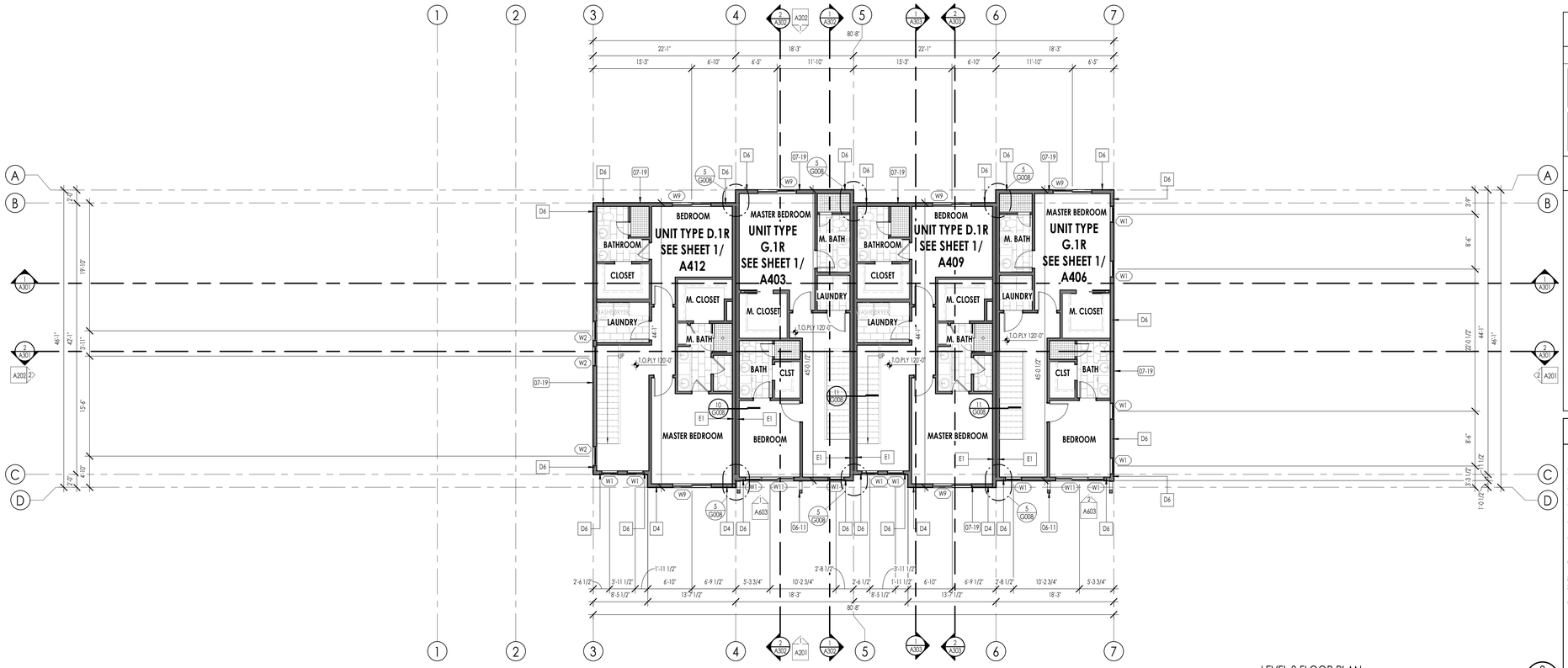
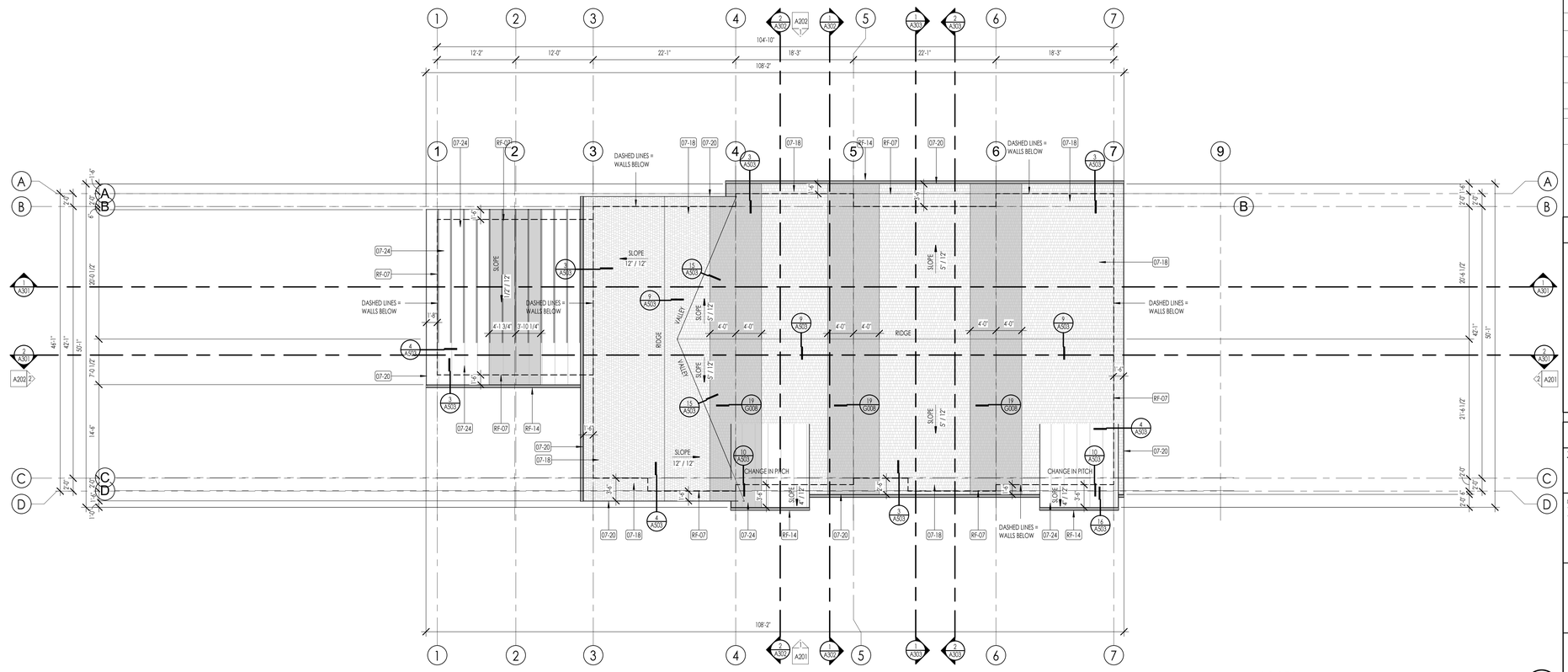
Plot Date: 1/29/2024 10:39:22 AM



LEVEL 3 FLOOR PLAN
1/8" = 1'-0"
2 A103



ROOF PLAN
1/8" = 1'-0"
1 A103

ROOF PLAN LEGEND

HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING SYSTEM.	D.S.	RAIN GUTTER WITH DOWN SPOUT
	STANDING SEAM METAL ROOFING SYSTEM.		

FLOOR PLAN LEGEND

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

FLOOR PLAN GENERAL NOTES

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

PLAN KEYNOTES

KEYNOTES

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

ROOF PLAN GENERAL NOTES

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

ROOF VENTILATION CALCULATIONS

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

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7927 So. Highpoint Parkway, Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
LEVEL 3 / ROOF PLAN

SHEET NUMBER:
A103

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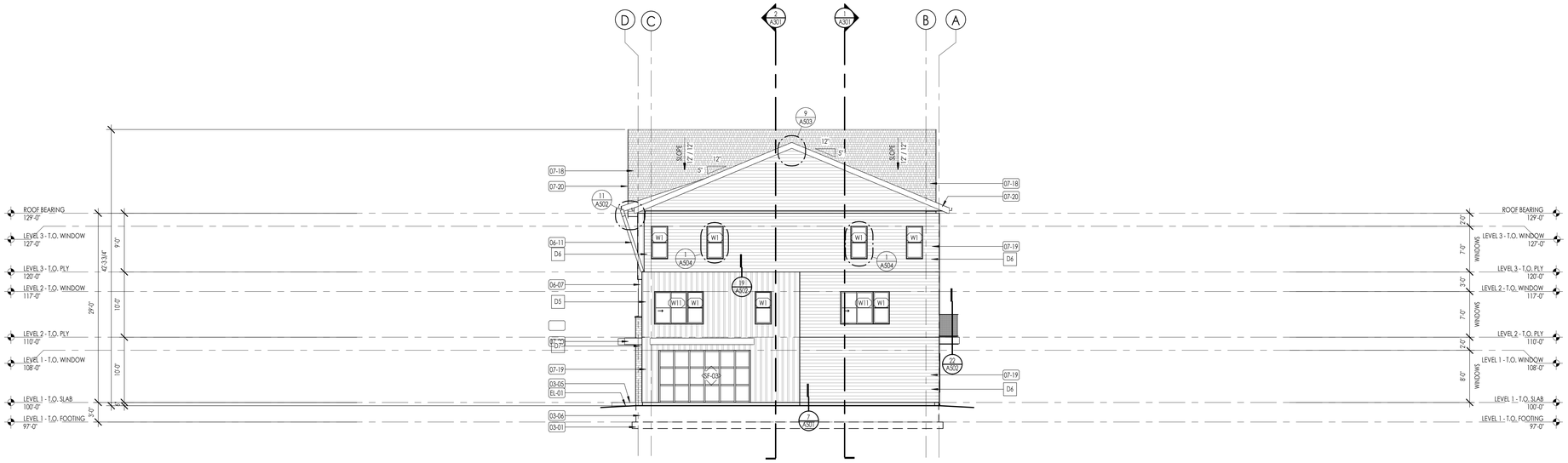
Plot Date: 1/29/2024 10:39:28 AM

SOUTH ELEVATION
1/8" = 1'-0"
1 A201



EAST ELEVATION
1/8" = 1'-0"
2 A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PART WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5" CAST IN PLACE EXTERIOR CONCRETE SLABS OVER 8" MINIMUM COMPACTED SUB BASE. PROVIDE 6 X 6 -W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB.
03-06	5" CAST IN PLACE INTERIOR GARAGE FLOOR CONCRETE SLABS. SLABS SHALL BE PLACE ON MINIMUM OF 12" COMPACTED SUB BASE OVER 8" COMPACTED GRAVEL BASE. PROVIDE 6 X 6- W2.1 X W2.1 W.W.M OR #3 AT 18" OC. EACH WAY AT CENTER OF SLAB. CONTRACTOR SHALL PROVIDE 6 MIL VISQUEEN MEMBRANE UNDER ALL INTERIOR SLABS AS REQUIRED BY CODE. SEE STRUCTURAL DRAWINGS.
06-07	TIMBER COLUMN #1 OR BETTER. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
06-11	TIMBER ROOF SUPPORT. - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR DETAIL OF TIMBER HAUNCH. CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICAITONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION
07-24	STANDING-SEAM METAL ROOFING. INSTALL OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICAITONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.

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7927 So. Highpoint Parkway, Suite 300
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ph. 801.269.0055
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THE ORCHARDS AT HOMESTEAD
PHASE 7 & 8 - BUILDING 64
VINYARD UTAH

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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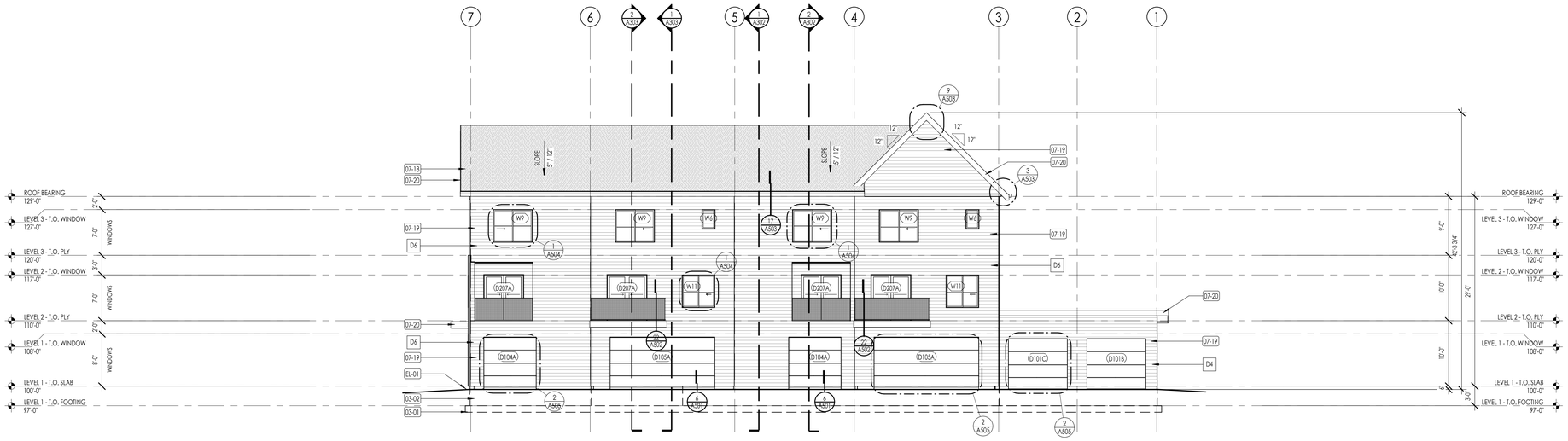
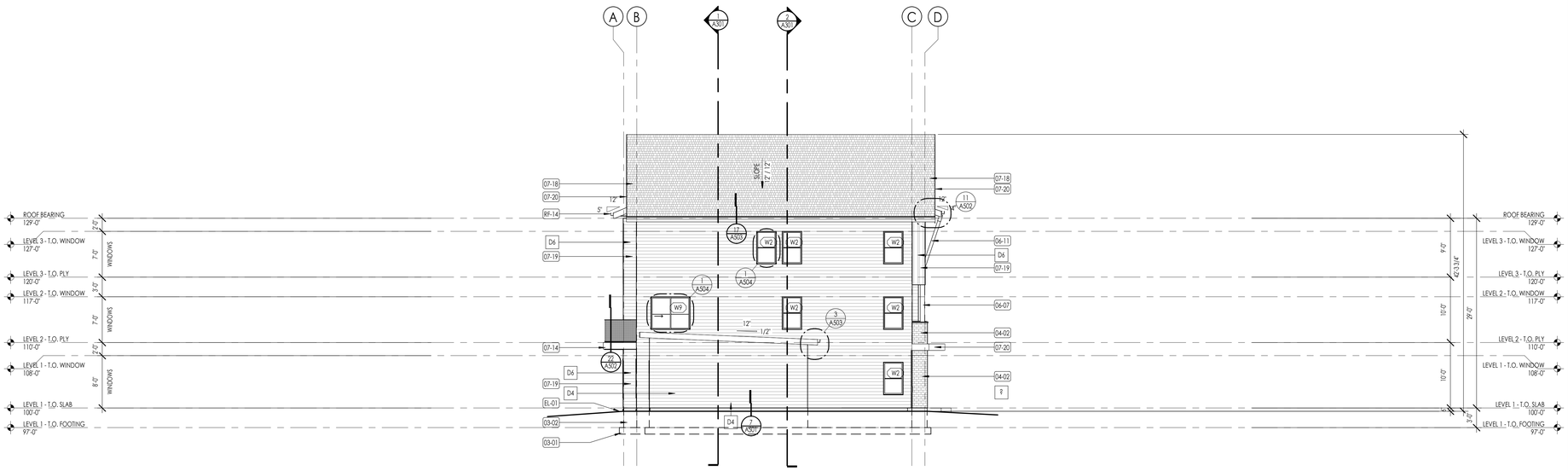
Plot Date: 1/29/2024 10:39:34 AM



NORTH ELEVATION 1 A202

1/8" = 1'-0"



WEST ELEVATION 2 A202

1/8" = 1'-0"

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH.
	ASPHALT SHINGLE ROOFING SYSTEM
	STANDING SEAM METAL ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 4'0" ON BOTH SIDES OF PART WALL
	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

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

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

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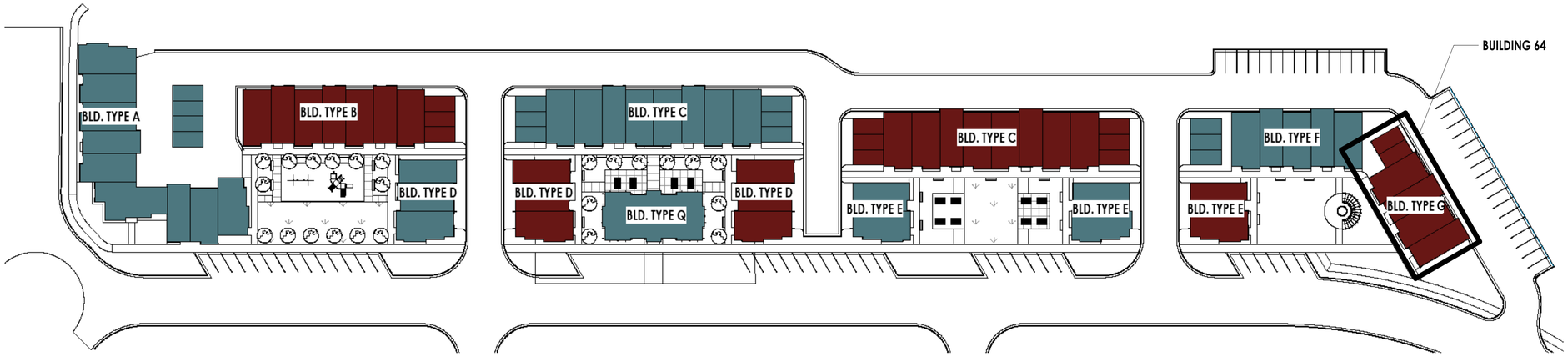
Plot Date: 1/29/2024 10:39:39 AM



SITE BUILDING COLOR KEY
1" = 40'-0"
1
A5101

COLOR SET A

ASPHALT ROOF
GEORGE TOWN GRAY
CERTAIN TEED

CORRUGATED ROOF
NATURAL TEXTURE
JARDEN ZINC (NOW ARTAZN)

MASONRY
PAINTED WITH COLOR 3

COLOR 1 DEEP AUBURN
SHERWIN WILLIAMS
SW 6034

COLOR 2 BALANCED BEIGE
SHERWIN WILLIAMS
SW 7037

COLOR 3 TORQUE WHITE
SHERWIN WILLIAMS
SW 7003

STOREFRONT WINDOWS
DARK BRONZE OR SIMILAR APPROVED COLOR

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

2024-01-29 FINAL OWNER/ CONTRACTOR BID SET

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

SHEET TITLE:
MATERIAL AND COLOR BOARD

SHEET NUMBER:
A203

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Plot Date: 1/29/2024 10:39:40 AM

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 1, 2024
Agenda Item: Orchards Site Plan Amendment
Department:
Presenter: Cache Hancey

Background/Discussion:
Originally, the site plan for this development was approved by the Planning Commission on April 20, 2016. Since this approval, 13 buildings have been constructed and certificates of occupancy have been issued. Due to the landscaping of the original approval not being installed as approved, the Community Development Department required the applicant to submit for a site plan amendment with the as-built landscaping. By approving the site plan amendment, the city will release the landscaping bond that was submitted as a requirement for being issued the requested certificates of occupancy for each of the buildings.

The as-built landscaping mostly changes the onsite connectivity. The original approval included multiple sidewalks from front doors to Center Street or Vineyard Road and Cortana Lane. Now, the entire site is fenced in with a 6' iron fence with no gates.

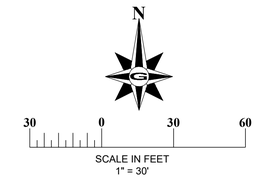
Included in this report is a chart that shows the difference in landscaping types and amounts, as well as a comparison of the originally approved landscaping plan and the current as-built plan.

Fiscal Impact:

Recommendation:

Sample Motion:
"I move to approve the Orchards site plan amendment as requested by Karen Slaymaker as proposed"
"I move to approve the Orchards site plan amendment as requested by Karen Slaymaker with the following conditions..."

Attachments:
1. As-Built Landscaping
2. Approved Landscaping Plans (2016)
3. Orchards Site Plan Amendment Comparison



QTY	NAME
14,280 S.F.	GRASS
54,491 S.F.	CONCRETE PRIVATE
43,715 S.F.	LANDSCAPE ROCK
54,491 S.F.	BLDG. AREA
32,646 S.F.	ASPHALT AREA

QTY	NAME
137	BARBARRY BUSH
32	TREE
6	BLUE SPRUCE
916	ROSE
169	SALVIA
873	DAYLILLIES
41	REDBUDS EASTERN

CONSULTING ENGINEERS AND SURVEYORS
GILSON ENGINEERING INC.
12401 SOUTH 450 EAST
DRAPER, UT 84020
BUILDING C, UNIT 2
PHONE: (801) 571-7444
FAX: (801) 571-8448
5445 SOUTH 1700 WEST
RIVERDALE, UT. 84405
PHONE: (801) 771-1191
FAX: (801)772-0091

THE ORCHARDS AT THE HOMESTEADS

LICENSED PROFESSIONAL ENGINEER
3-19-24
No. 362118
Bradley S. Gilson
STATE OF UTAH

REV. DATE	BY	COMMENTS
AB 3-19-24	JG	AS-BUILT

REVISIONS

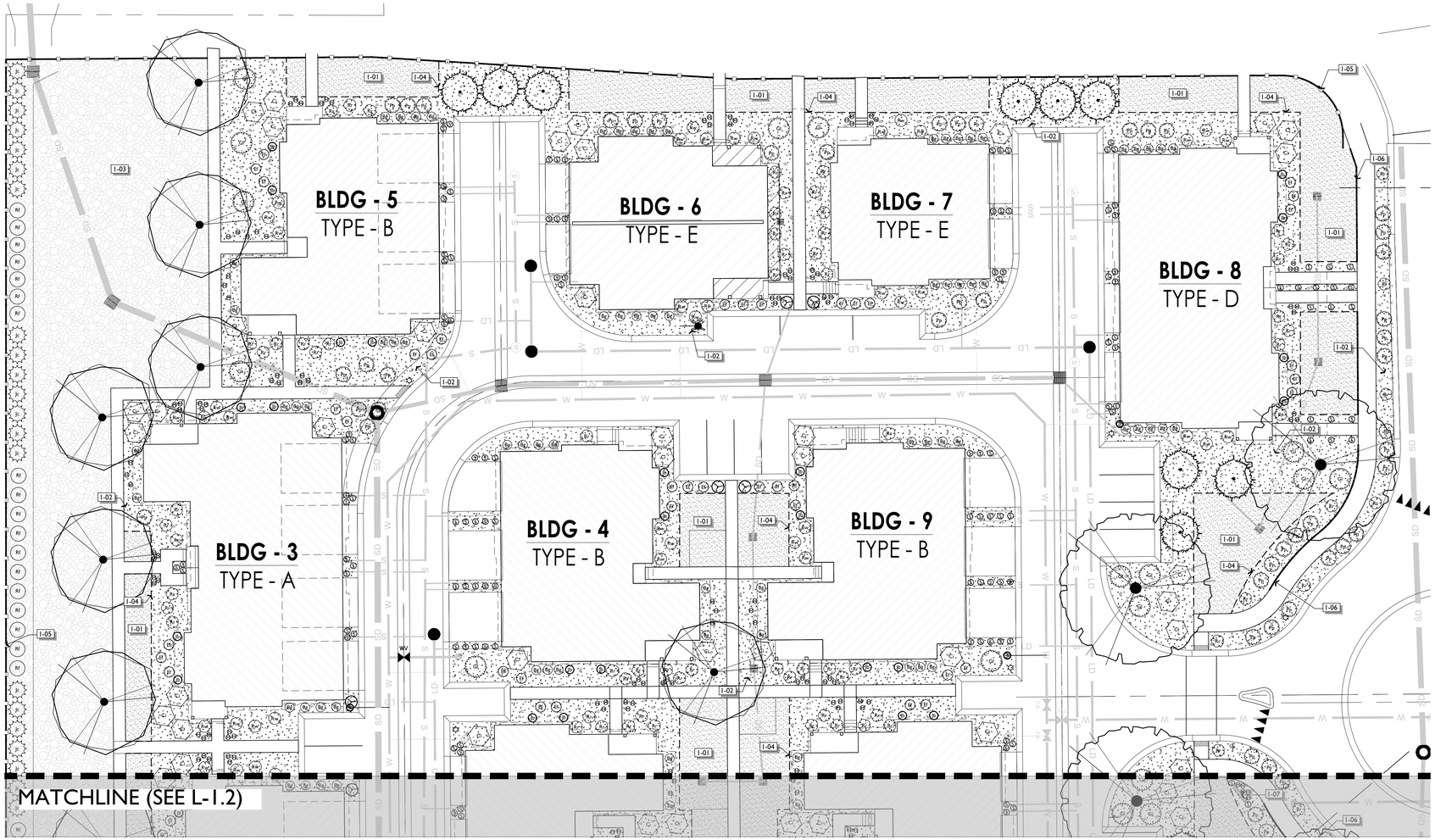
1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

DATE: MARCH 2024
DRAWING NAME: C.101 AS-BUILT QUANTITIES
DESIGNED/DRAWN BY: ALJR
CHECKED:
APPROVED:

AS-BUILT QUANTITIES SITE

THE ORCHARDS AT THE HOMESTEADS
POD 1, PHASE 1
VINEYARD, UTAH

REVISION: AB
PROJ. # AIM.020
C.104A



REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
I-01	SODDED LAWN AREA	17,794 sf
I-02	PLANTER BEDS - STONE MULCH. SEE SPECIFICATIONS.	38,864 sf
I-03	DETENTION POND - COBBLE STONE. SEE SPECIFICATIONS.	16,155 sf
I-04	SURE-LOC ALUMINUM EDGING-INSTALL AS PER MANUFACTURER SPECIFICATION	1,571 lf
I-05	6' TALL BLACK IRON FENCE. 12" MOW CURB AT BASE OF FENCE.	975 lf
I-06	4' TALL BLACK IRON FENCE. 12" MOW CURB AT BASE OF FENCE.	495 lf
I-07	ENTRY SIGNAGE. 6 FEET LONG BY 3 FEET TALL. DESIGN BY OTHERS. (TWO LOCATIONS)	

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	10	Liquidambar styraciflua `Slender Silhouette`	Slender Silhouette Sweet Gum	B & B	2"Cal	
	4	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	
	19	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	

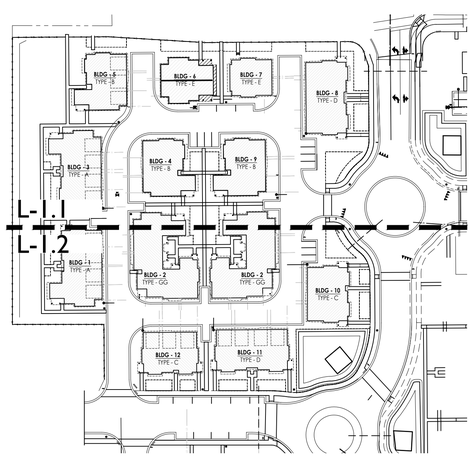
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	11	Pinus strobus 'Blue Clovers'	Eastern White Pine	B & B		7'

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
Bg	121	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal
Ci	61	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal
Ef	63	Euonymus fortunei 'Spargozam'	Sparkle 'N Gold Wintercreeper	5 gal
Jc	28	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal
Jb	44	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5 gal
Pp	76	Prunus besseyi 'P011S' TM	Pawnee Buttes Sand Cherry	5 gal
Rf	27	Rhamnus frangula `Columnaris`	Tall Hedge Buckthorn	5 gal
Gl	24	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal

ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
H	207	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
S	264	Helictotrichon sempervirens	Blue Oat Grass	1 gal

ROSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
Rr	118	Rosa x 'Radtko' TM	Double Knock Out Red Rose	5 gal
Rw	79	Rosa x 'Radwhite' TM	White Knock Out Rose	5 gal



SITE INDEX

LIVE DESIGN
WWW.LIVEDSGN.COM

PROJECT NO: 211121
VINEYARD, UTAH

ORCHARDS POD 1 PHASE 1

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0 20' 40' 1"=20' (24"X36") NORTH ^

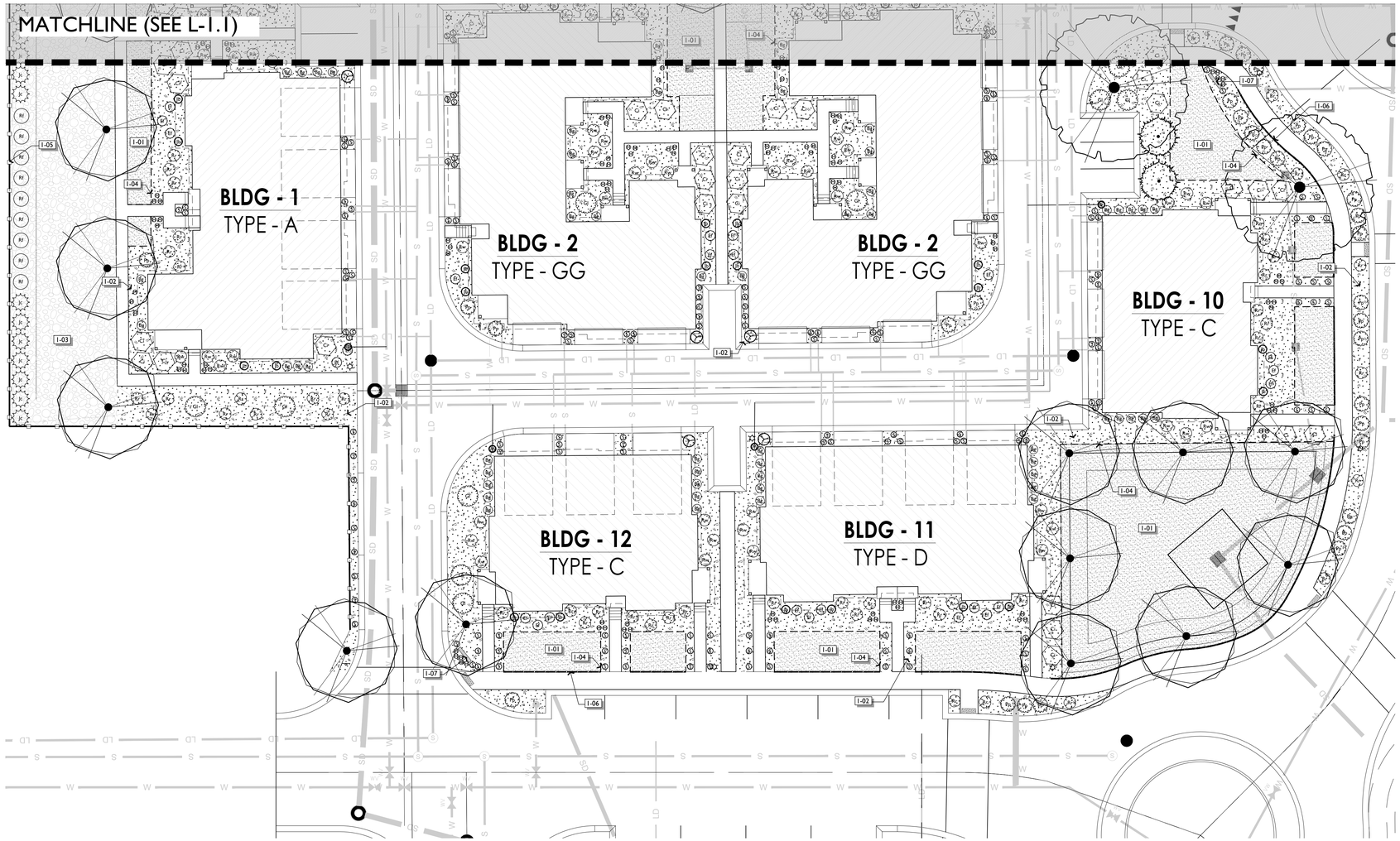
LICENSED LANDSCAPE ARCHITECT
March 8, 2022
No. 7922519330 1
R. August Bateman
STATE OF UTAH

ENG/ARCH:
DRAWN BY: AJG
REVIEWED BY: RAB

DATE: 08 Mar 2022

LANDSCAPE PLAN

L-1.1



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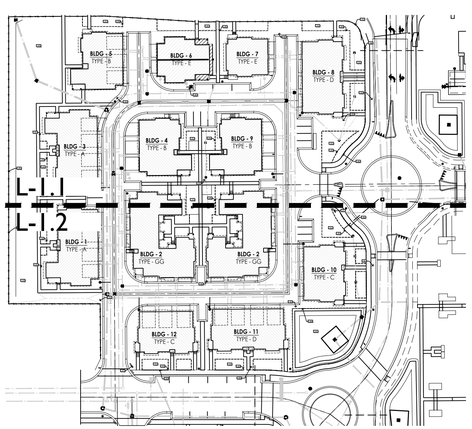

SITE INDEX

LIVE DESIGN
WWW.LIVEDSGN.COM

PROJECT NO: 211121
VINEYARD, UTAH

ORCHARDS
POD 1
PHASE 1

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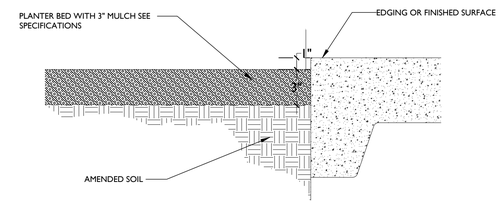
LICENSED LANDSCAPE ARCHITECT
March 8, 2022
No. 7922519330 1
R. August Bateman
STATE OF UTAH

ENG/ARCH:
DRAWN BY: AJG
REVIEWED BY: RAB

DATE: 08 Mar 2022

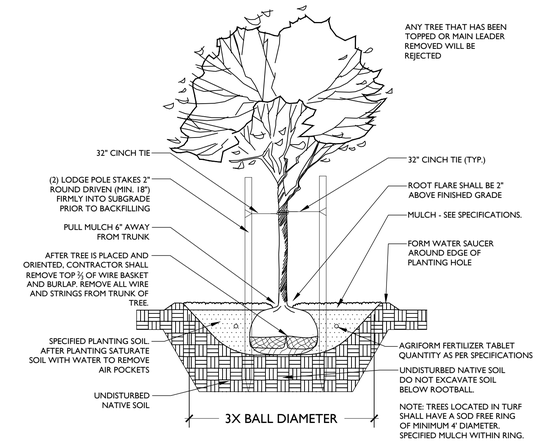
LANDSCAPE PLAN

L-1.2



4 HARDSCAPE ADJACENT TO PLANTER

1 1/2" = 1'-0" P-CO-HQC-09

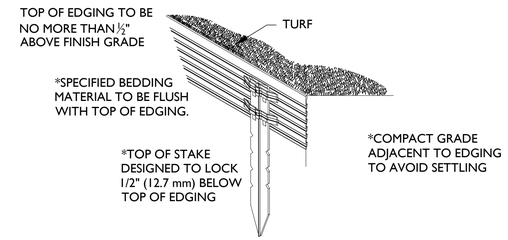


1 DECIDUOUS TREE PLANTING

3/8" = 1'-0" P-CO-HQC-01

sure-loc

SURE-LOC ALUMINUM EDGING CORPORATION 494 EAST 64TH STREET HOLLAND, MI 49423 TOLL FREE: (800) 787-3562 PHONE: (616) 392-3209 FAX: (616) 392-5134 www.sureloccdging.com

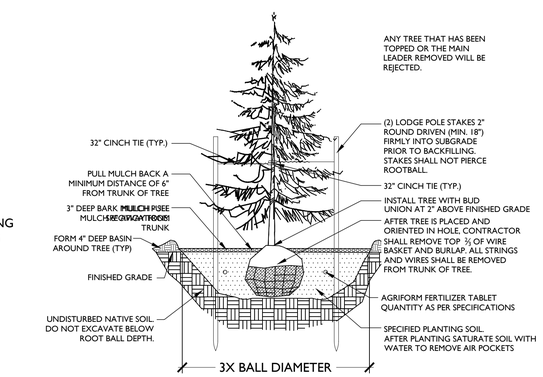


PRODUCT	SIZE	PACKAGE
☑ SURE-LOC SUREEDGE	3/16" X 5 1/2"	10 PIECES (160 LINEAR FEET) PER BOX

NOTES:
1. BLACK ANODIZED FINISH IS REQUIRED.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

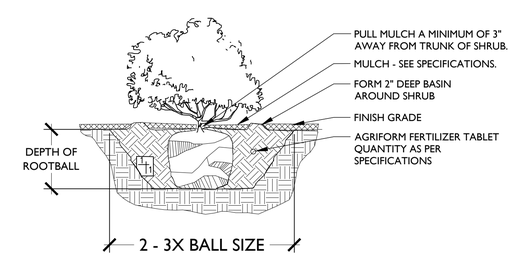
5 SURE-LOC ALUMINUM EDGING

1 1/2" = 1'-0" P-CO-HQC-14



2 EVERGREEN TREE PLANTING

3/8" = 1'-0" P-CO-HQC-02



3 SHRUB PLANTING

1/2" = 1'-0" P-CO-HQC-07

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LICENSED LANDSCAPE ARCHITECT
March 8, 2022
No. 7922519330 1
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STATE OF UTAH

LIVE DESIGN
WWW.LIVEDSGN.COM

PROJECT NO: 211121
VINEYARD, UTAH

ORCHARDS POD 1 PHASE 1

ENG/ARCH:
DRAWN BY: AJG
REVIEWED BY: RAB

DATE: 08 Mar 2022

LANDSCAPE SITE DETAILS

L-5.1

SECTION 1 - PLANT MATERIAL
PART 1 - GENERAL

1.01 SCOPE OF WORK

A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:

1. Furnish imported topsoil from outside sources as needed.(see sub-section 2.01.)

2. Ensure all necessary permits are obtained prior to construction and staging.

3. Excavate tree/shrub pits.

4. Provide and plant all materials indicated on plan and plant list.

5. Stake and protect all trees and planted areas as specified and detailed.

6. Clean all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and other surfaces.

B. These specifications are complimentary to the drawings.

C. Related Sections:

SECTION 2 - Turf Sod and Soil Preparation

1.02 QUALITY ASSURANCE

A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

Reference Standards

1. "Standardized Plant Name" by the American Joint Committee of Horticultural Nomenclature.

2. "American Standard of Nursery Stock" by the American Association of Nurseryman.

3. American National Standards Institute (ANSI); Publication Z60.1.

C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

Source Quality Control

1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgement, a sufficient quantity of plants is not available for inspection.

2. All plants may be inspected at the nursery by the Landscape Architect or Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags or with broken tags shall be sufficient reason for rejection.

Contractor's Qualifications

1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending unforeseen delays related to the weather or other conditions outside the contractors control.

1.03 PROJECT PERSONNEL AND SITE PROTECTION

ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eighty-five (85) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervision is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected: All existing utilities, existing hardscapes (drives/curbs/walks/patios), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-refrigerated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abused during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging area. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

1.06 SUBMITTALS

A. Furnish two (1) copies of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

1. Specified granular and tablet Fertilizers (certification, rate of application and number to tablets per plant pit)
2. Weed control, Pre-emergent and anti-desiccant (certification)
3. Tree guys (literature)
4. Sodded Turf (literature and Delivery Ticket)
5. Lawn Edging (literature) See plan.
6. Stone Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, guyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 - PRODUCTS

2.01 SOIL, SOIL AMMENDMENTS

A. It has not been veirified if topsoil is stockpiled on site for contractor use. Site verify.

Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth.
- Planter Areas: 12 inch depth.

Contractor shall have agronomy soils test performed or provide a soil certificate for proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Amend soil as needed to meet the ***'Ideal'*** parameters in the chart below:

Soil Parameter	Acceptable	Ideal	Non Ideal - Possibly Toxic	Notes
pH	5.5-8.4	6.0-7.5	$<5.5^{1}$ and $>8.5^{2}$	low pH:corrected by addition of lime (lab can give amount needed); high pH:difficult to correct--instead solve sodium problems.If any and deal with fertility issues caused by high pH
EC, dS/m	<2.5	<1.0-1.5	>4.0-6.0	lower salt content by leaching with good quality water (solve sodium problems.If any prior to leaching)
$CaCO_3$ (calcareousness), %	<10	<1	>30-80	difficult to correct; generally requires more phosphorus and some micronutrient fertilizers
SAR^3 (ESP)	< 8 (< 10)	< 4 (< 5)	> 11 (>14)	lower by addition of gypsum or similar (lab can give amounts needed)
OM, %	> 1.0	> 3.0	N/A	
Sand % ^{4}	< 85%	< 70%	N/A	
Silt/Clay ratio	< 2 (if total of two is 25-35% (ratio is not critical if outside this range)			
CEC^5	>12	15-25	N/A	
odor	all	red, brown, black (avoid gray & yellow)	N/A	
aggregate (5-20mm) stability, not dispersed (cloudy)	> 1 hour	> 2 hours	N/A	
Saturated infiltration Rate (as measured after 3 full irrigations)	> 0.2 inch/hour	> 0.6 inch/hour	<0.1 inch/hour	difficult to correct; select different soil
Subsoil drainage rate	>0.04 inch/hour	>0.1 inch/hour	< 0.01 inch/hour	difficult to correct; select different soil
Bulk Density, g/cm^3	1.3-1.6	1.3-1.5	> 1.7-1.8	correct with tillage, but does not always correct problem permanently
NO_3-N^6, ppm	any	any	see EC	add fertilizer to meet plant needs
P - Bicarbonate, ppm	any	10-60 ppm	N/A	add fertilizer to meet plant needs; if P is high - environmental problems
P - Bray P1, ppm (only noncalcareous)	any	20-80 ppm	N/A	add fertilizer to meet plant needs; if P is high - environmental problems
P - Mehlich-3, ppm (only noncalcareous)	any	22-90 ppm	N/A	add fertilizer to meet plant needs; if P is high - environmental problems
K, ppm	150-300	> 300	N/A	add fertilizer to meet plant needs
Ca, ppm	> 300	> 500	N/A	add fertilizer to meet plant needs
Mg, ppm	> 50	300-800	N/A	add fertilizer to meet plant needs
Na	see SAR (ESP)			
S^7, ppm	any	<300	see EC	add fertilizer to meet plant needs
Zn, ppm	> 1.0	< 1.0-5.0	> 100?	add fertilizer to meet plant needs; if value is low; if too high then reject soil
Fe, ppm	> 4	> 6 (and pH < 7.2 or tolerant species)	Unlikely	
Mn, ppm	> 6	> 8	> 80?	add fertilizer to meet plant needs if value is low; if too high then reject soil
Cu, ppm	0.2-2.0	0.4-2.0	> 20?	add fertilizer to meet plant needs if value is low; if too high then reject soil
B, ppm	0.8-2.0	1-2	>2-4	add fertilizer to meet plant needs if value is low; if too high leach B from soil
Cl, ppm	any	12-175	>175-700	add fertilizer to meet plant needs if value is low; if too high leach Cl from soil
*Al, ppm	1.0-10	0	> 10-20	if high, raise soil pH to greater than 5.5 with lime (see pH)

2.02 PLANT MATERIALS

A. Plants shall be typical of their species and variety, have normal growth habits, well developed branches, dense foliage, vigorous, fibrous root systems.

Plants shall be free from defects and injuries. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection and interstate movement of nursery stock.

Quality and size of plants, spread of roots, and size of balls shall be in accordance with USA-Z60.1-1973, "American Standard for Nursery Stock" as published by the American Association of Nurserymen. The caliper of trees shall be measured six (6) inches above the surface of the ground. Plant lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.

Plants shall not be pruned before planting.

All trees must have straight trunks with single leader intact, except in the case of specimen plants or otherwise indicated by the plan. Bark shall be free of abrasion, all cuts over 1-1/4" shall have callused over.

Trees shall not be accepted which have had their leaders cut or which have leaders damaged so that cutting is necessary.

Trees and shrubs shall be true to name.

Upon request, Contractor shall furnish the landscape architect a list indicating the source of each of the different plants to be supplied.

All Plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be even in growth with balanced root and top growth and shall be No.1 in grade or type conforming to the latest edition of American Standard for Nursery Stock.

Plant material shall be nursery grown and shall have received the proper fertilizing, watering, root pruning and such other care as is normally given for a particular plant under nursery conditions. All plants shall be hardy under climate conditions similar to those in the locality of the project.

All material shall be freshly dug according to American Standard for Nursery Stock. All ball and burlap material shall be of firm earth from the original soil in which the plant grew. The ball shall be wrapped with burlap and tightly tied or enclosed in a tight fitting wire basket to hold it firm and intact. Any plants with broken or loose balls or manufactured balls will be rejected.

All plant material in containers shall have been established in that container. Any newly potted material will be rejected.

2.03 FERTILIZER FOR PLANT MATERIAL

A. Fertilize trees and shrubs with a fertilizer tablet having a slow release nitrogen, phosphorus and potash (20-10-5) plus sulphur and iron formulation. 21 gram tablets manufactured by Agriform or equal. Jobe Tree Spikes are acceptable.
Execution: Position plant in hole and backfill by ⅓ the ball root height. Place tablet(s) beside the root ball about 1 inch from root tips. Do not place tablets in the bottom of the plant hole. Complete backfill, tamp and water.

- 1-2 Gallon Size: 1 Tablet
- 3-5 Gallon Size: 3 Tablets
- 15 Gallon Size: 7 Tablets
- 1.5" Caliper Trees: 6 Tablets
- 2" Caliper Trees: 8 Tablets
- 3" Caliper Trees: 12 Tablets

Any fertilizer that becomes caked or otherwise damaged, making it unsuitable for use will not be accepted.

2.04 ORGANIC/INORGANIC MULCH

Provide and place minimum three inch depth of stone mulch. Stone mulch shall be crushed gray 1" minus stone. Intall weed barrier fabric or equivalent under mulch with fabric staples installed at intervals that meet best practice and manufacturer requirements. Submit samples of mulch to owner for approval prior to bulk delivery.

2.05 WEED CONTROL / PRE-EMERGENT

During construction, landscape contractor shall ensure all installed landscaped areas remain weed free. All spray applicated weed control shall be applied by a certified chemical applicator and shall adhere to all local and state governing codes and manufacturer's recommended application rates and processes. Contractor shall be aware of high wind conditions and shall in no case apply weed control during a wind event that may carry product beyond it's desired location.

Pre-Emergent weed killer shall be granulated and shall be "Treflan" or "Dacthal", or approved 12 month weed preventer.Product shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application.
Pre-Emergent shall be applied by landscape contractor following final topsoil grade and plant placement and prior to organic mulch placement. Care shall be taken to avoid spreading of Pre-Emergent on adjacent hardscapes and lawn areas. Ensure proper coverage as per manufacturer's recommendation.

PART 3 - EXECUTION

3.01 GENERAL

A. Before commencing Contractor shall become familiar with and obtain any necessary permits required for staging and performing work on the property according to Vineyard City or other governing ordinances.

B Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

C. Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion for that portion of the work. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice and as approved by the landscape architect.

D. Contractor shall be responsible to determine location of all underground utilities and perform work in a manner which will in all cases avoid possible damage. Hand excavate, as required. Low voltage and line voltage electrical lines may exist throughout the site as well as drain lines and sumps. Very all locations with General Contractor.

E. The Contractor is responsible for all damage to these utilities. In the event that damage to existing utilities is found, the owner shall coordinate the repair and labor to fix the work and shall back charge the contractor for these services.

F. Contractor shall only layout quantity of plantings that can be installed same day. Following layout of plantings as per plans and prior to planting, landscape architect shall inspect layout for approval and may adjust as necessary prior to installation. Landscape contractor shall notify landscape architect 48 hours in advance of plants being placed.

G. If underground construction, obstructions, or large rocks are encountered in excavation of planting areas, other locations for the planting may be selected by the landscape architect.

H. Plant totals are for convenience only and are not guaranteed. Verify amounts shown on drawings. All planting indicated on drawings is required unless indicated otherwise.

3.02 PREPARATION OF PLANTING BEDS

A. The Contractor shall furnish and spread topsoil on planting bed areas as required to meet lines, grades and elevations as needed, after light rolling and natural settlement. Finish grade of all planting bed areas shall be minimum of 4 inch below grade of any adjacent hardscape to allow for 3" depth of organic mulch.

B. Where possible, light equipment shall be utilized to deliver and spread topsoil to planter areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

C. Fine grade planting bed areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag planting bed areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

D. Beds shall be raked smooth and put in first class condition before final acceptance and placement of pre-emergent weed control and organic mulch.

3.03 EXCAVATION FOR PLANTING

Obstruction Below Ground: Do not plant any plant with a large obstruction directly below the root ball. In the event that rock or obstructions are encountered in any plant pit excavation, alternate locations may be selected by the Landscape Architect.

Drainage: In the event that impervious rock or hardpan is encountered during digging operations, in tree pits or shrub pits, it shall be the responsibility of the Landscape Contractor to ensure proper drainage in all pits. Minimum drainage requirements shall be the loss of water at the rate of 6" drop in water level per hour. All rock or hardpan encountered shall be disposed of from the site.

Holes for trees and shrubs shall be three times (3x) the ball diameter for trees and two to three times (2-3x) the ball diameter for shrubs as per planting details where possible. Subsoil excavated from tree and shrub pits may be used as backfill material for planting if it is free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances.. Mix excavated soil by 50% volume with imported topsoil prior to backfilling.

Tree rings in lawn areas, if any, shall be circular in outline, with a diameter at least two (2) feet greater than the diameter of the ball of each plant to be planted and edged with specified edging.

Where turf areas are damaged by planting operations, they shall be replaced by equal quality turf by the Landscape Contractor at no cost to the Owner.

Remove debris, rock, and other deleterious material excavated from plants pits from the site.

3.04 SETTING AND BACKFILLING PLANTS

Placing Plants: Plants shall be set with the root ball at the same natural relationship as it had in the nursery. The top of the root ball should be 1-2" above the finished grade. Plants shall be handled by the root ball, not by the trunk or by the stems. Balls must be handled carefully and the trees must be skidded (not dropped) into the hole.

Place specified fertilizer tablets as specified.

Backfill shall be worked around the ball and tamped to eliminate air pockets. Water plants when the hole is two-thirds (2/3) full of backfill.

At this point, any tie wire, twine, burlap, grow bags, etc., tied or wrapped around the stem or plant ball shall be loosened and pulled away from the plant. The burlap on the ball shall be laid back from the top of the ball and any excess burlap and ties shall be cutoff and removed from the planting except where wire cage prohibits removal of burlap. Wire cage shall not be removed.

Soil treatment: A pre-emergent herbicide such as "Dacthal" or "Treflan", or an approved equal shall be delivered to the site in its original container, bearing the manufacturer's label and instructions for handling and application. All trees and shrubs are to receive pre-emergent.

All plants shall be watered and straightened the same day as planted. No holes will be left open over night.

Container grown plants shall have containers cut open and the plants carefully removed so that the earth around roots of plant remain unbroken. Plants shall then be planted in the same manner as ball plants.

Plant trees after final grades are established and prior to planting/placement of lawns, unless otherwise acceptable to landscape architect. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

All plant material must be watered the same day it is planted in order to comply with these specifications. Any plant not watered at the time of planting may be rejected at the option of the landscape architect.

As needed, the Contractor shall hand water newly planted trees twice a week for eight weeks with a minimum of five (5) gallons per tree per watering unless irrigation system is in place and provides adequate water.

All plant material shall be staked and guyed as shown on detail. The stakes will be driven after the tree has been set-in, but before backfilling begins so as to avoid damage to the roots. Any deviation will not be accepted.

3.05 PROTECTION AND CLEAN-UP

A. The Contractor shall remove at the end of each day: excess soil or other litter from roads or other hardscape surfaces (curbs/gutters, walks, driveways, stone patios, steps, walls, decks etc.) and other waste material. All planting sites shall be left in a condition acceptable to the landscape architect. If any remedial action is necessary by the landscape architect, the cost of such action ($50.00 minimum) shall be withheld from payment due the Contractor. Delays in clean-up caused by weather conditions are to be reported to the landscape architect on the day such delays occur, together with and estimate of when clean-up can be affected..

3.06 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, landscape architect may, upon request, make an inspection to determine acceptability.

B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from the project site.

C. Final acceptance shall require that the site be clean and free of any signs of construction in progress. All hardscape areas shall be in like new condition including public streets adjacent to the property that were affected by the construction process.

SECTION 2 - TURF SOD AND SOIL PREPARATION
PART 1 - GENERAL

1.01 SCOPE OF WORK

The Work under this Section shall consist of furnishing all labor, materials and incidentals needed to install topsoil and turf grass in accordance with these Specifications.

1.02 QUALITY ASSURANCE

A. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment and be delivered to the Construction Project Representative.

Personnel: Employ only qualified personnel familiar with required work.

1.03 SUBMITTALS

Product Data: The Contractor shall submit as part of the project submittal package, two (2) complete sets of the supplier's guaranteed statement of:

1. Composition, mixture, percentage of purity and germination for variety of sod, specified herein for approval by the landscape architect.
2. Certificate of lawn fertilizer.
3. Laboratory analytical data of imported topsoil (if required)

PART 2 - PRODUCTS

2.01 TOPSOIL

A. Contractor will be responsible for placement and amendment of topsoil. Contractor shall use existing on-site topsoil and shall provide imported topsoil as needed.

Contractor shall ensure the following amount of topsoil is found in all lawn areas over a non-compacted sub-grade
- Lawn Areas: 6 inch depth.

Contractor shall have agronomy soils test performed on any proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite. Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones ⅔ inch and larger, in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. *See soil requirements in Section 1, Part 2.01.*

2.02 LAWN

Contractor to recommend a drought tolerant bluegrass blend to landscape architect for approval prior to commencement of all work under this contract. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own height when suspended vertically with a firm grasp on upper 10% of pad will be rejected.

A full and healthy stand of grass shall be actively growing.

Each grass type shall only come from one (1) farm location. If additional sources for each grass type is needed due to availability from original source, contractor shall submit proof (soils analysis) that the farm has similar soil type for growing sod).

Sod shall be farm-grown on a sand base soil type. (No Clay loam soil sources shall mix with sandy loam soil sources).

If the sod for each grass type comes from more than one location, during the submittal phase, the contractor shall submit a map or diagram of the project site to the Landscape Architect proposing where the sod sources will be installed on site; grouping the same sod sources together.

2.03 FERTILIZER

A Fertilizer shall be a complete mixture, analyzing sixteen (16)% Nitrogen; sixteen (16)% Phosphoric Acid; and eight (8)% Pot Ash, of commercial type and applied at a rate of six (6) pounds per thousand (1000) square feet of area.

PART 3 - EXECUTION

3.01 PREPARATION OF SOILS

Report any unusual subsoil condition (ie. roadbase, rocks, etc.) that will require special treatment to the landscape architect.

Where possible, light equipment shall be utilized to deliver and spread topsoil to lawn areas. Sub-grade or topsoil shall not be driven on, placed or spread when ground is muddy from precipitation. Allow ground to adequately dry to avoid compaction of sub-grade and topsoil.

Limit preparation to areas that will be planted promptly after preparation.

Surface drainage shall be ensured and, if shown, shall be directed in the manner indicated on the drawings. Fill low spots and pockets with topsoil and grade to drain properly.

The Contractor shall ensure 6 inches of topsoil in sodded areas or as required to meet lines, grades and elevations shown, after light rolling and natural settlement.

Finish grading shall consist of loosening sub-grade and placing soil, as specified. Bring areas to uniform grade by floating or hand raking. Make minor adjustments of finish grades at the direction of Landscape Architect.

All rocks half inch and larger and non-conforming foreign matter such as building rubble,concrete, wire, cans, sticks, etc., shall be removed from topsoil during finish grading.

Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

Allow for sod root mass and blade height thickness in areas to be sodded.

Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawn. Do not create a muddy soil condition.

Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

The topsoil shall be placed, water settled, re-graded, and brought to finish grades at a compaction rate of 80% to 85% optimum moisture content. Add additional topsoil as needed to insure minimum depth requirement.

3.02 SOD INSTALLATION

Sod shall be laid within 24 hours from the time of stripping. Dormant sod shall not be used nor shall sod be laid if ground is frozen.

Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or lightly roll to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess material from sodden areas to prevent smothering.

Thoroughly water sod with a spray immediately after planting to saturate the sodden area to a depth of four inches.

No sodding shall be done immediately after a rain storm or if a prepared surface has been compacted without first loosening the surface to a smooth, loose, uniformly fine texture just prior to sodding.

3.03 CARE AFTER SOD INSTALLATION

After application, the Contractor shall not operate equipment or walk over the covered area.

The Contractor shall determine routine watering schedules according to soil conditions. Contractor shall physically inspect soil moisture for the first week to ensure proper water is being applied. Baseline irrigation controller and moisture sensors shall be utilized to ensure ongoing, long term water management. (See irrigation plans, specs and details).

Keep all areas moist. During the first 10 days, it may be necessary to irrigate several times per day to prevent dry-out. Evenly water, but prevent runoff.

Neatly trim all edges and hand clip where necessary.

Application of herbicides for weed control in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.

Immediately replace sod in areas which show deterioration, brown or bare spots.

3.04 INSPECTION

A. Pre-Inspection Walk-Through

1. Notify landscape architect 48 hours in advance to schedule pre-inspection.
2. Work of this section shall be completely installed prior to scheduling of walk-through.
3. Generate a "punch list" of items to be corrected, prior to Final Inspection for Substantial Completion.
4. Furnish all required material and equipment and perform all work required to correct deficiencies.

B. Inspection For Substantial Completion

1. Contact landscape architect 48 hours in advance to schedule inspection.
2. Items deemed not acceptable by landscape architect shall be re-worked to the complete satisfaction of the landscape architect.

3.05 TURF WARRANTY AND MAINTENANCE

The Contractor shall warrant that the turf grasses installed under the work of this section, shall be in a healthy and flourishing condition at Substantial Completion and specified maintenance period for sod.

Sodden turf areas shall exhibit a vibrant green color with no bare spots. Turf grass area(s) shall be free of dead or dying patches associated with disease, and free of weeds, rock or other debris.

The Contractor shall replace any dead or dying materials that are not in a vigorous, thriving condition, weather permitting, upon notification of the landscape architect. The Contractor shall replace material with the same species, variety, color and size as originally installed at no cost to owner. Contractor will not be held responsible to replace any dead or dying turf grass associated with improper maintenance of irrigation system by owner, vandalism or unusual weather phenomena after maintenance period.

3.06 EROSION CONTROL PROTECTION

Temporary erosion control Best Management Practices (BMP'S) shall be utilized where the potential for erosion may occur. BMP's may include but are not limited to the following: silt fencing, fiber rolls or wattles, erosion control blankets or other means may be needed to ensure proper soil stability during and after construction and until the slopes have been established by the re-vegetation process. Installation of erosion control materials shall be installed as per the manufacturer's recommendation for the existing site conditions.

ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER,SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (If and if) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN. WHERE DISCREPANCIES EXISI BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

LIVE DESIGN
WWW.LIVEDSGN.COM

PROJECT NO: 211121
VINEYARD, UTAH

ORCHARDS POD 1 PHASE 1

LICENSED LANDSCAPE ARCHITECT
March 8, 2022
No. 7922519330 1
R. August Bateman
STATE OF UTAH

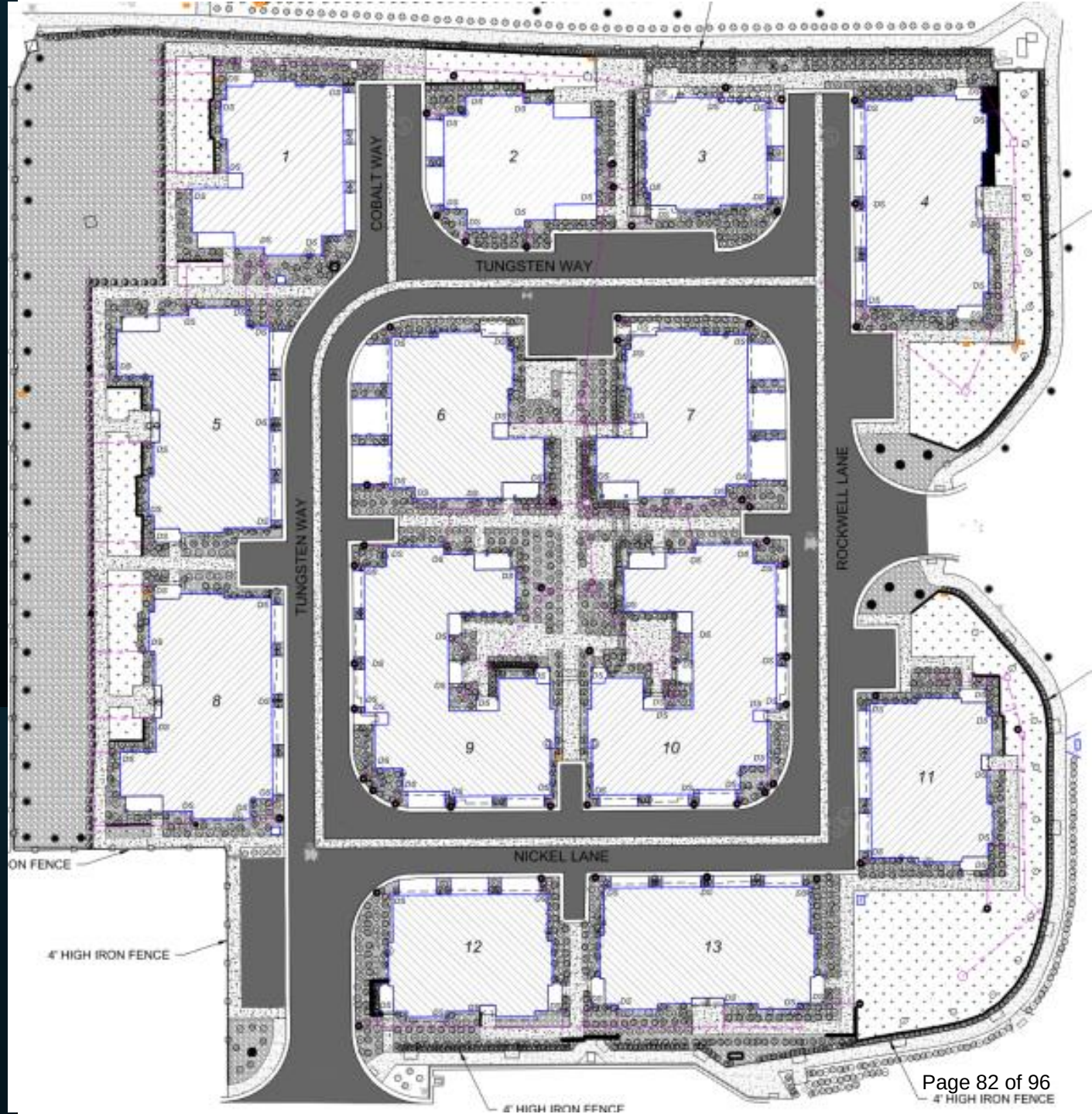
ENG/ARCH:
DRAWN BY: AJG
REVIEWED BY: RAB

DATE: 08 Mar 2022

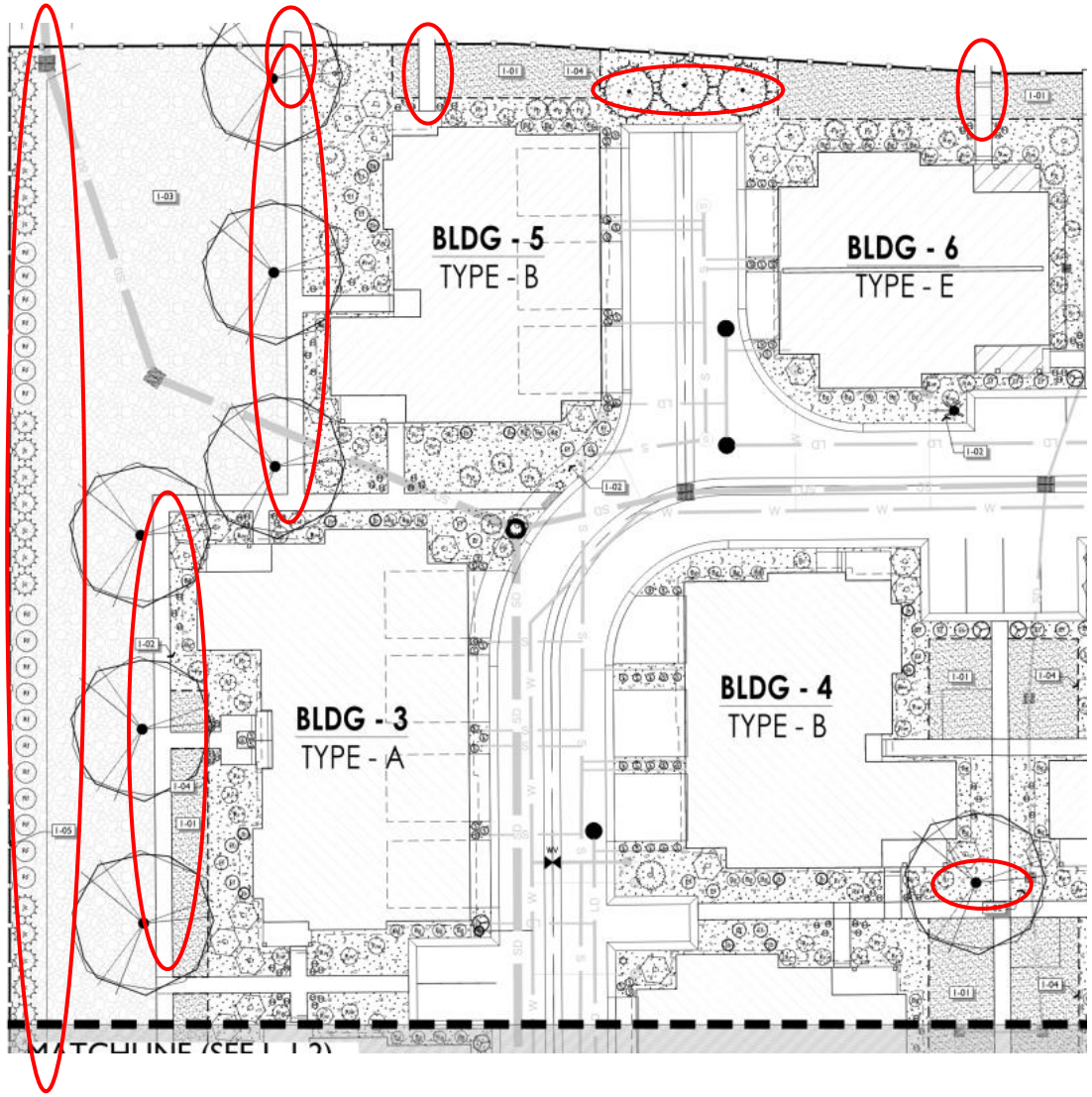
LANDSCAPE SPECIFICATIONS

L-6.0

Orchards Site Plan Amendment



	Approved	As-Built
% Landscaped	37%	29.50%
Grass	17794	14280
Stone Mulch	55019	43715
Trees	44	79
Shrubs	444	137
Annuals	207	1042
Grasses	264	
Roses	197	916
Total Grass/Shurbs	1112	2095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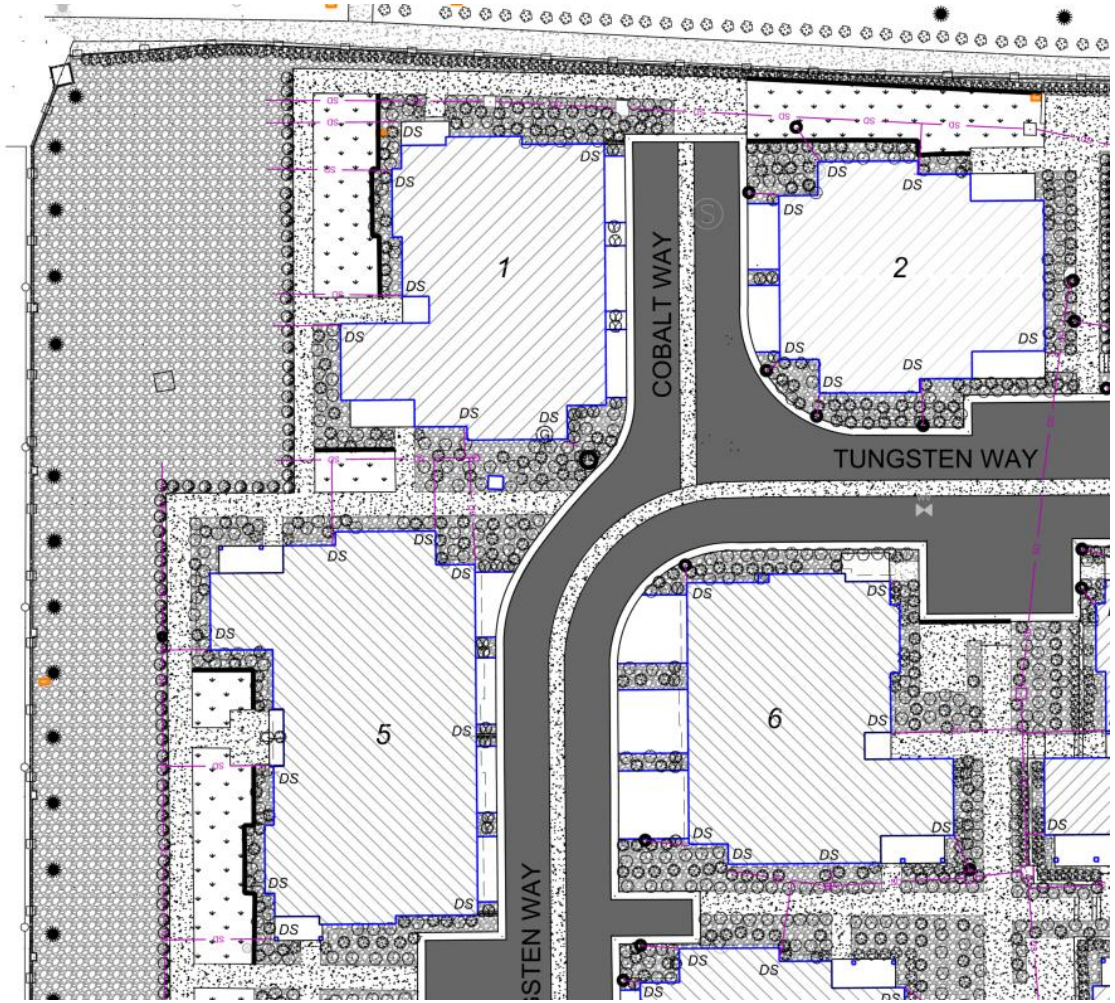
BLDG - 4
TYPE - B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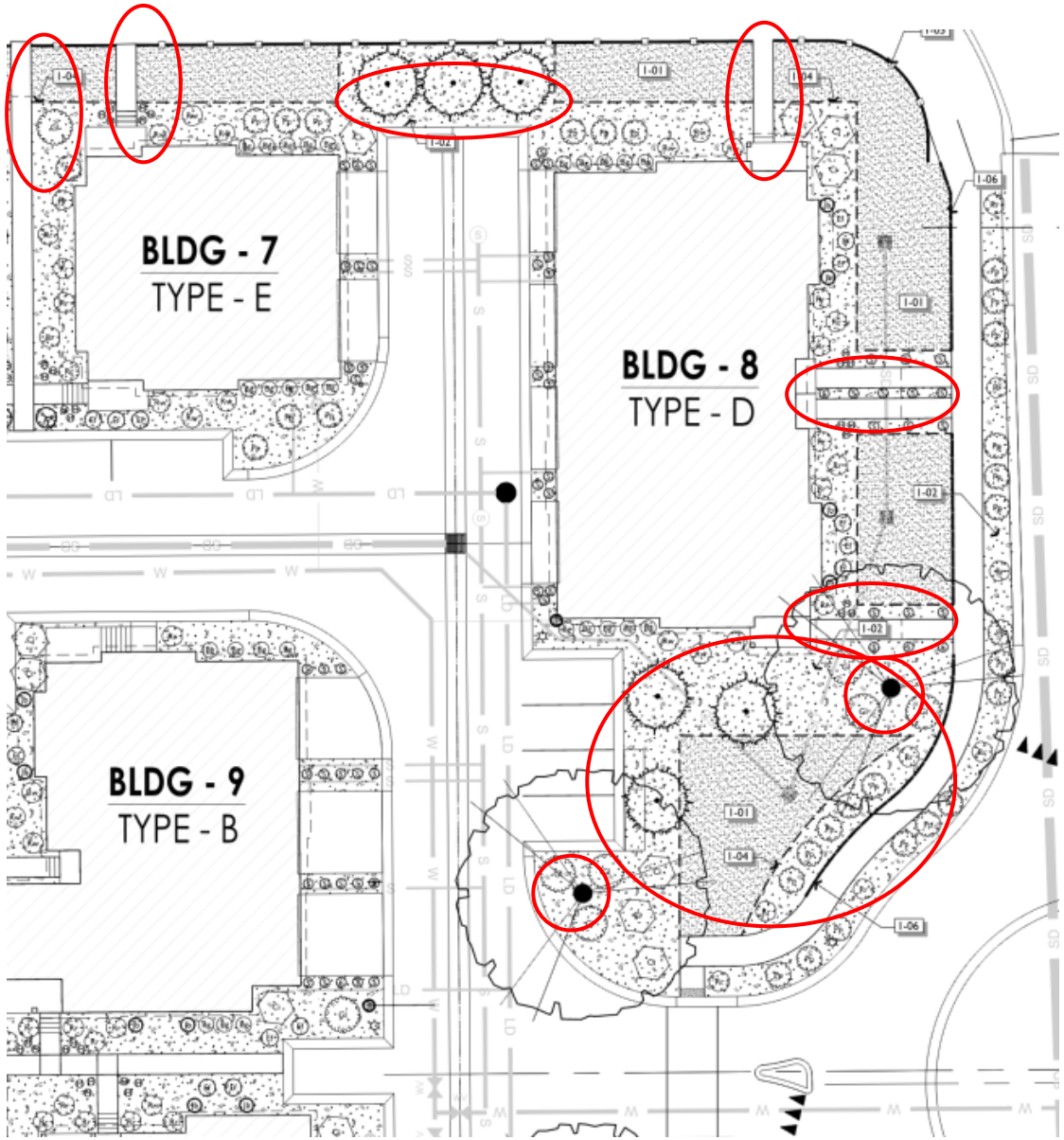
TUNGSTEN WAY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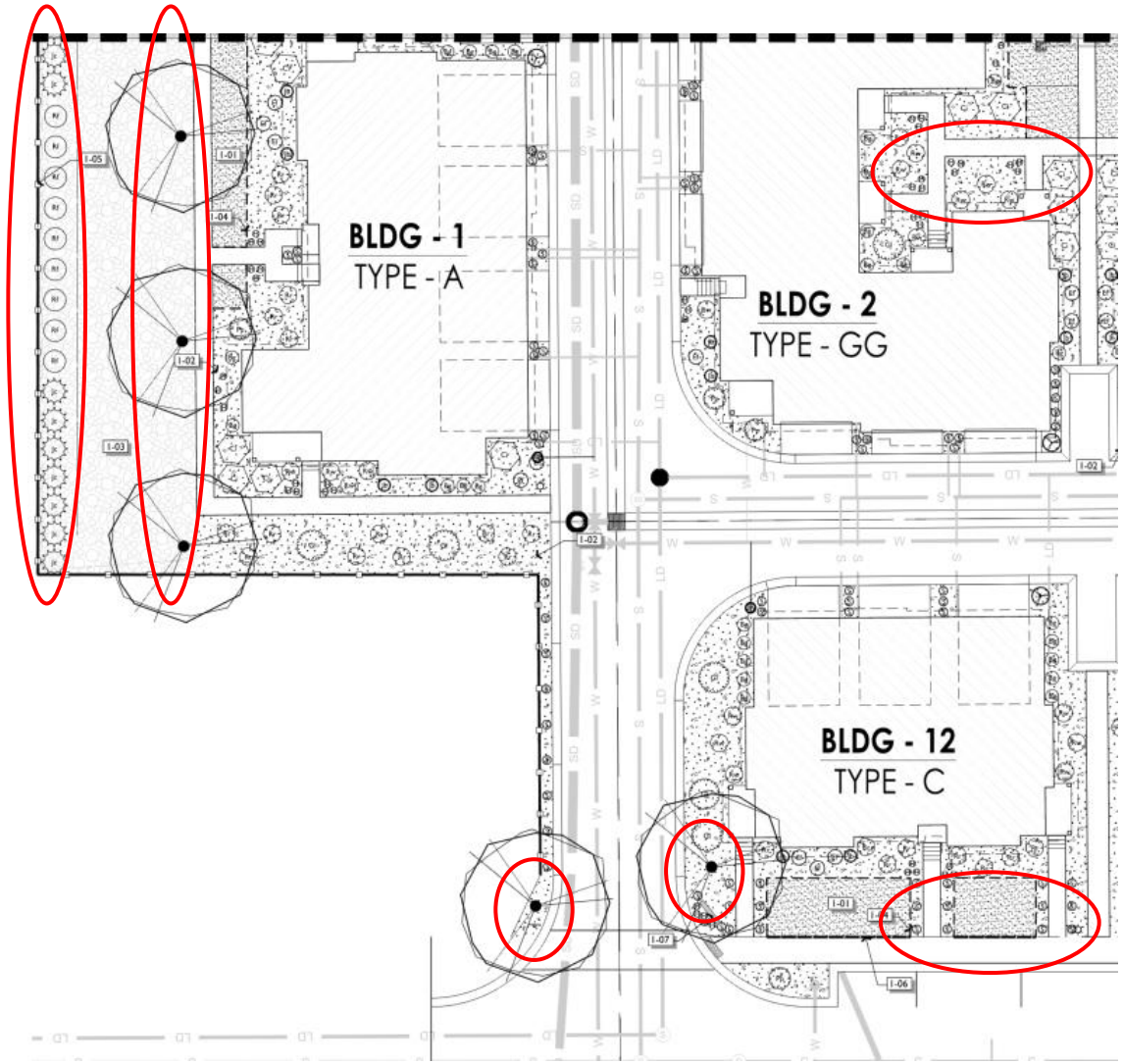
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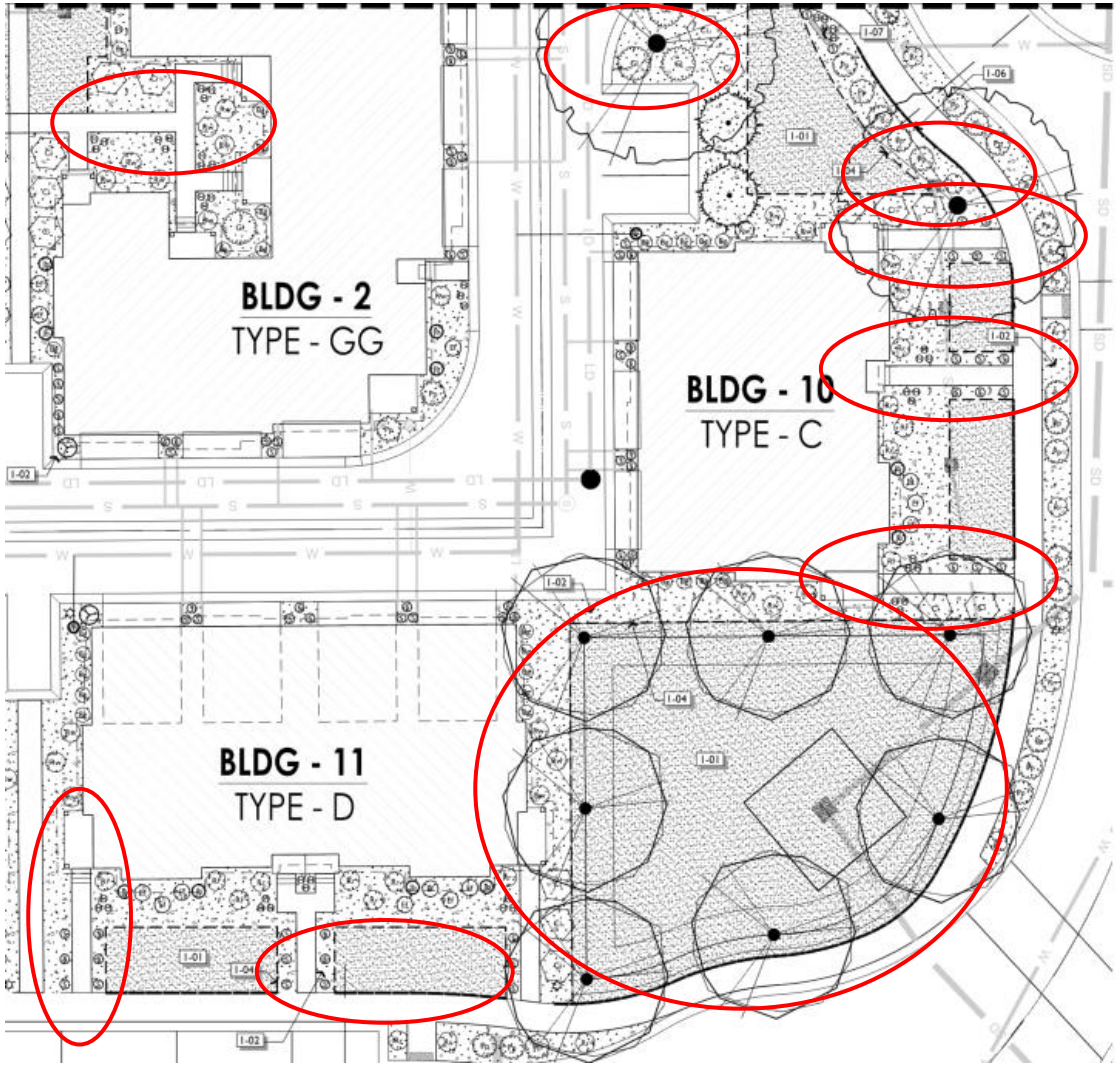
4' HIGH IRON FENCE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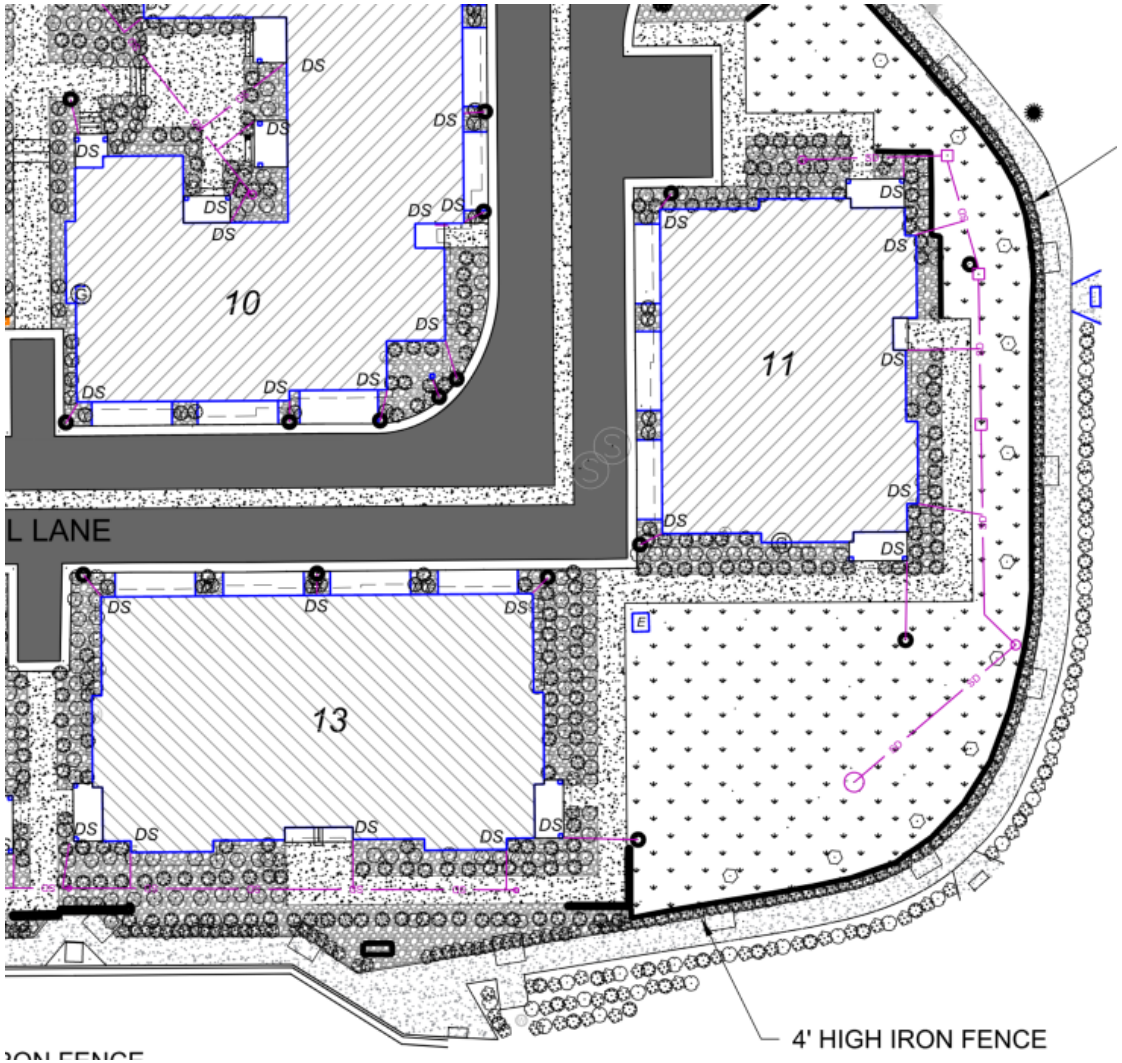
BLDG - 10
TYPE - C
BLDG - 11
TYPE - D


10
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L LANE
4' HIGH IRON FENCE

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 1, 2024
Agenda Item: Wendy's Site Plan and Conditional Use Permit Applications
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:
Steve Pruitt (landowner) has submitted for site plan approval for a new Wendy's to be built at 145 N Geneva Road (Parcel ID: 18:017:0010). The lot is approximately 0.639 acres and located within the Regional Mixed Use (RMU) Special Purpose Zoning Code. This use is an out-right permitted use in the RMU Zoning District. However, the drive-through aisle does require a conditional use permit (CUP).

The site has adequate parking (24 vehicular stalls and 3 bicycle stalls) for intended use and 1 drive-through lane. The property will have vehicular access from a road to the west of the site as well as future access off Geneva Road. Landscaping will be completed with decorative stone and native plants. They have provided 23.7% of the site with landscaping. No turf is proposed. Landscaping between this site and Geneva Road will be completed through a separate permit as the landowner wants to have continuous landscaping from this site to his future development to the north. The site will have adequate lighting, with multiple shielded downlit light poles not exceeding 20ft in height.

Fiscal Impact:

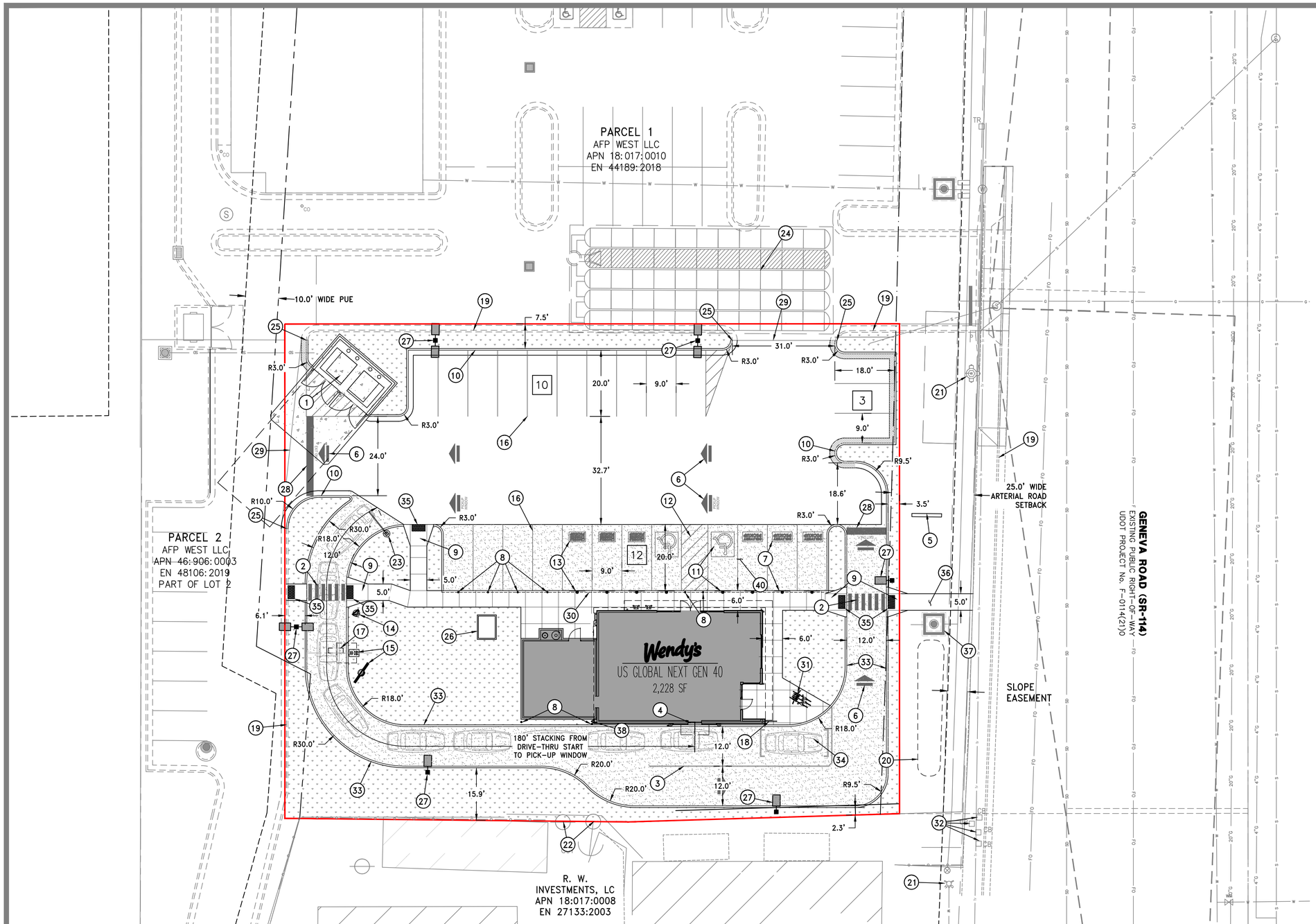
Recommendation:
Staff recommends approval of the site plan and conditional use permit applications with the following conditions:

- A bicycle rack detail sheet be provided to staff prior to the issuance of a building permit (Inverted-U style required).
- Landscaping between this site and Geneva Road must be completed prior to the issuance of a building permit.
- The applicant pays any outstanding fees and makes all redline corrections.
- The applicant observes all federal, state, and local laws.
- The applicant follows all ADA requirements.

Sample Motion:
"I move to recommend approval of the site plan and conditional use permit applications as presented with the following conditions..."

Attachments:

1. Updated Combined Plans



SITE ZONING

PARCEL RECORD: LEASED AREA PART OF PARCEL 1
APN 18:017:0010
EN 44189:2018

PARCEL 1 PART OF MILLROAD EAST SUBDIVISION PLAT "B"

PARCEL SIZE: 27,843 S.F. / .639 ACRES

PARCEL ADDRESS: 145 N GENEVA ROAD
VINEYARD CITY, UT

ZONING DISTRICT: GENEVA ROAD MIXED USE (CC)

PARKING QUANTITIES

VINEYARD CITY PARKING STANDARD:
1 SPACES PER 100 SQ. FT OF GROSS FLOOR AREA

FLOOR AREA: 2,228 SQ. FT

2,228 / 100 = 22.3

REQUIRED PARKING: 22 SPACES

ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROVIDED PARKING:
22 STANDARD SPACES
2 ADA VAN-ACCESSIBLE SPACES
24 TOTAL SPACES
3 BICYCLE SPACES

GENERAL NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
3. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK A MINIMUM OF THREE WEEKS PRIOR TO PLACEMENT OR INSTALLATION.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
5. MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
6. CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
7. NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
8. A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
9. FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

SYMBOL LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- A.D.A. TACTILE SURFACE
- LANDSCAPE AREA
- STANDARD CURB & GUTTER
- ROLLED CURB & GUTTER
- THICKENED EDGE SIDEWALK
- CROSSWALK (PAINTED)
- PAVEMENT MARKING (PAINTED)
- PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- SIGN
- LIGHT POLE
- PROPERTY BOUNDARY

SITE PLAN NOTES SCHEDULE

1. TRASH ENCLOSURE – SEE DETAILS SHEET C5.1. INSTALL DUMPSTER PAD CONCRETE PER DETAIL 2/C5.0.
2. CROSSWALK (SEE DETAIL 9/SHEET C5.3)
3. 4" YELLOW STRIPE ALONG EDGE OF CONCRETE DRIVE THRU LANE
4. DRIVE-THRU PICK-UP WINDOW
5. PROPOSED MONUMENT SIGN
6. DIRECTIONAL ARROW PAINTED YELLOW (SEE DETAILS 2 & 3/SHEET C5.3) (TYP.)
7. (3) DELIVERY PICKUP PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
8. 6" DIA. BOLLARD (SEE DETAIL 4/SHEET C5.3)
9. ADA ACCESSIBLE RAMP – (SEE DETAILS 9 & 10/SHEET C5.0)
10. 24" CATCH OR REVERSE PAN (SOLID HATCH) CURB AND GUTTER (SEE DETAIL 10-11/SHEET 5.0)
11. (2) PAINTED HANDICAP SYMBOL. COLOR TO MATCH MUNICIPAL REQUIREMENTS. PAINT AT BOTTOM OF PARKING SPACE. HANDICAP SIGN AND BOLLARD (SEE DETAILS 5 & 8/C5.3.) (TYP.)
12. 4" PAINTED BLUE H.C. STRIPING
13. (3) MOBILE ORDER PICKUP LOT PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
14. PRE-SELL BOARD (SEE DETAIL SHEET C5.2)
15. ORDER STATION AND MENU BOARD. (SEE DETAIL SHEET C5.2)
16. 4" WHITE OR YELLOW PAINTED STRIPING (TYP.)
17. DETECTOR LOOP SENSOR (SEE DETAIL SHEET C5.2)
18. PEDESTRIAN SAFETY HANDRAIL (PEX-10 BLACK) (SEE DETAIL 8/SHEET C5.3)
19. EXISTING CURB & GUTTER – PROTECT
20. LANDSCAPE BERM – SEE LANDSCAPE PLANS
21. EXISTING FIRE HYRANT – PROTECT
22. EXISTING POWER POLES – PROTECT
23. CANOPY PROTECTION BAR (SEE DETAIL SHEET C5.2)
24. SHARED STORMTECH SYSTEM (INSTALLED BY DEVEOLPER)
25. MATCH EXISTING CURB AND GUTTER
26. ELECTRICAL TRANSFORMER (SEE UTILITY PLAN)
27. LIGHT POLE (SEE SITE PHOTOMETRIC PLAN)
28. 24" WHITE STOP BAR
29. SAWCUT AND MATCH EXISTING ASPHALT
30. BARRIER FREE ZERO CURB (SEE DETAIL 6/SHEET C5.3)
31. INSTALL BICYCLE RACK (SEE DETAIL 10/SHEET C5.3)
32. EXISTING CATCH BASIN – PROTECT
33. INTEGRAL CURB AND GUTTER (SEE DETAIL 4/SHEET C5.0)
34. PULL AHEAD STRIPED HOLDING STALL (SEE DETAIL 1/SHEET C5.3)
35. INSTALL DETECTABLE WARNING SURFACES IN LOCATIONS SHOWN
36. CONCRETE SIDEWALK (SEE DETAIL 3/SHEET C5.0)
37. CULINARY WATER METER VAULT (SEE SHEET C3.0 UTILITY PLAN)
38. GAS METER (SEE SHEET C3.0 UTILITY PLAN)

N

0 15 30 45
Scale in Feet

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BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
145 NORTH GENEVA ROAD
VINEYARD, UT

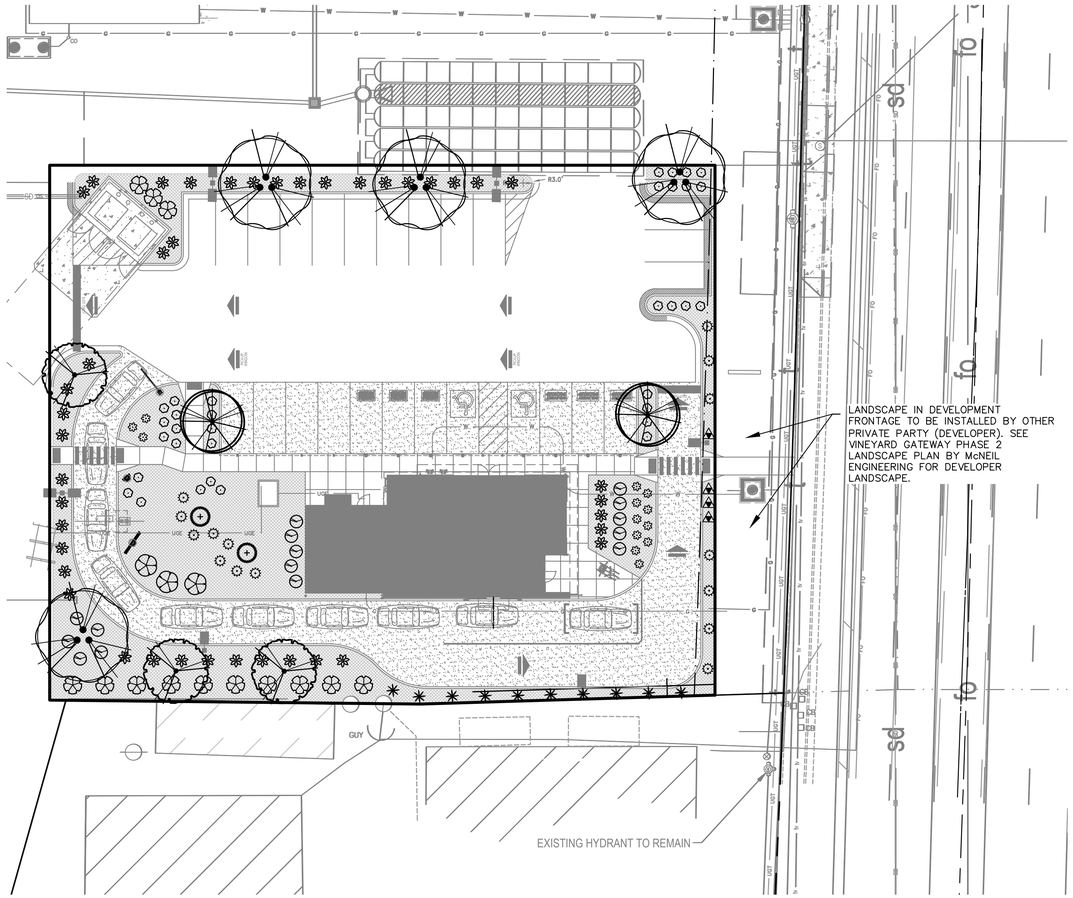
REV.	DATE	DESCRIPTION

ISSUE DATE: 04/09/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
4/9/24
STATE OF UTAH

SHEET NAME
SITE PLAN

SHEET NUMBER
C1.0



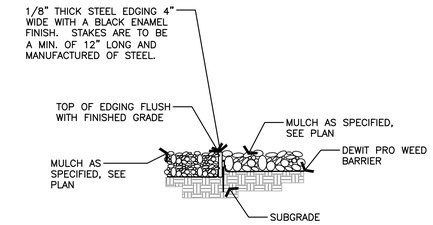
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	GLEDITSIA TRIACANTHOS `SKYLINE` / `SKYLINE` HONEY LOCUST	B & B	2"CAL	4
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR	B & B	2"CAL	2
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA	B & B	2"CAL	3

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL	15
	BUDDLEJA X 'SMNBDPT' / PUGSTER PINK® BUTTERFLY BUSH	5 GAL	4
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH	5 GAL	13
	PINUS MUGO `TYROLEAN` / TYROLEAN DWARF MUGO PINE	5 GAL	2
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	3
	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA	5 GAL	15
ANNUALS/PERENNIALS			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	10
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY	1 GAL	13
	MISCANTHUS SINENSIS `YAKU JIMA` / YAKU JIMA DWARF MAIDEN GRASS	1 GAL	42
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS	1 GAL	33
SOD / MULCH			
	4" DEPTH OF 1" CRUSHED GRAVEL IN EARTH TONES OF PURPLE, RED, GRAY, BROWN, AND CREAM OVER DEWITT PRO 5 WEED BARRIER WASHED OR CRUSHED FREE OF EXCESS DIRT, SILT, AND FINES	6,598 SF	

LANDSCAPE SUMMARY:
TOTAL SITE AREA = 27,843 SF (0.639 AC)
PROVIDED SITE LANDSCAPE = 6,598 SF (23.7%)
PROVIDED SITE TREES = 9 TREES
PARKING LOT AREA = 9,089 SF
PROVIDED INTERNAL PARKING LOT LANDSCAPE = 1,023 SF (11.3%)

NOTE: STEEL EDGING SHALL BE INSTALLED TO SEPARATE GRASS FROM MULCH AREAS AND DIFFERING ROCK OR WOOD MULCH TYPES.

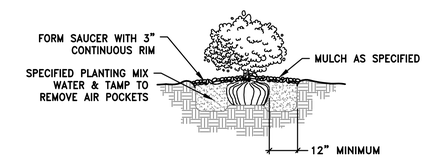


STEEL EDGING

SCALE: NTS

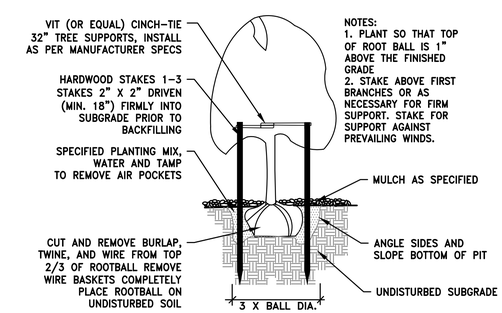
NOTES:
PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF ⅓ NATIVE SOIL, ⅓ TOPSOIL, AND ⅓ ORGANIC COMPOSTED MATERIAL

SHRUB HOLES MUST ALLOW FOR A MINIMUM OF 12" OF PLANTING MIX BACKFILL ON ALL SIDES OF ROOT BALL FOR SHRUBS AND PERENNIALS



SHRUB PLANTING

SCALE: NTS



NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE THE FINISHED GRADE
2. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT. STAKE FOR SUPPORT AGAINST PREVAILING WINDS.

TREE PLANTING AND STAKING

SCALE: NTS

LANDSCAPE NOTES

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN REVEGETATION AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND FOUR INCHES (4") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS AND PERENNIALS. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED IMMEDIATELY PRIOR TO WEED BARRIER INSTALLATION. MULCH FOR ANNUAL AREAS SHALL BE SOIL PEP WITH NO WEED BARRIER. SEE PLANS FOR MULCH TYPES IN LANDSCAPE AREAS. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITES FOR MULCH AND SOD ARE PLAN VIEW QUANTITES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE CURRENT APWA "MANUAL OF STANDARD SPECIFICATIONS".

18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

19. AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO WEEDS PRIOR TO ADDING SOIL AMENDMENTS, INSTALLING SOD, SEEDING, OR APPLYING WEED BARRIER. APPLY HERBICIDE PER MANUFACTURERS SPECIFICATIONS, THEN REPEAT APPLICATION THREE DAYS LATER TO WEEDS THAT ARE STILL ALIVE. REPEAT AS NECESSARY UNTIL WEEDS ARE CONTROLLED.

LANDSCAPE PLAN

N

0 20 40 60
Scale In Feet

CALL BEFORE YOU DIG!
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BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
145 NORTH GENEVA ROAD
VINEYARD, UT

REV.	DATE	DESCRIPTION

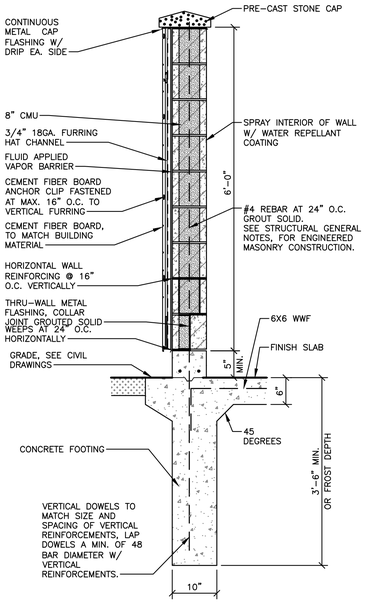
ISSUE DATE: 04/09/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

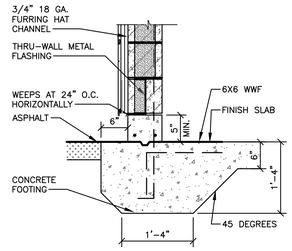
LICENSED LANDSCAPE ARCHITECT
DARRIN L PERKES
No. 378426
04-09-24
STATE OF UTAH

SHEET NAME

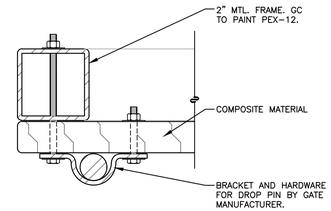
SHEET NUMBER



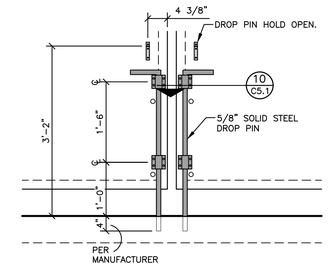
6 WALL SECTION
SCALE: 3/4" = 1'-0"



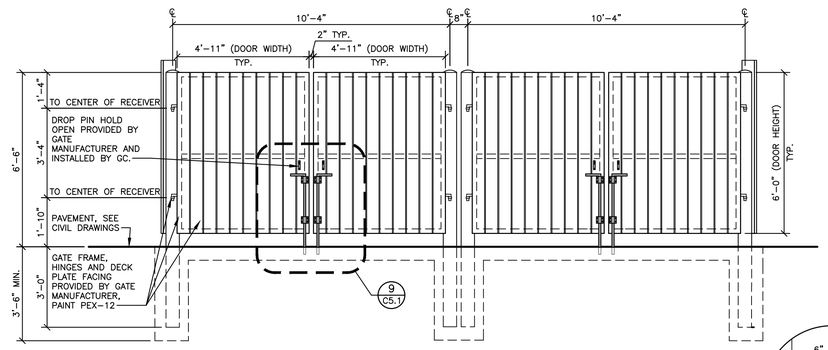
8 ALT. SOUTHERN ZONE FOOTING
SCALE: 3/4" = 1'-0"



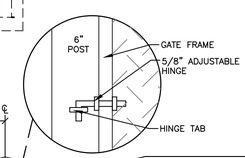
10 DROP PIN DETAIL ALT. COMPOSITE GATE
SCALE: 6" = 1'-0"

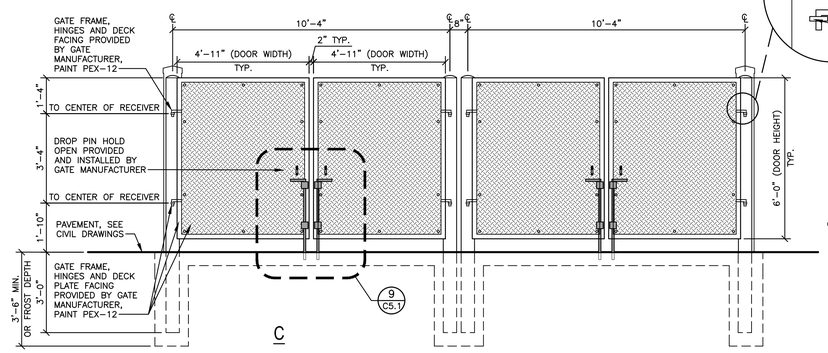


9 DROP PIN DETAIL
SCALE: 3/4" = 1'-0"

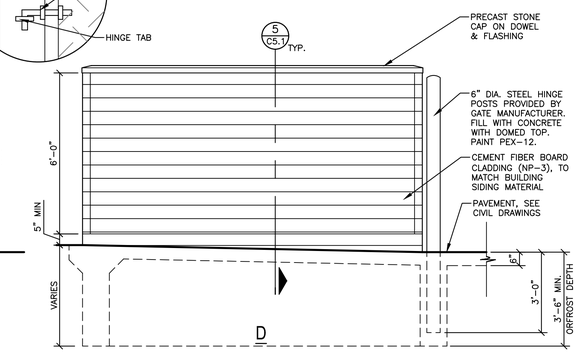


7 ALTERNATE COMPOSITE GATE
SCALE: 3/8" = 1'-0"

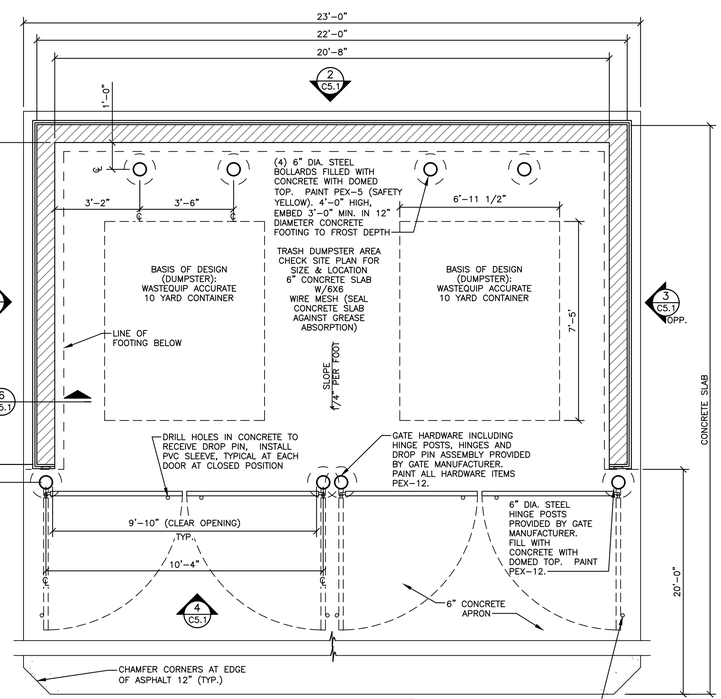




4 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



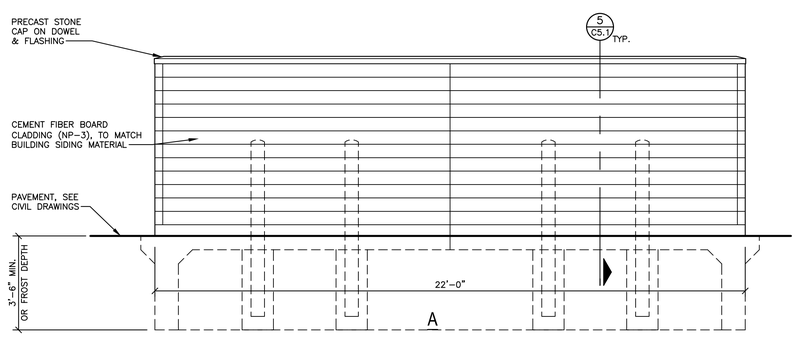
5 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



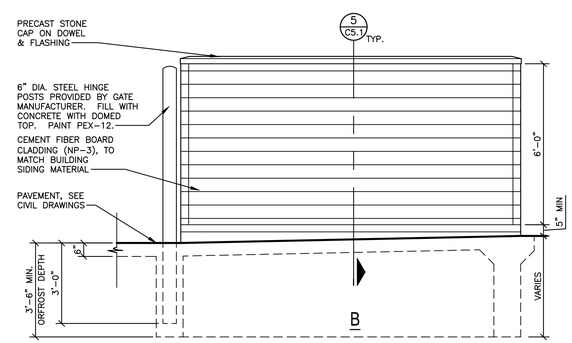
OPTIONAL CONCRETE SLAB SPEC

1. CONCRETE SLAB TO BE A MINIMUM OF 6" THICK – VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
2. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
3. OPTIONAL: CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.

1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

DOMINION Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's.
145 NORTH GENEVA ROAD
VINEYARD, UT

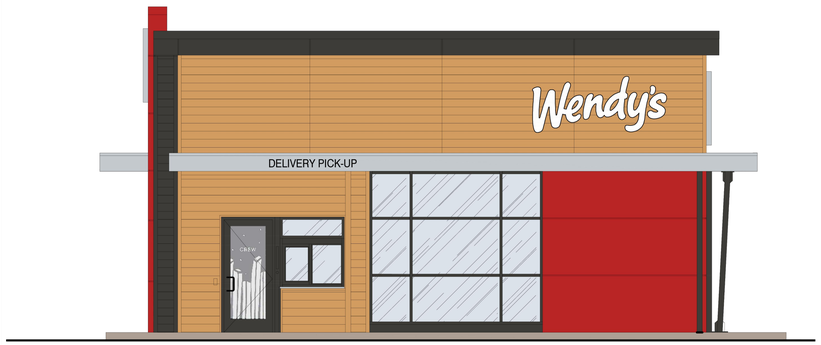
REV.	DATE	DESCRIPTION

ISSUE DATE: 04/09/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
4/9/24
STATE OF UTAH

SHEET NAME
FIBER CEMENT TRASH ENCLOSURE DETAILS

SHEET NUMBER
C5.1

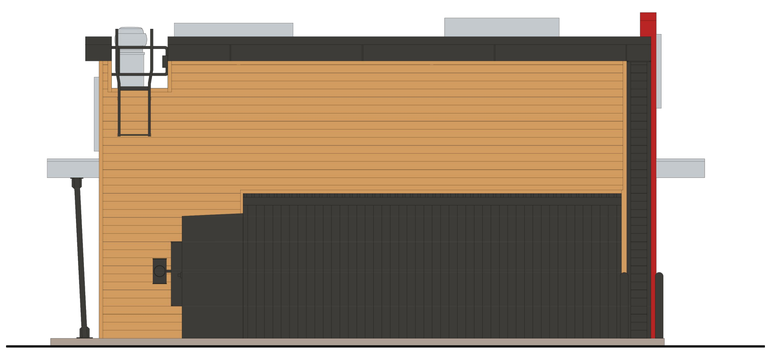


East

FRONT ELEVATION

South

LEFT SIDE ELEVATION



West

REAR ELEVATION

North

RIGHT SIDE ELEVATION

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
145 NORTH GENEVA ROAD
VINEYARD, UT

REV.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2024

PROJECT NUMBER: 3738

DRAWN BY: AGH

CHECKED BY: EFE

SEAL

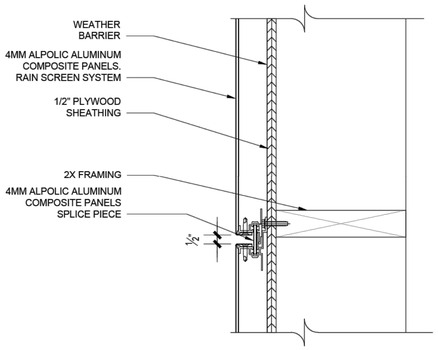
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
3/8/24
STATE OF UTAH

SHEET NAME

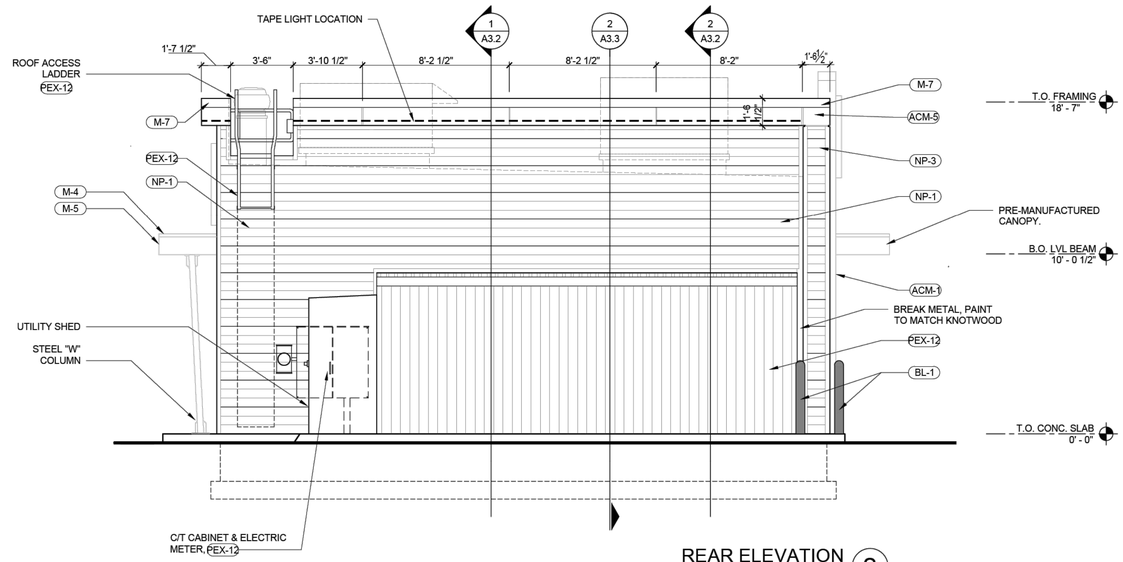
BUILDING RENDERINGS

SHEET NUMBER

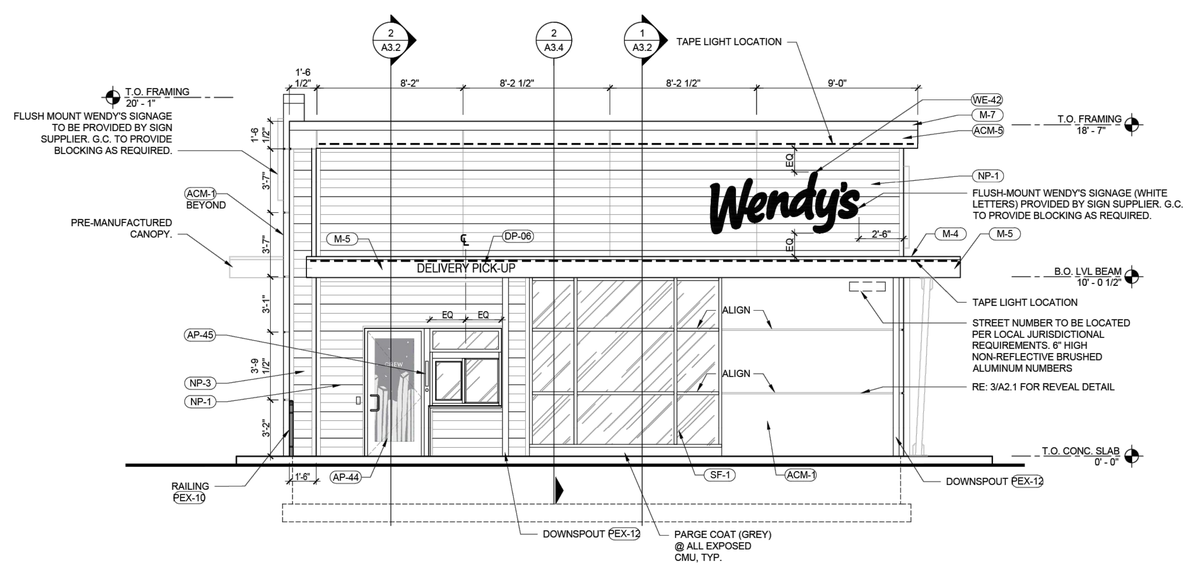
A1.0



ACM REVEAL DETAIL (3)
1/4" = 1'-0"



REAR ELEVATION (2)
1/4" = 1'-0"



FRONT ELEVATION (1)
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
NP-1	NICHIHA - FIBER CEMENT PANELS - "CEDAR"
NP-3	NICHIHA - FIBER CEMENT PANELS - KNIGHTS ARMOR "GRAY"
ACM-1	ALUMINUM COMPOSITE 4MM - "BRITE RED"
ACM-5	ALUMINUM COMPOSITE 4MM - "STORMY GRAY"
PEX-1	EXTERIOR PAINT - "DARK BRONZE" (SEE PAINT SCHEDULE)
PEX-2	EXTERIOR PAINT - RED (SEE PAINT SCHEDULE)
PEX-6	EXTERIOR PAINT - PRE-FINISHED WALK-IN FREEZER/COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERNALLY ILLUMINATED CAMEO 54"
WE-42	INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED MFTO LETTER SIGN
QR-08	NON-ILLUMINATED QIOR LETTER SIGN 8" (US AND CANADA MARKETS)
DP-06	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN 6"
AP-44	CREW DOOR DECAL
AP-45	"RING ME" SIGN

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
145 NORTH GENEVA ROAD
VINEYARD, UT

REV.	DATE	DESCRIPTION

ISSUE DATE: 03/08/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

SHEET NAME
EXTERIOR ELEVATIONS ACM

SHEET NUMBER
A2.1

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
NP-1	NICHIHA - FIBER CEMENT PANELS - "CEDAR"
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BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERNALLY ILLUMINATED CAMEO 54"
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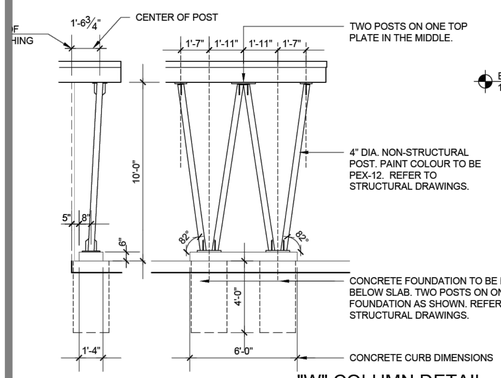
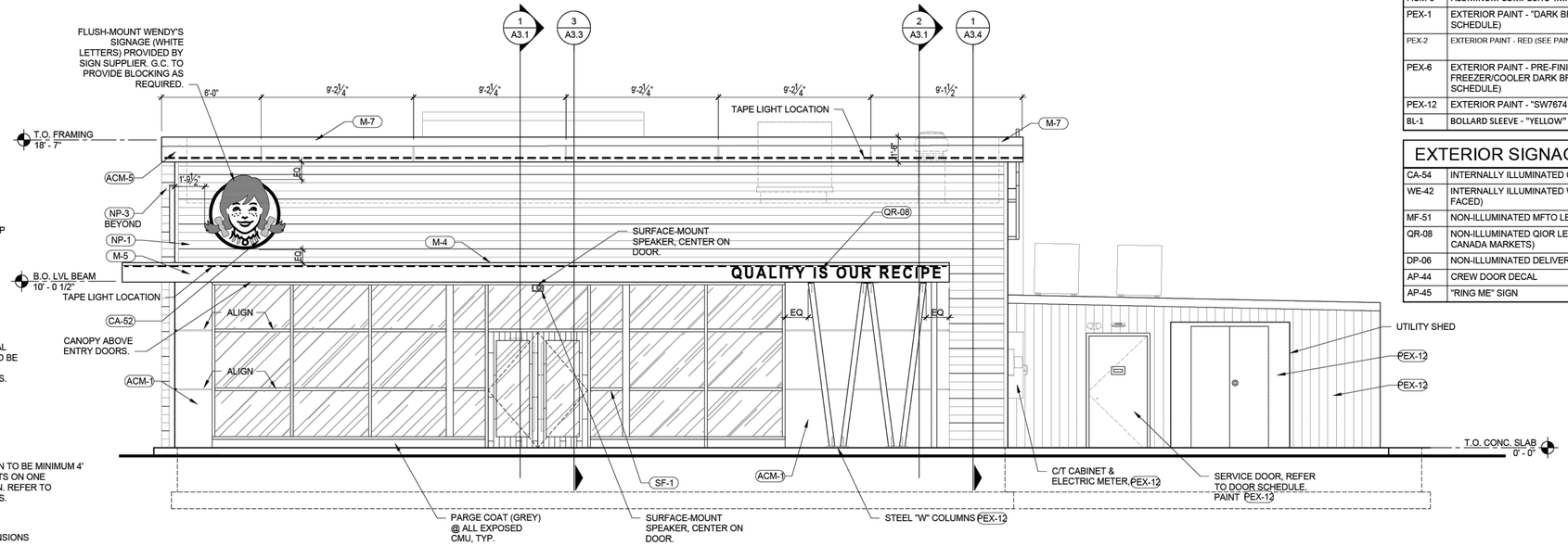
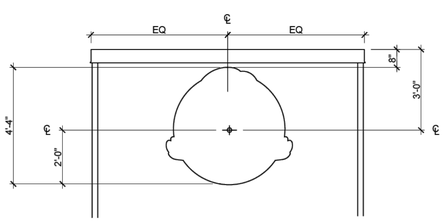
AP-44	CREW DOOR DECAL
AP-45	"RING ME" SIGN



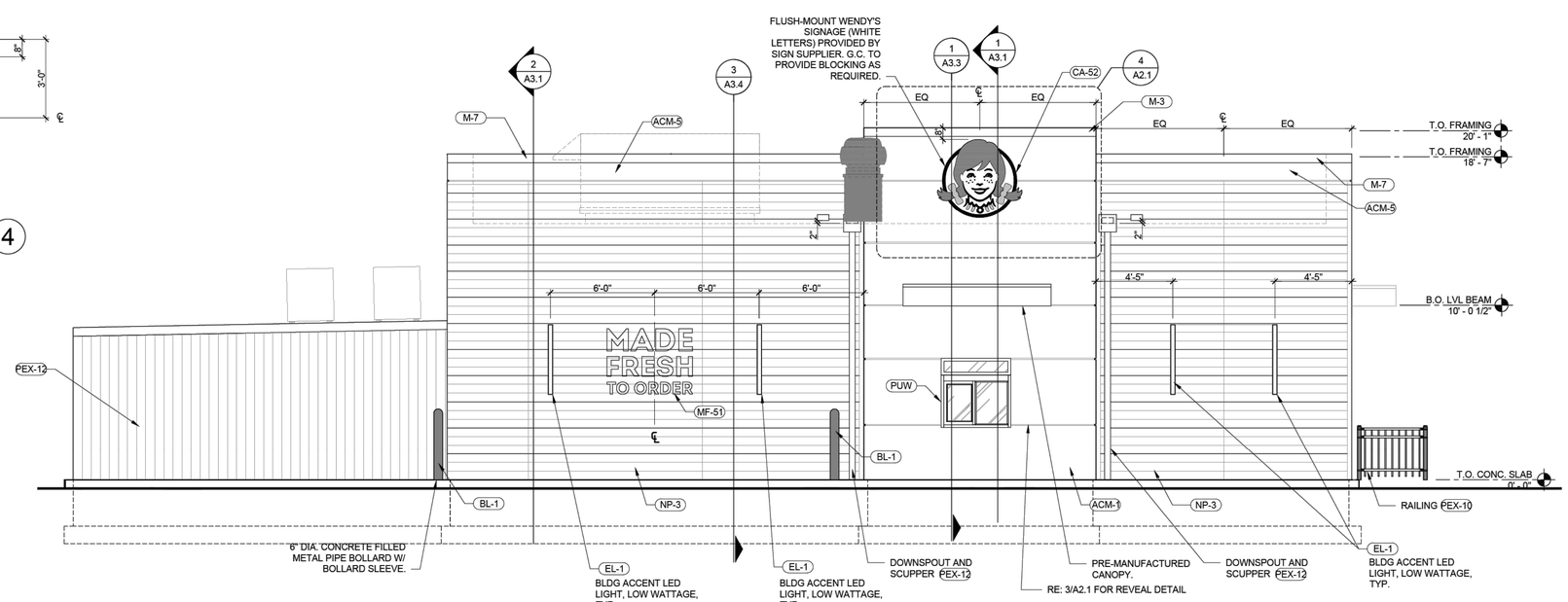
"W" COLUMN DETAIL 3
1/4" = 1'-0"



RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



WIRING HOLE PLACEMENT DIAGRAM 4
3/8" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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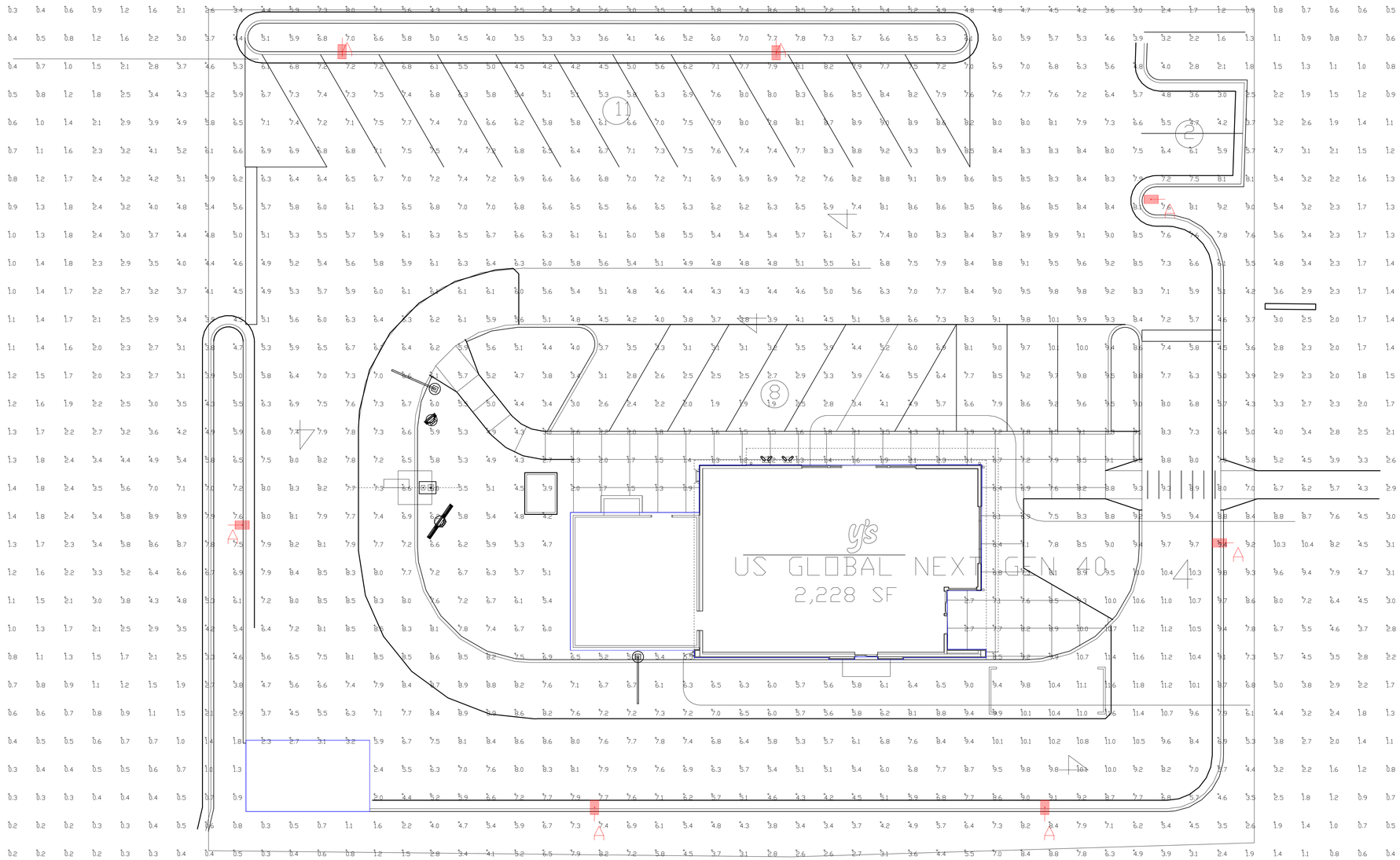
SEAL

SHEET NAME
EXTERIOR ELEVATIONS ACM

SHEET NUMBER
A2.2



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATIN POINTS @ GRADE	Illuminance	Fc	5.34	11.8	0.2	26.70	59.00
PARKING & DRIVE SUMMARY	Illuminance	Fc	6.94	11.8	1.5	4.63	7.87

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	7	A	Single	SLM-LED-36L-SIL-FT-50-70CRI-SINGLE	24' POLE+2' BASE	1.000	1.000	36725	255

Total Project Watts
Total Watts = 1785

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3555 • FAX (513) 793-4203

LIGHTING PROPOSAL LO-159809A

WENDY'S

VINEYARD,UT

BY:SAM	DATE:3/12/24	REV:	SHEET 1 OF 1

SCALE: 1"=10' 0 10