



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
May 1, 2025, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, May 1, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. STAFF AND COMMISSION REPORTS**
- 3. CONSENT ITEMS**
 - 3.1. Approval of the January 16th, 2025 Development Review Committee Meeting Minutes**
 - 3.2. Approval of the February 20th, 2025 Development Review Committee Meeting Minutes.**
- 4. BUSINESS ITEMS**
 - 4.1. Utah City Phase 3 Plat Amendment**

Bronson Tatton with Flagborough is requesting approval of the Utah City Phase 3 Plat Amendment.
 - 4.2. Utah City Phase 4 Plat**

Bronson Tatton with Flagborough is requesting approval of Utah City Phase Four Final Plat application.
 - 4.3. Orchards Phase 4 Final Plat**

Final Plat application
- 5. WORK SESSION**
 - 5.1. Vineyard Properties of Utah Lot 6 Site Plan**

Brett Wood with Fincon, representing Martin Snow and MSI Properties of Vineyard, is requesting review of the Lot 6 Site Plan (Plan25-0004) Application

6. ADJOURNMENT

The next regularly scheduled meeting is May 15th, 2025.

This meeting may be held in a way that will allow a committee member to participate electronically.

The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

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

AGENDA NOTICING COMPLETED ON:

April 28th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
January 16, 2025, at 9:00 AM**

ATTENDENCE:

COMMITTEE MEMBERS PRESENT: Chair Brian Vawdrey, Parks and Recreation Director; Vice-Chair Cris Johnson, Building official; Brandon Valley, Deputy Fire Marshall; Anthony Fletcher; Representative for Community Development for Morgan Brim; Naseem Ghandour, Public Works Director and City Engineer; Eric Ellis, City Manager

STAFF PRESENT: Cache Hancey, Senior Planner; Patrick James, Staff Engineer

OTHERS PRESENT:

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Brian Vawdrey called the meeting to order at 9:01am.

2. CONSENT ITEMS

2.1. Approval of the August 1st, 2024 Development Review Committee Meeting Draft Minutes.

2.2. Approval of the August 15th, 2024 Development Review Committee Meeting Draft Minutes

 Motion: CITY MANAGER ERIC ELLIS MOTIONED TO ADOPT ITEMS 2.1 AND 2.2 AS PRESENTED AT 9:01AM. PUBLIC WORKS DIRECTOR AND CITY ENGINEER NASEEM GHANDOUR SECONDED. ALL IN FAVOR VOTED YES: FLETCHER, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. 2025 DRC Regular Meeting Schedule

 Planner Anthony Fletcher briefed the calendar and noted that the meetings are suggested to be held on the first and third Thursday of each month. Special sessions may be scheduled as needed, either upon request of the committee or to address upcoming city projects that require immediate attention.

 **Motion:** DEPUTY FIRE MARSHALL MOTIONED TO APPROVE THE DEVELOPMENT REVIEW COMMITTEE 2025 REGULAR SCHEDULE AT 9:03AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ROLL CALL WENT AS FOLLOWS: FLETCHER, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Planner Fletcher provided an update on the Holdaway fields 1b.

6. ADJOURNMENT

Chair Vawdrey adjourned the meeting at 9:05am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING
February 20, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Chair Brian Vawdrey, Parks and Recreation Director; Vice-Chair Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Eric Ellis, City Manager; Morgan Brim, Community Development Director; Naseem Ghandour, Public Works Director and City Engineer

STAFF MEMBERS: Anthony Fletcher, Planner; Madison Reed, Planning Technician; Patrick James, Assistant City Engineer

OTHERS PRESENT: Lafe Harris

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Brian Vawdrey called the meeting to order at 9:03am. He prompted roll call.

2. CONSENT ITEMS

2.1. Approval of the August 21st, 2024 Development Review Committee Draft Minutes

2.2. Approval of the October 3rd, 2024 Development Review Committee Draft Minutes

 Motion: CITY MANAGER ERIC ELLIS MOTIONED TO APPROVE ITEMS 2.1 AND 2.2 AS PRESENTED AT 9:02AM. VICE-CHAIR CRIS JOHNSON SECONDED.

Morgan and Naseem arrived at 9:03am.

3. BUSINESS ITEMS

3.1. Site Plan with Conditional Use Permit - Church Meetinghouse at 1700 W 575 S

 Planner Anthony Fletcher introduced the applicant and the lot. He requested to present both items, 3.1 and 3.2 as one because they are for the same project. Planner

46 Fletcher provided a background to the sites. He added that they will need to adjust the
47 photometric plan.



48 Community Development Director Morgan Brim asked to locate the bike parking.

50 Planner Fletcher discussed bike parking.



51 Director Brim asked if it was visible from the inside of the building.

52 Planner Fletcher noted yes. He added that the other building also met bike parking
53 requirements.

54 Director Brim asked about the pedestrian route. He thinks it should be a direct route.



55 Chair Vawdrey asked if the applicant had any comments.

56 Lafe Harris, the applicant, said no.



57 Director Brim asked about a traffic impact analysis.

58 Mr. Harris said yes.

59 Director Brim asked if it recommended any improvements.

60 Mr. Harris commented that he did not believe so.



61 Public Works Director and City Engineer Naseem Ghandour noted the
62 recommendation for no auxiliary lanes. He added that the study was completed on
63 Sunday during peak hours. He requested to look into other days.

64 Mr. Harris described the traffic study.

65 Discussion ensued.



66 Director Brim noted that they have asked the applicant to coordinate with
67 neighboring properties.

68 Mr. Harris noted that he was not aware of that and asked for contacts.

69 Director Brim noted that the alignment is sorted prior to development. He asked about the
70 landscaping.



71 Mr. Harris described the landscaping.

72 Director Brim asked if Director Ghandour's team could look at the right of way cross
73 section. He added that the city typically requires trees. He introduced the tree manual.

Chair Vawdrey asked if there was any more questions.

 City Manager Ellis asked about the sizing discrepancy.

Mr. Harris clarified.

Director Brim asked if there is anything they need from a platting standpoint.

Vice-Chair Johnson noted that it would have to be platted.

Mr. Harris noted that it had already been recorded.

Planner Fletcher noted that it is a recommendation

 Motion: DIRECTOR BRIM RECOMMENDED APPROVAL OF ITEMS 3.1 AND 3.2 WITH CONDITIONS AT 9:16AM. CITY MANAGER ELLIS SECONDED. CHAIR VAWDREY CALLED FOR A VOTE. ALL IN FAVOR VOTED YES: BRIM, ELLIS, VAWDREY, JOHNSON, VALLEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3.2. Site Plan with Conditional Use Permit - Church Meetinghouse at 1700 W 575 S (East Building)

This item was addressed above.

4. WORK SESSION

No work items were submitted.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Chair Vawdrey adjourned the meeting at 9:19am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed

Madison Reed, Planning Technician



STAFF REPORT

Meeting Date: May 1, 2025
Agenda Item: Utah City Phase 3 Plat Amendment
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Phase three consists of 10 lots and 2 parcels located within the Utah City development. It was originally approved in May 2024. The amendment fixes street addressing errors, creates aerial and footing encroachments, and includes the language that all private roads shall be available for public use at all times.

The hatch marks on the current plat do cause some confusion as the MUE, Slope Easement, and Aerial Encroachment Easement all look similar. Staff is recommending that, prior to recordation, those hatch marks are changed.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval

Sample Motion:

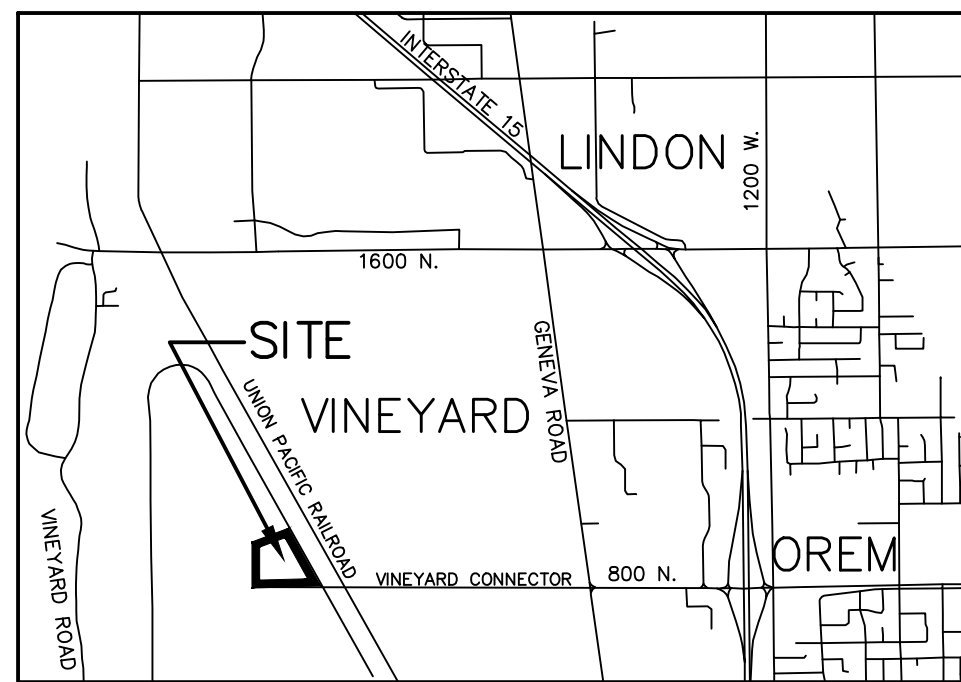
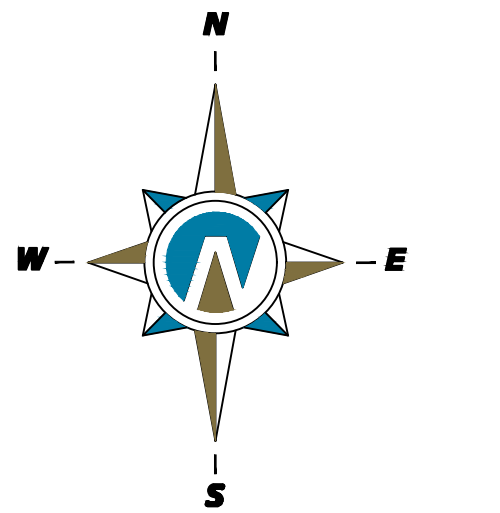
"I move to approve the Utah City Phase Three Amended Plat with the condition that the MUE, Slope Easement, and Aerial Encroachment Easement hatch marks are uniquely drawn"

Attachments:

1. Amended Phase 3 Plat

UTAH CITY
PHASE THREE AMENDED
SUBDIVISION PLAT

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



VICINITY MAP

-NTS-

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	152.00'	1376.00'	151.92'	N25°02'43"W	6°19'45"
C2	552.80'	1447.50'	549.45'	N10°56'26"W	21°52'52"
C3	47.19'	1376.00'	47.19'	S27°13'39"E	1°57'54"
C4	46.80'	1376.00'	46.80'	S25°16'29"E	1°56'26"
C5	58.21'	1376.00'	58.20'	N23°05'34"W	2°25'25"
C6	369.91'	1447.50'	368.90'	N14°33'37"W	14°38'30"
C7	182.89'	1447.50'	182.77'	N3°37'11"W	7°14'22"
C8	62.67'	297.00'	62.56'	S7°18'51"E	12°05'25"
C9	58.36'	265.00'	58.24'	S7°34'41"E	12°37'05"
C10	51.31'	233.00'	51.21'	S7°34'41"E	12°37'05"
C11	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C12	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C13	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"

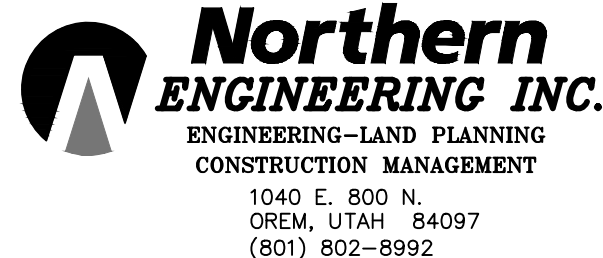
LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET

- ROADWAY DEDICATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- FUTURE PHASE

- AERIAL ENCROACHMENT
- FOOTING ENCROACHMENT

NOTE:
IN ACCORDANCE WITH SECTION 3.06.010 OF
THE REVISED ORDINANCES OF VINEYARD CITY,
ALL PRIVATE ROADS SHALL BE AVAILABLE
FOR PUBLIC USE AT ALL TIMES.



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

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

KENNETH E. BARNEY

DATE

BOUNDARY DESCRIPTION

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

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

THENCE S.83°57'01"W. A DISTANCE OF 744.73 FEET; THENCE S.05°17'58"E. A DISTANCE OF 1.00
FOOT; THENCE S.83°57'01"W. A DISTANCE OF 589.89 FEET TO A POINT OF CURVATURE OF A
1376.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE A DISTANCE OF 152.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE
OF 06°19'45" AND A CHORD THAT BEARS N.25°02'43"W. A DISTANCE OF 151.92 FEET; THENCE
S.68°05'51"W. A DISTANCE OF 69.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF
THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BE A POINT OF CURVATURE OF A
1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE A DISTANCE OF 552.80 FEET ALONG SAID RIGHT OF WAY, SAID
CURVE HAVING A CENTRAL ANGLE OF 21°52'52" AND A CHORD THAT BEARS N.10°56'26"W. A
DISTANCE OF 549.45 FEET; THENCE NORTH A DISTANCE OF 455.04 FEET ALONG SAID RIGHT
OF WAY; THENCE N.88°43'52"E. A DISTANCE OF 639.99 FEET; THENCE N.86°41'05"E. A
DISTANCE OF 78.05 FEET; THENCE N.84°34'03"E. A DISTANCE OF 635.43 FEET; THENCE
S.10°49'12"E. A DISTANCE OF 813.95 FEET; THENCE N.79°10'48"E. A DISTANCE OF 14.00 FEET;
THENCE S.10°49'12"E. A DISTANCE OF 206.91 FEET; THENCE S.06°02'59"E. A DISTANCE OF
43.50 FEET TO THE POINT OF BEGINNING
CONTAINING 35.15 ACRES.

SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION AND ACKNOWLEDGEMENT

ADMINISTRATIVE LAND USE AUTHORITY

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

VINEYARD ATTORNEY

DATE: ____/____/____

VINEYARD PLANNER

DATE: ____/____/____

CITY MANAGER

DATE: ____/____/____

VINEYARD ENGINEER

DATE: ____/____/____

CLERK/RECORDER

DATE: ____/____/____

UTAH CITY
PHASE THREE AMENDED
SUBDIVISION PLAT

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

SCALE: 1" = 100 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

ENGINEER'S SEAL

CLERK-RECORDER SEAL

UTAH CITY
PHASE THREE AMENDED
SUBDIVISION PLAT

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

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO THE CITY, SUBJECT TO THE RESERVATIONS IN THIS DEDICATION, SUCH PUBLIC STREETS AND A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT, WHICH PUBLIC UTILITY EASEMENTS MAY BE UTILIZED BY CITY AND PUBIC UTILITIES FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINE APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. THE UNDERSIGNED OWNERS RESERVE TO ITSELF/THEMSELVES PERPETUAL AIR SPACE EASEMENTS, INCLUDING EASEMENTS FOR SUPPORT AND ENCROACHMENT WITHIN THE ABOVE DEDICATED PUBLIC EASEMENTS AND STREETS, FOR THE FOLLOWING USES: 1) THE ENCROACHMENT OF BUILDING IMPROVEMENTS, INCLUDING LIVABLE AND OTHERWISE HABITABLE SPACE FOR SALE OR LEASE, WITHIN AND ABOVE SUCH AREAS DEDICATED HEREIN INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, LEDGES, BALCONIES, BUILDING AREAS, AND BALCONIES; AND 2) SUPPORTS AND COLUMNS FROM SUCH STRUCTURES EXTENDING TO THE GROUND LEVEL WITHIN THE AREAS DEDICATED HEREIN FOR THE PURPOSE OF SUPPORTING OR OTHERWISE FACILITATING THE DEVELOPMENT OF USES DESCRIBED IN ITEMS 1) AND 2) HEREIN.

FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: WOODBURY CORPORATION, A UTAH CORPORATION,
MANAGER

BY: _____

BY: _____

BY: _____
NATE HUTCHINSON, MANAGER

STATE OF _____ } **ACKNOWLEDGMENT**
COUNTY OF _____ } s.s.

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

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

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

REQUIRED PLAT NOTES

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

NOTE

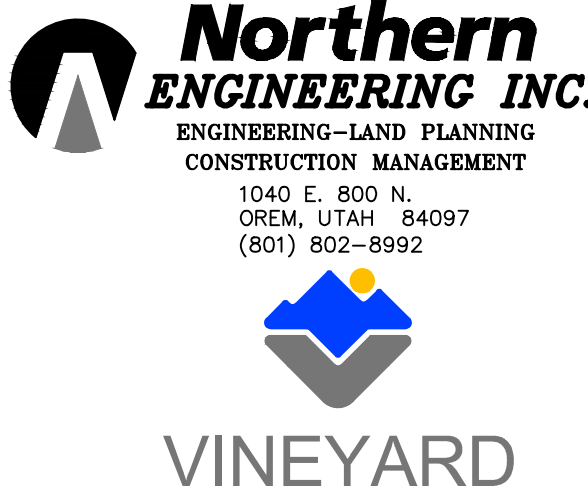
1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE PRIVATELY MAINTAINED UNTIL DEEDED TO THE CITY
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

ROCKY MOUNTAIN POWER

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

QUESTAR GAS COMPANY

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



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

SHEET 2 OF 2



STAFF REPORT

Meeting Date: May 1, 2025
Agenda Item: Utah City Phase 4 Plat
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Utah City Phase Four consists of 11 lots. This plat includes aerial and footing encroachments on Dover Street between Lot 18C and 13B. Also included is the required note that all private streets must be available for public use.

There is a UDOT Slope Easement to the south of this plat (Utah City Phase 3) and staff is requesting that the applicant verify that Phase 4 does not include any of the slope easement.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the Utah City Phase Four Final Plat Application

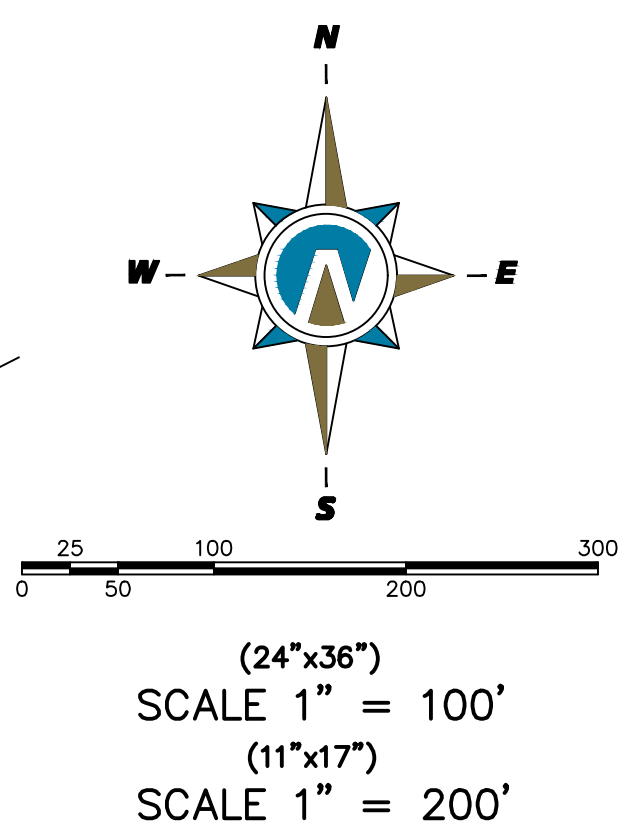
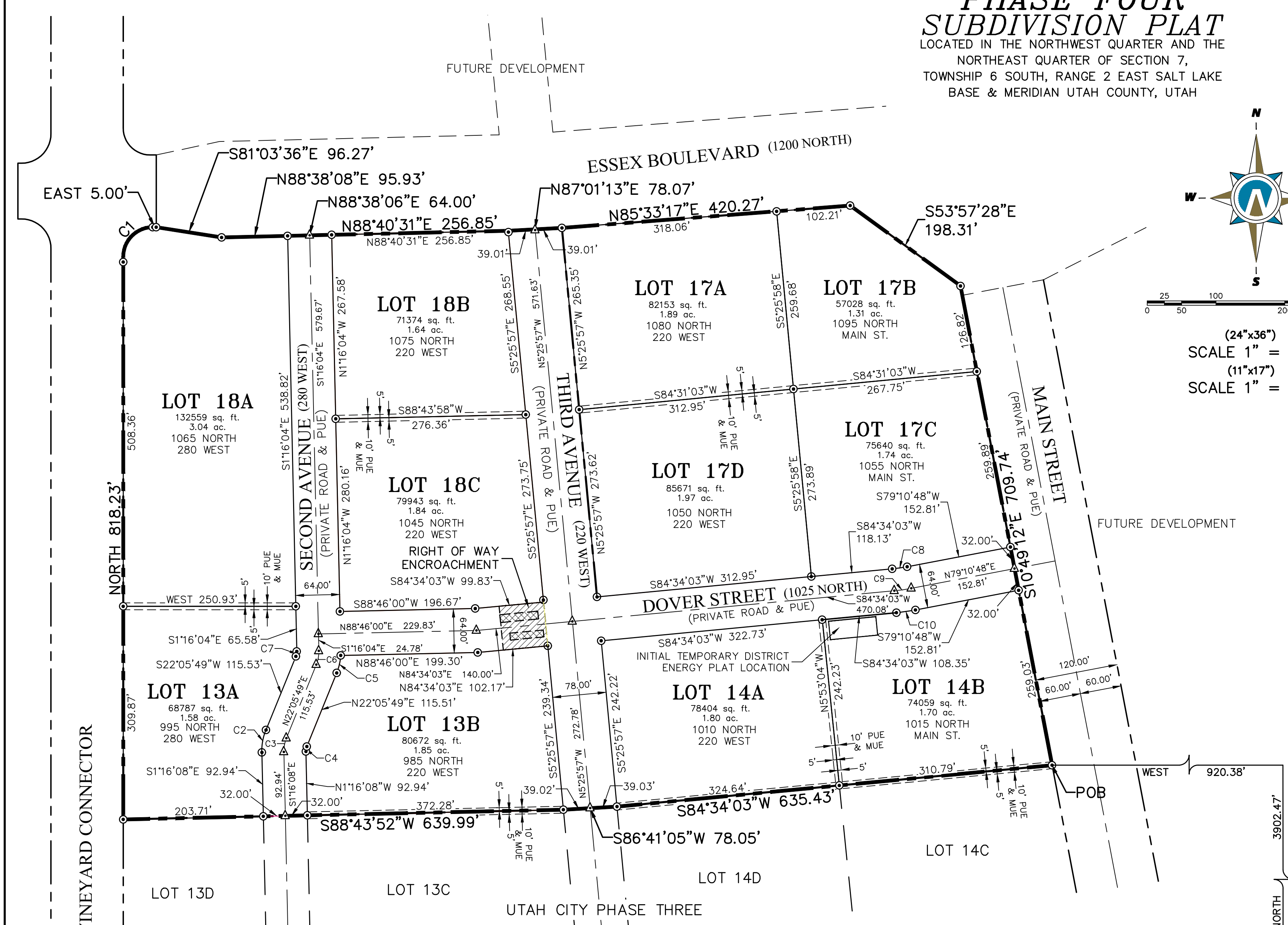
Sample Motion:

"I move to approve the Utah City Phase Four Final Plat as presented..."

Attachments:

1. UC Phase 4 Final Plat

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



VICINITY MAP
-NTS-

LEGEND

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

NOTE

- ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE PRIVATELY MAINTAINED UNTIL DEEDED TO THE CITY
- ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20____.
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- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
- IN ACCORDANCE WITH SECTION 3.06.010 OF THE REVISED ORDINANCES OF VINEYARD CITY, ALL PRIVATE ROADS SHALL BE AVAILABLE FOR PUBLIC USE AT ALL TIMES.

ROCKY MOUNTAIN POWER

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

QUESTAR GAS COMPANY

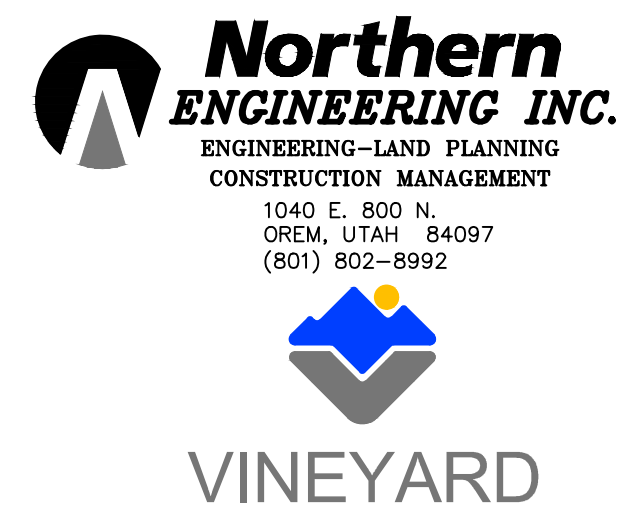
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	67.54'	43.00'	60.81'	N45°00'00"E	90°00'00"
C2	33.44'	82.00'	33.21'	S10°24'50"W	23°21'58"
C3	20.39'	50.00'	20.25'	S10°24'50"W	23°21'58"
C4	7.34'	18.00'	7.29'	N10°24'50"E	23°21'58"
C5	26.21'	82.00'	26.10'	N12°57'03"E	18°18'47"
C6	20.39'	50.00'	20.25'	N10°24'53"E	23°21'53"
C7	7.34'	18.00'	7.29'	S10°24'53"W	23°21'53"
C8	21.91'	233.00'	21.90'	S81°52'26"W	5°23'15"
C9	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C10	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"

VINEYARD PLANNER
DATE: ____/____/____

VINEYARD ENGINEER
DATE: ____/____/____

CLERK/RECORDER
DATE: ____/____/____



SURVEYOR'S CERTIFICATE

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

KENNETH E. BARNEY _____ DATE _____
BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 3902.47 FEET; THENCE WEST A DISTANCE OF 930.38 FEET TO THE REAL POINT OF BEGINNING. THENCE S.84°34'03"W. A DISTANCE OF 635.43 FEET; THENCE S.86°41'05"W. A DISTANCE OF 78.05 FEET; THENCE S.88°43'52"W. A DISTANCE OF 639.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE NORTH A DISTANCE OF 810.50 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET ALONG SAID RIGHT OF WAY; SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.45°00'00"E. A DISTANCE OF 60.81 FEET; THENCE EAST A DISTANCE OF 5.00 FEET ALONG SAID RIGHT OF WAY; THENCE S.81°03'36"E. A DISTANCE OF 96.27 FEET; THENCE N.88°38'08"E. A DISTANCE OF 95.93 FEET; THENCE N.88°38'06"E. A DISTANCE OF 64.00 FEET; THENCE N.88°40'31"E. A DISTANCE OF 256.85 FEET; THENCE N.87°01'13"E. A DISTANCE OF 78.08 FEET; THENCE N.85°33'17"E. A DISTANCE OF 420.27 FEET; THENCE S.53°57'28"E. A DISTANCE OF 198.31 FEET; THENCE S.10°49'12"E. A DISTANCE OF 709.74 FEET TO THE POINT OF BEGINNING CONTAINING 24.45 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO THE CITY, SUBJECT TO THE RESERVATIONS IN THIS DEDICATION, SUCH PUBLIC STREETS AND A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT, WHICH PUBLIC UTILITY EASEMENTS MAY BE UTILIZED BY CITY AND PUBLIC UTILITIES FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINE APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. THE UNDERSIGNED OWNERS RESERVE TO ITSELF/THEMSELVES PERPETUAL AIR SPACE EASEMENTS, INCLUDING EASEMENTS FOR SUPPORT AND ENCROACHMENT WITHIN THE ABOVE DEDICATED PUBLIC EASEMENTS AND STREETS, FOR THE FOLLOWING USES: 1) THE INSTALLATION OF A BRIDGE SPANNING THE AREAS DEDICATED HEREIN; 2) THE ENCROACHMENT OF BUILDING IMPROVEMENTS, INCLUDING LIVABLE AND OTHERWISE HABITABLE SPACE FOR SALE OR LEASE, WITHIN AND ABOVE SUCH AREAS DEDICATED HEREIN INCLUDING, BUT NOT LIMITED TO, WINDOWS, DOORS, LEDGES, BALCONIES, BUILDING AREAS, AND BALCONIES; AND 3) SUPPORTS AND COLUMNS FROM SUCH STRUCTURES EXTENDING TO THE GROUND LEVEL WITHIN THE AREAS DEDICATED HEREIN FOR THE PURPOSE OF SUPPORTING OR OTHERWISE FACILITATING THE DEVELOPMENT OF USES DESCRIBED IN ITEMS 1) AND 2) HEREIN.

FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY
BY: WOODBURY CORPORATION, A UTAH CORPORATION, MANAGER
BY: _____
BY: _____

BY: _____
NATE HUTCHINSON, MANAGER
STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
PRINT NAME OF NOTARY

ADMINISTRATIVE LAND USE AUTHORITY

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

VINEYARD ATTORNEY
DATE: ____/____/____
CITY MANAGER
DATE: ____/____/____

UTAH CITY
PHASE FOUR
SUBDIVISION PLAT

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

SCALE: 1" = 100 FEET			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	ENGINEER'S SEAL	CLERK-RECORDER SEAL



STAFF REPORT

Meeting Date: May 1, 2025
Agenda Item: Orchards Phase 4 Final Plat
Department: Community Development
Presenter: Anthony Fletcher

Background/Discussion:

The Applicant, Mike Olsen, is seeking approval for a final plat application for The Orchards at Vineyard PUD Phase 4. The proposed development consists of **10 individual buildings** designed to collectively provide a total of **35 residential units**. Each building will be thoughtfully positioned on the site to maximize functionality, aesthetic appeal, and community connectivity. The development will offer a variety of unit types to accommodate diverse housing needs, contributing to the overall residential growth objectives of the area.

Key elements of the proposal include:

- A total of 10 buildings, each varying in design to complement the surrounding neighborhood character.
- 35 residential units overall, offering a mix of unit sizes and layouts.
- Site design that promotes walkability, open space integration, and efficient access to existing infrastructure.
- Architectural features and landscaping treatments are intended to enhance visual interest and livability and will be fully addressed in the site plan application phase.
- Compliance with applicable zoning, density, and design standards.

This project aims to contribute meaningfully to the community's housing stock while maintaining high-quality development standards.

Fiscal Impact:

Recommendation:

Staff recommends approval of the plat

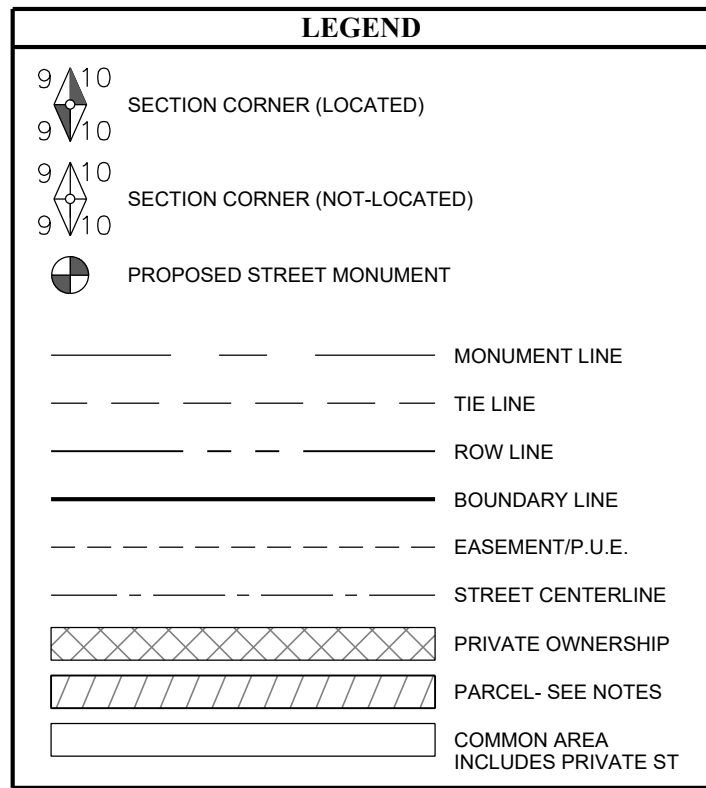
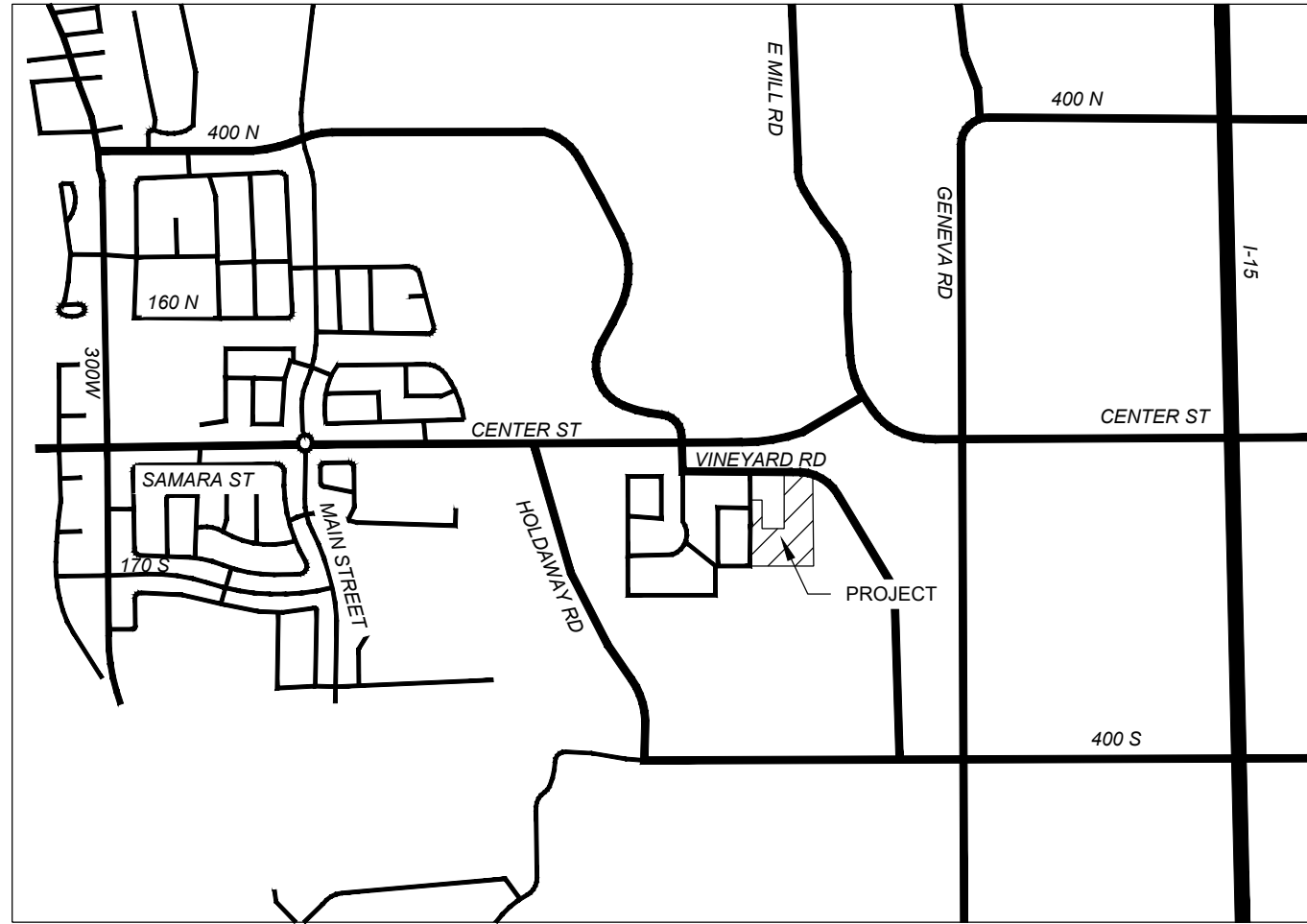
Sample Motion:

"I move to adopt the proposed final plat application for The Orchards at Vineyard PUD Phase 4 as presented."

Attachments:

1. Updated Plat 04.25.2025

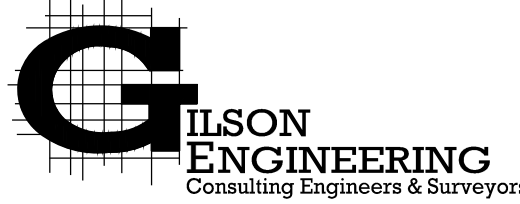
VICINITY MAP



PLAT NOTES

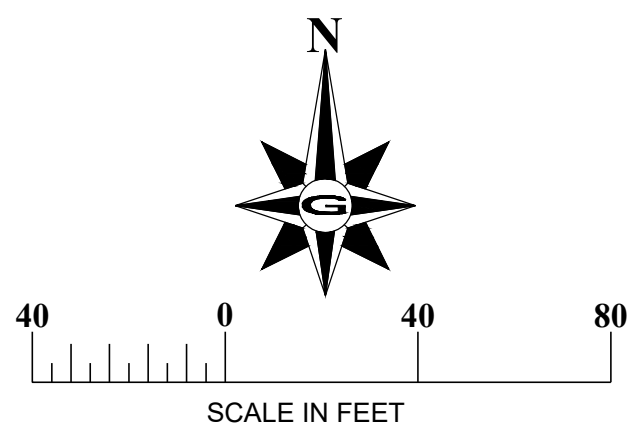
- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20__.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VIENYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VIENYARD ZONING ORDINANCE.
- ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
- ALL COMMON AREAS CONTAIN A PUBLIC UTILITY EASEMENT OVER THE ENTIRETY UNLESS OTHERWISE NOTED.
- ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP
- TOTAL UNITS: 35
- PARKING STALLS: 20
- INTERIOR BUILDING FOOTPRINTS ARE DIMENSIONED FROM THE CENTER OF THE PARTY WALL PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.
- EXTERIOR BUILDING DIMENSIONS SHOWN HEREON ARE TO THE OUTSIDE EDGE OF FOUNDATION PER ARCHITECTURAL PLANS RECEIVED AT THE TIME OF PLATTING.

AREA TABLE:
TOTAL PARCEL AREA = 126,168 S.F. OR 2.896 ACRES
35 PRIVATE UNITS = 46,269 S.F. OR 1.062 ACRES
COMMON AREA = 79,899 S.F. OR 1.834 ACRES



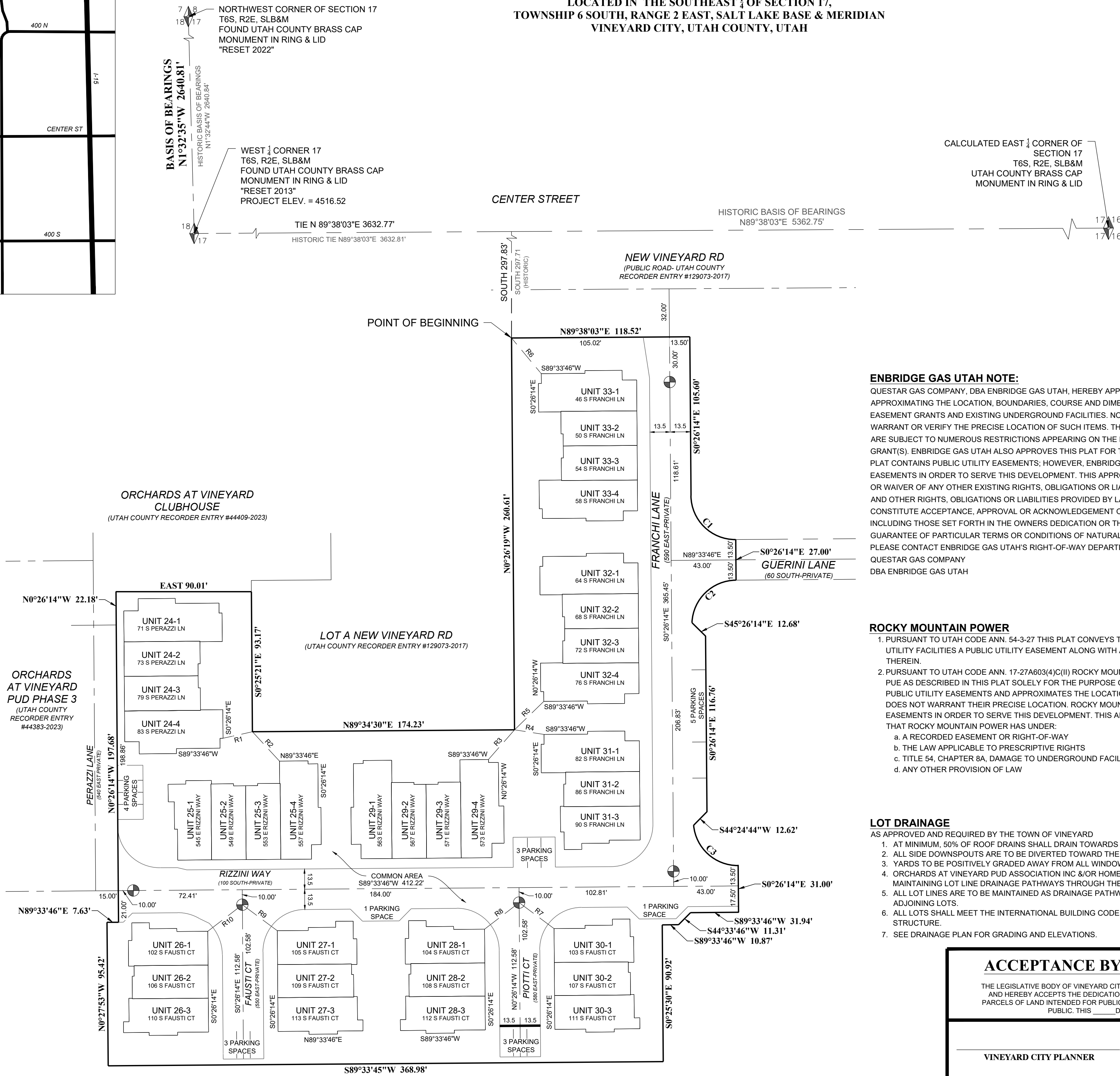
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAFTER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449

OWNER:
VINEYARD HOMESTEADS POD 1, LLC
&
PRO MANAGEMENT UTAH LLC
2264 WILLIAMSBURG CIR.
WEST JORDAN, UT 84047



THE ORCHARDS AT VINEYARD PUD PHASE 4

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	46.34	29.50	90°00'00"	29.50	41.72	S45°26'14"E
C2	44.91	29.50	87°13'35"	28.11	40.70	S45°56'58"W
C3	43.93	29.50	85°18'49"	27.18	39.98	S47°46'50"E

LINE TABLE

LINE #	LENGTH	DIRECTION
R1	20.01	S77°27'04"W
R2	26.56	S42°39'28"E
R3	26.25	S41°08'57"W
R4	19.90	S81°04'44"E
R5	27.18	N45°51'21"E
R6	30.95	S39°49'04"E
R8	28.95	S52°28'16"W
R9	28.96	S53°21'03"E
R10	28.95	N52°28'12"E

ENBRIDGE GAS UTAH NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532. QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

ROCKY MOUNTAIN POWER

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

LOT DRAINAGE

AS APPROVED AND REQUIRED BY THE TOWN OF VIENYARD

- AT MINIMUM, 50% OF ROOF DRAINS SHALL DRAIN TOWARDS THE STREET.
- ALL SIDE DOWNSPOUTS ARE TO BE DIVERTED TOWARD THE FRONT OR REAR OF THE LOT.
- YARDS TO BE POSITIVELY GRADED AWAY FROM ALL WINDOW WELLS
- ORCHARDS AT VINEYARD PUD ASSOCIATION INC &/OR HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING LOT LINE DRAINAGE PATHWAYS THROUGH THEIR PROPERTIES PER DRAINAGE PLAN.
- ALL LOT LINES ARE TO BE MAINTAINED AS DRAINAGE PATHWAYS FOR ACCUMULATING RUNOFF FROM ADJOINING LOTS.
- ALL LOTS SHALL MEET THE INTERNATIONAL BUILDING CODE STANDARDS AND DRAIN AWAY FROM THE STRUCTURE.
- SEE DRAINAGE PLAN FOR GRADING AND ELEVATIONS.

ACCEPTANCE BY LEGISLATIVE BODY

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

VINEYARD CITY PLANNER

DATE ____/____/____

VINEYARD ATTORNEY

DATE ____/____/____

VINEYARD ENGINEER

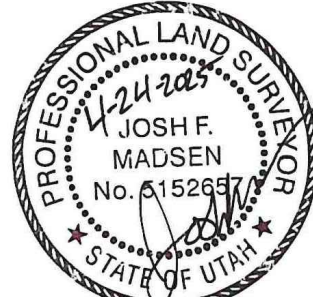
DATE ____/____/____

VINEYARD CITY MANAGER

DATE ____/____/____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152857, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **THE ORCHARDS AT VINEYARD PUD PHASE 4**, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152857

BOUNDARY DESCRIPTIONS

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

BEGINNING AT A POINT LOCATED NORTH 89°38'03" EAST 3632.77 FEET AND SOUTH 297.83 FEET FROM THE UTAH COUNTY BRASS CAP MONUMENT FOUND IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE WEST ¼ CORNER OF SAID SECTION 17. SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED NORTH 89°38'03" EAST 3632.81 FEET AND SOUTH 297.71 FEET FROM THE HISTORIC (PER PREVIOUS PHASES OF THE ORCHARDS AT VINEYARD PUD SUBDIVISIONS AND RELATED DEED DESCRIPTIONS) POSITION OF THE WEST ¼ CORNER OF SAID SECTION 17; SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF NEW VINEYARD ROAD PER NEW VINEYARD SUBDIVISION AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER PER ENTRY NUMBER 129073.2017; AND RUNNING THENCE NORTH 89°38'03" EAST 118.52 FEET ALONG SAID SOUTH LINE OF NEW VINEYARD ROAD;

THENCE SOUTH 0°26'14" EAST 105.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 29.50 FEET; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 46.34 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°26'14" EAST 27.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 29.50 FEET TO WHICH A RADIAL LINE BEARS SOUTH 0°26'14" EAST; SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°13'35" AN ARC DISTANCE OF 44.91 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 45°26'14" EAST 12.68 FEET, SOUTH 0°26'14" EAST 116.76 FEET AND SOUTH 44°24'44" WEST 12.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 29.50 FEET, TO WHICH A RADIAL LINE BEARS NORTH 84°52'34" EAST; SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°18'49" AN ARC DISTANCE OF 43.93 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 0°26'14" EAST 31.00 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°33'46" WEST 31.94 FEET, SOUTH 44°33'46" WEST 11.31 FEET, SOUTH 89°33'46" WEST 10.87 FEET AND SOUTH 0°25'30" EAST 90.92 FEET TO THE NORTH LINE OF EASTLAKE PLAT B AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY #61696-1997;

THENCE ALONG SAID NORTH LINE SOUTH 89°33'45" WEST 368.98 FEET TO THE SOUTHEAST CORNER OF THE ORCHARDS AT VINEYARD PUD PHASE 3 SUBDIVISION AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 44383.2023; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 3 COURSES: NORTH 00°27'53" WEST 95.42 FEET, NORTH 89°33'46" EAST 7.63 FEET AND NORTH 00°26'14" WEST 197.68 FEET TO A POINT ON THE SOUTH LINE OF THE ORCHARDS AT VINEYARD CLUBHOUSE PUD SUBDIVISION AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDERS OFFICE AS ENTRY NUMBER 44409.2023; THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING 2 COURSES: NORTH 00°26'14" WEST 22.18 FEET AND EAST 90.01 FEET TO A POINT ON THE WESTERLY LINE OF LOT A NEW VINEYARD SUBDIVISION AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 129073.2017; AND THENCE FOLLOWING THE WESTERLY, SOUTHERLY, AND EASTERLY LINE OF SAID LOT A THE FOLLOWING THREE COURSES: SOUTH 00°25'21" EAST 93.17 FEET, NORTH 89°34'30" EAST 174.23 FEET AND NORTH 00°26'18" WEST 260.61 FEET TO THE POINT OF BEGINNING

WITH AN AREA OF 126,168 +/- S.F. (2.896 ACRES) MORE OR LESS

CONTAINS 35 PRIVATE UNITS, COMMON AREA & PUBLIC UTILITY EASEMENTS

OWNER'S DEDICATION AND CONSENT TO RECORD

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

THE ORCHARDS AT VINEYARD PUD PHASE 4

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

PURSUANT TO UTAH STATE CODE 10-9A-604(1D) THE OWNER HEREBY CONVEYS THE COMMON AREA IS INDICATED HEREON TO:
ORCHARDS AT VINEYARD PUD ASSOCIATION INC.
2264 WEST WILLIAMSBURG CIRCLE
WEST JORDAN, UT 84088

IN WITNESS WHEREOF RYAN G PETTIT HAVE HEREUNTO SET THIS ____ DAY OF _____, A.D., 20__.

BY: RYAN G. PETTIT, MANAGER
VINEYARD HOMESTEADS POD 1, LLC
BY PRO MANAGEMENT UTAH, LLC

CORPORATE ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D., 20__, PERSONALLY APPEARED BEFORE ME RYAN G PETTIT WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT REGARDING THE **THE ORCHARDS AT VINEYARD PUD PHASE 4** AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

RYAN G PETTIT, MANAGER

COMMISSION #:
MY COMMISSION EXPIRES
A NOTARY PUBLIC IN UTAH

THE ORCHARDS AT VINEYARD PUD PHASE 4

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

1/2

CLERK/RECORDER SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER'S SEAL

SURVEYOR'S SEAL

CLERK/RECORDER

DATE ____/____/____



STAFF REPORT

Meeting Date: May 1, 2025
Agenda Item: Vineyard Properties of Utah Lot 6 Site Plan
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

Lot 6 is located at 151 E 1750 N and is within the Manufacturing (M) Zone. The proposed site includes a 59,000-square-foot tilt-up concrete building. It is intended for manufacturing, warehousing, and office use, all of which are permitted in the M Zone.

The elevations of the building match the surrounding structures with windows, varied rooflines, and awnings on each side. There is an entrance located on the North and East elevations that will serve as the main entrances.

There are a total of 85 parking spaces required (75 for warehouse and 10 for office). 88 parking stalls are provided. They are providing 12 bicycle parking stalls with an inverted-U-style rack.

Engineering has identified some potential issues with the access road between the two parking lots and has included the following requirements:

- The grading needs to be clarified showing where water flow is located and showing top and bottom elevations of wall.
 - Encroachment of ditch is coordinated with the Army Corps of Engineers to ensure the wetlands are maintained.
 - The required flow of the ditch is not compromised. (The original agreement with flow analysis will be provided).
 - The slag is removed and replaced with stabilized soil seeded for native vegetation to stabilize the bank.
- These items may be done during the Land Disturbance Permit

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

No motion may be made.

Attachments:

1. Lot 6 Scope of Work
2. Site Plan and Cover Page
3. Elevations
4. Lot 6 Landscaping

Town of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear Town of Vineyard,

Vineyard Properties of Utah is pleased to announce their intent of constructing a 59,000- square foot Office/Warehouse/Manufacturing building to add to their portfolio of leasable properties. This property is located in the town of Vineyard of the manufacturing zone of the East Lake at Geneva subdivision. Although we don't have a specific tenant in mind for this project, we have already have seen a great amount of interest in this location and multi-tenant sized building.

Vineyard Properties of Utah is managed by Martin Snow, the owner of a local steel fabrication plant and property management company. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties. Currently his companies own and lease 782,115 square feet of property, acts as a mortgage on 147,000 square foot property, and owns and leases 100 acres in the Pipe Mill area of the former Geneva property on 1600 north.

This new 59,000 - square foot building is designed to fit any type of tenant that is looking for manufacturing or warehousing capabilities. This attractive building can also work as a corporate hub with its aesthetically pleasing design. With the attractive design, universal layout, excellent features, we know that this will be a bright spot in this developing subdivision.

This building features:

- Concrete Tilt-up by with ample amounts of glass, design lines, and architectural features.
- A natural 3 tone color scheme to match surrounding valley.
- Early Suppression Fast Response (ESFR) Fire Sprinklers for fire Safety.
- 30' clear head space meant for accommodating tall pallet racking systems and manufacturing processes.
- Well planned landscaping to match your landscape ordinance.
- Site lighting to show off building in the night for security purposes.
- Parapet walls to conceal mechanical units on the roof.

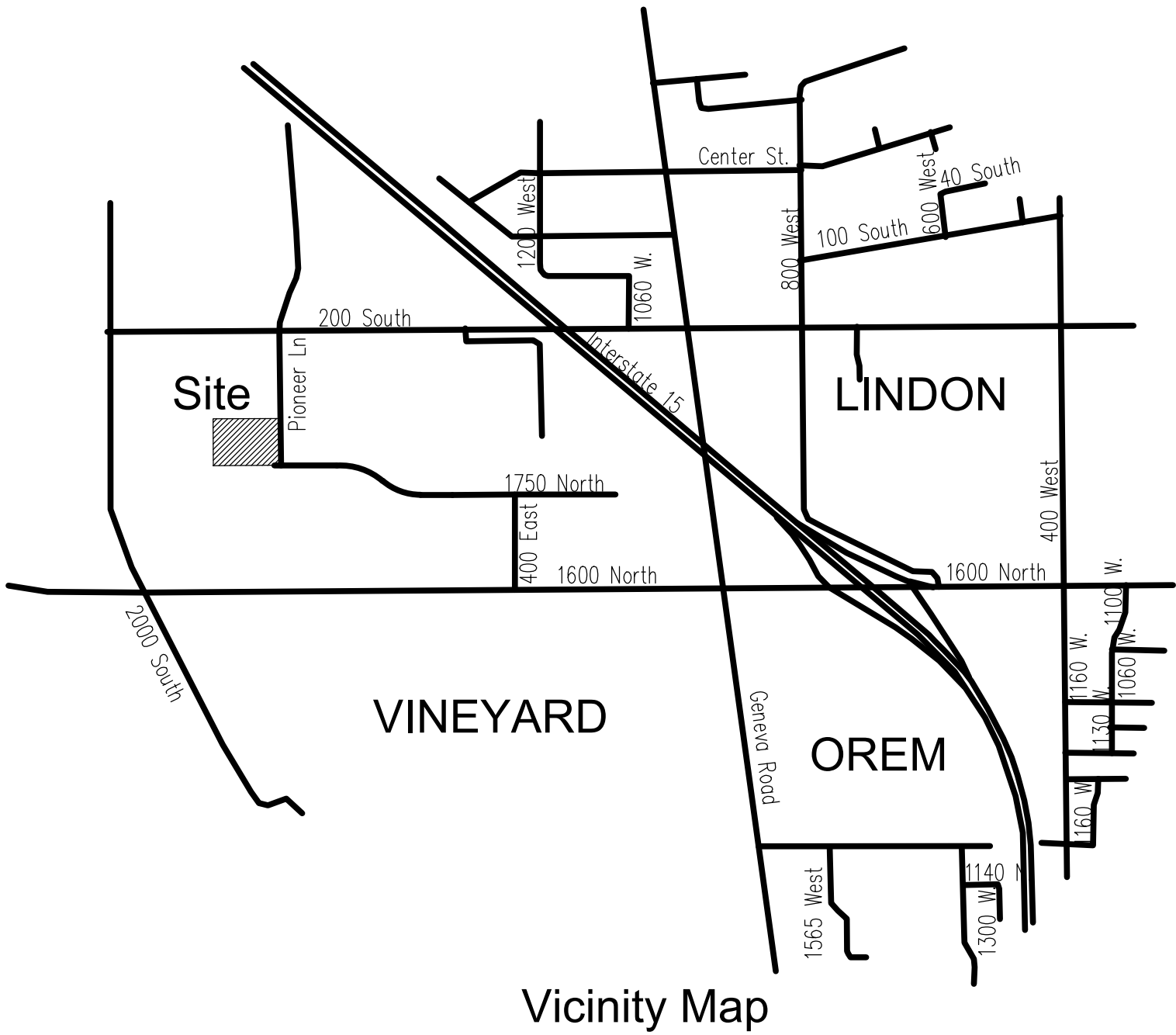
We trust that this shall meet your development goals for the area and we look forward to working with the Town of Vineyard on another successful project and on future projects to come.

Regards,

Brett Wood

Eastlake Lot 6, Phase 11

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



NOTES

- "The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines."
- o "All landscaped areas shall have an automatic, underground sprinkler system which includes a backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure."
- o If required by Chapter 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, "A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications."
- o "All signage shall comply with the requirements of the Orem City Code."
- o "All utilities, including water and sewer laterals, water and sewer mains, storm water drains, stormwater sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the Orem City Code."
- o "All drainage from rooftop and dumpster areas are required to drain to vegetated landscape areas unless otherwise approved by the City Engineer."Orem City Code 23-4-8(7)."
- 5
- o "At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches."
- o "All construction shall conform to the City of Orem construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications."
- o All damage to City owned roads are the responsibility of the contractor to repair. Each cut in the roadway (including cores) is subject to road cut fees. Install asphalt according to the City Standard Details (see details M-1, M-9, M-10, RW-14, and RW-15).
- o All damage to City owned sidewalks/concrete (lifting, cracking, cores, etc.) are the responsibility of the contractor to replace. Any concrete repair in lieu of replacement must be approved by the City. Install concrete according to the City Standard Details (see details RW-1 through RW-13 and RW-18)

Planning Department

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

Community Development Director - Morgan
Brim 385.248.7029

Public Works Department

Phone (801) 766-6506

Public Safety

Emergency 911
Utah County Animal Shelter 801-785-3442

Building Inspection

Building Inspector
George Reid
801.226.1929

Gas

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

Electricity

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

Telephone

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

Cable T.V.

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

Project Address:

151 East 1750 North Street
Vineyard, Utah 84059

Property Owner:

VINEYARD PROPERTIES OF UTAH, LLC

Developer:

VINEYARD PROPERTIES OF UTAH, LLC
433 North 1030 West
London, Utah 84042
801-785-0505

Architect:

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

Engineer / Surveyor:

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

Site Data:

Zone = M (Manufacturing)
Total Area = 178,911 sq.ft. or 4.11 Acres
Building Area = 59,000 sq.ft. or 1.35 Acres

Parking requirements:

Office = 3,000 sq.ft. = 10 spaces
Warehouse = 56,000 sq.ft. = 75 spaces

Parking spaces required = 85 spaces
Parking spaces provided = 88 spaces

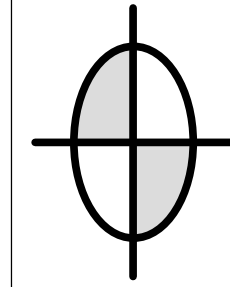
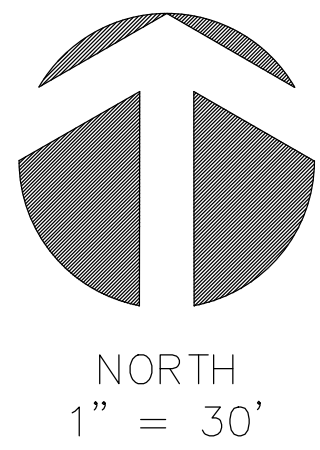
ADA Parking spaces required = 4
ADA Parking Spaces provided = 4
(All are VAN Accessible spaces)

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
4.1	Sub-Basin diagram
5.0	City Detail Sheet D-1
6.0	SWPPP
6.1	SWPPP Details
L1.0	Landscape Plan
	Building floor plan
	Building Elevation views

	Square Footage	Acreage	Percent of total
Total Area	178,911	4.11	100
Total Building / Pad Area	59,000	1.35	33
Total Hard Surface Area	73,282	1.68	41
Total Impervious Area	132,282	3.03	74
Total Landscaped Area	46,629	1.07	26

Tabulation Table

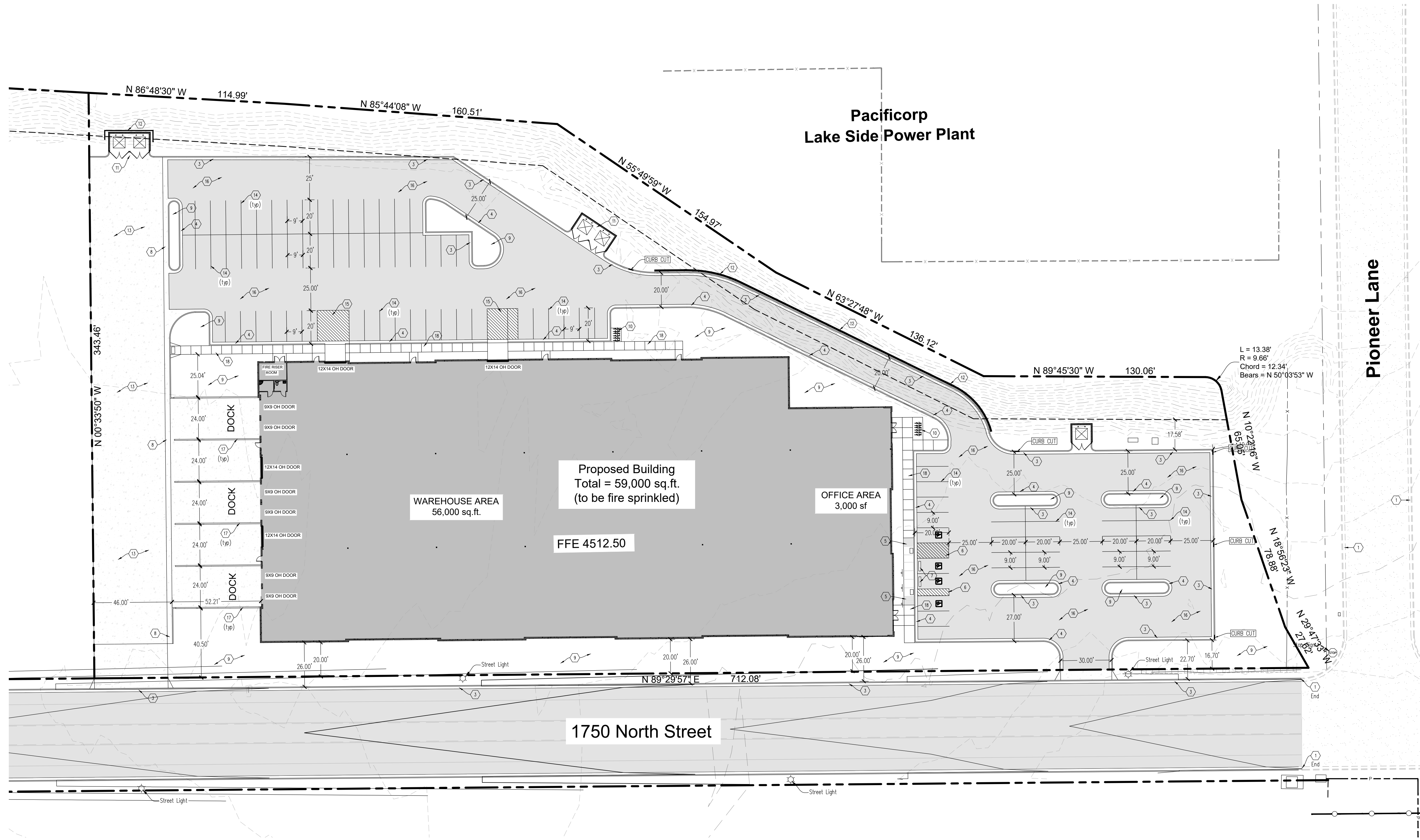


DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lot 6, Phase 11
Site Plan

Vineyard

Utah

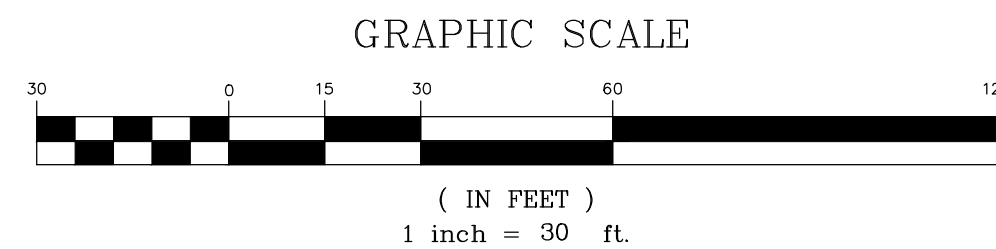


KEYED NOTES

- Existing 24" curb and gutter to remain.
- Const. 6" concrete sidewalk.
- Const. 24" curb and gutter. (carry curb)
- Const. 24" curb and gutter. (shed curb)
- Const. ADA ramp with necessary signage.
- Const. ADA stalls and isle (2% max. grade).
- Install concrete wheel stops.
- Form a 36" concrete rolled gutter in concrete paving
- Landscaped Area (refer to landscaping plan for details).
- Bicycle parking rack.
- Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- Concrete Retaining Wall (type to be determined)
- Concrete Paving (see paving detail)
- Parking Striping (white point)
- No Parking zone
- Const. Asphalt paving (see paving section).
- Retaining Wall with 42" Railing.
- Install 6' wide concrete sidewalk not to exceed 2% cross slope required by ADA.

CAUTION!!! Notice to contractors

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



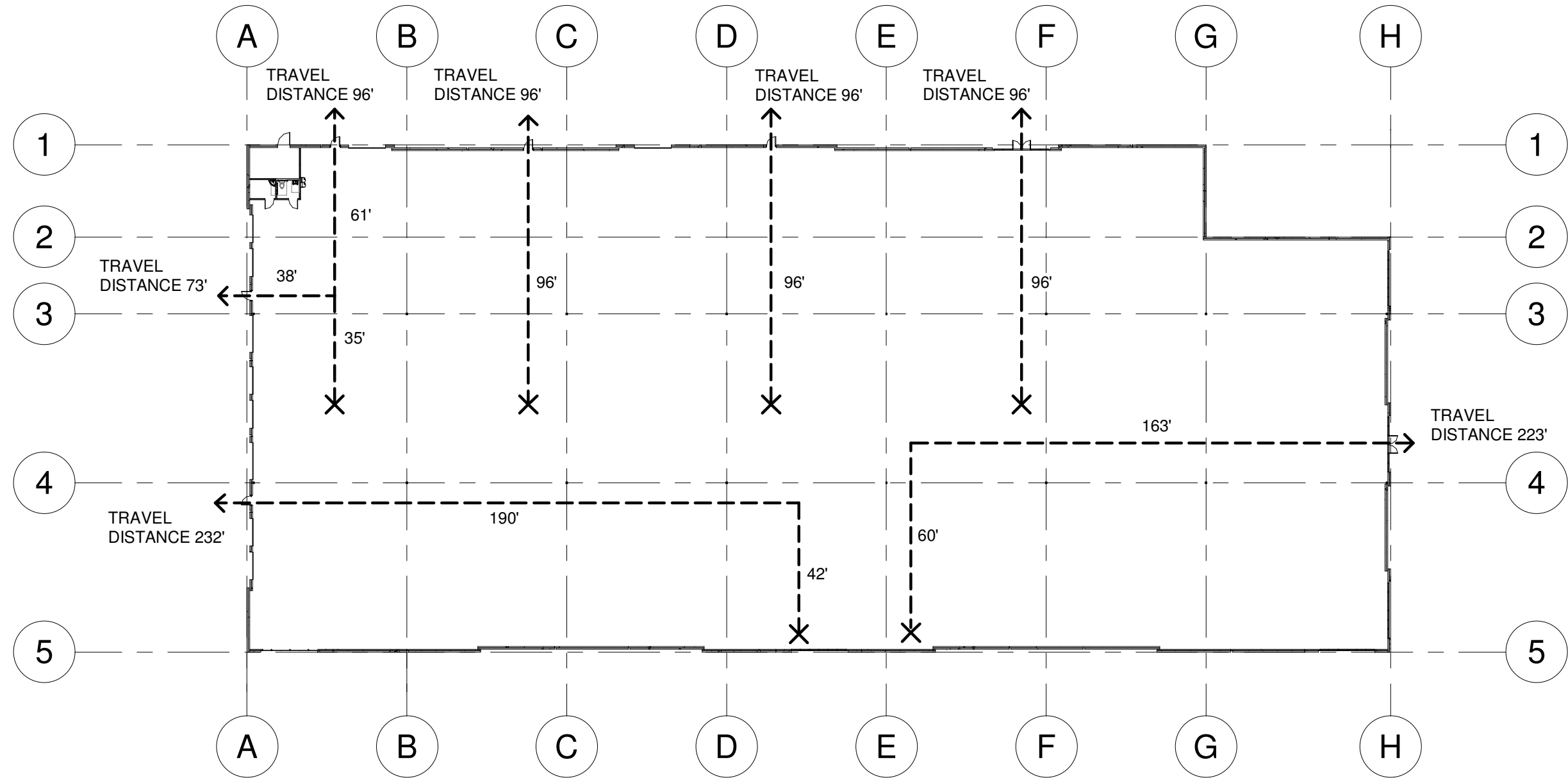
Revisions

Date
2-27-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14903

Sheet No.
C - 2

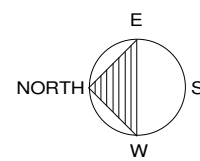
ABBREVIATIONS			
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ACOUSTICAL	MBR	MASTER BEDROOM
A/C	AIR CONDITIONING	MC	MEDICINE CABINET
ACT	ACOUSTICAL TILE	MECH	MECHANICAL
ADJ	ADJUSTABLE; ADJACENT	MET	METAL
AFF	ABOVE FINISHED FLOOR	MEZZ	MEZZANINE
ALT	ALTERNATE	MFR	MANUFACTURER
ALUM	ALUMINUM	MH	MAGNETIC HOLD OPEN
AP	ACCESS PANEL	MIN	MINIMUM
ARCH	ARCHITECTURAL;	MISC	MISCELLANEOUS
	ARCHITECT	MNH	MAN HOLE
AUTO	AUTOMATIC	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BDRM	BEDROOM	MTL	MATERIAL; METAL
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	NIC	NOT IN CONTRACT
BM	BEAM; BENCHMARK	NO	NUMBER
BOS	BOTTOM OF STRUCTURE	NOM	NOMINAL
BOT	BOTTOM	NRC	NOISE REDUCTION
BSMT	BASEMENT		COEFFICIENT
BTWN	BETWEEN	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CFCI	CONTRACTOR FURNISHED;	OFCI	OWNER FURNISHED;
	CONTRACTOR INSTALLED		CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED;	OFOI	OWNER FURNISHED;
	OWNER INSTALLED		OWNER INSTALLED
CHBD	CHALK BOARD	OPG	OPENING
CJT	CONTROL JOINT	OZ	OUNCE
CLG	CEILING	PKT	POCKET
CLO	CLOSET	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLBG	PLUMBING
CO	CLEANOUT	POL	POLISHED
COL	COLUMN	PR	PAIR
COMP	COMPOSITION	PROJ	PROJECT(ED)
CONC	CONCRETE	PT	PAINTED
CONT	CONTINUOUS; CONTINUE	PTD	PAPER TOWEL DISPENSER
CONTR	CONTRACTOR	PTDR	PAPER TOWEL DISPENSER
CORR	CORRIDOR; CORRUGATED		AND RECEPTOR
CPT	CARPET	PTN	PARTITION
CT	CERAMIC TILE	PLWD	PLYWOOD
DBL	DOUBLE	QT	QUARRY TILE
DEPT	DEPARTMENT	R	RISER; RADIUS
DF	DRINKING FOUNTAIN	RA	RETURN AIR
DIA	DIAMETER	R	RESILIENT CHANNEL
DIM	DIMENSION	REF	REFERENCE
DN	DOWN	REFR	REFRIGERATOR
DR	DOOR	REIN	REINFORCED
DS	DOWN SPOUT	REQD	REQUIRED
DTL	DETAIL	REV	REVISED(ION)
DW	DISHWASHER	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
DWR	DRAWER	R&S	ROD AND SHELF
E	EAST	S	SINK; SOUTH
EA	EACH	SC	SOLID CORE
EFEC	EXISTING FIRE	SCHD	SCHEDULE
EXTINGUISHER	CABINET	SD	SOAP DISPENSER
		SF	SQUARE FOOT (FEET)
EL	ELEVATION	SGD	SLIDING GLASS DOOR
ELEC	ELECTRIC(AL)	SH	SHELF; SHELVES(ING)
ELEV	ELEVATOR	SHT	SHEET
EP	ELECTRICAL PANEL BOARD	SHTG	SHEATHING
EQUIP	EQUIPMENT	SHWR	SHOWER
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SND	SANITARY NAPKING DISPENSER
EXT	EXTERIOR	SNR	SANITARY NAPKIN RECEPTOR
FA	FIRE ALARM	SOG	SLAB ON GRADE
FB	FIRE BLANKET; FLUSH BEAM	SSK	SERVICE SINK
FD	FLOOR DRAIN	S/S	STAINLESS STEEL
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FE	FIRE EXTINGUISHER;	STC	SOUND TRANSMISSION
	FINISHED END		COEFFICIENT
FEC	FIRE EXTINGUISHER	STD	STANDARD
CABINET	FF	STL	STEEL
FF	FINISHED FLOOR	STO	STORAGE
FFHB	FROST-FREE HOSE BIBB	T&V	STAIN AND VARNISH
FHC	FIRE HOSE CABINET	SQ	SQUARE
FIN	FINISH(ED)	SW	SWITCH
FLR	FLOOR(ING)	SV	SHEET VINYL
FLUOR	FLUORESCENT	T	THERMOSTAT; TREAD
FOC	FACE OF CONCRETE	TB	TOWEL BAR
FOS	FACE OF STUD	TELE	TELEPHONE
FR	FIREPLACE	T&G	TONGUE AND GROOVE
FS	FLOOR SINK	THK	THICK
FT	FOOT; FEET	THR	THRESHOLD
FTG	FOOTING	TOS	TOP OF STEEL; TOP OF SLAB
G	GAS	TPH	TOILET PAPER HOLDER
GA	GAGE; GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GB	GRAB BAR	UH	UNIT HEATER
GL	GARBAGE DISPOSAL	U.N.O.	UNLESS NOTED OTHERWISE
GLASS; GLAZING		UR	URINAL
GLULAM	GLUE-LAMINATED (TIMBER)	V	VOLT; VINYL
GWB	GYPSPUM WALL BOARD	VAC	VACUUM
HBP	HOSE BIBB	VB	VAPOR BARRIER
HC	HOLLOW CORE	VERT	VERTICAL
HD	HOLD DOWN	VG	VERTICAL GRAIN
HDR	HEADER	VCT	VINYL COMPOSITION TILE
HDW	HARDWARE	VT	VINYL TILE
HM	HOLLOW METAL	W	WASTE; WEST; WIDTH;
HOR	HORIZONTAL	W/	WATER; WATT
HT	HEIGHT	W/	WITH
HTG	HEATING	WC	WATER CLOSET
HVAC	HEATING VENTILATING	W/D	WASHER & DRYER
AIR CONDITIONING		WD	STACKED UNIT
HWDD	HARD WOOD	WD	WOOD
HWT	HOT WATER TANK	WDRB	WARDROBE
ID	INSIDE DIAMETER	WDO	WINDOW
IE	INVERT ELEVATION	WG	WIRED GLASS
IN	INCH	WH	WATER HEATER
INSUL	INSULAT(ED)(ION)	WIN	WINDOW
JAN	JANITOR	W/O	WITHOUT
JOINT	JOINT	WR	WATER RESISTANT
KO	KNOCKOUT	WSCT	WAINSCOT
KP	KEYPAD	WT	WEIGHT
KPL	KICK PLATE	WWF	WELDED WIRE FABRIC
L	LONG; LENGTH	YD	YARD
LAB	LABORATORY		
LAM	LAMINATE(D)		
LAV	LAVATORY		
LF	LINEAL FOOT		
LT	LIGHT		
LUM	LUMINOUS		

EASTLAKE LOT 6 BUILDING



LIFE SAFETY PLAN

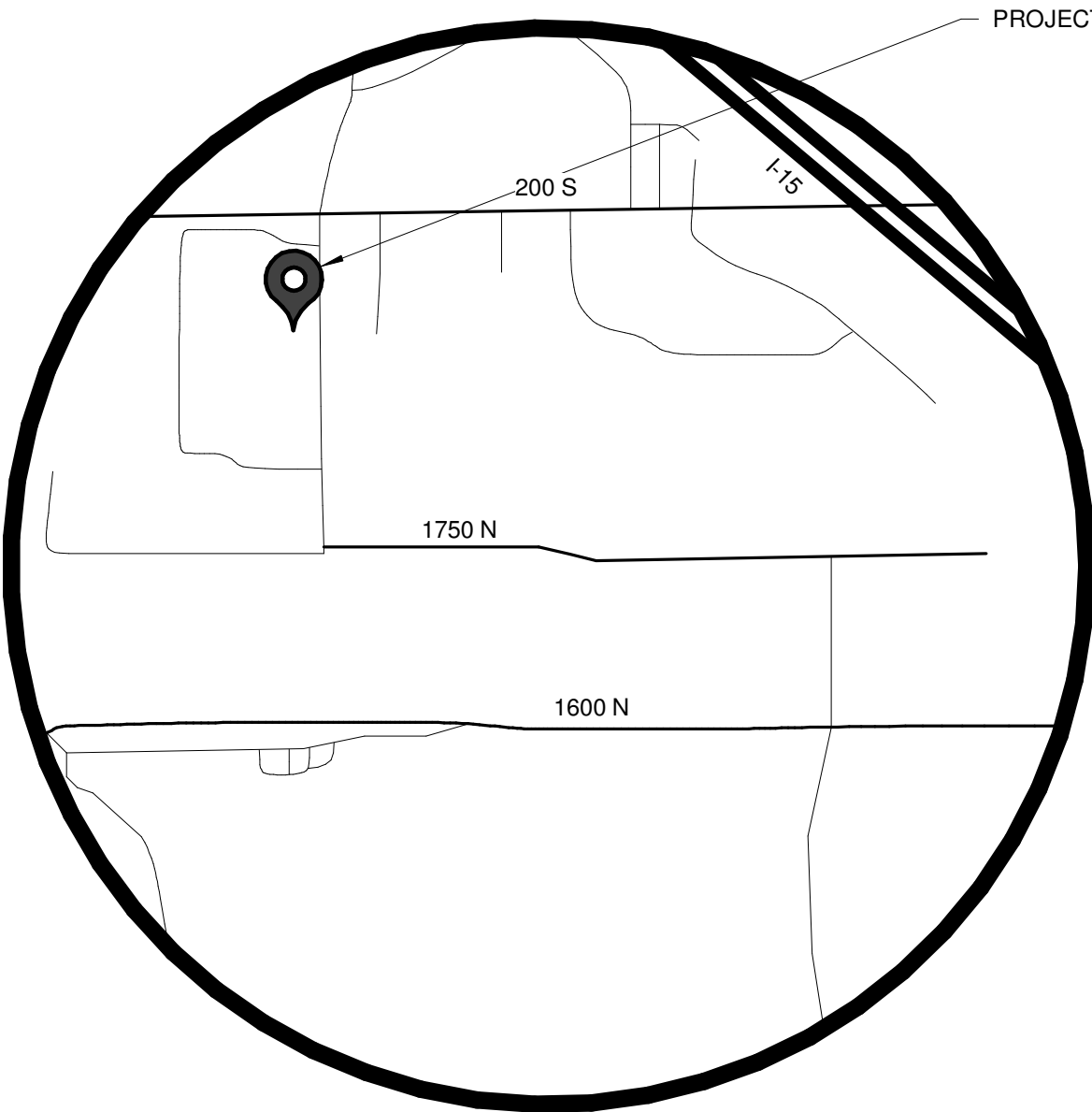
SCALE 1" = 40'-0"



GENERAL NOTES

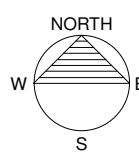
The following are requirements of every project within Vineyard City. Compliance is required. Building codes as amended by the state of Utah

- Any Construction details not specifically shown in these documents shall be built to the standards of the construction codes adopted by Vineyard City. Failure to identify all areas of non-compliance shall not relieve the contractor of the obligation to construct in accordance with minimum code requirements.
- Vineyard City and the State of Utah have adopted accessibility standards designed to comply with the Americans with Disabilities Act that went into effect January 25, 1992. All building permits issued after these dates must comply with current codes. The contractor shall be responsible to make sure of full compliance with the law.
- All exit access doors and exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Use of manual flushbolts, edge bolts, top or bottom bolts, etc. is prohibited.
- Tank type water closets shall have a maximum water usage of 1.6 gallons per flush. Showers shall have a maximum flow of 2.5 gallons per minute.
- Breaker panel circuits must be identified.
- Proper working clearances must be observed and maintained around electrical equipment.
- The project shall comply with all energy conservation requirements. The lighting load in the work areas must be reducible by fifty percent.
- Burning of waste construction material is prohibited at all times.
- Storage of equipment, soils, and construction materials on publicright-of-way or easement is expressly prohibited.
- When fire sprinklers are required, shop drawings of the fire sprinkler system will be submitted for review, and approved by Vineyard City Fire Marshal prior to installation of the system. Fire sprinklers cannot be inspected without the approved plans.
- Comply with the requirements of the Vineyard City Fire Department.
- Occupancy of this building is prohibited until a final inspection of the premises has been made and approval is given by Vineyard City and all other agencies involved.
- This project must comply with all state and federal regulations.
- Signs/Signage requires a separate building permit.



VICINITY MAP

NTS



PROJECT INFORMATION:

ADDRESS OF PROJECT:	151 East 1750 North, Vineyard, Utah 84059
BUILDING SEISMIC DESIGN:	
BUILDING OCCUPANCY:	F-2, S-2 Per IBC Chapter 3
ZONE:	
CONSTRUCTION TYPE:	II-B Per IBC Chapter 6
MAX. ALLOWABLE AREA:	UL, SEE IBC 507.4 Per IBC Table 506.2
MAX ALLOWABLE STORIES:	3 Per IBC Table 504.4
MAX ALLOWABLE HEIGHT:	75' Per IBC Table 504.3
ACTUAL AREA:	59,000 SF
ACTUAL STORIES:	1
ACTUAL HEIGHT:	42'
OCCUPANCY SEPARATIONS:	NOT REQUIRED Per IBC Table 508.4
FIRE RESISTIVE RATING FOR BUILDING ELEMENTS:	Per IBC Table 601
STRUCTURAL FRAME:	0
BEARING WALLS EXTERIOR:	0
BEARING WALLS INTERIOR:	0
NON BEARING WALLS INTERIOR:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0
FIRE SEPARATION RATING PER DISTANCE:	Per IBC Table 705.5
FIRE SEPARATION DISTANCE:	FIRE RATING:
<5	2
<10	1
<30	0
>30	0
FIRE SPRINKLERS:	REQUIRED Per IBC Section 903
OCCUPANT LOADS:	WAREHOUSE: 56,000 SF / 500 = 112 OCCUPANTS OFFICE: 3,000 SF / 150= 20 OCCUPANTS TOTAL: 132 OCCUPANTS
DEFERRED SUBMITTALS REQUESTED:	FIRE SPRINKLER & FIRE ALARM PLANS

EGRESS CAPACITY:		
NUMBER OF EXITS REQUIRED:	2	Per IBC Section 1006
NUMBER OF EXITS PROVIDED:	7	
COMMON PATH OF TRAVEL:	100'	Per IBC Table 1006.2.1
TRAVEL DISTANCE ALLOWED:	250'	Per IBC Table 1017.2
STAIRWAY WIDTH REQUIRED:	N/A	Per IBC Section 1011
PROVIDED:		
OTHER EGRESS WIDTH REQ.:	N/A	
PROVIDED:		
NUMBER OF ENTRANCES:	7	Per IBC Section 1105
ACCESSIBLE ENTRANCES:	7	
PARKING:		ADA:
REQUIRED:	85	4
PROVIDED:	88	4

PLUMBING FIXTURES

	WC		LAV	DRINKING FOUNTAIN	SERVICE SINK
	M	W			
REQUIRED PER IBC TABLE 2902.1	1	1	1	1	1
PROVIDED	1	1	1	1	1

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A-0.1	TITLE SHEET
A-0.2	ARCHITECTURAL SPECIFICATIONS
A-0.3	ARCHITECTURAL SPECIFICATIONS
A-0.6	ACCESSIBILITY SPECIFICATIONS
A-0.7	ARCHITECTURAL SITE PLAN
A-0.9A	FIRE RATED WALL PENETRATION DETAILS
A-1.0	ARCHITECTURAL FOOTING & FOUNDATION PLAN
A-1.1	OVERALL FLOOR PLAN
A-1.2	REFLECTED CEILING PLAN
A-1.3	ROOF PLAN
A-1.4	ENLARGED FLOOR PLAN SEGMENT 1
A-1.5	ENLARGED FLOOR PLAN SEGMENT 2
A-1.6	ENLARGED FIRE RISER ROOM
A-2.1	EXTERIOR ELEVATIONS
A-2.2	NORTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 1
A-2.3	NORTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 2
A-2.4	EAST & WEST ENLARGED EXTERIOR ELEVATIONS
A-2.5	SOUTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 1
A-2.6	SOUTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 2
A-3.1	SECTIONS
A-3.2	SECTIONS
A-3.3	WALL SECTIONS
A-4.1	INTERIOR ELEVATIONS
A-4.2	PANEL ELEVATIONS
A-4.3	PANEL ELEVATIONS
A-4.4	PANEL ELEVATIONS
A-5.1	SCHEDULES & WALL TYPE DETAILS
A-6.1	ACCESSIBILITY DETAILS
A-6.2	ACCESSIBILITY DETAILS ICC A117.1-2017
A-6.3	DOOR & WINDOW DETAILS
A-6.12	TILT-UP CONCRETE DETAILS
A-6.13	TILT-UP CONCRETE DETAILS
A-9.1	EXTERIOR ELEVATIONS (COLOR)

LIST OF CONSULTANTS

OWNER: Martin Snow Phone: (801) 785-0505 email: msnow@uisutah.com	ARCHITECT: Architectural Coalition Guilford A. Rand 962 West 800 North Orem Utah, 84057 Phone: 801-491-0275 email: archcoalition@hotmail.com
STRUCTURAL ENGINEER: Phone: Fax: email:	Dudley & Associates Todd Dudley 353 East 1200 South Orem, Utah 84058 Phone: (801) 224-1252 Fax: email: todd@dudley-eng.com
ELECTRICAL ENGINEER: Phone: Fax: email:	MECHANICAL ENGINEER: Phone: Fax: email:

REVISIONS
DATE

ARCHITECTURAL COALITION

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EASTLAKE LOT 6 BUILDING

For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

SHEET NO.
A-0.1

DATE
03/31/2025

DIVISION 1: GENERAL REQUIREMENTS

BIDDER

The word is intended to mean any person, firm or corporation submitting a proposal or who enters into a contract with the Owner to supply labor and/or materials for any part of the work.
If any bidder is in doubt as to the true meaning of any part of the Contract Documents, or finds errors, discrepancies or omissions in the documents, he shall at once request interpretation or correction thereof by the Architect. The Architect will promptly clarify the area in question and issue written instructions to all prospective bidders. Verbal instructions will have no validity.
regardless of source, Request for such clarification must be in the office of the Architect a minimum of five days before bid opening.

THE OWNER

The Owner is the person or organization identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number and masculine in gender. The term Owner means the Owner or his authorized representative. The Owner shall be responsible for purchasing and maintaining his own liability insurance and, at his option, may maintain such insurance as will protect him against claims which may arise from operations under the Contract. Also the Owner maintains the right to order the Contractor to stop the work, or any portion thereof, where cause has been enunciated.

SECURING CONTRACT DOCUMENTS

Drawings, specifications and other Contract Documents may be obtained from the office of Architectural Coalition, 1991 South State Street, Springville, Utah 84663, (801) 491-0275, Fax (801) 491-0329

SITE CONDITIONS

The location of the work, its general nature and extent, the form and general dimensions of the work to be performed are shown on the drawings. The drawings for the work show conditions as they are supposed or believed by the Architect to exist, but it is not intended, or to be inferred, that the conditions as shown thereon constitute a representation of the Architect, or Owner, that such conditions are actually existent, nor shall the Contractor be relieved of the liability under the Contract, or the Owner or the Architect be liable for any loss sustained by the Contractor as a result of any variance between conditions as shown on the drawings, or noted in the specifications, and the actual conditions revealed during the progress of the work. The Contractor shall have visited and examined the site of the work and shall have satisfied himself as to any and all of the actual conditions existing.

TAXES

The contractor shall comply with all Social Security Laws, Workman's Compensation Law and shall pay all land fill taxes, use taxes, sales tax as required by Law. He shall obtain all necessary permits and licenses stipulated by local, state and federal administrative authority.

SINGLE CONTRACT

The intent of these documents is that the Owner shall obtain a complete building, clean and ready for occupancy. All glass shall be cleaned and polished, floors swept broom clean, carpets vacuumed, fixtures washed, with all labels removed and exterior hand raked free of trash and debris. The Owner, even though he maintains the right to engage any separate contractor simultaneously with the General Contractor, shall look to the General Contractor and hold him totally responsible for all the work included in his contract. It is further understood that the Owner has no working arrangements with any subcontractor, nor will he attempt to personally nor through his agent the Architect to designate which subcontractor shall do any part of the work, but that the General Contractor shall be in charge of the work and shall assign the portions of the work as he sees fit.

DRAWINGS AND SPECIFICATIONS

Drawings and specifications are complementary and any work called for on the drawings and not mentioned in the specifications, or vice versa, shall be furnished and performed as though fully set forth in both. Work not specifically mentioned, noted or detailed but implied by the drawings and specifications shall be supplied and performed. Substitutions in specified materials shall be submitted to the Architect for written approval prior to building or installation. If any ambiguities or differences occur on the drawings and specifications, or between drawings and specifications, concerning quality, style, type, etc. of any items, the Contractor shall base his bid on the most expensive choice shown or specified. The Architect shall have the right to choose the most expensive item without incurring any additional charge. Should there appear to be an error or discrepancy in or between the drawings and specifications, the Contractor shall refer the matter to the Architect for clarification before proceeding with the work. Should the Contractor proceed with the work without referring the matter to the Architect, he shall do so at his own responsibility and at his own expense. The Contractor should not scale dimensions from the drawings. Call the Architect for clarification.

GUARANTTEE OF WORK

The Contractor, and the various subcontractors, guarantee their respective work for a period of one year from the date of filing a notice of completion. If any item or items in the specifications provide a longer period of guaranty against any defective workmanship or materials. Such defects shall be promptly remedied upon notice by the Owner or Architect, or upon their becoming apparent.

LOSS AND DAMAGE

The Contractor shall furnish adequate protection and will be held responsible for any loss or damage due to acts of vandalism and for the loss of materials and/or equipment whether installed or stored in the building, or on the site. PERMITS AND LICENSES Each subcontractor shall obtain and pay for all permits and licenses necessary to complete his portion of the work. All requirements of the laws, ordinances, rules and regulations bearing on the work shall be complied with, with exceptions where the Contract Documents are more restrictive.

CODES

Wherever the term "Building Codes" is used, this term shall be construed to mean the current edition of the governing building code having jurisdiction over the work. The Contractor shall be responsible for the strict compliance with the building code, and all other applicable laws, rules, regulations, and ordinances for any work done by him or by any of his Subcontractors and/or vendors. A copy of the building code shall be kept available on the job at all times by the General Contractor.

SPECIFICATIONS:

SECTION 00501

CONTRACT REQUIREMENTS

The Owner will provide an A.I.A. A101, 1997 edition Contract. The general conditions of the contract shall be A.I.A. A201, 1997 edition.

SECTION 01001

GENERAL REQUIREMENTS

The work consists of the construction and completion of an interior remodeling, including all its appurtenances required or necessary, shown on the drawings, except only those items specifically shown, noted or specified as not in this contract (NIC).

Items noted 'NIC (Not In Contract)' will be furnished and installed by the owner.

Refer to equipment schedules on drawings or owner-contractor agreement for additional items, not specifically listed.

CONSTRUCTION SCHEDULE:

The contractor shall prepare and submit to the owner's Rep. and Owner, a bar-chart type progress schedule for the entire project, within seven (7) days after award of the contract. Provide a separate bar for each work item listed in the schedule of values. Include appropriate time for the project mobilization, procurement of materials, review and return of shop drawings, fabrication, installation, and testing, final cleanup and installation time for work under separate contracts. Identify each calendar day throughout the schedule. Highlight critical path elements of the schedule that are important to complete the work on time. Correlate the organization of the schedule with the date of substantial completion indicated in the Owner-Contractor Agreement.

PROJECT COORDINATION & ADMINISTRATION:

Coordinate the work of the complete project to assure an efficient and orderly sequence of installation of construction elements, and for installation of items furnished and installed by others, with provisions for accommodating installation of mechanical and electrical work, which are indicated diagrammatically on the drawings. Utilize space efficiently to maximize accessibility for other installations, and for maintenance.

PRE-CONSTRUCTION MEETING:

Meet with the owner's designated construction representative before starting construction. Discuss procedures and requirements for site access, work hours, and construction operations that may be offensive.

MAINTENANCE OF CONSTRUCTION DOCUMENTS:

The contractor shall maintain at the project site, a 'record set of construction documents' and the following related drawings or documents prepared by others: shop drawings and data sheets prepared by the manufacturers, fabricators, and suppliers, and exterior signage shop drawings, by the signage contractor. Do not construct any portion of the work related to these drawings at any time without such drawings being available at the project site.

SECTION 01010

APPLICATIONS FOR PAYMENT

Payment requests: The payment request cycle is to be monthly. Each application must be consistent with previous applications and payments. At substantial completion, and the final payment application involve additional requirements. Prior to substantial of completion for payment, the following items shall be submitted: (1) listing of subcontractors and principal suppliers and fabricators, (2) The progress schedule, (3) Preliminary schedule of values, (4) Performance and/or payment bonds, if required, and (5) Copies of acquired building permits for performance of the work. (6) Submit conditional lien releases with each application for payment, contingent upon receipt and bank clearance of the current invoiced amount. (7) Submit unconditional lien releases covering the previously paid amount received by the general contractor and all sub contractors or material suppliers, with subsequent applications for payment.

SECTION 01010 GENERAL REQUIREMENTS (cont.)

PRELIMINARY SCHEDULE OF VALUES:

Before start of construction, submit a preliminary schedule of values. Support with back-up data to substantiate its accuracy upon request.

FINAL SCHEDULE OF VALUES:

At the completion of the work, and as a condition of final completion, submit a revised schedule of values, reflecting the final cost of the work, including all revisions or changes made during construction. Arrange schedule in order of work items listed above, and support schedule with backup data if requested.

SECTION 01011

CHANGE PROCEDURES

STIPULATED PRICE CHANGE ORDERS:

Based on 'construction change notice' and contractor's price quotation for itemized labor and material cost plus 10% overhead and profit as approved by the Owner's Rep. The Contractor shall submit substantiating data for all costs acceptable to the architect.

UNIT PRICE CHANGE ORDER: Executed on a fix unit cost basis for predetermined unit prices and quantities. The Architect will take measurements and compute quantities accordingly. Provide and assist in the measurements. Provide a separate unit price on the bid form for item listed in the instructions to bidders. This price includes all related costs, profit, and overhead. This price is in addition to the price for the work in the contractor.

CHANGE ORDER FORMS:

A.I.A. G701 'change order'

SECTION 01020

SUBMITTAL PROCEDURES

Submit a form to identify the Project, Contractor, Subcontractor or Supplier and pertinent contract document references. Apply contractor's stamp, signed, certifying that products, and information is in accordance with the requirements of the work and contract documents. Identify variations from the contract documents or product and system limitations detrimental to successful performance of the completed work. Revise and resubmit submittals as required. Identify all changes made since previous submittal. Submit the number of copies required by the contractor plus two copies that will be retained by the Owner's Rep..

SECTION 01023

PRODUCT DATA, SHOP DRAWINGS

Submitted to the Owner's Rep. for review for the limited purpose of checking for conformance with information given in the contract documents. After review, distribute in accordance with accordance with 'SUBMITTAL PROCEDURES' article and for record documents purpose as specified. Mark each copy to identify applicable products, models, options and other data, supplement manufacturer's standard data to provide information unique to this project.

SECTION 01025

SAMPLES

SAMPLES FOR REVIEW:

Submitted to the Owner's Rep. for review for the limited purpose of checking for conformance with information given in the contract documents.

SAMPLES FOR SELECTION:

Submitted to the Owner's Rep. for aesthetic, color, or finish selection. Submit samples of finishes mentioned in the specifications, or vice versa, shall be furnished and performed as though fully set forth in both. Work not specifically mentioned, noted or detailed but implied by the drawings and specifications shall be supplied and performed. Substitutions in specified materials shall be submitted to the Architect for written approval prior to building or installation. If any ambiguities or differences occur on the drawings and specifications, or between drawings and specifications, concerning quality, style, type, etc. of any items, the Contractor shall base his bid on the most expensive choice shown or specified. The Architect shall have the right to choose the most expensive item without incurring any additional charge. Should there appear to be an error or discrepancy in or between the drawings and specifications, the Contractor shall refer the matter to the Architect for clarification before proceeding with the work. Should the Contractor proceed with the work without referring the matter to the Architect, he shall do so at his own responsibility and at his own expense. The Contractor should not scale dimensions from the drawings. Call the Architect for clarification.

SECTION 01032

TESTING AND INSPECTION SERVICES

Appoint, employ, and pay for specified services of an independent firm to perform testing and inspection. The independent firm will perform tests, inspections, and other services as required. Cooperate with the independent firm: furnish samples as requested. If a re-test is required because of non-conformance to specified requirement will be charged to the contractor.

SECTION 01036

TEMPORARY FACILITIES/CONTROLS

Connect to the existing systems at the project site, and coordinate with applicable utility service companies, to provide for water, electrical power, lighting, heat and phone service, cost for such services shall be included in the base bid amount, unless otherwise indicated in bid instructions.

TEMPORARY ELECTRICAL POWER:

Provide a grounded power distribution system with overload protection, sufficient to accommodate construction operations requiring power, use of power tools, electrical heating, lighting, and start-up testing of permanent electrical-powered equipment prior to its permanent connection to electrical system. Locate multiple outlets (minimum of 4-gang) spaced so that power tools on a single extension cord 50' maximum length can reach the entire area of construction.

TEMPORARY LIGHTING:

Provide temporary lighting for use during construction.

SANITARY FACILITIES:

Provide on-site toilet facility for the use of all workmen on the job site, until new facilities are in service.

TEMPORARY HEAT AND VENTILATION:

Provide temporary equipment to maintain adequate environmental conditions to facilitate progress of the work, to meet specified minimum conditions for the installation and proper curing for materials, to project materials and finishes for damage due to temperature or humidity, and to prevent hazardous accumulations of dust, fumes, vapors or gases. Once new systems are operational, they may be for temporary heating and cooling only if: (1) All registers diffusers and filters are cleaned before substantial completion, and (2) warranty periods remain unchanged, starting from the date of substantial completion.

TEMPORARY FIRE EXTINGUISHERS:

Provide type ABC extinguishers at locations reasonable effective in extinguishing fires, by personnel at project site. Comply with NFPA No. 10. Post warnings and quick-instructions at each number on each telephone at the project site.

SCAFFOLDING:

Provide all scaffolding and construction aids required, including guardrails, lights and platforms necessary for completion of the work, and for the protection of the workmen and the public.

PROGRESS CLEANING:

At all times, keep the project site free from accumulation of waste materials or rubbish caused by construction operations. Provide suitable waste receptacles for trash and construction debris, and provide adequate dumpster space.

SECTION 01055

PRODUCTS & SUBSTITUTIONS

PRODUCTS: Means new material, components, equipment, fixtures, and system forming the work, but does not include machinery, components, and equipment used for preparation, fabrication, conveying, and erection of the work. Products may also include existing materials or components specifically intended for reuse.

PRODUCT OPTIONS:

Products specified by reference standards or by description only: any product meeting those standards or description. Manufacturers named and meeting specifications, no options or substitutions allowed. Products specified by naming one or more manufacturers with a provisions: substantiating data establishing that the substitution is equivalent in all respects to that specified.

CONTRACTOR'S SUBSTITUTION REPRESENTATION:

By substitution of a material, product, equipment item, or system, the contractor: (1) Represents that he has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified, (2) Will provide the same warranty for the substitution that the contractor would have provided for the specified product, (3) waives all claims for additional costs related to the substitution which subsequently become apparent; and (4) will coordinate the installation of the acceptable substitute, making such changes as may be required for the work to be complete in all respects.

APPLICATION/ACCEPTANCE:

Application of a material or equipment item to work installed by others constitutes acceptance of that work and assumption of full responsibility for satisfactory installation. Products in quantities shall be alike and interchangeable. Where additional amounts of a product are likely to be needed by the Owner at a later date for maintenance and repair, provide standard, domestically produced products which are likely to be available to the Owner at such later date. Supply products complete with all standard devices, trim finish, and all accessories indicated in the latest edition of manufacturer's catalog or brochure published at the date of the award of the contract. Furnish such items complete with component parts necessary for the obvious and intended use and installation, whether or not descriptions or catalog numbers contain all supplemental information and/or numbers of such components.

SECTION 01055 PRODUCTS & SUBSTITUTIONS (cont.)

EQUIPMENT NAMEPLATES:

Provide permanent nameplates on each item of service-connected or power operated equipment. Indicate manufacturer, service-connected or power operated equipment. Indicate manufacturer, similar essential operating data. Locate nameplates on an easily accessible surface. Locate required labels and stamps on an accessible surface, which, in occupied spaces, is not conspicuous.

MANUFACTURER'S INSTRUCTIONS:

Whenever products are required to be installed and/or perform in accordance with a specified manufacturer's instruction or procedure, procure, distribute and maintain at the site copies of such information. No allowance or consideration will be made for claimed ignorance as to what is cited reference standards contains, as each tradesman is considered to be experienced and familiar with the published standards of quality and workmanship for his own trade.

INSTALLERS INSPECTORS:

Before installation, inspection substrate material and the conditions under which the work will be performed. Do not proceed until unsatisfactory conditions have been corrected. Application of material or equipment item to work installed by others constitutes acceptance of that work and assumption of responsibility for satisfactory installation. Inspect each item of material or equipment immediately prior to installation - reject damaged and defective items. Perform installation work by persons qualified to produce workmanship of specified quality, in accordance with manufacturer's printed instructions. Install work during conditions of temperature, humidity, exposure, forecast weather, and status of this project completion, which will ensure the best possible results for each unit of work. Isolate each unit of work from non-compatible work, as required to prevent deterioration. Make allowances for expansion, contraction, and building movements. Provide attachment and connection devices and methods for securing the work properly as it is installed, true to line and level. Provide uniform joint widths in exposed work, organized for best possible visual effect. Coordinate closing-in of work with required inspections as to minimize the necessity of uncovering completed work.

PROTECTION:

After installation, provide coverings to protect installed products from damage from traffic and construction operations, remove when no longer required. Repair and replace damaged items, at no additional cost to the Owner. Additional time required to secure replacements and to make repairs would not be considered to justify an extension of time to complete work.

SECTION 01059

PROJECT CLOSEOUT

FINAL CLEANING:

Prior to Owner occupancy, clean all surfaces including fixtures and equipment, including Owner supplied equipment. Remove all traces of soil, stains, dirt, waste materials, smudges, and other foreign matter from all finished surfaces. Clean all equipment and fixtures to a sanitary condition. Clean transparent materials, including mirrors and glass in doors, windows, and casework, to a polished condition, free of dust, putty, films or similar substances that are noticeable as vision obscuring.

SUBSTANTIAL COMPLETION:

After final cleaning operations have been completed, and when the project is ready for owner occupancy, obtain an occupancy permit on behalf of the Owner, and approval by the other governmental authorities having jurisdiction over the project. Submit originals of such approvals to the Owner for his records.

CERTIFICATE OF OCCUPANCY:

Contractor shall obtain certificate of occupancy, a copy to the owners project manager.

PUNCH LIST:

The General Contractor shall prepare a list of work items yet to be completed or corrected, complete with scheduled dates for completion. Submit this list to the owner's representative will then perform a final inspection, and will prepare a punch list of items which are incomplete, damaged, or otherwise not in conformance with the requirements of the construction documents. The failure to include any item on such list does not alter the responsibility of the contractor to complete all the work required by the construction documents.

INSTRUCTION OF PERSONNEL:

Fully instruct the Owner's designed personnel in the operation, adjustment, and maintenance of mechanical, plumbing, and electrical systems.

OPERATION & MAINTENANCE DATA:

Organize two (2) sets operating and maintenance data. Bind data into heavy-duty, 3-ring vinyl-coated binders, properly identified and indexed. Include the following types of information in operation and maintenance manuals and emergency instructions for HVAC equipment furnished (if applicable), spare parts listing, copies of warranties, wiring diagrams, inspection procedures, air testing and balancing reports, subcontractor listing and similar appropriate items. Complete all work items as expeditiously as possible, providing labor at times when the project is not in operation, if necessary, coordinate with the owner's operations.

FINAL PAYMENT - CLOSEOUT SUBMITTALS:

Submit the following items to the Owner's Rep. upon application for final payment: (1) final occupancy permit and health department approval, when required; (2) Lien Waiver; (3) Final schedule of values; (4) Extra construction documents sets, (5) Mark-up set of 'Record Documents' (including drawings and submittals); (6) Extra stock of finish material items; (7) Guarantees and manufacturer's warranties; (8) A list of all subcontractors and suppliers that performed any part of the work, include description of responsibility, company name, address, phone number, and name of contact person; and (9) the punch list of incomplection, indicating actual completion dates for each item listed therein.

SECTION 02000

SITE WORK

Contractor shall provide necessary labor, materials, and equipment to perform all site work shown or specified in these documents.

a. All stumps & roots shall be removed from the soil to a depth of 12" below the surface of the ground in the area or the building. All trees designated on site plan shall be protected from damage of construction processes and machines.

b. Regrade drive and parking area and provide 2 1/2" asphalt pavement on 6" minimum compacted bed of approved pit run gravel. Surface gravel to be washed and graded 3/4" to 1-1/2".

c. Backfill operations are the responsibility of the contractor. Foundation walls shall be adequately braced before backfilling. All backfill materials shall be approved granular materials compacted to 90% proctor density.

d. Provide all exterior walks, steps, patios and other site amenities as shown on the site plan. These shall comply with SECTION 03000 of this specification.

e. All utility lines shall be extended from building to utility connection. Connection charges shall be included in cost of this work.

f. All fill shall be granular material or equivalent under concrete slab areas.

g. Slopes, grades & dimensions on the Civil site plan and Architectural site plan comply with ADAAG and applicable local laws and regulations, latest editions. If these slopes, grades and dimensions are not achievable, the Contractor is required to contact the Owner, Civil Engineer and Architect immediately and before moving forward with the work.

h. At least one accessible route shall be provided to connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

j. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets or sidewalks; and public transportation stops to the accessible entrance of the building or facility they serve.

SECTION 02105

STORM WATER MANAGEMENT AND CONTROLS

Contractor shall acquire necessary government permits and provide necessary inspection reports, labor, materials, and equipment to perform all SWPPP work shown herein, and in civil plans, and geotechnical reports, and specified by government documents or project specific permits - including but not limited to the following:

- Provide storage area for top soil.
- Provide storage area for Excavated material.
- Provide a vehicle wash down area.
- Provide a subcontractor wash down area.
- Provide Straw bales and or silt fence as shown on documents.
- Protect existing and new storm drains from silt runoff.

SECTION 03000

CONCRETE (See structural specifications for additional information)

SECTION 03050

CONCRETE WORK (See structural specifications for additional information)

SECTION 033500

CONCRETE SEALER

Contractor shall provide necessary labor, materials and equipment to seal concrete.

A. Submittals shall include

- Product data, including manufacturer's Spec-Data sheet, installation instructions and technical bulletins for specified products.
 - Manufacturer's certification that the installer is acceptable.
- B. **Quality Assurance:** Installer acceptable to the manufacturer.
- C. **Delivery, Storage and Handling:**
- Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
 - Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
 - Protect materials from dirt, corrosion, oil, grease and other contaminants.

D. Product:

Cure-Seal-Hardener; Ashford Formula

1) Manufacturer; Curecrete Distribution, Inc. www.ashfordformula.com

2) No substitutions allowed.

E. Execution:

- Manufacturer's Instruction: Comply with manufacturer's product data, including product technical bulletins, product catalog installation instructions and product carton instructions for installation.
- Examination: Do not begin installation until substrates have been properly prepared and are suitable for application of product. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- Preparation:
 - Clear surfaces thoroughly prior to installation.
 - Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
 - Do not use frozen material. Thaw and agitate prior to use.
 - If construction equipment must be used for application, diaper all components that might drip oil, hydraulic fluid or other liquids.
- Installation:
 - New concrete: Apply cure-seal hardener to new concrete as soon as the concrete is firm enough to work on after troweling. With colored concrete, wait a minimum of 30 days before application.
 - Spray on at rate of 200 square feet per gallon.
 - Keep surface wet with cure-seal-hardener for a minimum soak-in period of 30 minutes without allowing it to dry or become slippery. If slipperiness occurs before the 30 minute time period has elapsed, apply additional cure-seal-hardener, as needed, to keep the entire surface in a non-slippery state for the first 15 minutes; for the remaining 15 minutes, mist the surface as needed with water to keep the material in a non-slippery state. In hot weather conditions, follow manufacturer's special application procedures.
 - When the treated surface becomes slippery after this period, lightly mist with water until slipperiness disappears.
 - Wait for surface to become slippery again, and then flush entire surface with water to remove all cure-seal-hardener residue.
 - Squeegee surface completely dry, flushing any remaining slippery areas until no residue remains.

5. Wet vacuum or scrubbing machines can be used in accordance with manufacturer's instructions to remove residue.

b. Existing concrete: Apply cure-seal hardener only to clean, bare concrete.

- Thoroughly remove previous treatments, laitance, oil and other contaminants.
- Saturate surface with cure-seal-hardener; respray or broom excess onto dry spots.
- Apply additional cure-seal-hardener for a minimum soak-in period of 30-40 minutes.
- If most of the material has been absorbed after the 30 minute soak-in period, remove all excess material, especially from low spots, using broom or squeegee.
- If most of the material remains on the surface after the 30 minute soak-in period, wait until the surface becomes slippery and then flush with water, removing all cure-seal-hardener residue.

6. If water is not available, remove residue using squeegee.

F. Protection:

- Protect installed floors for at least 3 months until chemical reaction process is complete.
- Do not allow traffic on floors for 3 hours after application.
- Do not allow parking of vehicles on concrete slab.
- Do not allow temporary placement and storage of steel members on concrete slabs.
- Clean up spills immediately and spot-treat stains with degreaser or oil emulsifier.
- Clean floor regularly in accordance with manufacturer's recommendations.

SECTION 06100

ROUGH CARPENTRY (See structural specifications for additional information)

Provide and install blocking, plywood, sheathing, furring and miscellaneous light framing required for completion of the work, which is generally not exposed; where noted on the drawings, and as specified in the Plywood blocking in partitions & mounting panels for mounting equipment. Provide APA C-D plugged in with exterior glue.

MISCELLANEOUS WOOD FRAMING & BLOCKING:

Construction grade #2 or better Douglas Fir or equal, S4S.

PRESERVATIVE TREATMENT:

Provide preservative treated where indicated in the drawings, and as follows: wood cants, nailers, curbs, and blocking, furring, stripping and similar concealed members in contact with masonry or concrete. Preservative treatment shall be water borne material complying with AWPB LP-2, kiln-dried to 19% maximum moisture content for lumber and 15% for plywood.

INSTALLATION:

Set rough carpentry accurately to required levels and lines, with members plumb and true and accurately cut and fitted. Securely attach work to substrate.

SHEATHING:

Place roof and wall sheathing with end joints. Staggered. Secure sheets over firm bearing. Maintain minimum 1/16 inch and maximum 1/8 inch spacing between joints of sheets on walls. Place perpendicular to framing members.

SECTION 06200

FINISH CARPENTRY

Provide miscellaneous finish carpentry items as shown on the drawings.

INSTALLATION:

Install work plumb, level, true and straight with no distortions. Shim as required using concealed shims. Scribe and cut to fit adjoining work. Install with minimum number of joints possible, using full-length to the greatest extent possible. Cope at inside corners, miter at outside corners, and use scarf joints for end-to-end joints, to provide tight fitting joints with full

SECTION 07900
SEALANTS
Provide and install sealants complying with requirements included herein, in order to establish and maintain airtight, vermin proof, and waterproof continuous seals on a permanent basis.
SEALANTS:
A. Acrylic emulsion latex (type C): ASTM C834, single component; color as selected; AC-20 manufactured by Pecora.
Butyl sealant (Type E): FS TT-S-1657, Type 1; single component, solvent release, non-skinning, non-sagging; black color; BC-158 manufactured by Pecora.
B. Polyurethane sealant (Type G): ASTM C920, Type S, Grade NS, Class 25; single component, chemical curing, non-staining, non-bleeding, capable of continuous water immersion, non-sagging type; color as selected; Sikaflex-1A manufactured by Sika Corp.
1. Elongation capability - 25 percent
2. Service temperature range -40° to 165° F (-40° to 74° C)
3. Shore A hardness range - 35 to 45
C. Polyurethane sealant (Type H): ASTM C920, Type M, Grade NS, Class 25; multi-component, chemical curing, non-staining, non-bleeding, capable of continuous water immersion, non-sagging type; color as selected; Sikaflex-2C manufactured by Sika Corp.
1. Elongation capability - 25 percent
2. Service temperature range -40° to 165° F (-40° to 74° C)
3. Shore A hardness range - 20 to 30
D. Silicone Sealant (Type I): ASTM C920, Type S, NS Class 25, FDA approved; single component, solvent curing, non-sagging, non-staining, non-bleeding; color as selected; Construction 1201 manufactured by GE Silicoes.
1. Elongation capability - 25 percent
2. Service temperature range -80° to 400° F (-62° to 204° C)
3. Shore A hardness range - 30
E. Silicone Sealant (Type J): ASTM C920, Type S, NS, Class 25; single component, fungus resistant, chemical curing, non-sagging, non-staining, non-bleeding; translucent white color; Sanitary 1700 manufactured by GE Silicoes.
1. Elongation capability - 25 percent
2. Service temperature range -80° to 400° F (-62° to 204° C)
3. Shore A hardness range - 31
ACCESSORIES:
Primer: non-staining type, recommended by sealant manufacturer to suit application.
Joint Cleaner: non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
Joint Backing: ASTM D1056; round, closed cell polyethylene foam rod; oversized 30 to 50 percent larger than joint width; green rod manufactured by NMC, Inc.
Bond Breaker: pressure sensitive tape recommended by sealant manufacturer to suit application.
INSTALLATION:
Clean joint surfaces immediately before installation. Prime or seal joint surfaces as recommended by manufacturer. Comply with manufacturer's instructions. Fill sealant rabbit to a slightly concave surface, slightly below adjoining surfaces. Where horizontal joints are between a horizontal surface and a vertical surface, fill joint to form a minimum 1/4" radius convex cove, so that joint will not trap moisture and dirt. Clean adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.
SEALANT AT BASE OF DensShield:
Provide 1/2" of high continuous bead of silicone sealant between DensShield panels and concrete floors, prior to installation of floor and wall finishes.
SCHEDULE:
This schedule is a list of principal areas only. Refer to drawing details for items not specifically scheduled.
Location Type Color
Window perimeter (interior) C To match frames
Window perimeter (exterior) G To match frames
Masonry joints H To match masonry
EIFS joints H As selected
Door frame/walls (interior) C Off-white
Door frame/walls (exterior) G To match masonry
Under thresholds E To match frames
Plumbing fixtures/cultured marble J White
Food service areas/food contact areas I White
SECTION 08000
DOORS, WINDOWS, AND GLASS
Contractor shall supply and install all doors, windows, and glazing as detailed, scheduled, and/or specified in these documents.
a. All doors to be equipped with hardware as shown in the door schedule and selected by the Owner. They shall all be operating snugly and smoothly.
b. All exterior doors to be caulked and weather-stripped, and weather proof thresholds shall be furnished.
c. All windows shall be caulked and weather-stripped, sealed on all edges and surfaces and shall be operating snugly and smoothly.
d. Window heads are recommended to be door height unless otherwise noted.
e. Glass used in shower or tub enclosures shall be not less than 3/16" when fully tempered and 1/4" thick when laminated.
f. Glass in doors, fixed glass panels and all glass within 24" of any door and similar glazed openings subject to human impact shall comply with (IBC 2604.2.6).
g. Windows shall be insulated, double glazed, in vinyl frames.
h. All doors shall be as shown on drawings
i. Exterior doors shall be insulated steel doors and shall be as shown on drawings.
j. Exterior door and window openings shall be counterflashed.
SECTION 08110
STEEL DOORS & FRAMES
Provide exterior and interior metal doors and frames, where noted on the drawings and as specified herein. Comply with applicable requirements of the steel door institute recommended specifications: standard steel doors and frames'.
FRAMES:
16 gage, unless noted otherwise, hot-dipped galvanized cold-rolled steel, fully welded. Provide minimum of 4 galvanized wire type, corrugated sheet metal, or expansion type anchors per jamb. Provide floor angle anchors.
EXTERIOR DOORS:
1-3/4" thick insulating assembly, with 18, unless noted otherwise, gage cold-rolled, hot dipped galvanized sheet steel faces, flush type with top, bottom and all edges fully welded and ground smooth. Provide weep holes at bottom to allow escape of entrapped moisture. Door panel shall provide thermal insulating resistance factor of not less than R-11.
GENERAL FABRICATION:
Fabricate steel door units to be rigid, neat in appearance and free from defects, warp or buckle. Where possible, fit and assemble units in manufacturer's plant. Shop prime all hollow metal doors and frames.
HARDWARE PREPARATION:
All doors and frames shall be mortise and reinforced for hardware in the factory. Provide three silencers for single door frames. Install hollow doors and frames in accordance with manufacturer's recommendations. Set frames accurately in position, plumbed and aligned. Fit doors accurately within frames, sand smooth all rust or damaged areas of prime coat and apply touch-up coat of compatible primer.
SECTION 08410
METAL-FRAMED STOREFRONT
Provide and install aluminum entrances and storefront framing as indicated on the working drawings. Kawneer is the standard YKK is the alternate.
A. SUBMITTAL: Shop drawings indicating locations, sizes, installation details, finish and hardware.
B. WARRANTY: Provide a manufacturer's standard 5-year warranty.
C. Provide door manufacturer's standard heavy-duty hardware units, including the following items of sizes, number, and type recommended by manufacturer for service required, finished to match door, unless otherwise indicated.
1. Aluminum entrance doors: Stile and rail type, 1-3/4" thick, narrow stile tubular frame members mechanically fastened and reinforced joints, for single pane 1/4" glazing, equal to 'Kawneer'. Exposed aluminum surfaces: finish as indicated. Provide perimeter weather-stripping typically. Hardware as follows:
2. Closers: Manufacturer's standard, heavy duty, surface mounted, parallel-arm type unit to comply with local codes and national handicapped accessibility requirements, as applicable.
3. Push/Pull: Kawneer #T and 'V' style
4. Threshold: 1/2" High x 4" Wide
5. Exit Devices: as indicated
6. Pivots: Manufacturer's standard top, intermediate and bottom offset pivots.
7. Floor Stop: Rubber cushioned, cast bronze, 260 finish, 2" H x 2" Long min.
D. STOREFRONT & DOOR FRAMING: Fabricated system from ASTM B 221 aluminum extrusions and ASTM B 209 sheet, equal to 'Kawneer' product 451T, thermal system for insulated glass, as shown on drawings.
1. FRAME: 4-1/2 x 2 inch nominal dimension; 4-1/2 x 4 inch sill where indicated; thermally broken with interior tubular section insulated from exterior; flush glazing stops; drainage holes; internal weep drainage system. Exposed aluminum surfaces: finish as indicated.
2. FASTENERS: Aluminum, non-magnetic stainless steel, or other materials warranted by manufacturer to be non-corrosive and compatible with aluminum components. Exposed fasteners shall match finish of members and hardware being fastened.
3. CONCEALED FLASHING: Dead-soft stainless steel, 26 gage minimum, or extruded aluminum, 0.062" minimum, as selected by manufacturer for compatibility with other components.
4. BRACKETS AND REINFORCEMENTS: Manufacturer's high-strength aluminum units where feasible; or non-magnetic stainless steel or hot-dipped galvanized steel complying with ASTM A-386.

SECTION 08410 - METAL-FRAMED STOREFRONT (cont.)
5. BITUMINOUS COATINGS: Cold-applied asphalt mastic complying with SSPC-PS-12, compounded for 30-mil thickness per coat.
6. THRESHOLD SEAL: Provide butyl rubber sealant meeting FS TT-S-001657 for installation of thresholds, as manufactured by Pecora, Sonborn, or Tremco.
Refer to hardware section of division 8 for requirements for hardware items other than those indicated herein to be provided by manufacturer of aluminum entrances.
E. GENERAL FABRICATION:
1. PREFABRICATION:
Complete fabrication, assembly, finishing, hardware application, an other work before shipment to project site. Disassemble components only as necessary for shipment and installation. Comply with AWS recommendations to avoid discoloration; grind exposed welds smooth and restore mechanical finish. Install reinforcing if required for performance requirements; separate dissimilar metals with bituminous paint or other separator that will prevent corrosion. Maintain accurate relation of planes and angles, with hairline fit of contacting members. Conceal fasteners wherever possible. Take field measurements prior to preparation of shop drawings and fabrication, to ensure proper fitting of work.
2. INSTALLATION:
Comply with manufacturer's instructions and recommendations for installation of aluminum entrances and storefronts. Set units plumb, level, and true to line, without warp or rack of framing members, doors, or panels. Anchor securely in place, separating aluminum and other corrodible metal surfaces from sources of corrosion of electrolytic action at points of contact with other materials. Drill and tap frames and doors and apply surface-mounted hardware items, complying with hardware manufacturer's instructions and template requirements. Use concealed fasteners wherever possible. Set sill members on concealed flashing set in sealant to provide weather tight construction. Comply with requirements of section 07900. Set thresholds in full bed of mastic and secure. Adjust operating hardware to function properly, without binding, and to prevent tight fit at contact points and weather stripping. Clean completed system, inside and out, promptly after erection and installation of glass and sealants. Remove excess glazing and joint sealants, dirt, and other substances from aluminum surfaces. Institute protective measures and precautions required to assure that aluminum entrances and storefronts will be without damage or deterioration, other than normal weathering, at time of acceptance.
SECTION 08800
GLAZING
WORK INCLUDED: Provide and install glass and glazing as shown on the drawings, as specified herein, and as needed to meet the requirements of the construction.
WARRANTY: Manufacturer's 5-year warranty including coverage for sealed glass units from failure, interpane dusting or misting, and replacement of same.
GLAZING STANDARDS: Comply with recommendations of Flat Glass Marketing Association (FGMA) 'Glazing Manual' and 'SIGMA' and SIGMA except where more stringent requirements are indicated. Refer to those publications for definitions of glass and glazing terms not otherwise defined in this section or other referenced standards.
SAFETY GLAZING STANDARDS: Where safety glass is indicated or required by authorities having jurisdiction, provide type of products indicated which comply with ANSI Z97.1 and testing requirements of 16 CFR part 1201 for Category II materials.
FLOAT GLASS: Type FG-A, 1/4 inch thick minimum, clear unless otherwise indicated.
FLOAT GLASS: Type FG-B, 1/4 inch thick minimum, tempered, clear unless otherwise indicated.
INSULATING GLASS UNITS (TYPE A): ASTM E774 and E773; double pane with glass elastomer edge seal; outer pane of low E glass, inner pane of low E glass; interpane space purged dry hermetic air; total unit thickness of 1 inch.
INSULATING SAFETY GLASS UNITS (TYPE B): ASTM 3774 and E773; double pane with glass elastomer edge seal; outer pane of low E glass, inner pane low E glass; interpane space purged dry hermetic air; total unit thickness of 1 inch.
TEMPERED GLASS (TYPE C): (USE WHERE REQUIRED BY BUILDING CODE)
Provide clear prime glass 1/4 inch thick minimum, which has been heat treated to strengthen glass in bending to not less than 4.5 times annealed strength, conforming to ANSI Z97.1 and CPSC 16 CFR 1201.
Glass stop assemblies (at interior window openings): 'Kawneer' #69-275, "H x 1" W, finish as indicated, at jambs (sides), top and bottom of all interior glazing.
Clean glazing channel and other framing members to receive glass, immediately before glazing. Remove coatings which are not firmly bonded to substrate. Remove lacquer from metal surfaces where elastomeric sealants are used.
Comply with FGMA 'Glazing Manual' and manufacturers instructions and recommendations. Use manufacturer's recommended spacers, blocks, primers, sealers, gaskets and accessories.
Install glass with uniformity of pattern, draw, bow and roller marks. Install sealants to provide complete wetting and bond and to create a substantial wash away from glass. Install pressurized tapes and gaskets to protrude slightly out of channel, so as to eliminate dirt and moisture pockets. Remove and replace damaged glass and glazing. Wash and polish glass on both faces not more than 4 days prior to date scheduled for inspections intended to establish date of substantial completion. Comply with glass manufacturer's recommendations for cleaning.
SECTION 09260
GYPSUM BOARD ASSEMBLIES
Provide and install screw-type metal support system, gypsum wallboard, and drywall finishing of partitions, furring, ceiling and soffite drops where shown or noted on the drawings and as specified herein.
GYPSUM WALLBOARD: ASTM C36, type 'X', tapered edge, "thickness unless otherwise indicated; in maximum lengths available to minimize joints. Gypsum backing board may be utilized for multi-layer applications.
FIRE RATED GYPSUM WALLBOARD: ASTM C36 fire resistive, UL rated.
DensShield: ASTM C630 eq " thick square cut ends, taped edges.
CEMENTIOUS BOARD: Glass fiber reinforced Portland cement 'Durock' or DensShield or approved equal.
TRIM ACCESSORIES: Provide manufacturer's standard galvanized steel trim with beads for concealment of flanges in joint compound. Use vinyl trim with DensShield.
JOINT TREATMENT: ASTM C475, paper reinforcing joint tape, with ready mixed vinyl-vinyl joint compound, multi-purpose grade.
Comply with 'Gypsum Construction Handbook' by United States Gypsum Co., Gypsum Association GA-216 'Recommended Specifications for the Application and Finishing of Gypsum Board' and ASTM C754 'Installation of Framing Members to Receive Screw Attached Gypsum Wallboard Board, or DensShield' for all installation work.
Install Gypsum board vertically to avoid end-butt joints where possible. If necessary, locate end-butt joints as far from center of walls and ceilings as possible, and stagger not less than 1'-0". Do not install imperfect, damaged or damp boards. Do not force in place. Locate joints over supports, with like-edges (tapered or cut) abutting. Form control joints with space between edges of boards, prepared to receive trim accessories.
DensShield:
Provide 1/2" gap between bottom of DensShield and floor surface for installation of continuous silicone sealant. Install corner beads at all external corners of drywall work. Install edge trim at all edges where gypsum board is exposed or semi-exposed. Install control joints above door jambs, and as indicated on the drawings. Apply joint treatment at all joints (both directions), metal trim flanges, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for final finish. Apply joint compound in three (3) coats, and sand smooth between last two (2) coats and after last coat. Install acoustical insulation in partitions indicated on drawings to achieve STC ratings noted. Install acoustical insulation in partitions tight within spaces, around cut openings, behind, around and tight to penetrating items. Install acoustical sealant in accordance with manufacturer's instructions.

SECTION 09671
RESINOUS FLOORING
SUBMITTALS:
A. Product Data: For each type of product specified. Include manufacturer's technical data, installation instructions, and recommendations for each resinous flooring component required.
B. Samples for Initial Selection: Manufacturer's color charts showing the full range of colors, textures, and patterns available for each type of product and each resinous flooring system indicated.
C. Samples for Verification: Of each resinous flooring system required, 6 inches (150 mm) square, applied by Installer for this Project to a rigid backing, in color, texture, and finish indicated. Where finishes involve normal color and texture variations, include Sample sets showing the full range of variations expected.
D. Installer Certificates: Signed by manufacturer certifying that installers comply with specified requirements.
E. Maintenance Data: for resinous flooring to include in the maintenance manuals specified in Division 1.
QUALITY ASSURANCE: Installer Qualifications: Engage an experienced installer (applicator) who has been trained in installing resinous flooring similar in material, design, and extent to that indicated for this Project and who is acceptable to resinous flooring manufacturer.
1. Engage an installer who is certified in writing by resinous flooring manufacturer as qualified to install resinous flooring systems specified and has a minimum of four years experience. Installers other than those indicated above must submit an application for prior approval a minimum of ten days prior to bidding.
B. Source Limitations: Obtain primary resinous flooring materials, including primers, resins, hardening agents, and sealing or finish coats, through one source from a single manufacturer. Provide secondary materials including patching and fill material, joint sealant, and repair materials of type and from source recommended by manufacturer of primary materials.
DELIVERY, STORAGE, AND HANDLING: Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating brand name and directions for storage and mixing with other components.
Store materials to comply with manufacturer's written instructions to prevent deterioration from moisture, heat, cold, direct sunlight, or other detrimental effects.
TESTING FOR MOISTURE CONTENT: Test concrete to receive resinous flooring for moisture by one of the following methods:
1. Tape a 4 foot square polyethylene sheet to the slab. Provide a tight seal at all edges. Leave in place for a minimum of 24 hours. If moisture gathers on the underside of the polyethylene sheet, contact the Architect immediately. Do not install resinous flooring.
2. Lay a non-porous rubber mat on the slab. Leave in place for a minimum of 24 hours. If any moisture has gathered under the mat, contact the Architect immediately. Do not install resinous flooring. Follow ASTM D-4253.
Provide three tests in locations approved by Architect.
PROJECT CONDITIONS: Environmental Limitations: Comply With resinous flooring manufacturer's written instructions for substrate temperature, ambient temperature, moisture, ventilation, and other conditions affecting resinous flooring installation.
Lighting: Provide permanent lighting or, if permanent lighting is not in place, simulate permanent lighting conditions during
Close spaces to traffic during resinous flooring application and for not less than 24 hours after application, unless manufacturer recommends a longer period.
MATERIALS: Resinous Flooring: Provide resinous flooring system complying with the following:
1. Products: Provide one of the following:
a. Dur-A-Flex: Dur-A-Quartz Seamless Epoxy Flooring
b. Dur-A-Flex: Shop Floor Seamless Epoxy Flooring
2. Color and Pattern: As selected by Architect.
a. Mock-ups: 1' x 1' x 6" square of up to 4 color combinations will be required.
3. Total Thickness of Body Coat(s): 1/16 inch (1.6 mm).
4. System Thickness: 1/8 inch (3.2 mm).
5. Wearing Surface: Antislip. Medium to heavy.
6. Base: 6 inch (100 mm) high integral cove base.
7. Components: Provide the following components:
a. Primer
b. Reinforcing membrane.
c. Sealing or finish coat: high gloss (texture to be selected from manufacturer options).
8. Physical Properties: As indicated by system designation and components indicated above.
Chemical Resistance: As indicated by system designation and components indicated above.
Patching and Fill Material: Resinous product of or approved by resinous flooring manufacturer and recommended by manufacturer for application indicated.g is s
Joint Sealant: Type recommended or produced by resinous flooring manufacturer for type of service and joint condition indicated.
PREPARATION: General: Prepare and clean substrate according to resinous flooring manufacturer's written instructions for substrate indicated. Provide clean, dry, and neutral substrate for resinous flooring application.
Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispersed shot within the apparatus, and recirculates the shot by vacuum pickup. Repair damaged and deteriorated concrete according to resinous flooring manufacturer's written recommendations.
Resinous Materials: Mix components and prepare materials according to resinous flooring manufacturer's written instructions.
Use patching and fill material to fill holes and depressions in substrates according to manufacturer's written instructions. Provide and maintain positive flow to drains.
Treat control joints and other nonmoving substrate cracks to prevent cracks from reflecting through resinous flooring according to manufacturer's written recommendations.
APPLICATION: General: Apply components of resinous flooring system according to manufacturer's written instructions to produce a uniform, monolithic wearing surface of thickness indicated.
Coordinate application of components to provide optimum adhesion of resinous flooring system to substrate and optimum intercoat adhesion. Cure resinous flooring components according to manufacturer's written instructions. Prevent contamination during application and curing processes. At substrate expansion and isolation joints, provide joint in resinous flooring to comply with resinous flooring manufacturer's written recommendations.
Apply joint sealant to comply with manufacturer's written recommendations.
Apply primer over prepared substrate at manufacturer's recommended spreading rate.
Apply reinforcing membrane to entire substrate surface.
Apply self-leveling slurry body coat(s) in thickness indicated. Broadcast aggregates and, after resin is cured, remove excess aggregates to provide surface texture required as confirmed in mock-up.
Integral Cove Base: Apply a maximum of 4" cove base mix to 4" cove base mix to wall surfaces at locations indicated. Round internal and external corners. Install cove base according to manufacturer's written instructions and details including taping, mixing, priming, troweling, sanding, and top coating of cove base.
Apply sealing or finish coat(s) of type recommended by resinous flooring manufacturer to produce finish indicated. Apply in number of coats and at spreading rates recommended in writing by manufacturer.
SECTION 09800
PAINTS AND COATING
SCOPE:
Supply all labor, materials and equipment necessary for the proper painting and finishing of the building.
MATERIALS:
Paint brands and colors are given in the finish schedule to show exact color required. Exact matches within the following brands are acceptable:
a. Benjamin Moore
b. Devco
c. Kwal-Howells
d. Sherwin Williams
Unspecified brands of materials such as shellac, turpentine, thinner, etc., shall be pure and of the best quality obtainable. All materials shall be used without alterations and only as specified by the paint manufacturer.
Putty and fillers shall be as recommended by the paint manufacturer.
Caulking material shall be 'Mono' Acrylic Terpolymer Sealant, White color by Tremco Manufacturing Co., or approved equivalent.
WORKMANSHIP:
All surfaces to be painted shall be clean and free of dirt, dust or grit before painting is started. Painting shall not be done when there is sweeping or excessive dust in the air. All pitch streaks, resin spots, etc., shall be cleaned of all residue and touched with shellac before painting. Putty all nail holes, cracks, etc., in woodwork after the first coat is applied. Where the prime coat does not dry to a uniform sheen over the entire surface, spot prime the areas that indicate suction before applying finish coats. Under coats of paint shall be tinted to a color approximating the finish coats, with enough variation in color to permit visual inspection of materials during this work. All materials shall be evenly spread and flowed on without runs, sags or excessive brush marks.
STEEL DOORS, FRAMES, HANDRAILS, AND OTHER FREE-STANDING METAL ACCESSORIES:
Pre-primed or painted: Two additional coats of Alkyd Enamel, spray applied, over fine sanded primer or paint.
Bare metal: Two coats Alkyd Enamel, spray applied, over tow coats fine sanded metal primer.
Gypsum wallboard: (Pre-primed or painted): Two additional coats of acrylic latex over fine sanded or paint.
(Bare wallboard): Two coats acrylic latex over one coat sanded wallboard primer.
MISCELLANEOUS UNFINISHED SURFACES:
Miscellaneous unfinished surfaces not specified above or in finish schedule, except mill-finished aluminum, stainless steel, and natural finish materials, paint to match colors of adjacent surfaces with paint type as recommended by the manufacturer.
CAULKING:
Caulk at the junction of all steel door frames and walls, as well as intersections of cabinet work, sinks, hoods, shelving and counters with walls, etc., as needed to finish the job in the best manner.

SECTION 102800
TOILET ACCESSORIES
SCOPE:
Installation of toilet accessories furnished by others, provide toilet accessories as indicated in the drawings in all toilets, as specified herein, as required for a complete and proper installation.
Notes: coordinate accessory locations, installation, and sequencing with other work to avoid interference with and ensure proper installation, operation, adjustments, cleaning, and service of toilet accessory items.
Contractor shall provide solid backing (wood if permitted by code) for anchorage of all accessories.
MATERIALS:
FASTENERS:
Screw, bolt and other devices of same material as accessory unit, or of galvanized steel where concealed.
Accessories furnished by Owner and installed by Contractor U.N.O.:
Toilet tissue dispenser, paper towel dispenser, soap dispenser
Accessories provided by Contractor (Bradley or approved equivalent):
a. Towel Dispenser to be Bradley 2291 or equal
b. Soap Dispenser to be Bradley 6542 or equal
c. Mirrors to be Bradley 781- or equal
d. Sanitary Napkin Dispenser to be Bradley 428 or equal
e. Grab Bars to be Bradley 812 Series
f. Seat Cover Dispenser to be Bradley 582 or equal
g. Toilet tissue Dispenser to be Bradley 8402 or equal
h. Coat hook Bradley 915 stainless steel
i. Hand dryer to be Xlerator XL-SB Eco or equal
INSTALLATION:
Install toilet accessory units according to manufacturer's installation instructions, using fasteners appropriate to substrate as recommended by unit manufacturer. Install units plumb and level, firmly anchored in locations and at heights indicated. Secure mirrors to walls in concealed, tamperproof manner with special hanger, toggle bolts, or screws. Set units plumb, level and square at locations indicated according to manufacturer's instructions for type of substrate involved.
Install grab bars to withstand a downward load of at least 250 lb. Per ASTM F 446.
ADJUSTING:
adjust toilet accessories for proper operation and verify that mechanisms function smoothly.
Replace damaged or defective items.
CLEANING:
Clean and polish all exposed surfaces strictly according to manufacturer's recommendations after removing temporary labels and protective coatings.
SECTION 10400
FIRE PROTECTION SPECIALTIES
SCOPE:
Provide fire extinguishers in locations indicated on the drawings.
PRODUCT DATA:
Provide data on product, accessories, and cabinets (as indicated).
WARRANTY:
Provide manufacturer's standard warranty.
FIRE EXTINGUISHERS:
Dry chemical type; red enamel steel tank, with pressure gage, 10#, in accordance with requirements of NFPA 10.
FIRE EXTINGUISHER CABINET:
Manufacturer's standard recessed steel cabinet; shop primer painted, with locking glass door.
MANUFACTURERS:
General Fire Extinguisher Corp.; J.L. Industries, Div. of J.N. Johnson Corp.; W.D. Allen Manufacturing Co.
INSTALLATION:
Verify that surfaces and internal wall blocking are ready to receive work as indicated on installation instructions.
Install extinguishers and cabinets level and plumb in accordance with manufacturer's instructions.
SECTION 11005
EQUIPMENT & FURNISHING INSTALLATION
WORK INCLUDED:
Install owner furnished equipment and furnishings, where shown on the drawings, as specified herein, and as needed for a complete and proper installation. Coordinate for delivery, receive at the site, unload, protect, set-in-place, and coordinate final connections.
RELATED WORK:
Plumbing and electrical work required in connection with the equipment is included as design build.
QUALITY ASSURANCE:
In accordance with requirements of governmental agencies having jurisdiction, installation of all food service equipment shall comply with:
National Sanitation Foundation (NSF)
Underwriters Laboratory (UL) for items with electrical components
ANSI standards for vacuum breakers and air gaps
National Fire Prevention Association (NFPA)
National Electrical Manufacturers Association (NEMA)
COORDINATION:
Verify and coordinate rough-in locations of electrical and plumbing connections. Examine and inspect rough-in services, and installation of floor, ceiling or other conditions under which the equipment is to be installed - verify that dimensions of such items are acceptable before installation of the work. Do not proceed until unsatisfactory conditions have been corrected.
INSTALLATION:
Set each item of non-mobile and non-portable equipment securely in place, leveled and adjusted to correct height. Anchor to supporting substrate where indicated and where required for sustained operation and use without shifting or dislocation. Conceal anchorages where possible.
ADJUST AND CLEAN:
Test each item of operational equipment to determine that it is operating properly. Coordinate repair or replacement of equipment found to be defective with the owner's representative. Remove protective coverings, if any, and clean items, ready for use.
SECTION 15000
MECHANICAL
Contractor shall provide all labor, materials, and equipment necessary to install plumbing, related fixtures, ventilation, roof and floor drains and , heating and air conditioning equipment. All work shall comply with state and local codes and ordinances. Subcontractors shall coordinate work with all utilities as required. Contractor shall install and check all pressure reducing valves, pop off valves, and other safety devices prior to operation of system.
PLUMBING
a. All plumbing fixtures to be American Standard, Kohler, or equal, in unmarred condition, and protected to completion of work.
b. All water closets shall be vitreous china, low flush type, maximum 1.6 gallons per flush.
c. All lavatories shall be Vitreous China.
d. All tubs shall be baked on enamel over cast iron.
e. Kitchen Sink shall be baked on enamel over cast iron.
f. Faucets to shall be single lever type.
g. Gas hot water heater shall be State PRV-40-NRT, 40 gallon quick recovery 35,000 BTUH or equal.
h. Showers shall have a maximum flow of 2.6 gallons per minute.
HEATING AND VENTILATION:
a. All heating, air conditioning, and ventilating equipment shall be installed in accordance with the International Mechanical Code.
b. Furnaces shall be gas fired.
c. Duct work shall be sheet metal at all above slab locations.
d. Compressors for Air Conditioning shall be mounted on a 4" concrete pad as located on the drawings.
e. See Mechanical Drawings for additional information.
SECTION 16000
ELECTRICAL
Contractor shall provide and install all labor, materials and equipment necessary to install wiring, related fixtures, electrical hell elements, and controls. All work shall comply with state and local codes and ordinances. Subcontractor shall coordinate work with all other trades. Terminal hookup is required of all fixtures and appliances, motors, fans and controls.
a. See Electrical Drawings for additional information.

INTERNATIONAL FIRE CODE - T.I. COMMERCIAL
Minimum rated 2A 10BC fire extinguishers shall be provided in accordance with IFC Section 906 so that travel distance from any point inside the building to an extinguisher does not exceed 75 feet. Extinguishers are best placed adjacent to exterior exit doors.
Remodeling shall be done so as to not obstruct any existing sprinkler heads and shall be maintained as per the International Fire Code.
Please submit sprinkler plans for TTs (tenant improvements) to the City Fire Marshall . A third party review may be required.
During construction, one approved portable fire extinguisher shall be provided at each stairwell on all floor levels where combustible materials have been accumulated. An approved portable fire extinguisher shall be provided in every storage and construction shed.
Unless exempted by Section 903.4 of the International Fire Code, all valves controlling the water supply for automatic sprinkler systems and water flow switches on all sprinkler systems shall be electronically supervised.
Unless exempted by Section 903.4.1 of the International Fire Code, alarms, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the Code Official, shall sound an audible signal at a constantly attended local station.
Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest office size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed activation of the automatic sprinkler system shall activate the building fire alarm system.
An approved manual fire alarm system shall be designed, installed and maintained in accordance with section 907 of the International Fire Code and NFPA 72. Construction documents for the fire alarm system shall be submitted to an approved engineering firm and then subsequently to the Fire Prevention Bureau for review and approval prior to system installation. Construction Documents shall include, but not be limited to, all of the following:
a. A floor plan
b. Locations of alarm-initiating and notification appliances
c. Alarm control and trouble signaling equipment
d. Annunciation
e. Power connection
f. Conductor type and sizes
h. Voltage drop calculations
i. Manufacturers, model numbers, and listing information for equipment, devices, and materials
j. Details of ceiling height and construction
k. The interface of fire safety control functions.
The system and its components shall be listed and approved for the purpose for which they are installed.
Occupant notification systems. (907.6) A fire alarm system shall annunciate at the panel and shall initiate occupant notification upon activation. Where a fire alarm system is required by another section of this code, it shall be activated by one of the following:
a. A listed central station service with a central station service with its own facilities and personnel.
b. A listed central station that provides, as a minimum the signal monitoring, retransmission, and associated record keeping and reporting to a listed central station. The required runner service shall be provided by the listed fire alarm service-local company with its own personnel or the listed central station with its own personnel. (907.15)
Upon completion of the installation of the fire alarm system, alarm notification appliances and circuits, alarm-initiating devices and circuits, supervisory-signal initiating devices and circuits, signaling line circuits, and primary and secondary power supplies shall be tested in accordance with NFPA 72. (907.8)
A record of completion verifying that the system has been installed in accordance with NFPA 72 and the approved plans shall be provided. (907.8.2)
Operating, testing and maintenance instructions and record drawings ("as built") and equipment specifications shall be provided at an approved location.
Installation personnel shall be supervised by persons who are qualified and experienced in the installation, inspection, and testing of the fire alarm systems. Examples of qualified personnel shall include, but not be limited to, the following: 1) Factory trained and certified personnel, 2) National Institute of Certification in Engineering Technologies (NICET) Fire Alarm Level II Certified personnel.

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DATE

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EASTLAKE LOT 6 BUILDING
For Martin Snow
151 East 1750 North, Vineyard, Utah 84059

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ACCESSIBILITY SPECIFICATIONS

305 Clear Floor or Ground Space

305.3 Size. The clear floor or ground space shall be 30 inches minimum by 52 inches minimum.

306 Knee and Toe Clearance

306.2 Toe Clearance.

- Space under an element between the finish floor or ground and 9 inches above the finish floor or ground, and shall extend 25 inches maximum under an element and minimum 17 inches.
- Toe clearance be 30 inches wide minimum.

306.3 Knee Clearance.

- Space under an element between 9 inches and 27 inches above the finish floor or ground, and shall extend 25 inches maximum under and element at 9 inches above the finish floor or ground.
- Minimum knee clearance shall be 11 inches deep minimum at 9 inches above finished floor or ground and 8 inches deep minimum at 27 inches above the finish floor or ground.
- Knee clearance reduction between 9 inches and 27 inches, clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height.
- Knee clearance shall be 30 inches wide minimum.

307 Protruding Objects

307.2 Protrusion limits.

- Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into a circulation path.
- Protruding objects shall not reduce the clear width required for accessible routes.

402 Accessible Routes

402.2 Components.

- Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doors and doorways, gates, ramps, curb ramps excluding the flared sides, blended transitions, elevators and platform lifts.

403.5.1 General Walking Surfaces.

- The clear width of an interior accessible route shall be 36 inches minimum. The clear width of and exterior accessible route shall be 48 inches.

404 Doors, Doorways and Gates

404.2.1 Double-leaf doors and gates.

- At least one of the active leaves of doorways with two leaves shall comply with clear width requirements and maneuvering clearances.

404.2.2 Clear width.

- Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches in depth at door and doorways without doors shall provide a clear opening width of 36 inches minimum.

404.2.3 Maneuvering clearances.

- Maneuvering clearances shall include the full clear opening width of the doorway and the required latch-side or hinge-side clearance.
- The floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with 302.
- Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.3.2.

- Doorways without doors or gates that are less than 36 inches in width shall have maneuvering clearances complying with Table 404.2.3.4.

TABLE 404.2.3.2 – MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

TYPE OF USE		Maneuvering Clearances at Manual Swinging Doors	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch unless noted)
From front	Pull	60 inches	18 inches
From front	Pull	60 inches	18 inches
From front	Push	52 inches	0 inches
From hinge side	Pull	60 inches	36 inches
From hinge side	Pull	54 inches	42 inches
From hinge side	Push	42 inches	22 inches
From latch side	Pull	48 inches	24 inches
From latch side	Push	42 inches	24 inches

TABLE 404.2.3.4 – MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OR GATES

Approach Direction	MINIMUM MANEUVERING CLEARANCES Perpendicular to Doorway
From front	52 inches
From side	42 inches

- Where any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door or gate, measured perpendicular to the face of the door or gate, maneuvering clearances for a forward approach shall be provided.

404.2.6 Door and gate hardware.

- Handles, pulls, latches, locks and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. The operational force to retract latches or disengage devices that hold the door or gate in a closed position shall be as follows:
 - Hardware operation by a forward, pushing or pulling motion: 15 pounds maximum.
 - Hardware operation by a rotational motion: 28 inch-pounds maximum.
- Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
- Door and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door or gate to an open position of 12 degrees shall be 5 seconds minimum.
- Door and gate spring hinges shall be adjusted so that from an open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

405 Ramps

405.2 Slope.

- Ramp runs shall have a running slope greater than 1:20 and not steeper than 1:12.

TABLE 405.2-Allowable Ramp Dimensions In Existing Sites, Bldgs and Facilities

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:10 but not steeper than 1:8	3 inches
Steeper than 1:12 but not steeper than 1:10	6 inches

405.3 Cross Slope.

- Cross slope of ramp runs shall not be steeper than 1:48. Surfaces shall comply with Section 302.

405.3 Cross Slope.

- Cross slope of ramp runs shall not be steeper than 1:48. Surfaces shall comply with Section 302.

405.5 Clear Width

- The clear width of a ramp run shall be 36 inches minimum. Handrails and handrail supports that are provided on the ramp run shall not project into the required clear width of the ramp run.

405.6 Rise.

- The rise for any ramp run shall be 30 inches maximum.

405.7 Landings.

- Ramps shall have landings at the bottom and top of each ramp run.
- Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.
- Landings shall have a clear length of 60 inches minimum.
- Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum.

405.8 Handrails.

- Ramp runs with a rise greater than 6 inches shall have handrails complying with Section 505.

405.9 Edge Protection.

- Edge protection complying with Section 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

- 405.9.1 The floor surface of ramp runs and ramp landings shall extend 12 inches minimum beyond the inside face of a railing complying with Section 505.
- 405.9.2 A curb complying with 405.9.2.1 or a barrier complying with 405.9.2.2 shall be provided.

- 405.9.2.1 Curb. A curb shall be a minimum of 4 inches in height.
- 405.9.2.2 Barrier. Barriers shall be constructed so that the barrier prevents the passage of a 4 inch diameter sphere where any portion of the sphere is within 4 inches of the floor.

405.10 Wet Conditions.

- Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps And Blended Transitions

406.6 Detectable Warnings.

- Where detectable warning surfaces are provided, they shall comply with Section 705.

406.6.2 Locations for Detectable Warning Surfaces.

- Detectable warning surfaces shall be provided at the following locations on pedestrian access routes and at transit stops:
 - Curb ramps and blended transitions at pedestrian street crossings,
 - Pedestrian refuge islands,
 - Pedestrian at-grade rail crossings not located within a street or highway,
 - Boarding platforms at transit stops for buses and rail vehicles where the edges of the boarding platform are not protected by screens or guards and
 - Boarding and alighting areas at sidewalk or street-level transit stops for rail vehicles where the side of the boarding and alighting areas facing the rail vehicles is not protected by screens or guards.

504 Stairways

504.3 Open risers.

- Open risers shall not be permitted.

504.4 Tread surface.

- Stair treads shall comply with Section 302 and shall have a slope not steeper than 1:48.

504.5 Nosings.

- Nosings shall comply with the following:
 - Nosings within a stairway shall be uniform
 - If rounded, the radius of curvature at the leading edge of the tread shall be ½ inch maximum.
 - If beveled, the bevel at the leading edge shall slope at 45 degrees to the plane of the top surface of the tread and landing and extend for a horizontal distance of ½ inch maximum.
- Nosings that project beyond risers shall have the underside of the leading edge curved or beveled.
- Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical.
- The permitted projection of the nosing shall be 1 ½ inches maximum over the tread or floor below.

504.6 Visual contrast.

- Visual contrast shall comply with one of the following:
 - The leading 1 to 2 inches of every tread and landing measured horizontally from the leading edge of the nosing, shall consist of a solid color having visual contrast of dark-on-light or light-on-dark from the remainder of the tread. The contrasting marking shall be durable and shall extend from one side of each tread to the other side of each tread.
 - Durable distinctive warning markings required by the adopted building code or ANSI safety standard.

504.8 Wet Conditions.

- Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

504.10/11 Tactile signage.

- Stair level identification signs in raised characters and braille complying with Sections 703.3 and 703.4 shall be located at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level. The exit door discharging shall have a sign with raised characters and braille stating "EXIT". A sign stating EXIT shall be provided adjacent to an area of refuge providing direct access to a stairway, an exterior area for assisted rescue, an exit stairway, an exit ramp, an exit passageway and the exit discharge.

505 Handrails

505.1 General.

- Handrails required for ramps, stairs, pool sloped entries and pool stairs shall comply with Section 505.

505.2 Location.

- Handrails shall be provide on both sides of stairs and ramps.

505.3 Continuity.

- Handrails shall be continuous within full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs.

505.4 Height

- Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above stair nosings, ramp surfaces and walking surfaces. Handrails shall be at a consistent height above stair nosings, ramp surfaces and walking surfaces.

505.5 Clearance.

- Clearance between handrail gripping surface and adjacent surfaces shall be 1 ½ inches minimum.

505.6 Gripping Surface.

- Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

505.7 Cross Section.

- Handrails with circular cross section shall have a perimeter dimension of 1 ¼ inches minimum and 2 inches maximum.
- Noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6 ¼ inches maximum, and a cross-section dimension of 2 ¼ inches maximum.

505.8 Surfaces.

- Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

505.9 Fittings.

- Handrails shall not rotate within their fittings.

505.10 Handrail extensions.

- Ramp and stair handrails shall extend horizontally above the landing for 12 inches minimum. Stair handrails shall extend to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
- At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

602 Drinking Fountains and Bottle Filling Stations

602.2 Drinking fountains for persons using wheelchairs.

- A clear floor space positioned for a forward approach to the drinking fountain shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.
- Spout outlets of drinking fountains shall be 36 inches maximum above the floor.
- Spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers.

603 Toilet and Bathing Rooms

603.2 Clearances.

- Turning space shall be provided within the room. The required turning space shall not be provided within a toilet compartment.
- Doors shall not swing into the clear floor space or clearance for any fixture.

604 Water Closets & Toilet Compartments

604.5 Grab Bars

- Grab bars shall be provided on the rear wall and on the side wall closest to the water closet
 - Fixed side-wall grab bars shall include a horizontal bar comply with Section 604.5.1.1 and a vertical grab bar comply with Section 604.5.1.2.
 - Horizontal grab bar 42 inches minimum in length shall be located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall.
 - Vertical grab bar 18 inches in length shall be mounted with the bottom of the bar located 39 inches minimum and 41 inches maximum above the floor, and with the center line of the bar located 39 inches minimum and 41 inches maximum from the rear wall.
 - Rear-wall grab bar shall be 36 inches minimum in length, be located 6 inches maximum from the side wall, and extend 42 inches minimum from the side wall.

604.9 Wheelchair accessible toilet compartments.

- Minimum area of a wheelchair accessible toilet compartment shall be 60 inches minimum in width measured perpendicular to the side wall, and 56 inches minimum in depth for wall hung water closets, and 59 inches minimum in depth for floor mounted water closets measured perpendicular to the rear wall.
- Wheelchair accessible toilet compartment doors, including door hardware, shall comply with Section 404. The door shall be self-closing. A pull shall be placed on both sides of the door near the latch. Wheelchair accessible toilet compartment doors shall not swing into the required minimum area of the compartment.
- Farthest edge of the wheelchair accessible toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.
- Wheelchair accessible toilet compartments shall be arranged for left-hand or right-hand approach to the water closet.

605 Urinals

605.2 Height and depth.

- Urinals shall be of the stall type or shall be of the wall hung type with the rim at 17 inches maximum above the floor. Urinals shall be 13 ½ inches minimum in depth measured from the outer face of the urinal rim to the finished wall surface.
- Clear floor space positioned for forward approach shall be provided.

606 Lavatories and Sinks

606.2 Clear floor space.

- Clear floor space positioned for forward approach, shall be provided as per 303.3 (52 inches minimum in length and 30 inches minimum in width).
- Front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface.
- Faucets shall comply with Section 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
- Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance

- A clearance in front of bathtubs extending the length of the bathtub and 30 inches minimum in depth. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches minimum beyond the wall at the head end of the bathtub.

607.4 Grab bars

- Horizontal grab bar 24 inches minimum in length shall be provided on the control end wall beginning near the front edge of the bathtub and extending toward the inside corner of the bathtub.
- Vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum and 6 inches maximum inward from the front edge of the bathtub.
- Bathtub with removable seats, grab bars complying with Section 607.4.2 shall be provided.

608 Shower Compartments

608.2.1 Transfer-type shower compartments.

- Transfer-type shower compartments shall have a clear inside dimension of 36 inches by 36 inches measured at the center point of opposing sides. An entry of 36 inches minimum in width.
- A clearance of 52 inches minimum in length and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment. The length of the clear floor space shall be measured perpendicular from either the control wall or from 4 inches behind the control wall.
- Folding or non-folding seat complying with Section 610 shall be provide on the wall opposite the control wall.

608.2.2 Standard roll-in-type shower compartments.

- Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches minimum in width and 30 inches minimum in depth, measured at the center point of opposing sides. An entry 60 inches minimum in width shall be provided.
- A clearance of 60 inches minimum in length adjacent to the 60 inches width of the open face of the shower compartment, and 30 inches minimum in depth, shall be provided.
- A folding seat complying with Section 610 shall be provided on an end wall.

608.3 Grab bars

- Transfer-type showers.
 - Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches from the control wall.
 - Vertical grab bars 18 inches minimum in length shall be provided on the control end wall 3 inches minimum and 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the shower.
- Standard roll-in-type showers.
 - A grab bar shall be provided on the back wall beginning at the edge of the seat. The grab bars shall not be provided above the seat. The back-wall grab bar shall extend the length of the wall and extend within 6 inches maximum from the adjacent inside wall opposite the seat.
 - Where a sidewall is provided opposite the seat within 72 inches of the seat wall a vertical grab bar shall be provided. A vertical grab bar 18 inches minimum in length shall be provided on the end wall 3 inches minimum and 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the shower.

609 Grab Bars

609.2 Cross Section.

- Grab bars with circular cross section shall have an outside diameter of 1 ¼ inch minimum and 2 inches maximum.
- Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.
- Space between the wall and the grab bar shall be 1 ½ inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 ½ inches minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.

609.4 Position of grab bars.

- Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface.
- Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements. Edge shall be rounded.
- Grab bars shall not rotate within their fittings.
- Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

802 Assembly Areas

802.2 Floor surfaces.

- The floor surface of wheelchair space locations shall have a slope not steeper than 1:48 and shall comply with Section 302.

802.3 Width.

- A single wheelchair space shall be 36 inches minimum in width.

802.4.1 New buildings and facilities.

- In new buildings and facilities, where a wheelchair space is entered from the front or rear, the wheelchair space shall be 52 inches minimum in depth. Where a wheelchair space is only entered from the side, the wheelchair space shall be 60 inches minimum in depth.

802.4.2 Existing buildings and facilities.

- In existing buildings and facilities, where a wheelchair space is entered from the front or rear, the wheelchair space shall be 60 inches minimum in depth.

803 Dressing, Fitting and Locker Rooms

803.1 General

- Turning space shall be provided within the room.
- Doors shall not swing into the clear floor space complying with Section 305.3 is provided within the room, beyond the arc of the door swing.

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EASTLAKE LOT 6 BUILDING

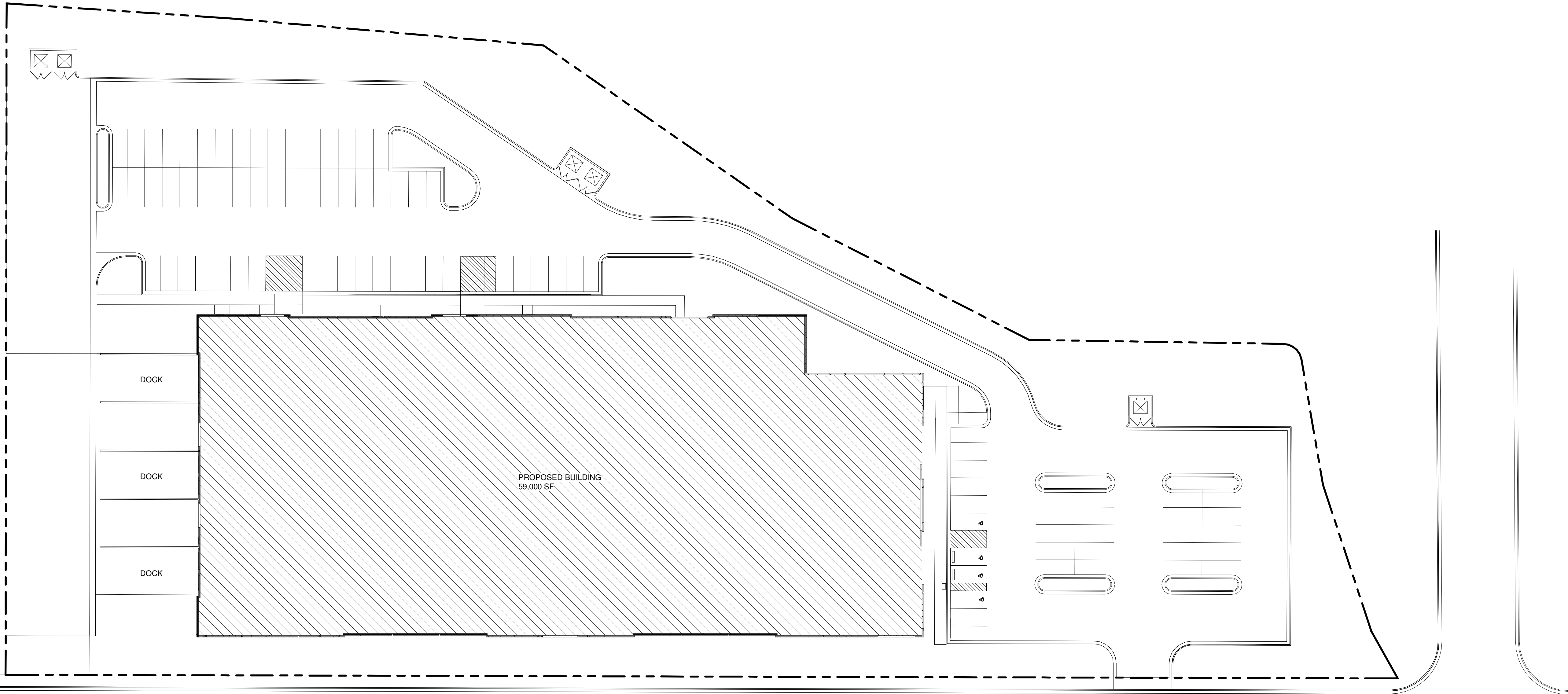
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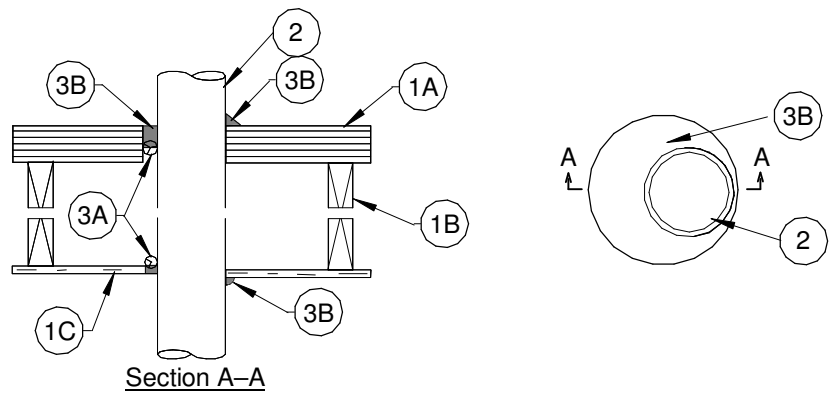
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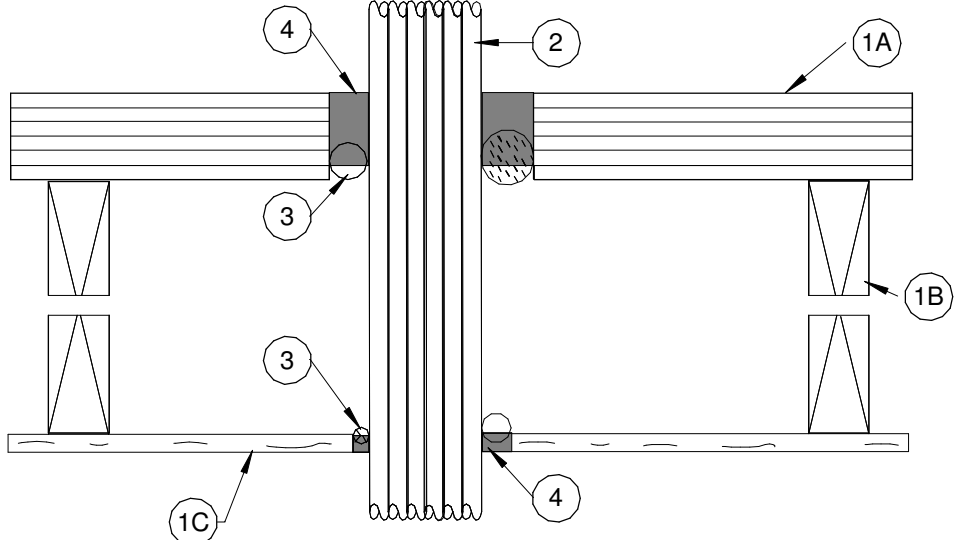
4/22/2025 1:30:51 PM K:\Drawings 2024\2024-066 Martin Snow 60,000 SF building\Martin Snow 60,000 SF building 8.rvt



1. Floor/ceiling assembly:
A. Flooring system: 5/8" thick plywood/2" x 4" continuous wood decking.
B. Wood joist: Nom. 2" x 10" lumber joist.
C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
2. Metallic pipe:
A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
3. Forming and fire stop materials:
A. Forming material (optional): Foam backer rod packed into opening as a permanent form.
B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies.
Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrant.

ONE HOUR WOOD FLOOR PENETRATION

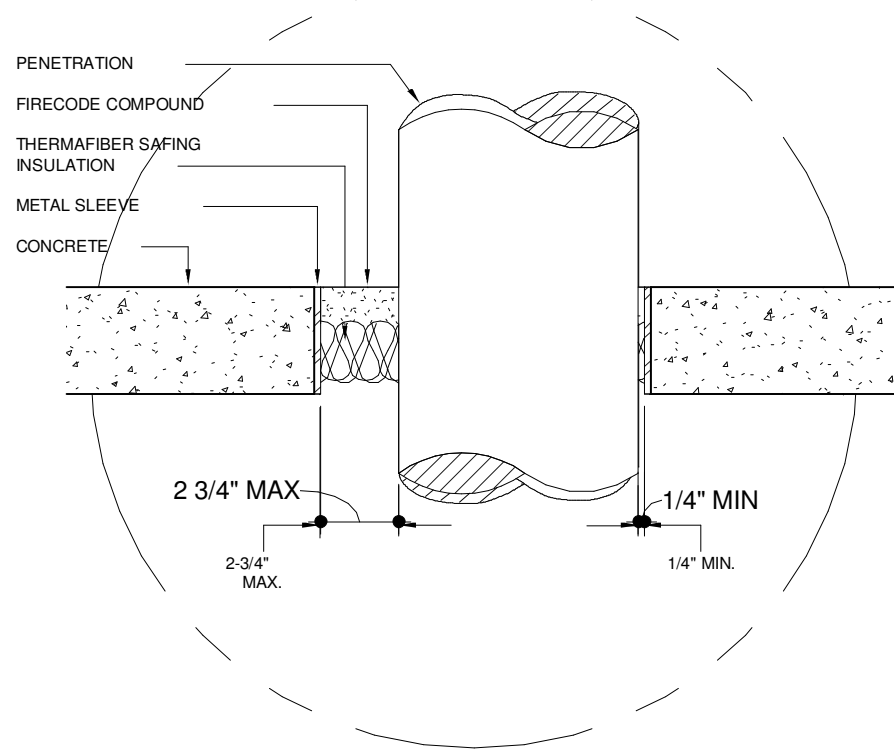
SCALE 12" = 1'-0"



1. Floor/ceiling assembly:
A. Floor system: 5/8" thick plywood/2" x 4" continuous wood decking.
B. Trusses: 2" x 4" lumber in conjunction with galv. steel plates or 2" x 10" wood floor joist.
C. Ceiling system: 1 layer of 5/8" gypsum wallboard per UL Design.
2. Cables: The following types and sizes of cable may be used:
A. Maximum three-conductor with ground No. 10 AWG (or smaller) PVC insulation and jacket.
B. Maximum 100-pair No. 24 AWG (or smaller) PVC insulation and jacket.
C. Maximum 7/C No. 12 AWG copper conductor control cables. The annular space shall be 1/2".
3. Forming material (optional): Foam backer rod firmly packed into opening as a permanent form.
4. Type IA: Minimum 1/2" thick sealant applied within annulus, flush with the top surface of the floor and bottom of the ceiling assemblies.

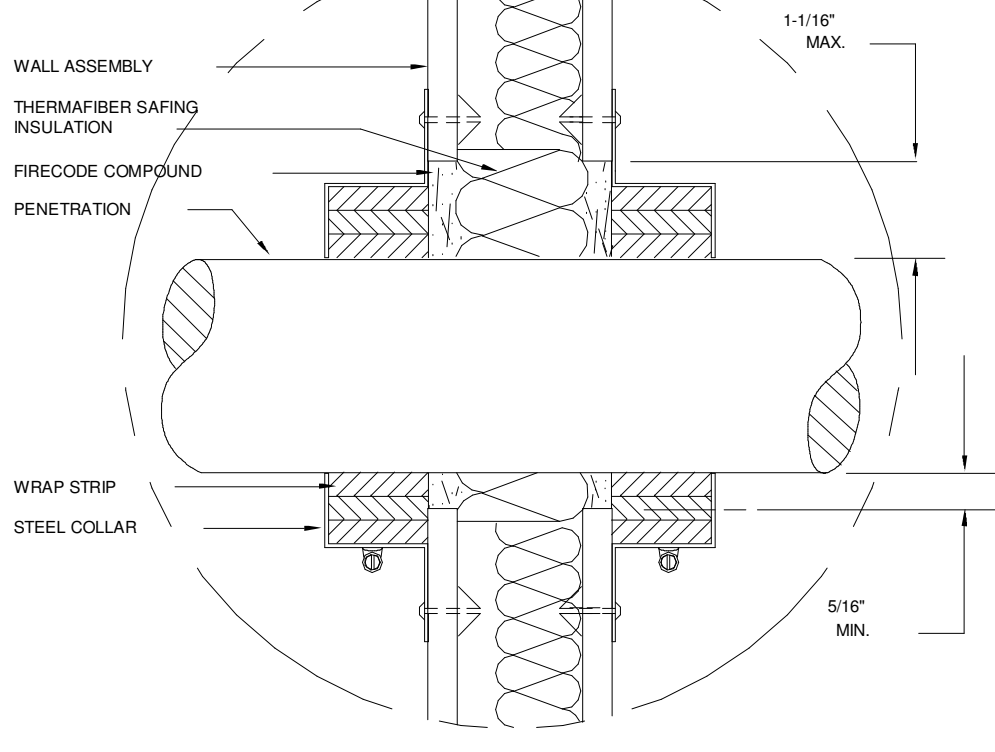
TWO HOUR WOOD FLOOR PENETRATION

SCALE 12" = 1'-0"



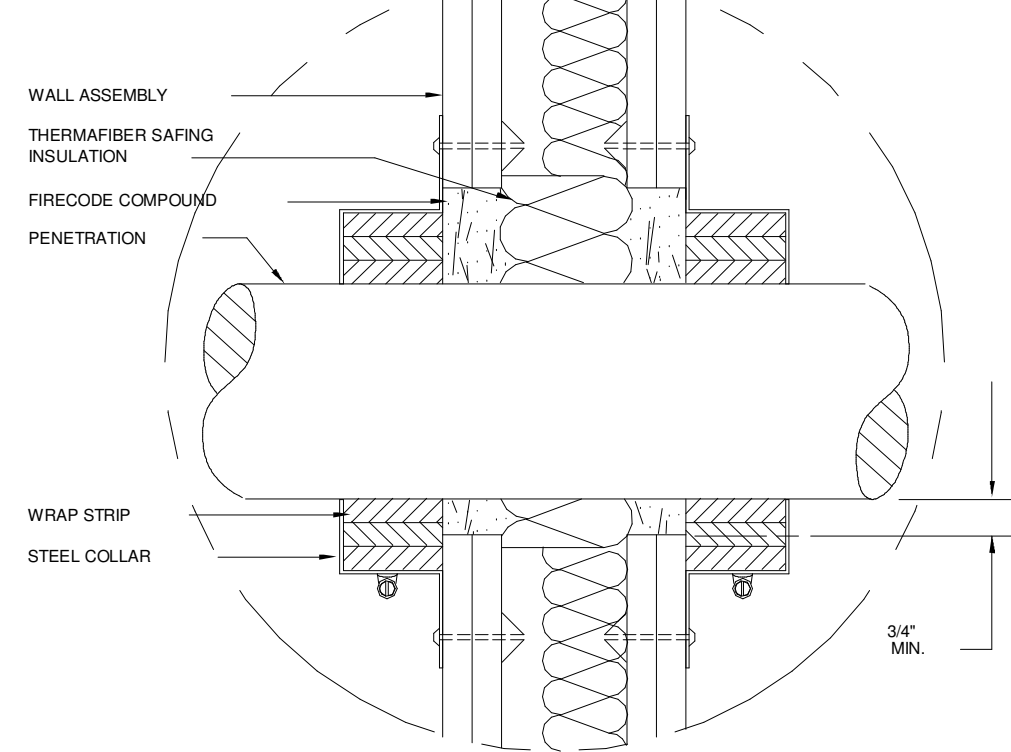
CONCRETE WALL/FLOOR PENETRATION

SCALE 6" = 1'-0"



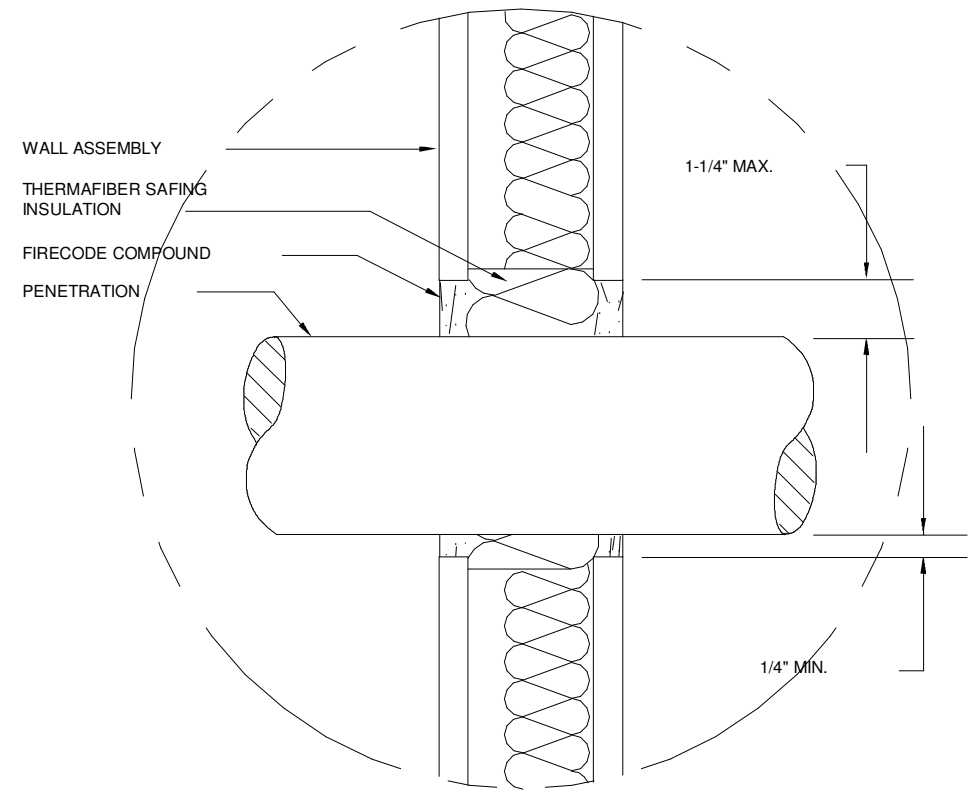
ONE HOUR WALL PENETRATION w/COLLAR

SCALE 6" = 1'-0"



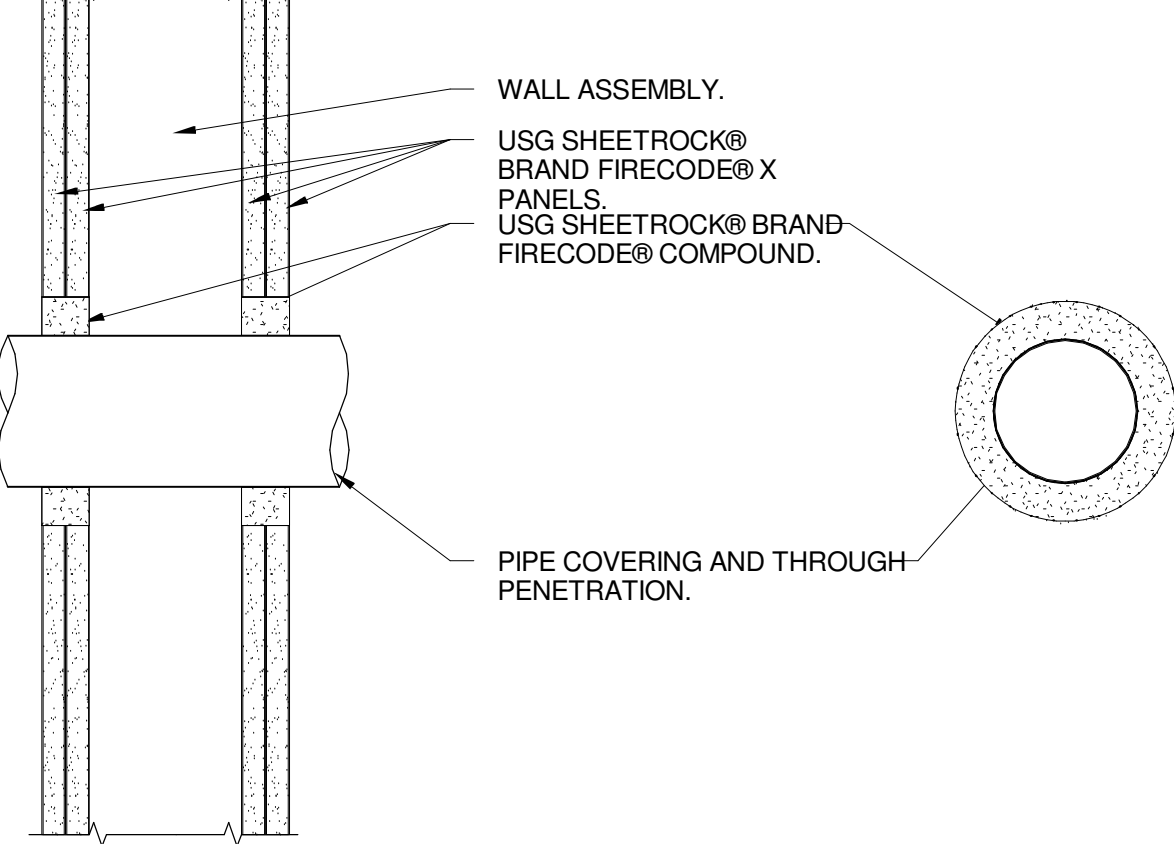
TWO HOUR WALL PENETRATION w/COLLAR

SCALE 6" = 1'-0"



ONE HOUR WALL PENETRATION

SCALE 6" = 1'-0"



TWO HOUR WALL PENETRATION

SCALE 3/32" = 1'-0"

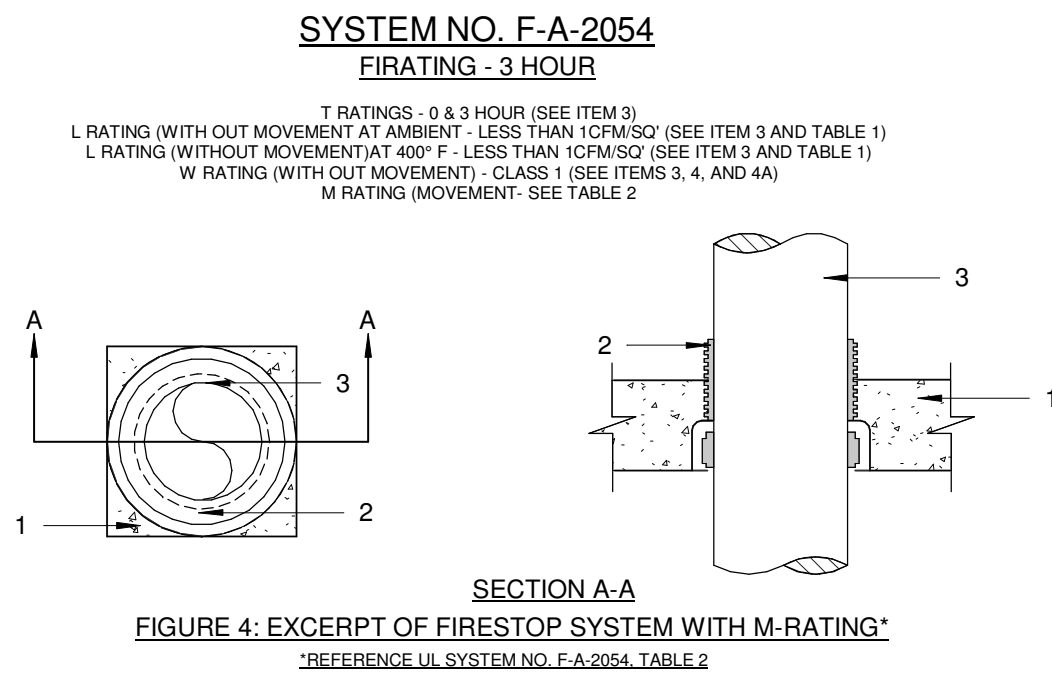


TABLE 1: M-RATING TABLE FOR F-A-2054 SYSTEM*

THE M. RATING FOR THE FIRESTOP SYSTEM IS DEPENDENT ON THE VARIABLES AS NOTED IN TABLE 2 BELOW.

MOVEMENT DIRECTION	PENETRANT ITEM	NOMINAL PENETRANT DIA.	DEVICE SIZE	MOVEMENT	SEALANT DEPTH	L RATING	W RATING
Y	3A	2"	2 IN.	100%	N.A.	N.A.	N.A.
Z	3A	2"	2 IN.	3.21"	N.A.	N.A	NZ.

*PERCENTAGE MOVEMENT BASED ON THE MINIMUM DISTANCE BETWEEN PENETRANT OF AND DEVICE ID.

TABLE 2: TEST RESULTS FIRESTOP SOLUTIONS TESTED FOR MOVEMENT - DEVICES*

LISTING	F RATING	PRODUCT	PENETRANT	MOVEMENT	
				Y DIRECTION	Z DIRECTION
WL 1597	1 HR	CFS-BL	2" STEEL PIPE / CONDUIT	50%	1"
FA 2054	3 HR	CP 680	2" PVC PIPE	100%	3.21"
WL 3334	1 HR W/ MOVEMENT	CP 653 OR CFS-SL GA L	MAX 1" CABLE BUNDLE	100%	3.21"
WL 2078	1 HR	CP 643N / CP 644	2" PVC PIPE	100%	3.21"
WJ 1321	1 HR	CFS BL	2" STEEL PIPE / CONDUIT	50%	0.25"

*TABLE INCLUDES REFERENCE INFORMATION FOR COMPARISON ONLY. SEE LISTINGS FOR FULL SYSTEM DETAILS, REQUIREMENTS, AND MOST RECENT INFORMATION.

TABLE 3: TEST RESULTS FIRESTOP SOLUTIONS TESTED FOR MOVEMENT - SEALANTS*

LISTING	F RATING	PRODUCT	PENETRANT	MOVEMENT	
				Y DIRECTION	Z DIRECTION
WL 1054	1 HR	FS-ONE MAX	2" STEEL PIPE / CONDUIT	5%	.25"
WL 1290	1 HR	CP 606	2" STEEL PIPE	5%	.25"
WL 2244	1 HR WITH MOVEMENT	FS-ONE MAX	2" PVC PIPE	5%	.25"

*TABLE INCLUDES REFERENCE INFORMATION FOR COMPARISON ONLY. SEE LISTINGS FOR FULL SYSTEM DETAILS, REQUIREMENTS AND MOST RECENT INFORMATION.

FIRE STOPPING DETAIL 1-3 HOURS

SCALE 1/8" = 1'-0"

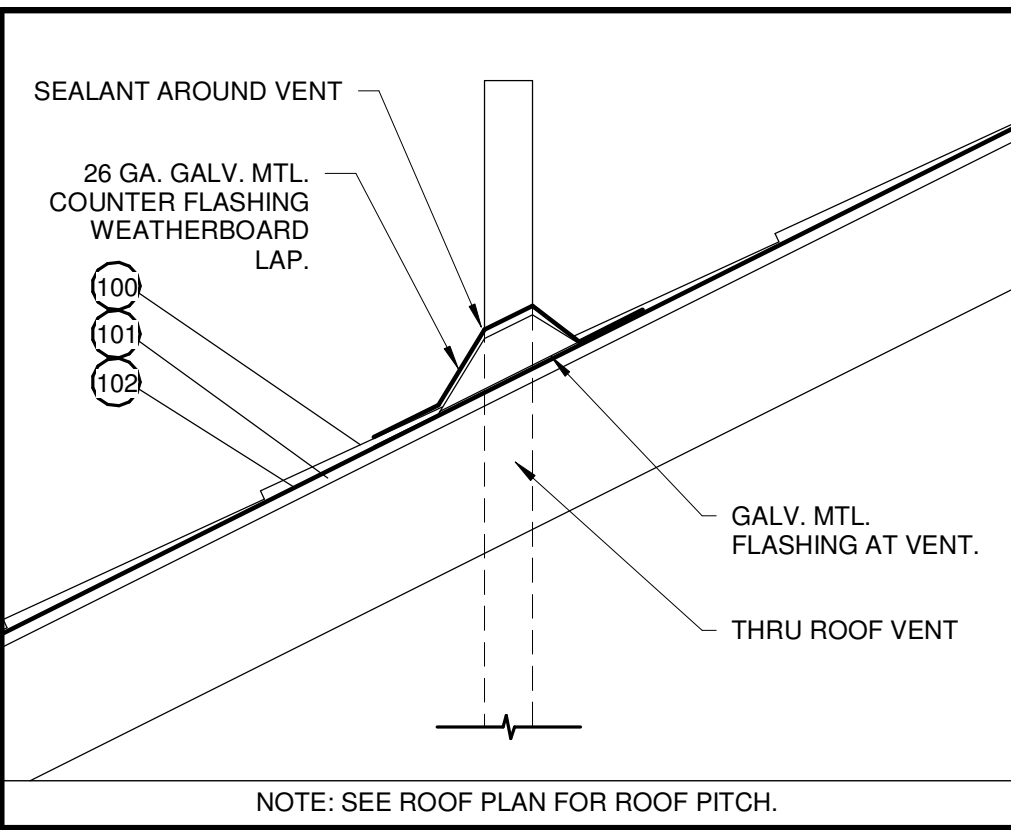
3M Fire Barrier CP 25WB+ Caulk
A. Volume Fill Guide for Core Drilled Holes Application guide for filling holes with CP 25WB+ Caulk

Metallic Pipe Size	Actual Pipe O.D.	Common Hole or sleeve I.D.	Volume of Caulk Req'd 1/2" Cartridge of Caulk (in)	Gallons of Caulk
1 in.(35,4 mm)	1.32 in.(33,5 mm)	2 in.(50,8 mm)	0.89	.05
2 in.(50,8 mm)	2.38 in.(60,4 mm)	3 in.(76,2 mm)	1.31	.07
3 in.(76,2 mm)	3.50 in.(88,9 mm)	4 in.(101,6 mm)	1.47	.08
4 in.(101,6 mm)	4.50 in.(114,3 mm)	5 in.(127,0 mm)	1.87	.10
5 in.(127,0 mm)	5.56 in.(141,2 mm)	6 in.(152,4 mm)	2.00	.11
6 in.(152,4 mm)	6.63 in.(168,4 mm)	8 in.(203,2 mm)	7.87	.41
8 in.(203,2 mm)	8.63 in.(219,2 mm)	10 in.(254,0 mm)	10.02	.53
10 in.(254,0 mm)	10.75 in.(273,0 mm)	12 in.(304,8 mm)	11.16	.59
12 in.(304,8 mm)	12.75 in.(323,8 mm)	14 in.(355,6 mm)	13.05	.69

- Notes:
1. Final caulk requirements may vary if criteria is different than stated in the application guide.
2. When the maximum annular space is 1-1/4 in. (31,8 mm) or less, a 1/2 in. (12,7 mm) minimum depth of CP 25WB+ Caulk is required.
3. When the maximum annular space is larger than 1 in. (25,4 mm) or the pipe O.D is greater than 12 in. (304,8 mm), a 1 in. (25,4 mm) minimum depth of CP 25WB+ Caulk is required.
4. Damming materials, such as fiberglass, mineral wood or backer rod, may be used to support the CP 25WB+ Caulk.

TWO HOUR WALL PENETRATION

SCALE 1" = 1'-0"



Vent Thru Roof

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

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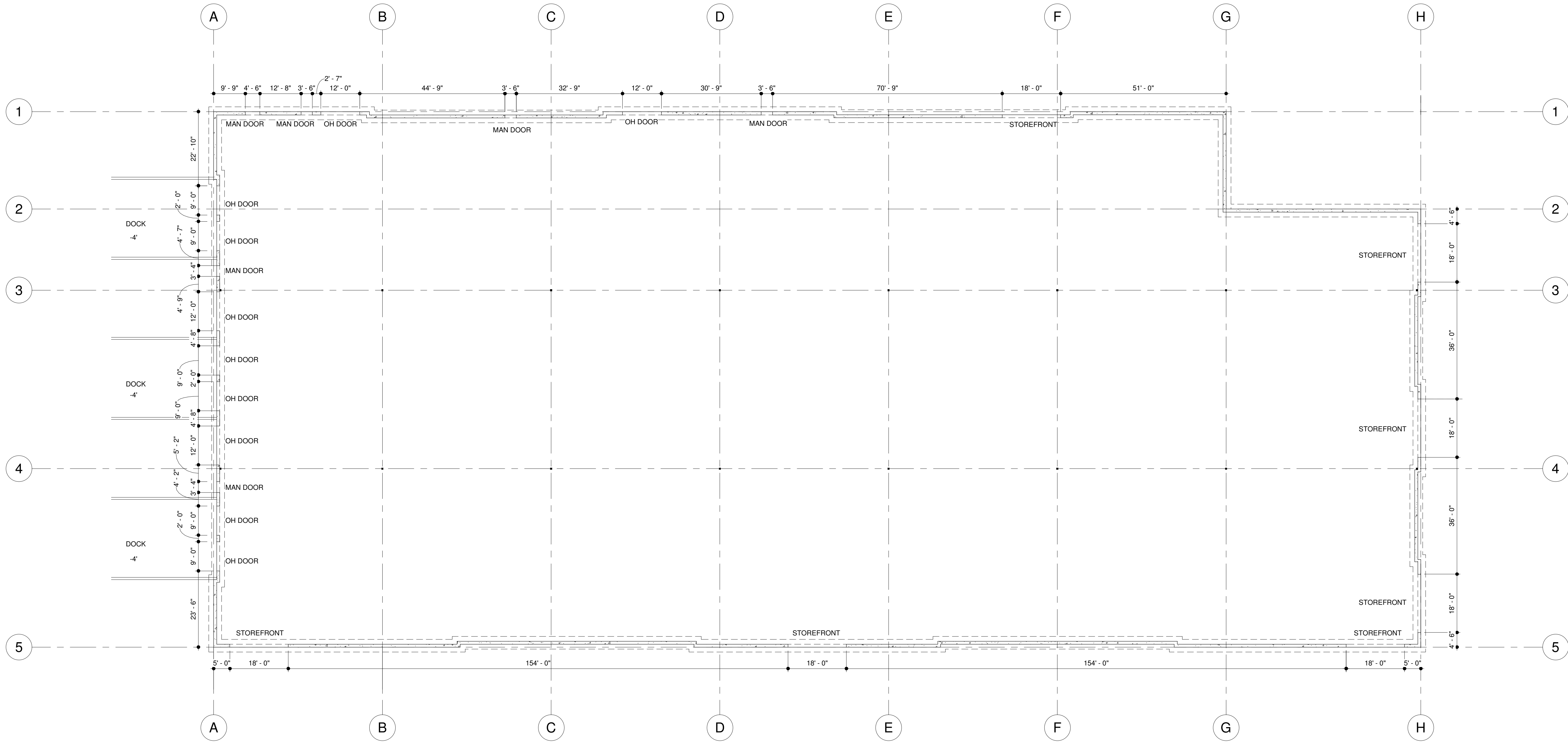
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EASTLAKE LOT 6 BUILDING
For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

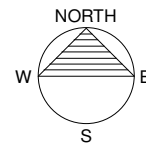
SHEET NO.
A-0.9A

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03/31/2025



ARCHITECTURAL FOOTING & FOUNDATION PLAN

SCALE 1/16" = 1'-0"



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For Martin Snow

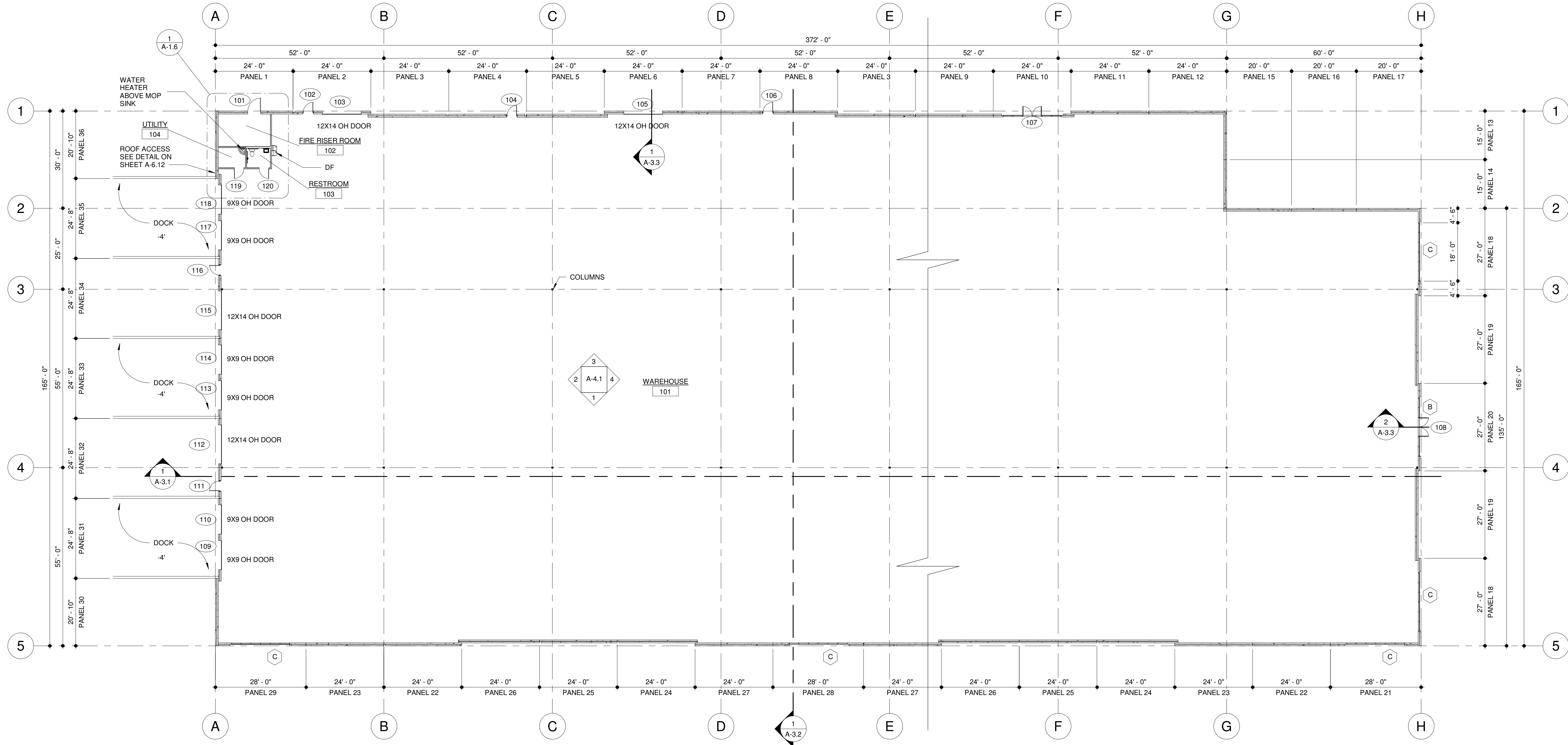
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SHEET NO.
A-1.0

DATE
03/31/2025

SEGMENT 1

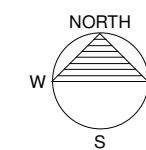
SEGMENT 2



OVERALL FLOOR PLAN

SCALE 1/16" = 1'-0"

59,000 SF



- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-5.1 FOR WALL TYPE DETAILS

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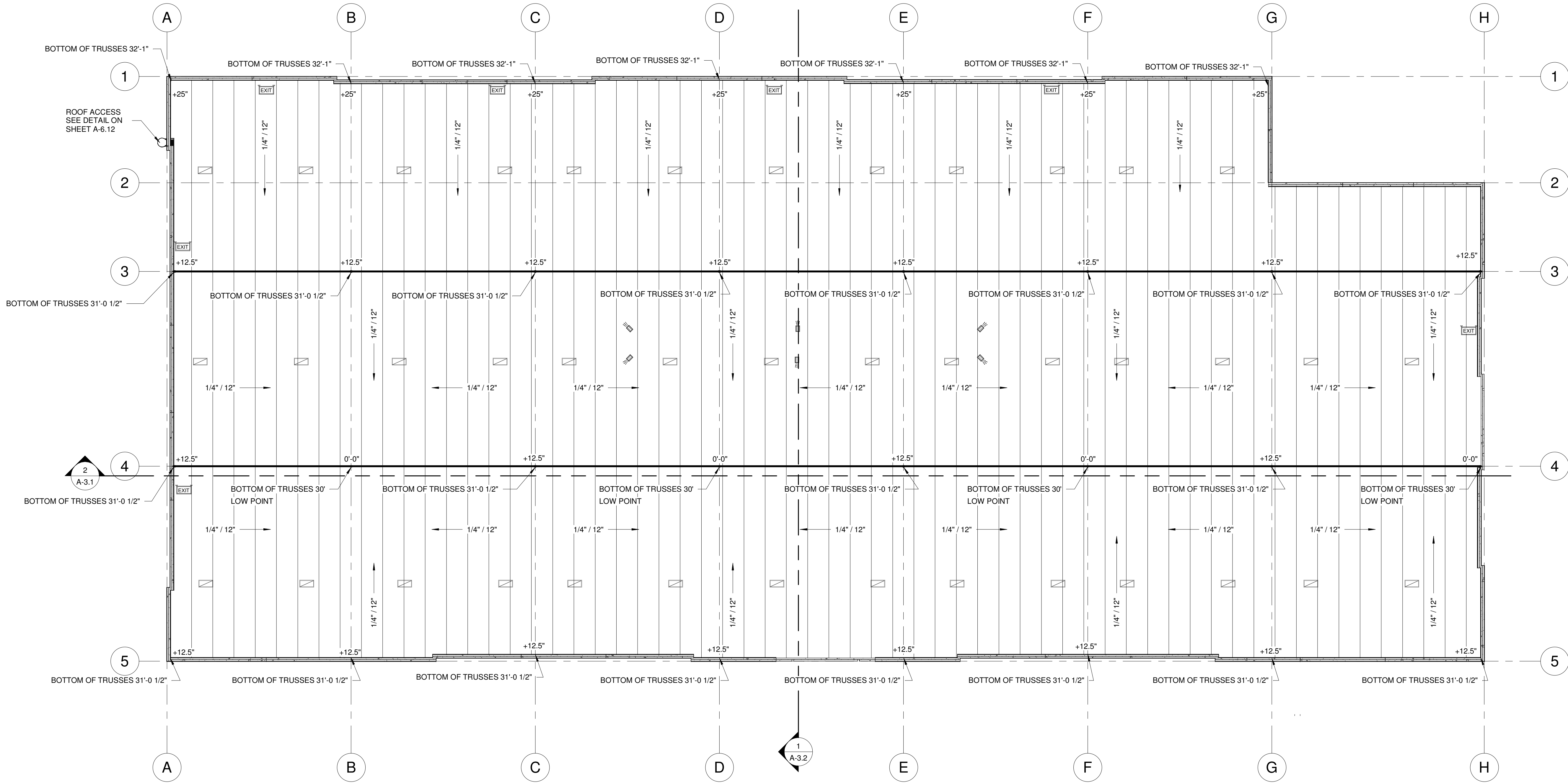
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SHEET NO.
A-1.1

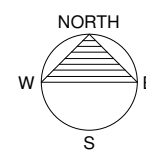
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REFLECTED CEILING PLAN

SCALE 1/16" = 1'-0"



ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EXIT SIGN
	LIGHT FIXTURE, SEE MEP DRAWING
	LIGHT FIXTURE, SEE MEP DRAWING
	UNIT HEATER, SEE MEP DRAWING

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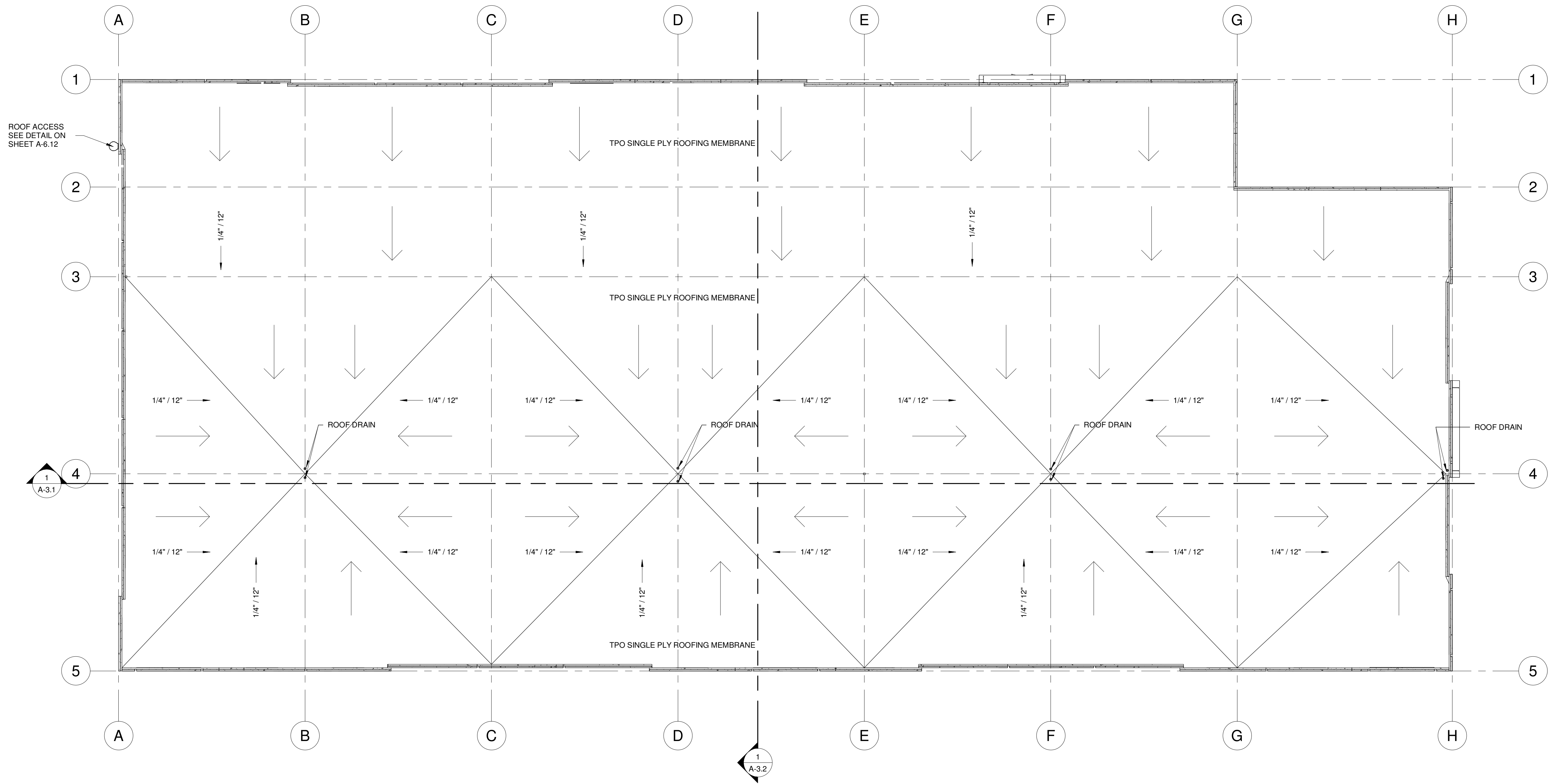
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A-1.2

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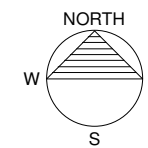
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ROOF PLAN

SCALE 1/16" = 1'-0"



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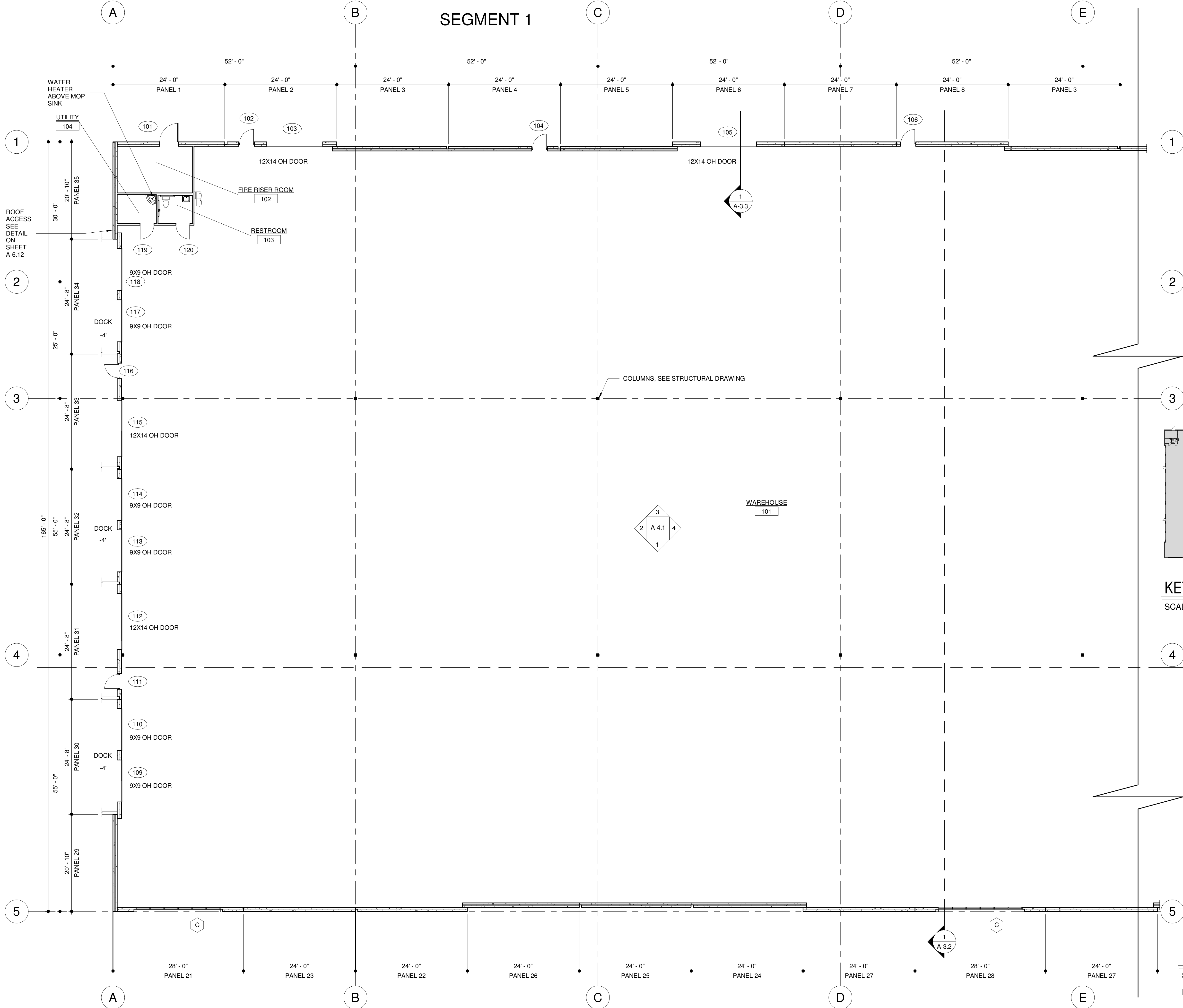
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SHEET NO.
A-1.3
DATE
03/31/2025



KEY PLAN SEGMENT 1

SCALE 1" = 60'-0"

ENLARGED FLOOR PLAN SEGMENT 1

SCALE 1" = 10'-0"

NOTE: ENLARGED FLOOR PLAN IS AT SCALE : 1" = 10'-0"

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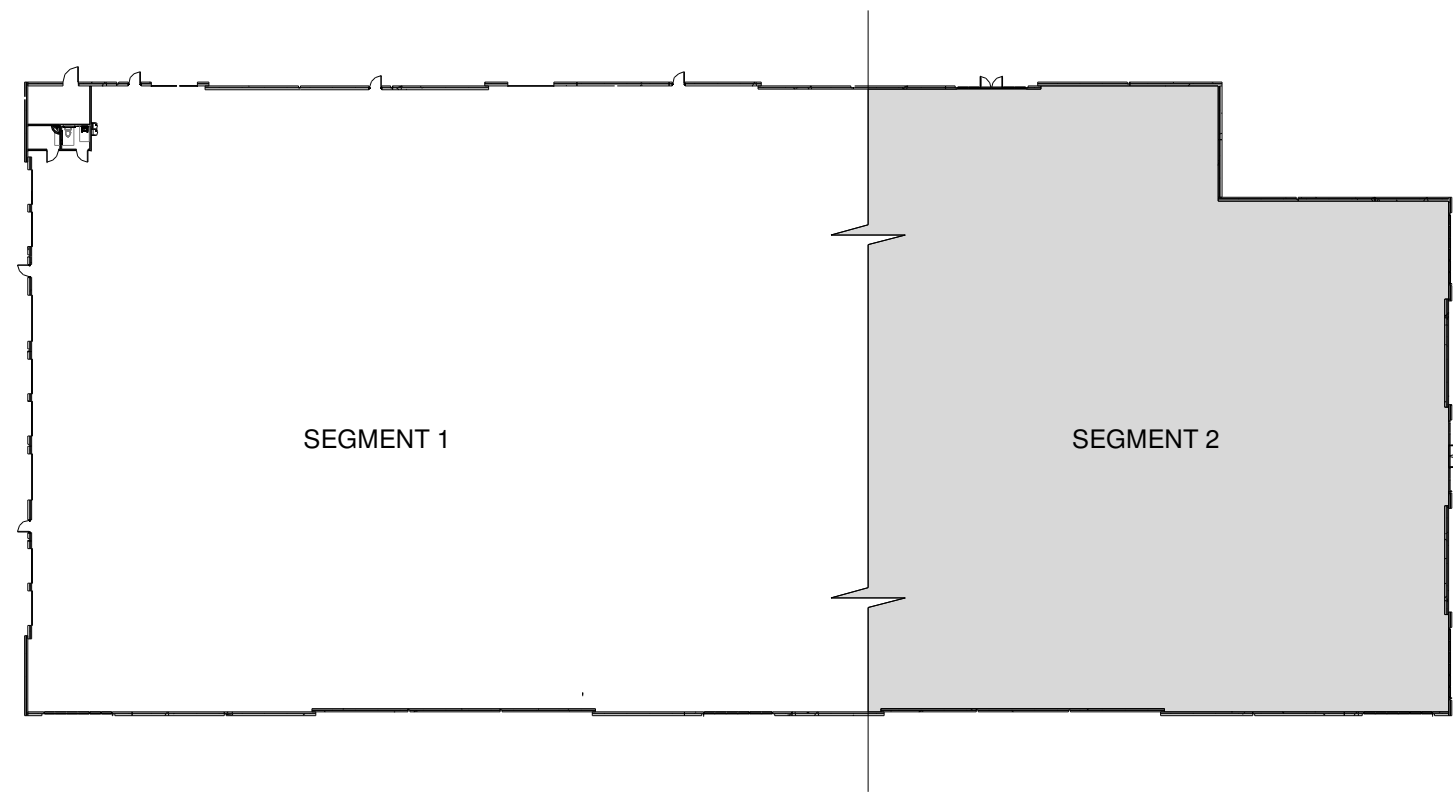
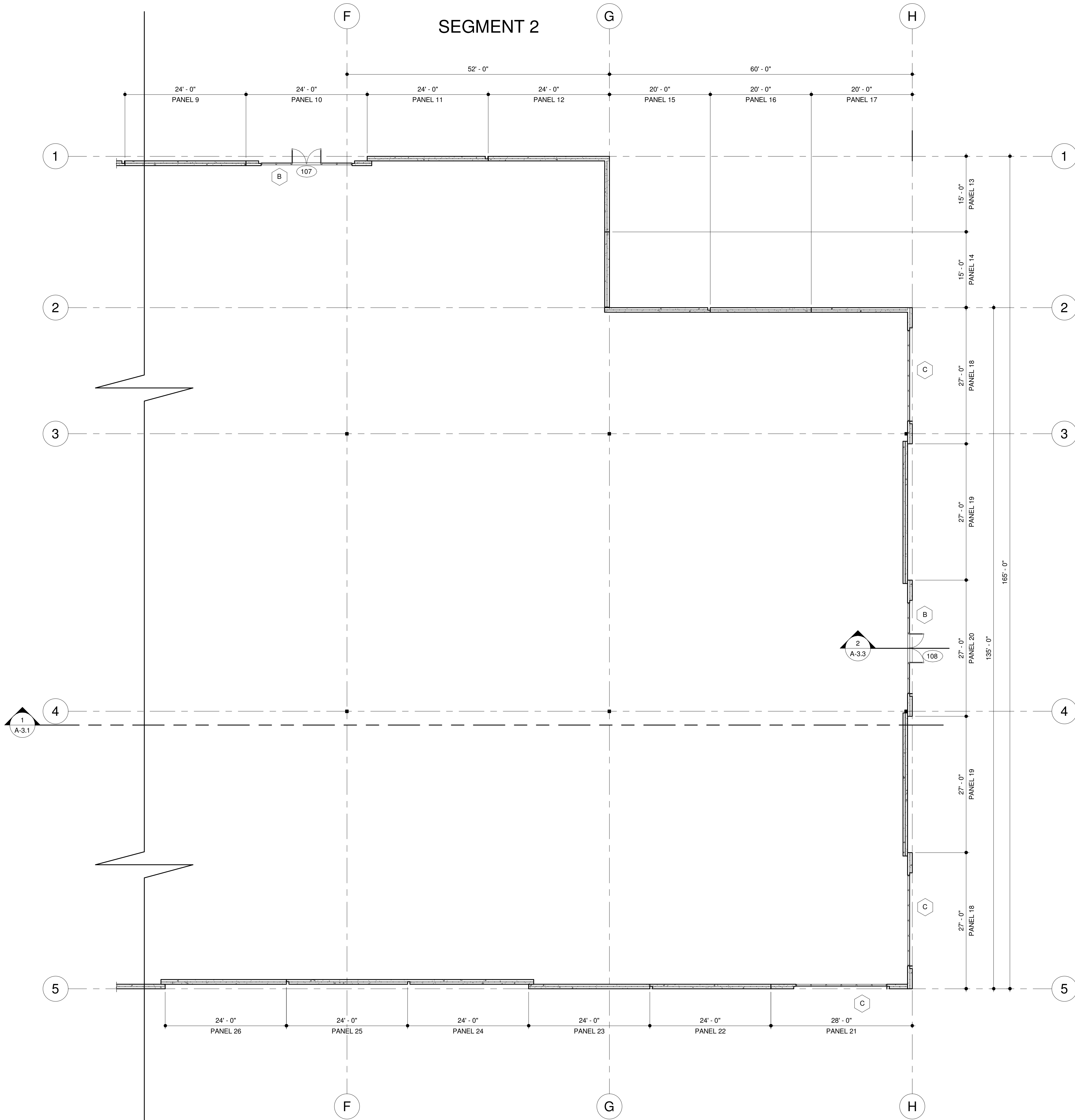
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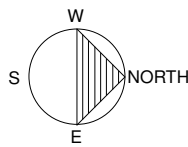
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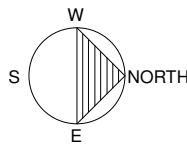
KEY PLAN SEGMENT 2

SCALE 1" = 50'-0"



ENLARGED FLOOR PLAN SEGMENT 2

SCALE 1" = 10'-0"



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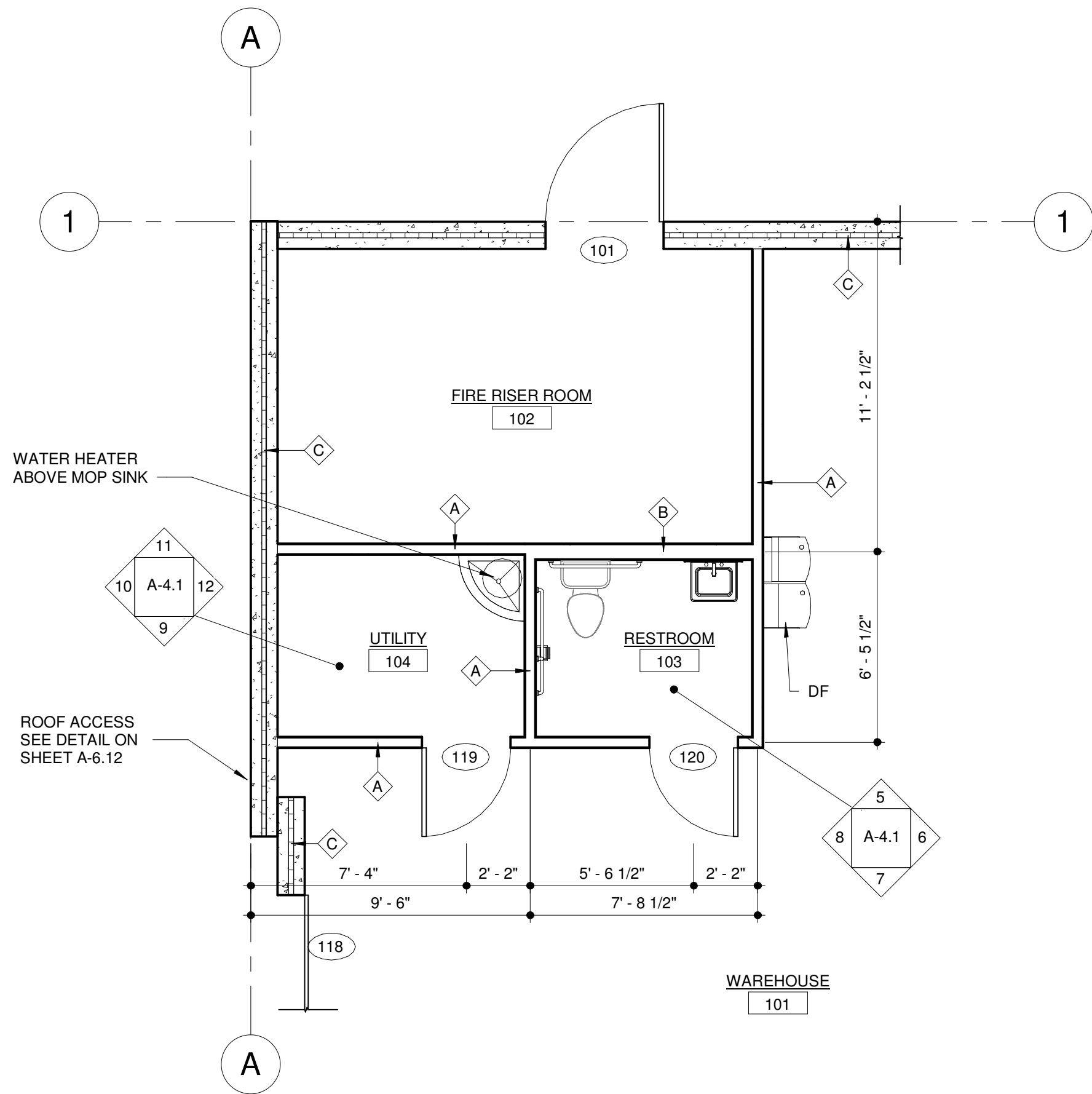
EASTLAKE LOT 6 BUILDING

For Martin Snow

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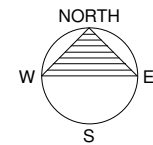
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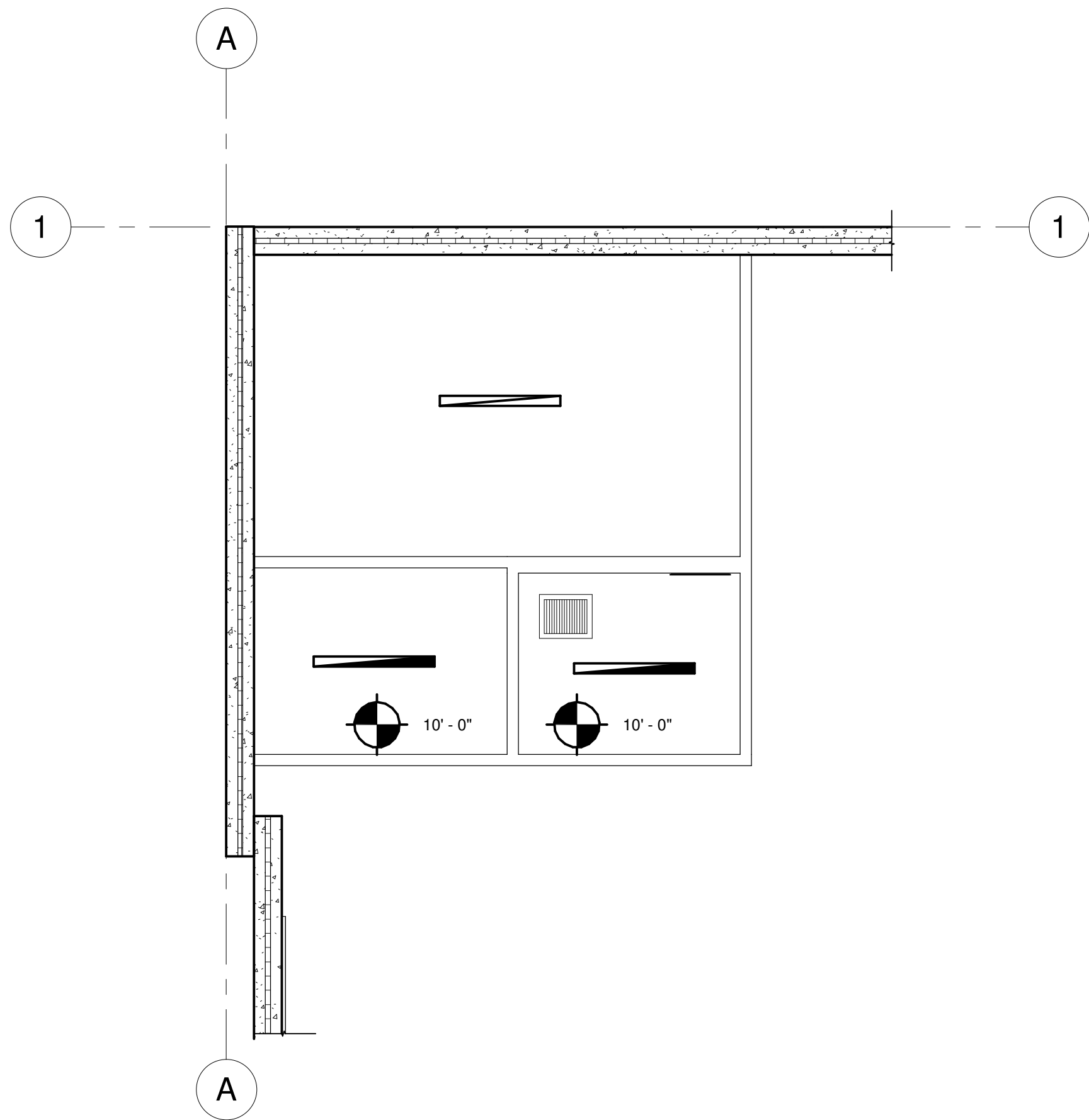


ENLARGED FIRE RISER ROOM

SCALE 1/4" = 1'-0"

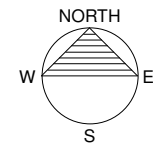


ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE, SEE MEP DRAWING
	LIGHT FIXTURE, SEE MEP DRAWING
	EXHAUST FAN, SEE MEP DRAWING



ENLARGED FIRE RISER ROOM REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"



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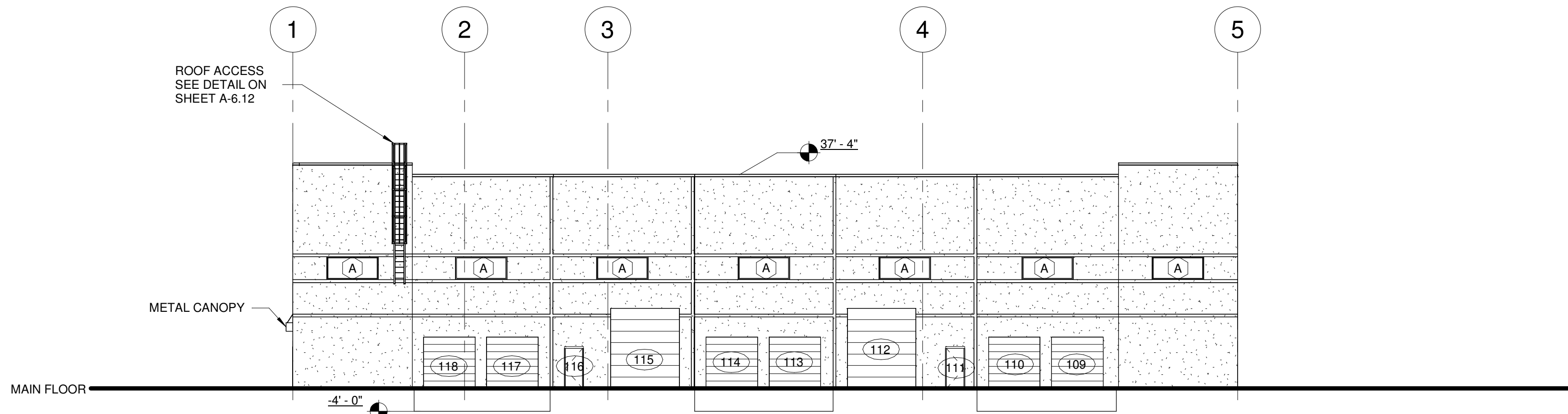
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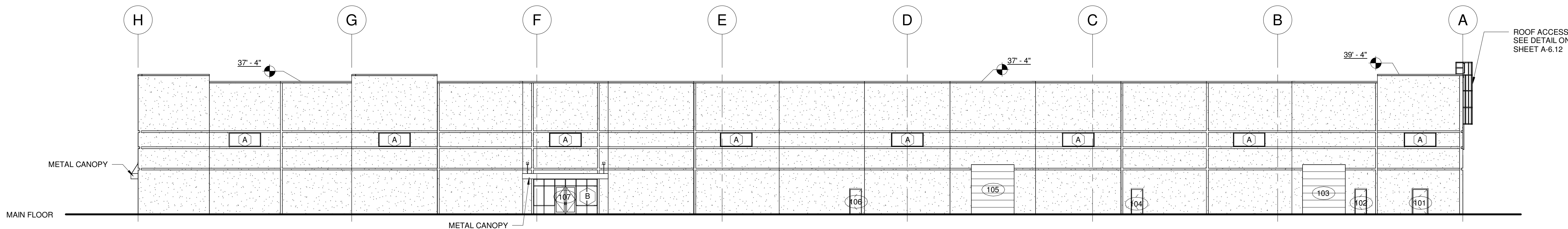
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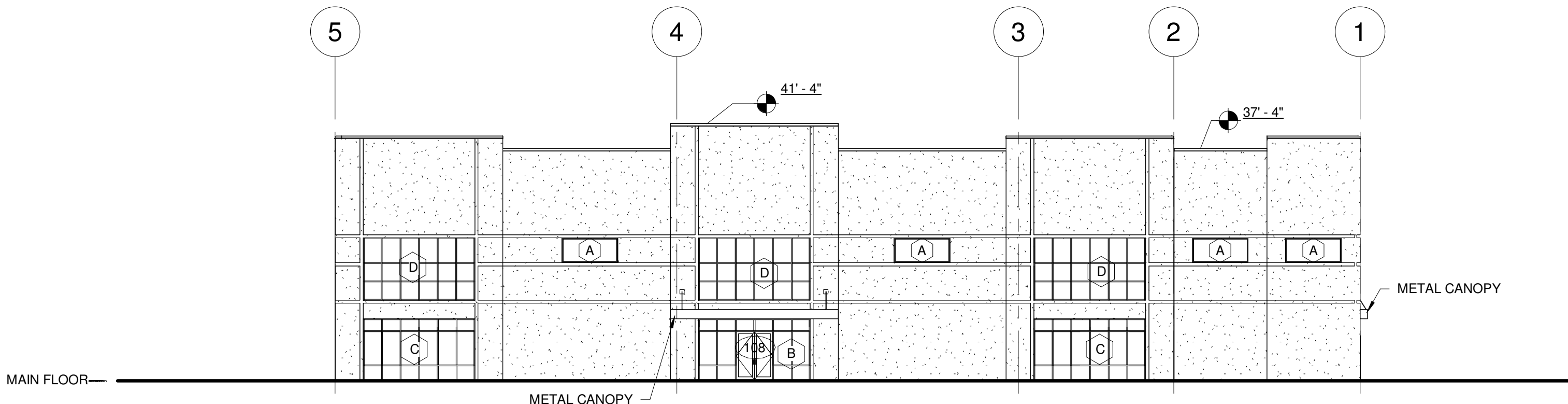
WEST ELEVATION.

SCALE 1/16" = 1'-0"



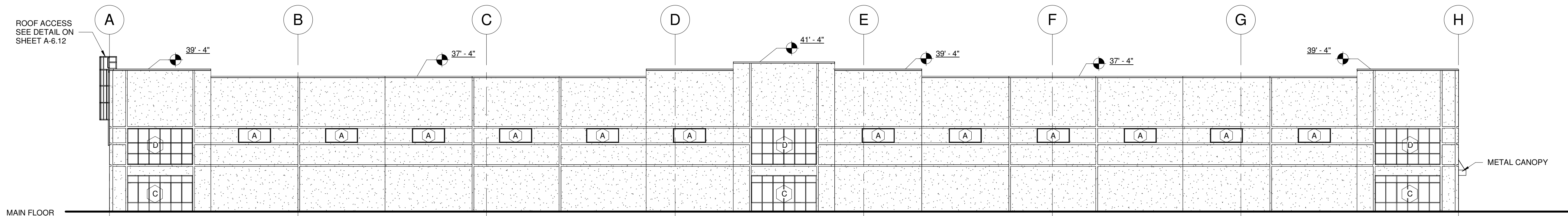
NORTH ELEVATION.

SCALE 1/16" = 1'-0"



EAST ELEVATION.

SCALE 1/16" = 1'-0"



SOUTH ELEVATION.

SCALE 1/16" = 1'-0"

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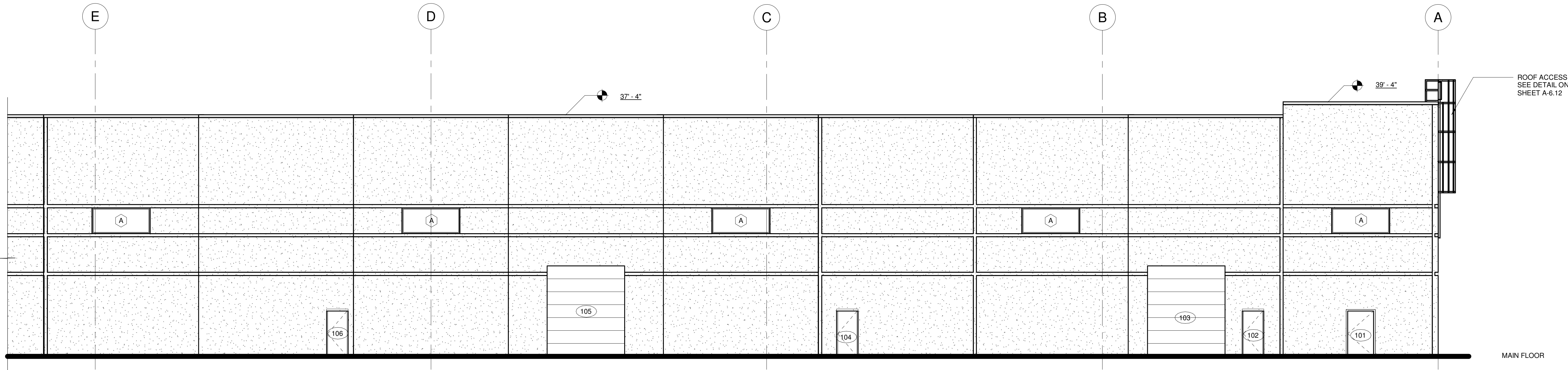
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SHEET NO.
A-2.1

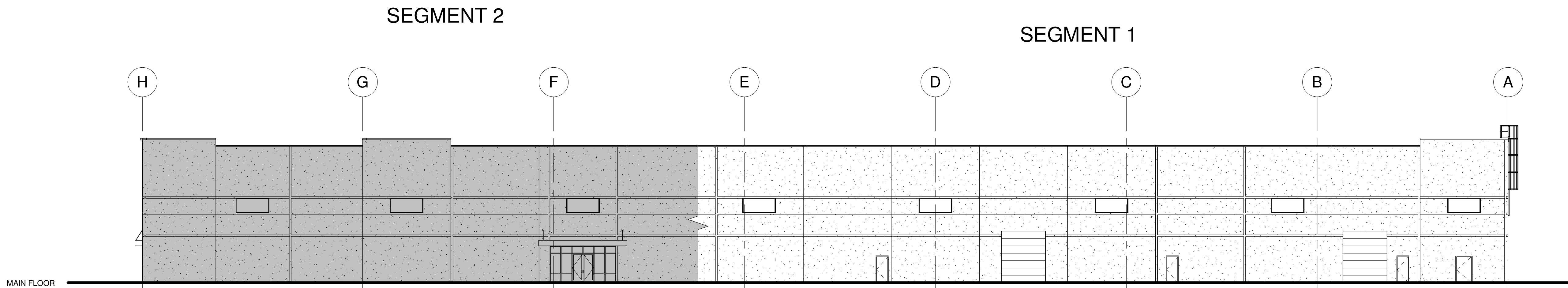
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ENLARGED NORTH ELEVATION SEGMENT 1

SCALE 1/8" = 1'-0"



NORTH ELEVATION SEGMENT 1

SCALE 1/16" = 1'-0"

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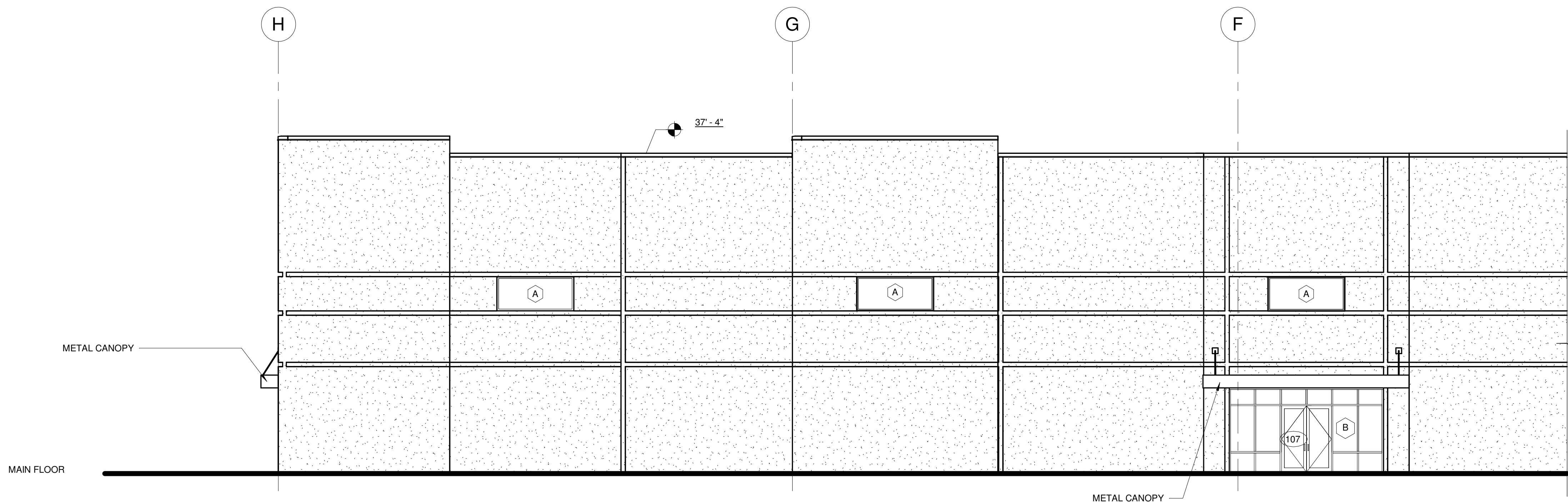
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SHEET NO.
A-2.2

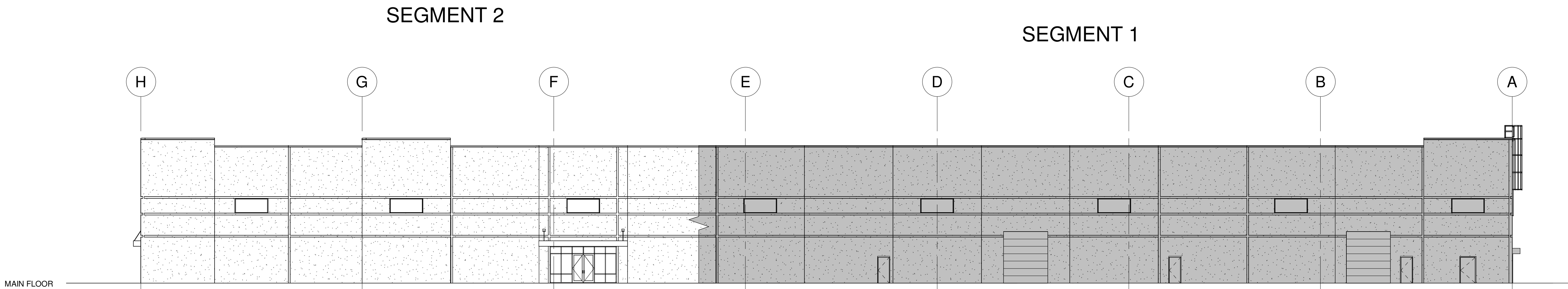
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ENLARGED NORTH ELEVATION SEGMENT 2

SCALE 1/8" = 1'-0"



NORTH ELEVATION SEGMENT 2

SCALE 1/16" = 1'-0"

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EASTLAKE LOT 6 BUILDING

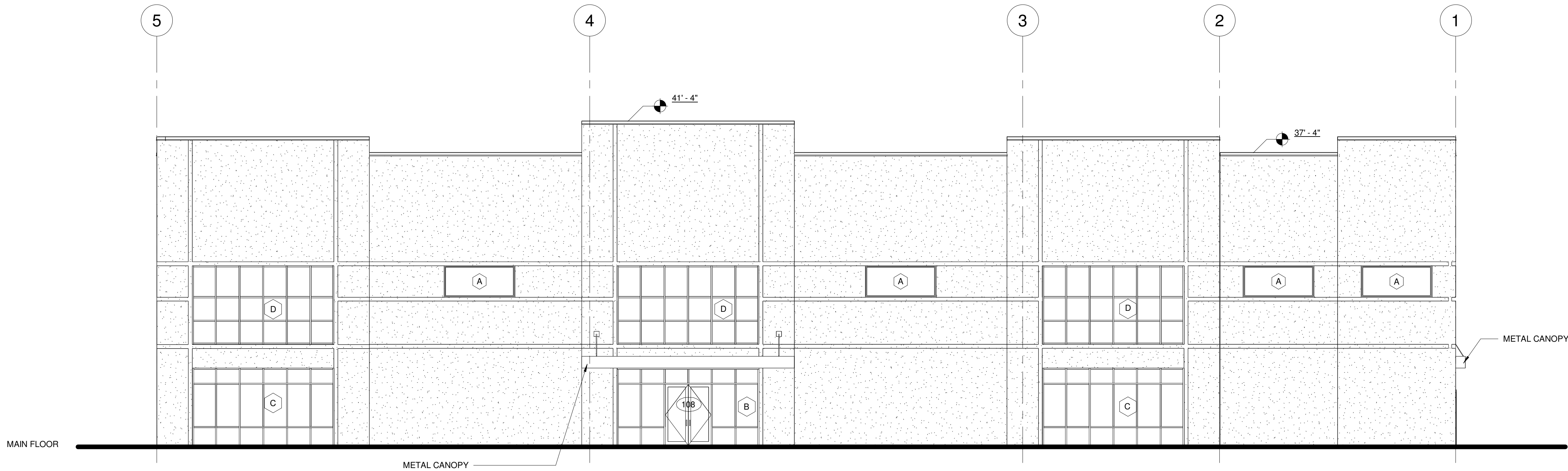
For Martin Snow

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SHEET NO.
A-2.3

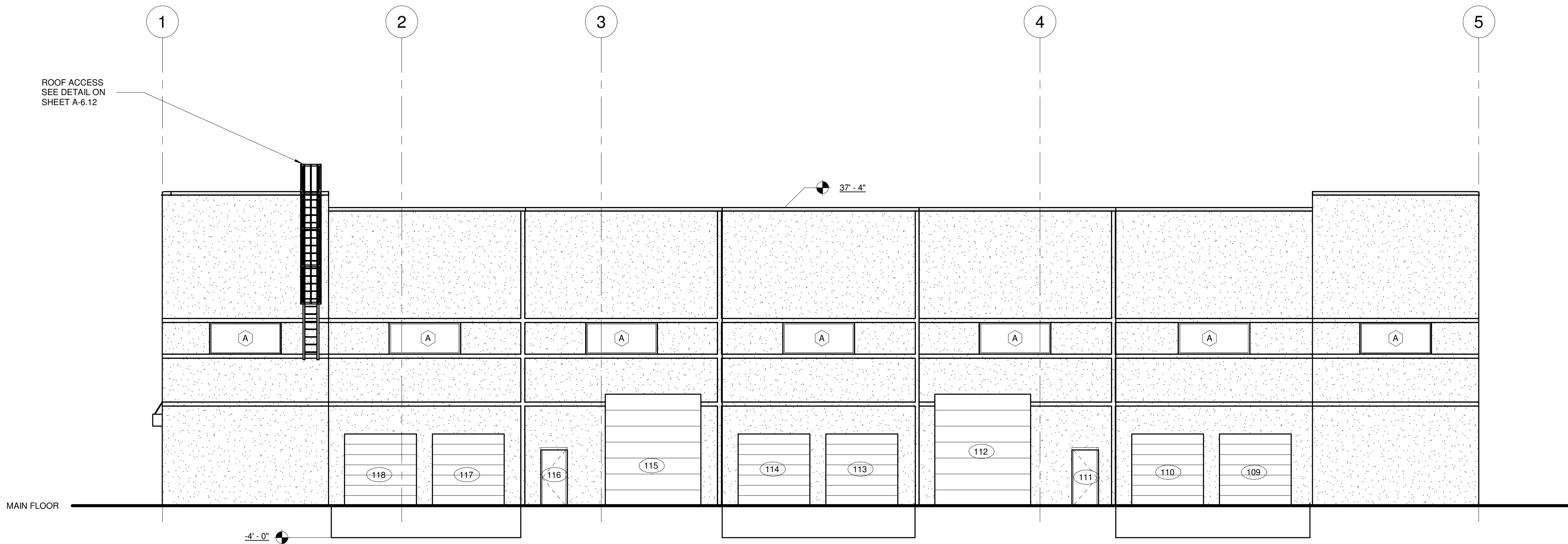
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ENLARGED EAST ELEVATION

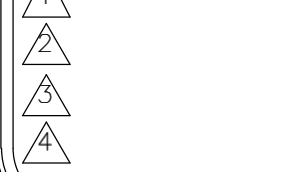
SCALE 1/8" = 1'-0"



WEST ELEVATION. Copy 1

SCALE 1/8" = 1'-0"

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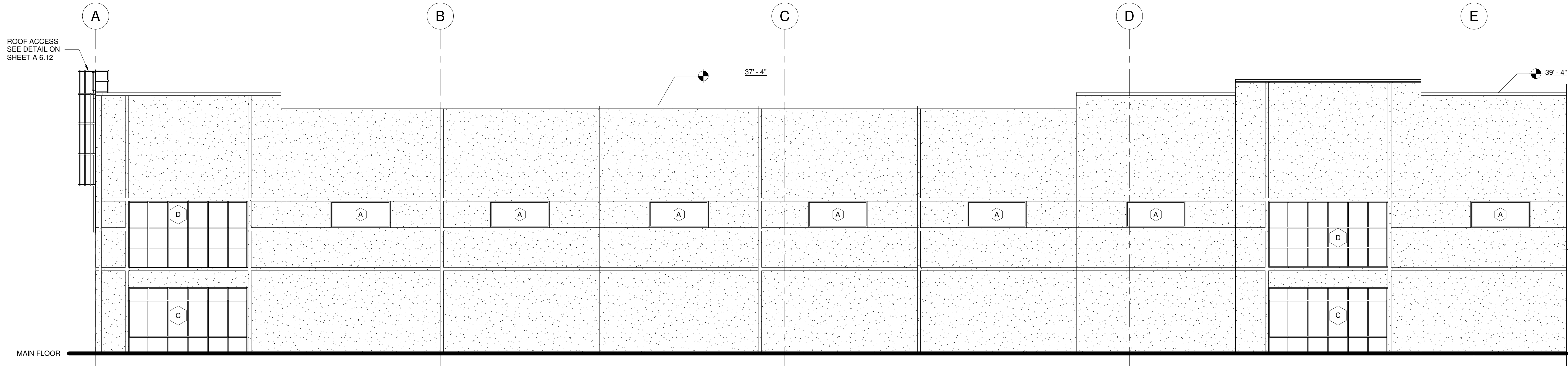
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SHEET NO.
A-2.4

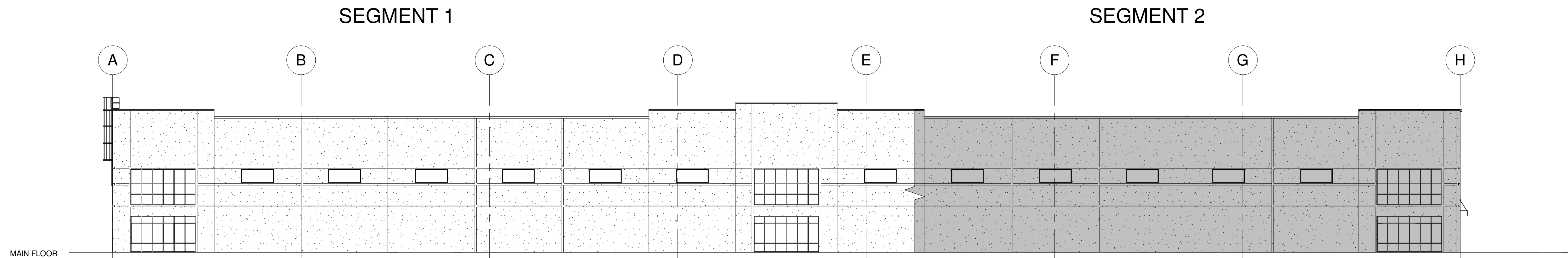
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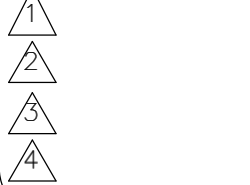
SCALE 1/8" = 1'-0"



SOUTH ELEVATION SEGMENT 1

SCALE 1/16" = 1'-0"

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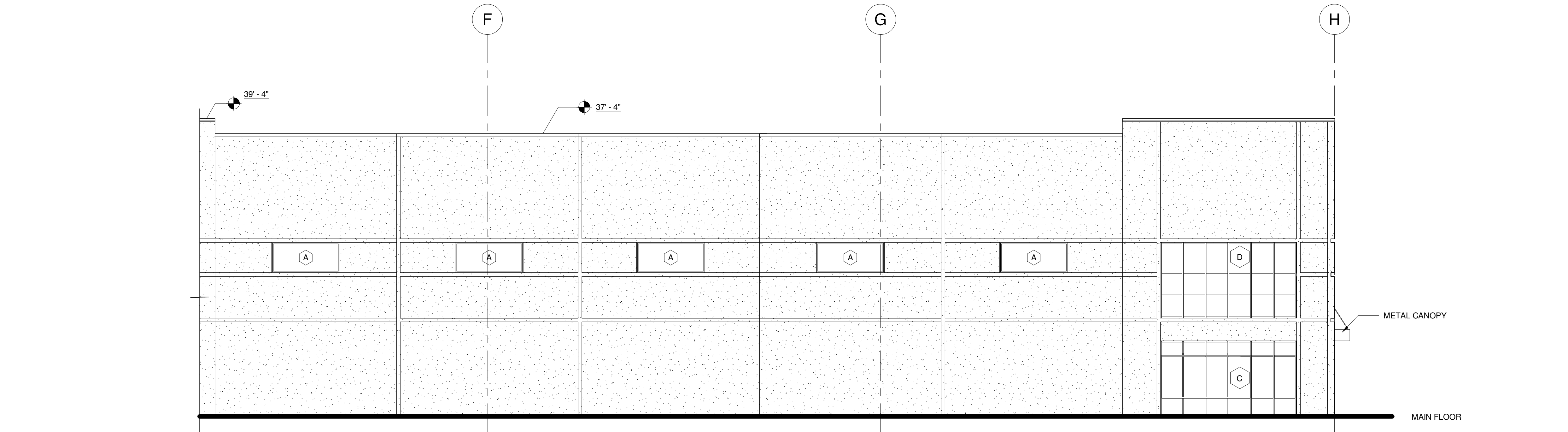
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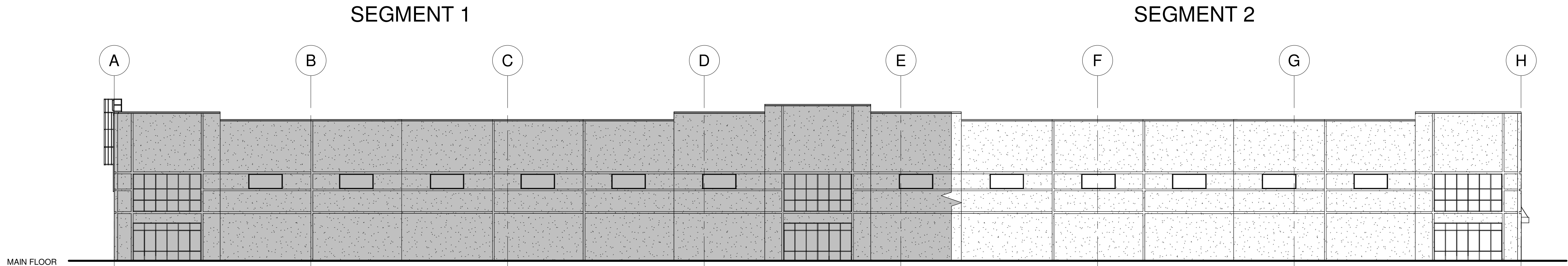
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ENLARGED SOUTH ELEVATION SEGMENT 2
SCALE 1/8" = 1'-0"



SOUTH ELEVATION SEGMENT 2
SCALE 1/16" = 1'-0"

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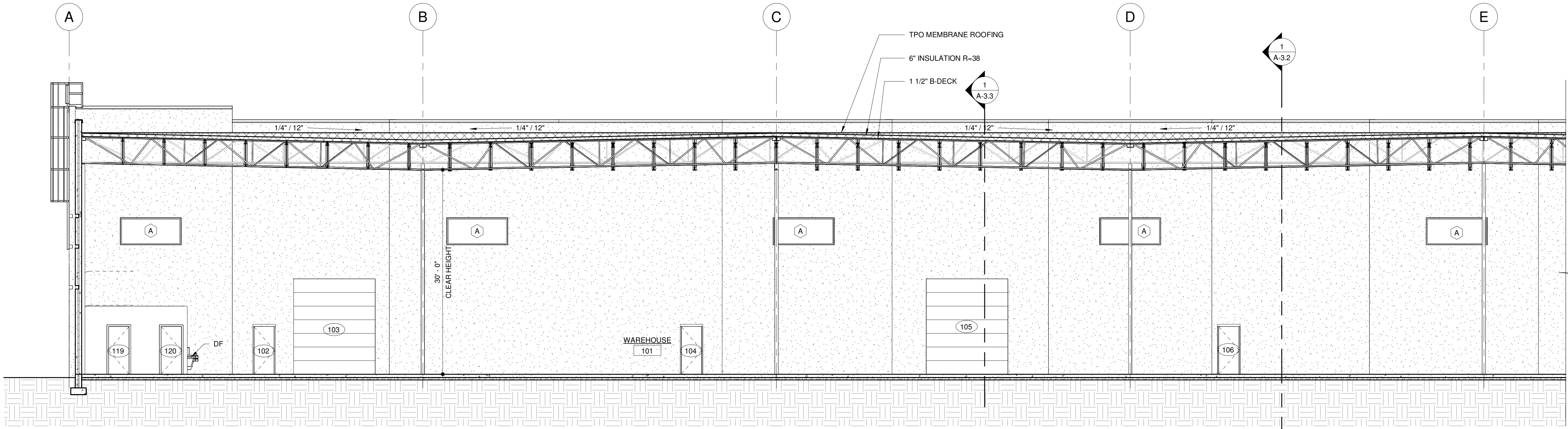
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A-2.6

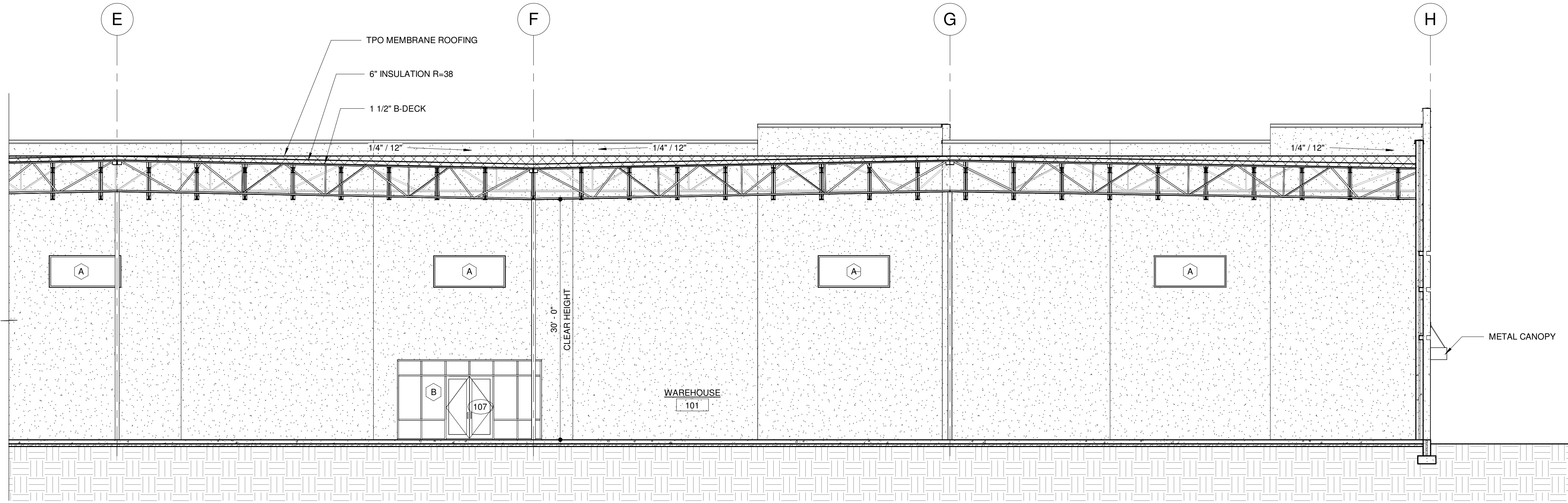
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SECTION 1 SEGMENT 1

SCALE 1/8" = 1'-0"



SECTION 1 SEGMENT 2

SCALE 1/8" = 1'-0"

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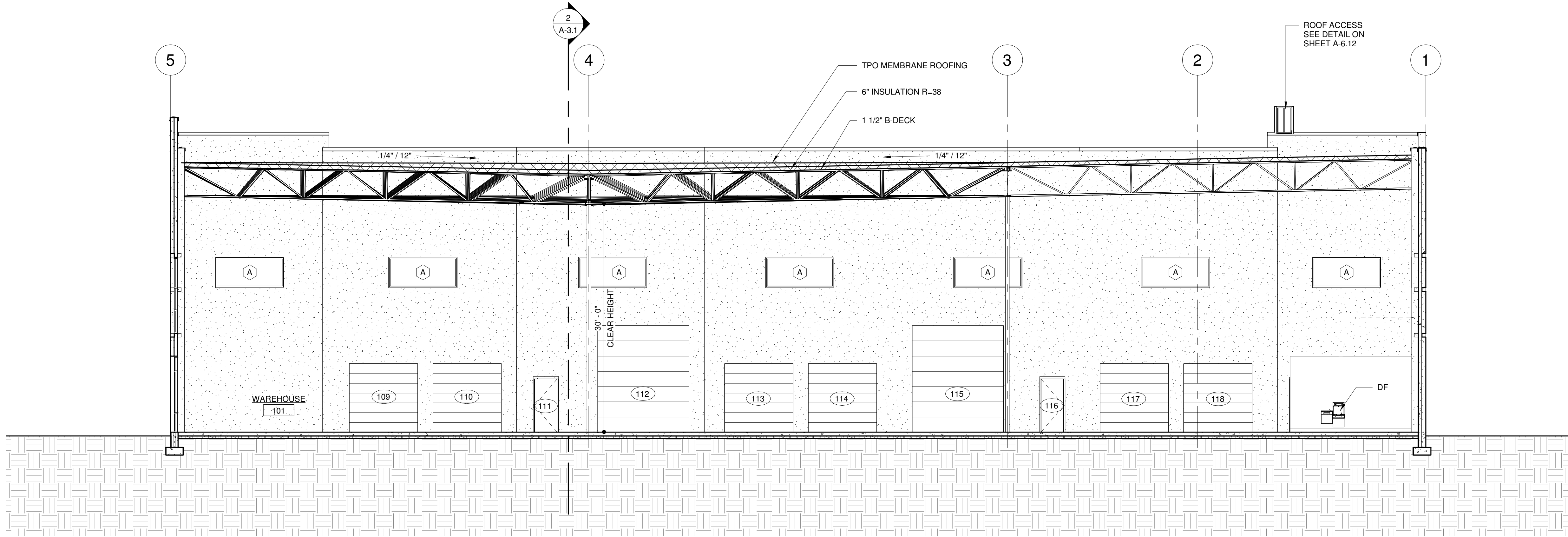
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SECTION 2

SCALE 1/8" = 1'-0"

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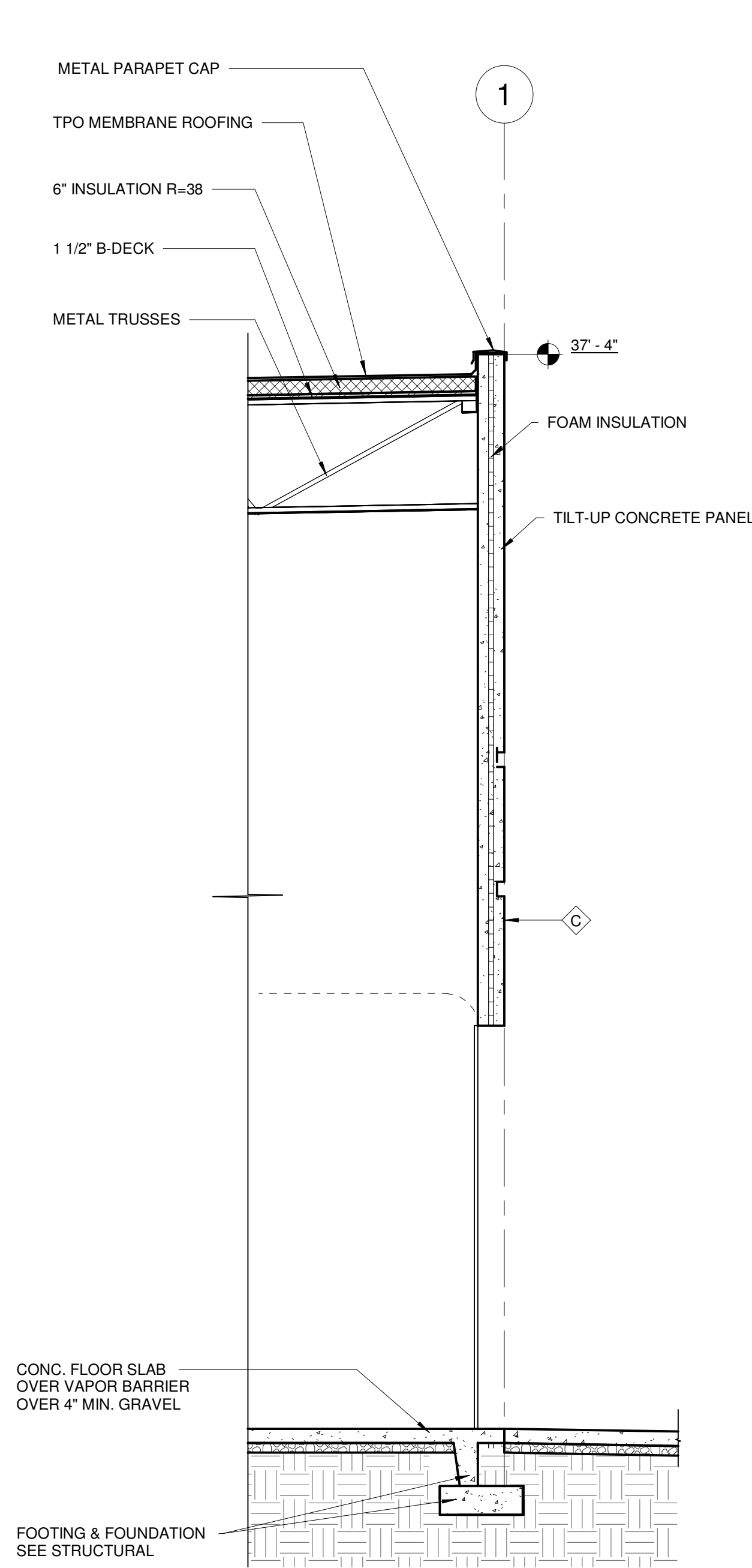
EASTLAKE LOT 6 BUILDING

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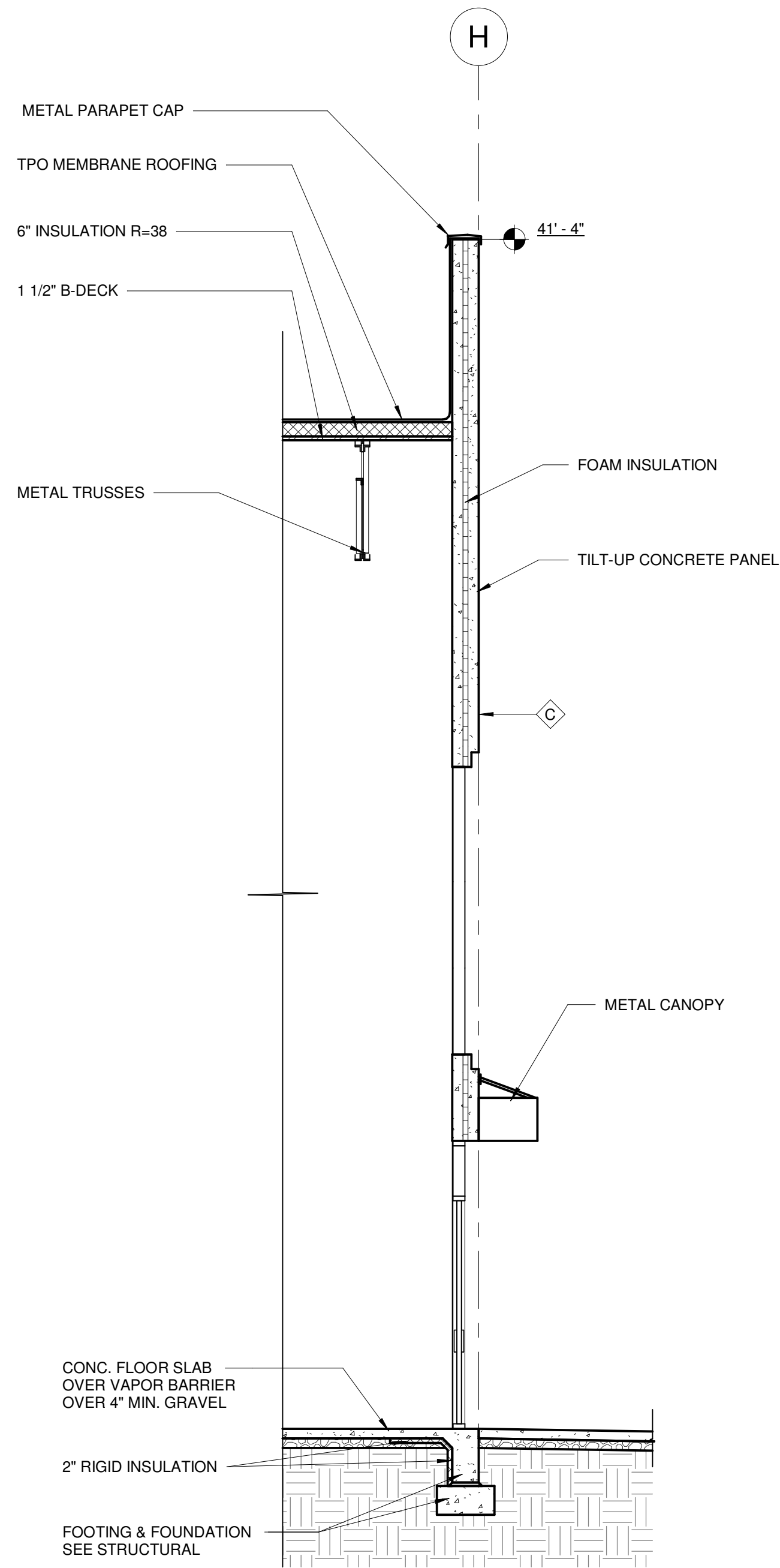
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DATE
03/31/2025



WALL SECTION 1

SCALE 1/4" = 1'-0"



WALL SECTION 2

SCALE 1/4" = 1'-0"

REVISIONS
DATE
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▲
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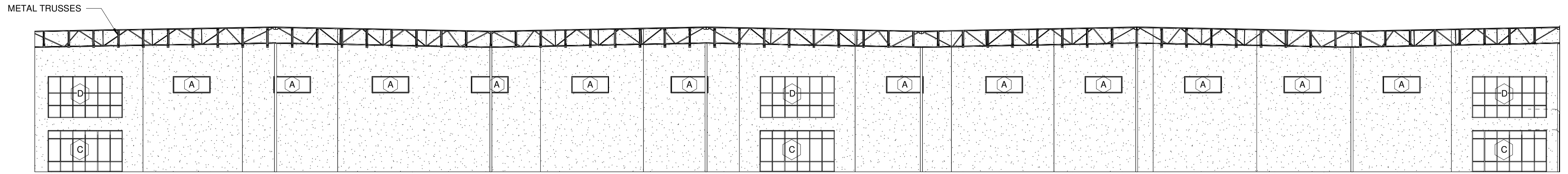
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962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

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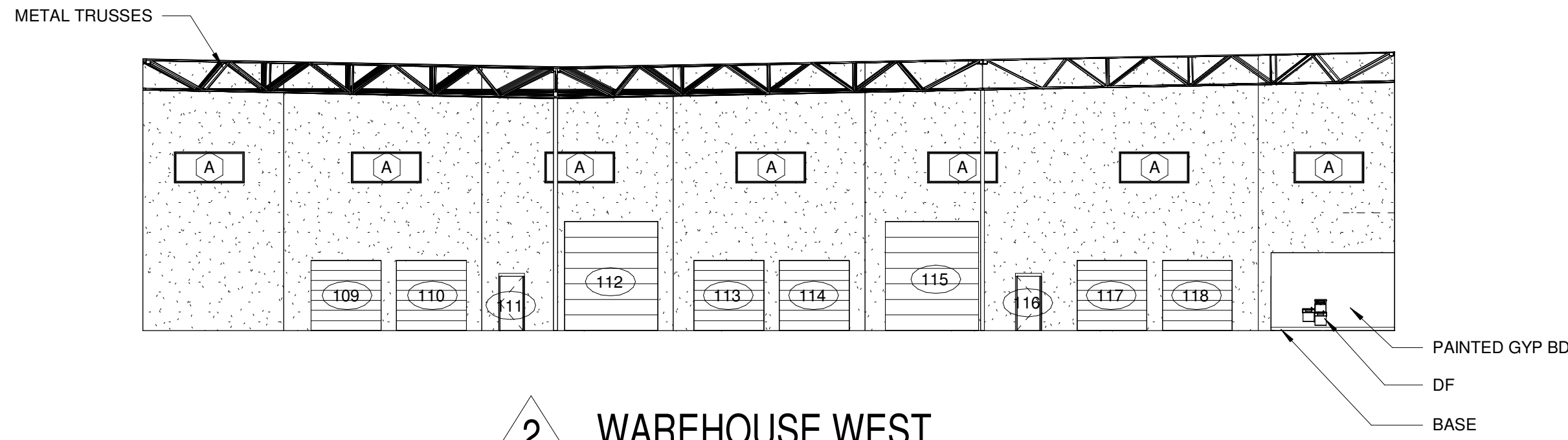
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EASTLAKE LOT 6 BUILDING
For Martin Snow
151 East 1750 North, Vineyard, Utah 84059

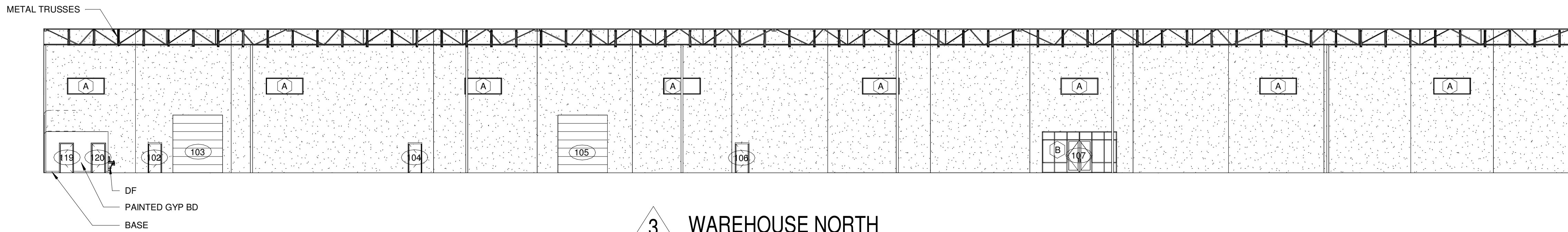
SHEET NO.
A-3.3
DATE
03/31/2025



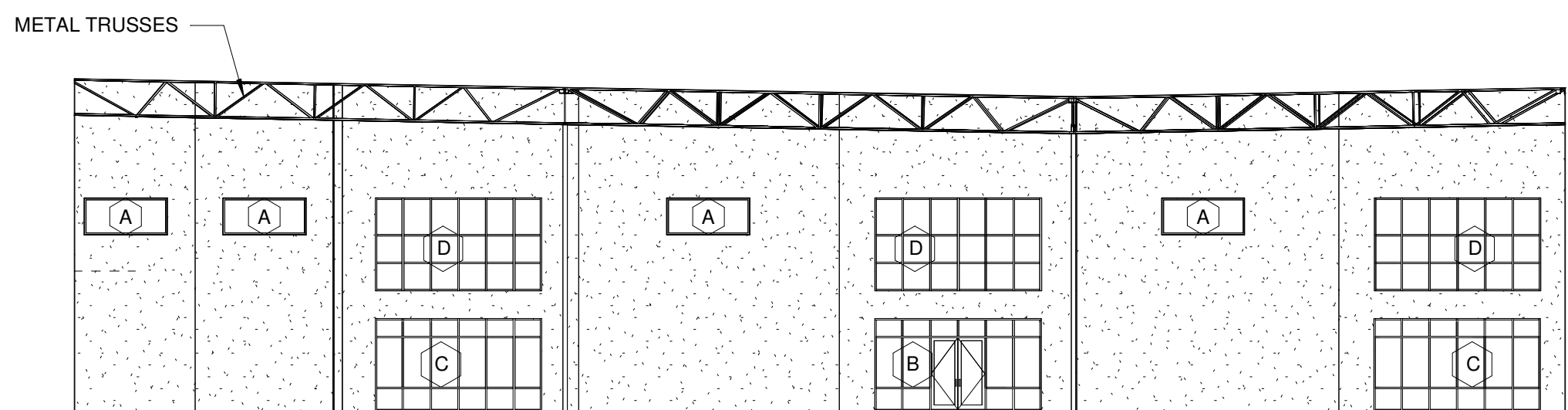
1 WAREHOUSE SOUTH
SCALE 1/16" = 1'-0"



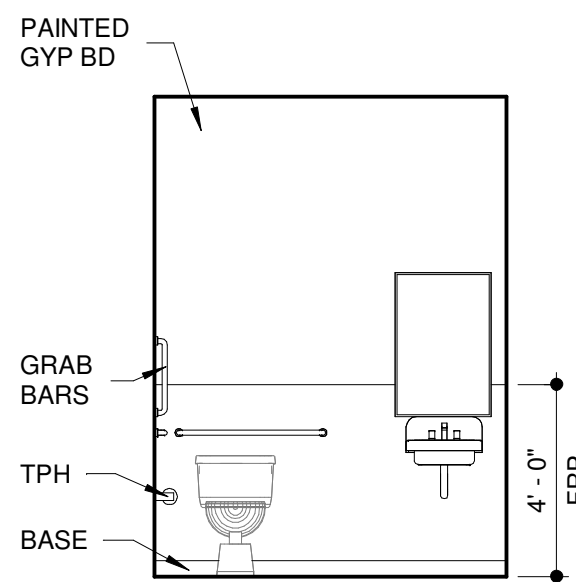
2 WAREHOUSE WEST
SCALE 1/16" = 1'-0"



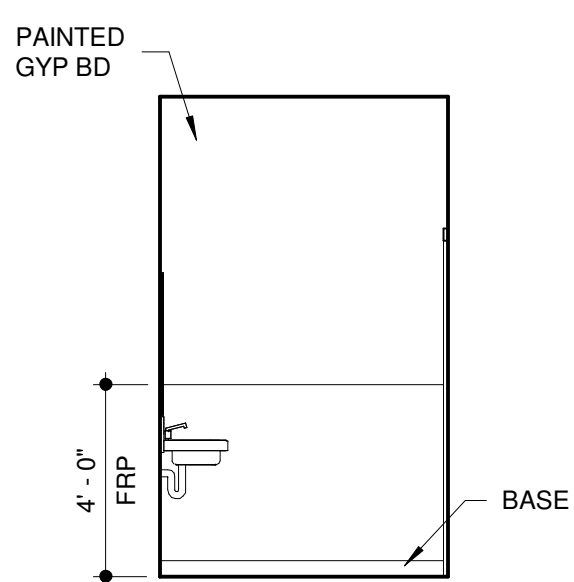
3 WAREHOUSE NORTH
SCALE 1/16" = 1'-0"



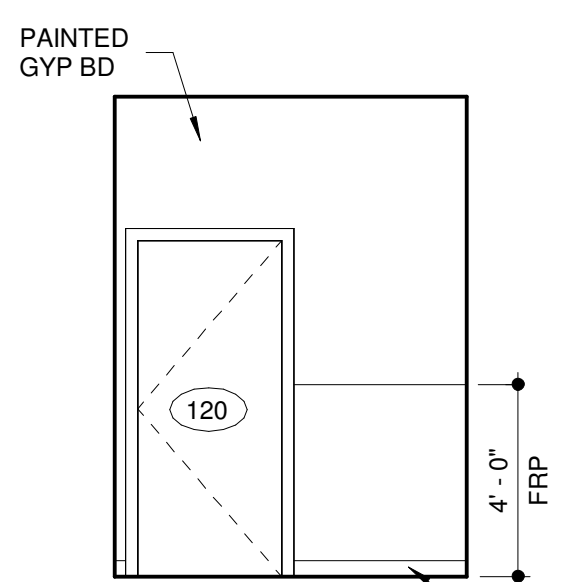
4 WAREHOUSE EAST
SCALE 1/16" = 1'-0"



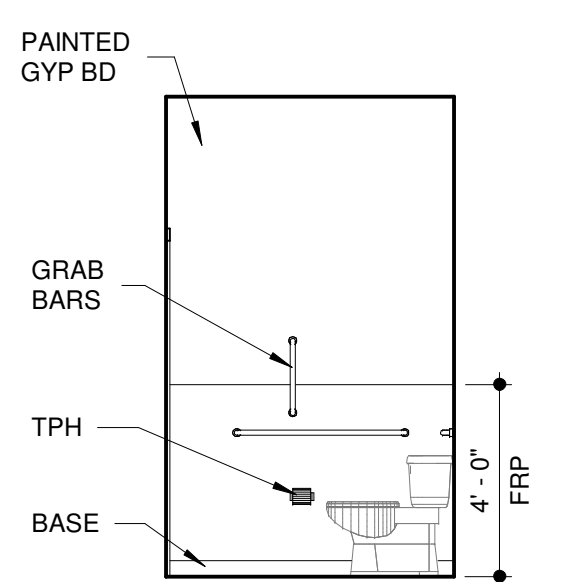
5 RESTROOM NORTH
SCALE 1/4" = 1'-0"



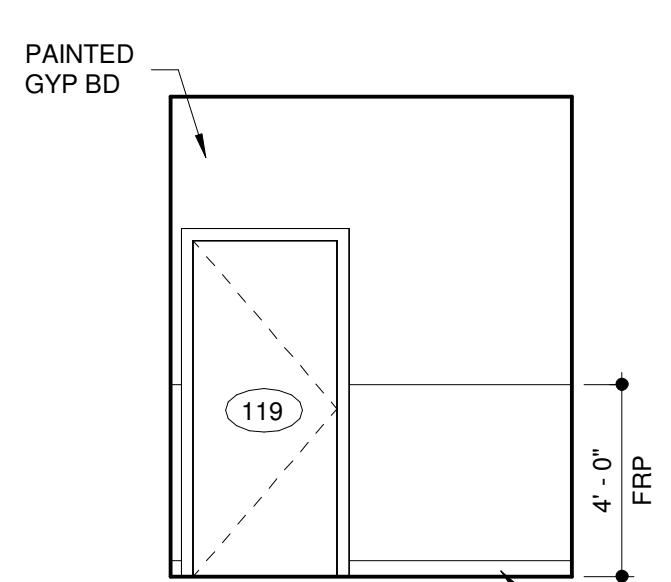
6 RESTROOM EAST
SCALE 1/4" = 1'-0"



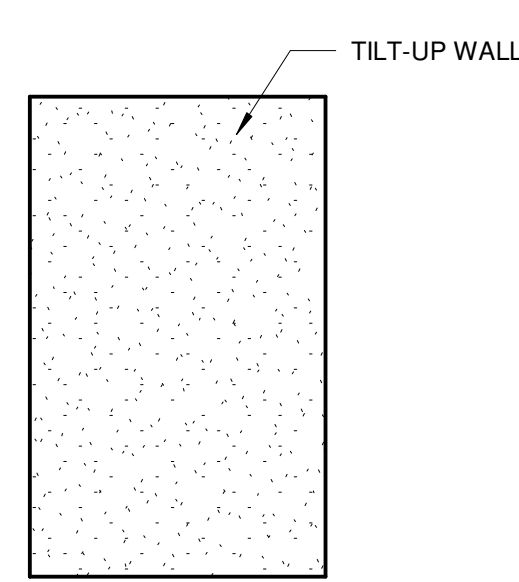
7 RESTROOM SOUTH
SCALE 1/4" = 1'-0"



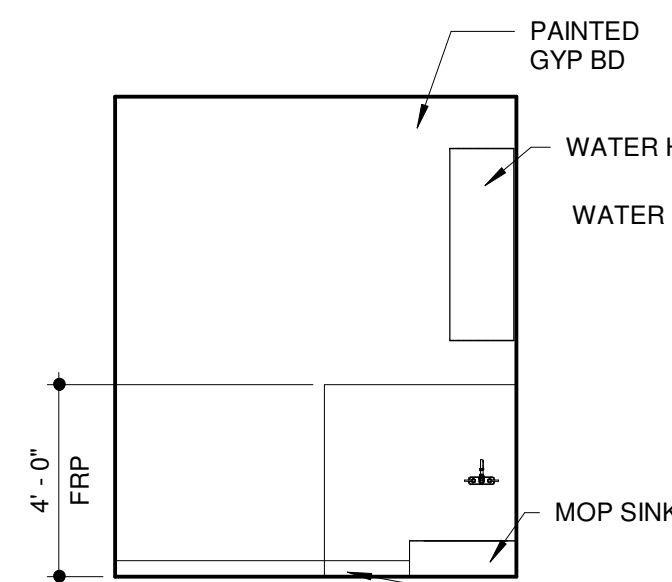
8 RESTROOM WEST
SCALE 1/4" = 1'-0"



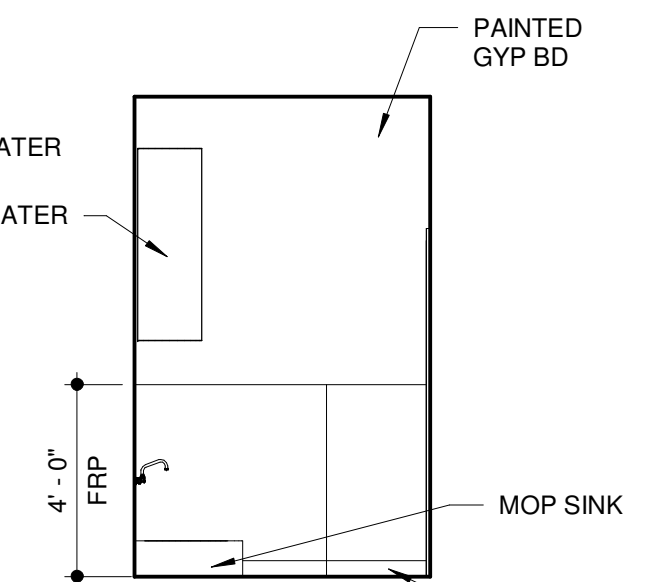
9 UTILITY SOUTH
SCALE 1/4" = 1'-0"



10 UTILITY WEST
SCALE 1/4" = 1'-0"



11 UTILITY NORTH
SCALE 1/4" = 1'-0"



12 UTILITY EAST
SCALE 1/4" = 1'-0"

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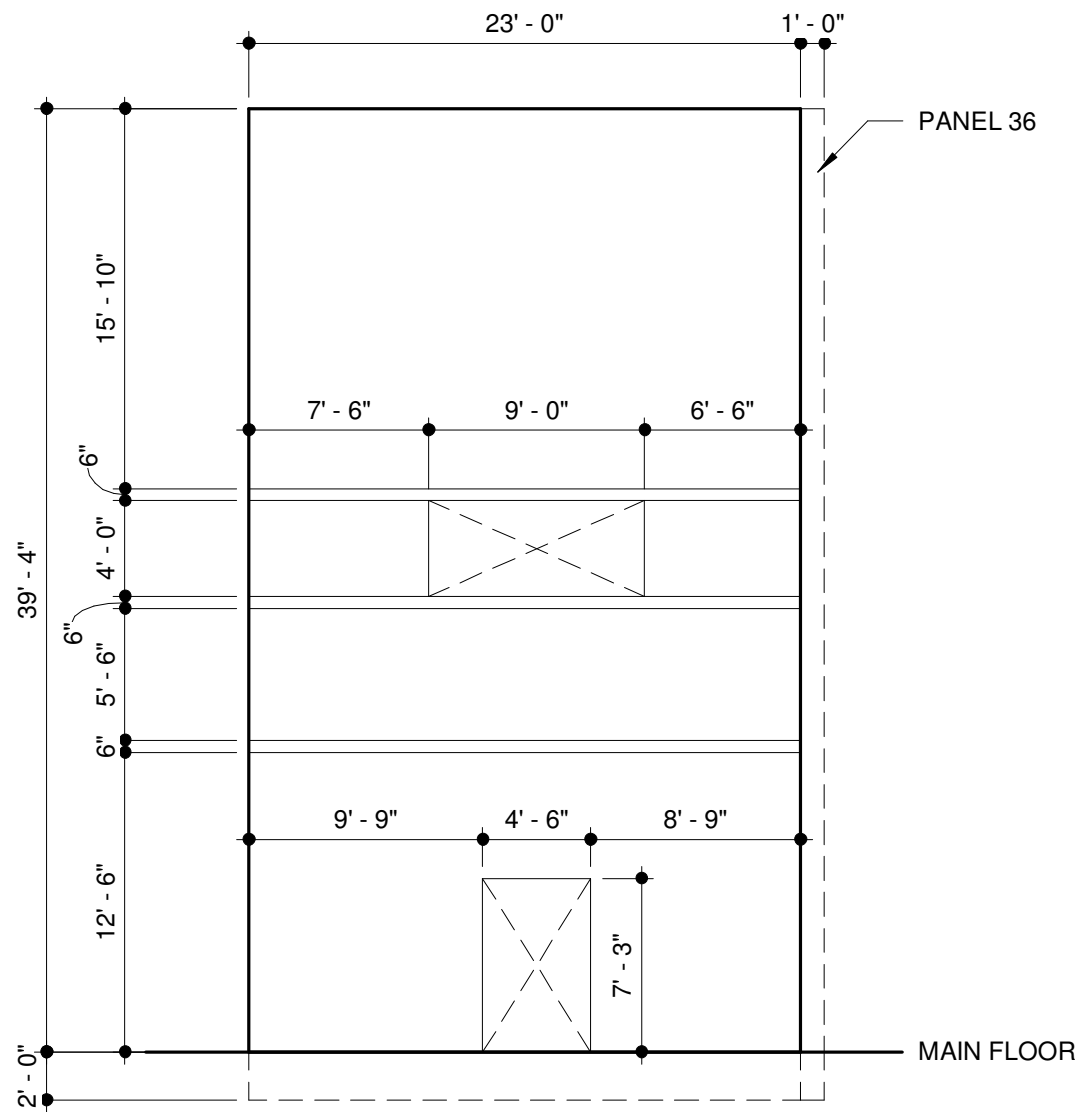
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EASTLAKE LOT 6 BUILDING
For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

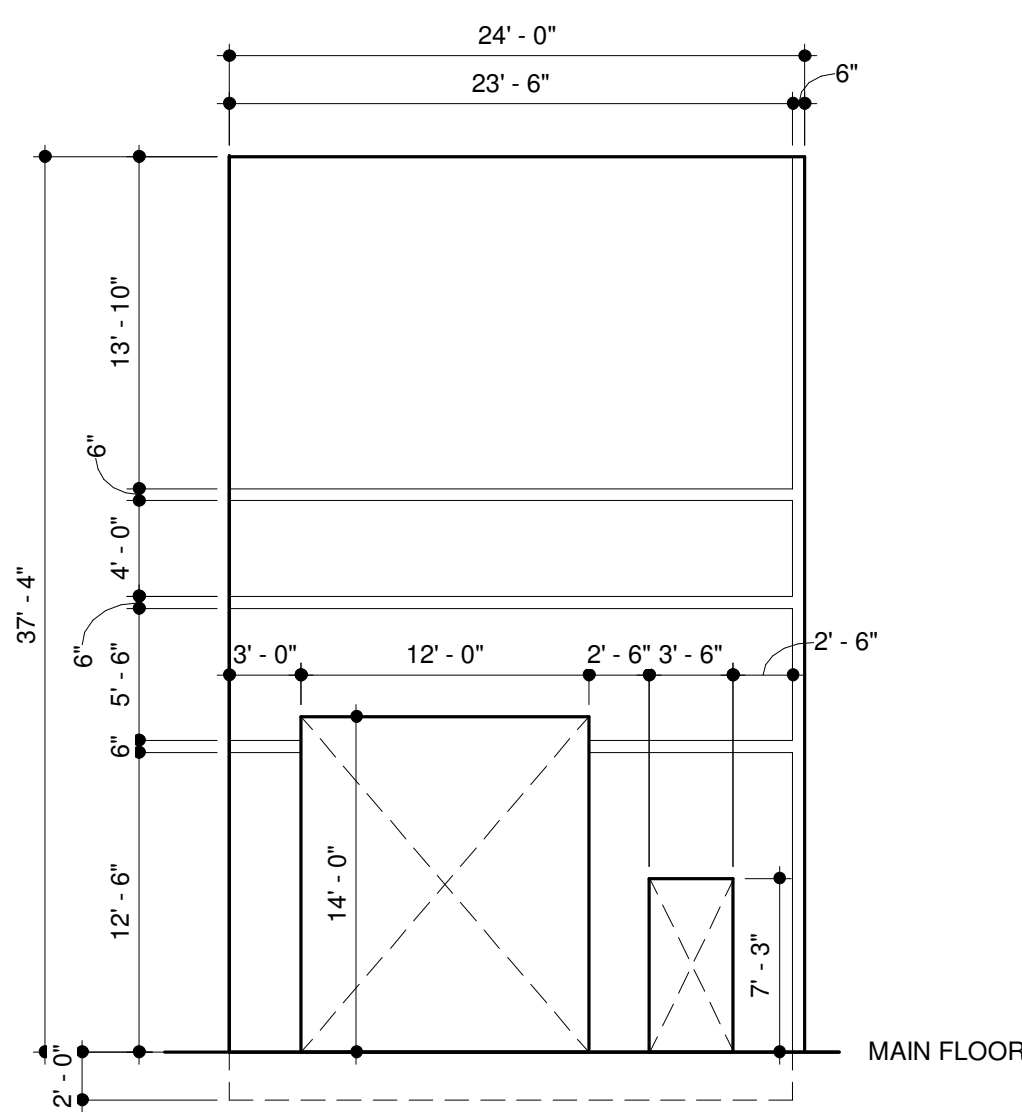
SHEET NO.
A-4.1

DATE
03/31/2025



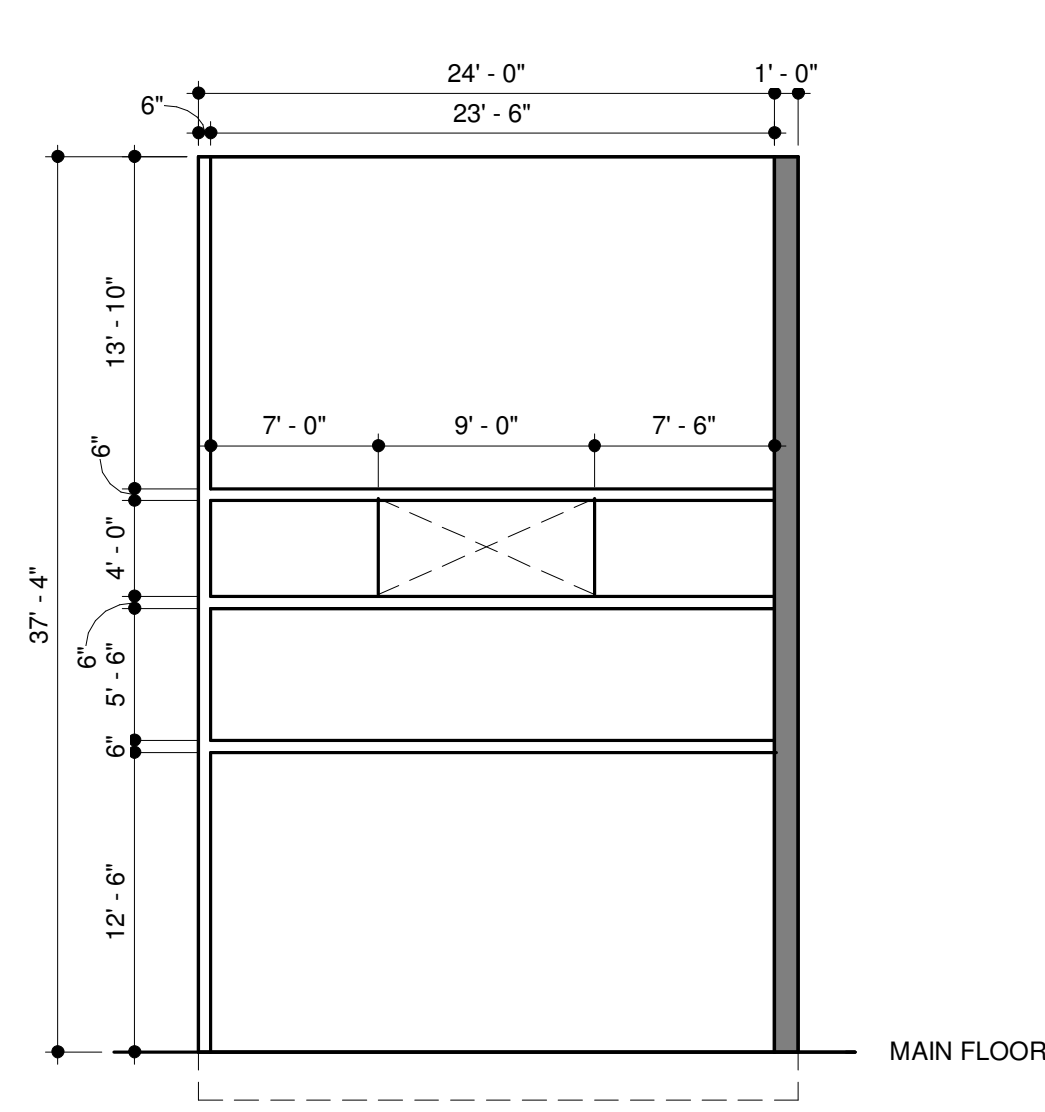
PANEL 1 NORTH ELEVATION

SCALE 1/8" = 1'-0"



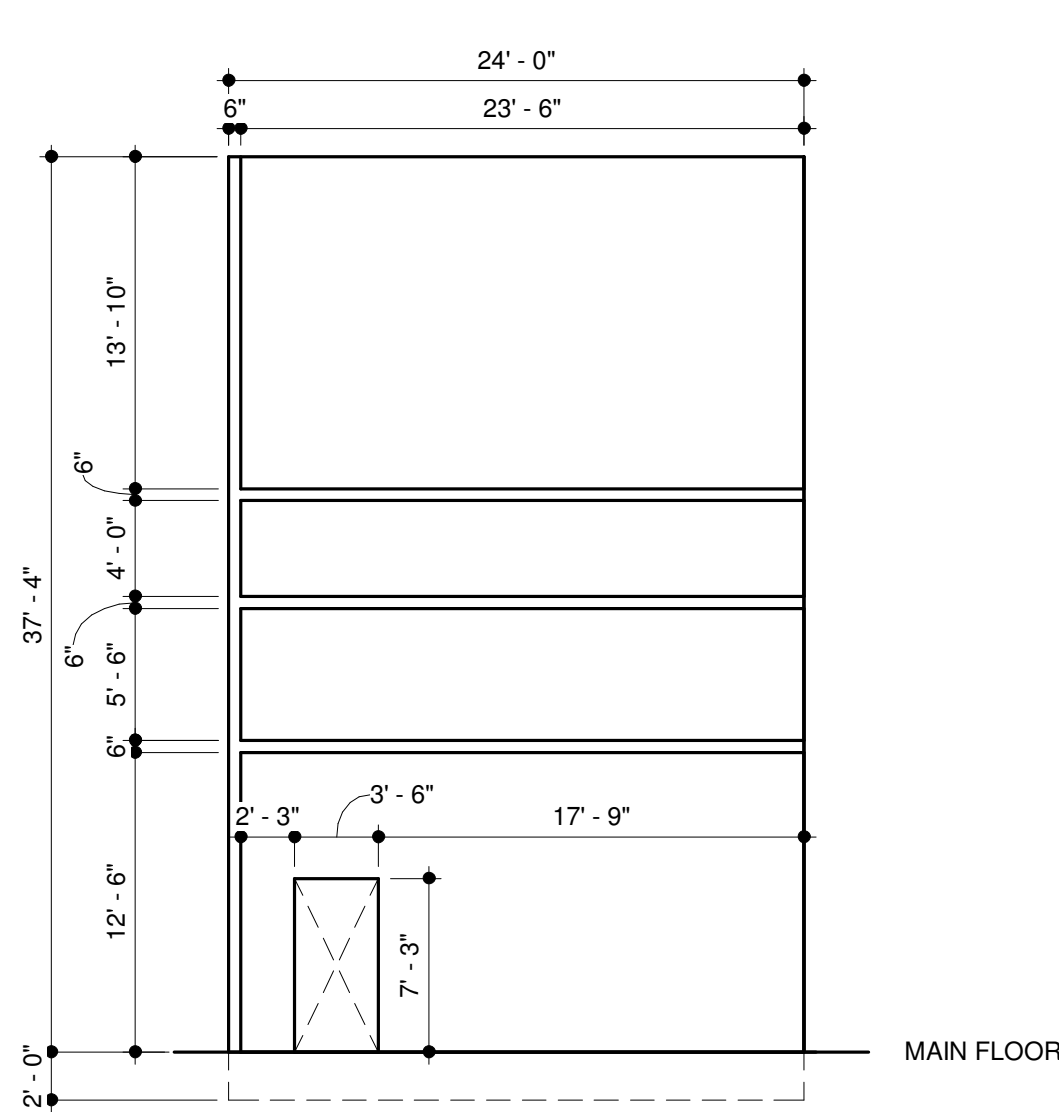
PANEL 2 NORTH ELEVATION

SCALE 1/8" = 1'-0"



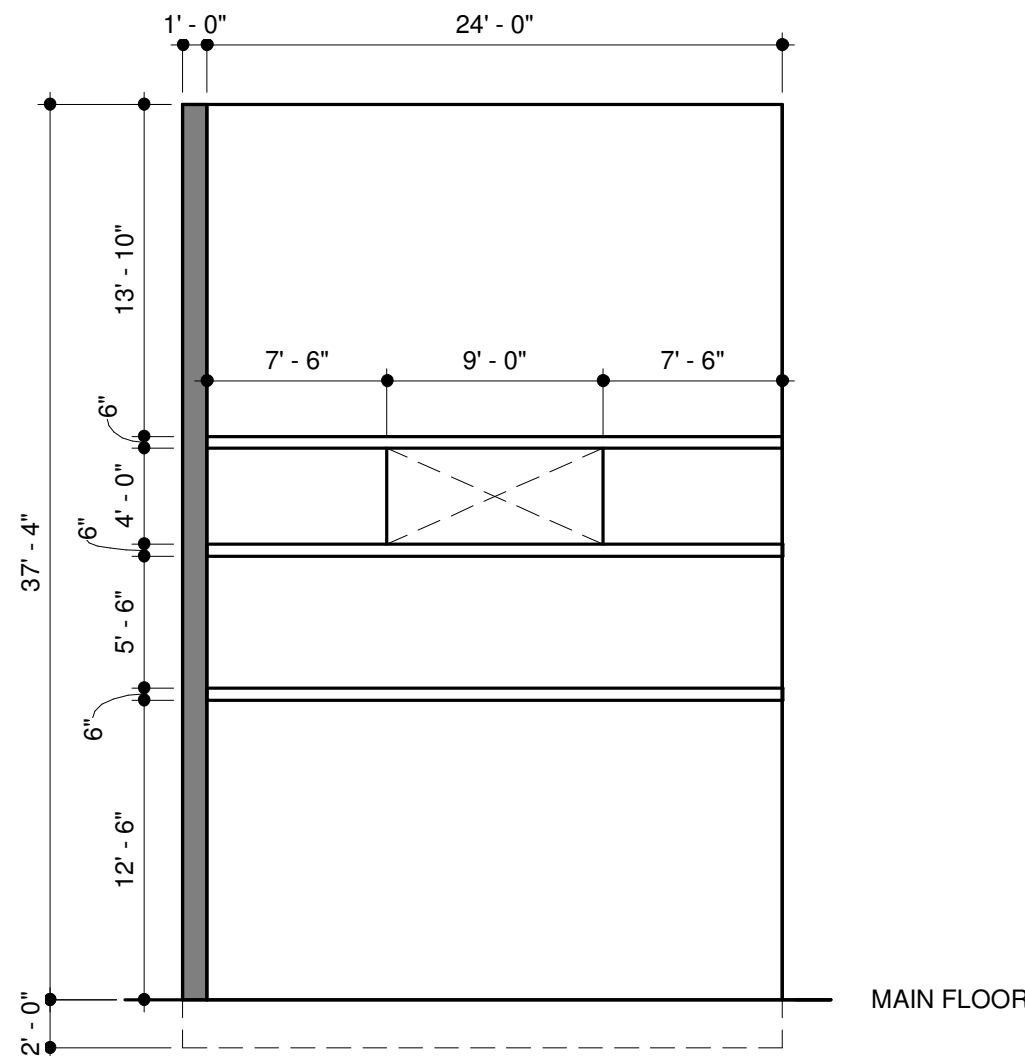
PANEL 3 NORTH ELEVATION

SCALE 1/8" = 1'-0"



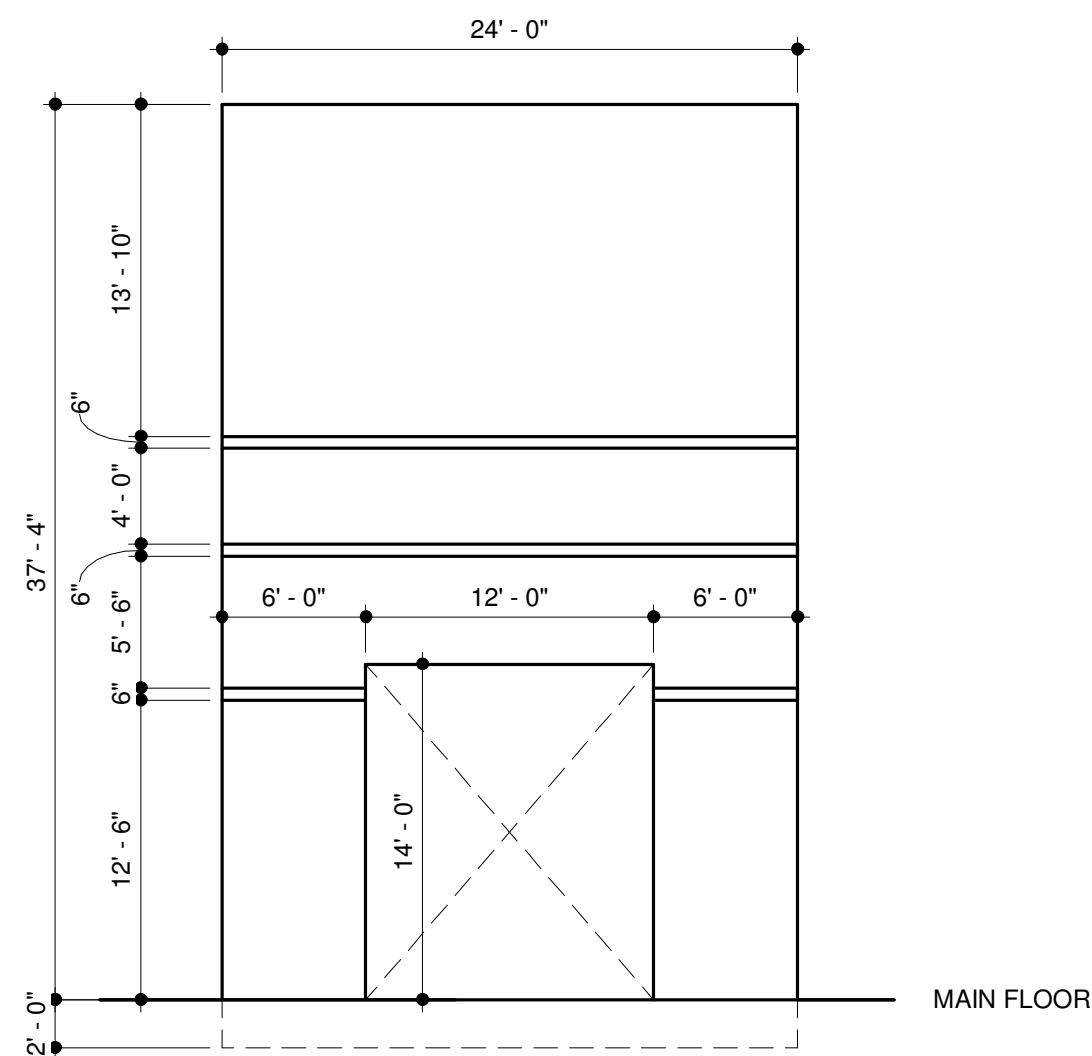
PANEL 4 NORTH ELEVATION

SCALE 1/8" = 1'-0"



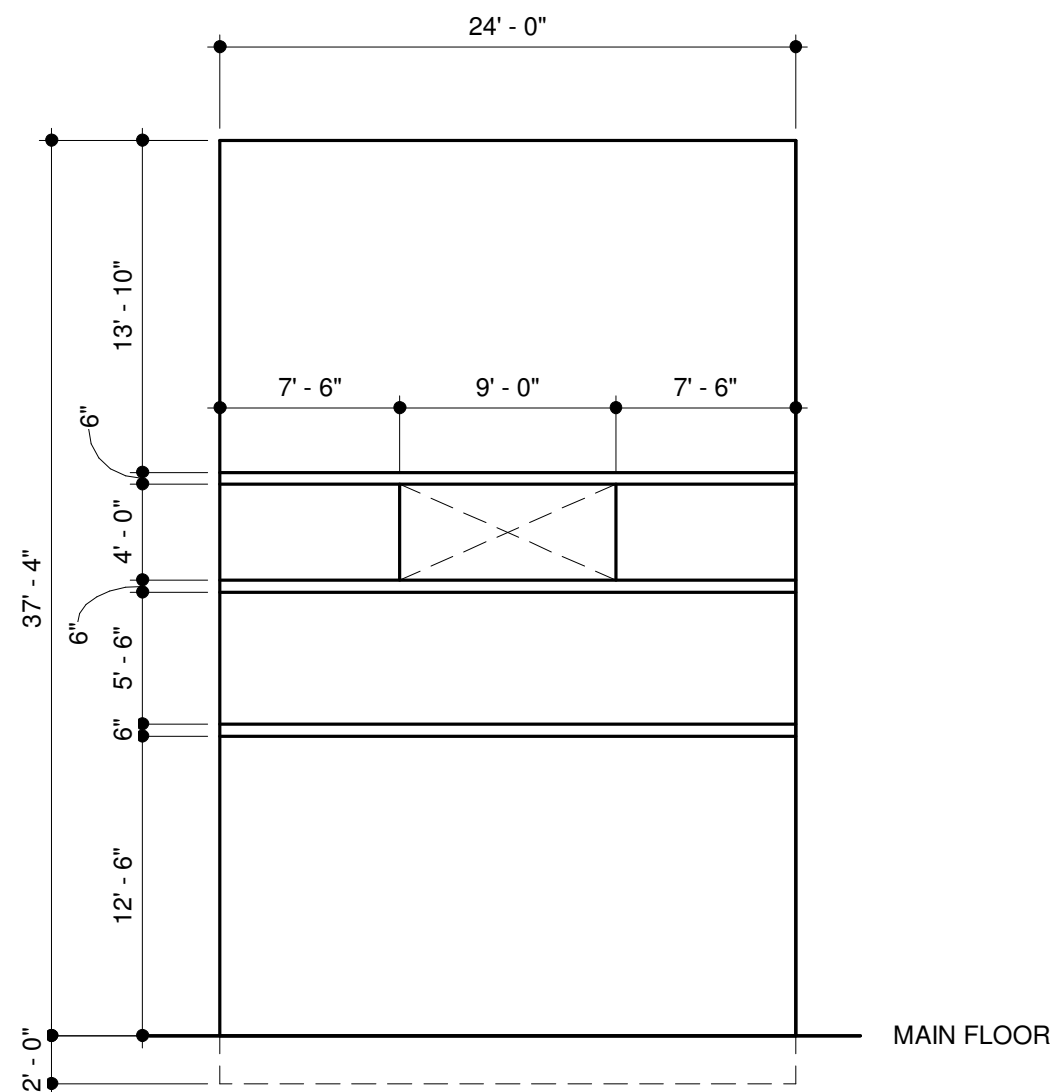
PANEL 5 NORTH ELEVATION

SCALE 1/8" = 1'-0"



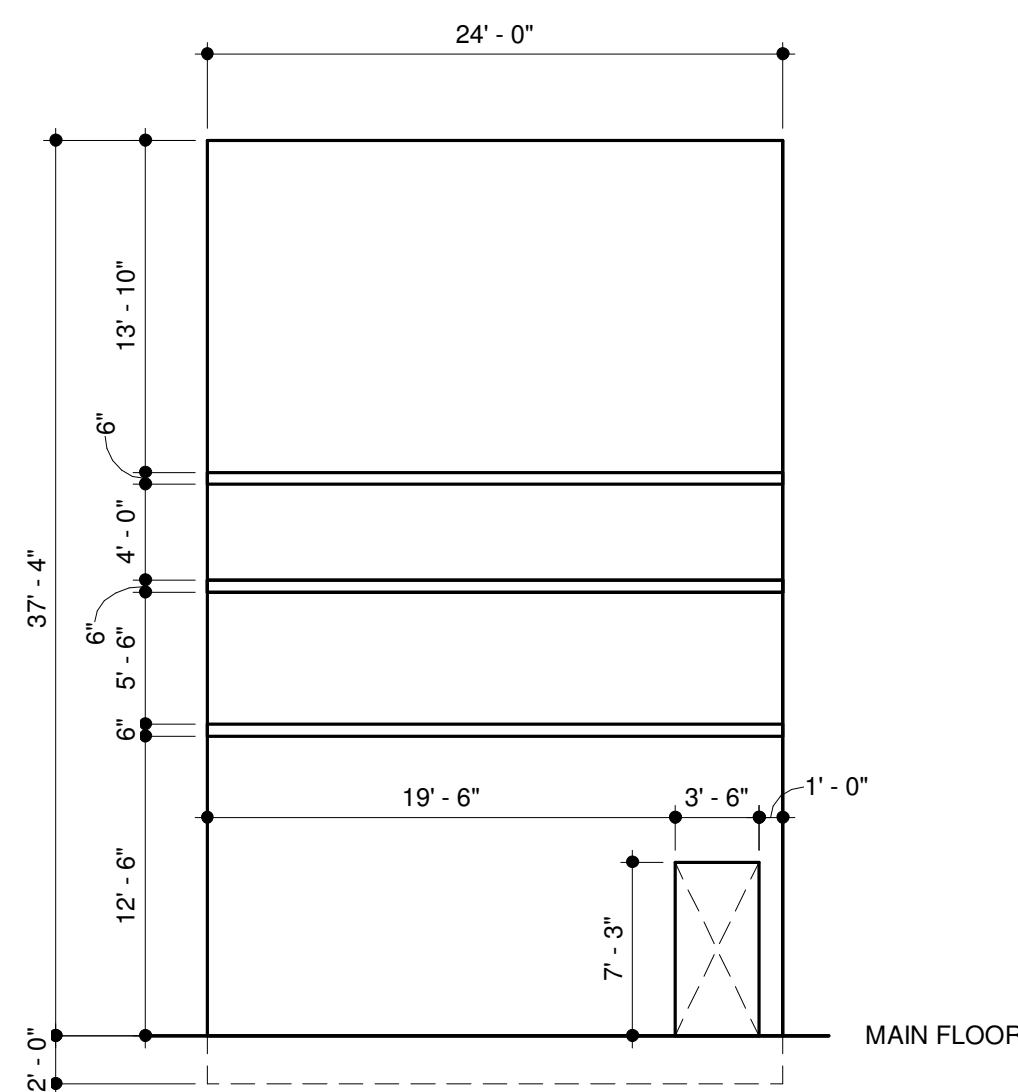
PANEL 6 NORTH ELEVATION

SCALE 1/8" = 1'-0"



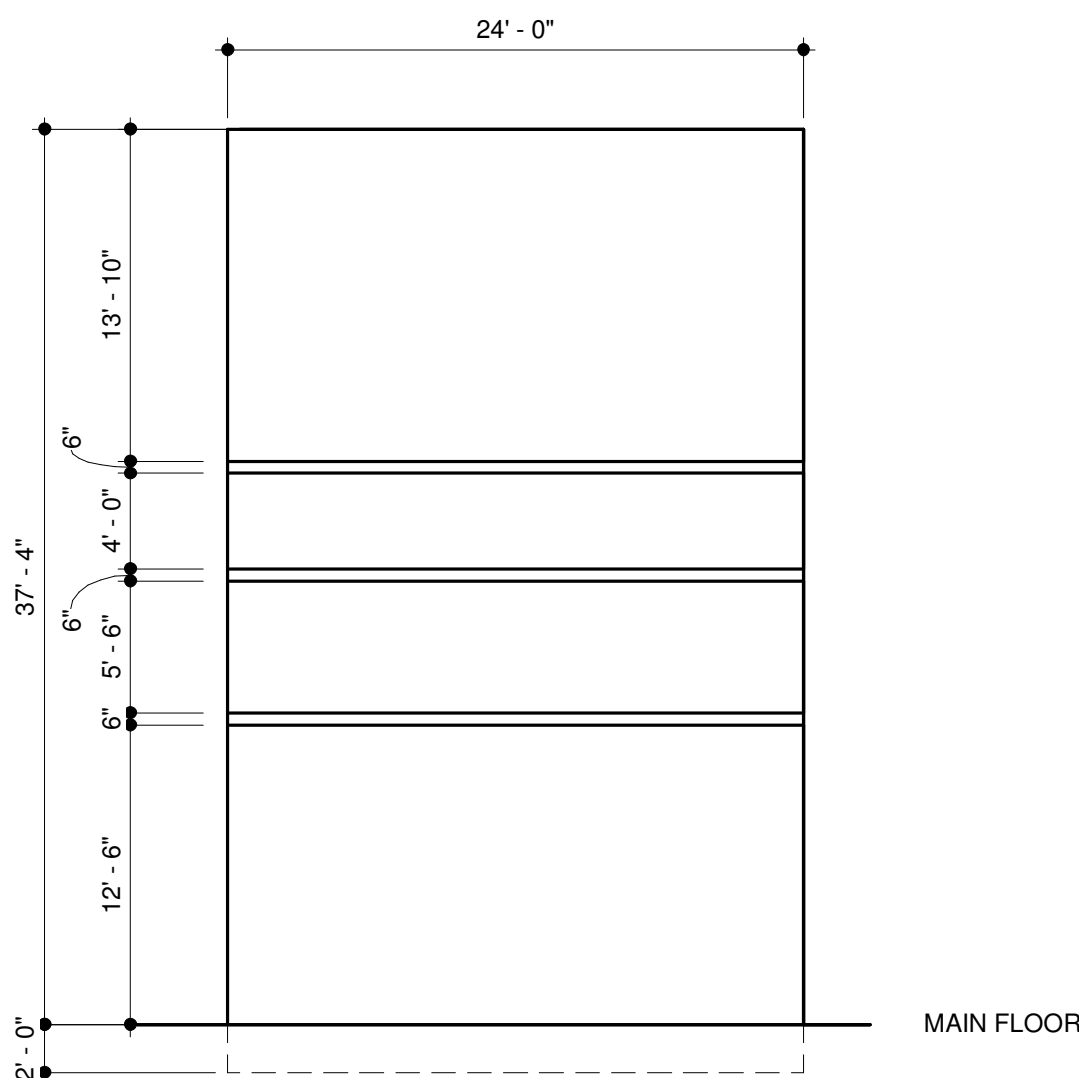
PANEL 7 NORTH ELEVATION

SCALE 1/8" = 1'-0"



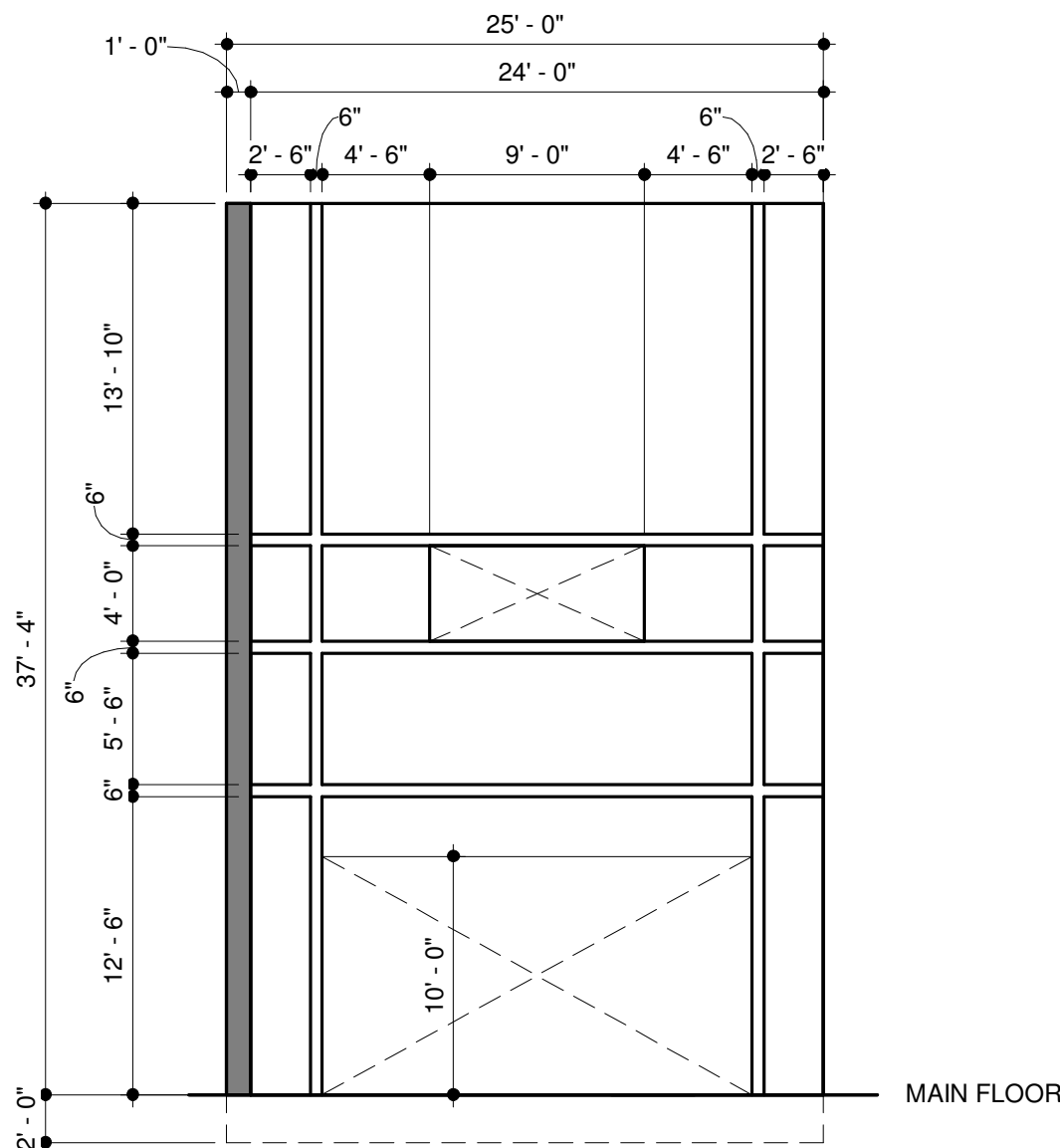
PANEL 8 NORTH ELEVATION

SCALE 1/8" = 1'-0"



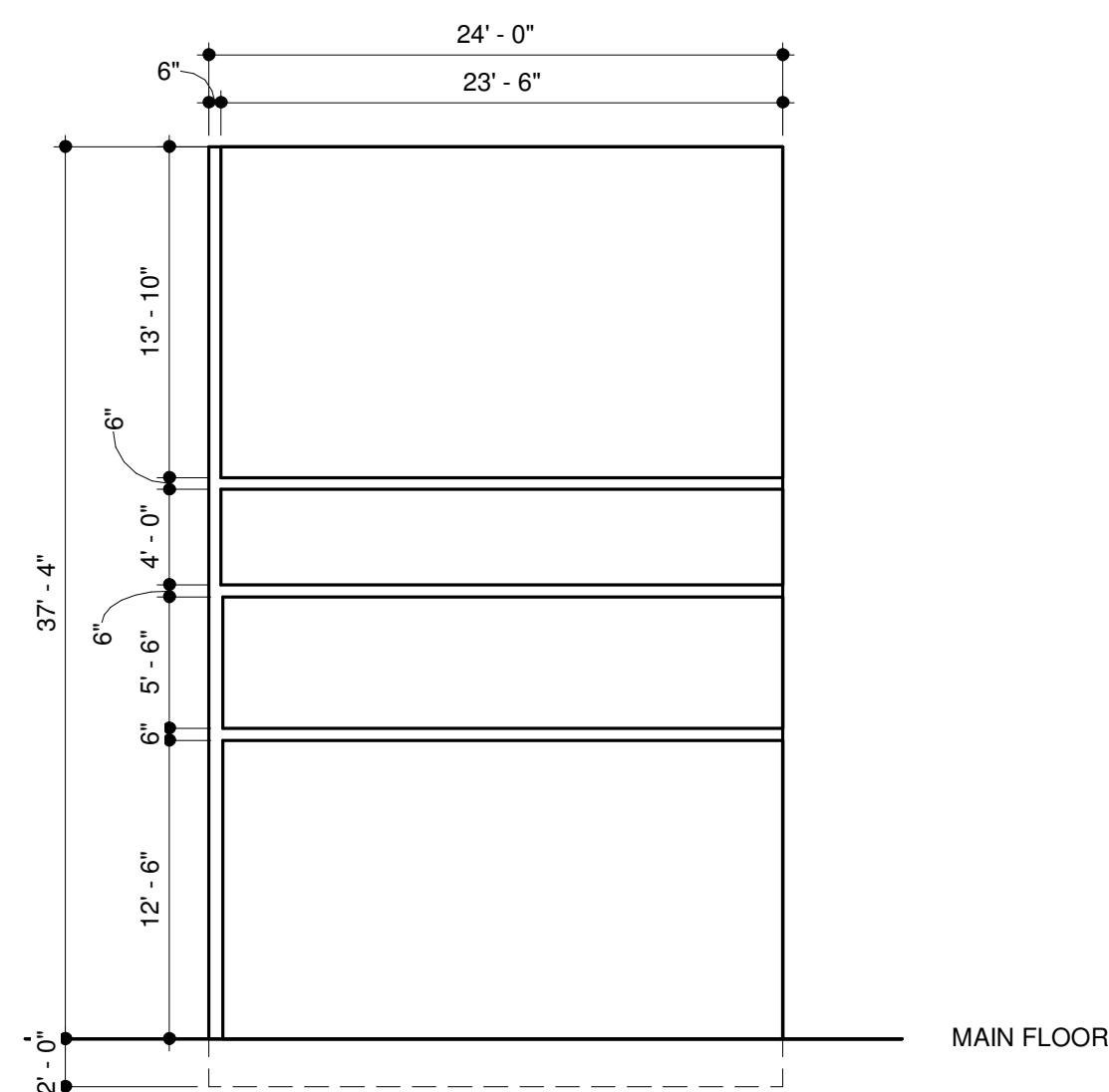
PANEL 9 NORTH ELEVATION

SCALE 1/8" = 1'-0"



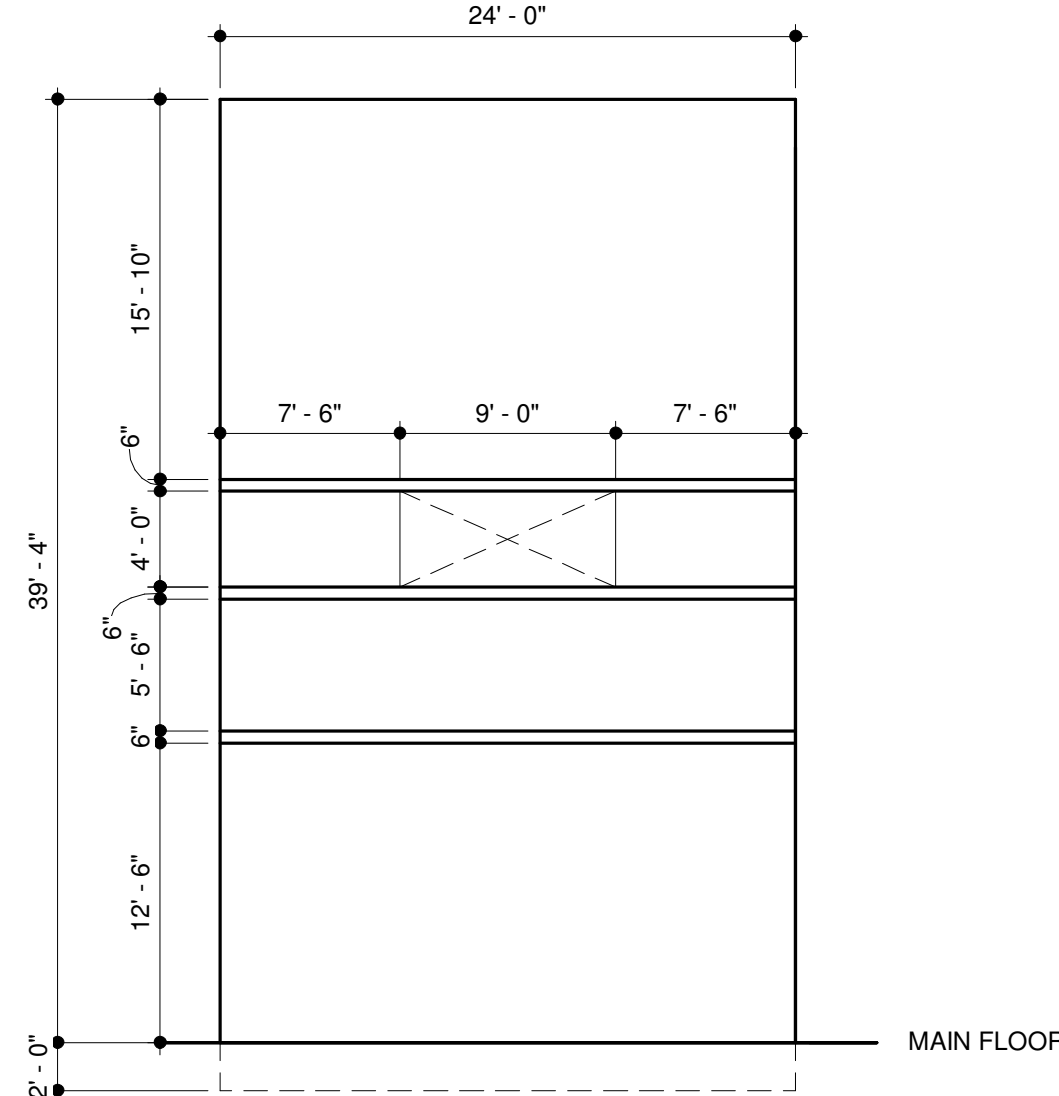
PANEL 10 NORTH ELEVATION

SCALE 1/8" = 1'-0"



PANEL 11 NORTH ELEVATION

SCALE 1/8" = 1'-0"



PANEL 12 NORTH ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS
DATE

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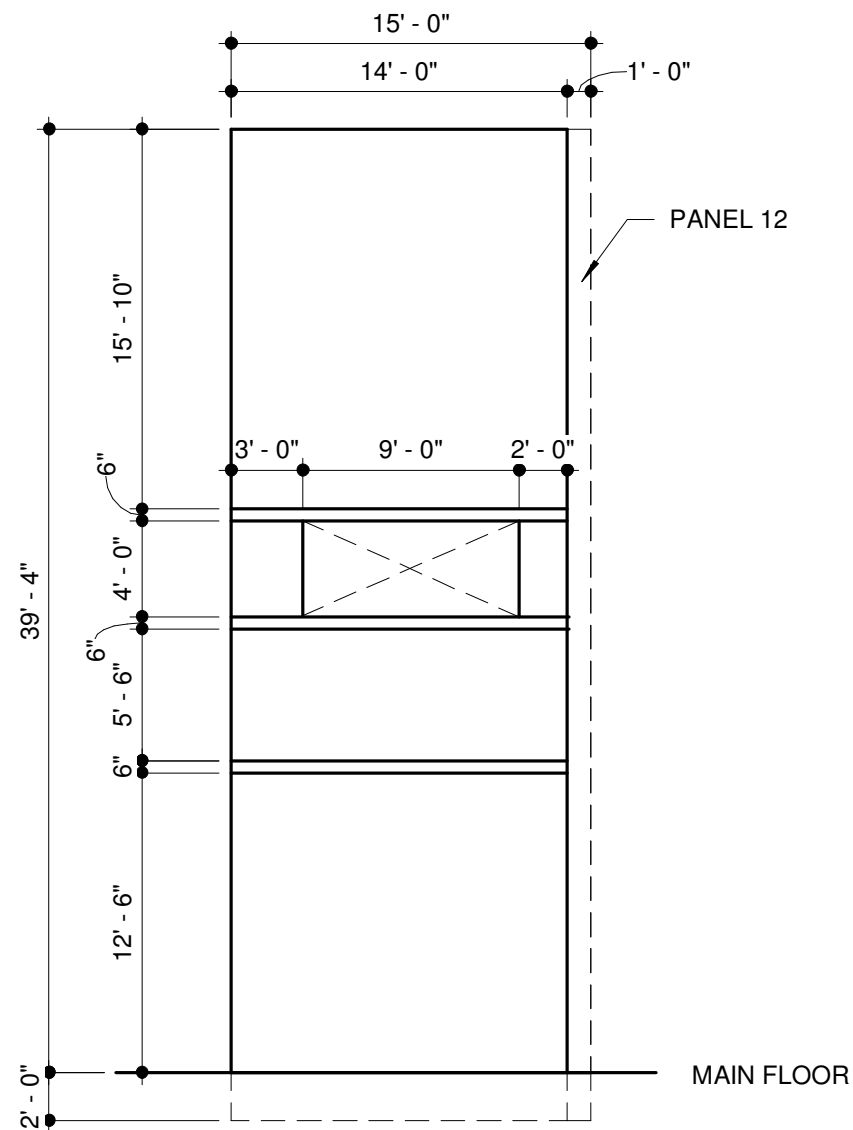
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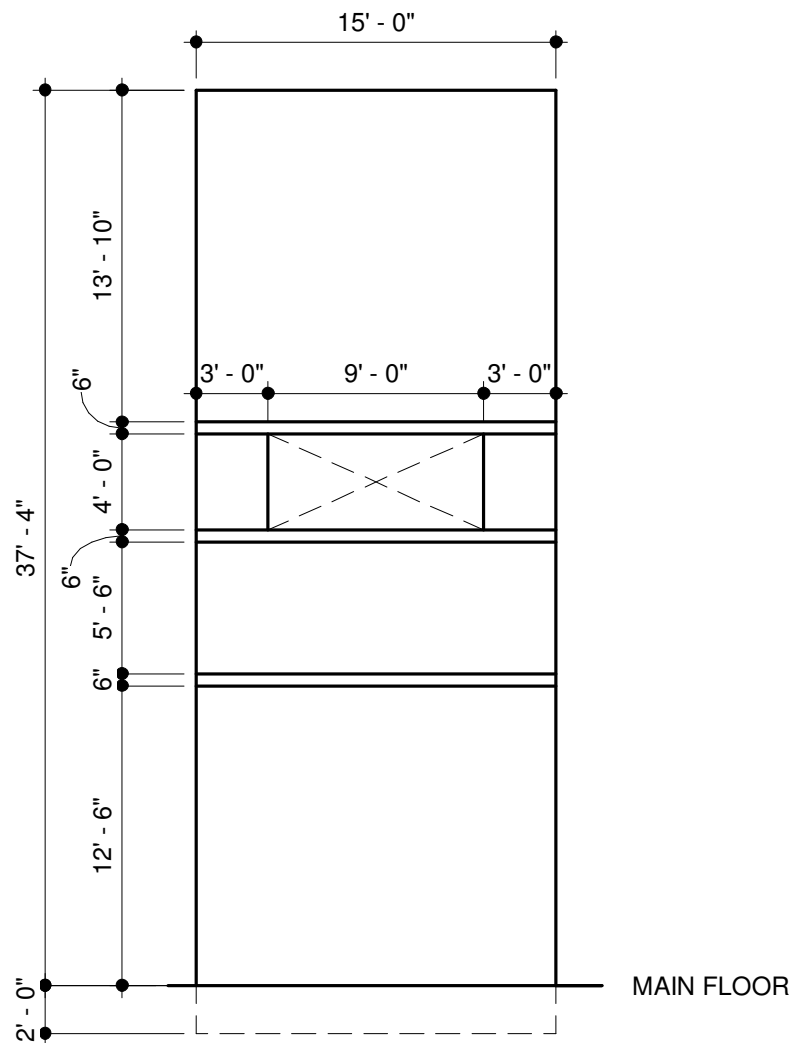
EASTLAKE LOT 6 BUILDING
For Martin Snow
151 East 1750 North, Vineyard, Utah 84059

SHEET NO.
A-4.2
DATE
03/31/2025



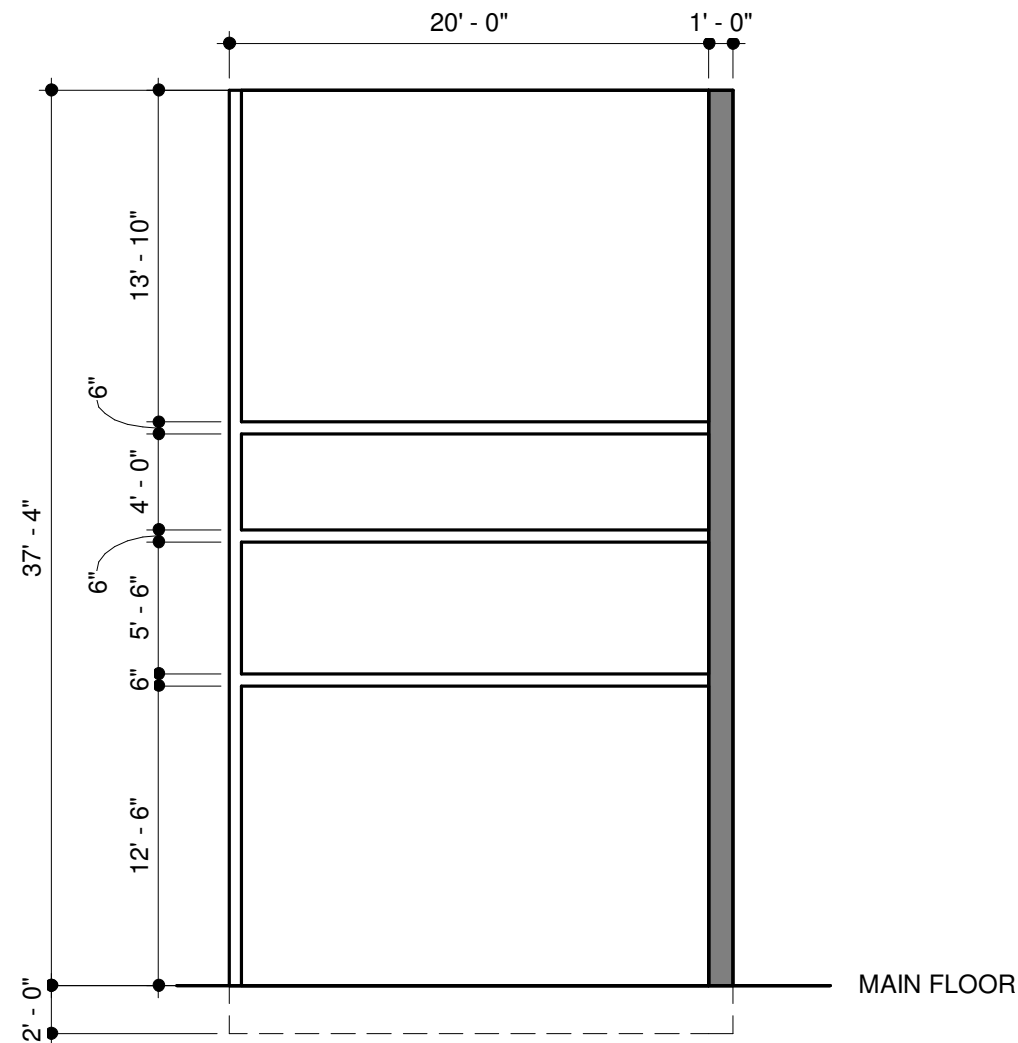
PANEL 13 EAST ELEVATION

SCALE 1/8" = 1'-0"



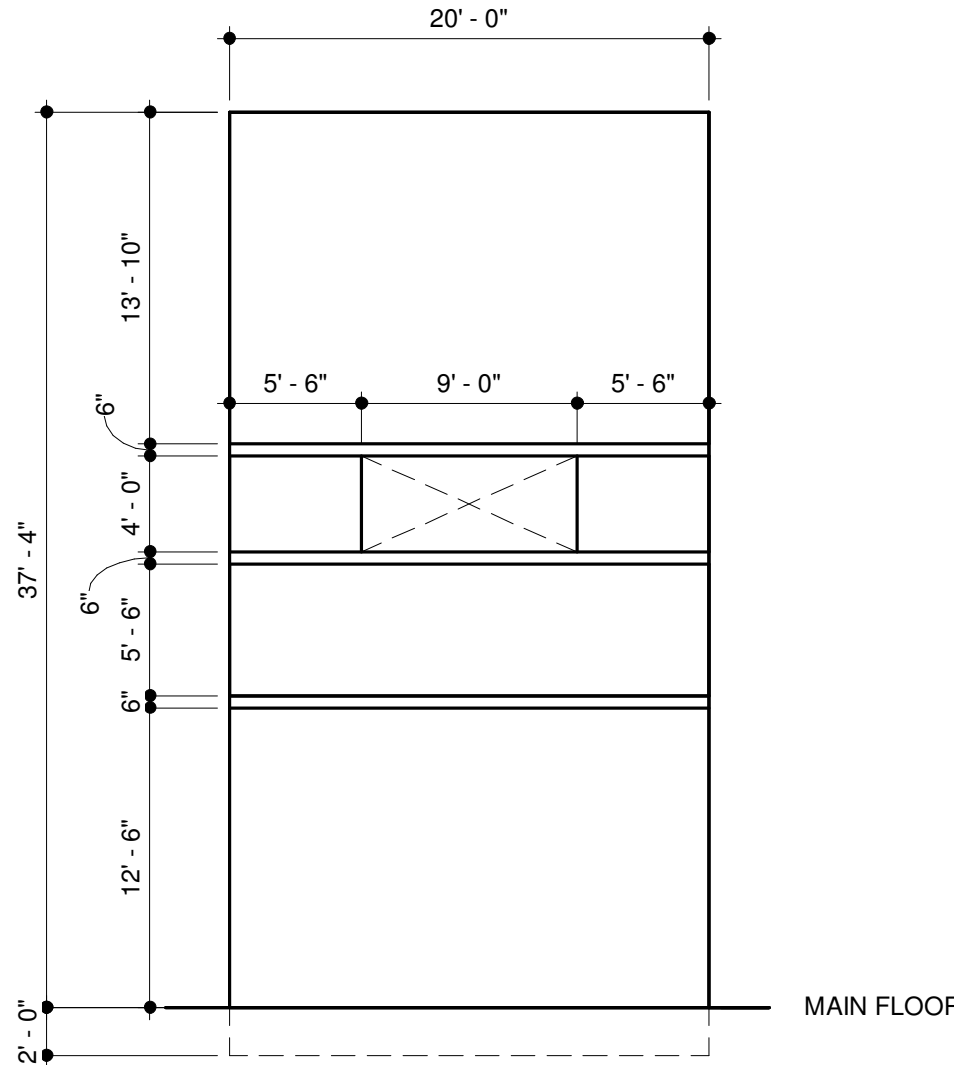
PANEL 14 EAST ELEVATION

SCALE 1/8" = 1'-0"



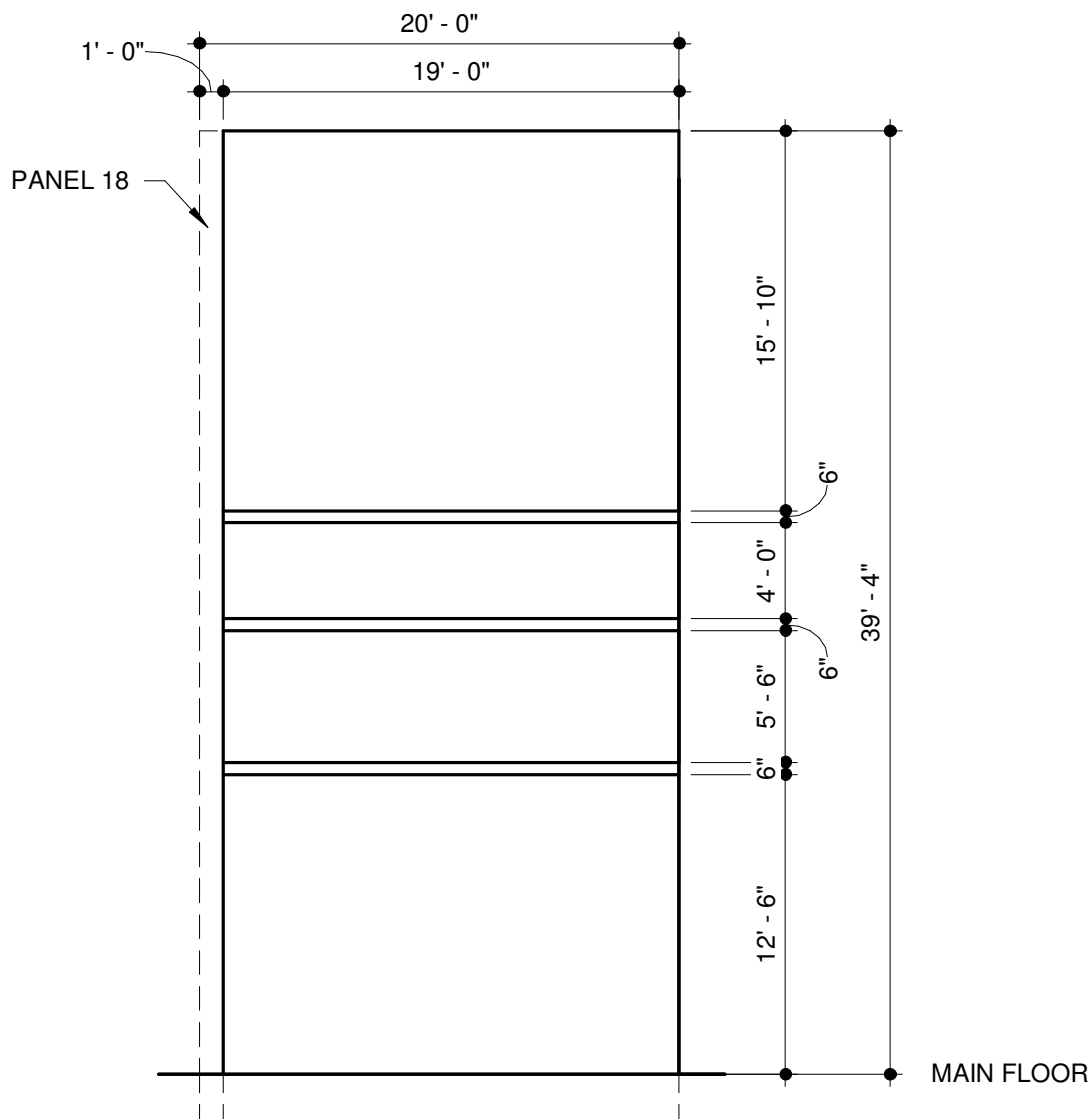
PANEL 15 NORTH ELEVATION

SCALE 1/8" = 1'-0"



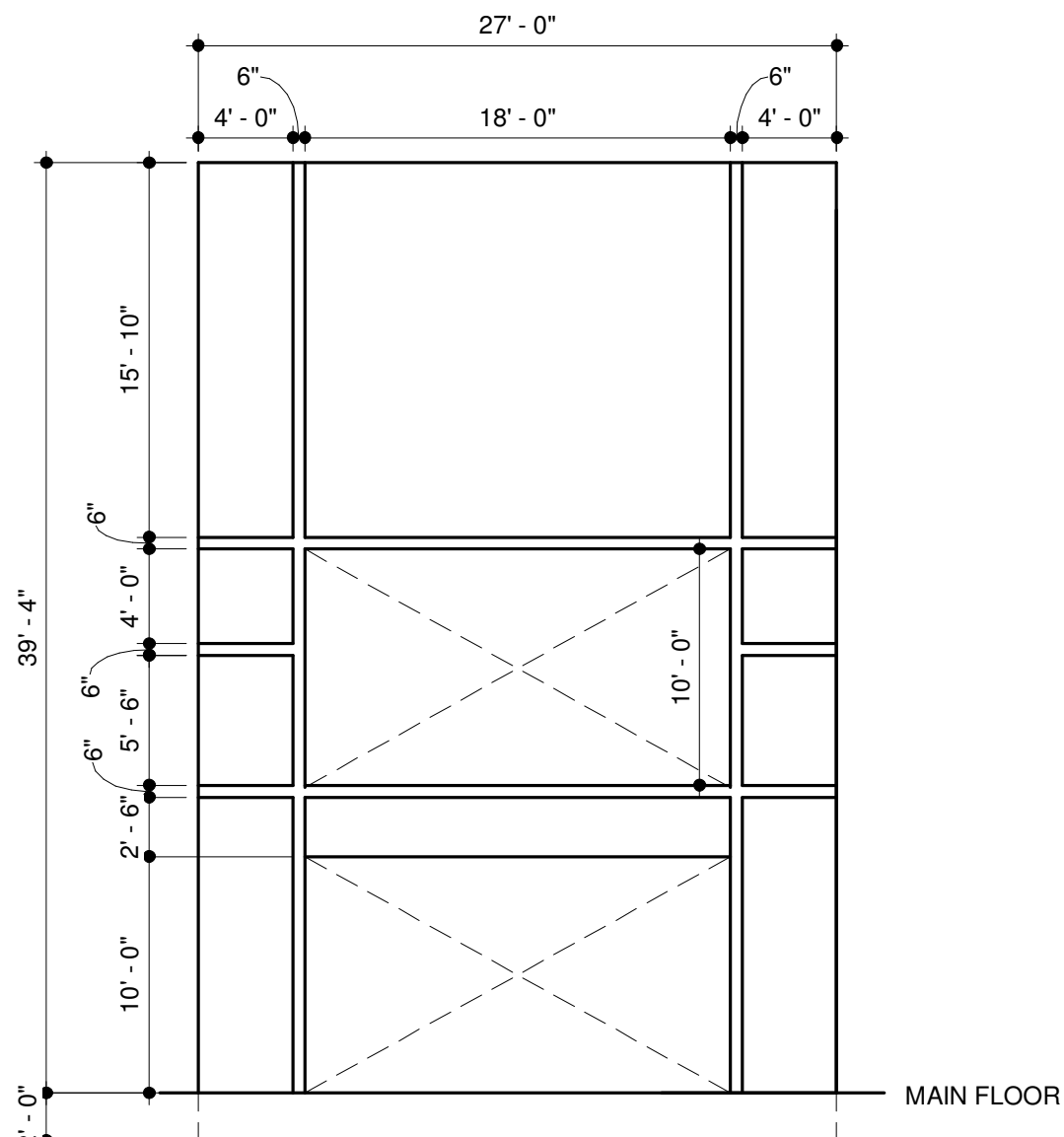
PANEL 16 NORTH ELEVATION

SCALE 1/8" = 1'-0"



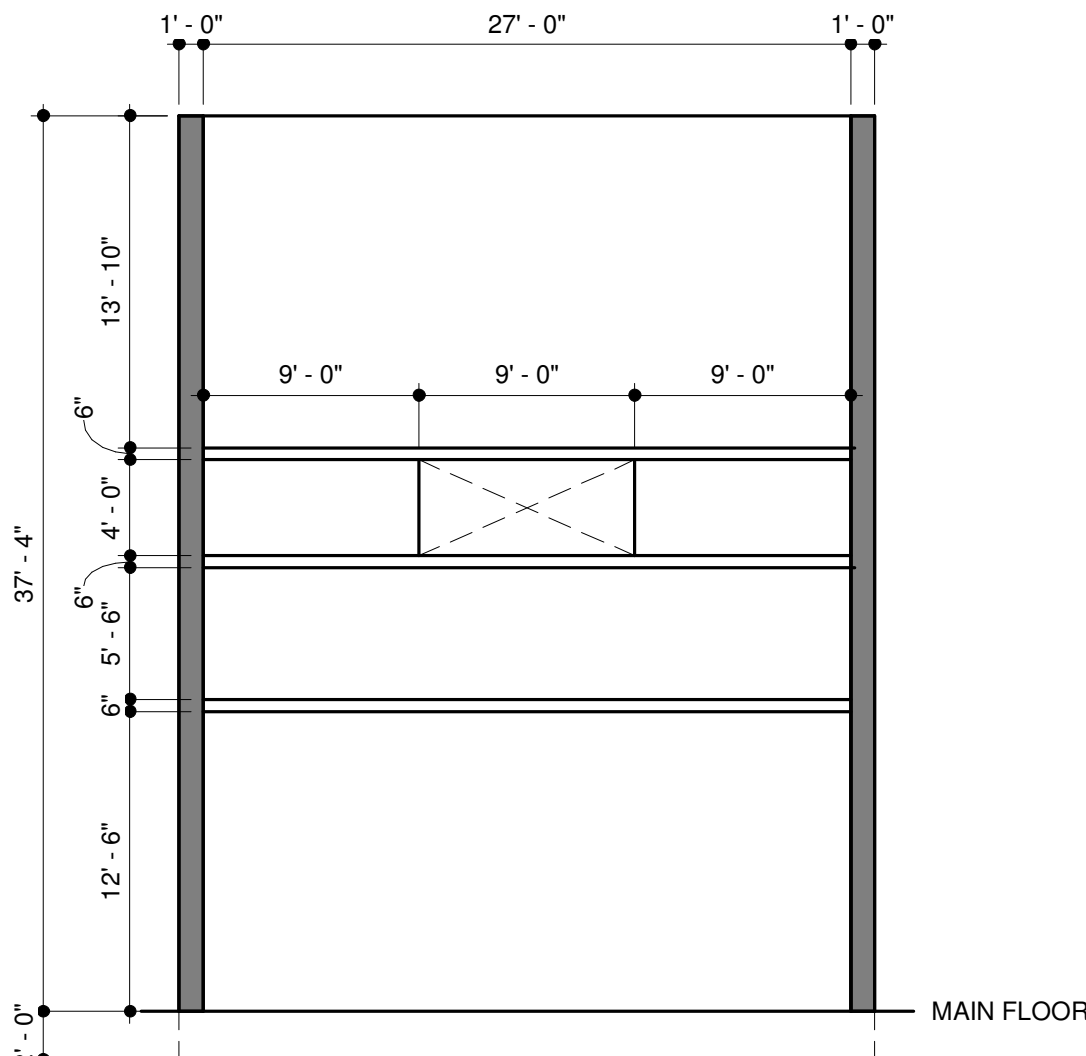
PANEL 17 NORTH ELEVATION

SCALE 1/8" = 1'-0"



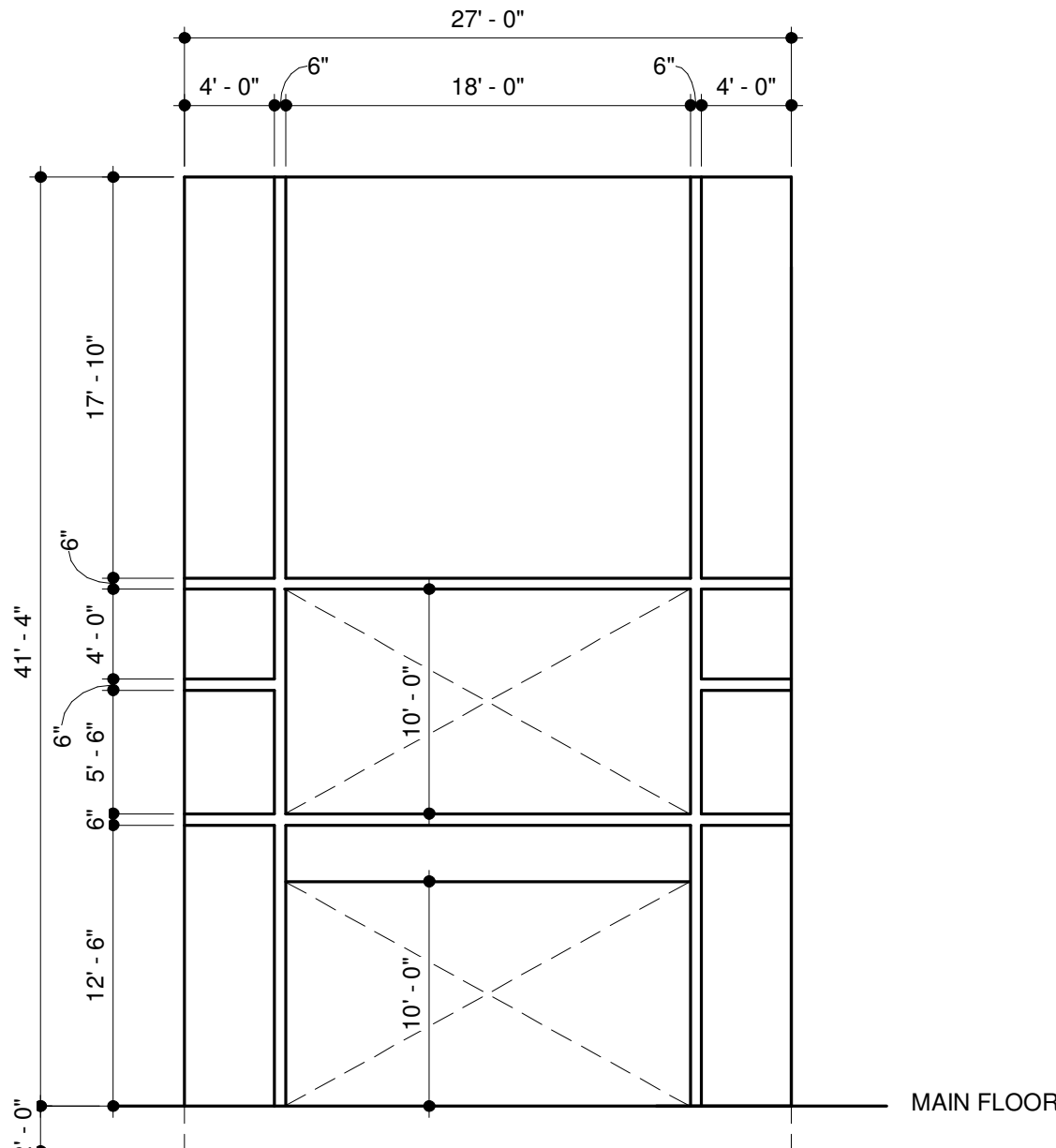
PANEL 18 EAST ELEVATION

SCALE 1/8" = 1'-0"



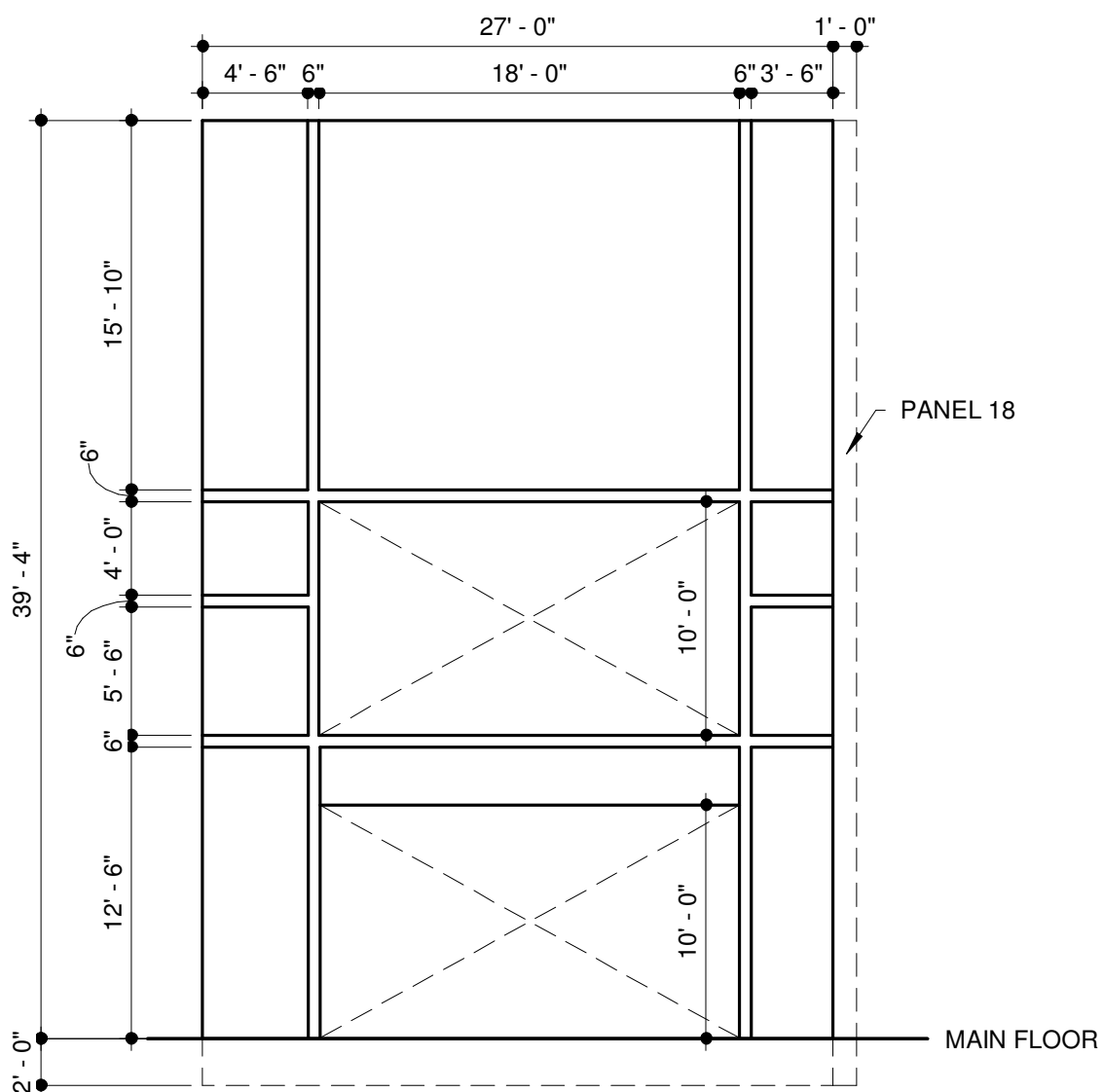
PANEL 19 EAST ELEVATION

SCALE 1/8" = 1'-0"



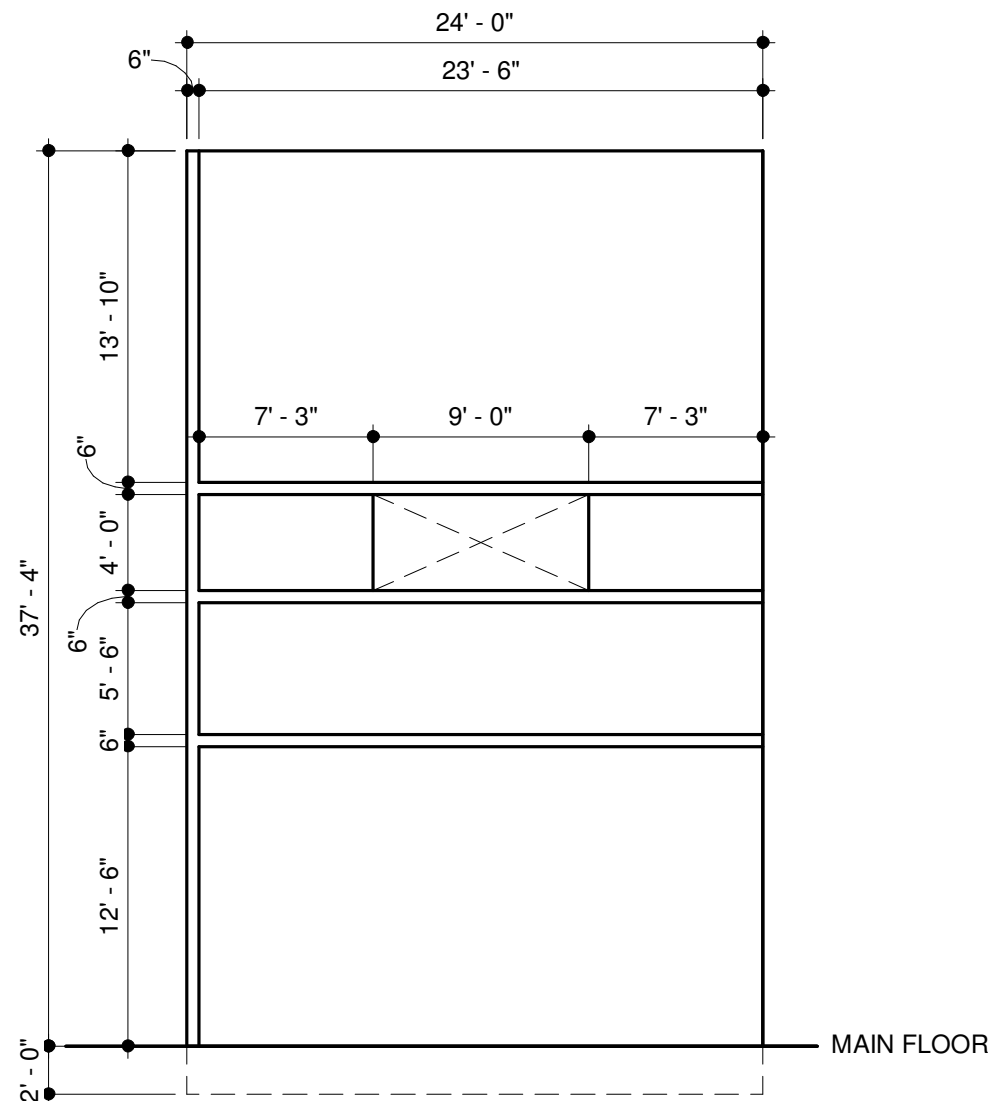
PANEL 20 EAST ELEVATION

SCALE 1/8" = 1'-0"



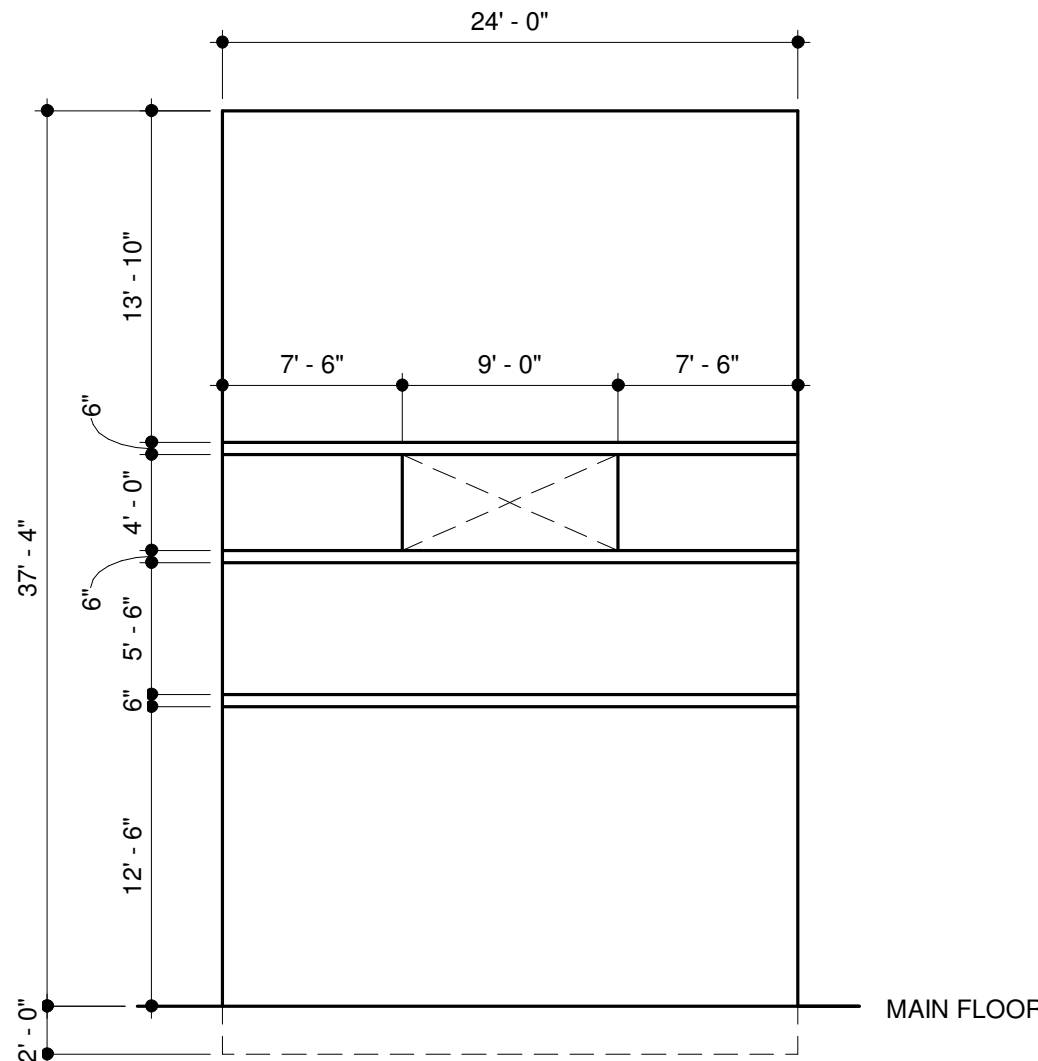
PANEL 21 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



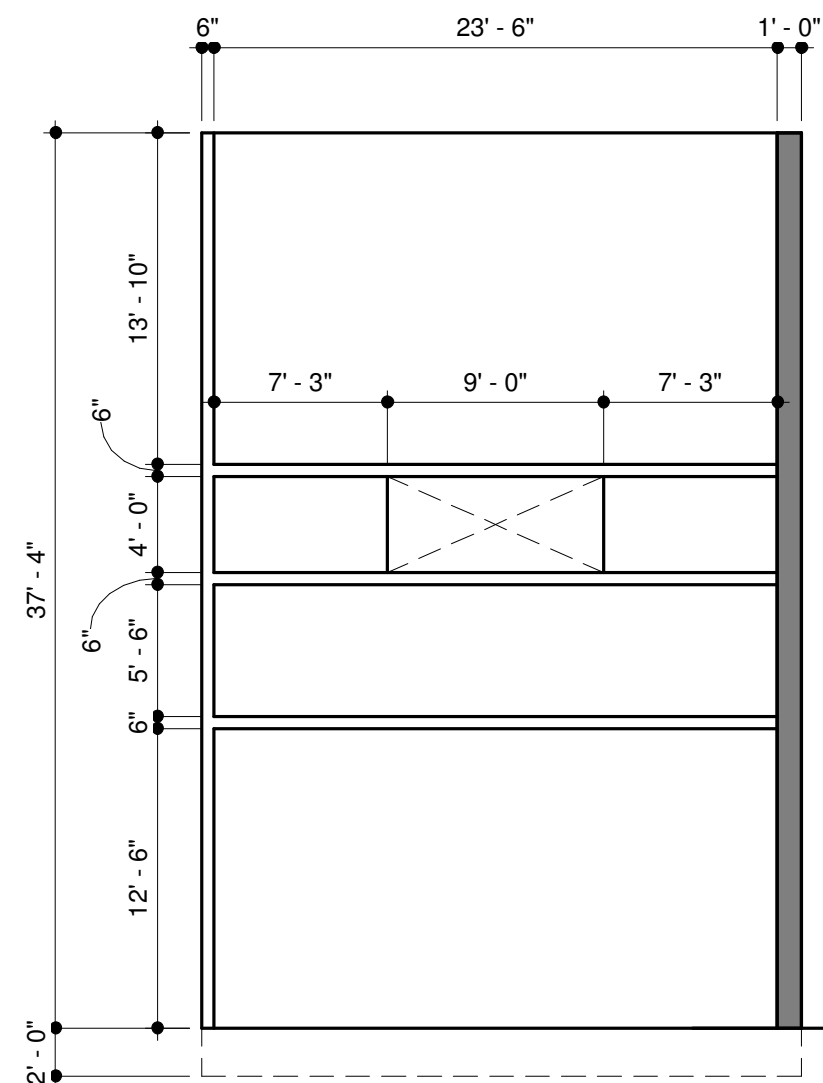
PANEL 22 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



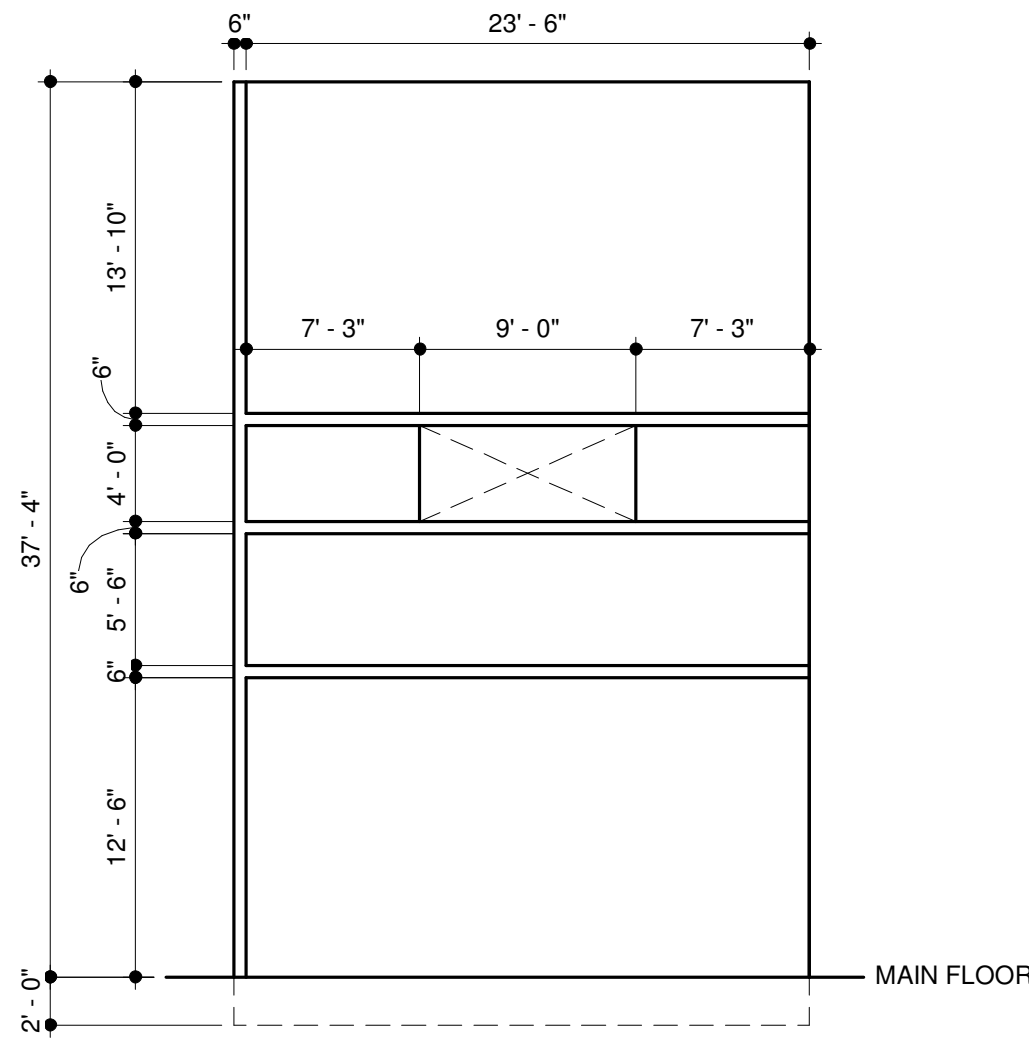
PANEL 23 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



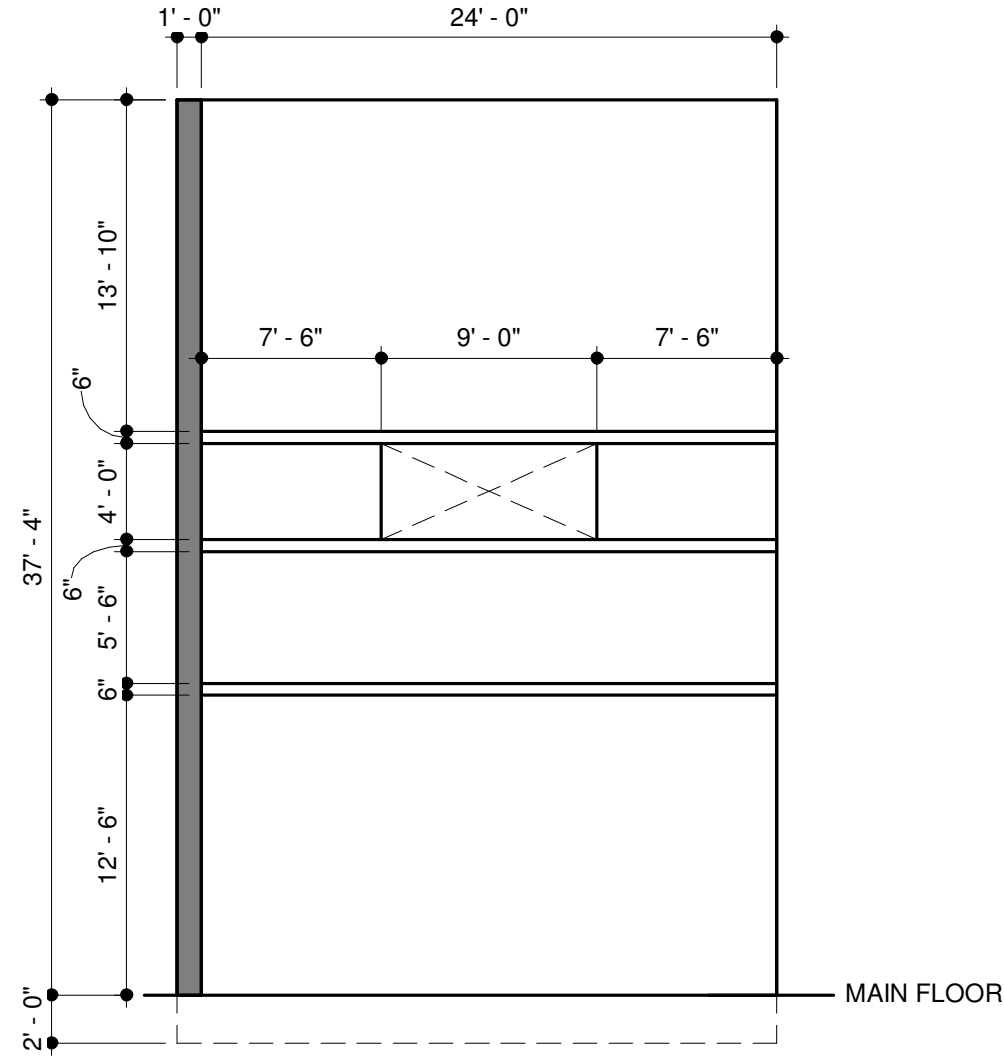
PANEL 24 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



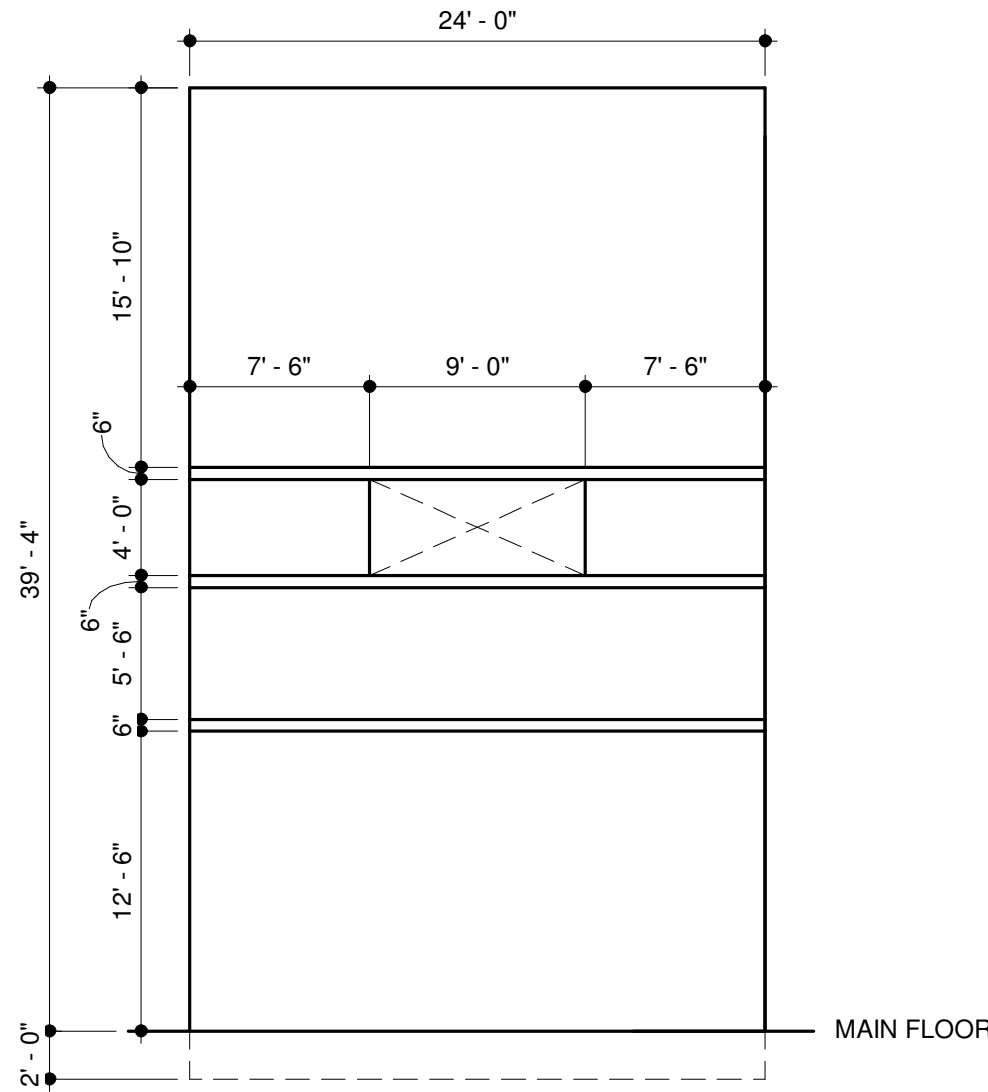
PANEL 25 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



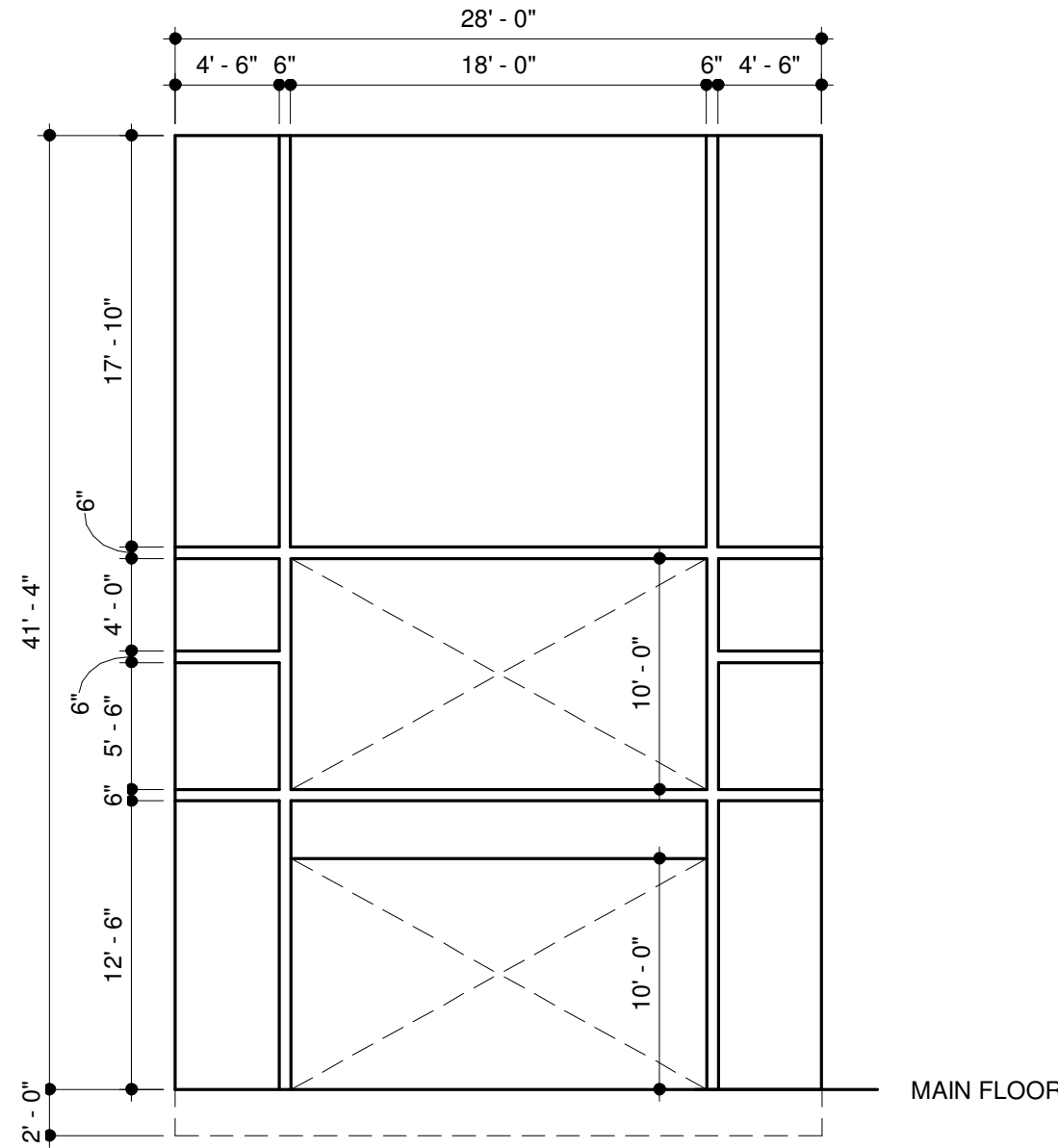
PANEL 26 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



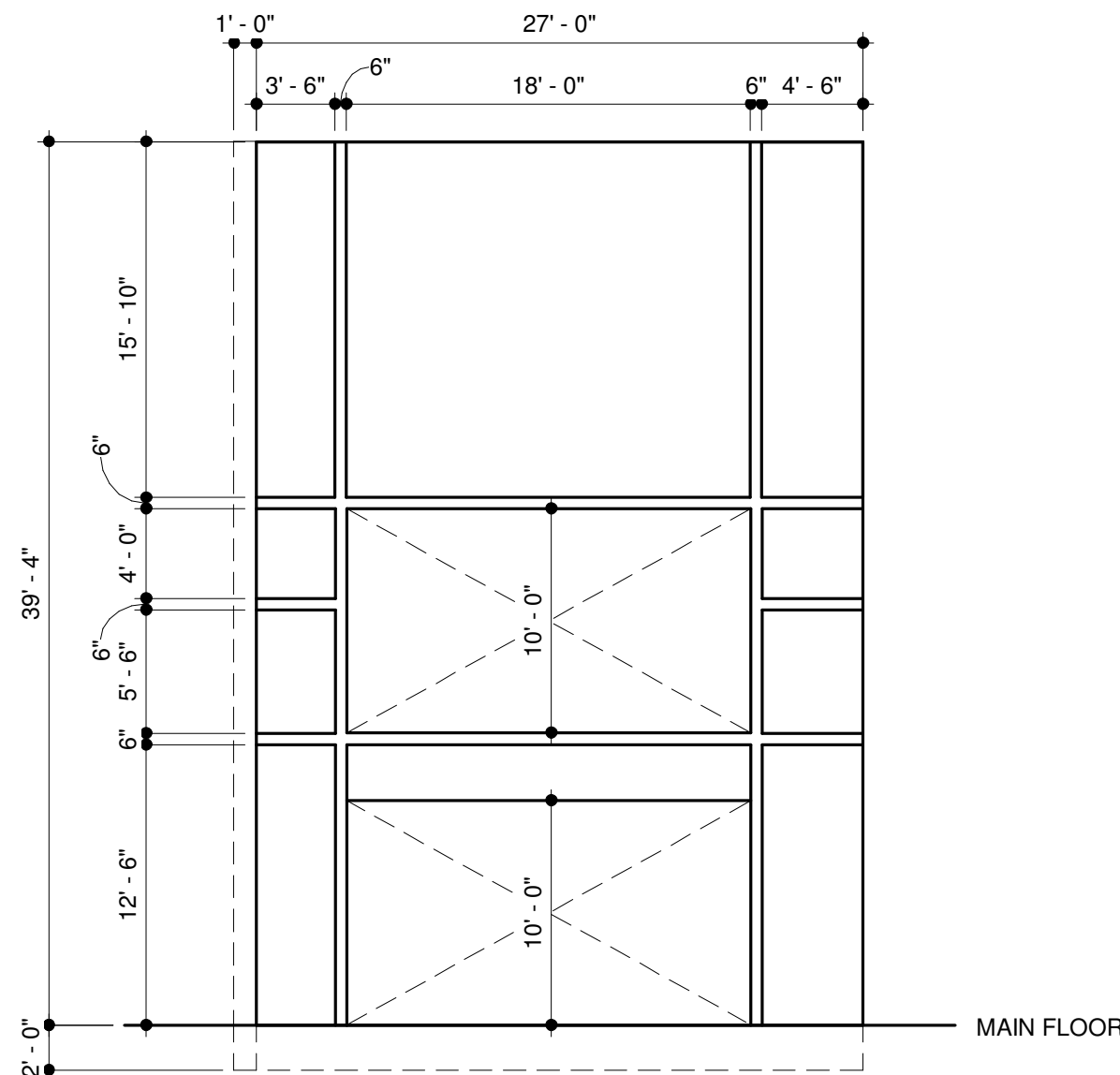
PANEL 27 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



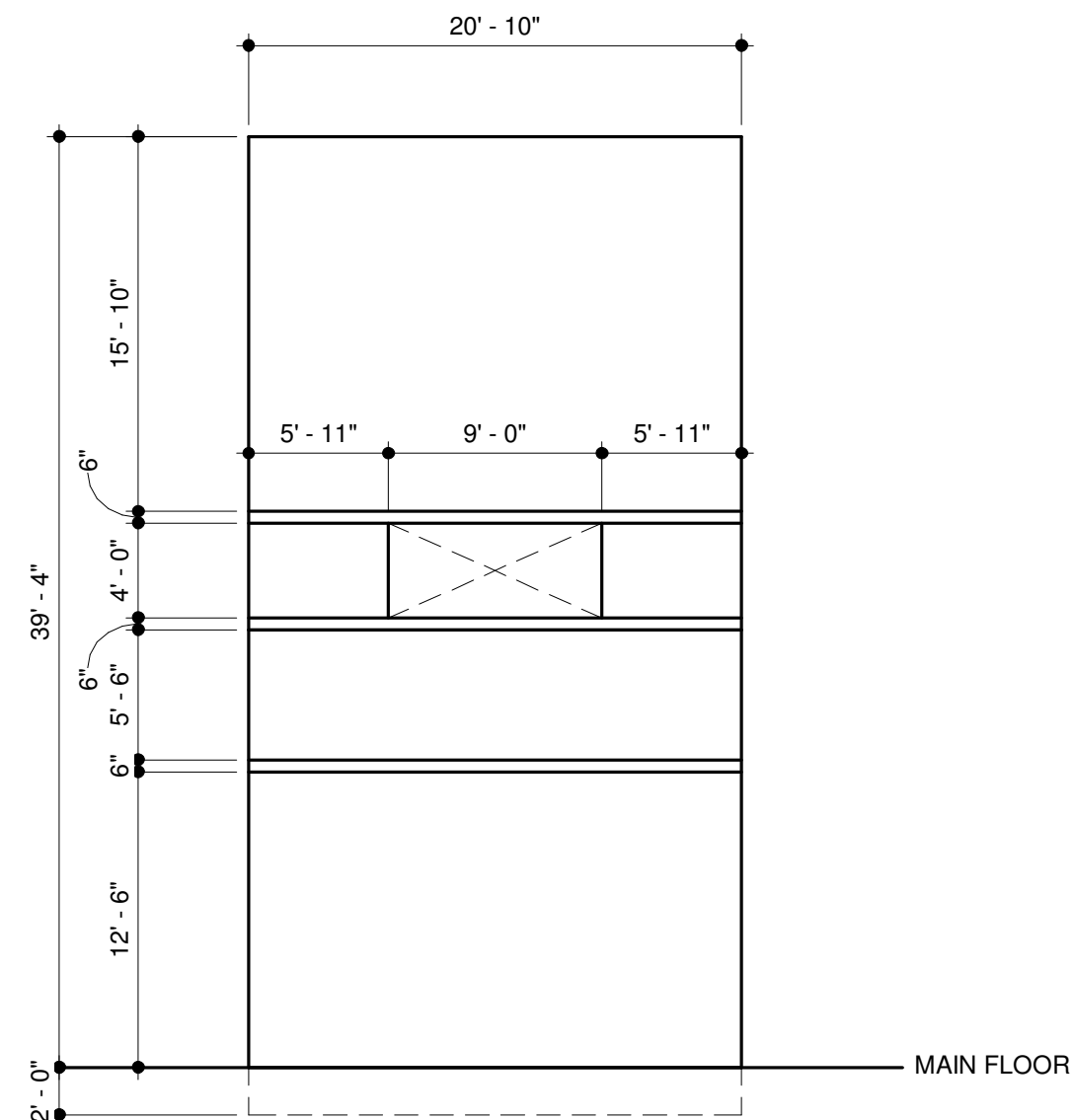
PANEL 28 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



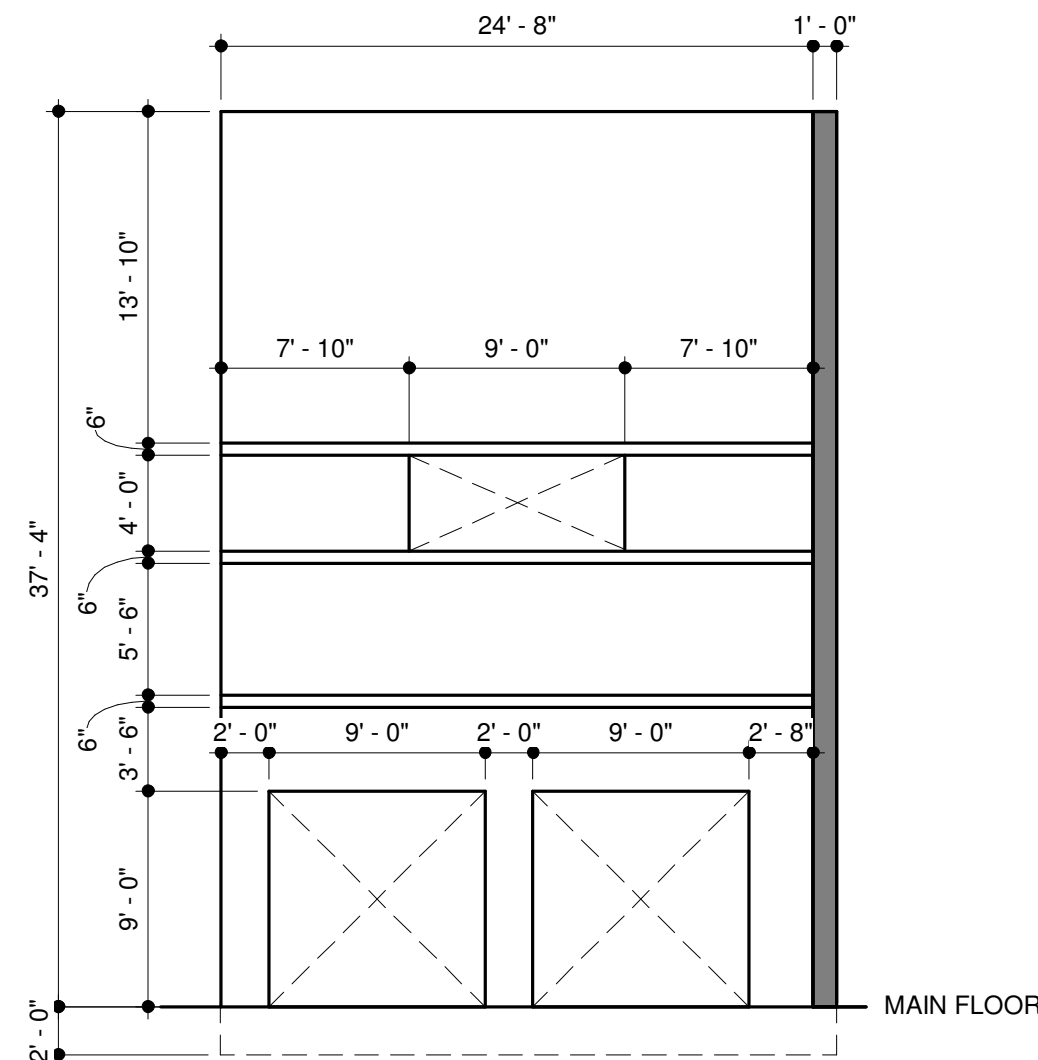
PANEL 29 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



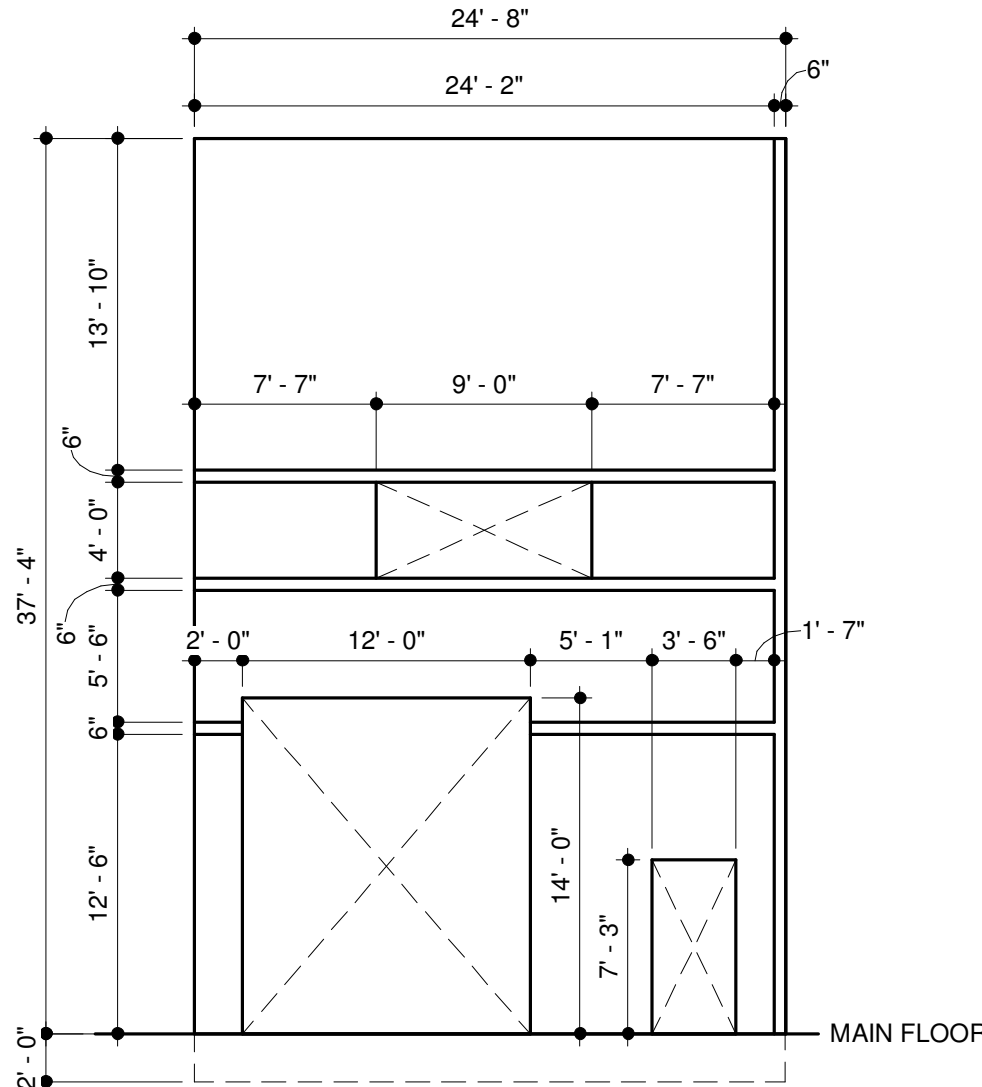
PANEL 30 WEST ELEVATION

SCALE 1/8" = 1'-0"



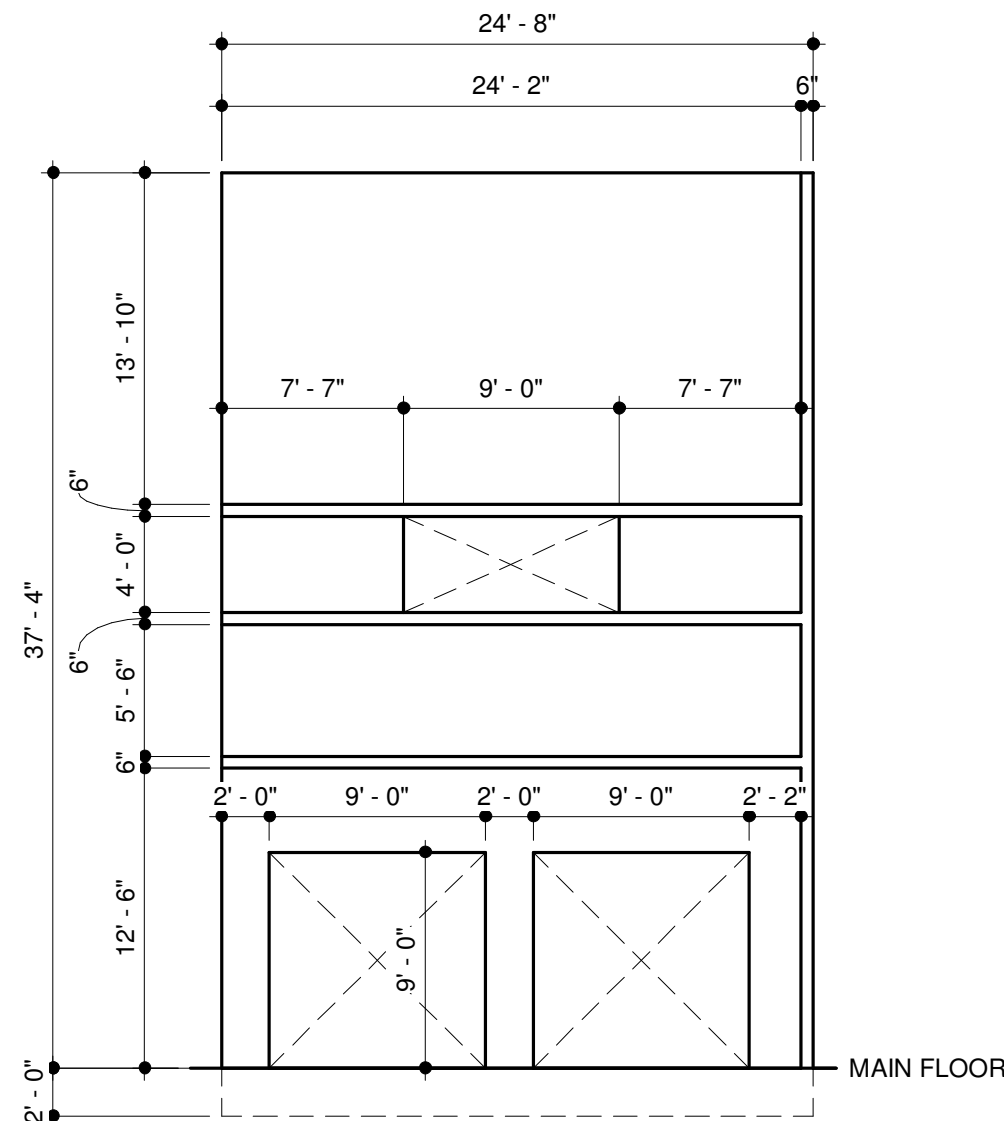
PANEL 31 WEST ELEVATION

SCALE 1/8" = 1'-0"



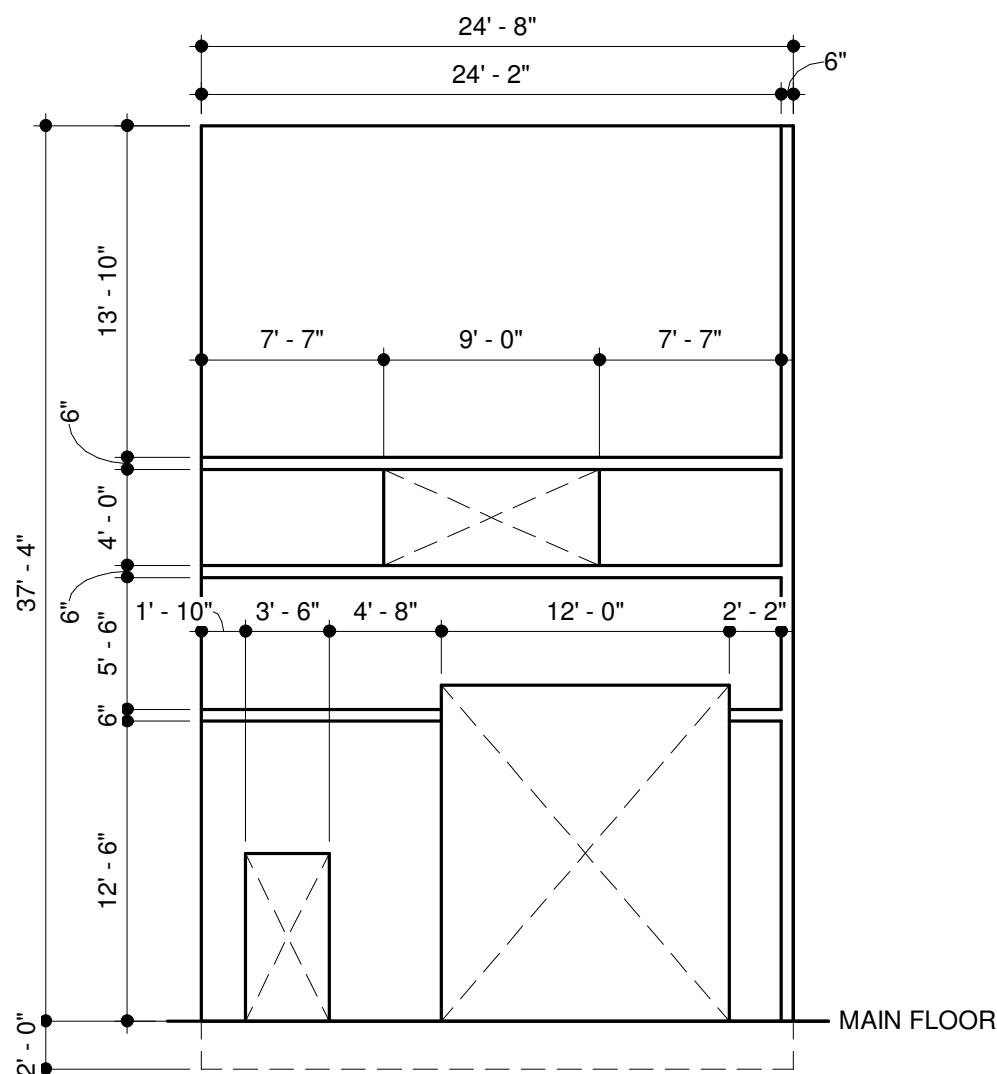
PANEL 32 WEST ELEVATION

SCALE 1/8" = 1'-0"



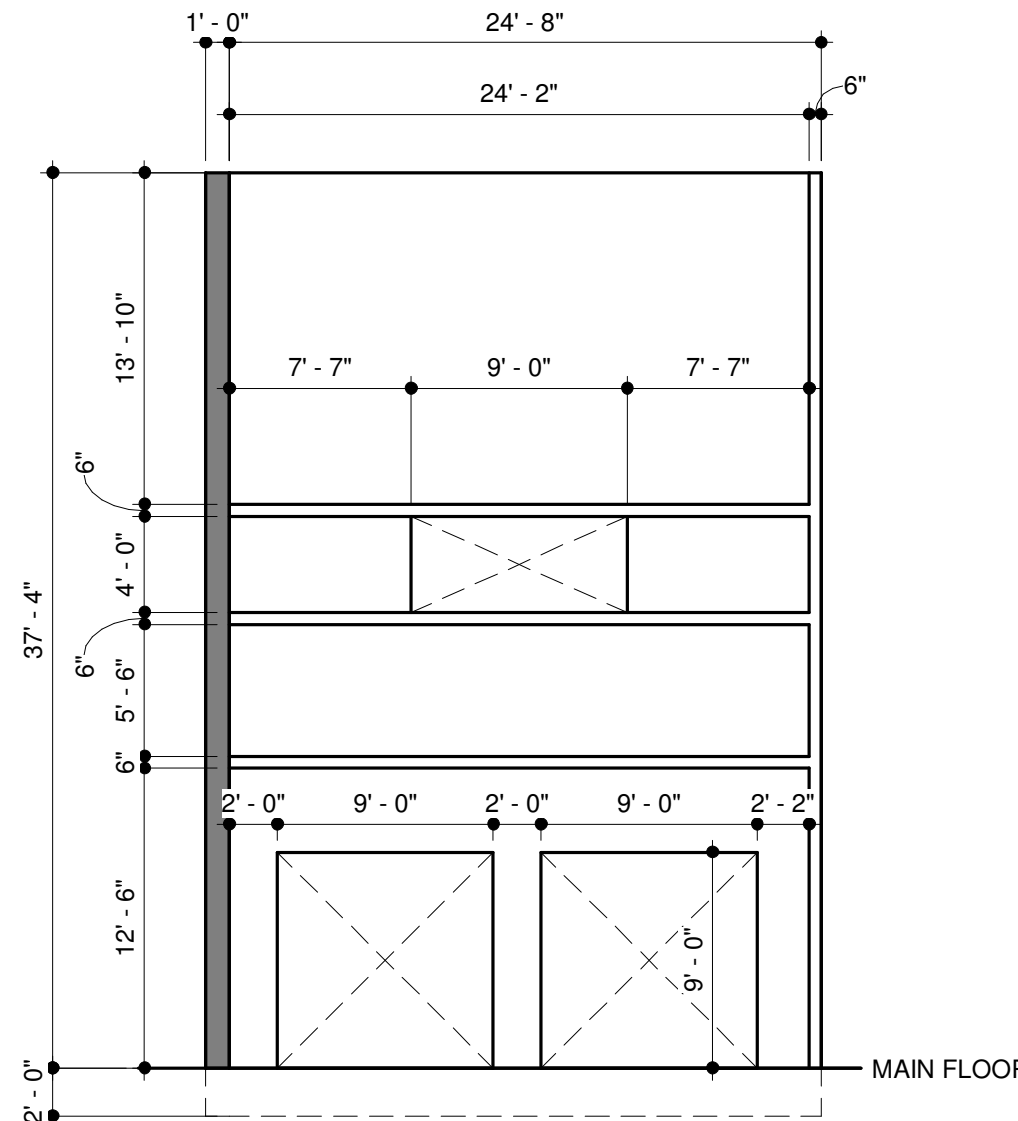
PANEL 33 WEST ELEVATION

SCALE 1/8" = 1'-0"



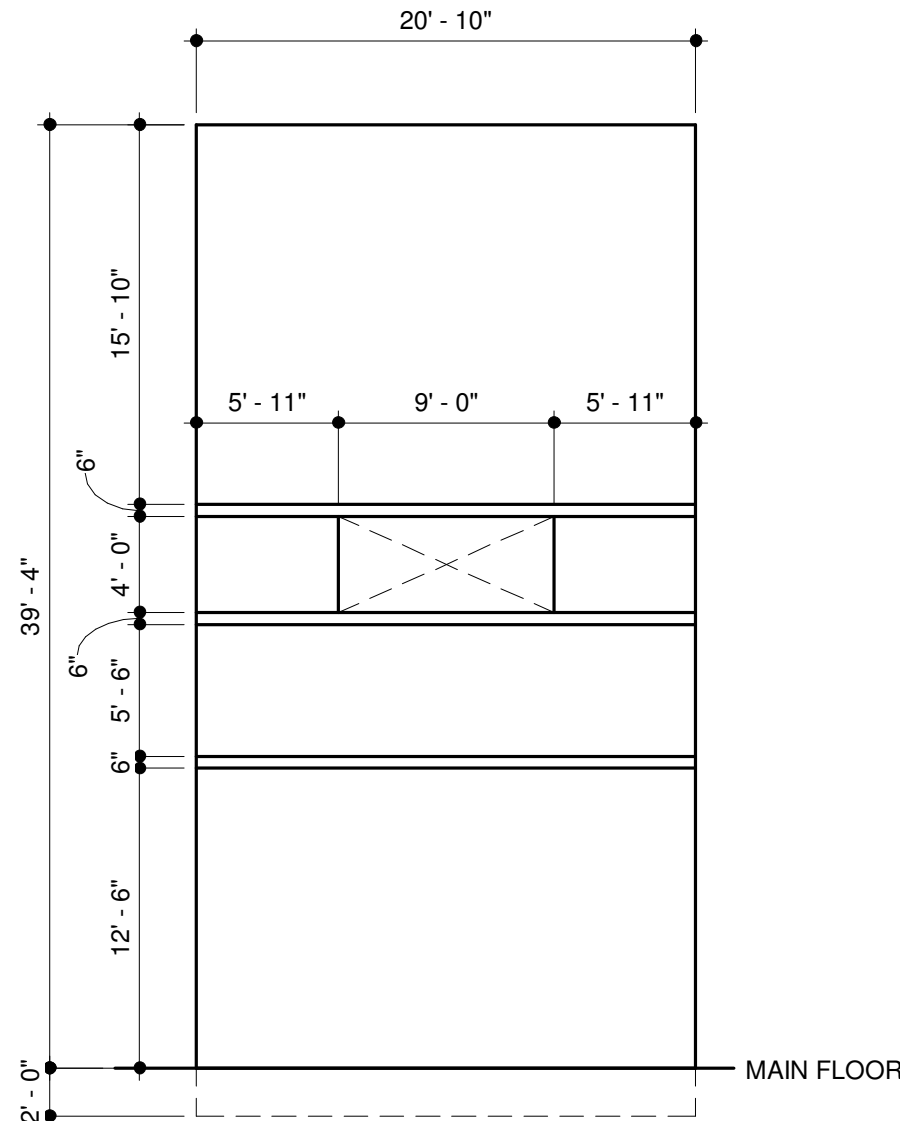
PANEL 34 WEST ELEVATION

SCALE 1/8" = 1'-0"



PANEL 35 WEST ELEVATION

SCALE 1/8" = 1'-0"



PANEL 36 WEST ELEVATION

SCALE 1/8" = 1'-0"

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EASTLAKE LOT 6 BUILDING
For Martin Snow

SHEET NO.
A-4.4

DATE
03/31/2025

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

151 East 1750 North, Vineyard, Utah 84059

DOOR SCHEDULE															
MARK	OUT OF	IN TO	WIDTH	HEIGHT	THICKNESS	TYPE	FIRE RATING	FRAME	FACE	CORE	HEAD DETAIL	JAMB DETAIL	THRESHOLD DETAIL	HARDWARE GROUP	REMARKS
101	102		4'-0"	7'-0"	1 3/4"	B	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
102	101		3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
103	101		12'-0"	14'-0"	1 1/2"	C	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
104	101		3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
105	101		12'-0"	14'-0"	1 1/2"	C	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
106	101		3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
107	101		2'-11"	7'-9"	1 3/4"	STOREFRONT	-	ALUMINUM	GLASS	INSULATED GLASS	3/A-6.3	4/A-6.3	5/A-6.3	1	
108	101		2'-11"	7'-9"	1 3/4"	STOREFRONT	-	ALUMINUM	GLASS	INSULATED GLASS	3/A-6.3	4/A-6.3	5/A-6.3	1	
109		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
110		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
111	101		3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
112		101	12'-0"	14'-0"	1 1/2"	C	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
113		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
114		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
115		101	12'-0"	14'-0"	1 1/2"	C	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
116	101		3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	INSULATED	1/A-6.3	2/A-6.3	5/A-6.3	2	
117		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
118		101	9'-0"	9'-0"	1 1/2"	D	-	ALUMINUM	ALUMINUM	INSULATED	6/A-6.3	7/A-6.3	8/A-6.3	5	
119	104	101	3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	-	9/A-6.3	10/A-6.3	11/A-6.3	3	
120	103	101	3'-0"	7'-0"	1 3/4"	A	-	HOLOMETAL	HOLOMETAL	-	9/A-6.3	10/A-6.3	11/A-6.3	4	

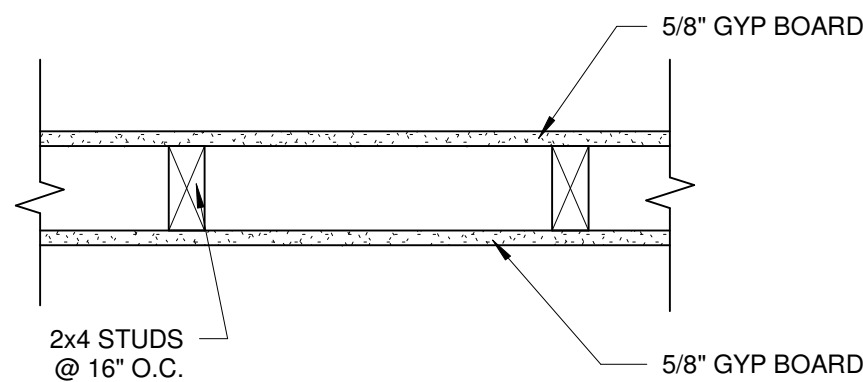
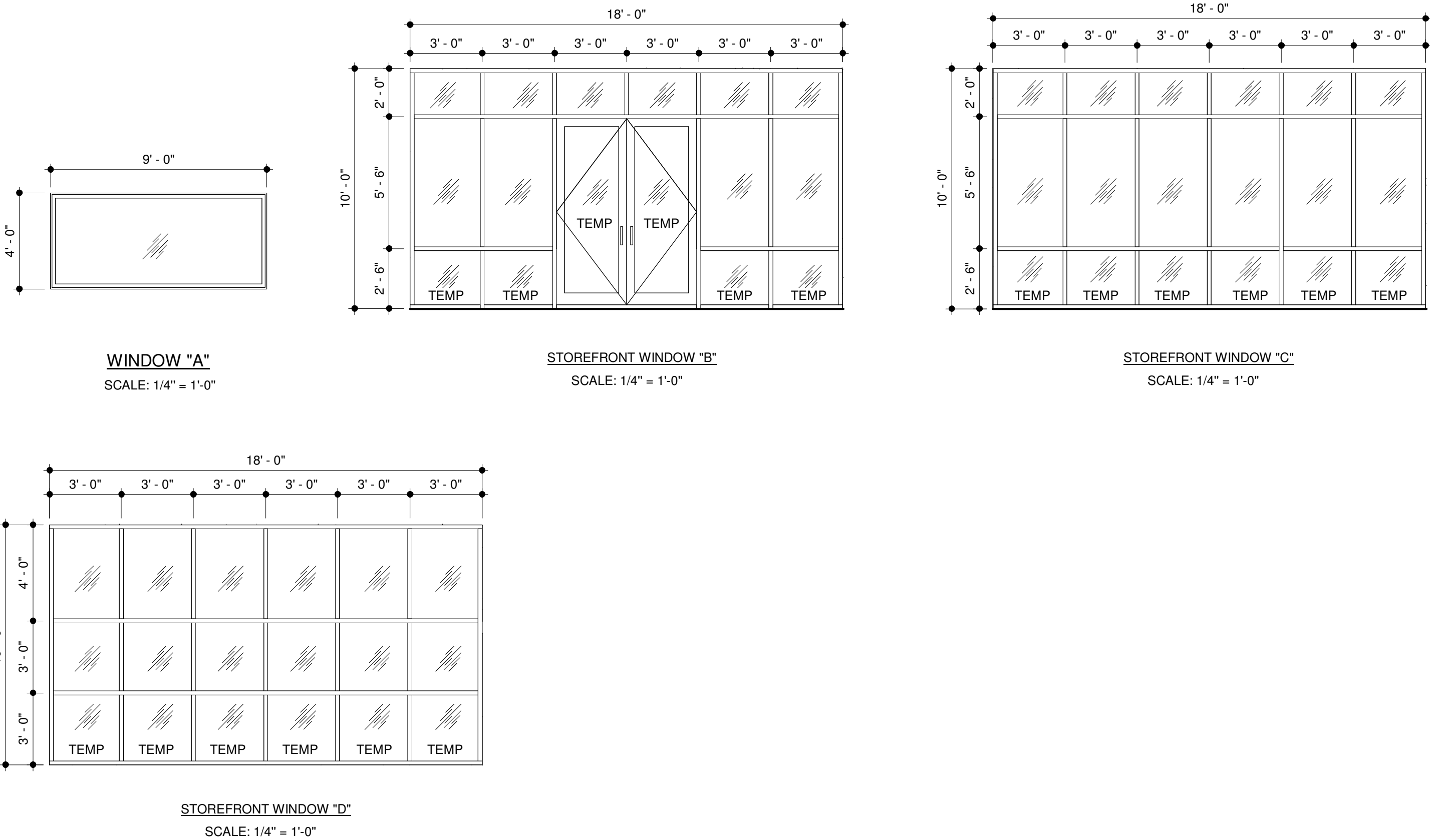
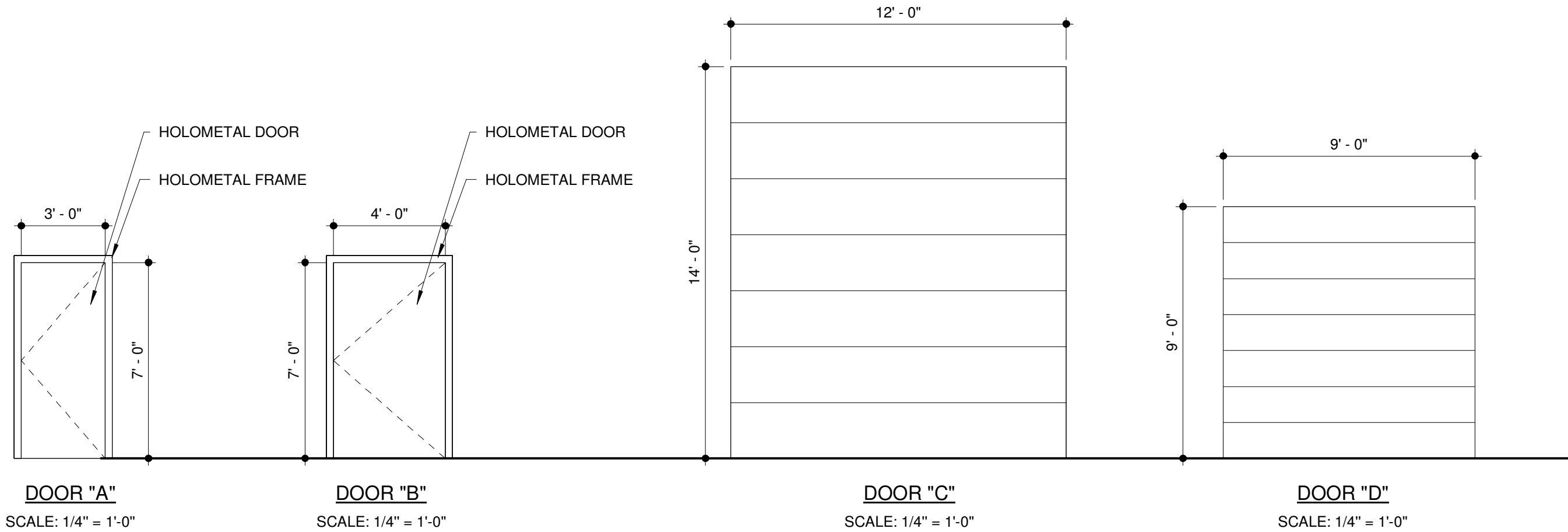
WINDOW SCHEDULE											
MARK	WIDTH	HEIGHT	STYLE	FRAME	GLASS	MAX U-FACTOR	SCREEN	HEAD	JAMB	SILL	REMARKS
A	9'-0"	4'-0"	FIXED	ALUMINUM	LOW-E	0.38	NO	12/A-6.3	13/A-6.3	14/A-6.3	

STOREFRONT WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	STYLE	GLASS	FRAME	QUANTITY
B	18'-0"	10'-0"	(14) PANELS (2) DBL DOORS	LOW E INSULATED, BOTTOM ROW (4) PANELS TEMPERED	2" X 4" ALUMINUM	2
C	18'-0"	10'-0"	(18) PANELS	LOW E INSULATED	2" X 4" ALUMINUM	5
D	18'-0"	10'-0"	(18) PANELS	LOW E INSULATED	2" X 4" ALUMINUM	6

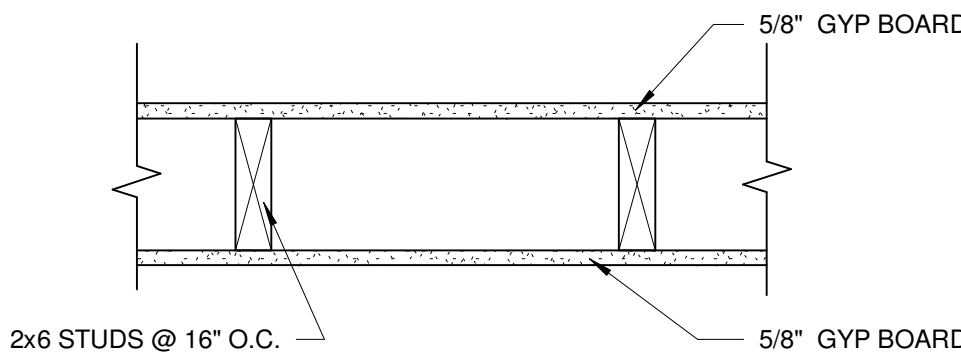
DOOR HARDWARE GROUPS			
STOREFRONT DOOR	EXTERIOR HOLOMETAL DOOR	OFFICE DOOR	
1 BY MANUFACTURER PANIC HARDWARE THRESHOLD WEATHER SEAL	2 1 1/2 PAIR BUTTS 1 STOP 1 LOCKSET (KEYED) 1 THRESHOLD 1 WEATHER SEAL	3 1 1/2 PAIR BUTTS 1 STOP 1 LOCKSET (KEYED)	
RESTROOM DOOR	OVERHEAD DOOR		
4 1 1/2 PAIR BUTTS 1 STOP 1 PUSH 1 PULL	5 BY MANUFACTURER		
NOTES			
1. ALL DOOR HARDWARE MUST MEET ADA REQUIREMENTS (LEVER TYPE). 2. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT & SHALL MEET ADA REQUIREMENTS. 3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DEAD BOLTS ARE PROHIBITED. 4. POST SIGN AT EXIT DOORS: "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" 5. INSTALL DOORS PER MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS. 6. ALL COMPONENTS OF FIRE-RATED DOOR ASSEMBLIES SHALL BE LABELED WITH UL LISTING.			

FINISH MATERIALS					
FLOOR		BASE		WALL	
F-1	SEALED CONCRETE	B-1	RUBBER	W-1	EXPOSED STRUCTURE
		B-2	NONE	W-2	PAINTED GYP BD
				W-3	PAINTED GYP BD W/ FRP
					C-1 EXPOSED STRUCTURE
					C-2 PAINTED GYP BD

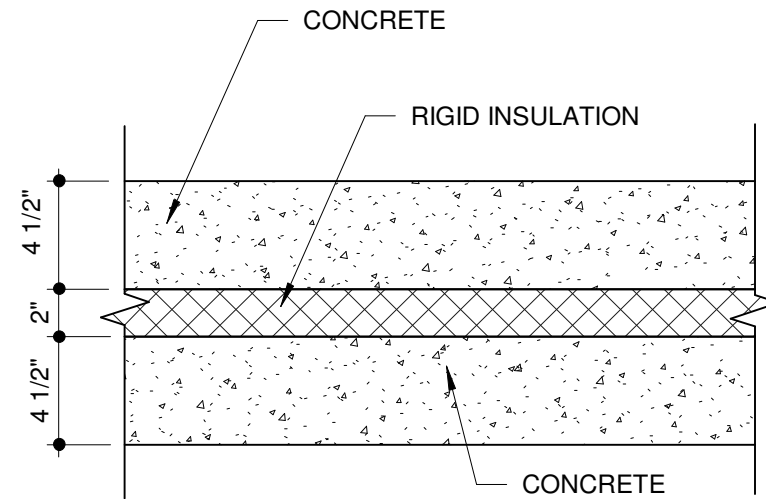
ROOM FINISH SCHEDULE					
NUMBER	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
101	WAREHOUSE	F-1	B-2	W-1	C-1
102	FIRE RISER ROOM	F-1	B-1	W-2	C-1
103	RESTROOM	F-1	B-1	W-3	C-2
104	UTILITY	F-1	B-1	W-3	C-2



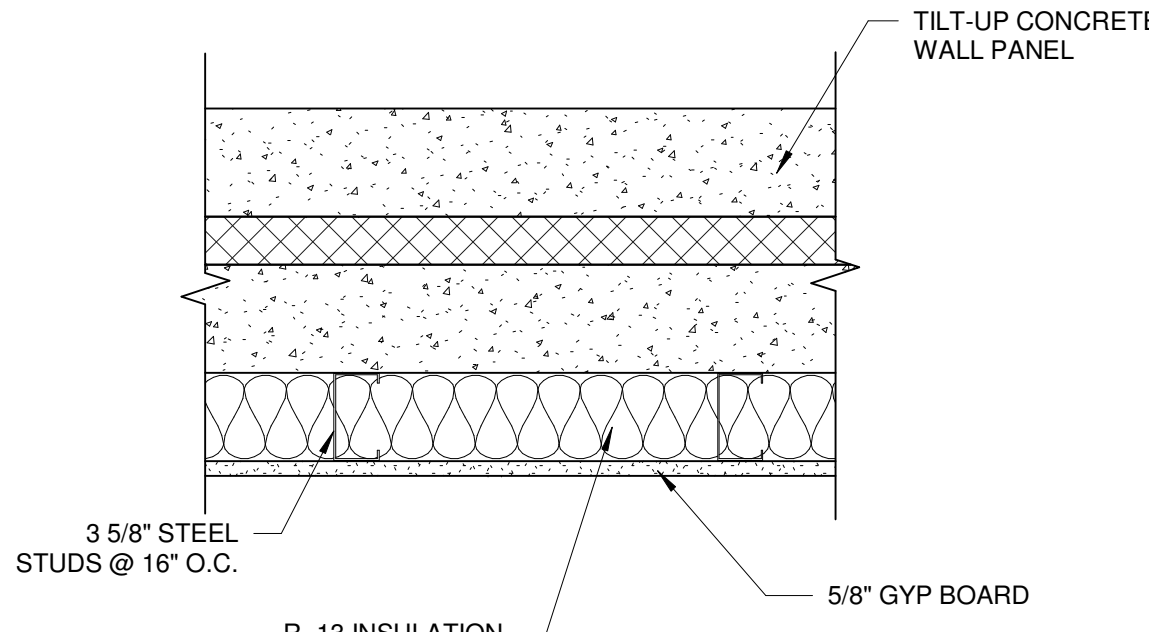
A INTERIOR 2x4 WALL
SCALE 1 1/2" = 1'-0"



B INTERIOR 2x6 WALL
SCALE 1 1/2" = 1'-0"



C TILT-UP CONCRETE WALL PANEL
SCALE 1 1/2" = 1'-0"



D TILT-UP CONCRETE WALL PANEL
STEEL STUD FURRING
SCALE 1 1/2" = 1'-0"

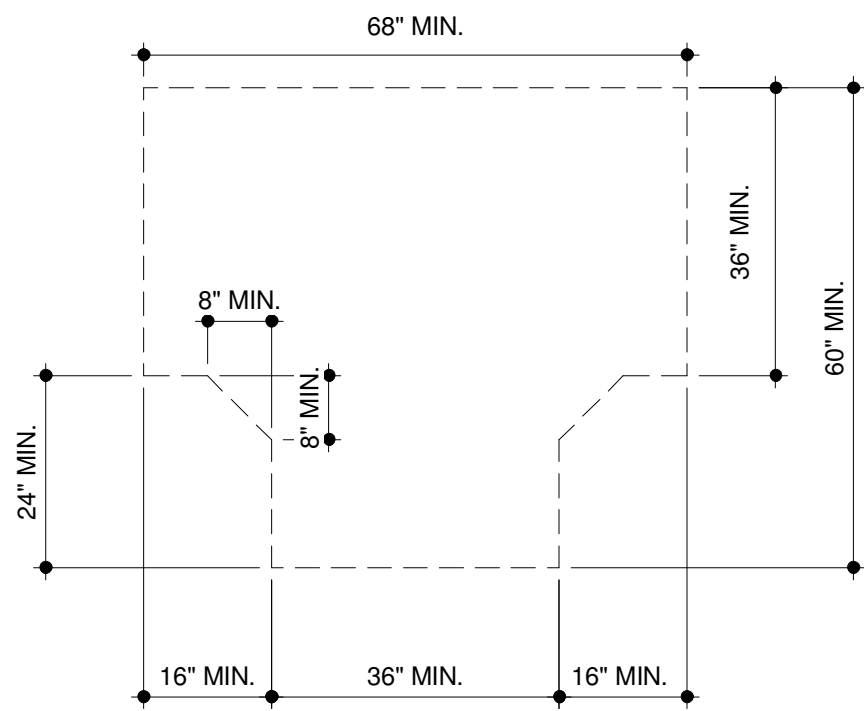


FIGURE 304.3.2.1 (A)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 1

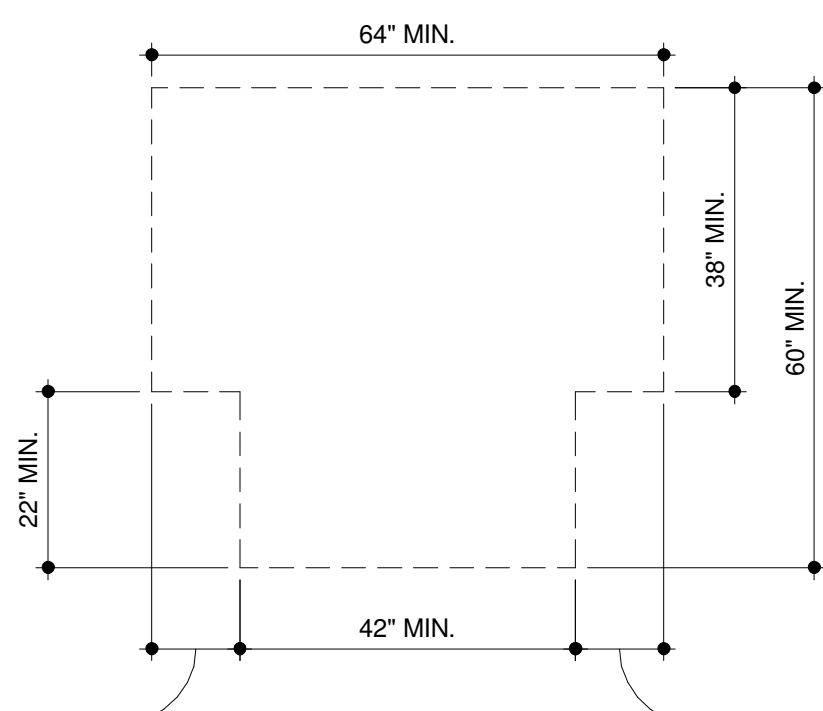


FIGURE 304.3.2.1 (B)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 2

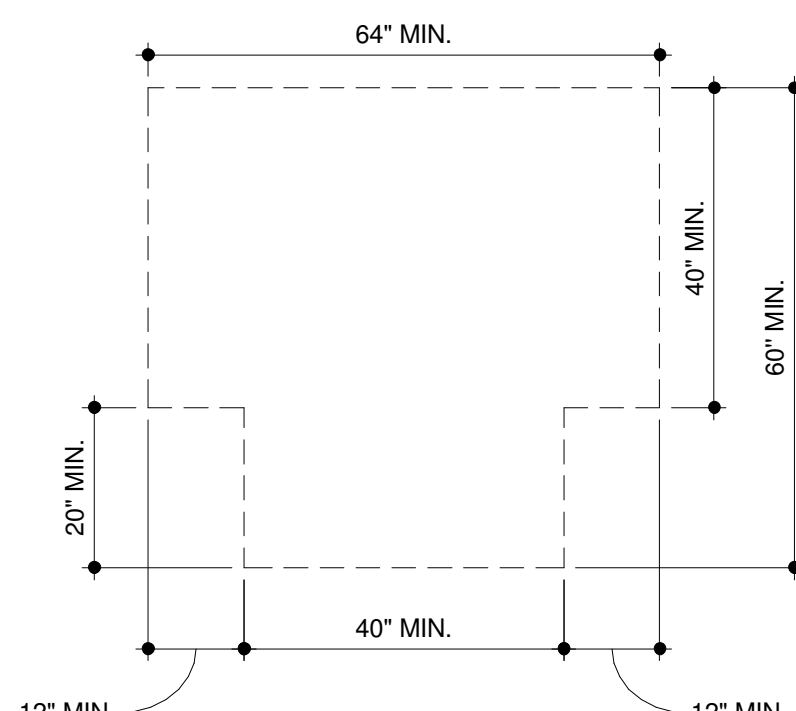


FIGURE 304.3.2.1 (C)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 3

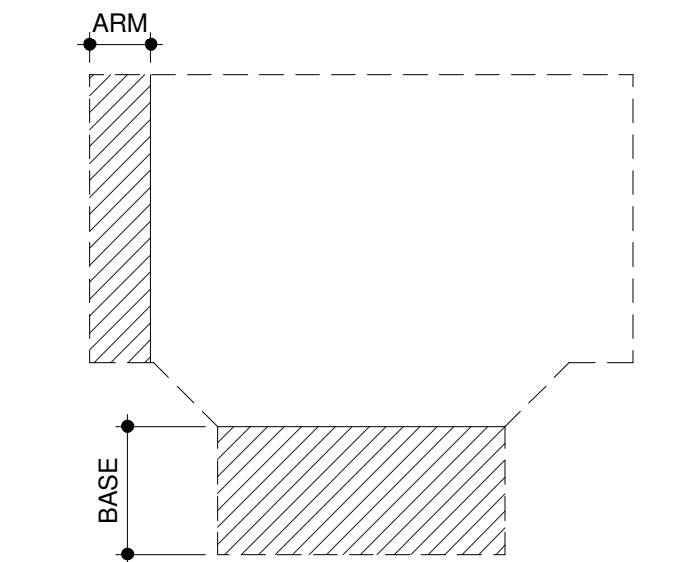


FIGURE 304.3.2.1.1
T-SHAPED TURNING SPACE
NEW BUILDINGS - OVERLAP

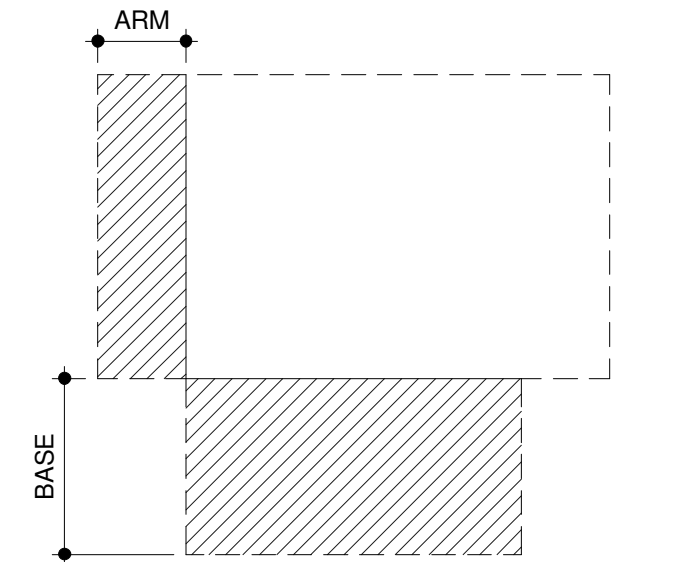


FIGURE 304.3.2.1.1
T-SHAPED TURNING SPACE
NEW BUILDINGS - OVERLAP

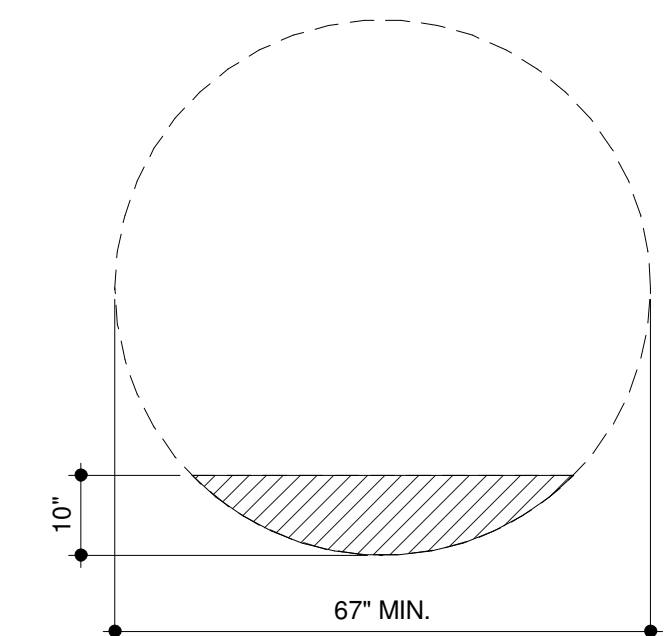


FIGURE 304.3.1.1
CIRCULAR TURNING SPACE - NEW BUILDINGS
SIZE AND OVERLAP

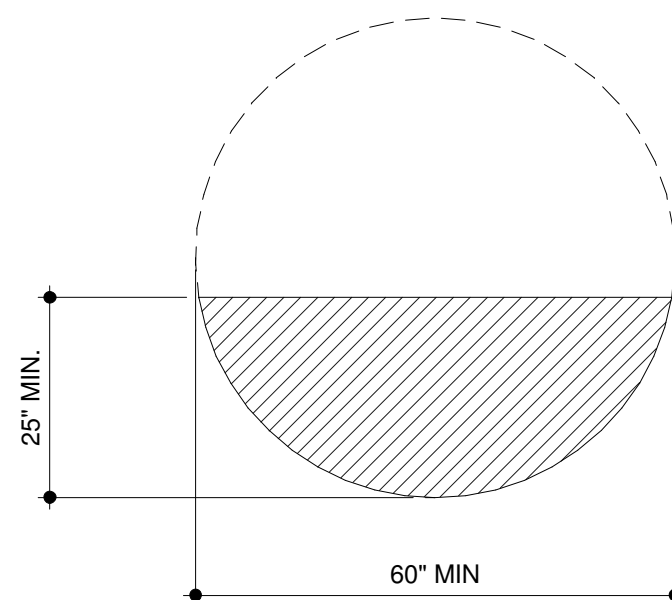


FIGURE 304.3.1.2
CIRCULAR TURNING SPACE - EXISTING BUILDINGS - SIZE
AND OVERLAP

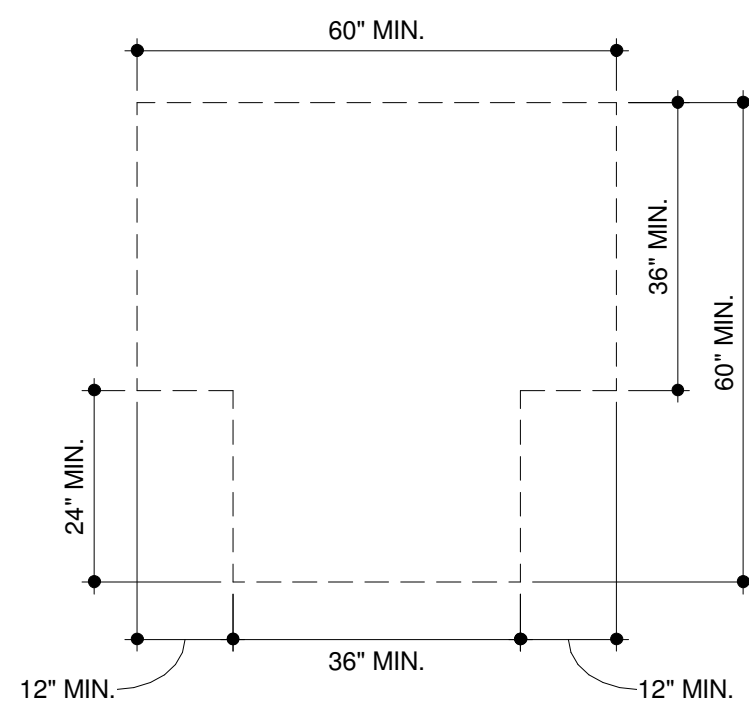


FIGURE 304.3.2.2
T-SHAPED TURNING SPACE
EXISTING BUILDINGS - SIZE

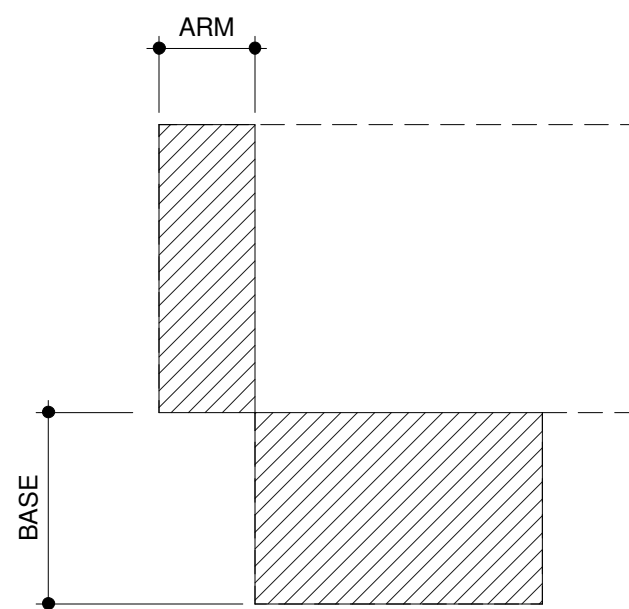


FIGURE 304.3.2.1
T-SHAPED TURNING SPACE
EXISTING BUILDINGS - OVERLAP

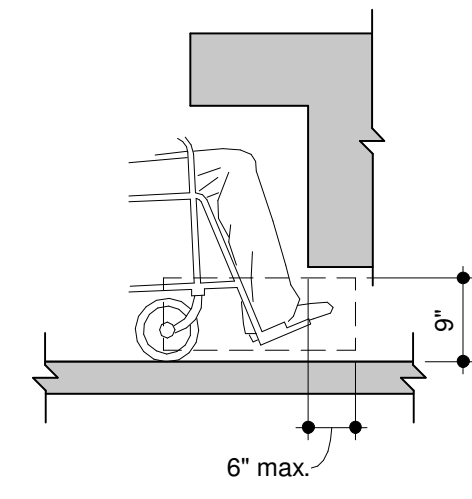


FIGURE 306.2 (A)
TOE CLEARANCE - ELEVATION

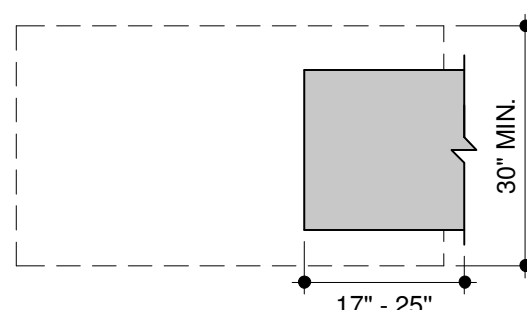


FIGURE 306.2 (B)
TOE CLEARANCE - PLAN

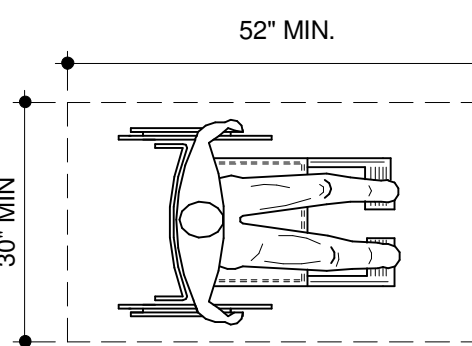


FIGURE 305.3.1
SIZE OF CLEAR FLOOR SPACE - NEW BUILDINGS

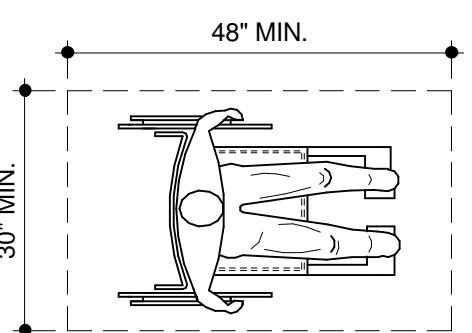


FIGURE 305.3.2
SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS

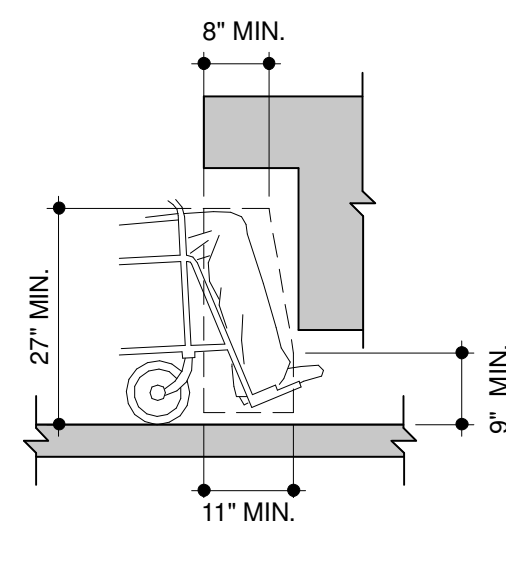


FIGURE 306.3 (A)
TOE CLEARANCE - ELEVATION

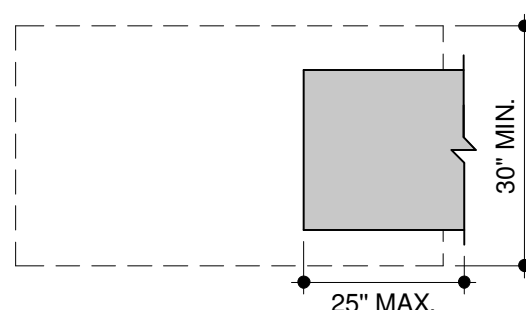


FIGURE 306.3 (B)
TOE CLEARANCE - PLAN

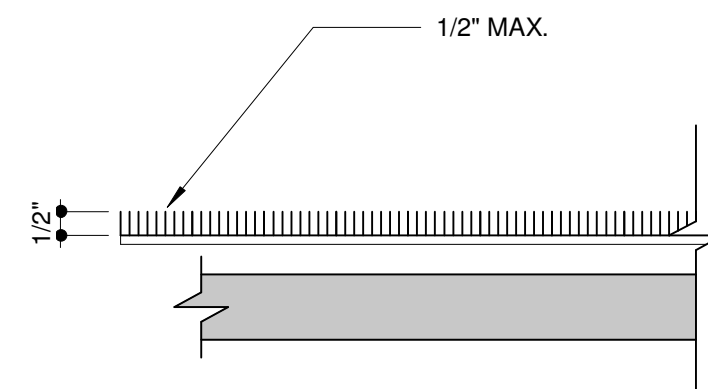
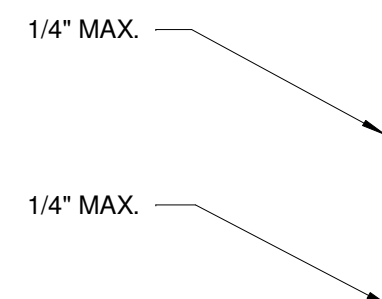
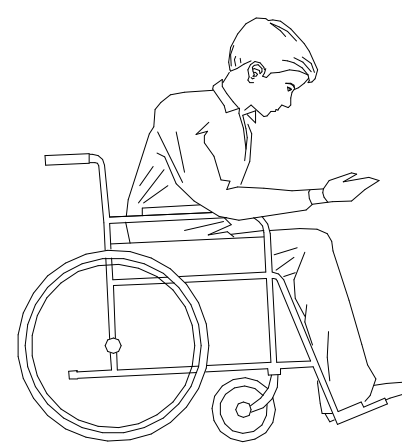


FIGURE 302.2
CARPET ON FLOOR
SURFACES

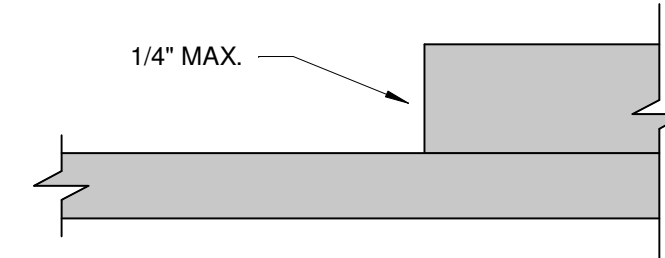


FIGURE 303.2
VERTICAL CHANGE
IN LEVEL

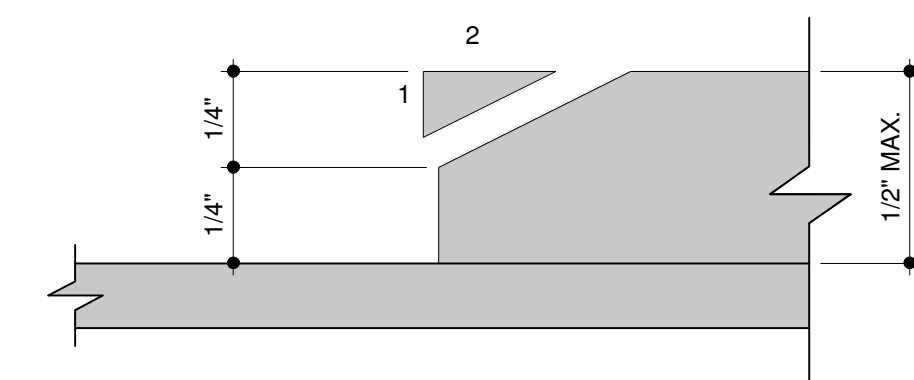


FIGURE 303.3 (A)
BEVELED CHANGES
IN LEVEL

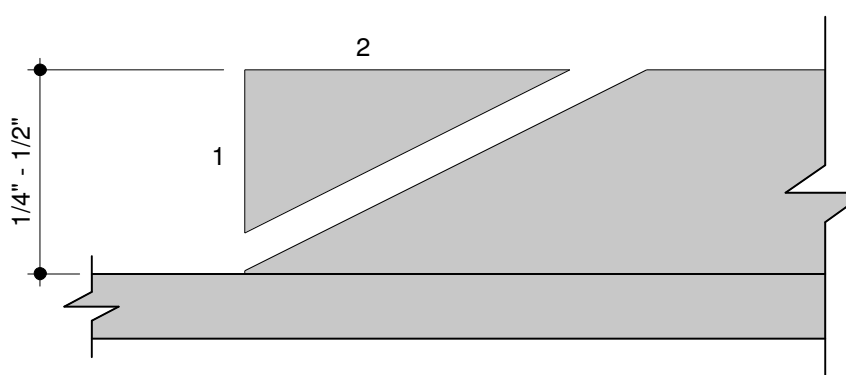


FIGURE 303.3 (B)
BEVELED CHANGES
IN LEVEL

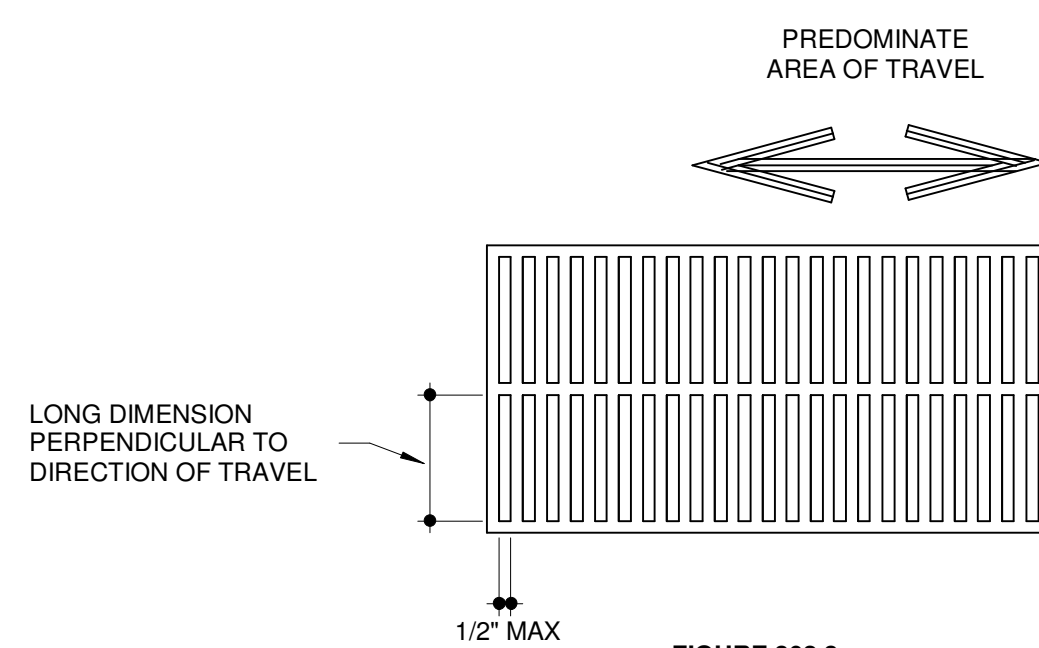
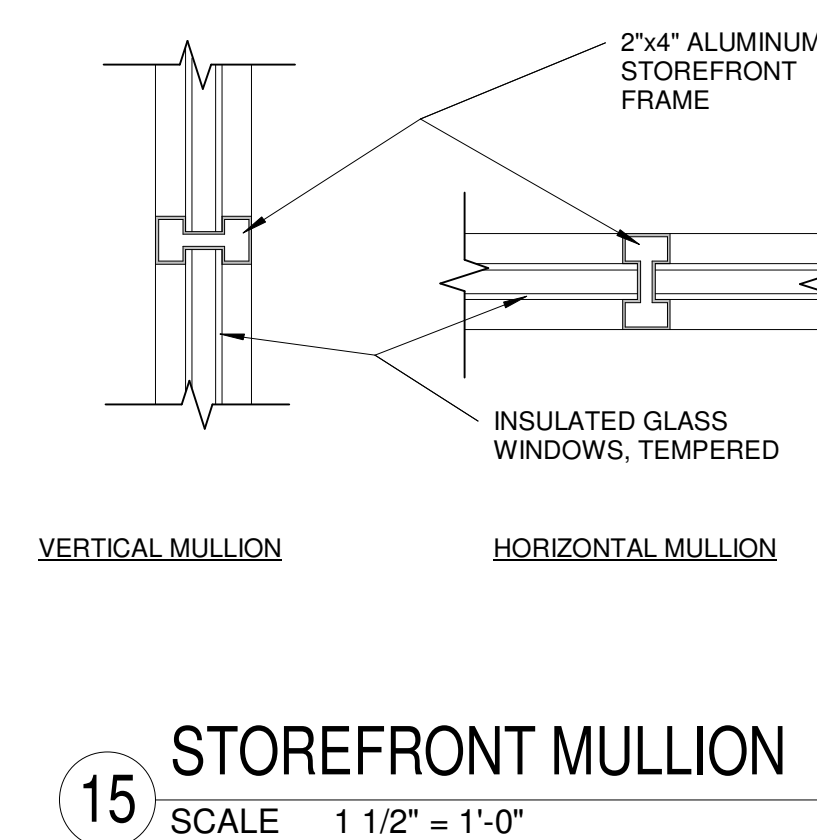
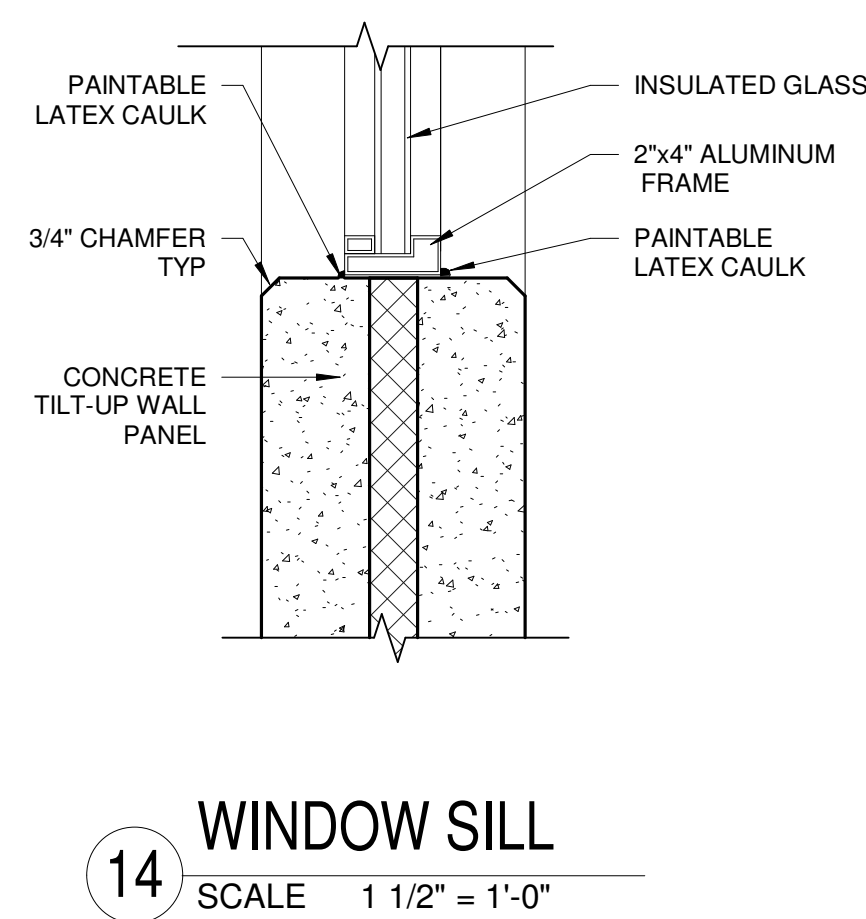
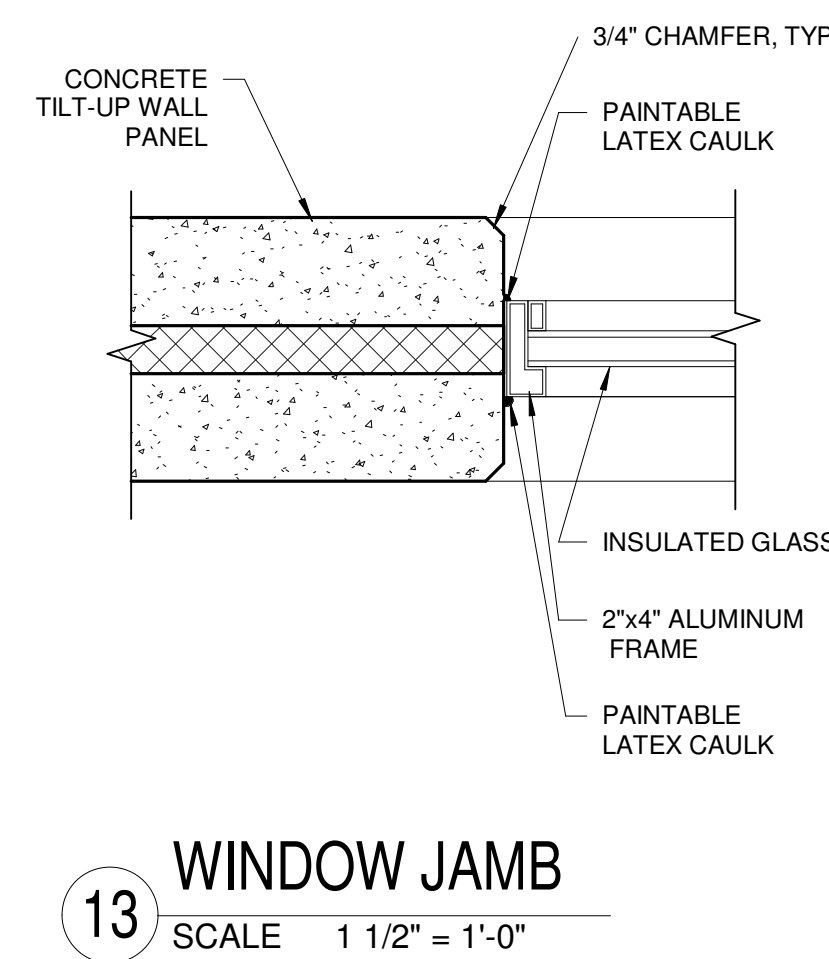
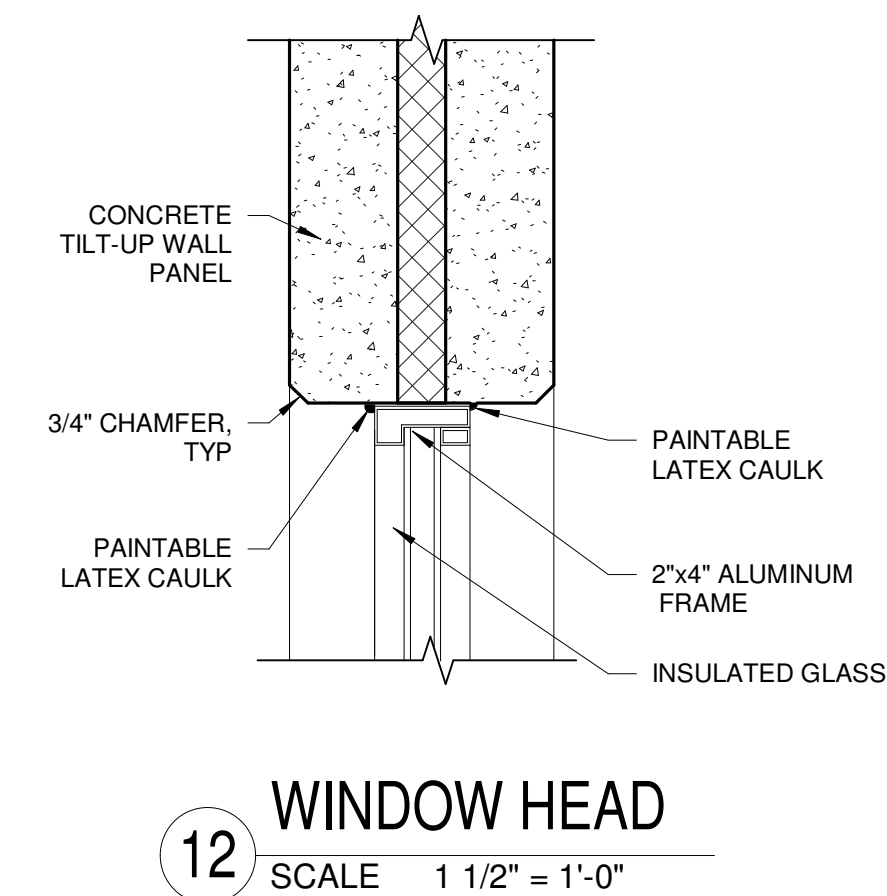
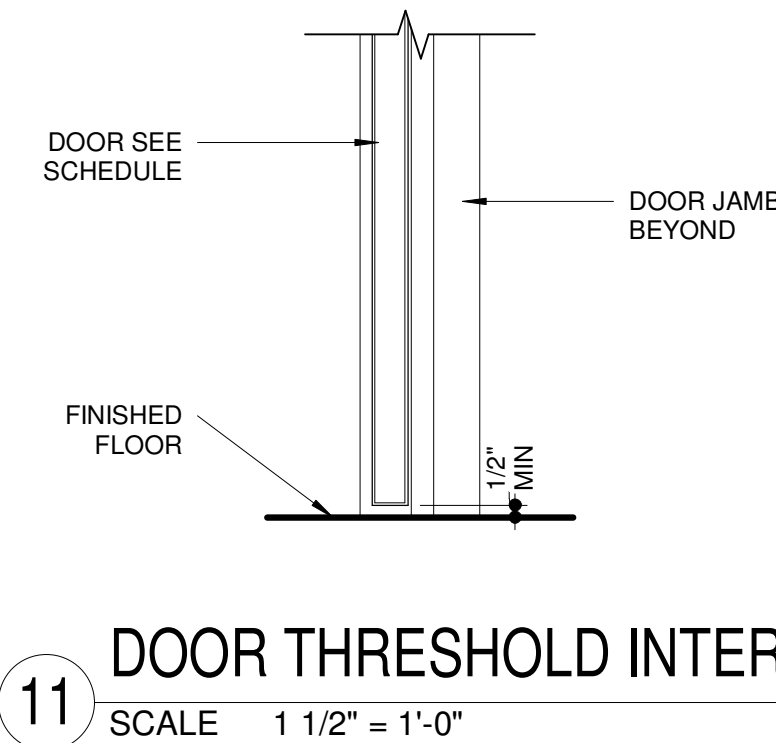
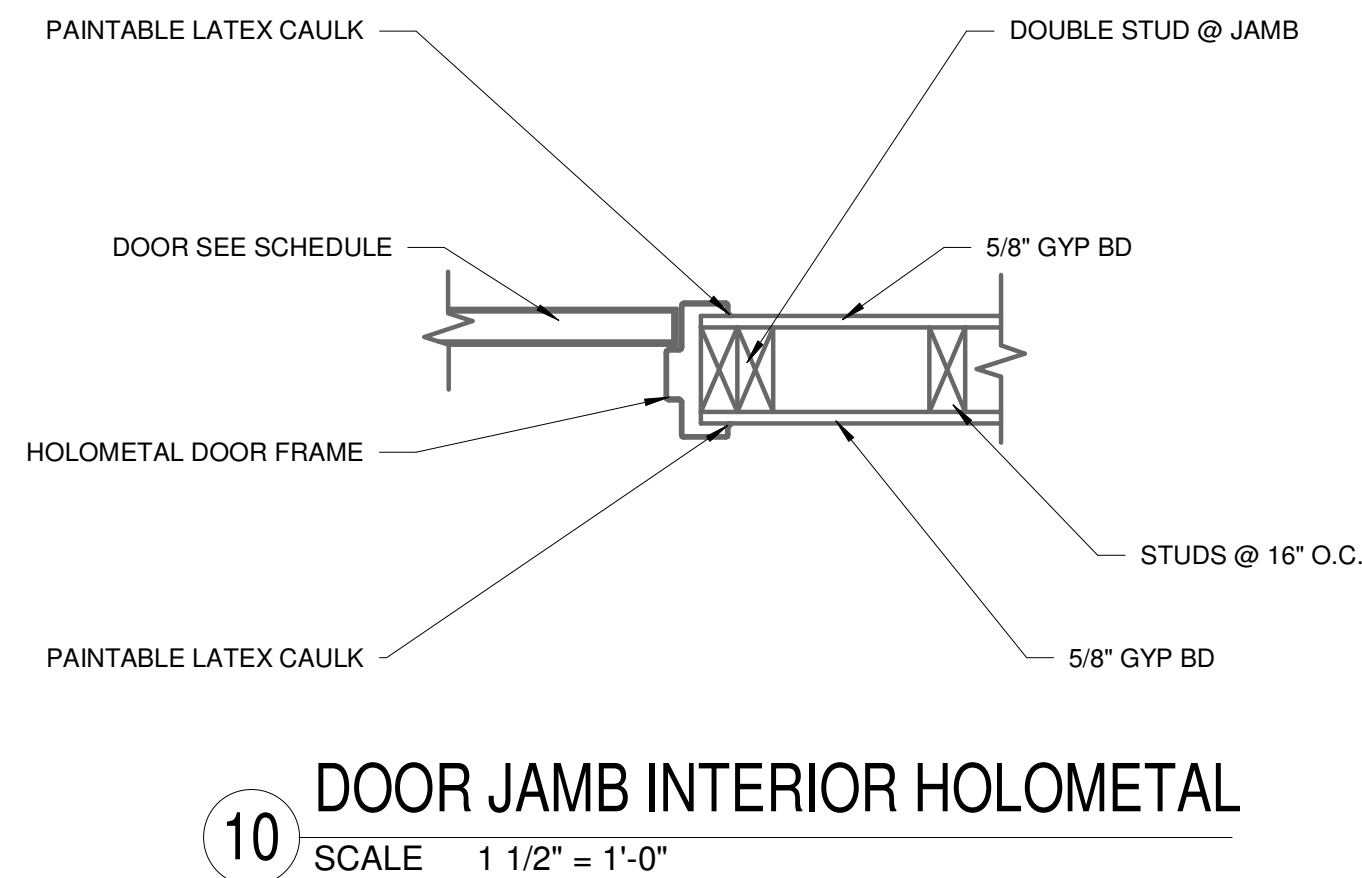
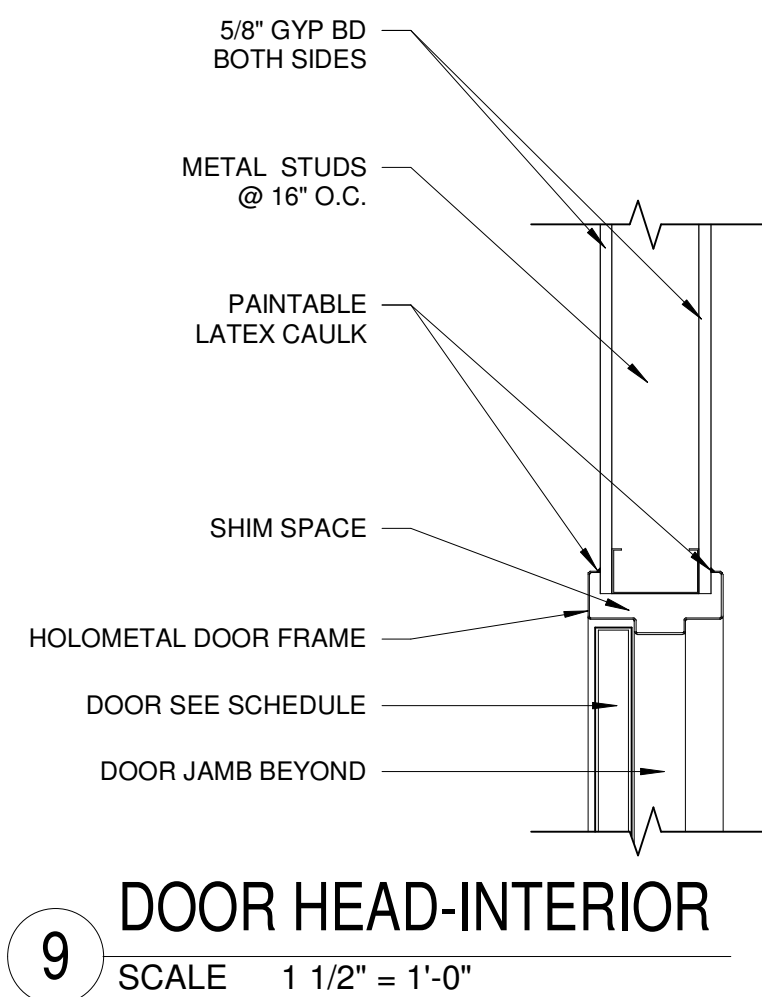
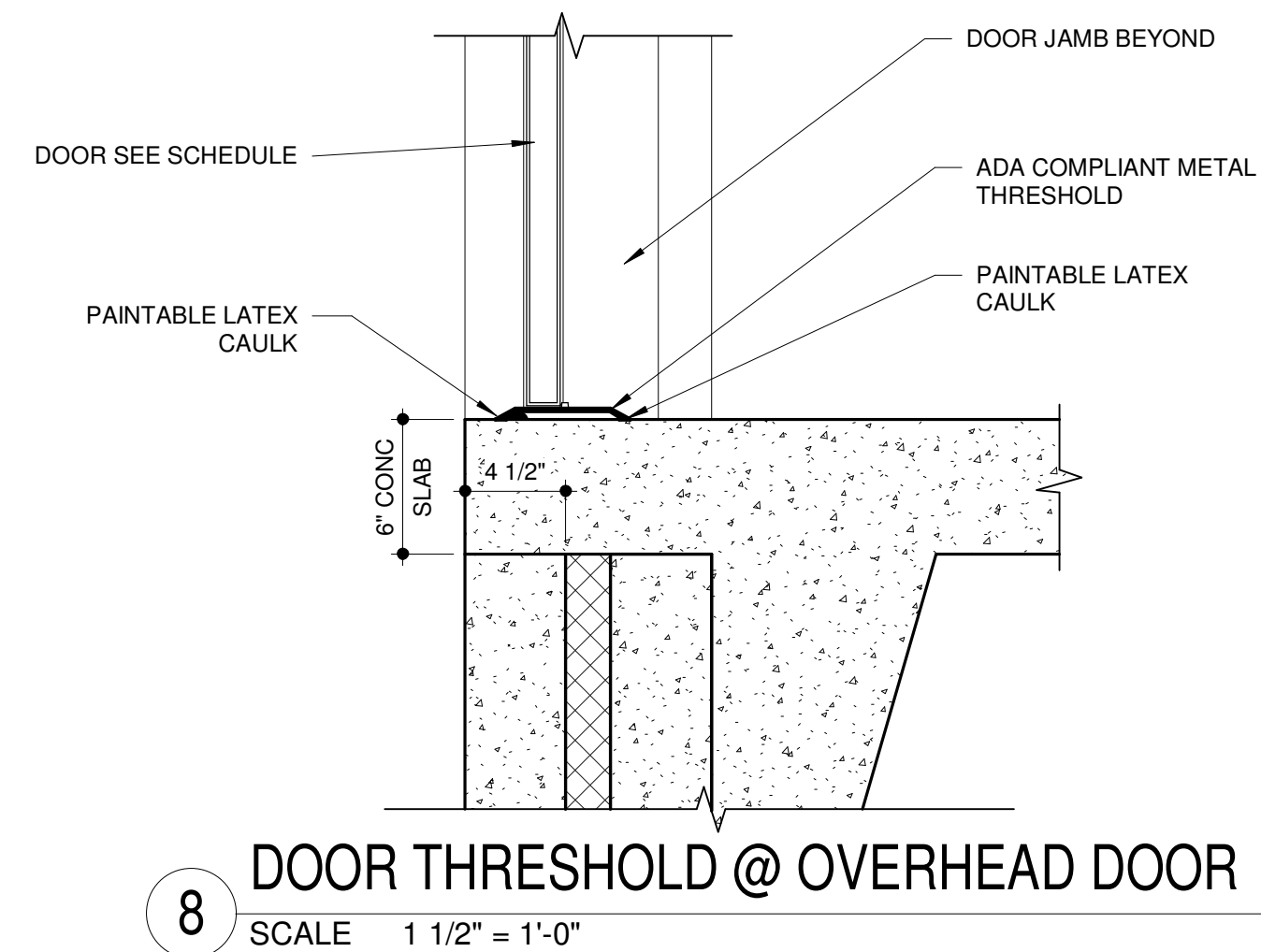
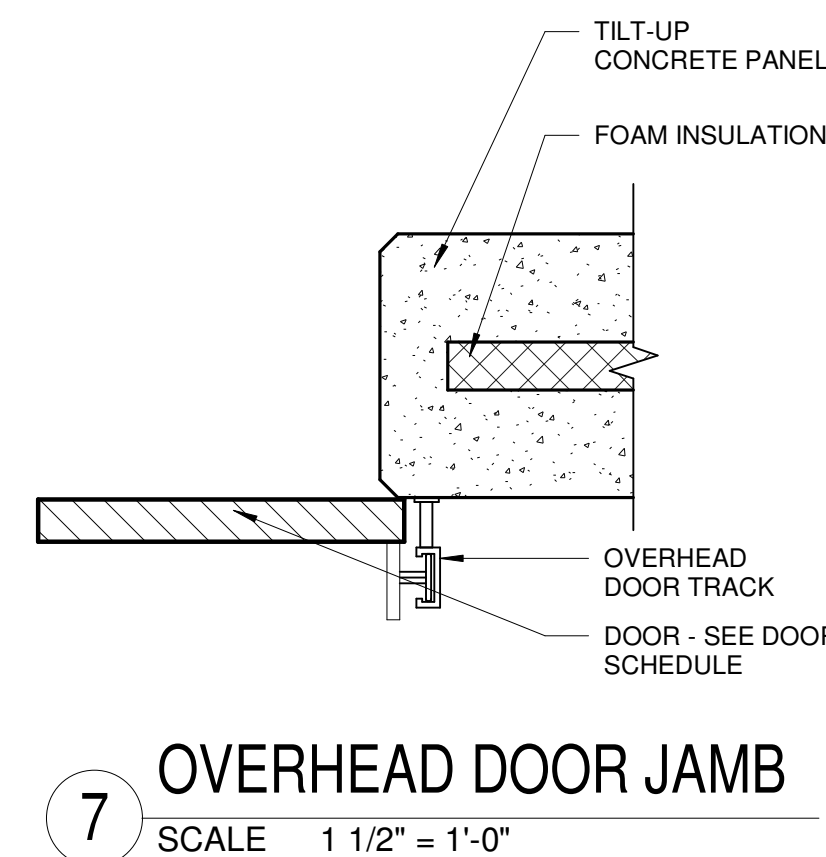
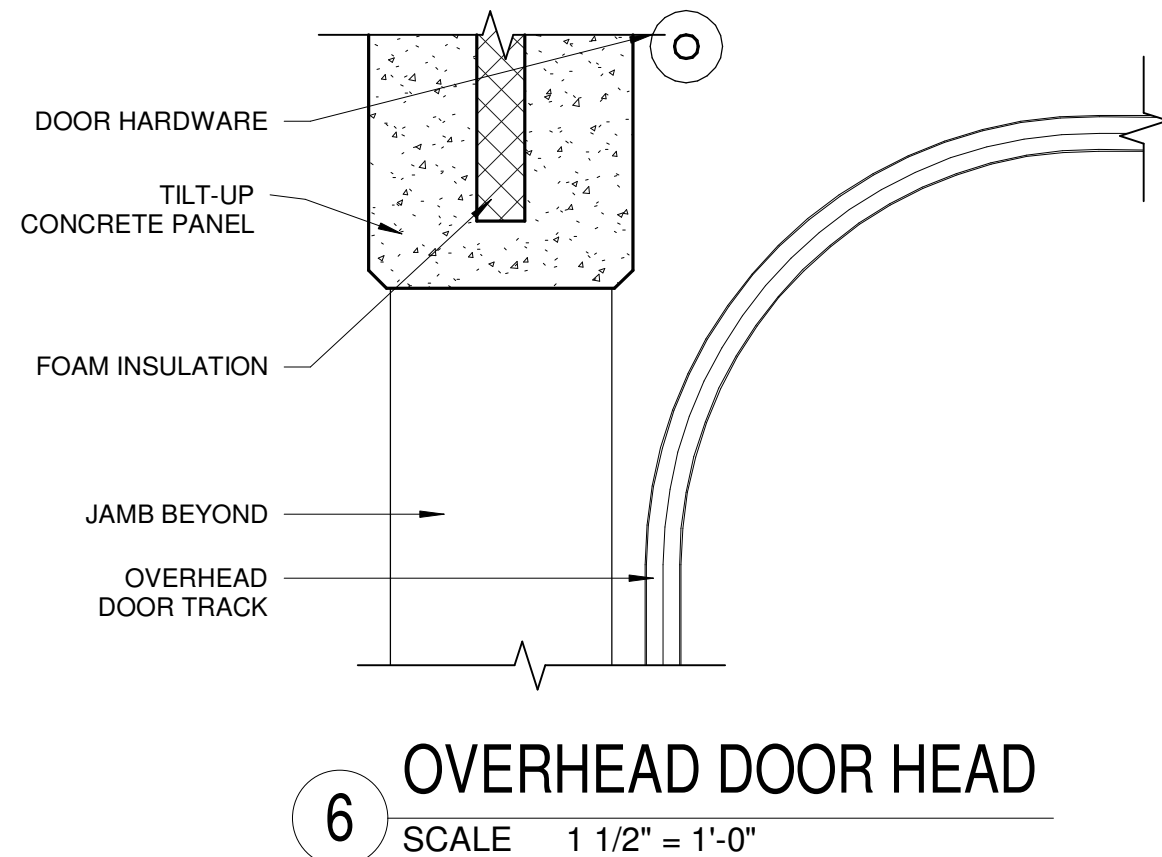
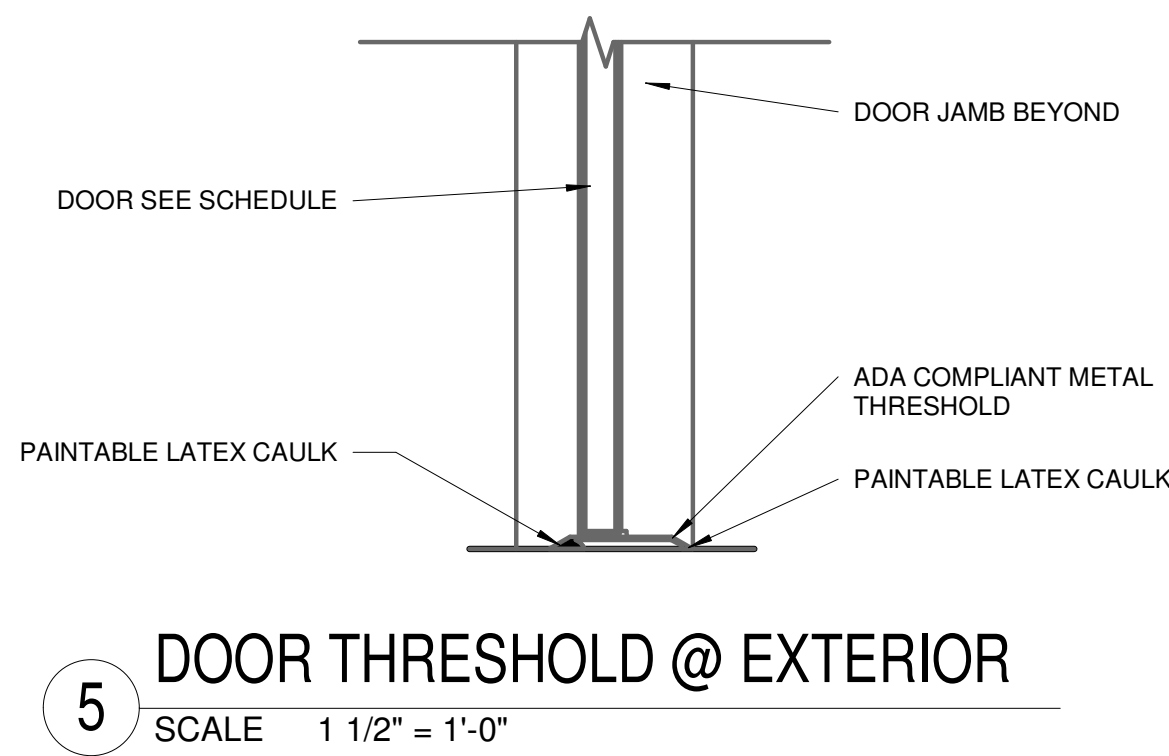
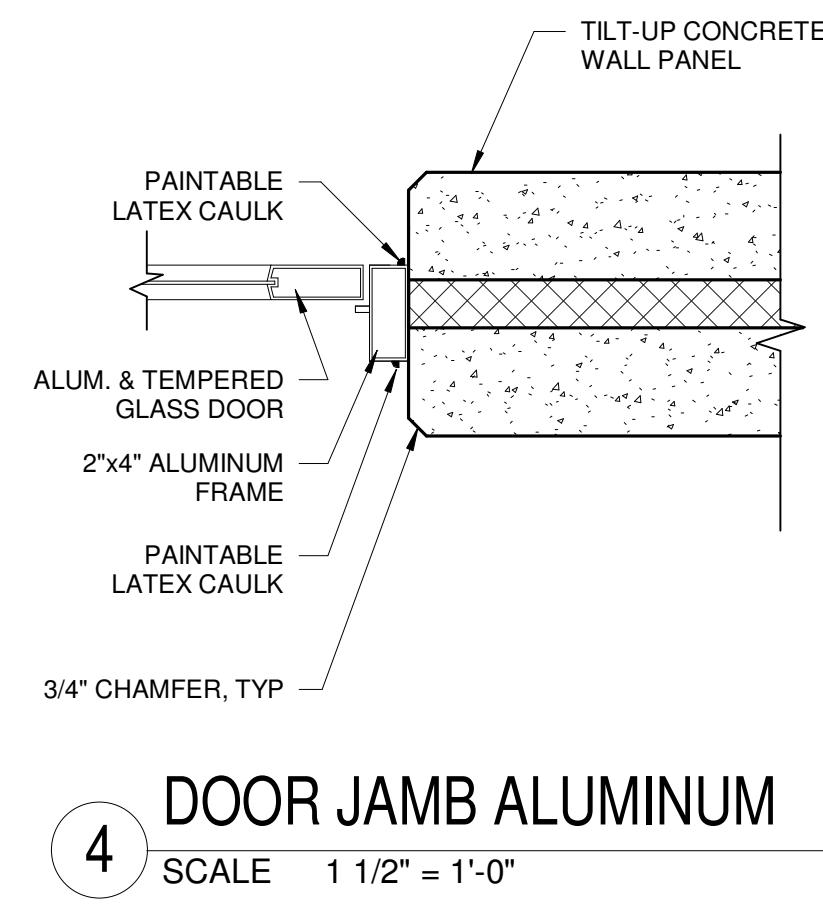
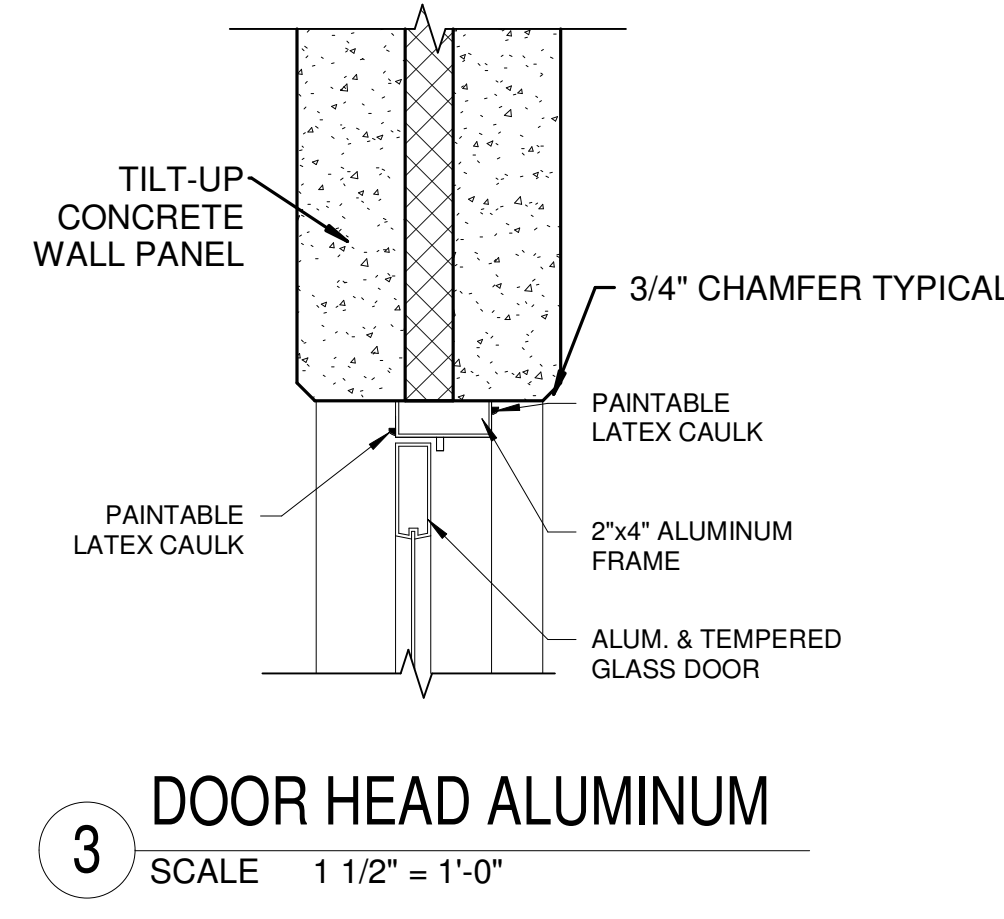
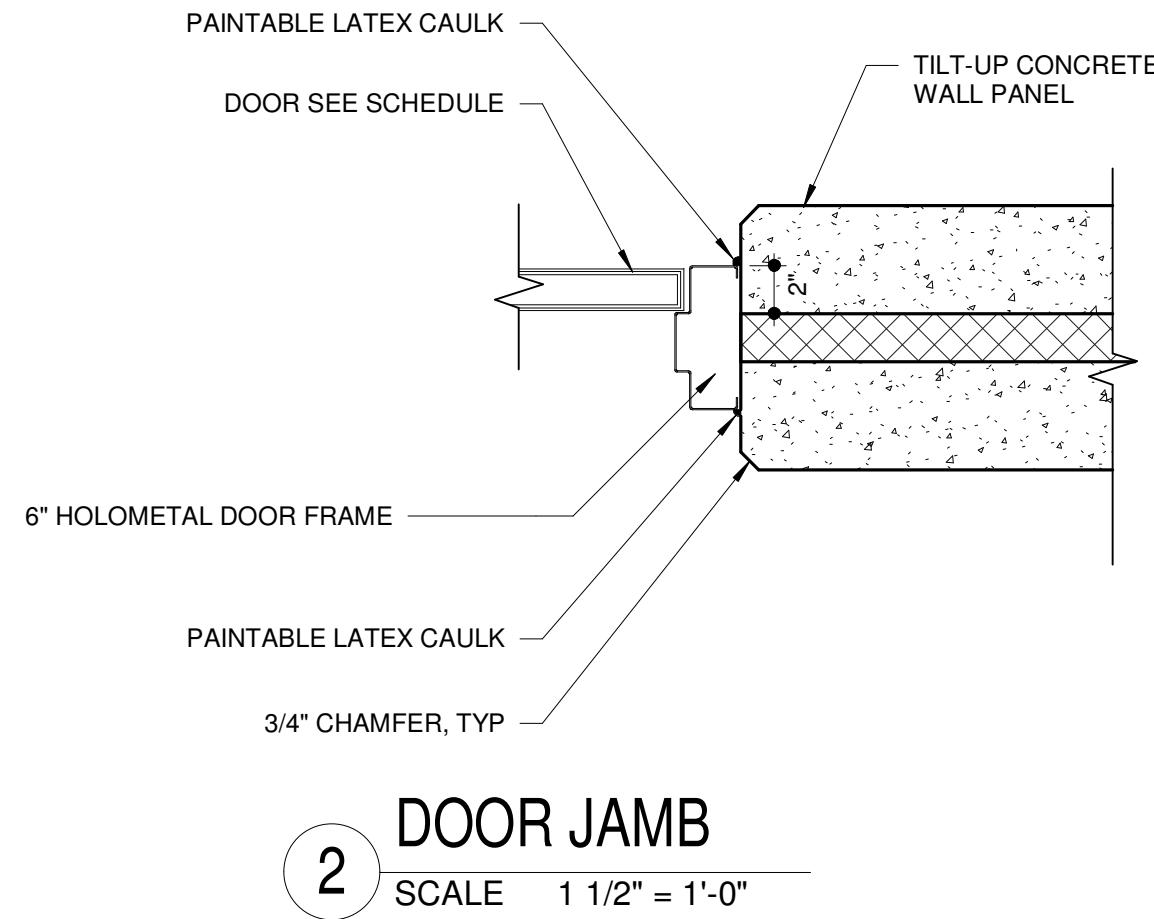
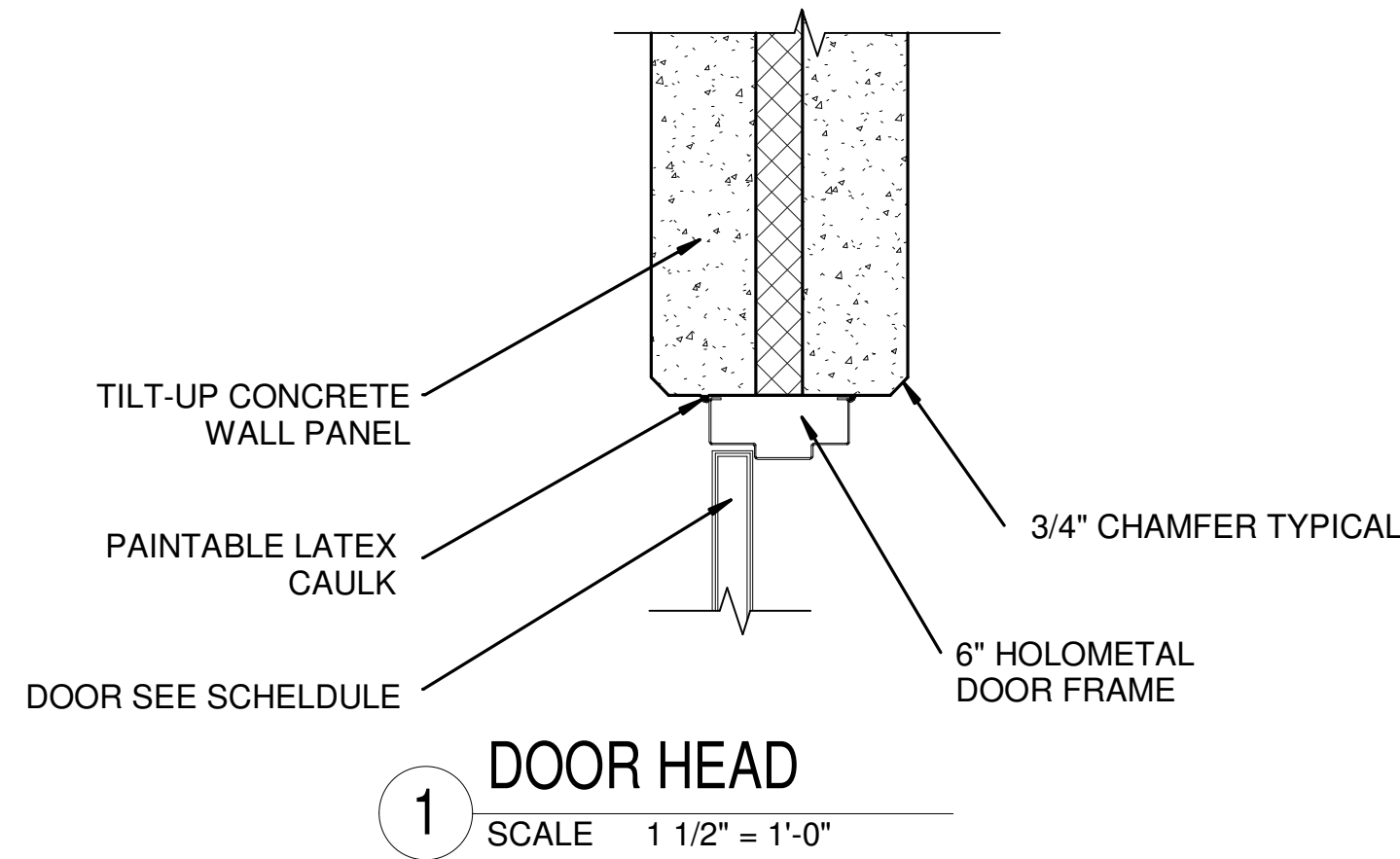


FIGURE 302.3
OPENINGS IN FLOOR
SURFACES

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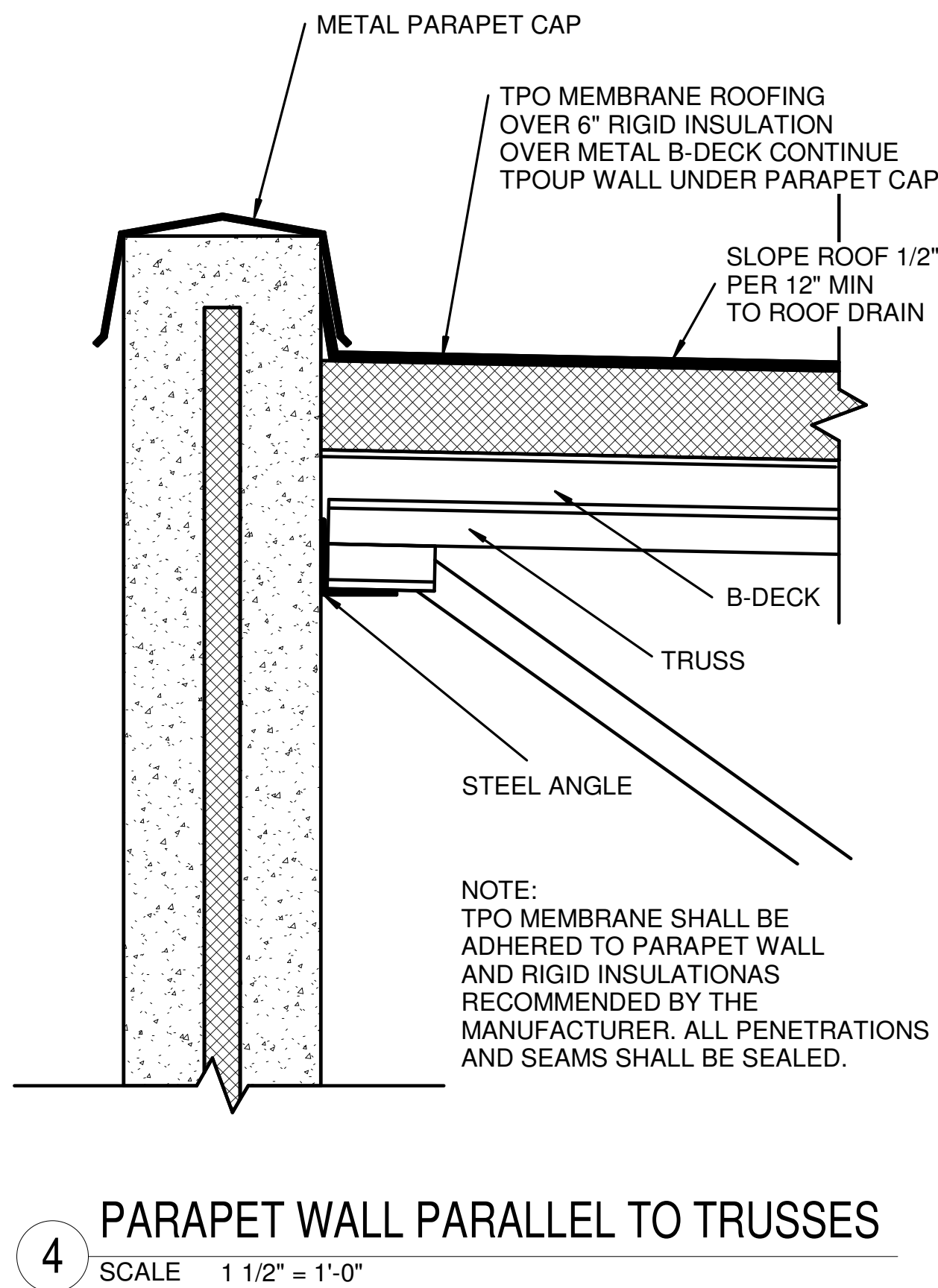
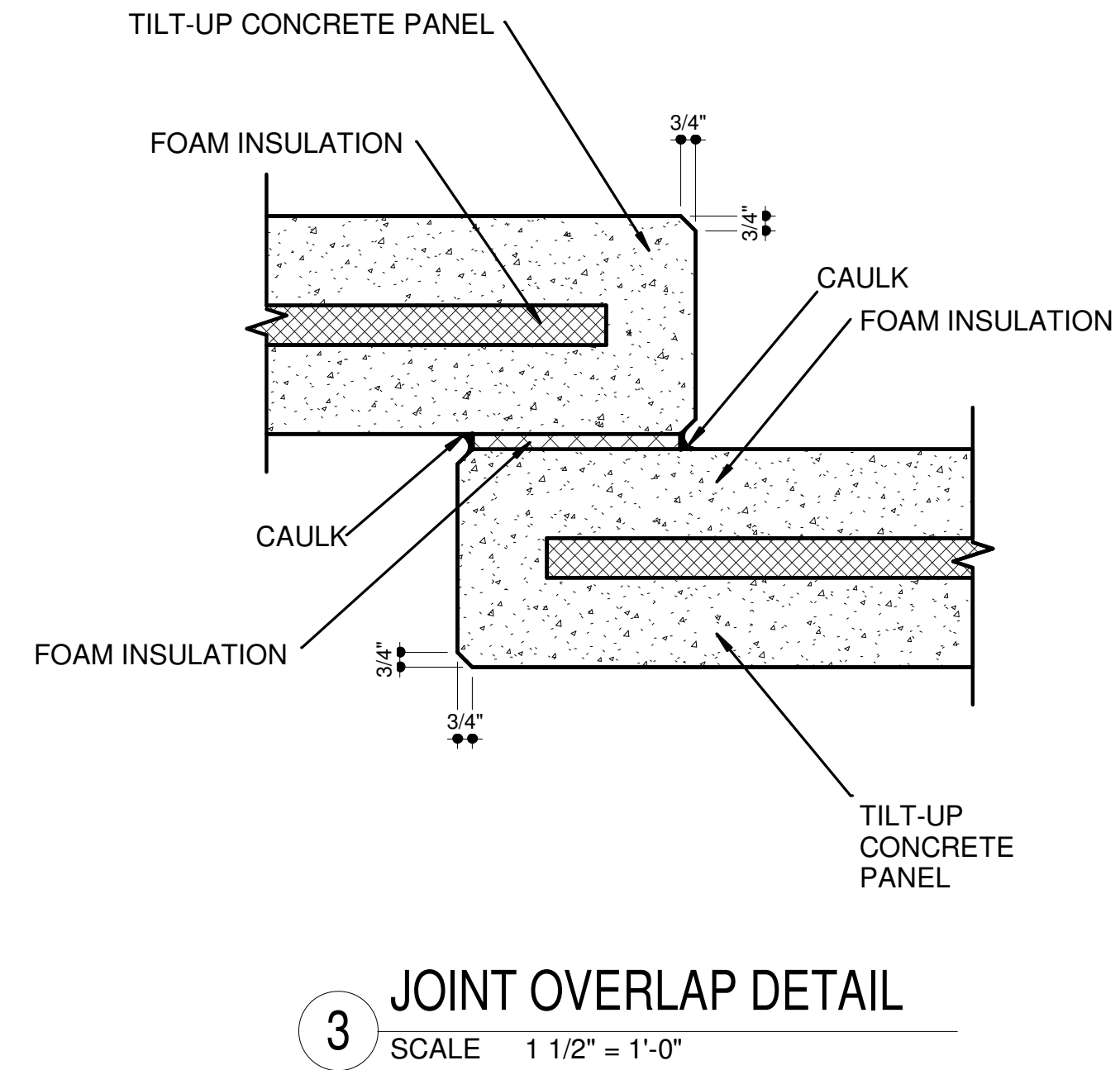
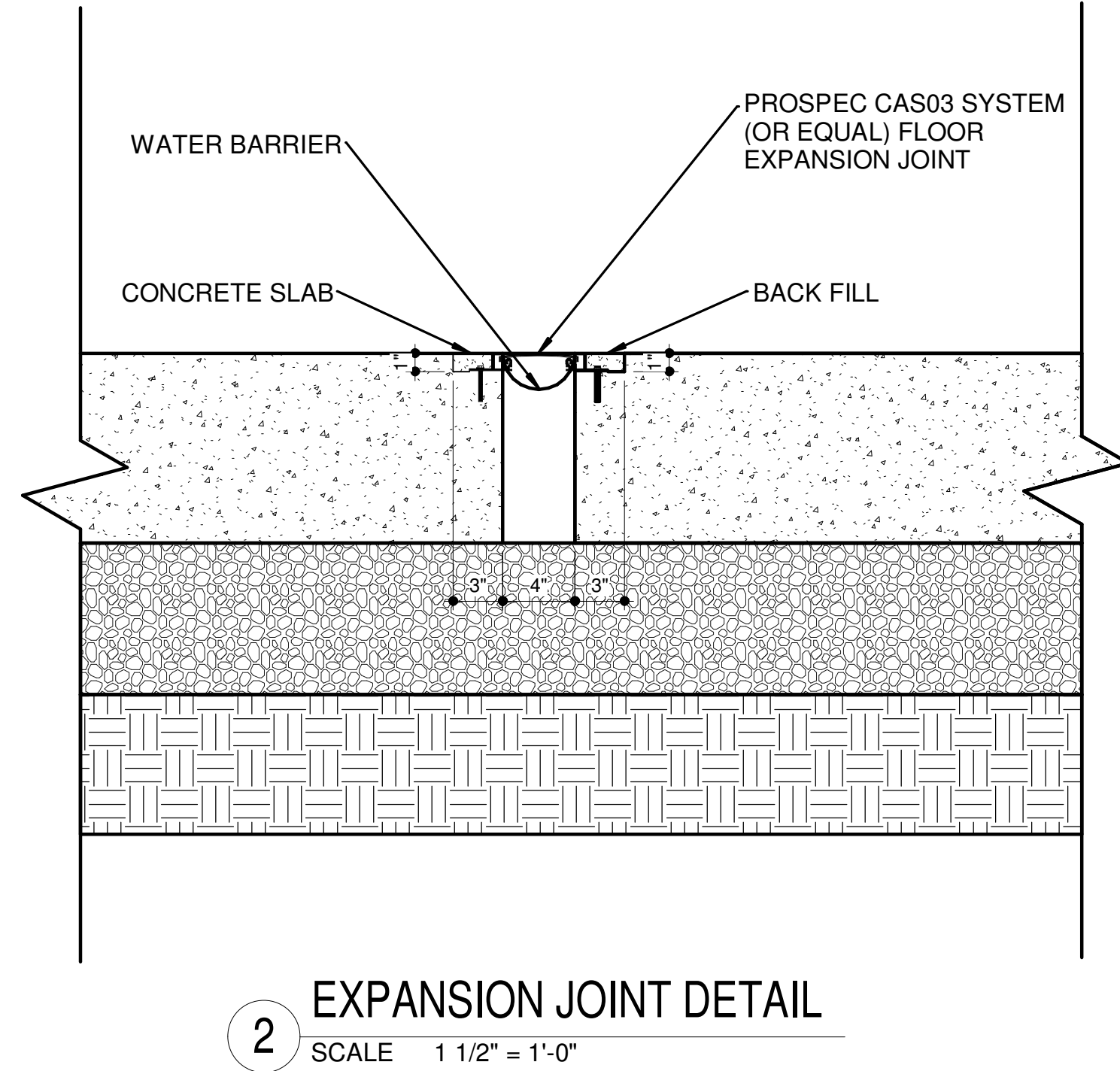
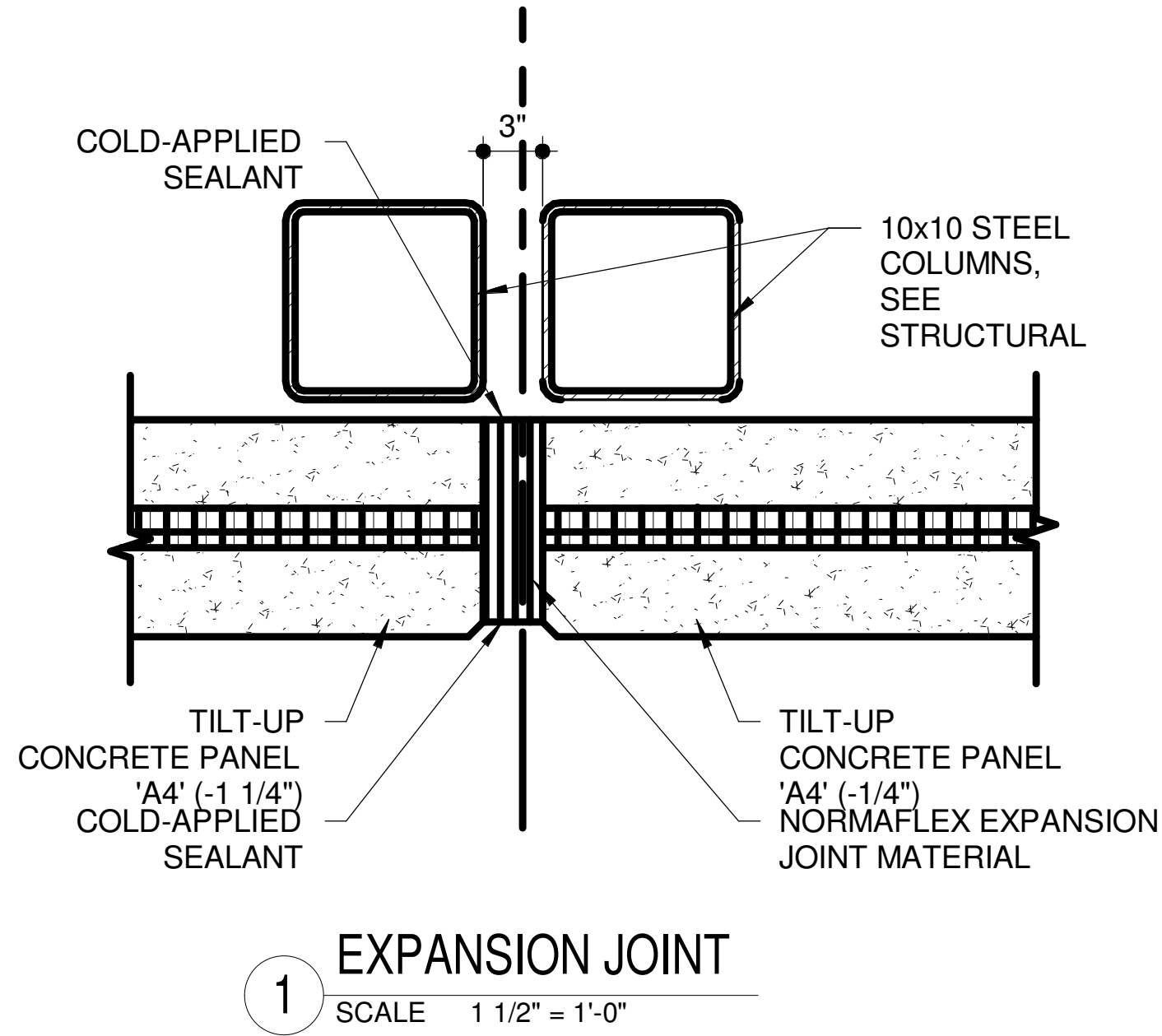
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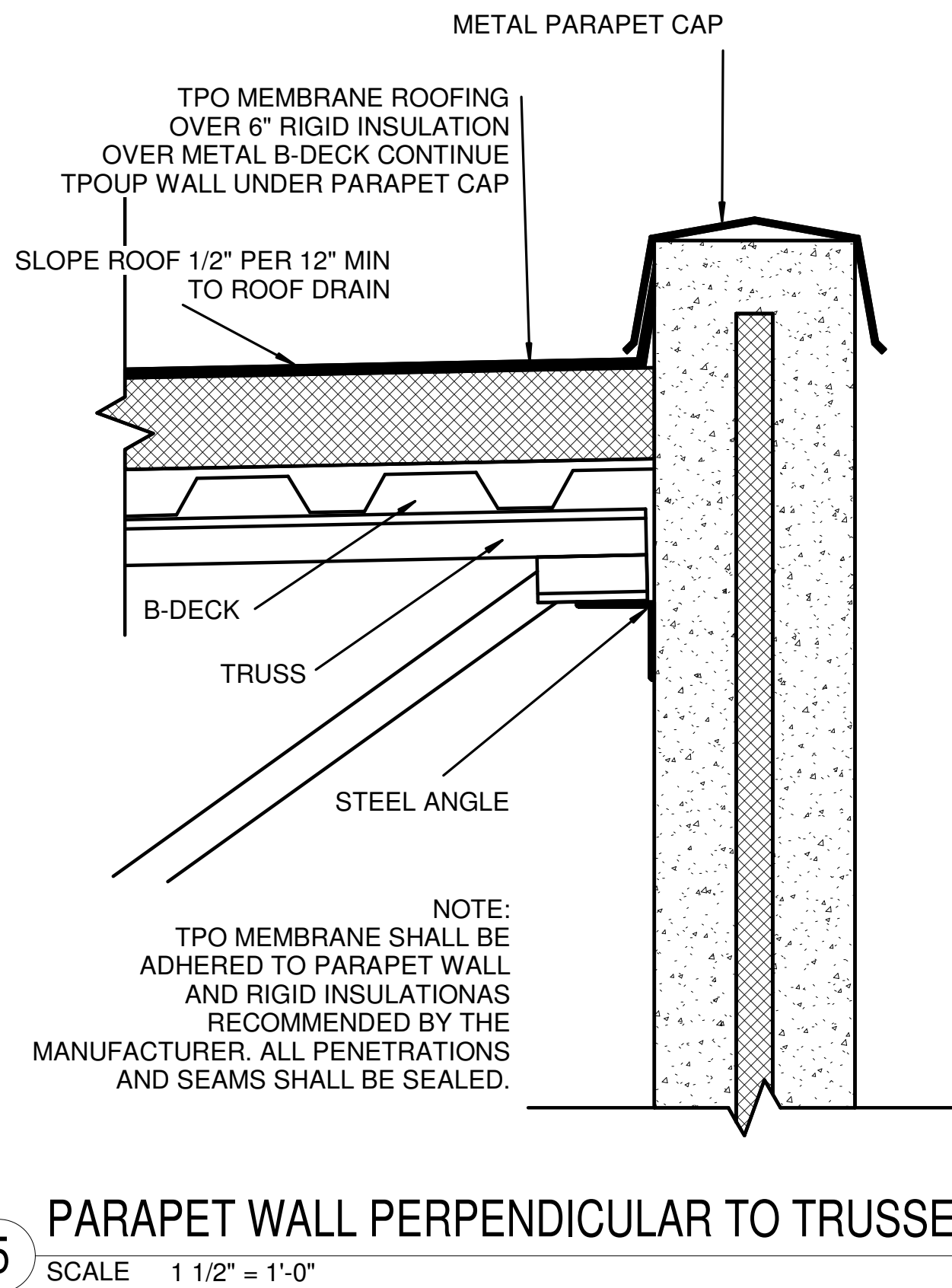
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EASTLAKE LOT 6 BUILDING
For Martin Snow
151 East 1750 North, Vineyard, Utah 84059

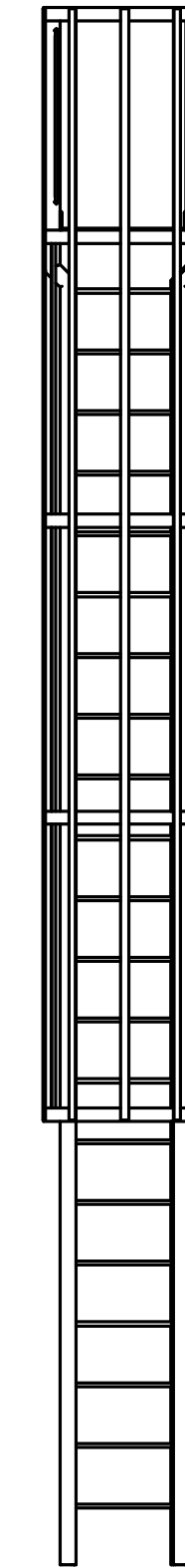
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A-6.3
DATE
03/31/2025



NOTE: SEE STRUCTURAL DRAWING FOR THE ORIENTATION OF THE ROOF TRUSS DESIGN



NOTE: SEE STRUCTURAL DRAWING FOR THE ORIENTATION OF THE ROOF TRUSS DESIGN



CODES: OUTLINED ARE AS 306.5 OF THE IMC STATES:

NOTES: IMC306.5 (EQUIPMENT AND APPLIANCES ON ROOFS OR ELEVATED STRUCTURES:

WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16' ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, AN INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30" IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE). SUCH ACCESS SHALL NOT REQUIRE THE USE OF PORTABLE LADDERS. WHERE ACCESS INVOLVES CLIMBING OVER PARAPET WALLS, THE HEIGHT SHALL BE MEASURED TO THE TOP OF THE PARAPET WALL. THE FOLLOWING ARE DESN CRITERIA TO FOLLOW:

-- THERE SHALL BE NOT LESS THAN 18" BETWEEN RAILS AND RUNGS TO BE 4" OC MAX. SPACING

-- LADDERS SHALL HAVE A TOE SPACING NOT LESS THAN 6" DEEP

-- LADDERS SHALL HAVE RUNG SPACING NOT TO EXCEED 14" ON CENTER.

-- SIDE RAILING TO EXTEND ABOVE PARAPET NOT LESS THAN 30"

6 ROOF ACCESS LADDER

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

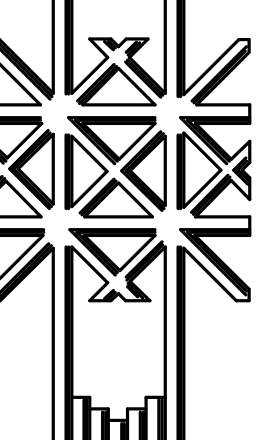
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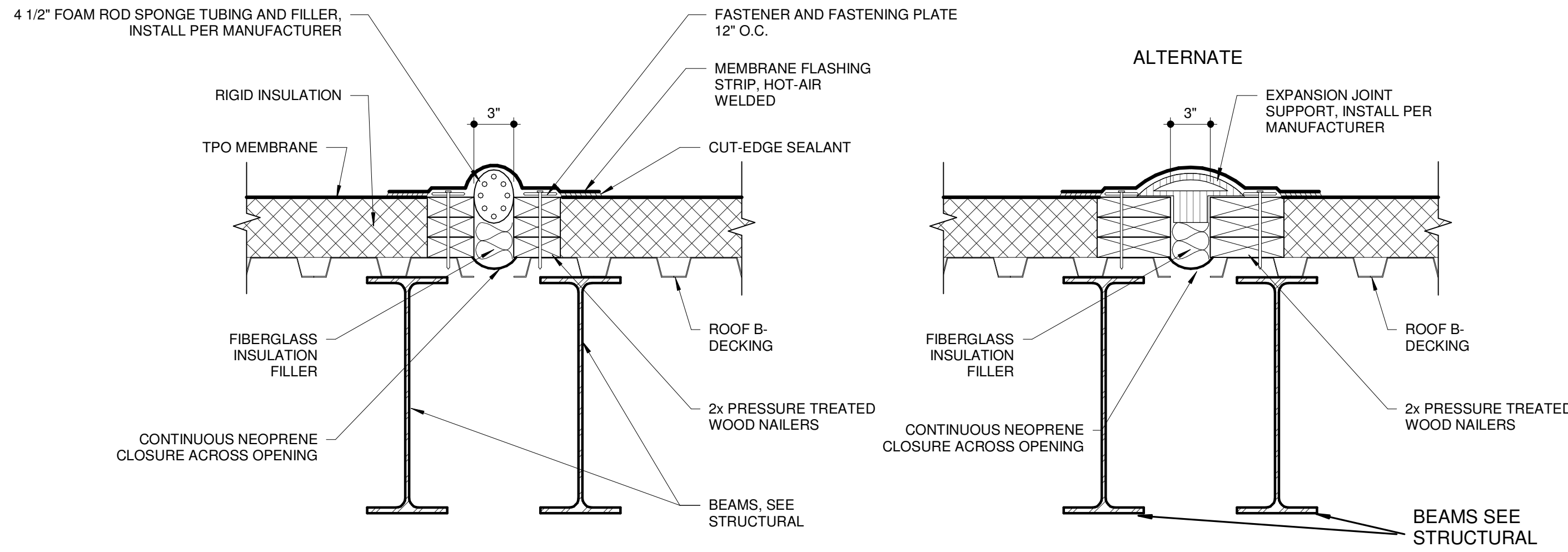
EASTLAKE LOT 6 BUILDING

For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

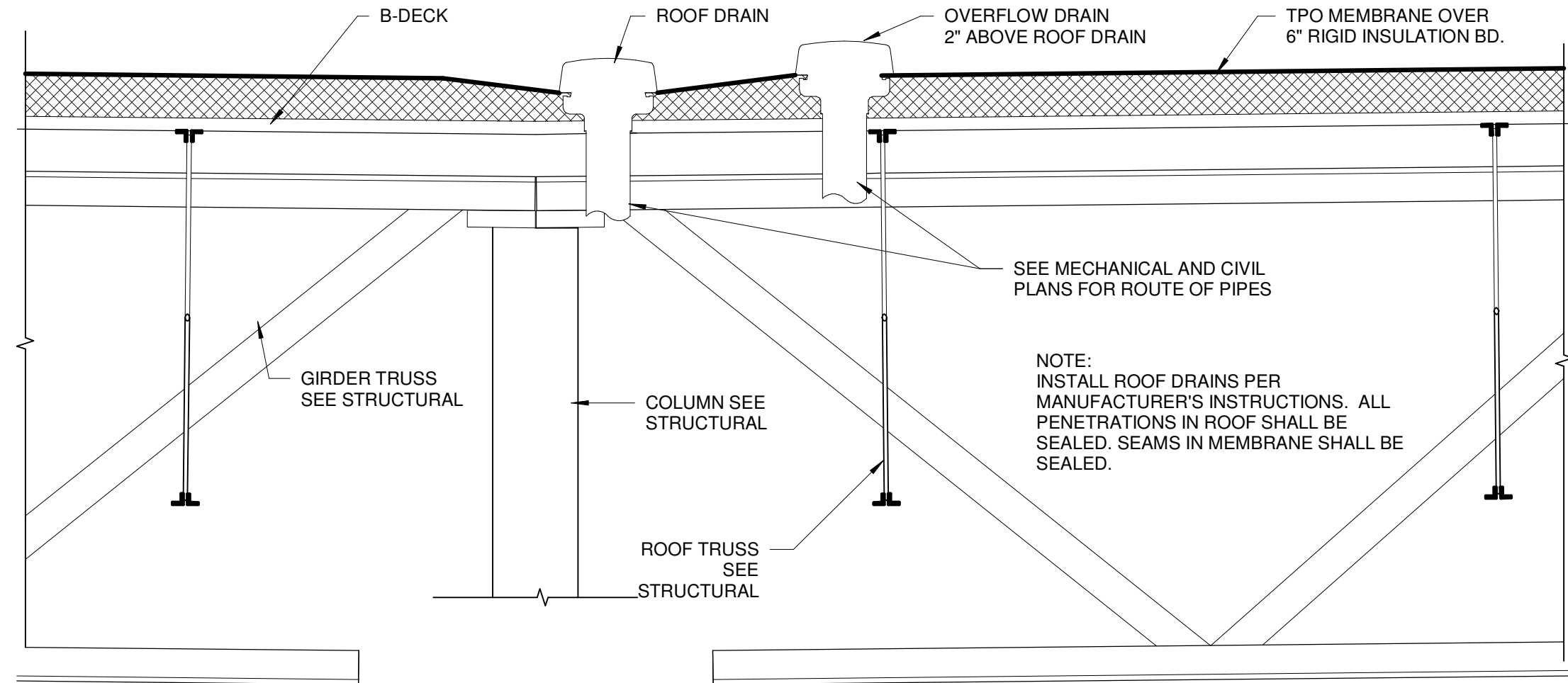
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DATE
03/31/2025



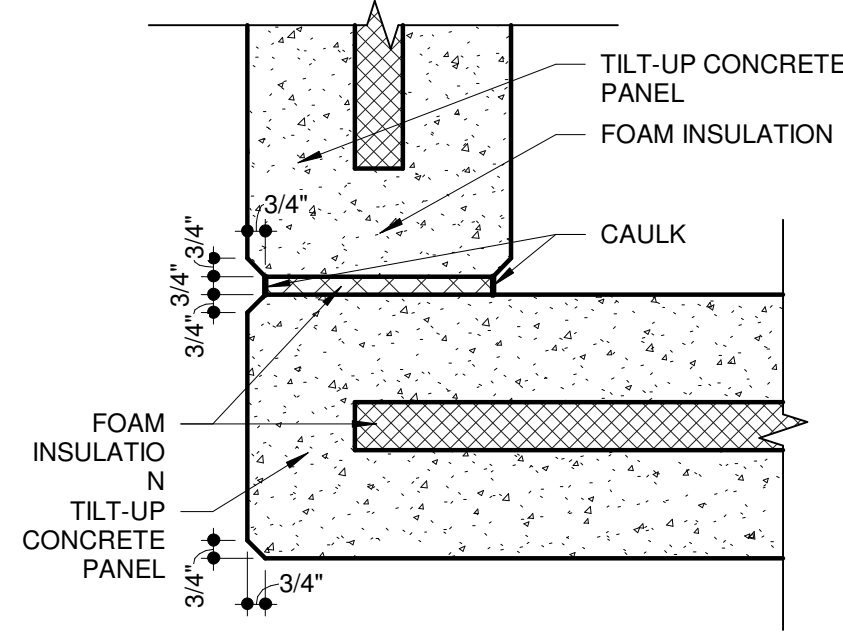
1 EXPANSION JOINT @ ROOF
SCALE 1 1/2" = 1'-0"

NOTE: SEE STRUCTURAL DRAWING FOR THE ORIENTATION OF THE ROOF TRUSS DESIGN

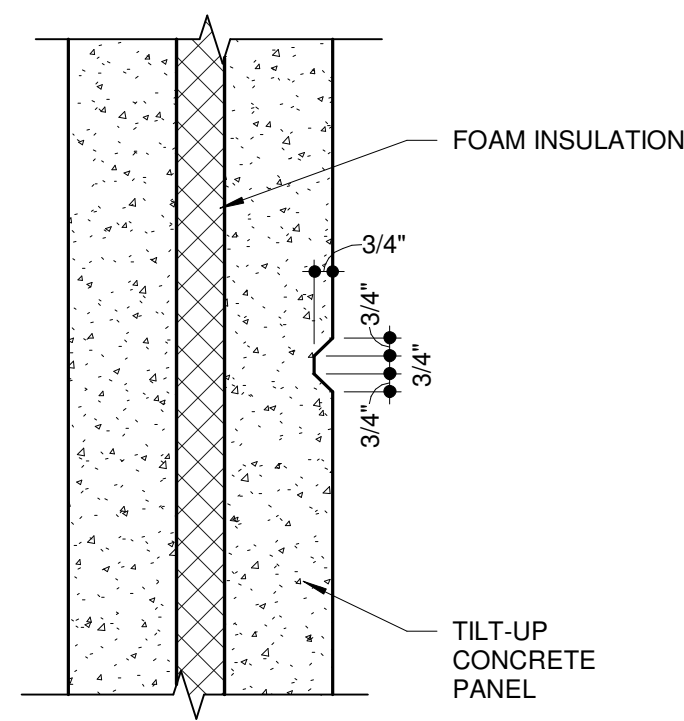


2 ROOF DRAINS
SCALE 3/4" = 1'-0"

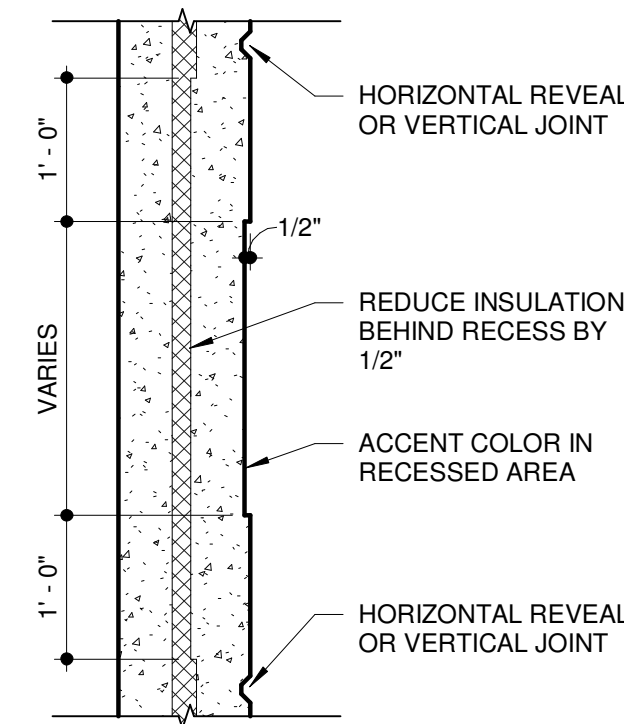
NOTE: SEE STRUCTURAL DRAWING FOR THE ORIENTATION OF THE ROOF TRUSS DESIGN



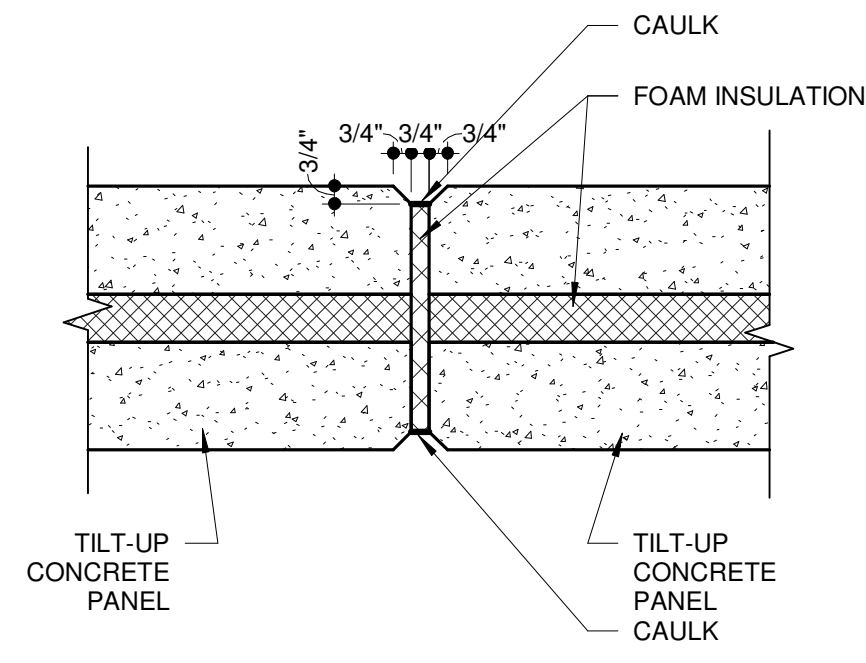
3 EXPANSION JOINT @ WALL CORNER
SCALE 1 1/2" = 1'-0"



4 HORIZONTAL REVEAL
SCALE 1 1/2" = 1'-0"



5 RECESSED AREA DETAIL
SCALE 3/4" = 1'-0"



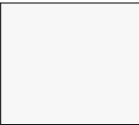
6 TYPICAL PANEL JOINT
SCALE 1 1/2" = 1'-0"

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COLOR LEGEND



BLACK FOX
(WALL AND WALL BAND HIGHLIGHT)



ELDER WHITE
(PRIMARY WALL COLOR)



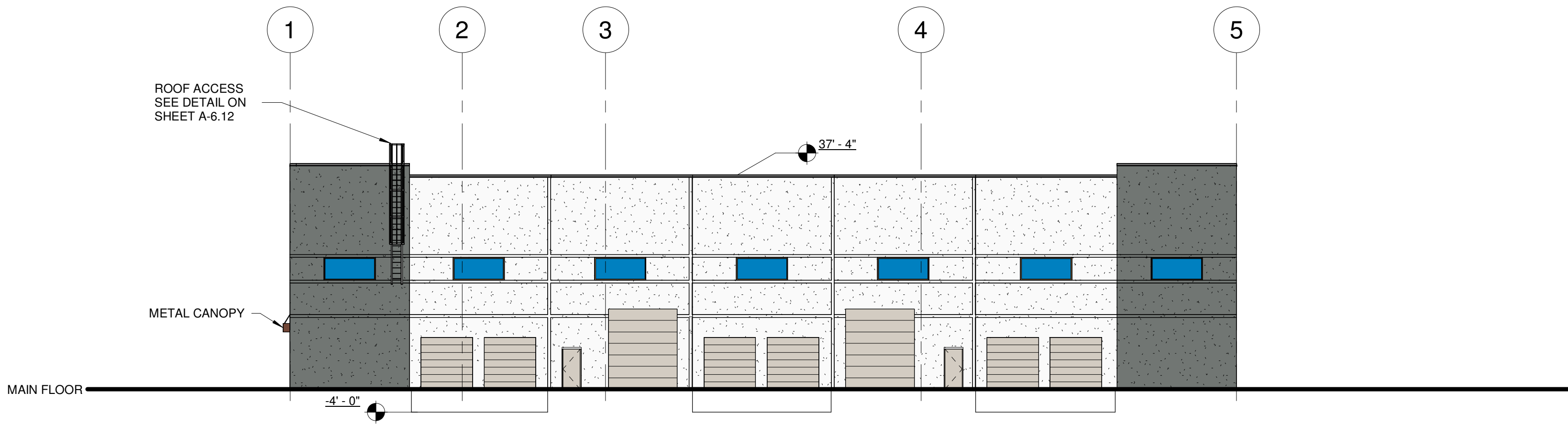
ASH GREY
(PERSONNEL & OVERHEAD DOORS)



SMOKE GREY
(GLAZING TINT)

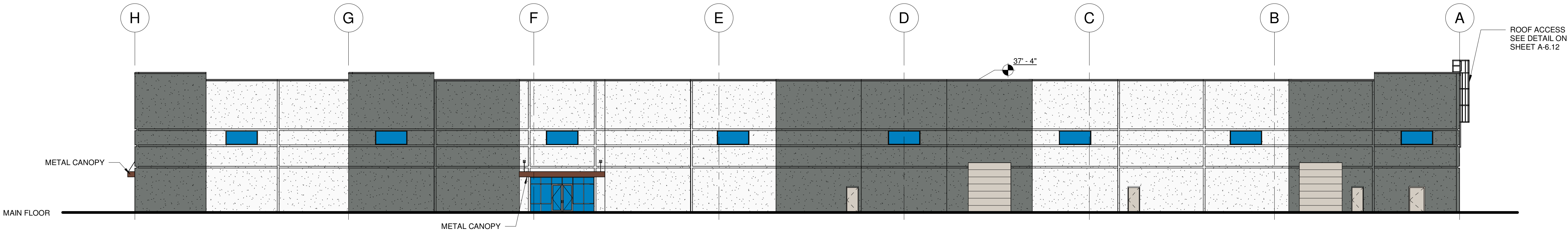


BLACK BRONZE
(FLASHING & TRIM FOR STOREFRONT)



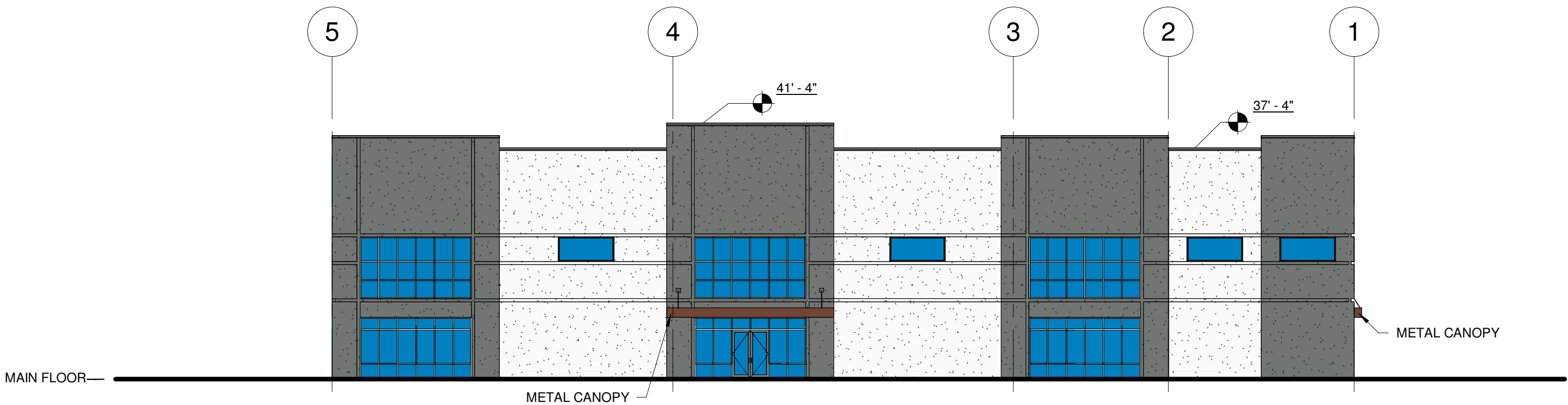
WEST ELEVATION

SCALE 1/16" = 1'-0"



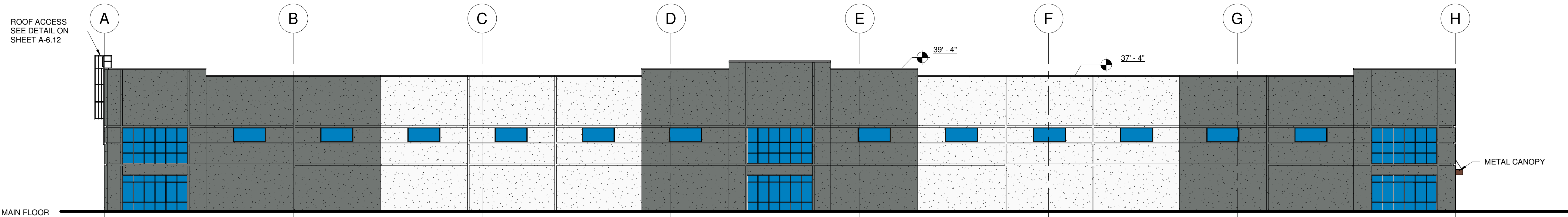
NORTH ELEVATION

SCALE 1/16" = 1'-0"



EAST ELEVATION

SCALE 1/16" = 1'-0"



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

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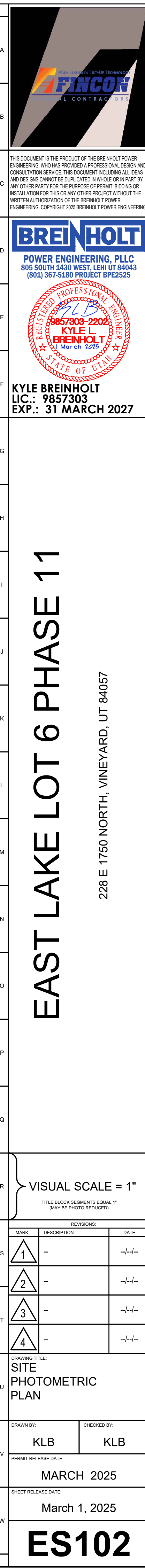
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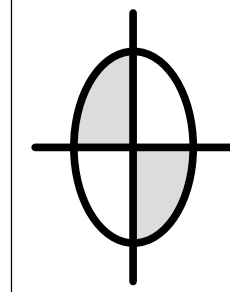
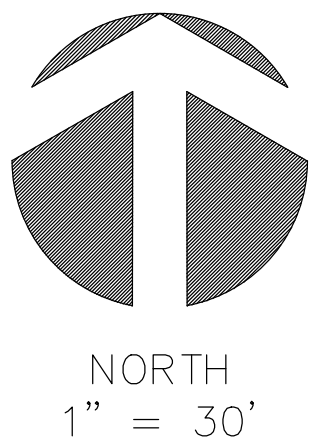
EASTLAKE LOT 6 BUILDING
For Martin Snow

SHEET NO.
A-9.1

DATE
03/31/2025

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275
151 East 1750 North, Vineyard, Utah 84059





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

Lot 6, Phase 11
Site Plan

Vineyard

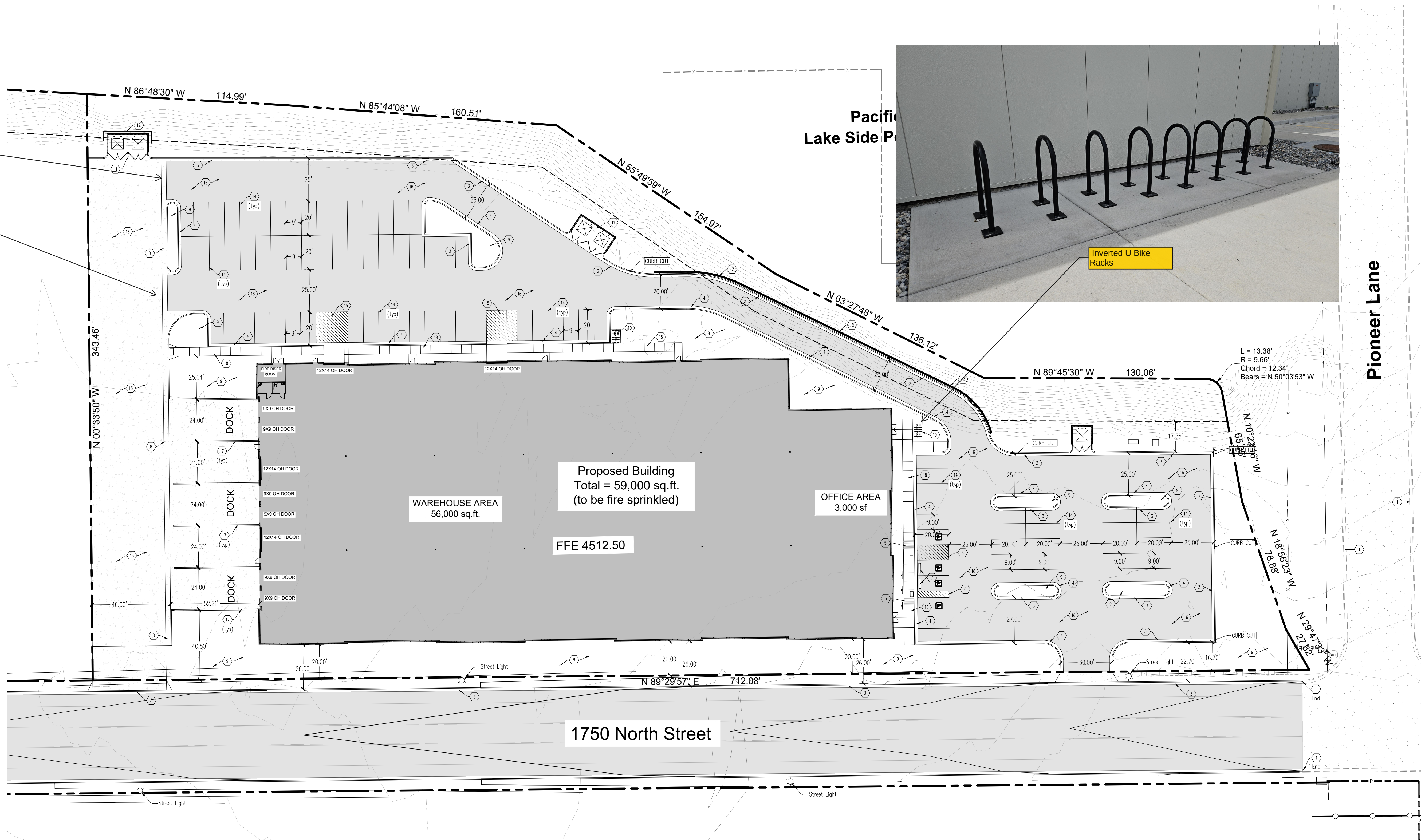
Utah

- KEYED NOTES
- Existing 24" curb and gutter to remain.
 - Const. 6" concrete sidewalk.
 - Const. 24" curb and gutter. (carry curb)
 - Const. 24" curb and gutter. (shed curb)
 - Const. ADA ramp with necessary signage.
 - Const. ADA stalls and isle (2% max. grade).
 - Install concrete wheel stops.
 - Form a 36" concrete rolled gutter in concrete paving
 - Landscaped Area (refer to landscaping plan for details).
 - Bicycle parking rack.
 - Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
 - Concrete Retaining Wall (type to be determined)
 - Concrete Paving (see paving detail)
 - Parking Striping (white point)
 - No Parking zone
 - Const. Asphalt paving (see paving section).
 - Retaining Wall with 42" Railing.
 - Install 6' wide concrete sidewalk not to exceed 2% cross slope required by ADA.



CAUTION!!! Notice to contractors

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

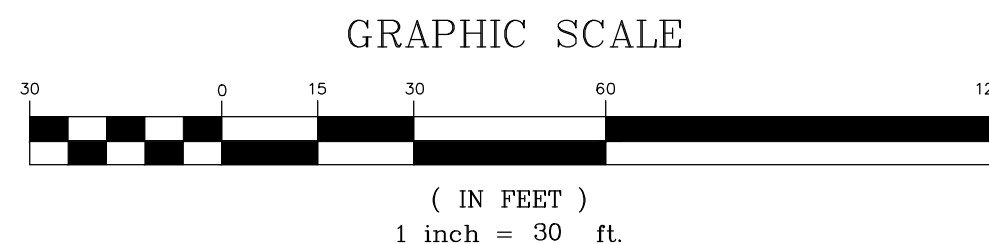


Pacific
Lake Side P

Inverted U Bike
Racks

Pioneer Lane

1750 North Street

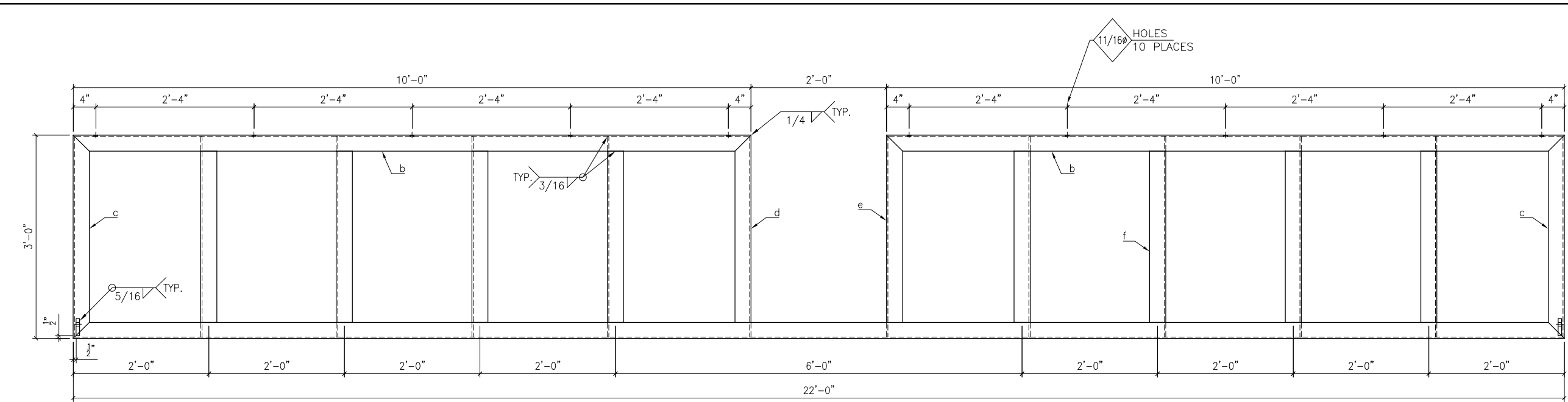


Revisions

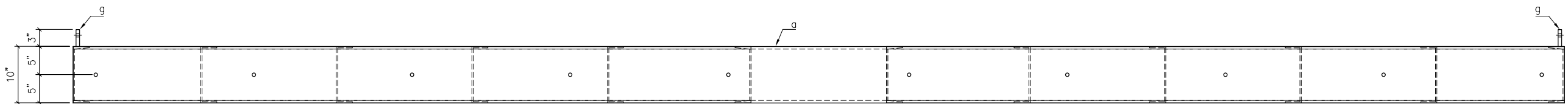
Date
2-27-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14903

Sheet No.
C - 2

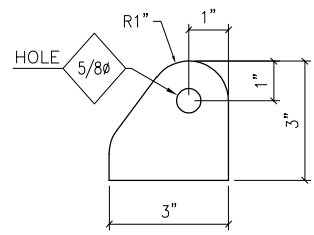




OVERHEAD VIEW

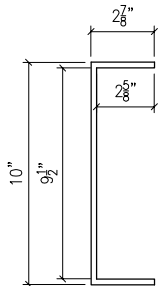


FRONT VIEW



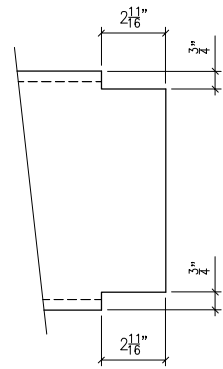
STRUT PLATE

Mk~g
PL 5/8"



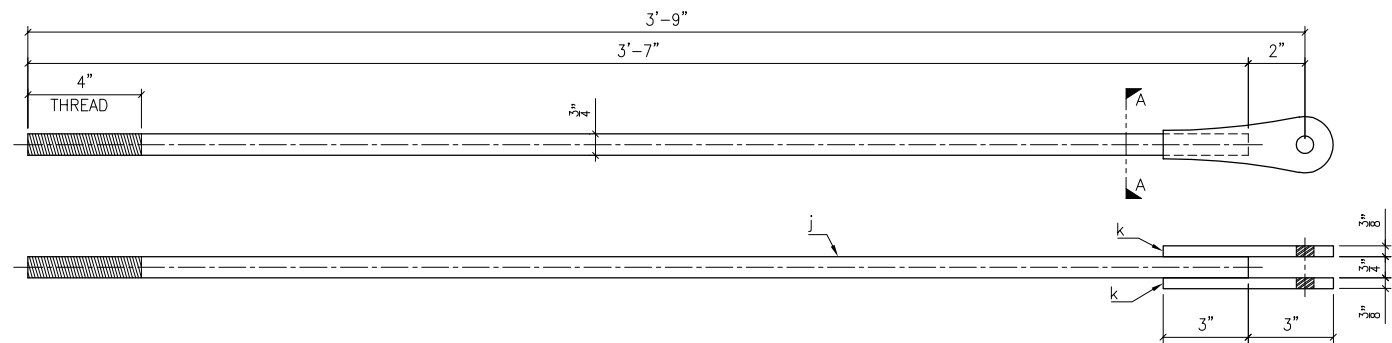
BEND DETAIL

Mk~f
PL 1/4



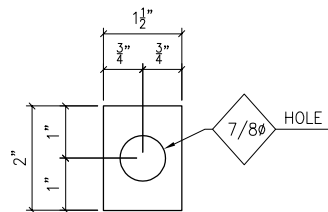
COPE DETAIL

Mk~d & e
CH 10 x 15.3

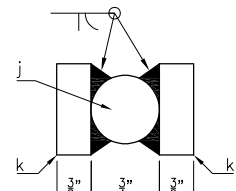


ADJUSTER PLATE

Mk~m
PL 1 1/2"

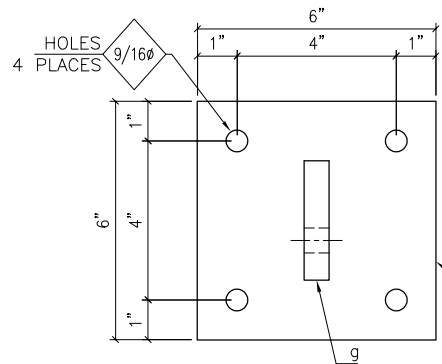


SECTION C-C

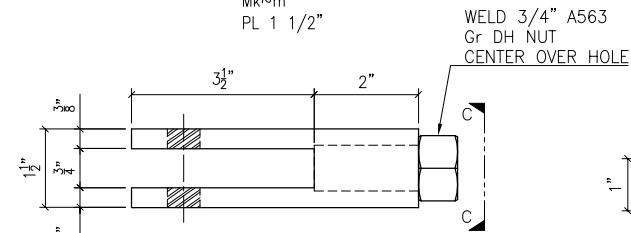
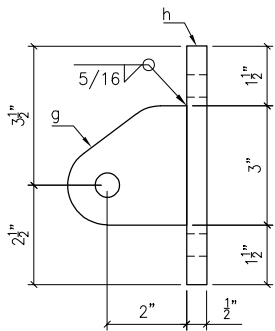


SECTION A-A

WELD DETAILS

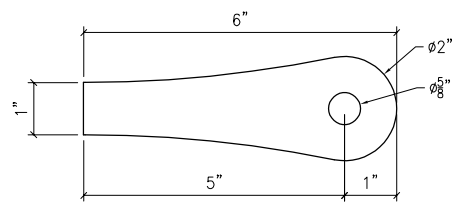


STRUT MOUNT



SECTION B-B

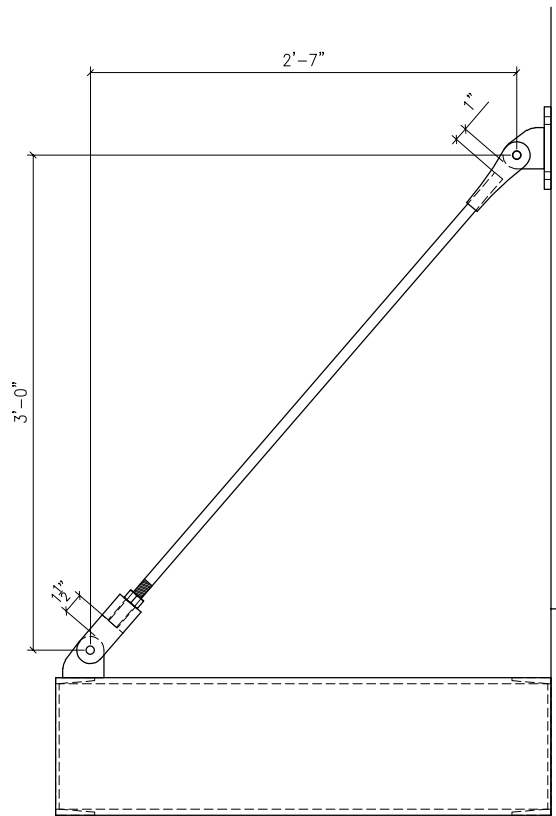
SLOT DETAIL



STRUT PLATE

Mk~k
PL 3/8"

BILL OF MATERIAL					
MARK.	NO. REQ'D	P/C	DESCRIPTION	LENGTH	GRADE
				DECIMAL INCH	
	1		DOOR AWNING		
a	1	CH10.15	C 10 x 15.3	264.000	A36
b	2	CH10.15	C 10 x 15.3	120.000	A36
c	2	CH10.15	C 10 x 15.3	36.000	A36
d	1	CH10.15	C 10 x 15.3	35.750	A36
e	1	CH10.15	C 10 x 15.3	35.750	A36
f	8	PL0.250	PL 1/4" x 14.6875"	35.250	A36
g	4	PL0.625	PL 5/8" x 3.00"	3.000	A36
h	2	PL0.500	PL 1/2" x 6.00"	6.000	A36
j	2	RB0750	3/4"Ø HRR Gr 36	43.000	A36
k	4	PL0.375	PL 3/8" x 2.0"	6.000	A36
m	2	PL1.500	PL 1 1/2" x 2.0"	5.500	A36
	2	F453	3/4" A325 Hex Nut (A563 Gr DH) Black		

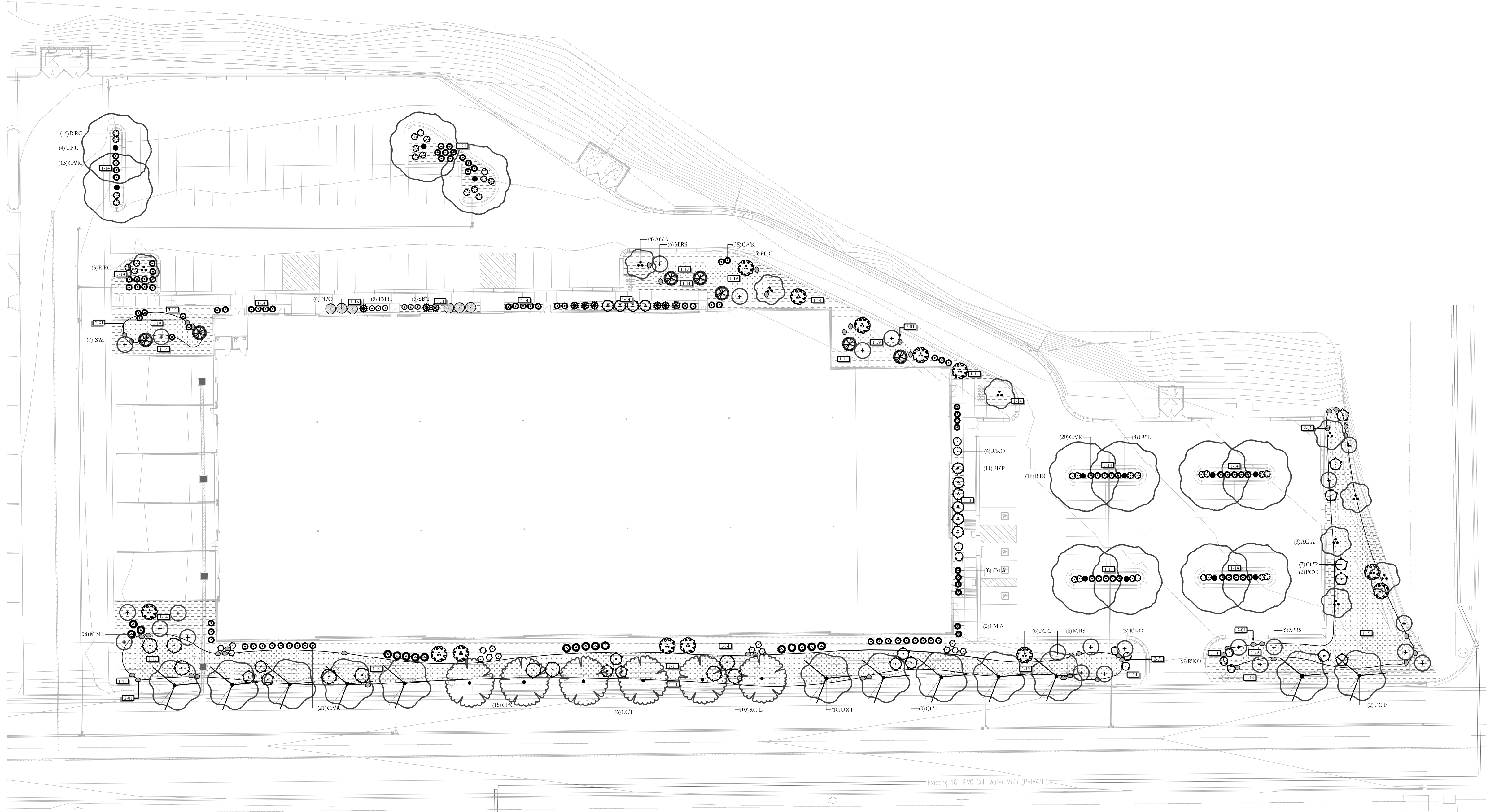


ASSEMBLED SIDE VIEW

Rev.	Description	By	Date
MATERIAL SPECS. <u>***DOMESTIC MATERIAL***</u>			
COATING PAINTED			
		SHEET	1 OF 1
DESCRIPTION EASTLAKE LOT 5, BUILDING A & B DOOR AWNING COVERS			
ROUTER 62426		QUOTE 108680	
DETAILED BY M. PLOWMAN		DATE 6/8/2023	
CHECKED BY X		DATE X	
CUSTOMER M.S. PROPERTIES / VINEYARD PROPERTIES			
PROJECT MS PROP – LOT 5 BUILDINGS			
SALES ORDER NO.		DRAWING NUMBER	
000000		Page 57 of 69	

QUANTITY REQ = 12
WORK ORDER = 47671

A map showing the location of the Project Site. The map features a horizontal line labeled "200 SOUTH" and a vertical line labeled "PIONEER LANE". The intersection of these two lines is marked. A shaded square area, representing the Project Site, is located at the intersection. A large black arrow points from the text "PROJECT SITE" to this shaded area.



1 LANDSCAPE

	1-14 1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.
	1-19 2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

2 HARDCAPE

 **2-01** BOULDERS- DECORATIVE
3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER
APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..

17,326 sf

10,650 sf DECIDUOUS TREES

48		AG'A	9	Antennacher x graminiflorus Autumn Brilliance Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; z4; Utah Lake water tolerant	B & B	Multi-trunked
		CC1	6	Crataegus crus-gali inermis Thornless Cockspur Hawthorn Td4; 25x25; AV 314; full to part sun; z3; Utah Lake water tolerant	B & B	2"Cal
		M'RS	24	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal
		U'PL	12	Ulmus parvifolia 'Emer II' Alee Lacebark Elm Td3; 50x35; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal
		U'XF	12	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>
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DECIDUOUS SHRUBS

	CFG	15	<i>Caragana frutex</i> 'Globosa' Globe Peashrub Sd1; 5x5; AV28; sun to part sun; z2; Utah Lake water tolerant <i>Cotoneaster lucidus</i>	5 gal
	CLP	16	Peking <i>Cotoneaster</i> Sd1; 8x6; AV 78; full to part sun; z3; Utah Lake water tolerant <i>Prunus besseyi</i> 'P0115' 'Pawnee Buttes'	5 gal
	PB'P	11	Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4; <i>Prunus x cistena</i>	5 gal
	P'C'C	13	Purple Leaf Sand Cherry Moderate; 10-12"x8"; sun; z2 <i>Rhus aromatica</i> 'Gro-Low'	5 gal
	RG'L	10	Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant <i>Spiraea betulifolia</i> 'Tor'	5 gal
	SBT	6	Birchleaf Spirea moderate; 2-3 x 2-3; sun to part sun; z4	5 gal

EVERGREEN SHRUBS

	PL/O	6	Prunus laurocerasus 'Otto Luyken' Luykens Laurel moderate; 4x8; full to part shade; z5;	5 gal
	TM/H	9	Taxus x media 'Hicksii' Hicks Yew moderate; 10-12 x 3-4; part sun to shade; z4; Utah Lake water tolerant	5 gal

GRASSES

	CAK	94	Calamagrostis x acutiflora Karl Foerster Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	FMA	10	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant	1 gal
	MML	18	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal

ROSES

	R'KO	10	Rosa x 'Radrazz'™ Knock Out Shrub Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal
	R'RC	33	Rosa x 'Noare'™ Flower Carpet Red Groundcover Rose moderate; 1-2 x 2-3; sun; z5; Utah Lake water tolerant	5 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/21/2025	UT25047	** THIS PRINT FROM PKI DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org 0' 15' 30' 60' GRAPHIC SCALE: 1" = 30'

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

FINCON GENERAL
CONTRACTORS
ATT: LARRY FINCH
801-995-8200
LARRY@BULDFINCON.COM

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PJ3 DESIGN GROUP

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LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
 PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com				PM: JTA	
				DRAWN: ACP	
				CHECKED: JMA	
				PLOT DATE: 4/21/2025	
LANDSCAPE OVERALL PLAN CITY PERMIT SET					

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:		
1.	SITE CONDITIONS	
2.	GUARANTIES	
3.	MAINTENANCE	
4.	SOIL AMENDMENTS	
5.	FINH GRADING	
6.	LANDSCAPE EDGING	
7.	FURNISH AND INSTALLING PLANT	
8.	TURF PLANTING	
9.	WEED BARRIER	
12.	SITE CONDITIONS	
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRORS OR INCONSISTENT INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE, AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.		
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES, CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.		
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.		
13.	PERMITS	
A. BELL STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BELL STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.		
14.	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.		
15.	FINAL INSPECTION	
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.		
16.	LANDSCAPE SUBSTANTIAL COMPLETION	
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR LANDSCAPE AND IRRIGATION IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREA OF A PROJECT.		
17.	MAINTENANCE	
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYNING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.		
18.	GUARANTY	
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSTURE. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.		
PART II - PRODUCTS		
GENERAL LANDSCAPE NOTES		
GRADING AND DRAINAGE REQUIREMENTS		
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE SURFACE OF THE GROUND WITHIN 10' OF IT. IF THE FOUNDATION WORK SHOULD BE DONE WITHIN THE STORM DRAIN WITH A MINIMUM FALL OF 6"		
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES		
• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS		
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR REAGGRIGATION OF SLOPES, BERMS, AND SWALES		
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE		
• DEVICES FOR CHANNELING ROOF RUN-OFFS SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER		
GENERAL LANDSCAPE NOTES		
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BELIEVED STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.		
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.		
• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.		
• SELECTED PLANTS WITH 1" BIF, ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.		
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WITH MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARY TOP 4" OF EXISTING SUBSOIL AND INCORPORATE 2" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.		
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.		
LAWN/GRASS AREA		
• SOD		
O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINAL LAWN AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE REGRADED WITH 10% COVERAGE BY POP UP GRASS PLANTS AND GRASS DRYING ROTORS. ALL DIRT ROADS AND CORNER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH (50-100 LBS/ACR). SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.		
• SEED		
O SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE. SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18		

21. LANDSCAPE MATERIALS		
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) INCH LIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.		
B. TREE WRAP: TREE WRAP IS NOT TO BE USED.		
C. MULCH/ROCK SH: PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.		
D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.		
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.		
F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:		
a. pH: 5.5-7.5		
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER		
c. SAR (SODIUM ABSORPTION RATION): < 30		
d. % OM (PERCENT ORGANIC MATTER): >1%		
e. TEXTURE (PARTICULAR SIZE): PURE LOESS SOIL CLASSIFICATION: SAND < 70%, SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.		
G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT DRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.		
H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:		
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.		
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)		
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE: ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.		
d. ONLY POTABLE WATER FOR MIXING.		
I. LANDSCAPE METAL EDGING: 5/8" ALUMINUM EDGING WITH 1/2" DOWELS INTO THE GROUND FOR STABILIZATION.		
PART III - EXECUTION		
31.	GRADING	
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNNEEDED AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.		
B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM THE SITE.		
C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PAVES AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT COMPACTION. UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.		
32.	TURF GRADING	
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.		
B. THE FINISH GRADE OF THE TOPSOIL, ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.		
33.	PLANTING OPERATIONS	
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.		
B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.		
C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.		
D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.		
E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.		
F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.		
G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.		
H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE		

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.		
1. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.		
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A CORRESPONDING MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.		
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.		
L. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK FOR CONIFERS, EXTEND THE WATERING WHOLE TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.		
4. TURF - SOD LAYING		
A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.		
B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.		
C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BURNINGS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.		
D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.		
E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES TO BE AROUND AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.		
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.		
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.		
H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WATERING REASON, WATER IS NOT AVAILABLE IN THE SITE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.		
I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE: BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION ON NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC. UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.		
J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.		
35.	WEED BARRIER	
A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.		
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOT BALL.		
C. OVERLAP ROWS OF FABRIC MIN. 6"		
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.		
END OF SECTION		
MULCH		
• ORGANIC		
O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OR ALL PLANT MATERIAL.		
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OR ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.		
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.		
O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL. ORGANIC MULCH, NO MULCH WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.		
• INORGANIC		
O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4" DISTANCE BETWEEN PLANTS OR BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST, TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.		
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OR ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.		
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.		
GENERAL IRRIGATION NOTES		
• A NEW UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE, AND PLANTER AREAS TO RECEIVE 100% HEAD TO HEAD COVERAGE. EACH TREE AND SHRUB POINT SOURCE DRIP OR LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.		
INSTALLER RESPONSIBILITIES AND LIABILITIES		
• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE INFORMATION, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.		
• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.		

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
1. LANDSCAPE			
	L14	1" MINUS TAN CRUSHED ROCK	17,326 sf
	L19	2 1/2" GREY CRUSHED ROCK	10,650 sf
2. HARDSCAPE			
	B01	BOULDER: DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	48

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JSM	7	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'
DECIDUOUS TREES						
	AG'A	9	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	B & B		Multi-trunked
	CC'I	6	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	B & B		2" Cal
	MRS	24	Malus x 'Raspberry Spear' Raspberry Spear Crabapple	B & B		2" Cal
	U'PL	12	Ulmus parvifolia 'Emer II' Alee Lacebark Elm	B & B		2" Cal
	UX'F	12	Ulmus x 'Frontier' Frontier Elm	B & B		2" Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	CFG	15	Caragana frutescens 'Globosa' Globe Peashrub	5 gal
	CI'P	16	Peking Cotonaster Sd1; 5x5; AV 28; sun to part sun; z2; Utah Lake water tolerant	5 gal
	PBP	11	Prunus besseyi 'P0115' 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal
	PCC	13	Purple Leaf Sand Cherry Sd1; 1.5 x 6; AV 19.5; sun; z4; Prunus x cistena	5 gal
	RG'L	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal
	SB'T	6	Spiraea betulifolia 'Tor' Birchleaf Spiraea	5 gal

EVERGREEN SHRUBS				
	PLO	6	Prunus laurocerasus 'Otto Luyken' Luykens Laurel	5 gal
	TMH	9	Taxus x media 'Hicksii' Hicks Yew	5 gal
GRASSES				
	CA'K	94	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FMA	10	Festuca mairei Atlas Fescue	1 gal
	MM'L	18	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal

ROSES				
	RKO	10	Rosa x 'Radrazz' TM Knock Out Shrub Rose	5 gal
	RRC	33	Rosa x 'Noare' TM Flower Carpet Red Groundcover Rose	5 gal

ISSUE DATE

4/21/2025

PROJECT NUMBER

UT25047

PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25

PROJECT INFORMATION

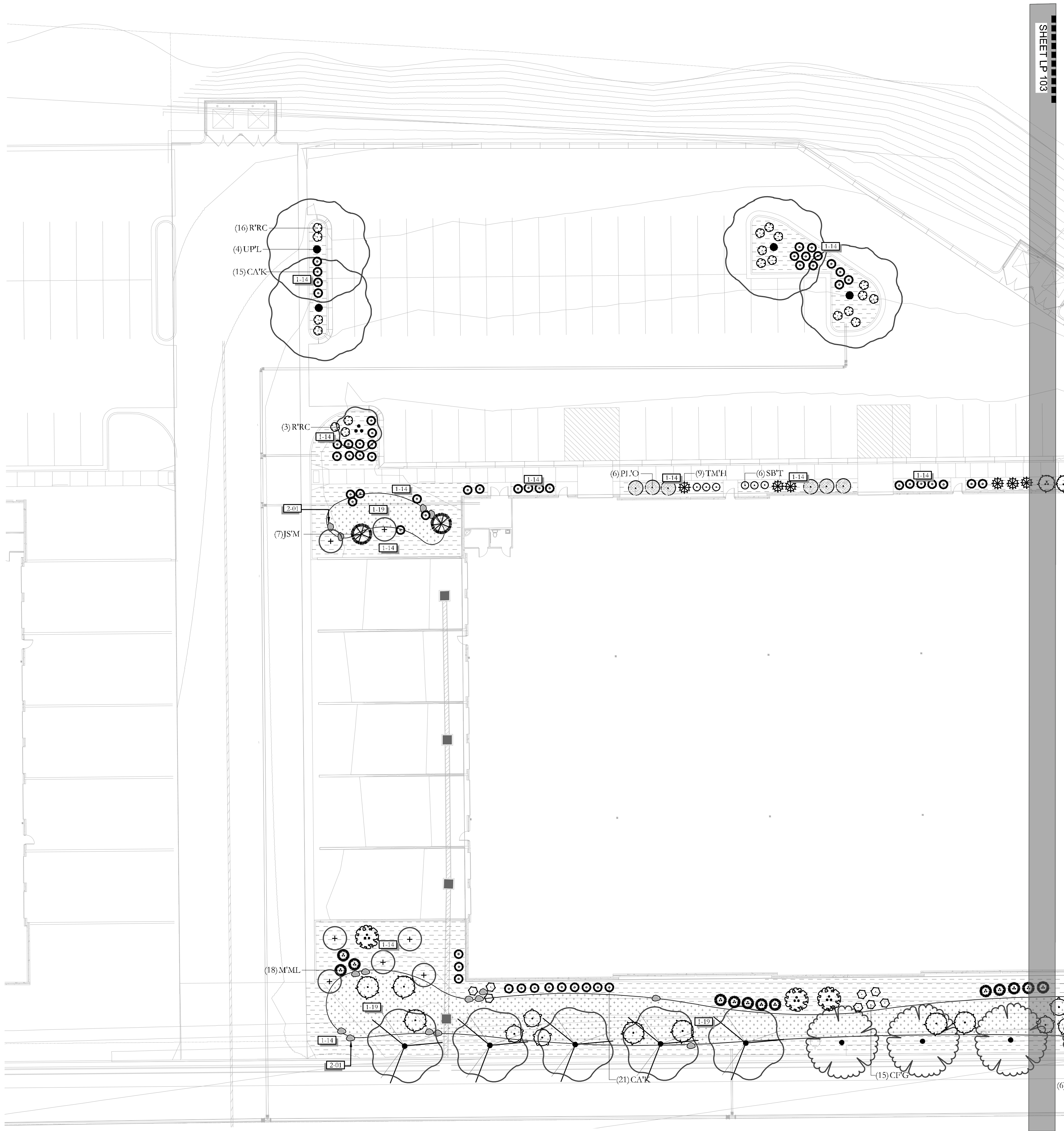
EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

FINCON GENERAL CONTRACTORS
ATT: LARRY FINCH
801-995-8200
LARRY@BUILDFINCON.COM

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP



SHEET LP-103

ISSUE DATE			PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
4/21/2025			UT25047		** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25				FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM						JTA ACP JMA 4/21/2025	
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GRAPHIC SCALE: 1" = 20'

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

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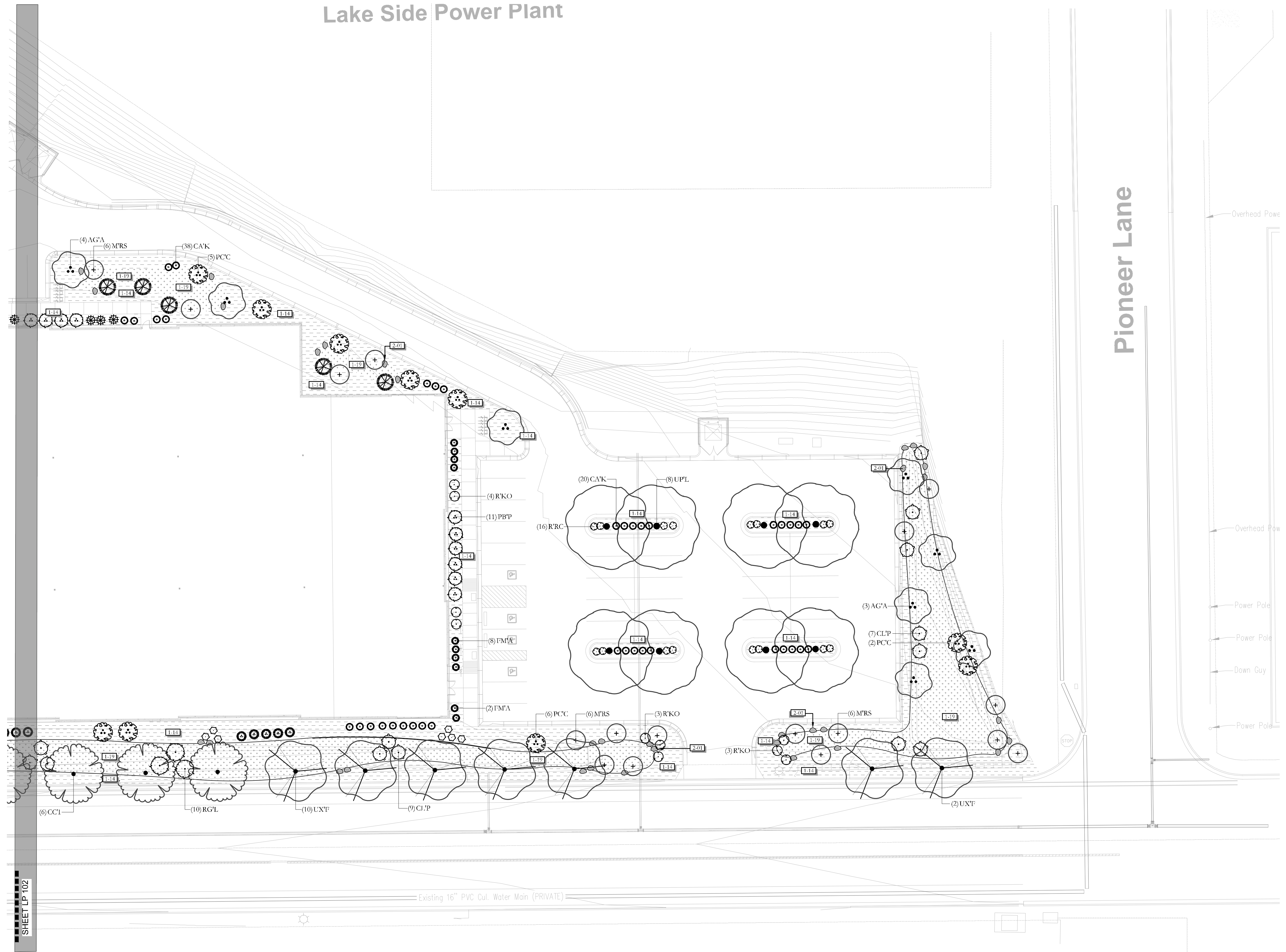
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LANDSCAPE PLAN
CITY PERMIT SET

LP-102

Lake Side Power Plant



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/21/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25		FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM			DATE: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/21/2025
NO.	REVISION	DATE						
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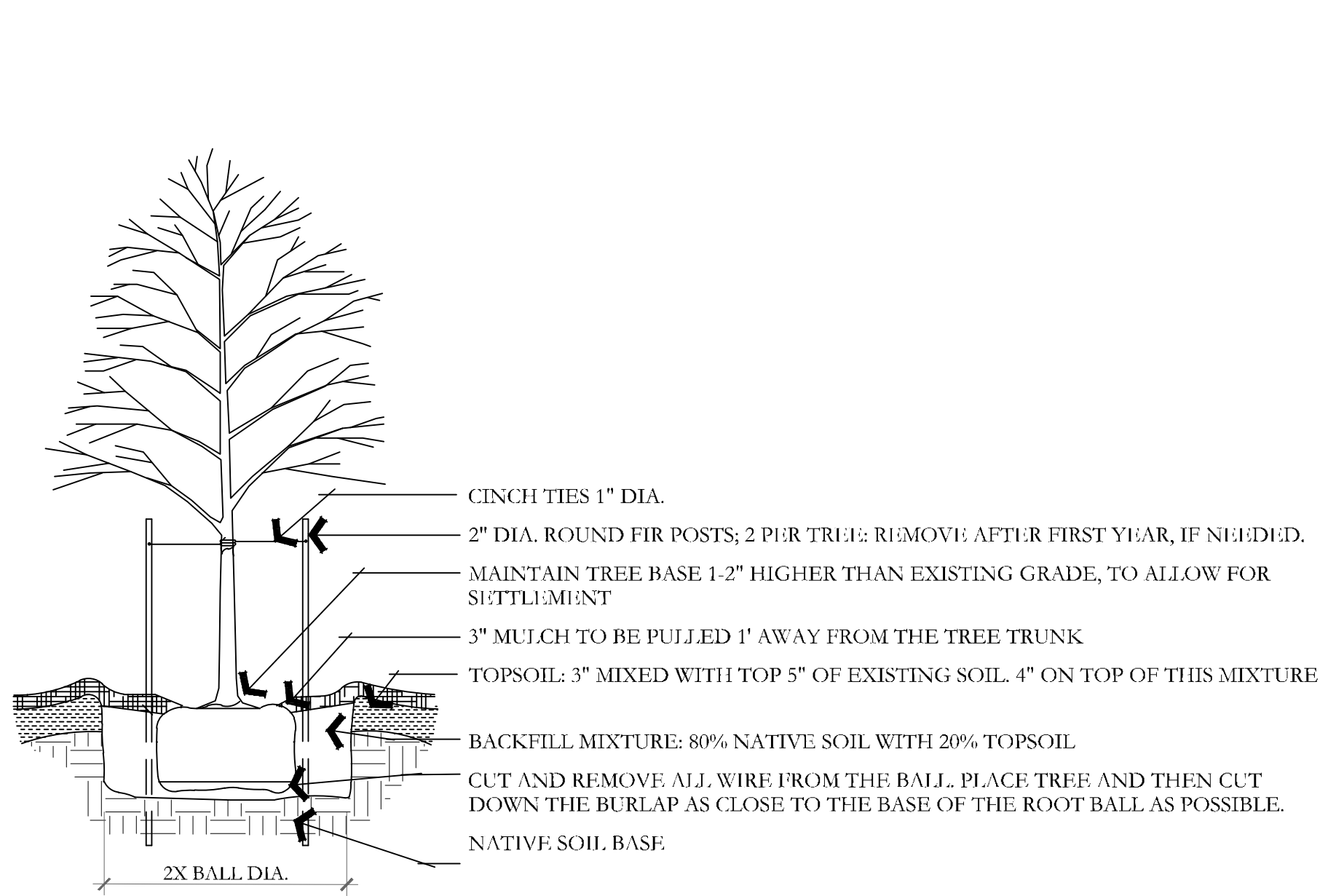
EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

GRAPHIC SCALE: 1" = 20'

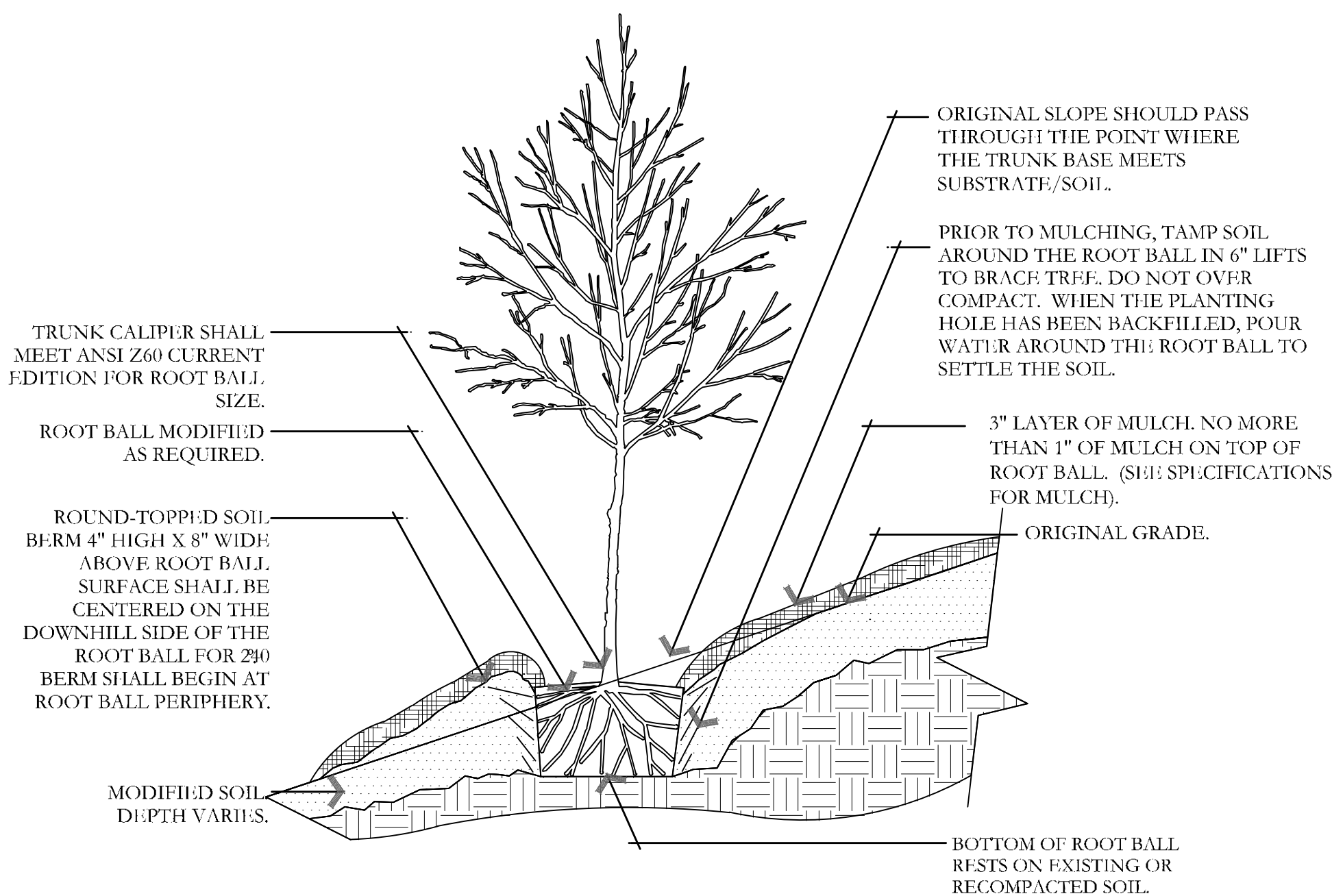
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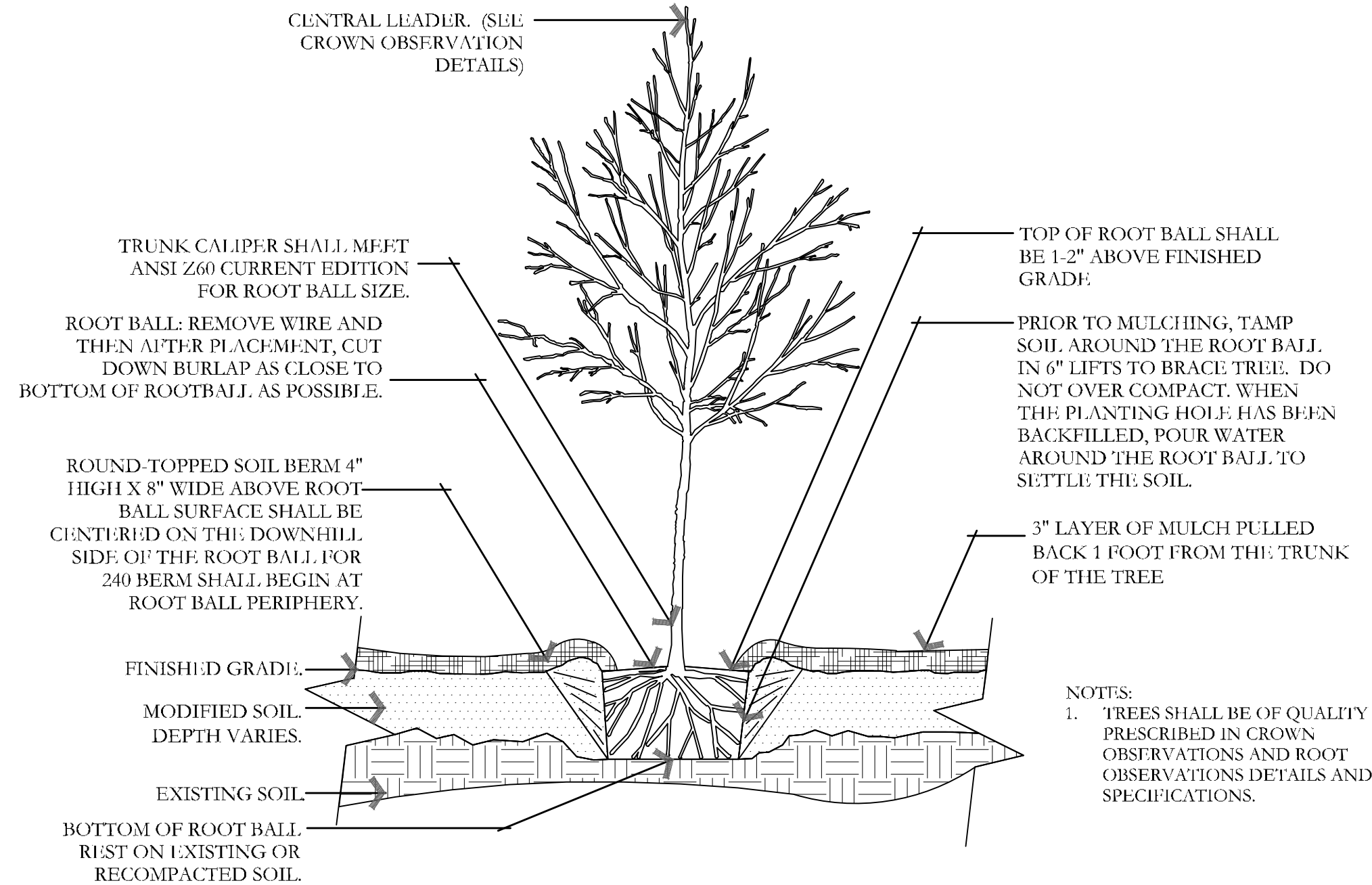
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LP-103



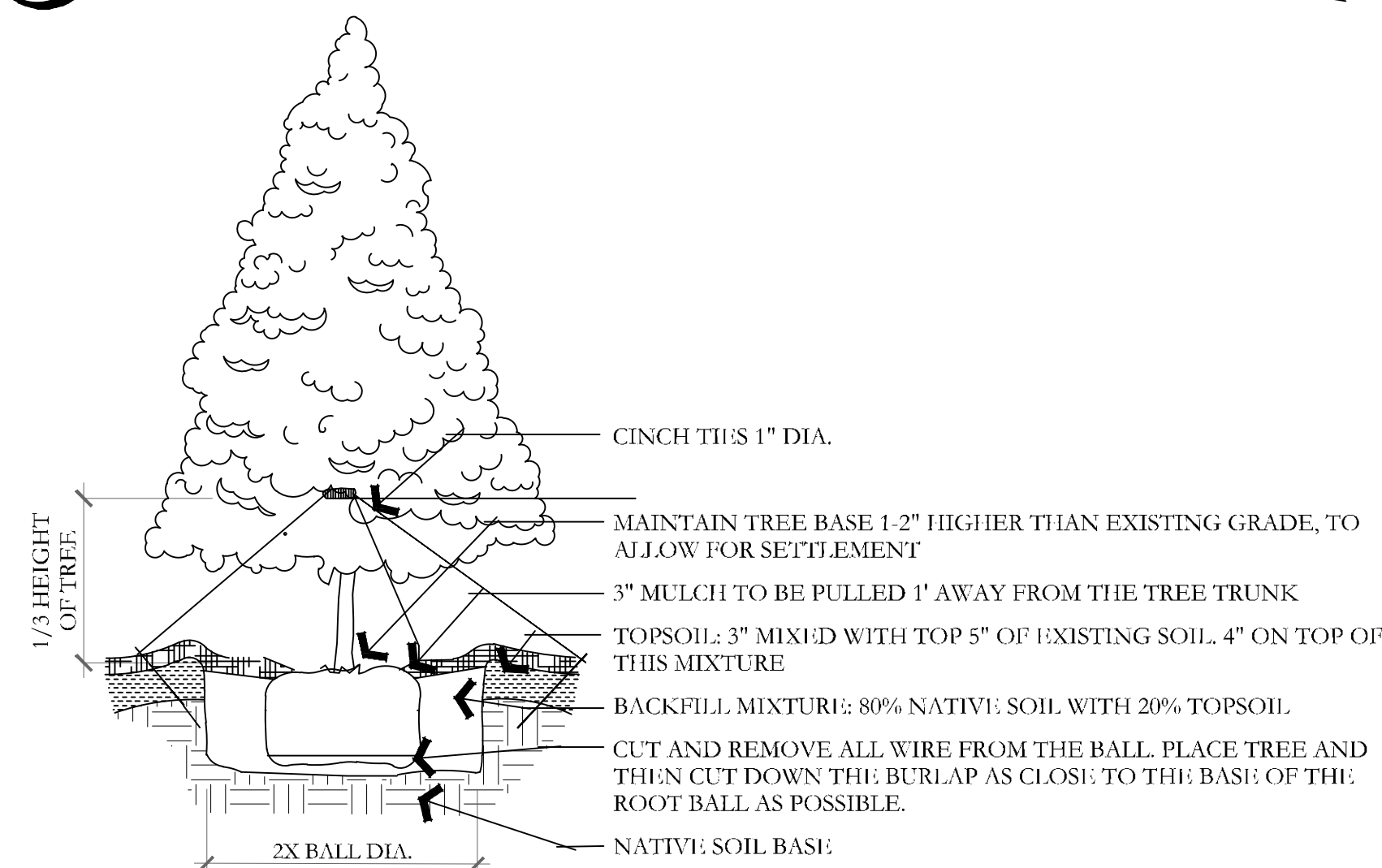
A DECIDUOUS TREE PLANTING
NOT TO SCALE



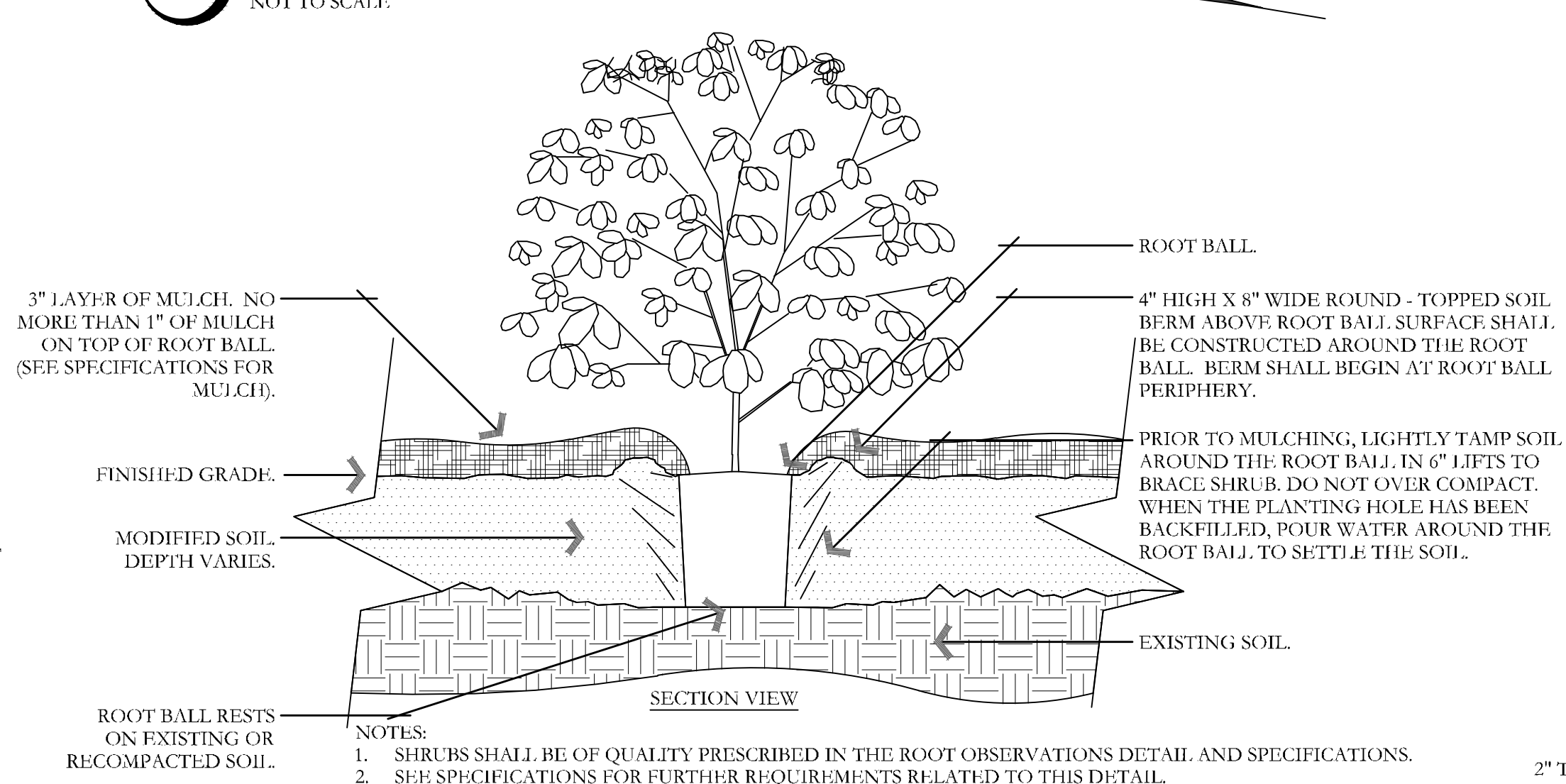
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



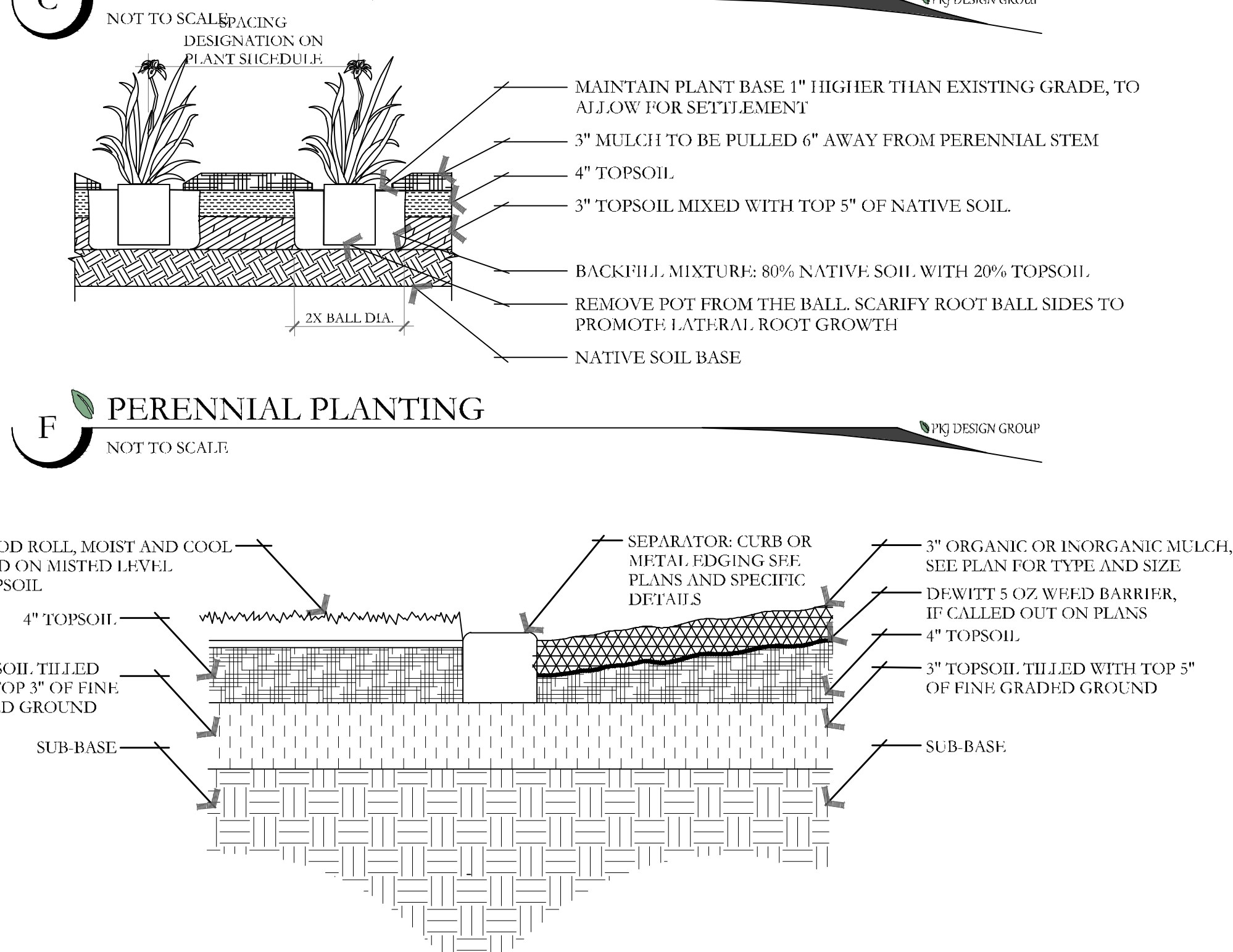
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



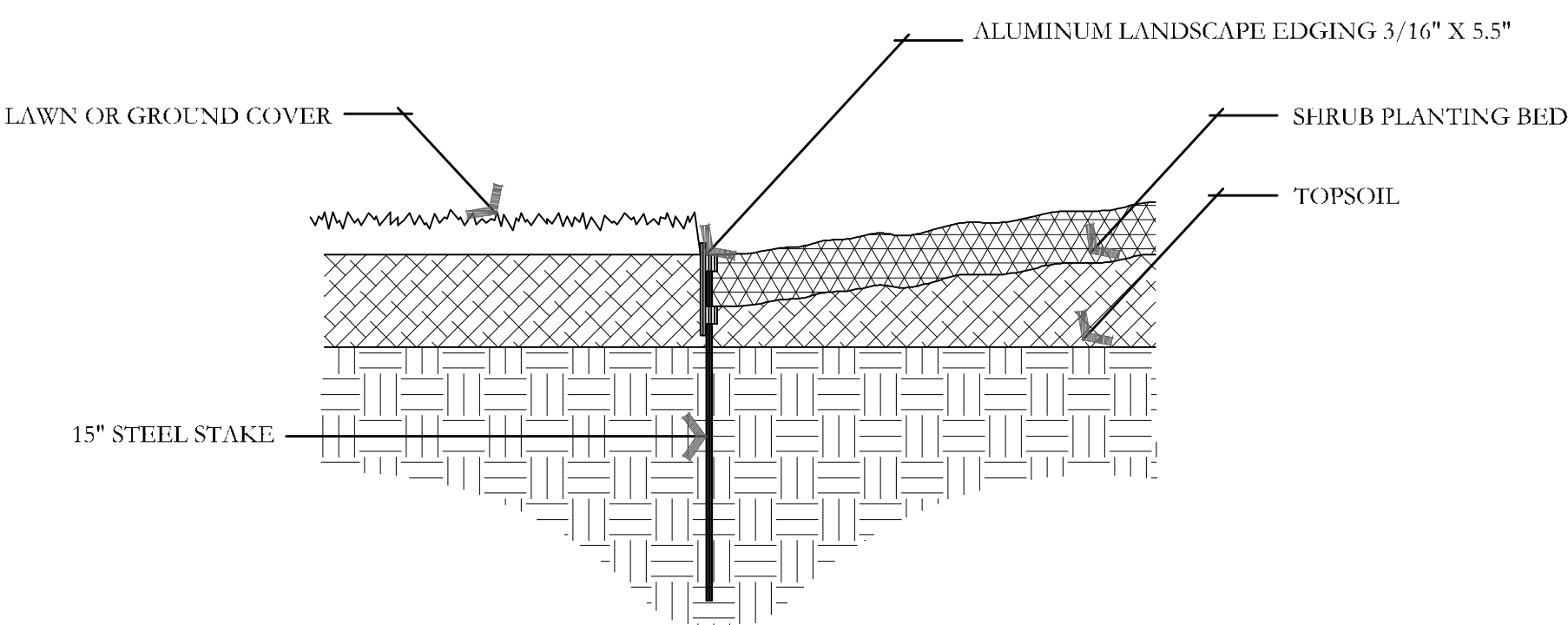
D EVERGREEN TREE PLANTING
NOT TO SCALE



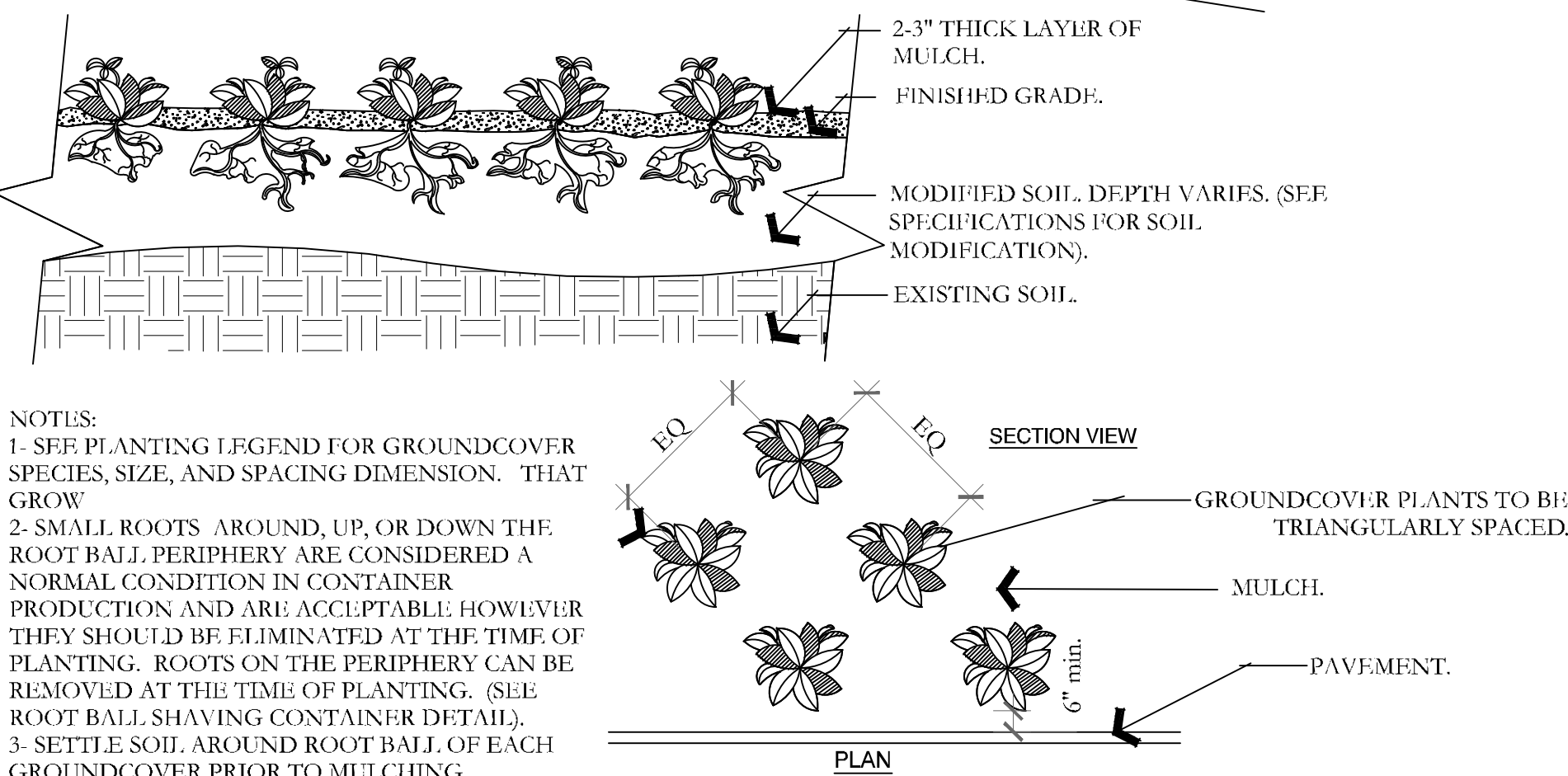
E SHRUB - MODIFIED SOIL
NOT TO SCALE



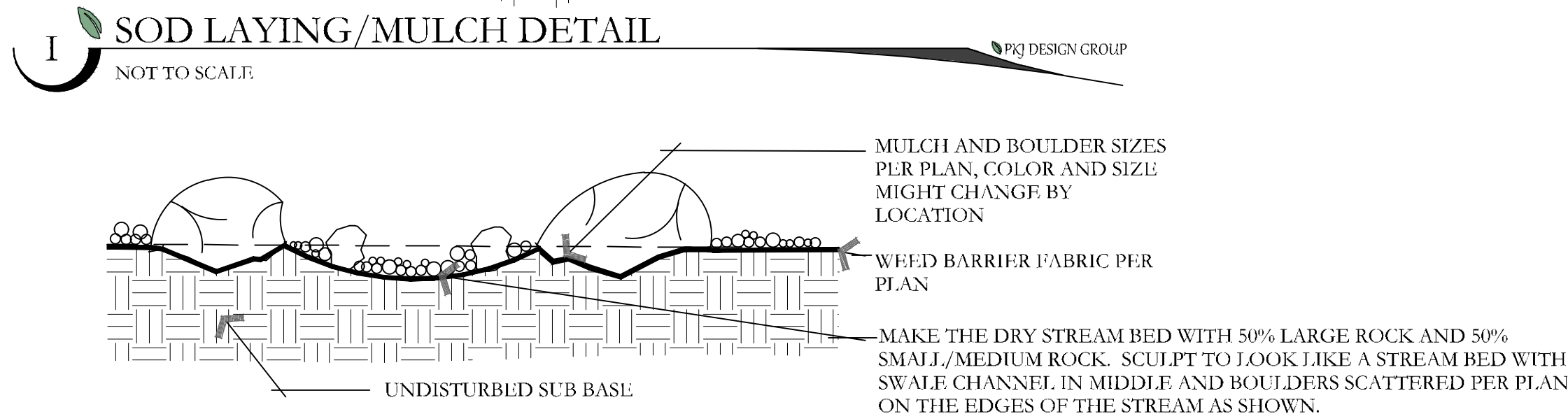
F PERENNIAL PLANTING
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/21/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25	EASTLAKE LOT 1 1750 N. PIONEER LANE VINEYARD, UTAH	FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/21/2025
NO.	REVISION	DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				
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4							
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6							
7							

200 SOUTH

PROJECT SITE

PIONEER LANE

	SOURCE DATA
	SHUTOFF VALVE
	AMIAD SCREEN FILTER
	MASTER VALVE
	1" FLOW SENSOR
	QUICK COUPLER

	SOURCE DATA
	SHUTOFF VALVE
	AMIAD SCREEN FILTER
	MASTER VALVE
	1" FLOW SENSOR
	QUICK COUPLER

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Rain Bird XCZ-100-IVMQ (2) 1"	
	Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	5
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	250
⬠	Rain Bird XFS-09-18 Drip Ring(TREE)	62

	Rain Bird 44-RC 1"	
	1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	1

 Rain Bird EFB-CP-PRS-D 1-1/2"
1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is
Contamination Proof w/Self-Flushing Filter Screen. 1
Globe Configuration, Reclaimed Water Compatible, and
Purple Handle Cover Designates Non-Potable Water Use.

Rain Bird ESPLXIVM
60 Station, 2-Wire Controller w/ Smart Valve
Technology, (1) ESPLXIVM 60 Station,
Indoor/Outdoor, Plastic Wall-Mount Cabinet. System
Requirements: Rain Bird LXIVM-XXX Integrated Valve
Modules & 2-Wire Devices. Use Paige Electric Cable
P7072D & Rain Bird WC20 Dry Splices ONLY. Ground
System w/ (X) LXIVMSD Surge Device in Rain Bird
Round Valve Boxes. Install Per Manufacturers
Recommendations.

 Rain Bird WR2-RFS 1
Wireless Rain/Freeze Sensor.

Rain Bird FS-200-B
2in. Flow Sensor, Brass Model. Suggested Operating
Range 10 GPM to 100 GPM. Size for Flow Not
According to Pipe Size. Rain Bird Compatible Controllers:
ESP-J.XIVM(P) | J.XD | J.XME2(P) | ME3, or
Controllers Accepting Custom K-Factor and Offset.
Install in Rain Bird Valve Box.

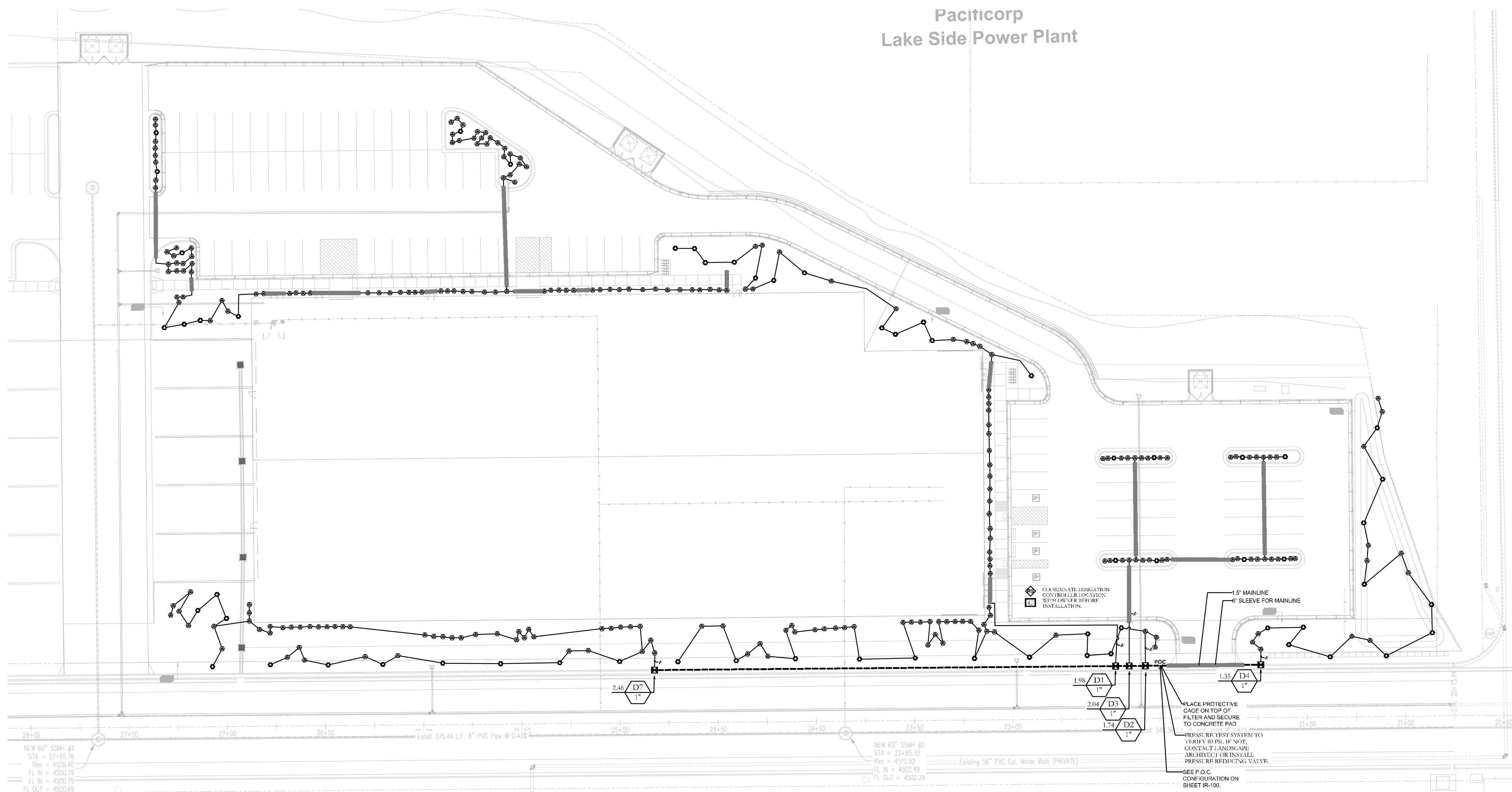
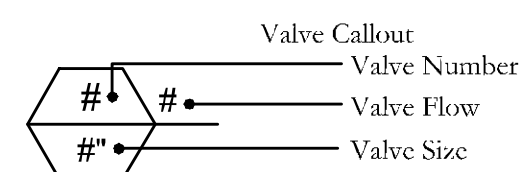
POC TH	Install in Rain Bird Valve Box.	
	Point of Connection 2"	1

Irrigation Lateral Line: PVC Schedule 40 102.7 lf

	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,717 lf
--	---	----------

— — — — Irrigation Mainline: PVC Schedule 40 308.8 If

Pipe Sleeve: PVC Class 200 SDR 21
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.



ISSUE DATE

3/14/2025

PROJECT NUMBER

UT25047

PLAN INFORMATION

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XX-XX-XX

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N

0'

15'

30'

60'

120'

GRAPHIC SCALE: 1" = 30'

EASTLAKE LOT 1

1750 N. PIONEER LANE

VINEYARD, UTAH

FINCON GENERAL CONTRACTORS

ATT: LARRY FINCH

801-995-8200

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SEAL

LANDSCAPE ARCHITECT

UTAH

8/28/21-6/30/25

3/14/2025

STATE OF UTAH

IRRIGATION OVERALL PLAN

CITY PERMIT SET

IR-100

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LANDSCAPE ARCHITECT

UTAH

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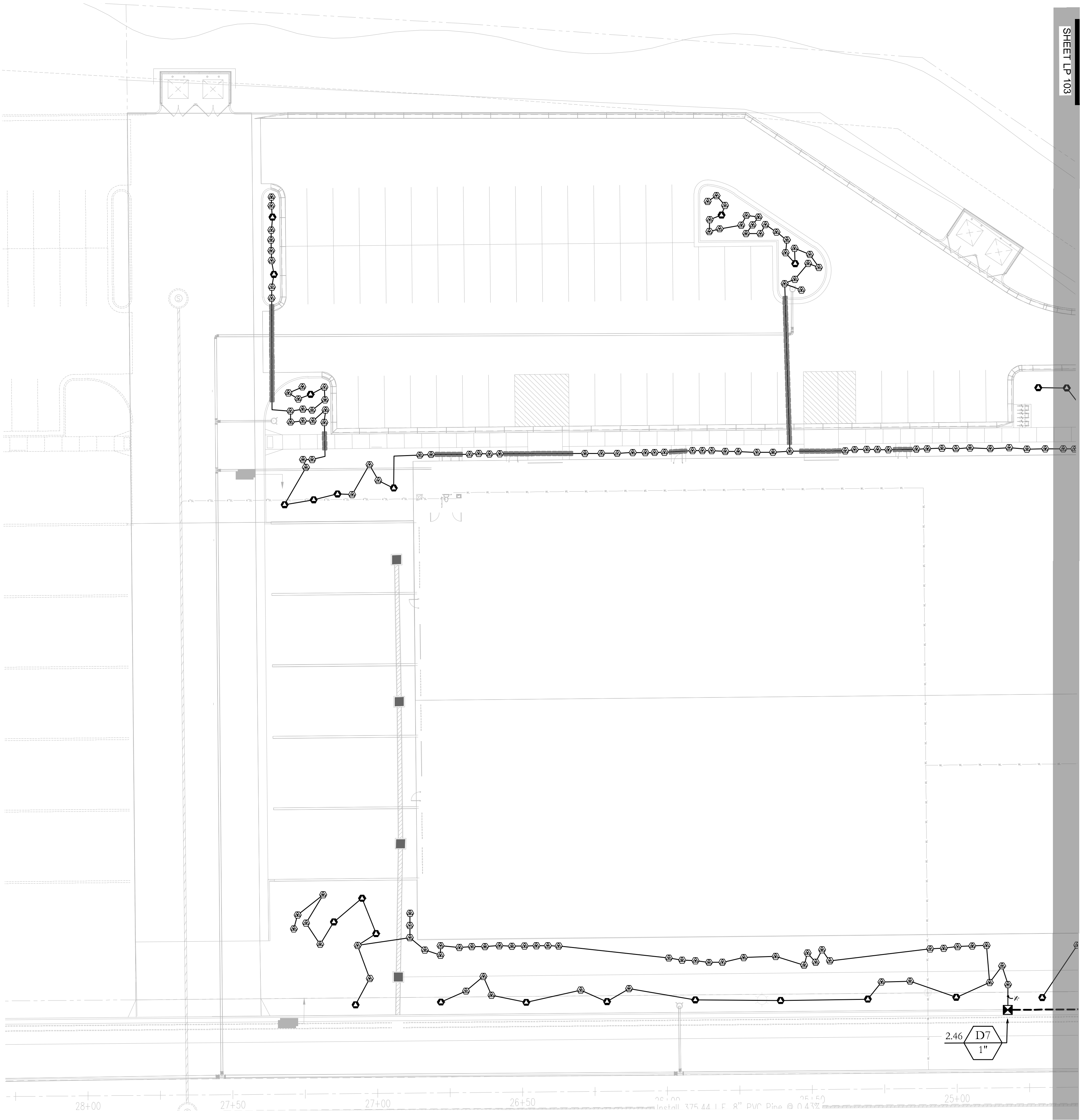
3/14/2025

STATE OF UTAH

IRRIGATION OVERALL PLAN

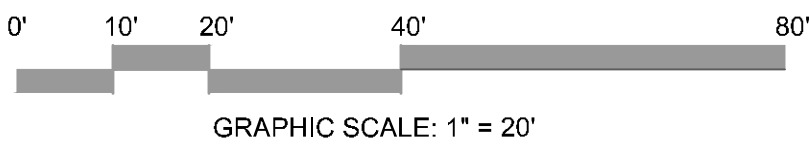
CITY PERMIT SET

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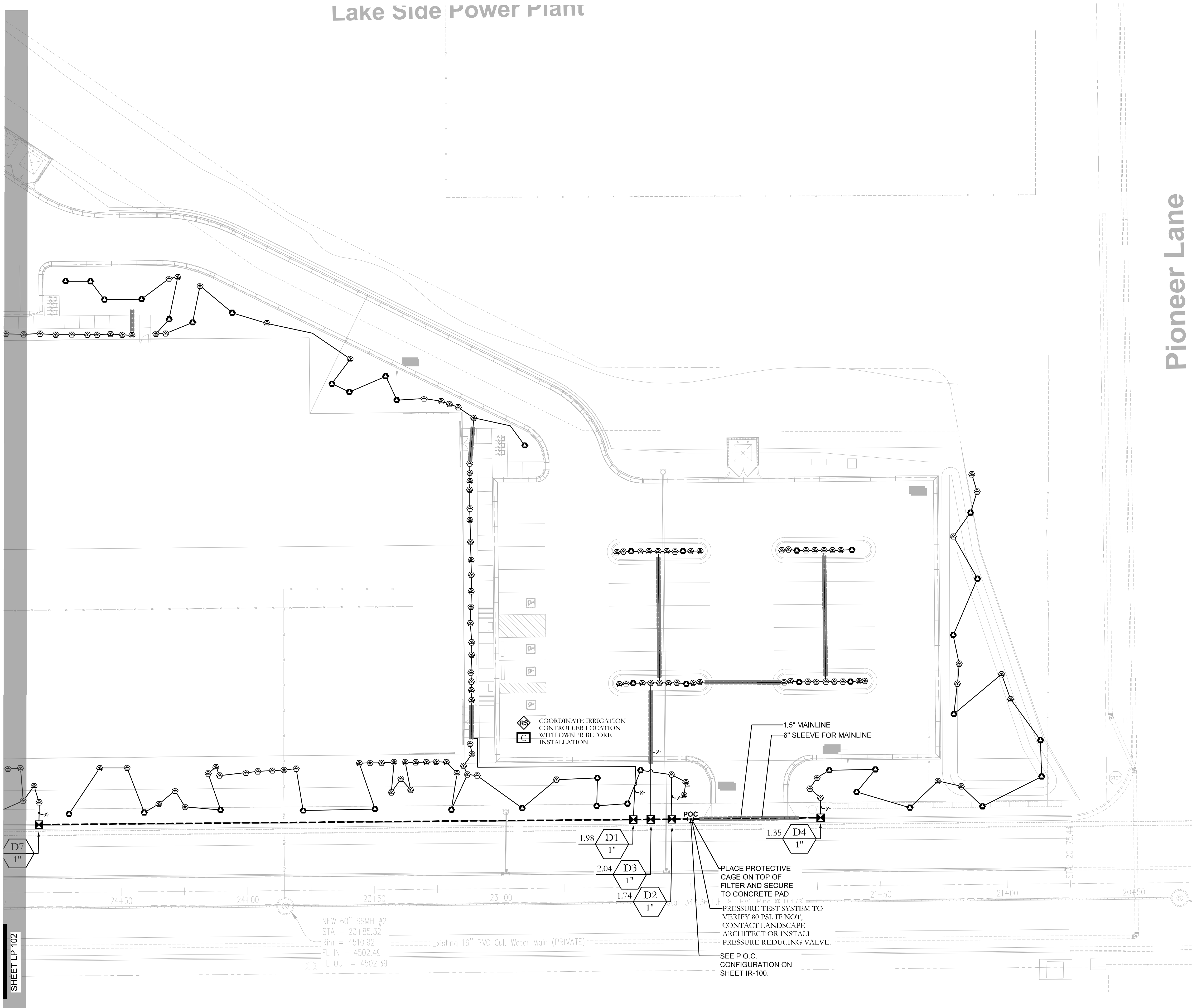


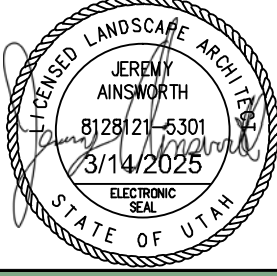
SHEET LP-103

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
3/14/2025		UT25047		** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX		EASTLAKE LOT 1 1750 N. PIONEER LANE VINEYARD, UTAH		FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM		JTA ACP JMA				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/14/2025	
NO. REVISION		DATE		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org								IRRIGATION PLAN CITY PERMIT SET		IR-102	
1 XXXX		XX-XX-XX								3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com					
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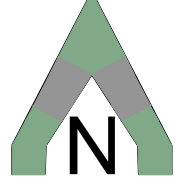


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0' 10' 20' 40' 60'

GRAPHIC SCALE: 1" = 20'

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

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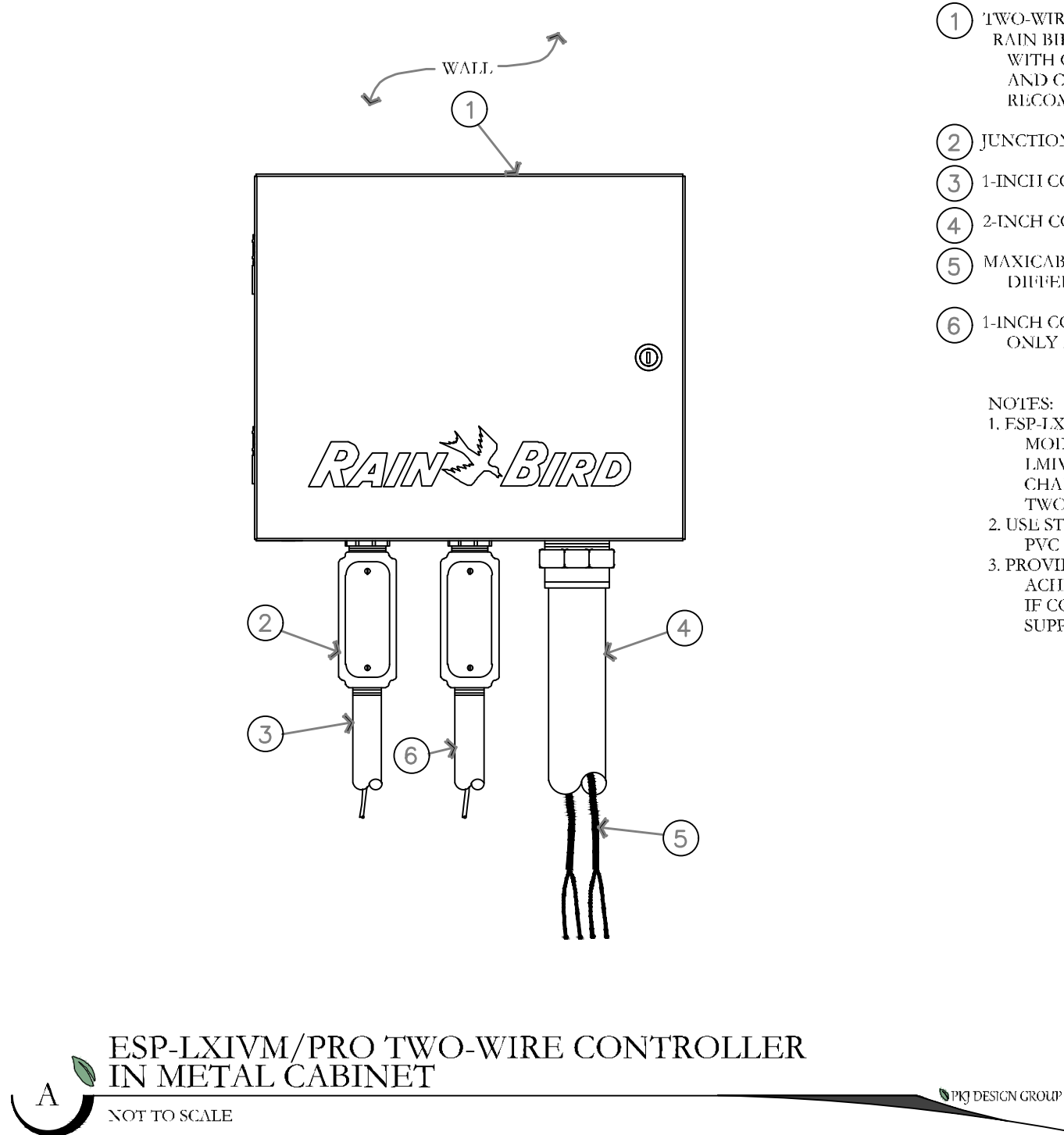
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IRRIGATION PLAN
CITY PERMIT SET

IR-103

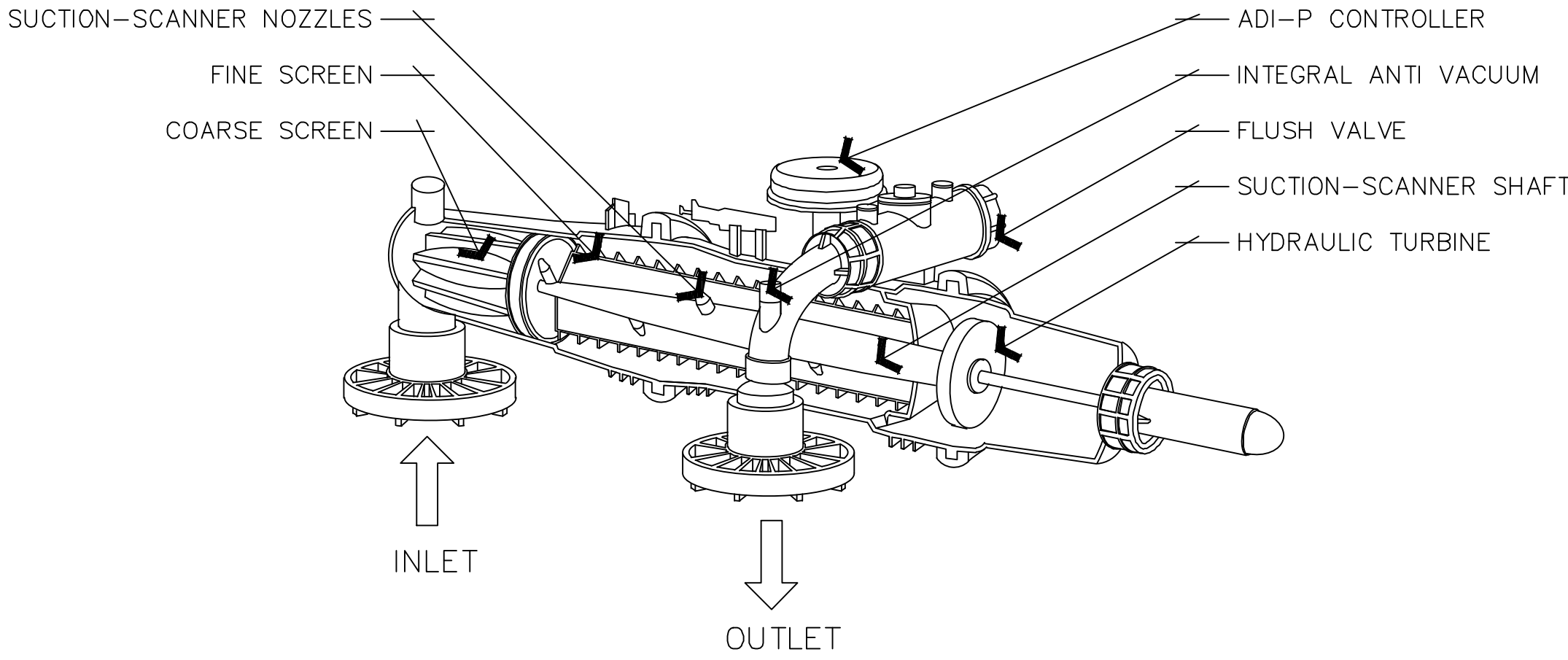


1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN EXAM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXIMUM TWO-WIRE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

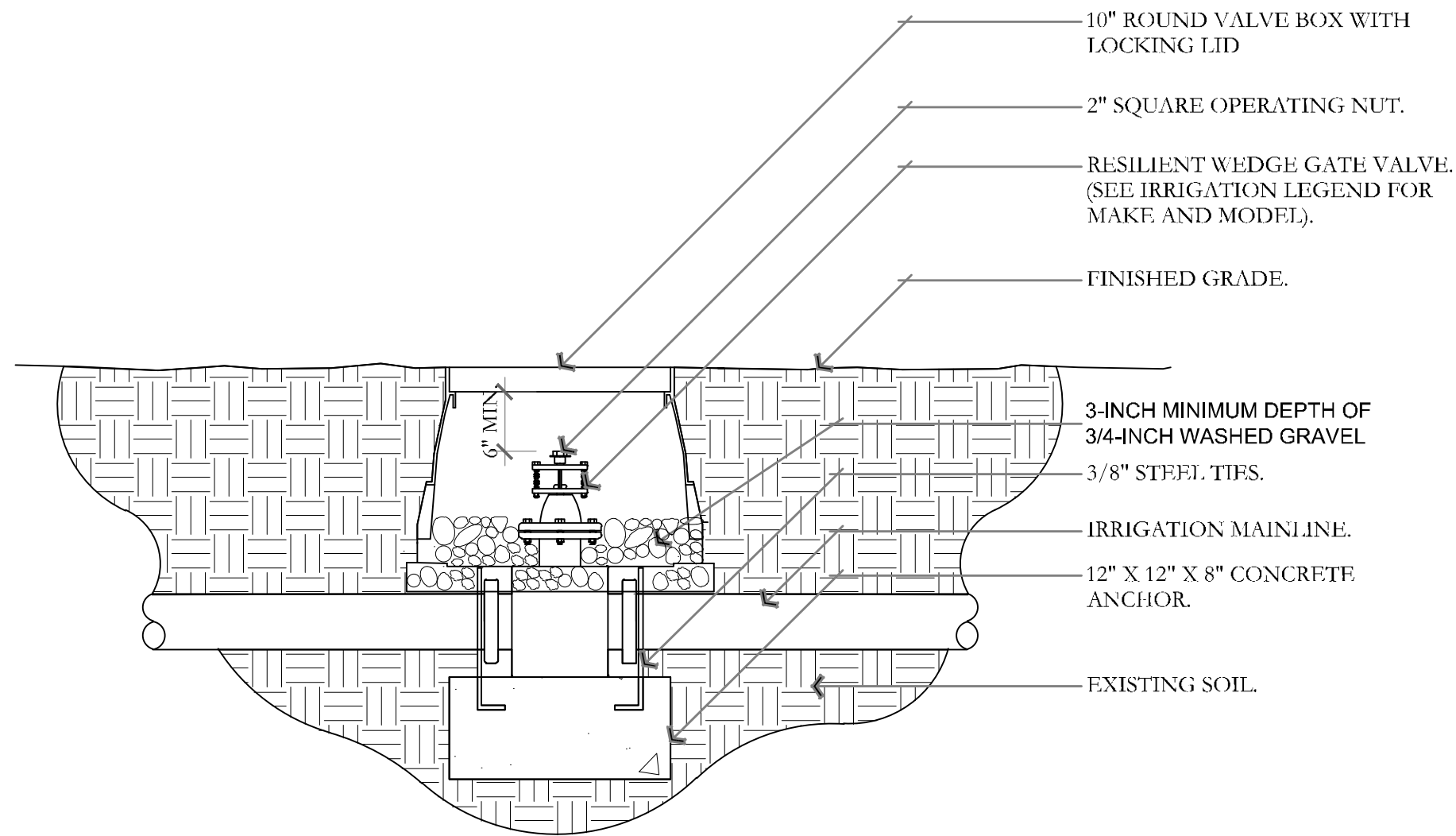
NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING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

KEY SPECIFICATIONS

FEATURE	MODEL	MAX PROGRAMS	STATIONS	MAX SIMUL STATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10/60	8	60	8	1	1	4
LX-IVM PRO	40/240	16	10	10	8	1	8

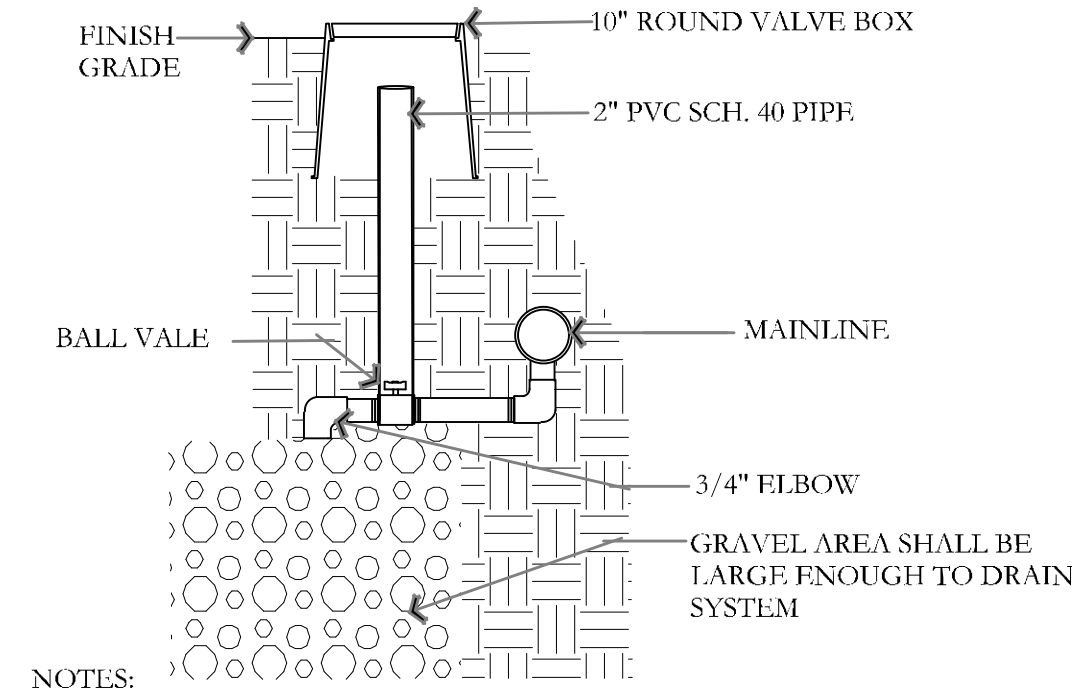


B 2" AMIAD MINI SIGMA ANGLE
NOT TO SCALE



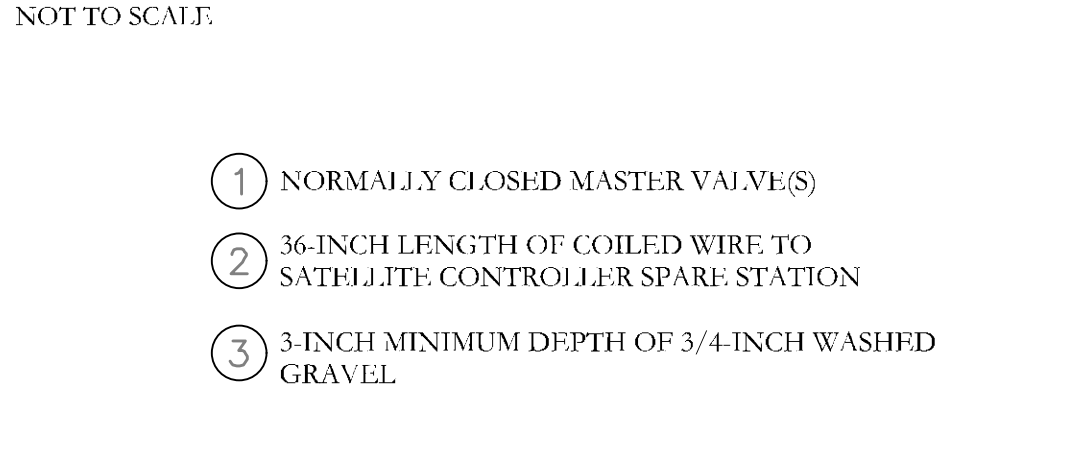
- NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE



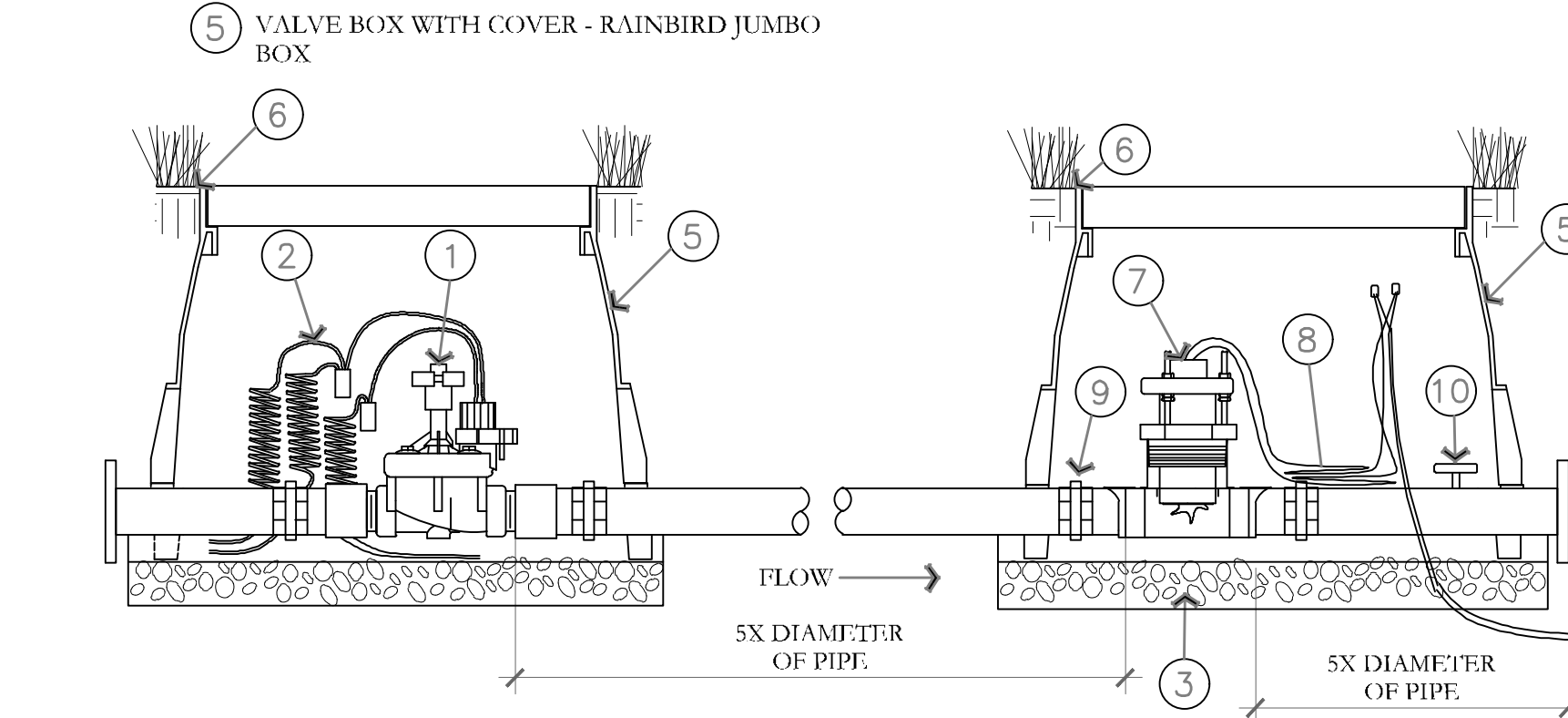
- NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

D TYPICAL SLEEVING DETAIL
NOT TO SCALE



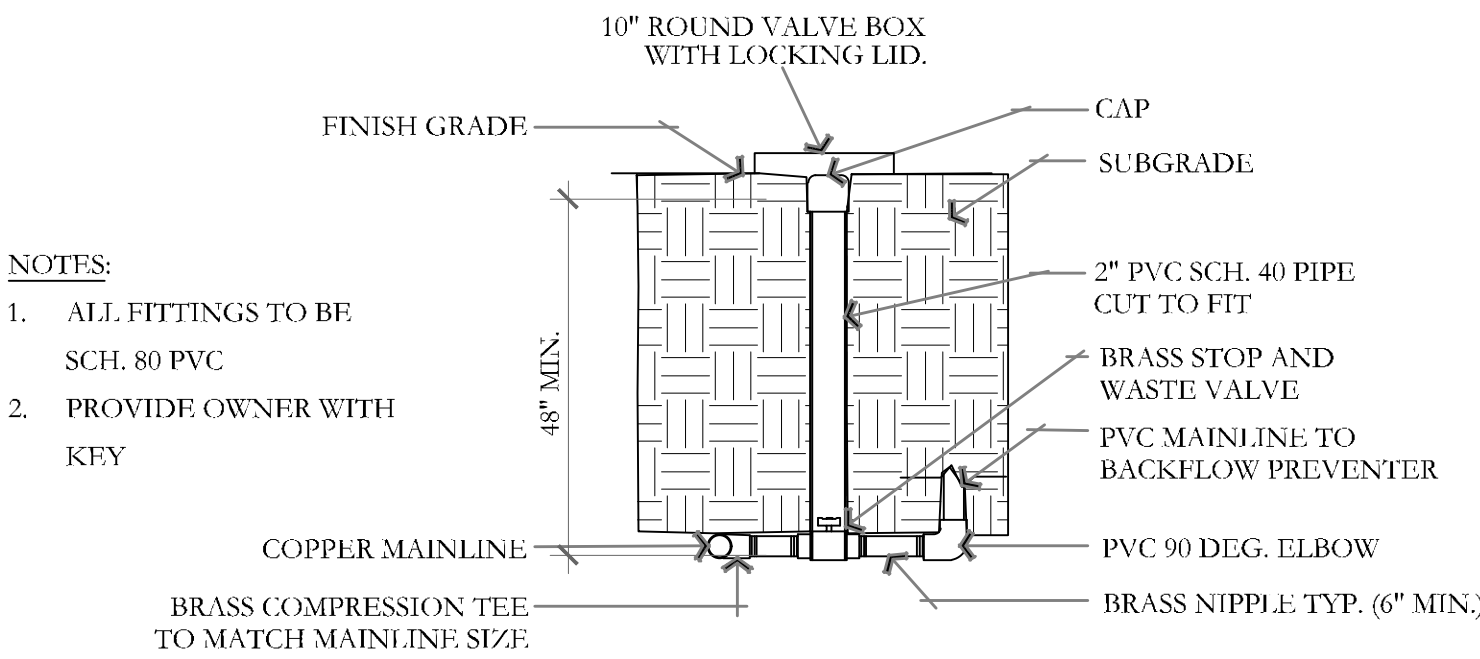
- NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED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

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE



- NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL. THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

F QUICK COUPLER DETAIL
NOT TO SCALE

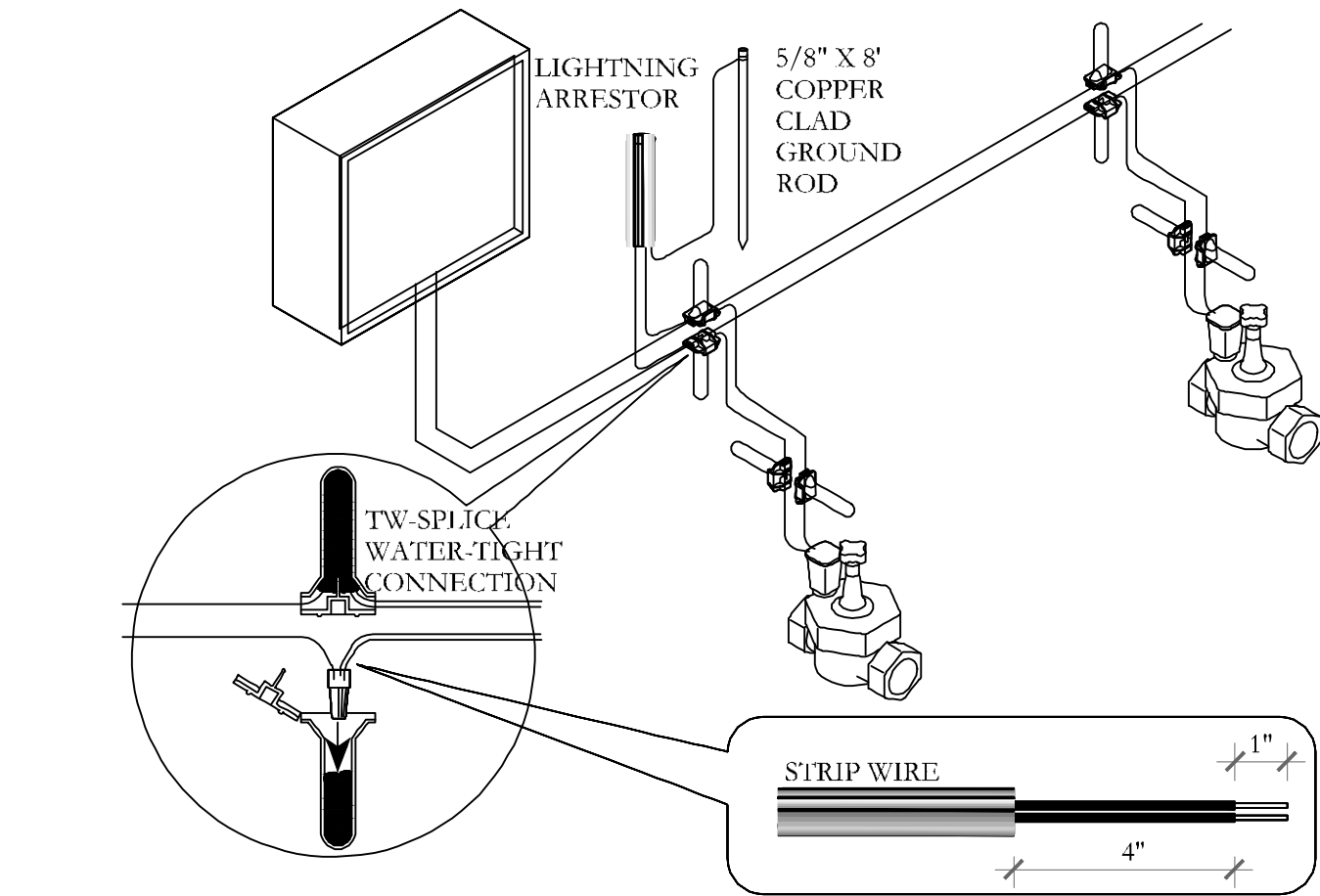


- NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

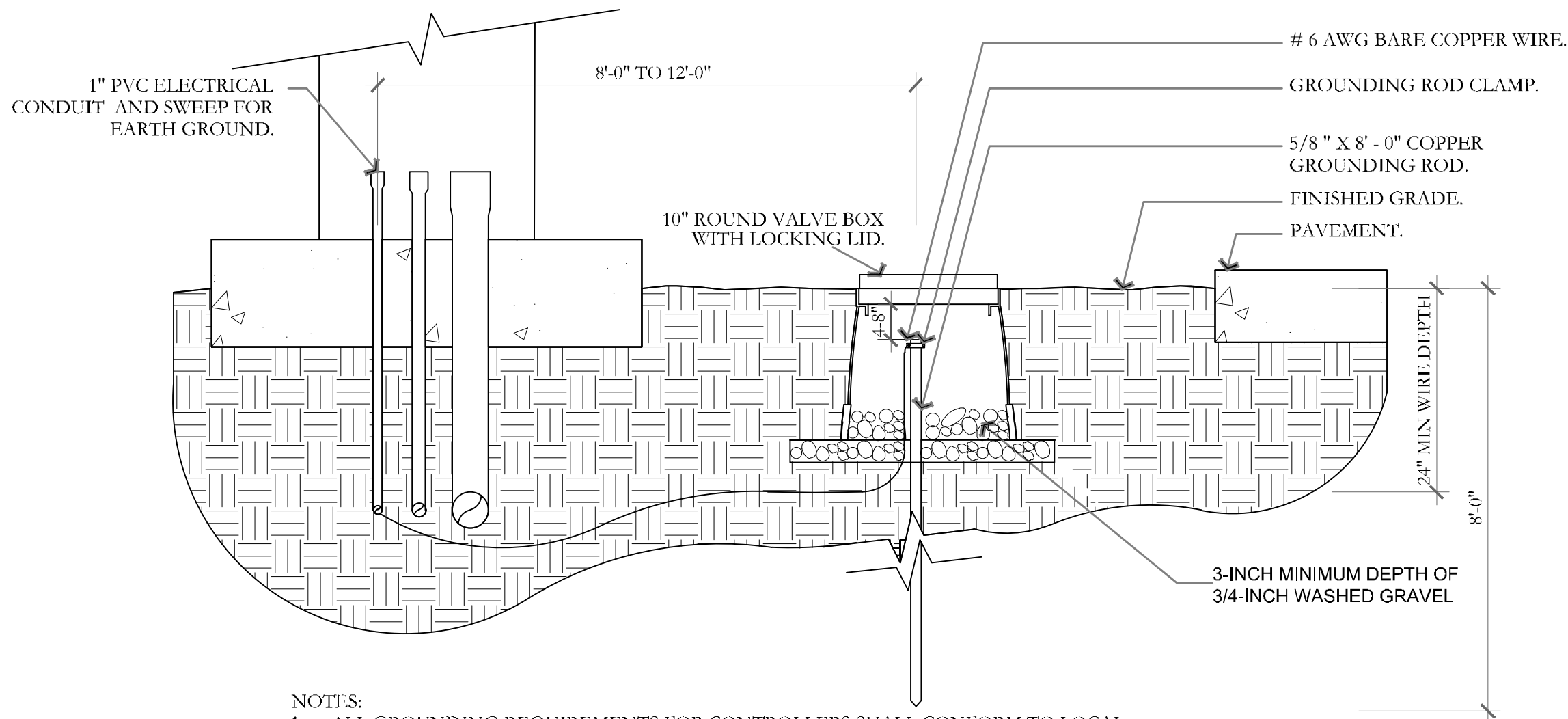
G STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE

H MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

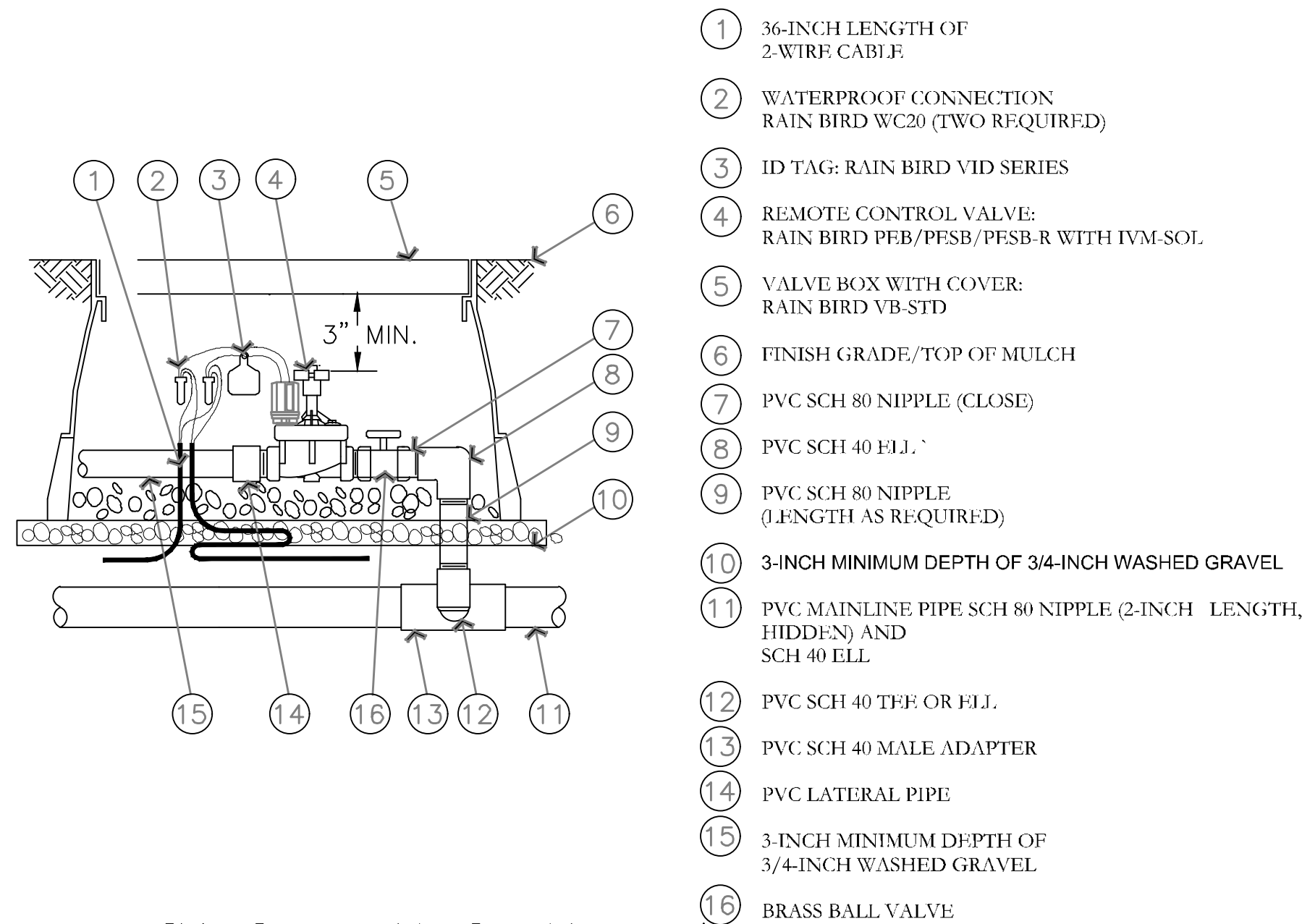
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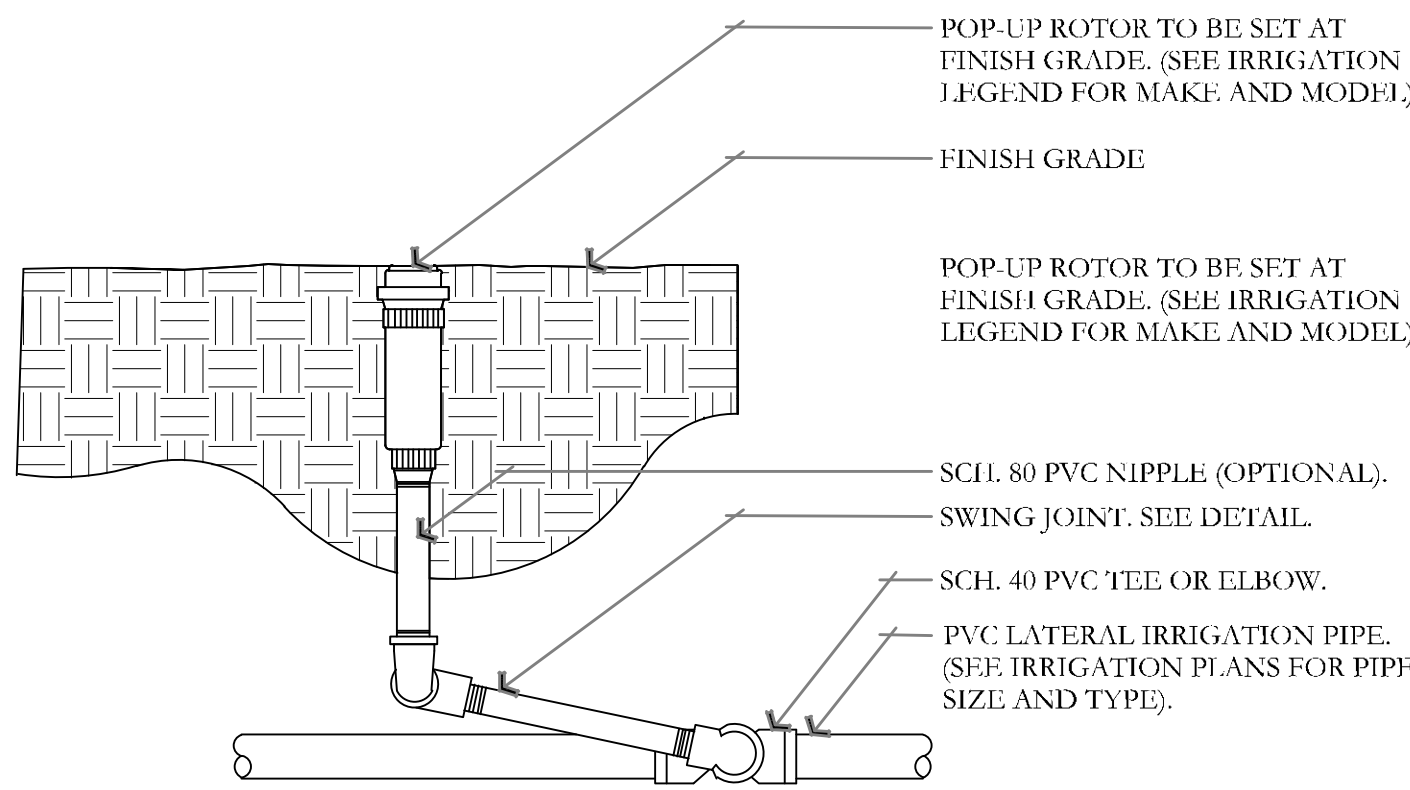
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



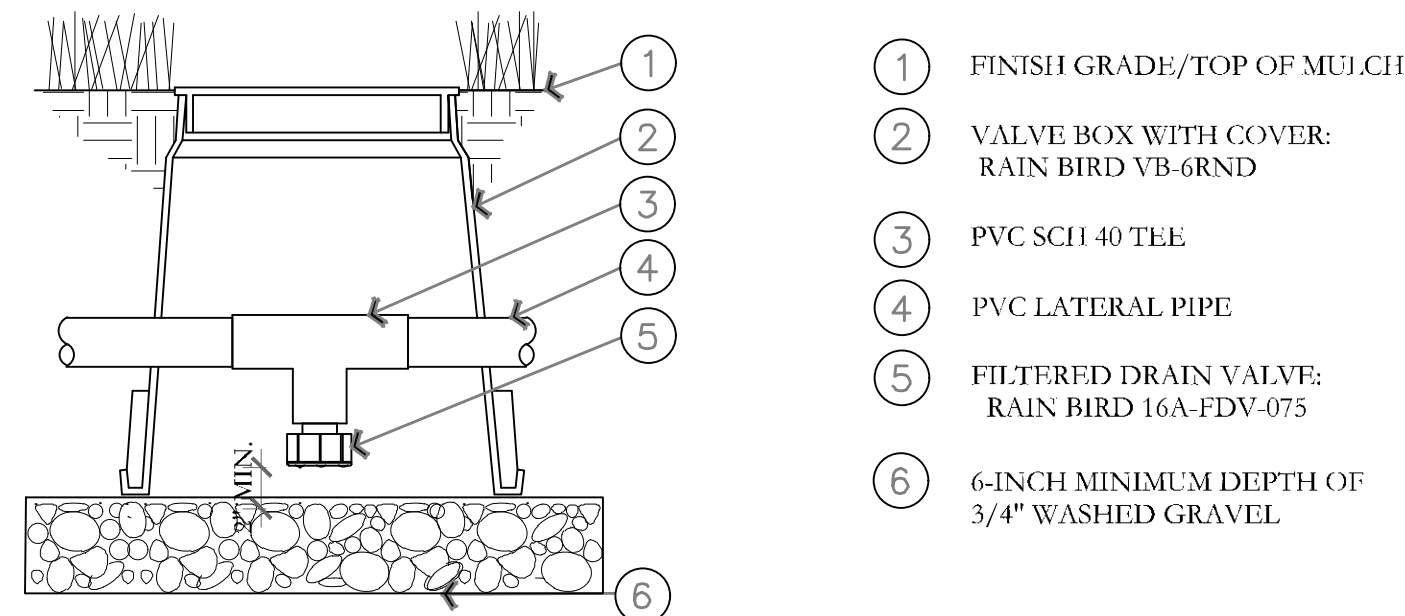
K GROUNDING ROD DETAIL
NOT TO SCALE



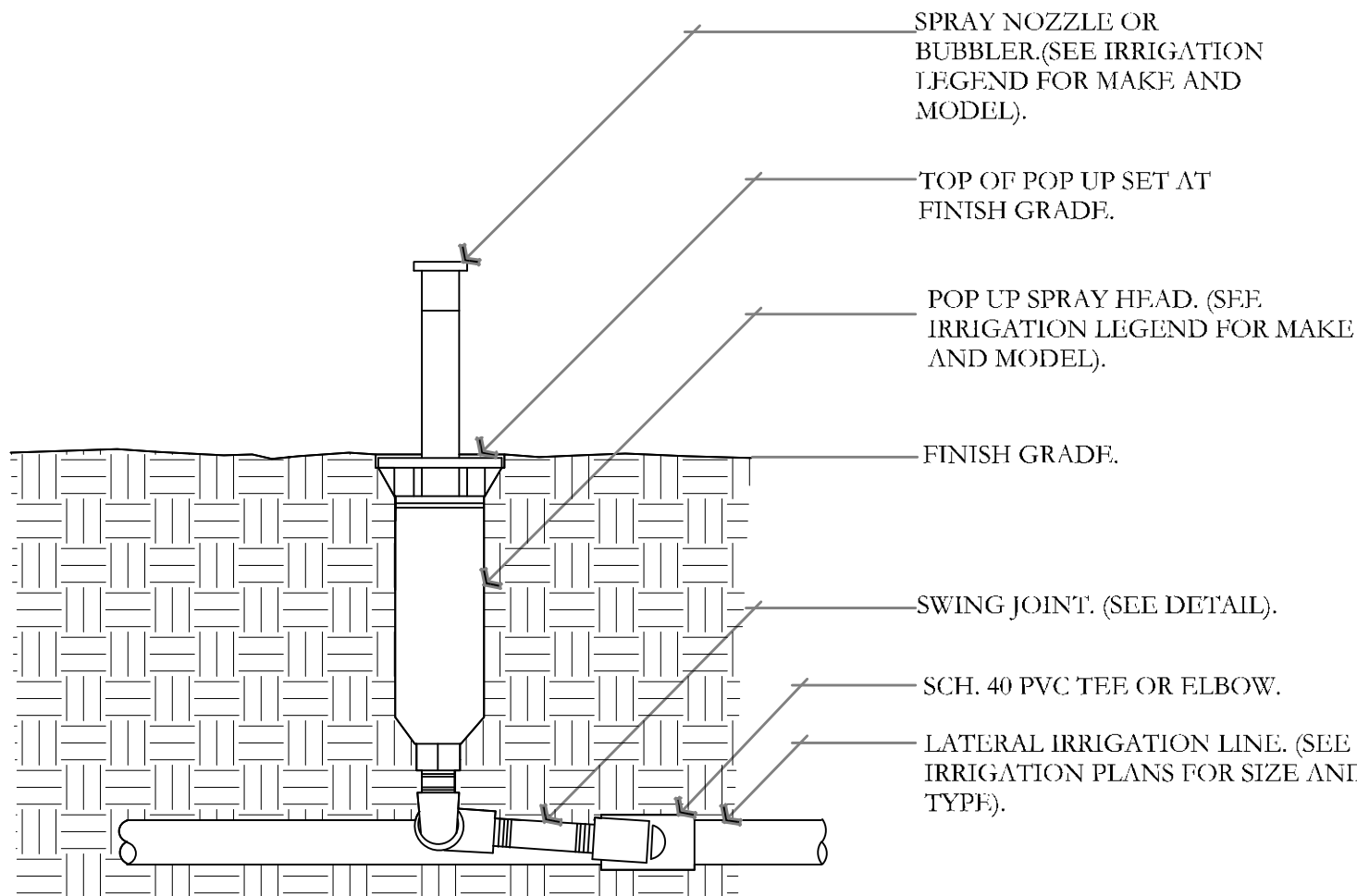
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



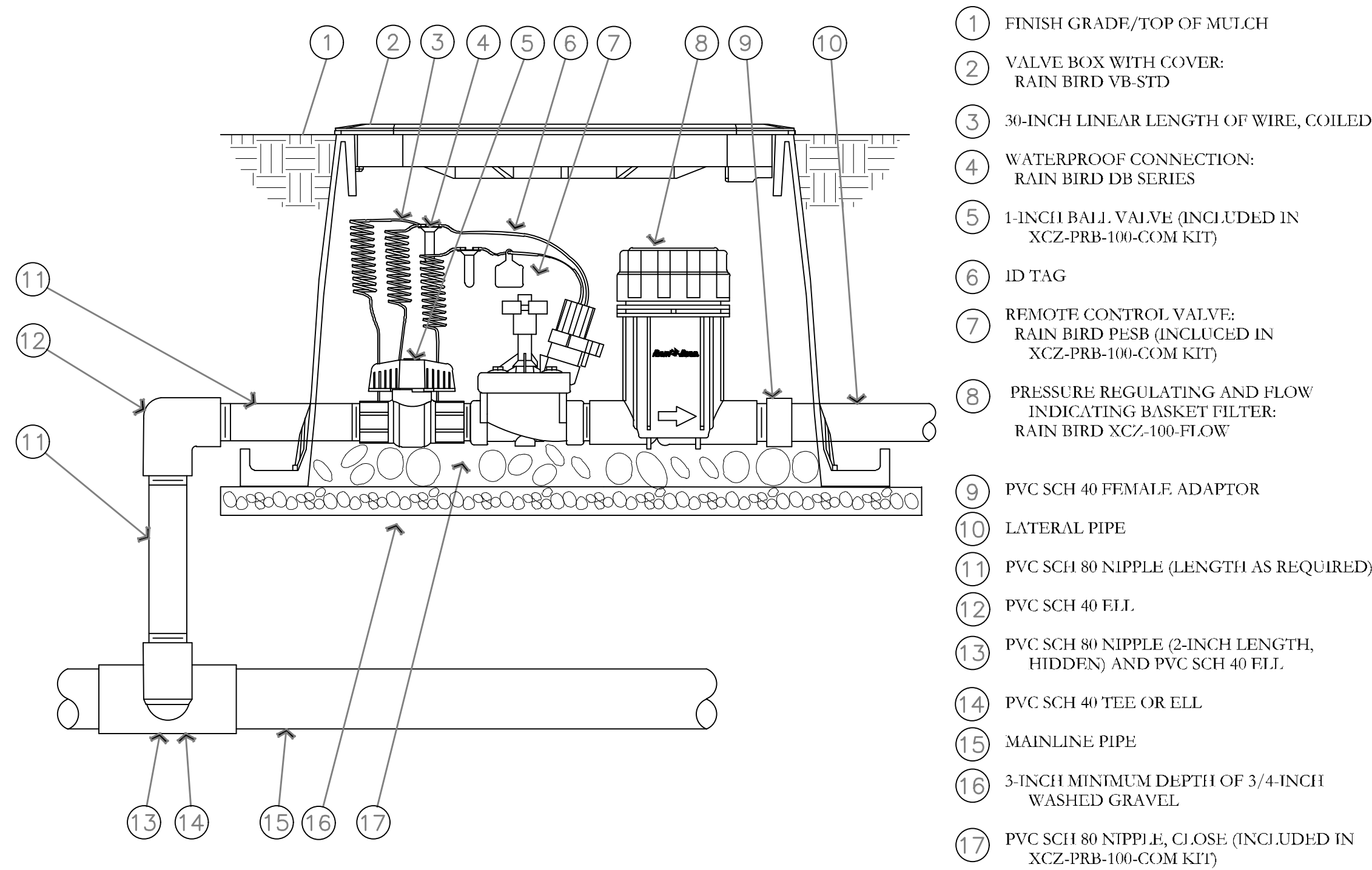
- NOTE:
- 4" POP UPS SHALL BE USED IN TURF AREAS.
 - CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
 - ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
 - ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

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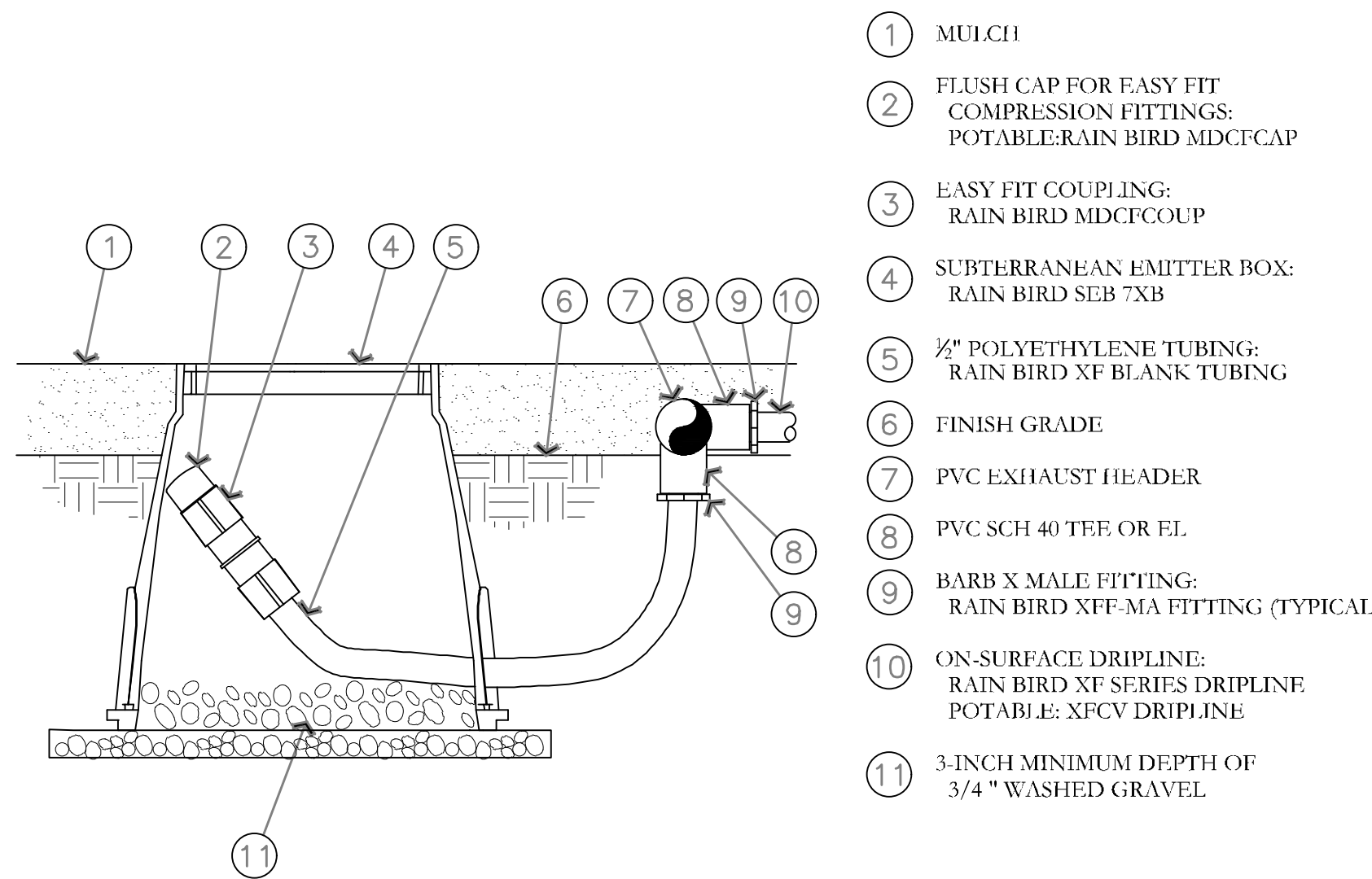
IRRIGATION DETAILS
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IR-502



DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

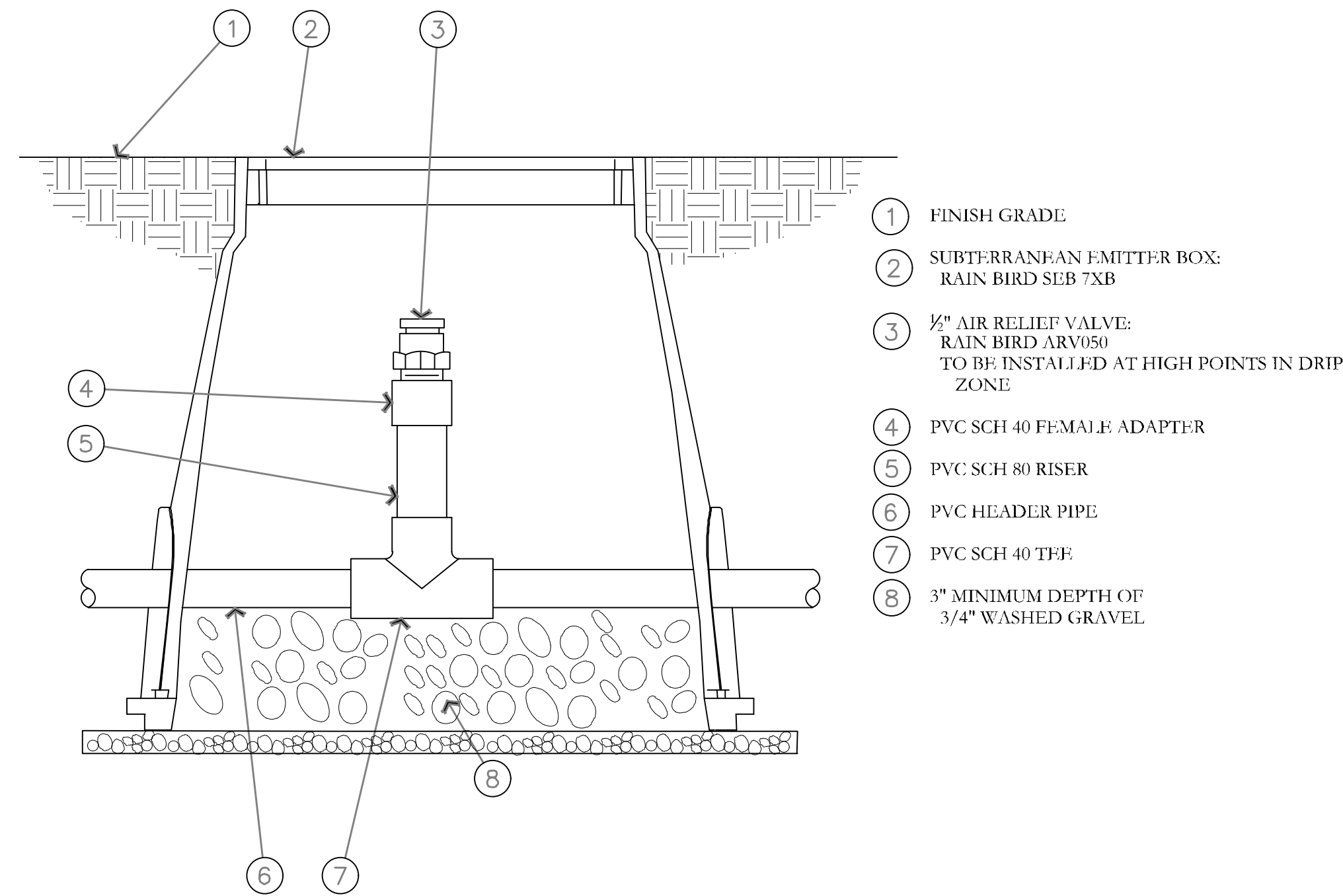
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NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

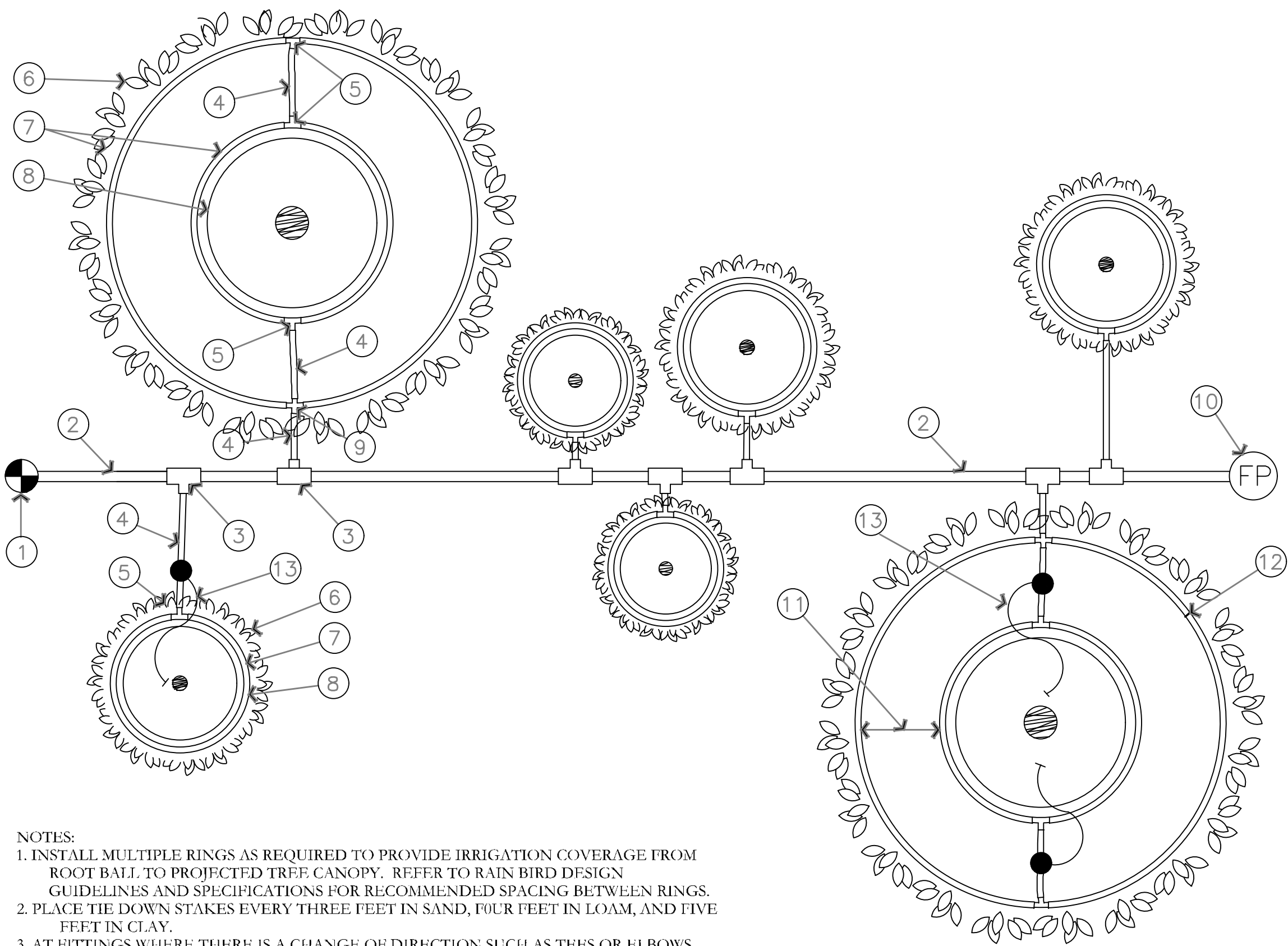
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE

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AIR RELIEF VALVE DETAIL
NOT TO SCALE

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

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR ELL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE. POTABLE: XFCV SERIES. PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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