NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
May 15, 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 15, 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 April 3rd, 2025 Development Review Committee Meeting Minutes**

4. **BUSINESS ITEMS**
   - **4.1. PLANPLAT25-0005 Final Plat Application- Orem UT YSA and Springwater Plat**
     The Applicant is seeking approval of a final plat which subdivides the parcel number 39:228:0001 into 2 parcels with the intention of building 2 church buildings with 2 distinct addresses due to their intended uses.

5. **WORK SESSION**
   - **5.1. PLAN24-0121 Site Plan with Conditional Use Permit - 10 Ward Church Meetinghouse**
   - **5.2. PLAN24-0127 Site Plan with Conditional Use Application- Springwater Church Meetinghouse**
   - **5.3. PLAN25-0010 Site Plan Application - Commercial Outdoor Recreation Facility**
     Bronson Tatton has applied for a site plan application for Utah City Racquet Club located within Block 4 of Utah City.
   - **5.4. PLAN25-0013 Site Plan Amendment - Greenline Block 4 Retail Village**
     Bronson Tatton with Flagborough has submitted a site plan amendment application for review of Block 4 of the Greenline (Promenade Park).
   - **5.5. PLAN25-0009 Site Plan Amendment Application - Utah City Block 13c**
     Bronson Tatton with Flagborough has applied for a site plan amendment to Block 13c

of the Utah City Development.

5.6. PLAN25-0014 Site Plan Amendment Application - Utah City Wellness Center and Resort Pool

Bronson Tatton with Flagborough has applied for a site plan amendment application for the Aquatic Center and Wellness Facility

5.7. PLAN24-0116 Site Plan Application - Vineyard Gateway Phase 2B

Steve Pruitt has submitted a site plan application for multi-tenant building located at 145 N Geneva Road. No action will be taken.

6. ADJOURNMENT

The next regularly scheduled meeting is June 5th, 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: May 14th, 2025

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

Madison Reed, Planning Technician

MINUTES OF A DEVELOPMENT REVIEW COMMITTEE MEETING
April 3, 2025, at 9:00 AM

ATTENDENCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Eric Ellis, City Manager; Anthony Fletcher; representing Community Development for Morgan Brim; Naseem Ghandour, City Engineer and Public Works.

STAFF PRESENT: Maria Artega, Justine Marshall

OTHERS PRESENT: Eric Magelby

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

Vice-Chair Cris Johnson called the meeting to order at 9:07am.

2. CONSENT ITEMS

2.1. Approval of the November 7th, 2024 Development Review Committee Meeting Minutes

2.2. Approval of the December 19th, 2024 Development Review Committee Meeting Minutes.

Motion: CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR MOTIONED TO APPROVE ITEMS 2.1 AND 2.2 AT 9:07AM. CITY MANAGER ERIC ELLIS SECONDED. ALL IN FAVOR VOTED YES: ELLIS, GHANDOUR, FLETCHER, AND JOHNSON.

3. BUSINESS ITEMS

There were no items submitted.

4. WORK SESSION

Planner Anthony Fletcher, who is also representing the Community Development Director Morgan Brim, introduced the applicant and the item. He provided a background on the landscaping.

Eric Magelby, the applicant, provided history on the plat. He laid out the background on the landscaping. He discussed the parking strip and landscaping requirements.

Planner Fletcher presented the idea for visual aid.

Mr. Magelby discussed the waterwise landscaping. He announced this as their proposal.

Director Ghandour asked about the cost difference.

Mr. Magelby noted 50 cents per square foot.

Director Ghandour asked about the availability.

Mr. Magelby said no. He added that he is unsure how durable it is for field usage.

Discussion ensued.

Director Ghandour asked about the maintenance.

Mr. Magelby noted that it is the HOA.

Discussion ensued.

Director Ghandour discussed irrigation requirements.

Mr. Magelby discussed their experience.

Director Ghandour discussed some common misconceptions with irrigation.

City Manager Ellis asked about the pilot area.

Mr. Magelby noted that it looked great but that it was a little different in the winter.

Vice-Chair Johnson asked about how often it gets watered.

Mr. Magelby noted that he was unsure about the watering protocol.

Mr. Magelby noted the intention was to conserve water.

Director Ghandour appreciated the waterwise efforts.

Mr. Magelby discussed the sod.

DRAFT

Director Ghandour noted a concern for the follow through on water or maintenance.

Mr. Magelby discussed the HOA maintenance and the other landscaping on the site.

Planner Fletcher asked for last questions.

Mr. Magelby noted that he considers it a minor amendment to the neighborhood plan. He requested consideration to follow through with it as a minor amendment.

Planner Fletcher outlined the next steps.

Mr. Magelby informed the committee of where they are at in their process.

Planner Fletcher noted that the code for how to decipher the approval steps.

Mr. Magelby mentioned that he viewed it as public use space.

Planner Fletcher asked for the committee's thoughts. He shared his thoughts on the steps forward.

Mr. Magelby discussed the changes that they are making and the intent behind it.

Director Ghandour likes waterwise design. He added that he thinks the community development director should dictate the steps forward.

Discussion ensued.

Vice-Chair Johnson noted he likes the waterwise grass. He sees this as a minor change.

Mr. Magelby appreciated the feedback.

5. STAFF AND COMMISSION REPORTS

There were no comments.

6. ADJOURNMENT

Vice-Chair Johnson adjourned the meeting at 9:38am.

MINUTES CERTIFIED COMPLETE ON:

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

DRAFT

STAFF REPORT

Meeting Date:	May 15, 2025
Agenda Item:	PLANPLAT25-0005 Final Plat Application- Orem UT YSA and Springwater Plat
Department:	Community Development
Presenter:	Anthony Fletcher

Background/Discussion:

The Applicant is seeking approval of a final plat which subdivides the parcel number 39:228:0001 into 2 parcels with the intention of building 2 church buildings with 2 distinct addresses due to their intended uses.

Fiscal Impact:

Recommendation:

Staff recommends approval

Sample Motion:

"I move to approve the Plat as presented."

Attachments:

1. 23-127 750 E 575 S Orem UT YSA Third Stake - SUBDIVISION PLAT - BHD Architects - Revision 3-2

GENEVA ROAD CHURCH SUBDIVISION

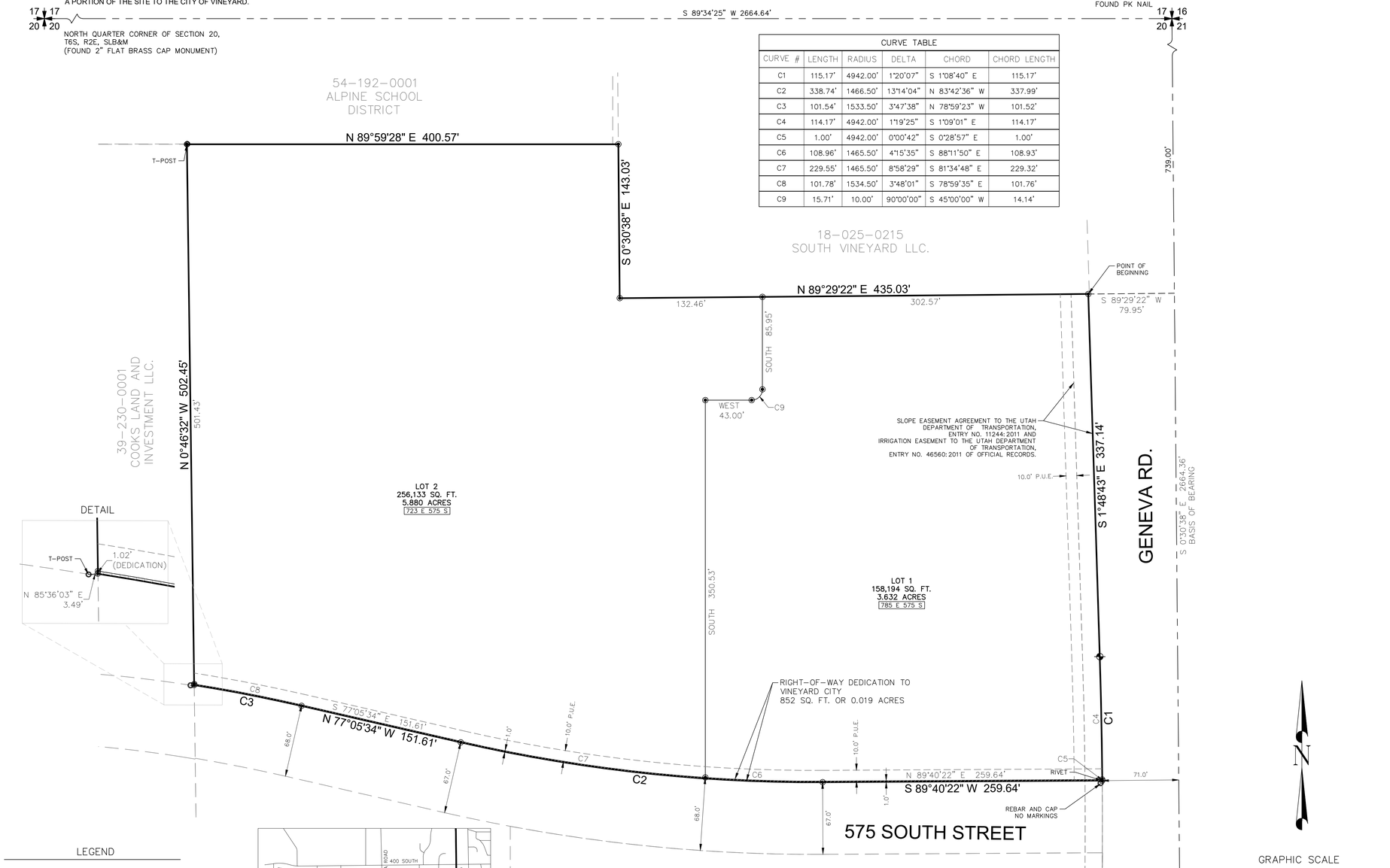
AMENDING LOT 1, 575 SOUTH PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH
APRIL 2025

SURVEYOR'S NARRATIVE:

THE BASIS OF BEARING IS SOUTH 0°30'38" EAST BETWEEN THE FOUND NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

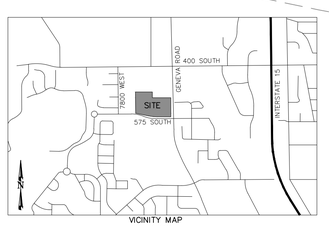
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO SUBDIVIDE THIS PROPERTY INTO TWO (2) LOTS AS WELL AS DEDICATE A PORTION OF THE SITE TO THE CITY OF VINEYARD.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	115.17'	4942.00'	1°20'07"	S 1°08'40" E	115.17'
C2	338.74'	1466.50'	13°14'04"	N 83°42'36" W	337.99'
C3	101.54'	1533.50'	3°47'38"	N 78°59'23" W	101.52'
C4	114.17'	4942.00'	1°19'25"	S 1°09'01" E	114.17'
C5	1.00'	4942.00'	0°00'42"	S 0°28'57" E	1.00'
C6	108.96'	1465.50'	4°15'35"	S 88°11'50" E	108.93'
C7	229.55'	1465.50'	8°58'29"	S 81°34'48" E	229.32'
C8	101.78'	1534.50'	3°48'01"	S 78°59'35" E	101.76'
C9	15.71'	10.00'	90°00'00"	S 45°00'00" W	14.14'

LEGEND

- Boundary Line
- Adjacent Property
- Easement Line
- Tie Line
- Section Line
- Lot Line
- Right-of-Way Dedication
- Set Rebar and Cap PLS 5152762 Or as Noted
- Found Property Corner
- Found Section Corner Monument
- Found Right-of-Way Monument



VICINITY MAP
NOT TO SCALE

NOTES

1. THIS PLAT CONFORMS TO ALL THE CITY OF VINEYARD ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS AND POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
2. BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND PLASTIC CAP LABELED "DIAMOND 5152762".
3. ADDRESSES TO BE PROVIDED BY VINEYARD CITY PRIOR TO RECORDATION OF THIS PLAT.

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. 17-27A-063(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

APPROVED THIS __ DAY OF _____, A.D. 20__.

ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

APPROVED THIS __ DAY OF _____, A.D. 20__.

BY- _____

TITLE- _____

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150 Midvale, Utah 84047
Phone (801) 266-5099 office@diamondlandsurveying.com
www.diamondlandsurveying.com

VINEYARD CITY ATTORNEY — DATE ____/____/____

VINEYARD CITY PLANNER — DATE ____/____/____

VINEYARD CITY ENGINEER — DATE ____/____/____

VINEYARD CITY MANAGER — DATE ____/____/____

CLERK/RECORDER — DATE ____/____/____

SURVEYOR'S CERTIFICATE

I, NATHAN B. WEBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 51527462, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAY IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS GENEVA ROAD CHURCH SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL OF LOT 1, 575 SOUTH SUBDIVISION, PLAT "A", VINEYARD CITY, ENTRY NO. 36825:2012, UTAH COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH BEING A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, VINEYARD CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND PK NAIL BEING NORTH 59°49'36" EAST 0.05 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE SOUTH 0°30'38" EAST 739.00 FEET ALONG THE SECTION LINE BETWEEN SAID PK NAIL AT THE NORTHEAST CORNER AND THE FOUND 3" FLAT BRASS CAP MONUMENT FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 20, BEING THE BASIS OF BEARING; AND SOUTH 89°29'22" WEST 79.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GENEVA ROAD AND THE TRUE POINT OF BEGINNING:

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

(1) SOUTH 1°48'43" EAST 337.14 FEET TO A POINT OF CURVATURE; AND

(2) SOUTHEASTERLY 115.17 FEET ALONG THE ARC OF A 4942.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 1°20'07" AND A LONG CHORD BEARING SOUTH 1°08'40" EAST 115.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 575 SOUTH STREET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

(1) SOUTH 89°40'22" WEST 259.64 FEET TO A POINT OF CURVATURE;

(2) NORTHWESTERLY 338.74 FEET ALONG THE ARC OF A 1466.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°14'04" AND A LONG CHORD BEARING NORTH 83°42'36" WEST 337.99 FEET;

(3) NORTH 77°05'34" WEST 151.61 FEET TO A POINT OF CURVATURE; AND

(4) NORTHWESTERLY 101.54 FEET ALONG THE ARC OF A 1533.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°47'38" AND A LONG CHORD BEARING NORTH 78°59'23" WEST 101.52 FEET;

THENCE NORTH 0°46'32" WEST 502.45 FEET;

THENCE NORTH 89°59'28" EAST 400.57 FEET;

THENCE SOUTH 0°30'38" EAST 143.03 FEET;

THENCE NORTH 89°29'22" EAST 435.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID GENEVA ROAD AND THE POINT OF BEGINNING.

CONTAINS 415,178 SQ. FT. OR 9.531 ACRES

5/12/25
DATE

SURVEYOR
(SEE SEAL BELOW)

LICENSE NO. 51527462

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED SAME TO BE SUBDIVIDED INTO A LOT, PARCELS, AND STREETS,TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

GENEVA ROAD CHURCH SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____, DAY OF _____, A.D. 2025.

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

BY: _____ _____ _____
AUTHORIZED AGENTS SIGNATURE — PRINT NAME — ENTITY

STATE OF UTAH)
:SS
COUNTY OF UTAH)

ON THIS ___ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME

_____ _____ _____
PRINT NAME — TITLE — ENTITY

PERSONALLY KNOWN TO ME TO BE AN AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE SIGNED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND

NOTARY PUBLIC SIGNATURE: _____.

PRINT NAME AS COMMISSIONED: _____.

COMMISSION NUMBER: _____.

MY COMMISSION EXPIRES: _____.

A PUBLIC NOTARY COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

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

GENEVA ROAD CHURCH SUBDIVISION

AMENDING LOT 1, 575 SOUTH PLAT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH
APRIL 2025

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL
LICENSED PROFESSIONAL LAND SURVEYOR 5/12/25 No. 5152762 NATHAN B. WEBER STATE OF UTAH		

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 15, 2025
Agenda Item: PLAN24-0121 Site Plan with Conditional Use Permit - 10 Ward Church Meetinghouse
Department: Community Development
Presenter: Rachel Stevens

Background/Discussion:
Mike Davey, representing the Church of Jesus Christ of Latter Day Saints has applied for a site plan with conditional use permit. The applicant is applying to build two church meetinghouses with two separate building permits. This application is for a meeting house for unmarried college students. The meetinghouse will be 32,713 square feet and have an occupancy of 504 people in the chapel. The site plan also includes an 1,800 square feet pavilion and 244 square foot storage building. Religious institutions are allowed through a conditional use permit in the R&A-5 zone.

There is a total of 425 parking spaces provided, which exceeds the minimum requirement of 126 parking spaces. There is a total of 13 bike racks, which meets the minimum requirement.

The building roof has a total height of 32' 4", which is under the allowed height of 35'. The steeple has a total height of 71' 7 3/4". Vineyard Zoning Code 15.32.120 states that the maximum building height shall not apply to steeples.

The landscaping plan has been updated and now includes a 5 foot park strip with 13 street trees and shrubs. The landscaping of the project will be 21.3% of the total square footage, with 28% of the landscaping being turf. This application meets the minimum required landscaping requirements.

The buildings will be finished with brick work, stone work, metal and glass, which are all allowed materials.

This site plan and conditional use permit meets all the requirements of the Vineyard Zoning Code.

Fiscal Impact:
None

Recommendation:
No action will be taken

Sample Motion:

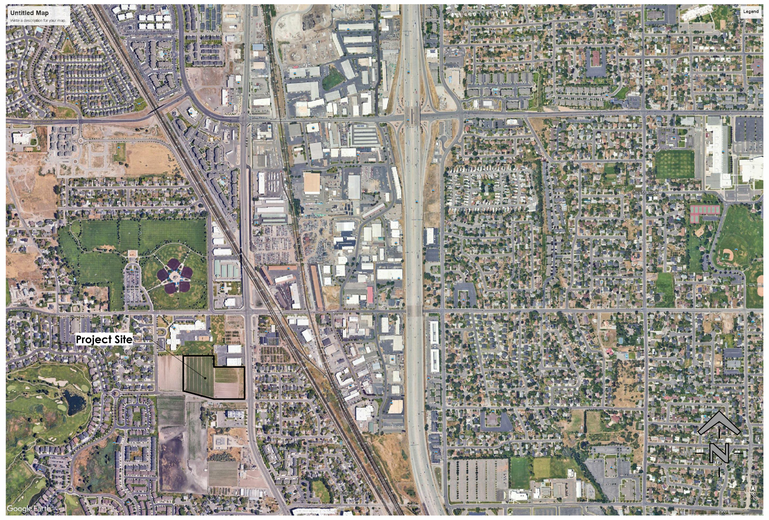
Attachments:

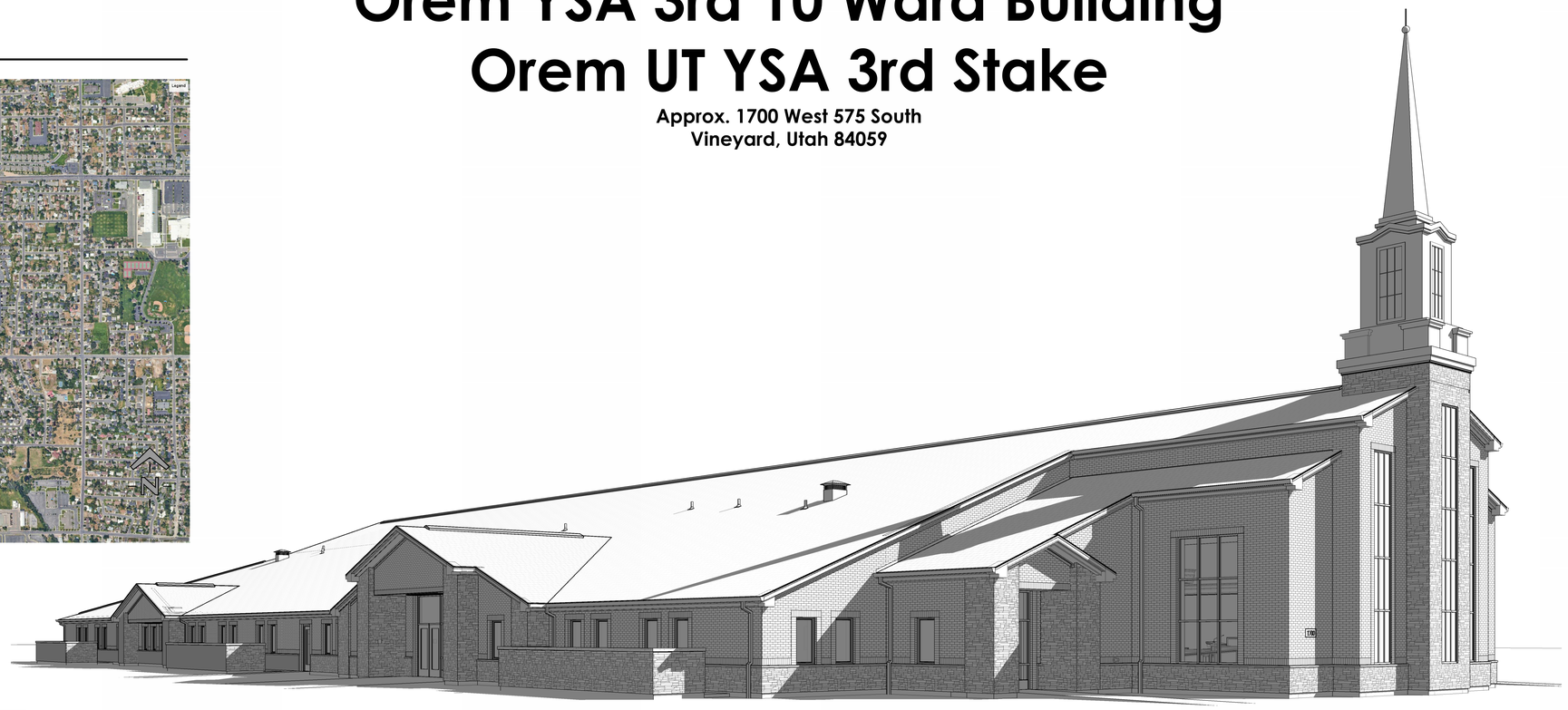
1. Site Plan and Construction Documents
2. FDC_distance
3. Site Survey
4. Site Photometrics Plan
5. Project Narrative
6. Traffic Study
7. Landscape Plan (1)

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Vicinity Plan





Project Team

Architect
Lafe Harris — lafe@bhdarchitects.com
B H D Architects
65 East Wadsworth Park Drive, Suite 205 Draper, Utah 84020
Office - 801.571.0010
Mobile - 801.367.0608

Owner - Project Manager
Jeff Scott — scottjd@churchofJesusChrist.org
UT Salt Lake City PM Office
50 East North Temple Street CO812 Salt Lake City, Utah 84150-0012
Office - 801.240.7153
Mobile - 801.497.1901

Owner - Facilities Manager
Nick Cluff — CluffND@ChurchofJesusChrist.org
Orem UT FM Group
135 South 800 East American Fork, Utah 840059
Phone - 801.222.3160
Mobile - 801.750.1172

Surveyor
Nathan Weber — nate@diamondlandsurveying.com
Diamond Surveying
5243 S Green Pine Dr Murray, Utah 84123
Phone - 801.266.5099
Mobile - 801.455.9171

Soils Engineer
Michael Huber — mike@gshgeo.com
GSH Geotechnical Consultants
473 West 4800 South Salt Lake City, Utah 84123
Phone - 801.685.9190
Mobile - 801.243.9514

Civil Engineer
Daniel Canning — daniel@mcneileng.com
McNeil Engineering
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070
Office - 801.255.7700
Mobile - 801.984.2843

Landscape Architect
Cory Whiting — cwhiting@isdgllc.com
In Site Design Group
17 North 470 West American Fork, Utah 84003
Office - 801.756.5043
Mobile - 801.372.2548

Structural Engineer
Matthew Mcbride — mattm@arwengineers.com
ARW Engineers
1594 West Park Circle #100 Ogden, Utah 84404
Office - 801.782.6008
Mobile -

Fire Protection Consultant
Jeffrey DuBois — jdd@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 Salt Lake City, Utah 84111
Office - 801.328.5151
Mobile - 801.652.1467

Mechanical Engineer
Dave Hansen — dave@engsystems.com
Engineered Systems Associates
1355 East Center Street Pocatello, Idaho 83201
Office - 208.233.0501
Mobile - 208.313.1544

Electrical Engineer
David Hinckley — dgh@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 Salt Lake City, Utah 84111
Phone - 801.401.8435
Mobile - 801.201.8369

Acoustical Engineer
Aaron Abbott — awa@spectrum-engineers.com
Spectrum Engineers
324 South State Street, Suite 400 Salt Lake City, Utah 84111
Office - 801.401.8430
Mobile - 801.678.6383

Work by Owner

Item	Furnished by	Installed by	Item	Furnished by	Installed by
Special inspections and testing	Owner	Owner	Basketball backstops, equipment	Owner	Owner
HVAC test and balance	Owner	Owner	Volleyball sleeves, volleyball equipment	Owner	Contractor
Hymn number display	Owner	Owner	Artwork	Owner	Owner
Carpet and carpet base	Owner	Owner	Piano, organ	Owner	Owner
Fixed glass display boards	Owner	Contractor	Phone and computer systems	Owner	Owner
Fixed tackboards	Owner	Contractor	Internet firewall, network switch, wireless access points	Owner	Contractor
Display cases	Owner	Contractor	Access control system	Owner	Owner
Interior signage	Owner	Contractor	Internet service provider modem	Owner	Owner
Pews	Owner	Owner	Televisions, television brackets	Owner	Contractor
Soap, paper towel, and toilet tissue dispensers	Owner	Owner	Pavilion kit and drinking fountain	Owner	Contractor
Baby changing stations	Owner	Contractor	Pavilion tables	Owner	Owner
Refrigerator, range, microwave	Owner	Contractor	High security cylinders and cores	Owner	Owner
Projection screens	Owner	Contractor	Network streaming equipment	Owner	Owner
Key cabinet	Contractor	Owner	Roof access ladder anchor	Owner	Contractor

Deferred Submittals

1. Fire sprinkler shop drawings
2. Fire alarm shop drawings
3. Trussed rafter shop drawings
   A. The Structural Engineer shall review and approve the trussed rafter shop drawings prior to fabrication.
4. Special inspector certifications.

Drawings Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Drawing Index

General
G001 Cover Page and Drawing Index
G002 General Information
G101 Code Analysis Plan and General Information
G102 Main Floor Egress Plan

Site
C101 Site Survey
C102 Site Existing Conditions Plan
C111 Site Architectural Plan - North
C112 Site Architectural Plan - West and South
C113 Site Dimension Plan - North
C114 Site Dimension Plan - West and South
C121 Grading and Drainage Plan
C122 Enlarged Exhibit Grading and Drainage Plan
C123 Grading and Drainage Plan
C151 Site Utility Plan
C171 Erosion Control Plan
C501 Site Details
C502 Site Details
C503 Site Details
C504 Site Details
C521 Civil Details
C531 Civil Details
C541 Civil Details
C551 Civil Details
C571 Civil Details
C601 Civil Notes
C801 Storage Building
C811 Pavilion Plan Views
C812 Pavilion Plan Views
C813 Pavilion Section and Detail Views
C814 Pavilion Roof Views and Details

Landscaping
LS402 Irrigation Details
LS101 Landscape Plan
LS102 Landscape Plan
LS201 Irrigation Plan
LS202 Landscape Details
LS301 Landscape Details
LS401 Irrigation Details

Architectural
A101 Floor Plan
A102 Equipment Platform Plan
A103a Dimension Plan
A103b Dimension Plan
A104a Wall Types Plan
A104b Wall Types Plan
A105 Wall Types Details
A106 Finish Plan
A110 Foundation Dimension Plan
A121 Roof Plan
A122 Roof Details
A151 Reflected Ceiling Plan
A201 Exterior Elevations
A202 Exterior Elevations
A203 Enlarged Exterior Elevations
A204 Enlarged Exterior Elevations
A205 Enlarged Exterior Elevations
A206 Steeple Details
A207 Steeple Details
A211 Enlarged Exterior Details
A212 Enlarged Exterior Details
A301 Building Sections
A302 Building Sections
A303 Building Sections
A304 Building Sections
A305 Building Sections
A306 Building Sections
A310 Wall Sections and Details
A314 Wall Sections
A401 Enlarged Plans & Elevations
A402 Enlarged Plans & Elevations
A403 Enlarged Plans And Elevations
A404 Enlarged Restroom Plans
A405 Enlarged Plan & Elevations of the Rostrums
A421 Rostrum Casework Details
A422 Rostrum Casework Details
A423 Rostrum Stair & Ramp Details
A501 Plan Details
A502 Exterior Details
A503 Roof Details
A504 Miscellaneous Interior Details
A505 Ceiling Details
A601 Exterior Window Types, Storefront Types, and Window Schedule
A610 Door / Opening Schedule
A611 Door Jamb, Door Head Details and Threshold Details
A612 Storefront Details
A613 Folding Partition Details
A701 Casework Details
A702 Casework Details
A703 Lectern Details
A704 Miscellaneous Interior Profiles
A705 Miscellaneous Interior Profiles
A901 Perspectives

Furnishings
F101 Furnishings Plan
F102 Signage Plan
F103 Interior Signage and Display Board Details

Structural
S101 Footing and Foundation Plan
S102 Anchor Bolt, Hold-down, and Wall Type Plan
S103 Rostrum Framing Plans
S104 Equipment Platform Framing Plan
S105 Roof Framing Plan
S106 Enlarged Roof Framing Plans
S201 Truss Elevations
S202 Truss Elevations
S203 Truss Elevations
S204 Truss Elevations
S205 Truss Elevations
S206 Truss Elevations
S207 Truss Elevations
S208 Truss Elevations
S401 Steeple Platform Framing and Details
S402 Steeple Details
S501 Foundation Details
S502 Foundation Details
S503 Foundation Details
S504 Foundation Details
S511 Rostrum and Platform Details
S512 Rostrum and Platform Details
S513 Equipment Platform Framing Details
S514 Equipment Platform Framing Details
S521 Roof Details
S522 Roof Details
S523 Roof Details
S524 Roof Details
S601 Schedules
S602 Schedules
S603 Schedules
S604 Schedules

Fire Protection
FS101 Main Floor Fire Sprinkler PLan
FS102 Mezzanine Level Fire Sprinkler Plan
FS301 Fire Sprinkler Section
FS501A Fire Sprinkler Details
FS501B Fire Sprinkler Details

Plumbing
P100 Plumbing Foundation Plan
P101 Plumbing Floor Plan
P102 Equipment Platform Plumbing Plan
P401 Large Scale Plumbing Plans and Schematics
P402 Large Scale Plumbing Plans and Schedule
P501 Plumbing Details
P601 Gas Piping Calculation and Schematic

Mechanical
M101 Mechanical Floor Plan
M102 Equipment Platform Mechanical Plan
M103 Upper Equipment Platform Mechanical Plan
M301 Mechanical Section
M302 Mechanical Sections
M501 Mechanical Details
M502 Mechanical Details
M503 Mechanical Details
M601 Mechanical Schedules
ME101 Automatic Temperature Control Plans
ME701 Automatic Temperature Control Diagrams
ME702 Automatic Temperature Control Diagrams
ME703 Automatic Temperature Control Diagrams
ME704 Automatic Temperature Control Panels
ME705 Automatic Temperature Control E-Bus Wiring Diagram

Electrical
E101 Power Plan
E102 Equipment Platform Electrical Plan
E111 Electrical Site Plan - South
E112 Electrical Site Plan - North
E151 Lighting Plan
E501 Electrical Details
E502 Rocky Mountain Power Pad Vault
E601 Schedules & Symbols
E602 Panel Schedules
E603 Panel Schedules
E604 Lighting Fixture Schedule
E605 Power Single Line Diagram
E606 Lighting Control Wiring Diagrams
E607 Lighting Control Wiring Diagrams

Technology
ET101 Main Floor AV Floor Plan
ET102 Main Floor AV Ceiling Plan
ET601 AV Rough-in Schedules, Notes, Details, and Diagram
ET602 AV Rough-in Details
FA101 Fire Alarm Plan
TA501 AV Systems Details
TA502 AV Systems Details
TA601 AV Systems Schedules and Notes
TA602 AV Systems Diagrams
TA603 AVSystems Diagrams
TT601 Telecom Schedules, Notes, Details and Diagram

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6018878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 57-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1818

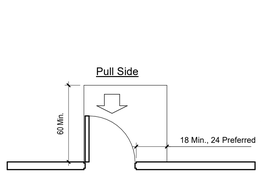
Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	15 Aug 2024

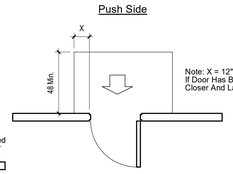
Cover Page and Drawing Index

G001

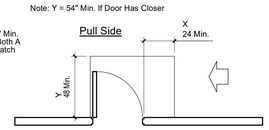
Printed: 8/20/2024 1:26:44 AM



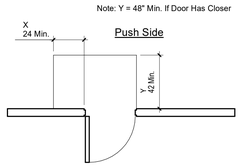
Front Approach - Swinging Door



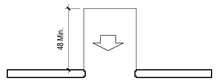
Front Approach - Swinging Door



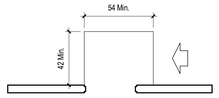
Latch Side Approach Swinging Door



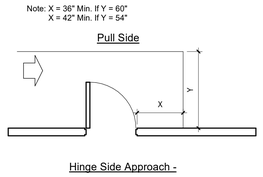
Latch Side Approach Swinging Door



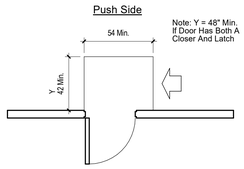
Front Approach - Sliding Or Folding Doors



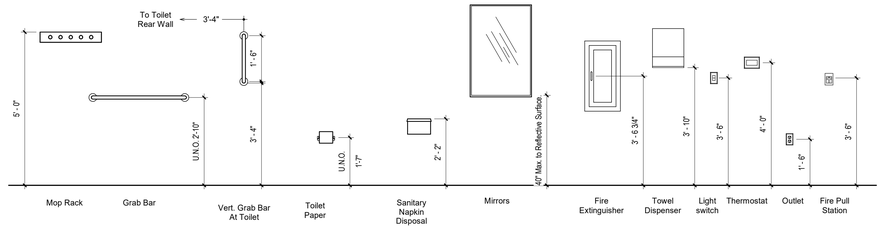
Slide Side Approach - Sliding Or Folding Doors

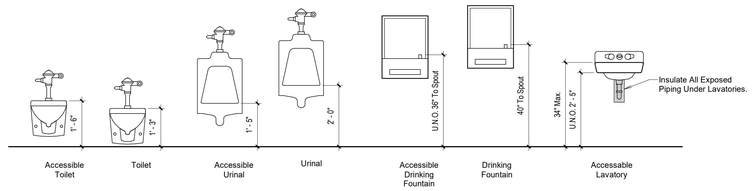


Hinge Side Approach - Swinging Door



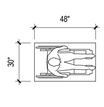
Side Approach - Swinging Door



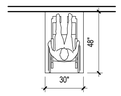


A Clearances at Doors and Openings

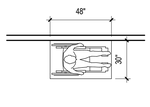
Scale: 1/4" = 1'-0"



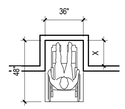
Clear Floor Space



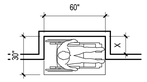
Forward Approach



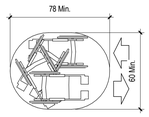
Parallel Approach



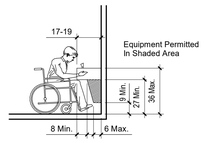
Clear Floor Space In Alcove



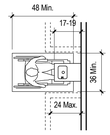
Clear Floor Space In Alcove



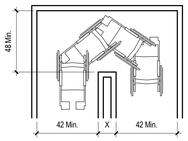
Space Needed For U-Turn



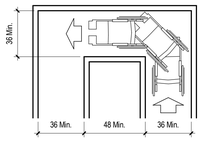
Spout Height And Knee Clearance



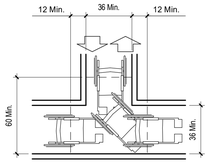
Clear Floor Space



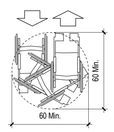
Turns Around An Obstruction



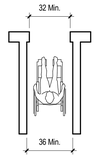
90° Turn



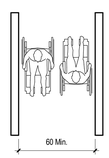
T-Shaped Space For 180° Turns



Wheelchair Turning Space



Minimum Clear Width For Single Wheelchair



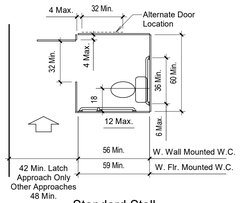
Minimum Clear Width For Two Wheelchairs

B Mounting Heights

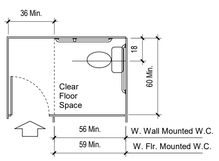
Scale: 1/2" = 1'-0"

C Clearance and Clear Floor Space Requirements

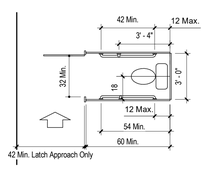
Scale: 1/4" = 1'-0"



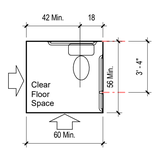
Standard Stall



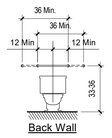
Standard Stall (End Of Row)



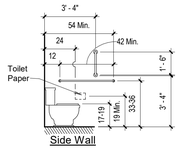
Ambulatory Stall



Clear Floor Space At Water Closet



Grab Bars At Water Closets



Grab Bars At Water Closets

D Clearances and Drinking Fountain

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

E Clearances at Toilet Rooms

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Late Theodore Lewis 15 Aug 2024 5978898-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 370-187x
Plan Series: 2024 10 Ward SIC
County Parcel: 37:226:0301
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

General Information

G002

Occupancy Schedule - Rooms by Occupant Load Factor

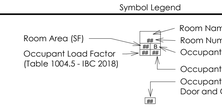
Name	Number	Area	Occupancy	OLF	Number of Occ
Interview	101	58 SF	B	20	2.90
Interview	102	58 SF	B	20	2.90
Bishop	103	183 SF	B	150	1.22
Bishop	104	183 SF	B	150	1.22
Waiting	105	173 SF	B	30	5.77
Clerk	106	119 SF	B	150	0.80
Room	107	296 SF	A-3	7	42.32
Room	108	458 SF	A-3	7	65.47
Room	109	300 SF	A-3	7	42.87
Room	110	458 SF	A-3	7	65.47
Room	112	300 SF	A-3	7	42.87
Room	113	460 SF	A-3	7	65.69
Serving Area	114	228 SF	B	15	15.20
Room	117	235 SF	A-3	20	11.75
Foyer Seating	120	77 SF	A-3	7	11.01
Foyer Seating	120	77 SF	A-3	7	11.01
Clerk	122	146 SF	B	150	0.97
Interview	123	74 SF	B	20	3.68
Interview	124	87 SF	B	20	4.33
Stake President	125	179 SF	B	150	1.20
Waiting	126	338 SF	B	30	11.25
High Council	128	539 SF	A-3	15	35.96
Materials Center	131	343 SF	B	150	2.29
Bishop	132	180 SF	B	150	1.20
Interview	133	57 SF	B	20	2.85
Interview	134	57 SF	B	20	2.85
Bishop	135	180 SF	B	150	1.20
Waiting	136	170 SF	B	30	5.67
Clerk	137	117 SF	B	150	0.78
Room	139	321 SF	A-3	7	45.87
Room	140	321 SF	A-3	7	45.87
Chapel	146	1614 SF	A-3	7	230.52
Cultural Center	147	1406 SF	A-3	7	200.92
Cultural Center	151	1423 SF	A-3	7	203.31
Interview	158	58 SF	B	20	2.91
Interview	159	58 SF	B	20	2.91
Bishop	160	183 SF	B	150	1.22
Waiting	161	173 SF	B	30	5.77
Clerk	162	119 SF	B	150	0.80
Bishop	163	183 SF	B	150	1.22
Room	164	283 SF	A-3	7	40.45
Room	165	444 SF	A-3	7	63.36

Occupancy Schedule - Rooms by Occupant Load Factor

Name	Number	Area	Occupancy	OLF	Number of Occ
Room	166	285 SF	A-3	7	40.72
Room	167	444 SF	A-3	7	63.36
Room	168	284 SF	A-3	7	40.64
Room	169	443 SF	A-3	7	63.24
Serving Area	172	266 SF	B	15	17.73
Interview	173	58 SF	B	20	2.90
Interview	174	58 SF	B	20	2.90
Bishop	175	178 SF	B	150	1.19
Waiting	176	173 SF	B	30	5.77
Clerk	177	120 SF	B	150	0.80
Bishop	178	218 SF	B	150	1.45
Foyer Seating	179	77 SF	A-3	7	11.01
Foyer Seating	179	77 SF	A-3	7	11.01
Technology	181	86 SF	B	150	0.57
Room	183	293 SF	A-3	20	14.67
Interview	184	58 SF	B	20	2.90
Interview	185	58 SF	B	20	2.90
Bishop	186	183 SF	B	150	1.22
Waiting	187	173 SF	B	30	5.77
Clerk	188	121 SF	B	150	0.81
Bishop	189	183 SF	B	150	1.22
					1600.60

Occupant Load

Symbol Legend



Fire Extinguisher Schedule

FE — Fire Extinguisher Cabinet w/ 4A-60BC Fire Extinguisher.

FE — Wall Mounted (With Hook) Fire Extinguisher 4A-60BC.

Rostrum 155 Occupancy Schedule

Item	Count	Occupants	Total Occupants
Pew P1	2	3	6
Pew P2	2	3	6
Pew P3	4	4	16
Pew P5	3	4	12
Pew P7	1	6	6
Wheelchair Space	1	1	1
Organ	1	1	1
Piano	1	1	1
			49

Chapel 153 Occupancy Schedule

Item	Count	Occupants	Total Occupants
Pew P4	4	4	16
Pew P6	16	5	80
Pew P8	2	7	14
Pew P9	5	12	60
Wheelchair Space	5	1	5
			175

Rostrum 145 Occupancy Schedule

Item	Count	Occupants	Total Occupants
Pew P1	2	3	6
Pew P2	2	3	6
Pew P3	4	4	16
Pew P5	3	4	12
Pew P7	1	6	6
Wheelchair Space	1	1	1
Organ	1	1	1
Piano	1	1	1
			49

Occupancy Summary - Totals

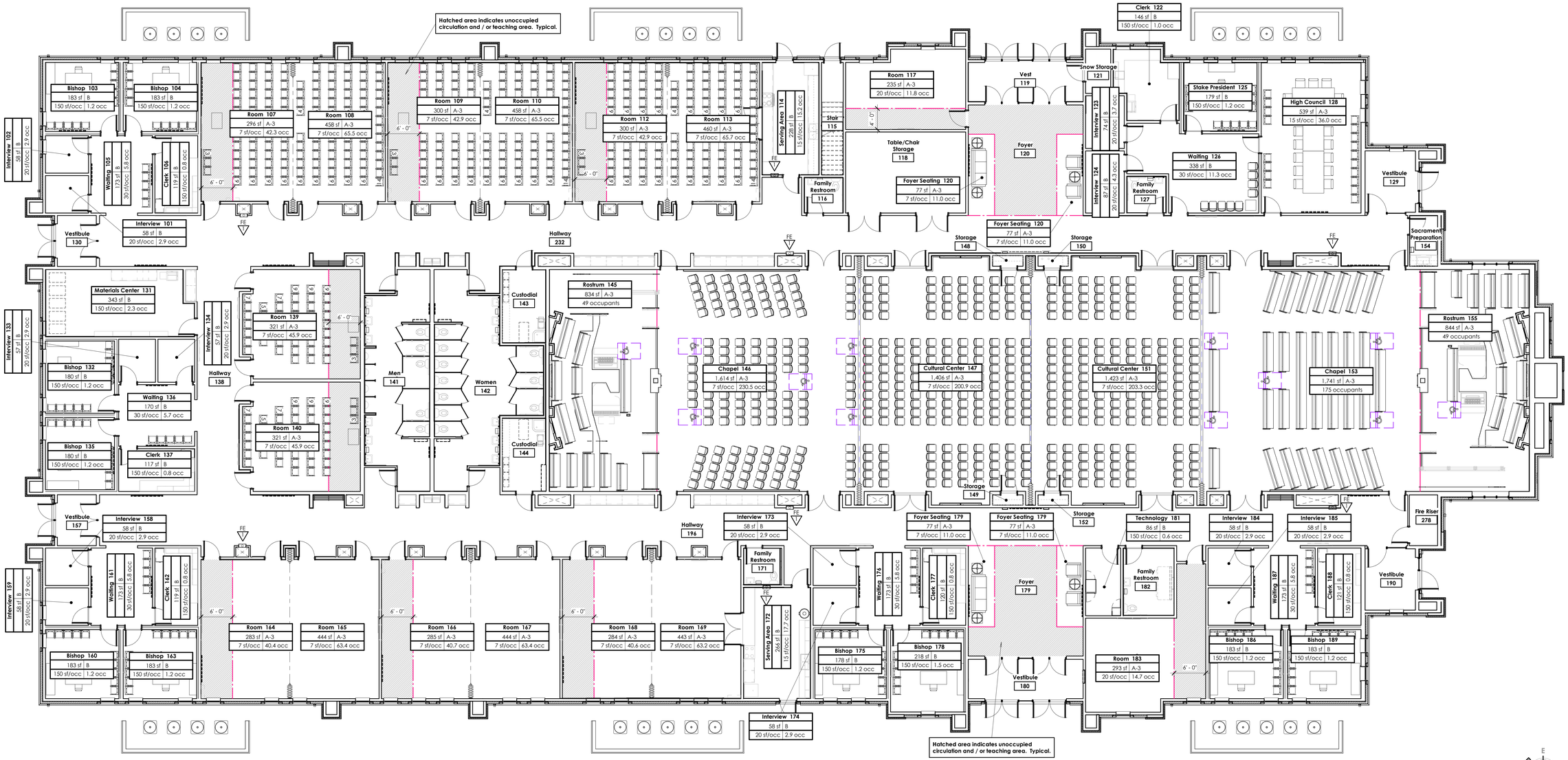
Occupant Type	Number of Occupants
Chapel 153 Pews and Wheelchairs	175
Room Occupancies by OLF	1,600
Rostrum 146 Pews and Wheelchairs	49
Rostrum 155 Pews and Wheelchairs	49
	1,873

Plumbing Fixtures Calculations

Occupancy/Use	Occupants			Water Closets				Lavatories				Drinking Fountains		Service Sinks
	Total Occupants	Male	Female	Male Ratio	Male Required	Female Ratio	Female Required	Male Ratio	Male Required	Female Ratio	Female Required	Ratio	Required	
Business (B)	130	65	65	1 per 25 for first 50, 1 per 50 above 50	2.30	1 per 25 for first 50, 1 per 50 above 50	2.30	1 per 40 for first 80, 1 per 80 above 80	1.63	1 per 40 for first 80, 1 per 80 above 80	1.63	1 per 100	1.30	
Assembly (A-3)	1,743	872	872	1 per 150	5.81	1 per 75	11.63	1 per 200	4.36	1 per 200	4.36	1 per 1,000	1.74	1
Required Subtotals	**1,873**				8.11		13.93		5.99		5.99		3.04	1
Required Totals					**9**		**14**		**6**		**6**		**4**	**1**
Provided Totals					**9**		**14**		**6**		**6**		**4**	**2**

2021 IBC Code Requirements Information

Code Item Reference	Building Design	Code Requirement or Reference
Governing Building Codes	Building Code: Plumbing Code: Mechanical Code: Electrical Code: Fire Code: Energy Conservation: Accessibility:	2021 International Building Code [IBC] with Utah State Amendments 2021 International Plumbing Code [IPC] 2021 International Mechanical Code [IMC] 2020 National Electrical Code [NEC] 2021 International Fire Code [IFC] 2021 International Energy Conservation Code [IECC] 2009 ANSI A117.1 & 2021 IBC
Occupancy	A3	Accessory Occupancies (508.2)
Total Occupancy	1,873 occupants	See Occupancy Schedules and Occupancy Summary on this Sheet.
Construction Type Chapter 6	III-B Fire sprinkled 2-hour rated non-combustible exterior bearing walls. [Non-combustibility achieved with fire-retardant treated wood framing.]	Table 601
Height	Actual height: 32'-10"	Maximum allowable height: 40'-0" [Table 504.3)
Fire Sprinklers Section 903.2.3 Group E	Fully automatic fire sprinkler system provided.	903.2.1.3 Automatic sprinkler systems required in A-3 Occupancies.
Fire Barriers	Not provided.	Not required.
Fire Walls	Not provided.	Not required.
Building Area	Ground Floor: 32,713 sf	Allowable: 45,125 sf [Table 506.2 with allowable area increases]
	Equipment Platform: 5,593 sf	
Exit Access Travel Distance	142 feet.	250 feet allowable (Table 1017.2)
Common Path of Egress Travel	41 feet.	75 feet allowable (Table 1006.2.1)



1 Main Floor Occupancy Plan

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7078498-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

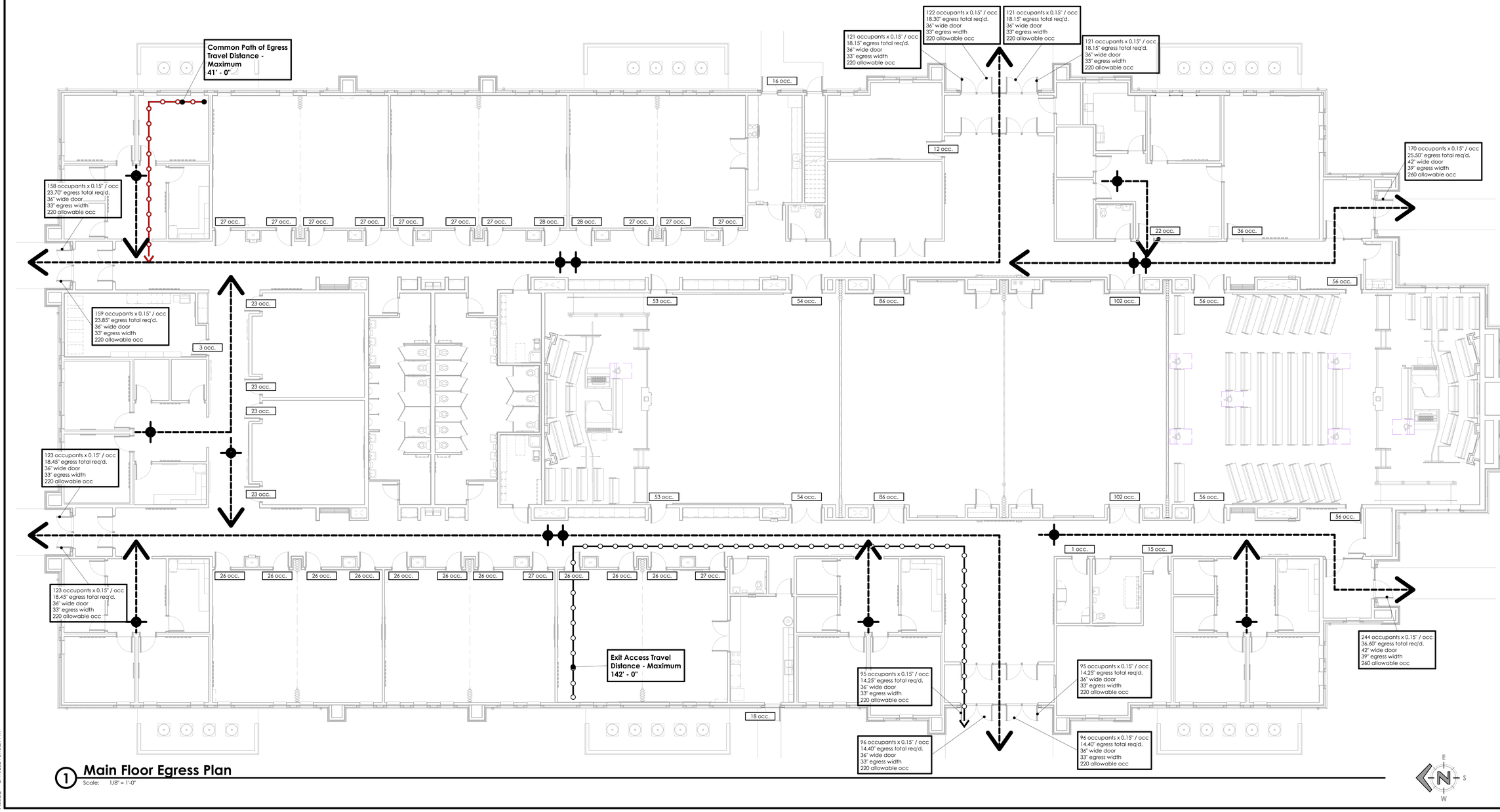
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 59-226-0001
BID #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Description	Date
1	15 Aug 2024 Bid Drawings	

Code Analysis Plan and General Information

G101

Printed: 8/17/2024 4:54:52 PM



1 Main Floor Egress Plan

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7878498-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 59:220:0001
BHD #: 2344
Date: 15 Aug 2024

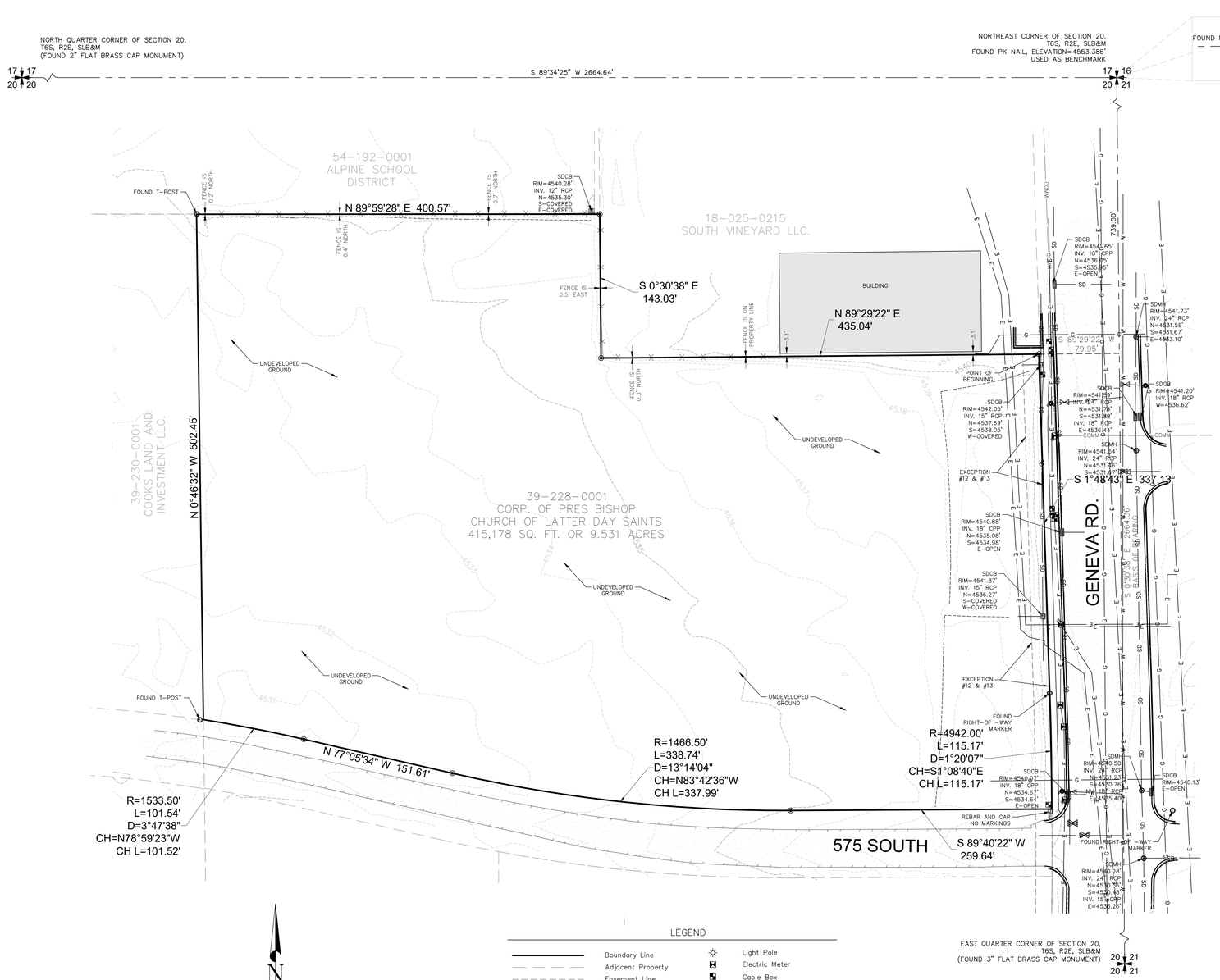
Drawing Issue and Revision Schedule

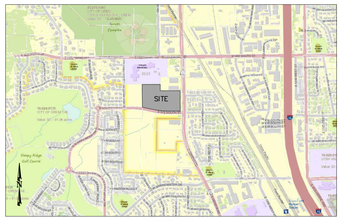
#	Date	Description
1	15 Aug 2024	Bid Drawings

Main Floor Egress Plan

G102

Printed 8/17/2024 5:13:21 P.M.





VICINITY MAP
NOT TO SCALE

COMMITMENT NUMBER: BT-20738
COMMITMENT DATE: JULY 13, 2023 AT 8:00 AM
TO: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
BARTLET TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11, AND 13 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2023.

Date of Plat: SEPTEMBER 15, 2023

Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

LEGAL DESCRIPTION

LOT 1, 575 SOUTH SUBDIVISION, PLAT "A", VINEYARD CITY, UTAH COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-10 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

11. EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO, RECORDED JANUARY 2, 1919 AS ENTRY NO. 63 IN BOOK 180 AT PAGE 560 OF OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND.

12. SLOPE EASEMENT AGREEMENT GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED FEBRUARY 4, 2011 AS ENTRY NO. 11244:2011 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

13. EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING IRRIGATION FACILITIES INCLUDING PIPELINE IMPROVEMENTS, RECORDED JUNE 27, 2011 AS ENTRY NO. 46560:2011 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

NOTES:

THE BASIS OF BEARING IS SOUTH 0°30'38" EAST BETWEEN THE FOUND NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

2. THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.

3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT APPROPRIATE AGENCIES.

4. THE PURPORTED ADDRESS FOR THIS SITE IS 750 EAST 575 SOUTH, VINEYARD, UTAH 84057 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx 1700 West 575 South
Vineyard, Utah 84059

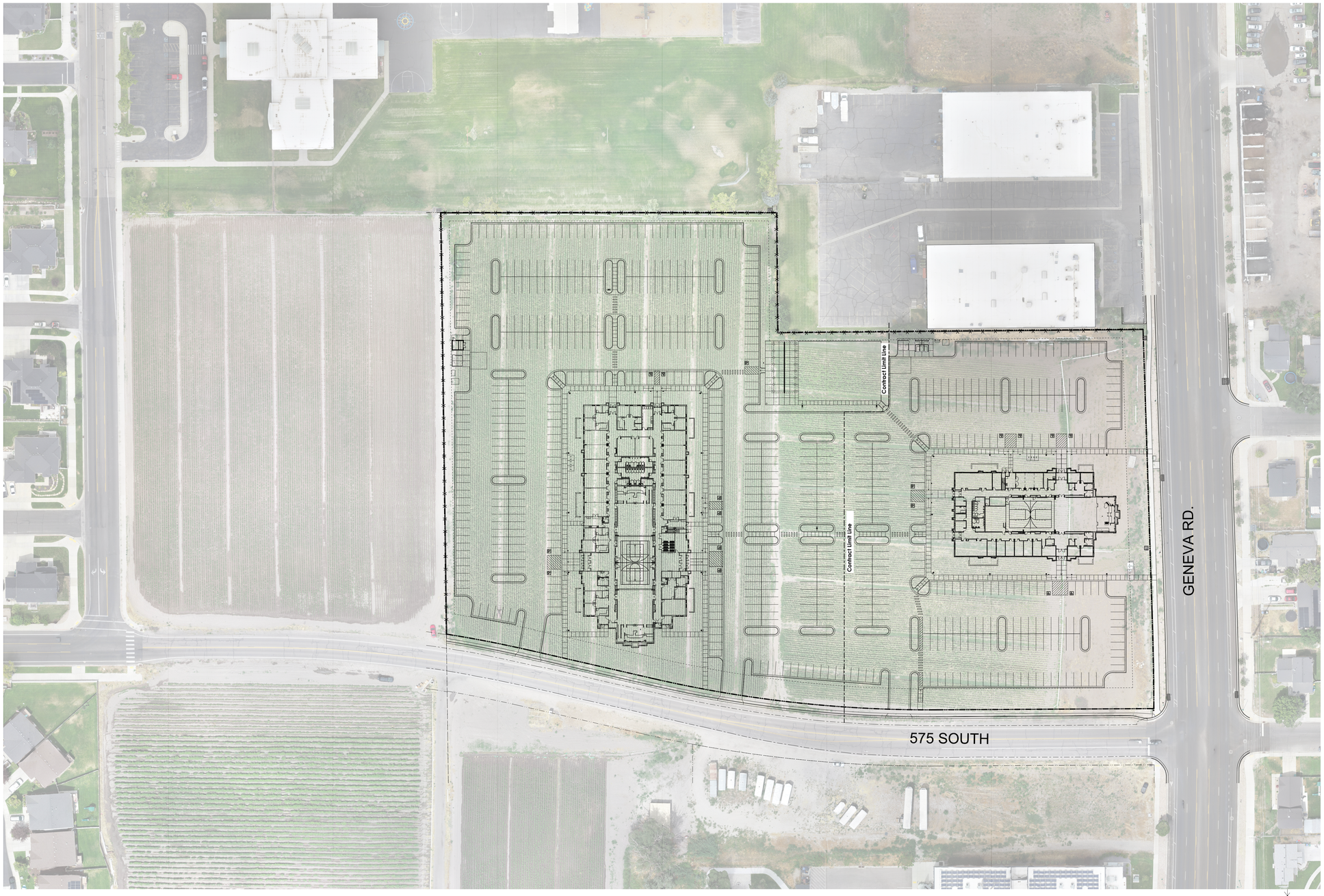
Owner #: 5901876
Plan Series: 2024 10 Ward S.C.
County Parcel: 39-228-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	13 Aug 2024	Bid Documents

Site Survey

C101

Plotted: 12 Aug 2024 12:41 PM



1 Site Existing Conditions Plan

Scale: 1" = 50'-0"

Photo taken 10 Aug 2024

Click here for drone data

0' 25' 50' 100' 200'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BID #: 2344
County Parcel: 57-226-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1818

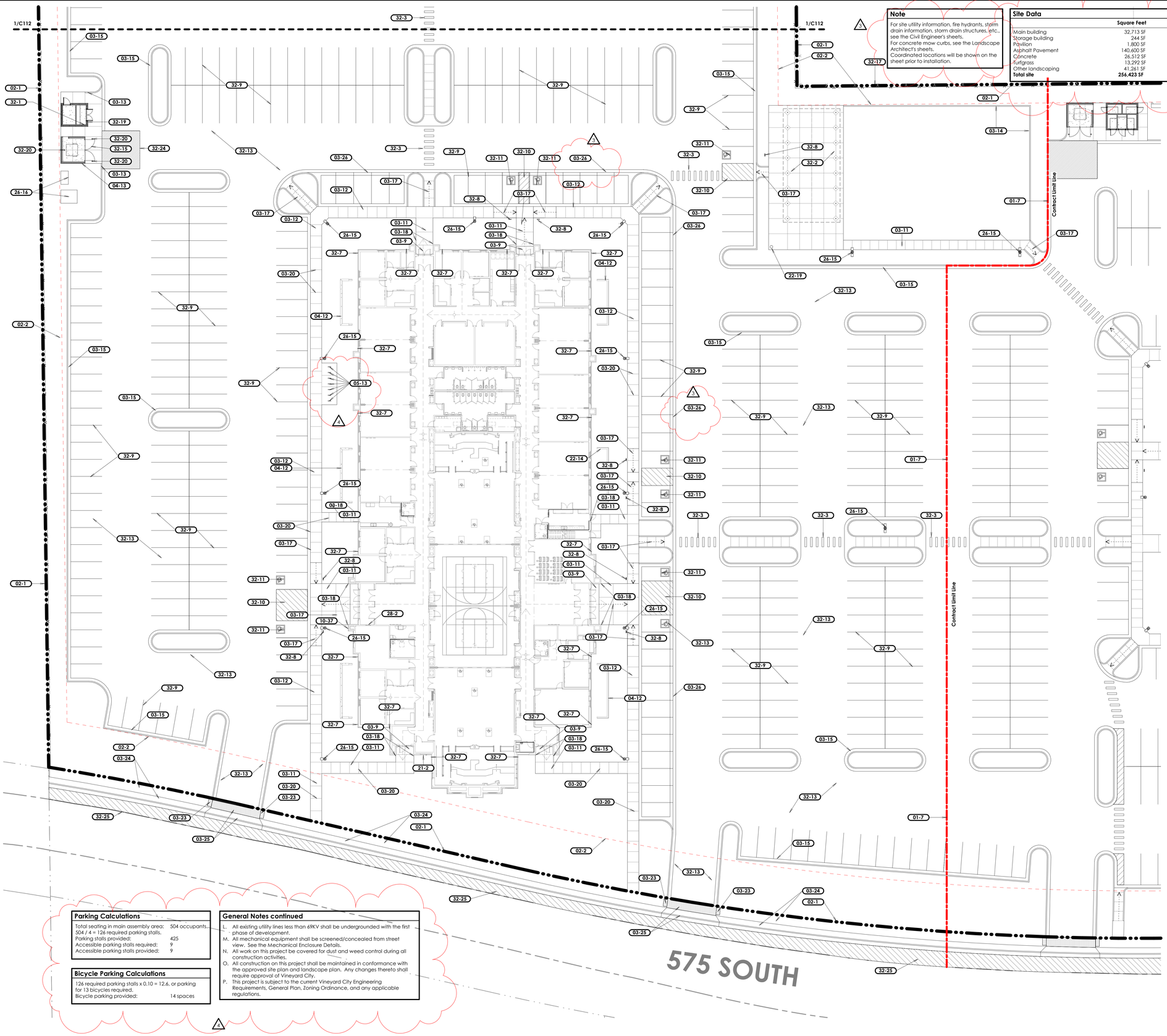
Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

Site Existing Conditions Plan

C102

Printed: 12 Aug 2024 8:53 PM



Note

For site utility information, fire hydrants, storm drain information, storm drain structures, etc., see the Civil Engineer's sheets.
For concrete mow curbs, see the Landscape Architect's sheets.
Coordinated locations will be shown on the sheet prior to installation.

Site Data

	Square Feet	% of Site
Main building	32,713 SF	12.8%
Storage building	244 SF	0.1%
Pavilion	1,800 SF	0.7%
Asphalt Pavement	140,600 SF	54.8%
Concrete	26,512 SF	10.3%
Turfgrass	13,292 SF	5.2%
Other landscaping	41,261 SF	16.1%
Total site	**256,423 SF**	**5.89 acres**

General Notes

A. All noted items are new unless noted otherwise.
B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater at relatively shallow depths. The Contractor will be responsible for all required shoring, stabilization, and dewatering required for construction.
D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
E. Omitted.
F. Omitted.
G. Omitted.
H. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
I. The new building and parking lot are parallel or perpendicular to true north.
J. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
K. Omitted.
L. In 575 South right-of-way, patch roadway as required by city standards after utilities and other right-of-way improvements have been removed, modified, or added.

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction. Remove and stockpile topsoil as necessary for landscaped areas. For depth and locations of topsoil, see the Landscape Sheets and Specification Sections.
C. In the area of the building and mechanical enclosures:
   a. Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install imported structural fill up to the base course under the building slab.
D. At the storage building:
   a. Excavate the entire footprint of the storage building to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill up to the base course under the storage building slab.
E. At the pavilion:
   a. Excavate the chosen foundation system to bear on undisturbed native soils.
   b. Slab may be overexcavated to match footing overexcavation height, or may be excavated only to the depth of the base below the slab.
   c. The pavilion slab shall have base to match the concrete slabs and sidewalks as shown on 1/C501.
F. At the dumpster enclosure:
   a. Excavate the entire footprint of the dumpster enclosure to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill to raise the grade to the base course under the dumpster slab and pad. See the Site Details for base course and concrete slab thickness.
G. At a 20 foot x 15 foot area in front of the dumpster [as shown on the Site Architectural Plans], install (2) 3" layers of asphalt with a 14" minimum base.
H. Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.
I. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
J. At sidewalks and all site concrete pads and elements:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 4" aggregate base below all site concrete elements, pads, and sidewalks. See site details.
K. At asphalt paving:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 3" asphalt paving over 9" base over entire parking lot (excluding the area in front of the dumpster enclosure).
L. All structural fill shall be imported.
M. Install imported structural fill full depth at all utility trenches.
N. All topsoil shall be imported. Provide topsoil tests and amendments as required by the Landscape Sheets and Specifications. Areas of landscaping without planting may have existing topsoil used as fill and may have existing topsoil left in place where compatible with finished grades.
O. All compacted soils shall be density tested.
P. On-site native soils may be used as fill only in landscape areas.
Q. For the purposes of bidding, assume no unconsolidated fill or deleterious materials other than grubbing and typical removal of organics, etc., beyond that noted in the geotechnical report. A further geotechnical investigation will be completed shortly and the contract adjusted as necessary for its findings.

Keyed Notes

01-7 Contract limit line. All work shown on the other side of the contract limit line is not in this project's scope of work and is shown for reference only. Coordinate all work at the contract limit line with the other project's contractors. Refer to the other site sheets for specific requirements for items that extend past the contract limit line.
02-1 Existing property line. See survey.
02-2 Existing utility easement. See survey and site utility plan.
03-9 Building landing. 2% slope maximum.
03-11 New concrete sidewalk. See A & H/C501. Typical.
03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-13 Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
03-14 New concrete mow strip. Typical. See K/C501.
03-15 New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-18 Align sidewalk with building foundation wall.
03-20 New control joint in concrete flatwork. See H/C501.
03-23 Detecable warning panel. Detectable warnings shall consist of a surface of truncated domes and shall comply with city standards.
03-24 Concrete curb, gutter, and sidewalk, and base, per city standards.
03-25 Concrete drive approach and base per city standards. Sidewalk concrete at all drive approaches shall be colored per city standards.
03-26 Concrete waterway. See G/C501 and Civil Sheets.
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
04-13 Dumpster enclosure wall. See 1/C503 and Structural Sheets.
05-13 New stainless steel bike rack. See L/C501.
10-37 New knox box 3200 series recessed in brick (verify type and location with fire department).
21-2 Fire department connection with locking knox plugs. Coordinate model with Fire Department requirements.
22-14 Natural Gas Meter. See Plumbing Sheets.
22-19 New accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
26-15 New pole light and concrete base. See D/C503 and electrical sheets.
26-16 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
28-2 Fire alarm control panel location. See A101 and electrical sheets.
32-1 New irrigation controller. See landscape sheets.
32-2 New pavilion, see Sheets C811, C812, C813, and C814.
32-3 New painted crosswalk.
32-7 New roof drain box at downspout. See utility sheets and C/C502. Typical.
32-8 New accessible parking sign. See A/C502.
32-9 New painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 New accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45A° angle, and have 2'-0" spacing.
32-11 New blue & white painted accessible parking symbol.
32-13 New asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-15 6'-0" tall steel dumpster gates. See 1/C503.
32-17 New 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-19 New storage building. See C801.
32-20 New bollard. See B/C502.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.
32-25 New asphalt paving, striping, road base, and subgrade preparation per city standards. Sawcut and remove edge of existing asphalt paving per city standards.

Parking Calculations

Total seating in main assembly area:	504 occupants
504 / 4 = 126 required parking stalls.	
Parking stalls provided:	425
Accessible parking stalls required:	9
Accessible parking stalls provided:	9

Bicycle Parking Calculations

126 required parking stalls x 0.10 = 12.6, or parking for 13 bicycles required.
Bicycle parking provided: 14 spaces

General Notes continued

L. All existing utility lines less than 69KV shall be undergrounded with the first phase of development.
M. All mechanical equipment shall be screened/concealed from street view. See the Mechanical Enclosure Details.
N. All work on this project be covered for dust and weed control during all construction activities.
O. All construction on this project shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard City.
P. This project is subject to the current Vineyard City Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations.

0' 10' 20' 40' 80'

N

1 Site Plan - South

Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 6598-0301 29 Jan 2025 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

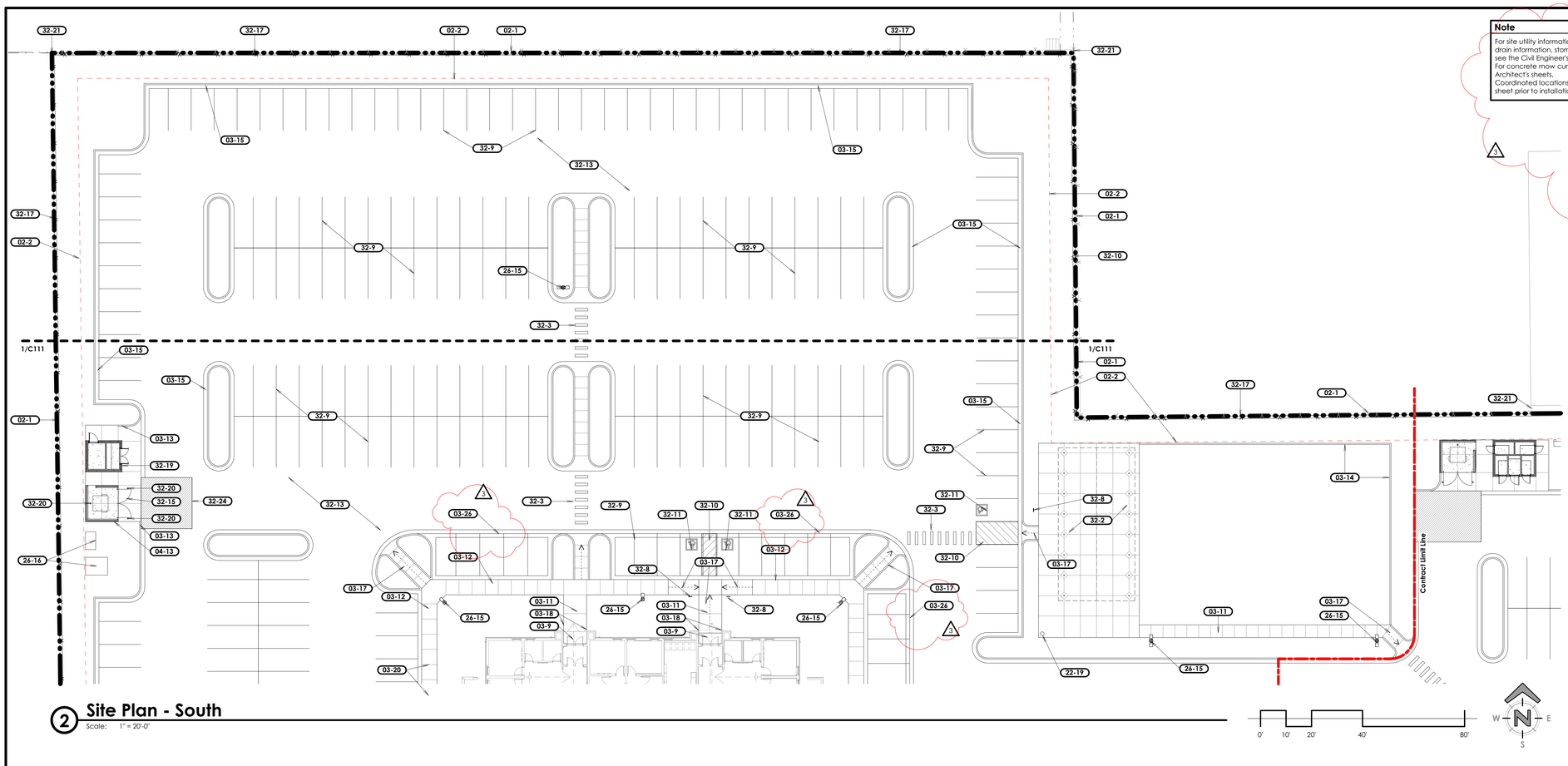
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 59-228-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
	Date	Issue
4	29 Jan 2025	Site Plan Review Responses
3	3 Sep 2024	Addendum #2
2	27 Aug 2024	Addendum #1
1	15 Aug 2024	Bid Documents

Site Plan -South

C111

Printed: 1/29/2025 5:47:06 PM



2 Site Plan - South

Scale: 1" = 20'-0"

Note

For site utility information, fire hydrants, storm drain information, storm drain structures, etc., see the Civil Engineer's sheets.
For concrete mow curbs, see the Landscape Architect's sheets.
Coordinated locations will be shown on the sheet prior to installation.

General Notes

A. All noted items are new unless noted otherwise.
B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater at relatively shallow depths. The Contractor will be responsible for all required shoring, stabilization, and dewatering required for construction.
D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
E. Omitted.
F. Omitted.
G. Omitted.
H. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
I. The new building and parking lot are parallel or perpendicular to true north.
J. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
K. Omitted.
L. In 575 South right-of-way, patch roadway as required by city standards after utilities and other right-of-way improvements have been removed, modified, or added.

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction. Remove and stockpile topsoil as necessary for landscaped areas. For depth and locations of topsoil, see the Landscape Sheets and Specification Sections.
C. In the area of the building and mechanical enclosures:
   a. Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install imported structural fill up to the base course under the building slab.
D. At the storage building:
   a. Excavate the entire footprint of the storage building to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill up to the base course under the storage building slab.
E. At the pavilion:
   a. Excavate the chosen foundation system to bear on undisturbed native soils.
   b. Slab may be overexcavated to match footing overexcavation height, or may be excavated only to the depth of the base below the slab.
   c. The pavilion slab shall have base to match the concrete slabs and sidewalks as shown on 1/C501.
F. At the dumpster enclosure:
   a. Excavate the entire footprint of the dumpster enclosure to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill to raise the grade to the base course under the dumpster slab and pad. See the Site Details for base course and concrete slab thickness.
G. At a 20 foot x 15 foot area in front of the dumpster (as shown on the Site Architectural Plans), install (2) 3" layers of asphalt with a 14" minimum base.
H. Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.
I. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
J. At sidewalks and all site concrete pads and elements:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 4" aggregate base below all site concrete elements, pads, and sidewalks. See site details.
K. At asphalt paving:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 3" asphalt paving over 9" base over entire parking lot (excluding the area in front of the dumpster enclosure).
L. All structural fill shall be imported.
M. Install imported structural fill full depth at all utility trenches.
N. All topsoil shall be imported. Provide topsoil tests and amendments as required by the Landscape Sheets and Specifications. Areas of landscaping without planting may have existing topsoil used as fill and may have existing topsoil left in place where compatible with finished grades.
O. All compacted soils shall be density tested.
P. On-site native soils may be used as fill only in landscape areas.
Q. For the purposes of bidding, assume no unconsolidated fill or deleterious materials other than grubbing and typical removal of organics, etc., beyond that noted in the geotechnical report. A further geotechnical investigation will be completed shortly and the contract adjusted as necessary for its findings.

General Notes continued

L. All existing utility lines less than 69KV shall be undergrounded with the first phase of development.
M. All mechanical equipment shall be screened/concealed from street view. See the Mechanical Enclosure Details.
N. All work on this project be covered for dust and weed control during all construction activities.
O. All construction on this project shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard City.
P. This project is subject to the current Vineyard City Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations.

Parking Calculations

Total seating in main assembly area:	504 occupants.
504 / 4 = 126 required parking stalls.	
Parking stalls provided:	425
Accessible parking stalls required:	9
Accessible parking stalls provided:	9

Bicycle Parking Calculations

126 required parking stalls x 0.10 = 12.6, or parking for 13 bicycles required.
Bicycle parking provided: 14 spaces

Site Data

	Square Feet	% of Site
Main building	32,713 SF	12.8%
Storage building	244 SF	0.1%
Pavilion	1,800 SF	0.7%
Asphalt Pavement	140,600 SF	54.8%
Concrete	26,512 SF	10.3%
Turfgrass	13,292 SF	5.2%
Other landscaping	41,261 SF	16.1%
Total site	**256,423 SF**	**5.89 acres**

Keyed Notes

02-1 Existing property line. See survey.
02-2 Existing utility easement. See survey and site utility plan.
03-9 Building landing. 2% slope maximum.
03-11 New concrete sidewalk. See A & H/C501. Typical.
03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-13 Transition height of curb from full height to even with sidewalk and gutter in 5'-0". See E/C501.
03-14 New concrete mow strip. Typical. See K/C501.
03-15 New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-18 Align sidewalk with building foundation wall.
03-20 New control joint in concrete flatwork. See H/C501.
03-26 Concrete waterway. See G/C501 and Civil Sheets.
04-13 Dumpster enclosure wall. See 1/C503 and Structural Sheets.
22-19 New accessible drinking fountain. Install per manufacturer's recommendations. 30" x 48" forward approach clear floor space shown with dashed line. See utility sheets.
26-15 New pole light and concrete base. See D/C503 and electrical sheets.
26-16 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
32-2 New pavilion, see Sheets C811, C812, C813, and C814.
32-3 New painted crosswalk.
32-8 New accessible parking sign. See A/C502.
32-9 New painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 New accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
32-11 New blue & white painted accessible parking symbol.
32-13 New asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-15 6'-0" tall steel dumpster gates. See 1/C503.
32-17 New 6'-0" vinyl privacy fence with 12" x 12" mow strip. See E/C503.
32-19 New storage building. See C801.
32-20 New bollard. See B/C502.
32-21 Tie new vinyl fence into existing adjacent fence. Typical at all adjacent fences.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 6378879-0301 STATE OF UTAH 29 Jan 2025

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 15 Aug 2024
County Parcel: 59-228-0001
Plan Series: 2024 10 Ward LSC
Owner #: 590-187s

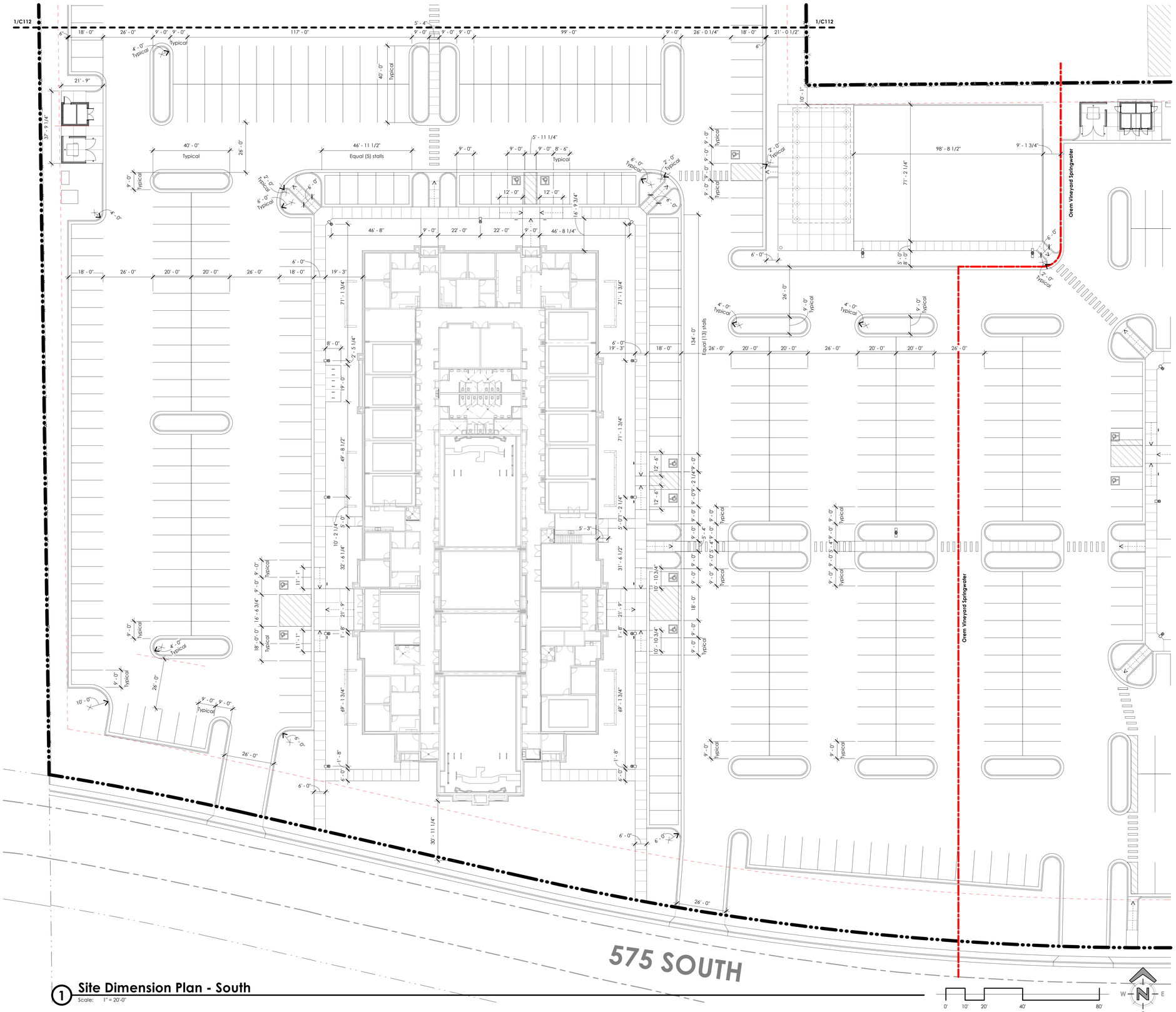
Drawing Issue and Revision Schedule

#	Date	Issue
5	29 Jan 2025	Site Plan Review Responses
4		
3	3 Sep 2024	Addendum #2
2	27 Aug 2024	Addendum #1
1	15 Aug 2024	Bid Documents

Site Plan - North

C112

Printed: 1/29/2025 5:42:55 PM



1 **Site Dimension Plan - South**
Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Late
Theodore
Harris
15 Aug 2024
5978898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BID #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward SIC
Owner #: 590-1816

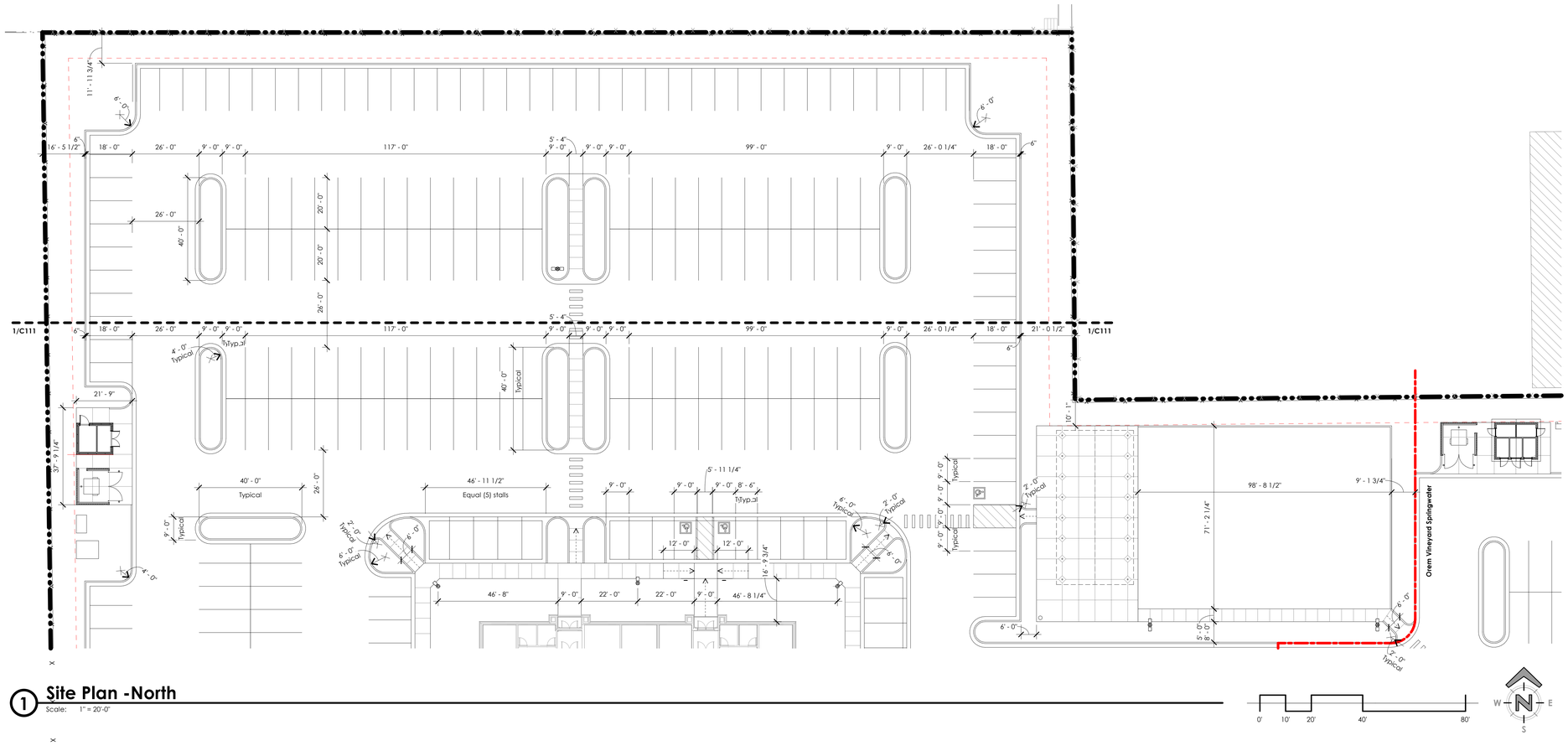
Drawing Issue and Revision Schedule

#	Date	Description

Site Dimension Plan -South

C113

Printed: 8/19/2024 1:57:55 PM



1 Site Plan -North

Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
8978898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 57-228-0001
Plan Series: 2024 10 Ward LSC
Owner #: 590-187x

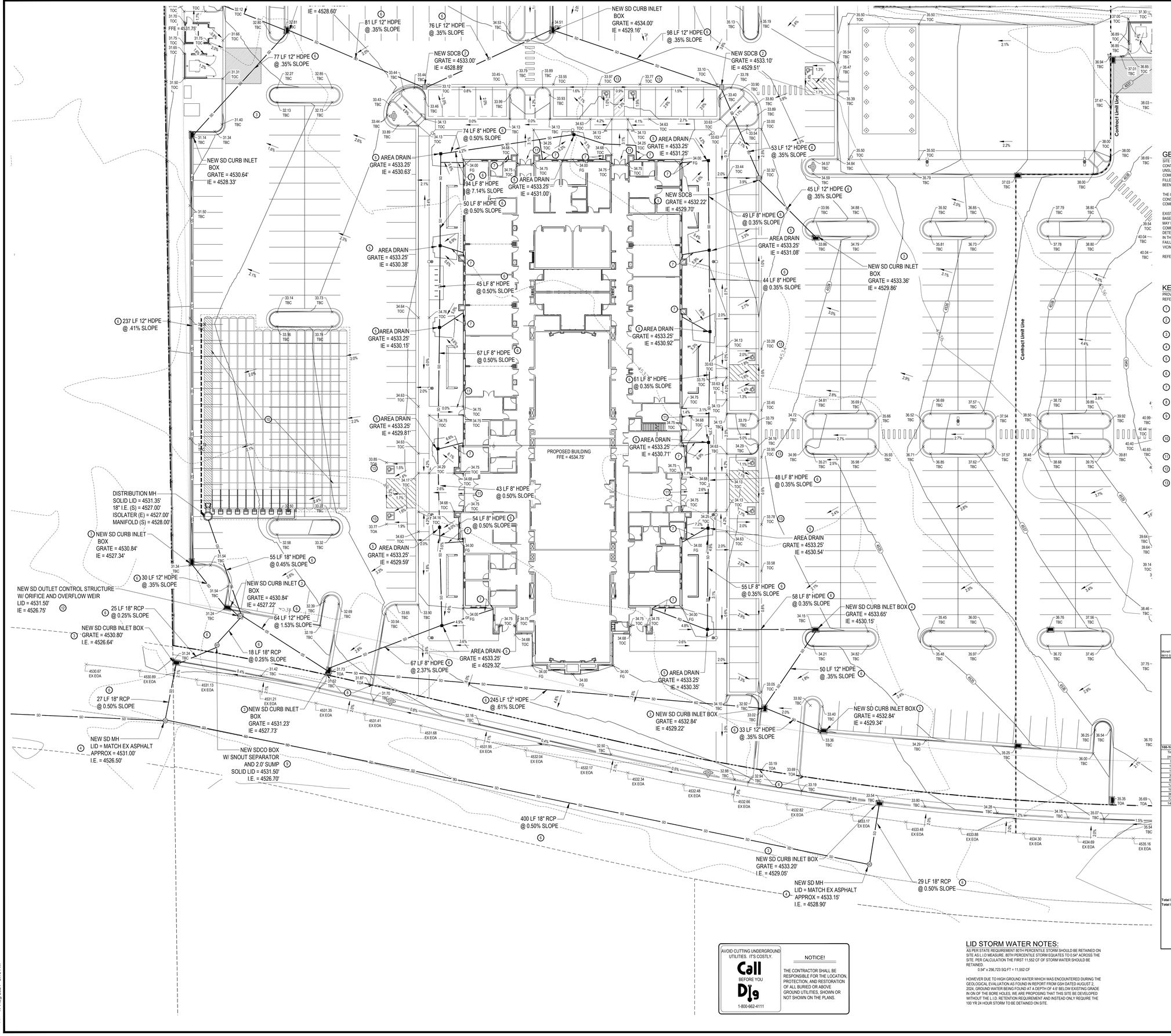
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Site Dimension Plan - North

C114

Printed: 8/19/2024 1:59:38 PM



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C171 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

REFER TO OVER EXCAVATION AND FILL NOTES ON SHEET C111.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C521.
3. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C521.
4. STORM DRAIN MANHOLE, WITH HEAVY DUTY SOLID LID.
5. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
6. STORM DRAIN PIPE PER VINEYARD CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. TRENCHING PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C531.
7. DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
8. TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL, SEE DETAIL '-', SHEET C531.
9. STORM DRAIN CLEANOUT BOX WITH SNOUT OIL/WATER SEPARATOR, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C531.
10. STORMTECH SC-800 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 21.089 C.F. TOTAL REQUIRED STORAGE = 20,641 C.F. SEE DETAIL 'N', SHEET C521. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
11. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
12. 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'AS', SHEET C521 AND DETENTION CALCULATIONS. ORIFICE SIZE = 4.3" Ø
13. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LID STORM WATER NOTES:

AS PER STATE REQUIREMENT 80TH PERCENTILE STORM SHOULD BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 11.552 CF OF STORM WATER SHOULD BE RETAINED.

0.54" x 256,723 SQ FT = 11,552 CF

HOWEVER DUE TO HIGH GROUND WATER WHICH WAS ENCOUNTERED DURING THE GEOLOGICAL EVALUATION AS FOUND IN REPORT FROM GSH DATED AUGUST 2, 2024, GROUND WATER BEING FOUND AT A DEPTH OF 4.6' BELOW EXISTING GRADE IN ON OF THE BORE HOLES, WE ARE PROPOSING THAT THIS SITE BE DEVELOPED WITHOUT THE L.I.D. RETENTION REQUIREMENT AND INSTEAD ONLY REQUIRE THE 100 YR 24 HOUR STORM TO BE DETAINED ON SITE.

Micheli Engineering
9810 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF CALCULATION SHEET
Project No. 24010

Title :	Orem Vineyard YSA 3rd
Scope :	Site Drainage Design
	Detention Facilities
Engineer :	DJC
Authority :	Vineyard
Check:	DJC
Rev. No :	1

Design Philosophy:
The storm water runoff from the project site will sheet flow to a series of catch basins and inlet boxes where it will be collected and conveyed by an underground pipe system to underground detention storage chambers where the required runoff amount will be detained by means of a baffle wall causing the detained water to back up into the chambers while an orifice in the baffle wall sized per the calculations below will release water into the municipal storm drain system at a rate of 0.15 cfs/ac, as per the allowable rate.

Area Identification	(A)	Runoff Coefficient (C)		(C*A)
Paved	158,500 sf	(3.64 ac)	0.85	= 134,725 sf
Roof Area	33,150 sf	(0.76 ac)	0.90	= 29,835 sf
Landscaped	65,073 sf	(1.49 ac)	0.15	= 9,781 sf
Total	256,723 sf	(5.89 ac)	0.68 (ave)	174,321 sf

Allowable Discharge Rate = 0.15 cfs/ac

100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.88 cfs

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	4.19	0.521	25.23	0.00	25.23	0.88	7,303
10	3.18	0.793	19.20	0.00	19.20	0.88	10,989
15	2.63	0.983	15.87	0.00	15.87	0.88	13,484
30	1.77	1.320	10.65	0.00	10.65	0.88	17,584
60	1.09	1.640	6.62	0.00	6.62	0.88	**20,641**
120	0.61	1.790	3.61	0.00	3.61	0.88	19,638
180	0.43	1.840	2.47	0.00	2.47	0.88	17,182
360	0.24	1.970	1.32	0.00	1.32	0.88	9,523
720	0.14	2.280	0.77	0.00	0.77	0	0
1440	0.08	2.600	0.44	0.00	0.44	0.44	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
8 in. Pipe	0	0.349	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
Total Pipe Storage			**0 cf**

Storm Structure Detention Provided:

Amount	Box Length	Box Width	Av. Depth	←	Storage
0	0	0	0		0 cf
Total Structure Storage					**0 cf**

Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage chambers			21089 cf
Parking Area			0 cf
Total Surface Storage			**21089 cf**

Total Detention Provided : **21,089 cf**
Total Detention Required : **20,641 cf**

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	5.89 acres	
Allowable discharge:	0.88 cfs (0.15 cfs/ac)	
Max head (center orifice to hw):	3.25 ft	
Diameter for new orifice:	**4.3 inch**	← $Q = C_d A \sqrt{2gh}$

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
Reg. No. 14989225-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

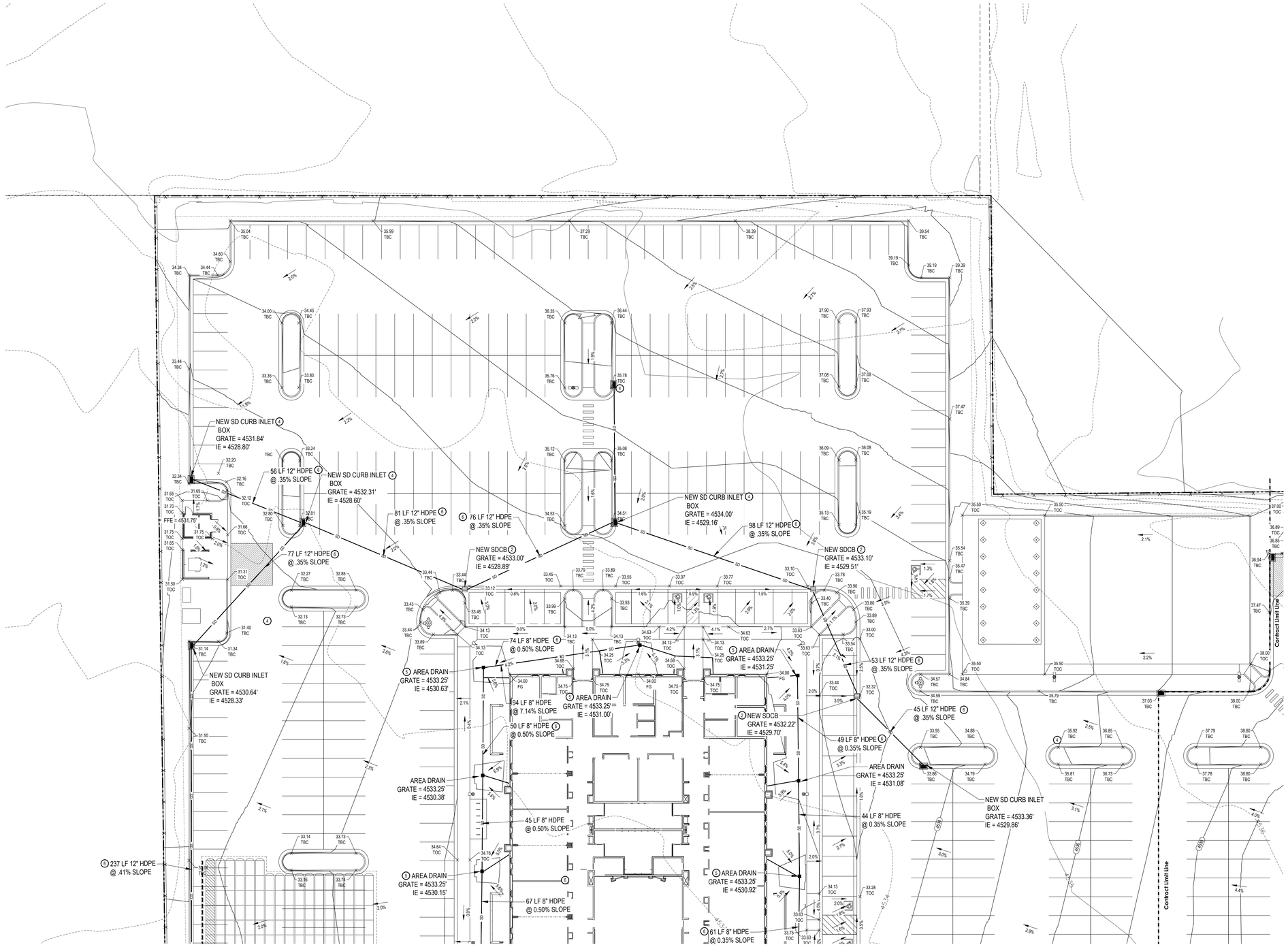
Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 59:226:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

Grading and Drainage Plan

C121

Printed: 19 Aug 2024, 5:14 PM



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C171 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

REFER TO OVER EXCAVATION AND FILL NOTES ON SHEET C111.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C521.
3. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C521.
4. STORM DRAIN MANHOLE, WITH HEAVY DUTY SOLID LID.
5. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
6. STORM DRAIN PIPE PER VINEYARD CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. TRENCHING PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C531.
7. DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
8. TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL, SEE DETAIL 'J', SHEET C531.
9. STORM DRAIN CLEANOUT BOX WITH SNOUT OIL/WATER SEPARATOR, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C531.
10. STORMTECH SC-800 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 21,089 C.F. TOTAL REQUIRED STORAGE = 20,641 C.F. SEE DETAIL 'N', SHEET C521. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
11. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
12. 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'AS', SHEET C521 AND DETENTION CALCULATIONS. ORIFICE SIZE = 4.3" Ø
13. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.

Monell Engineering
5810 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF CALCULATION SHEET
Project No. 24510

Title :	Orem Vineyard YSA 3rd
Scope :	Site Drainage Design
	Detention Facilities
Engineer :	DJC
Check:	DJC
Authority :	Vineyard
Rev. No. :	1

Design Philosophy:
The storm water runoff from the project site will sheet flow to a series of catch basins and inlet boxes where it will be collected and conveyed by an underground pipe system to underground detention storage chambers where the required runoff amount will be detained by means of a baffle wall causing the detained water to back up into the chambers while an orifice in the baffle wall sized per the calculations below will release water into the municipal storm drain system at a rate of 0.15 cfs/ac, as per the allowable rate.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	158,500 sf	(3.64 ac)	0.85	=	134,725 sf
Roof Area	33,150 sf	(0.76 ac)	0.90	=	29,835 sf
Landscaped	65,073 sf	(1.49 ac)	0.15	=	9,761 sf
Total	256,723 sf	(5.89 ac)	0.68 (ave)		174,321 sf

Allowable Discharge Rate = 0.15 cfs/ac

100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.88 cfs

Time (min)	Rate (in/hr)	Rainfall (Inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	4.19	0.521	25.23	0.00	25.23	0.88	7,303
10	3.18	0.793	19.20	0.00	19.20	0.88	10,989
15	2.63	0.983	15.87	0.00	15.87	0.88	13,484
30	1.77	1.320	10.65	0.00	10.65	0.88	17,584
60	1.09	1.640	6.62	0.00	6.62	0.88	**20,641**
120	0.61	1.790	3.61	0.00	3.61	0.88	19,638
180	0.43	1.840	2.47	0.00	2.47	0.88	17,182
360	0.24	1.970	1.32	0.00	1.32	0.88	9,523
720	0.14	2.280	0.77	0.00	0.77	0.77	0
1440	0.08	2.600	0.44	0.00	0.44	0.44	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
8 in. Pipe	0	0.349	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
Total Pipe Storage			**0 cf**

Storm Structure Detention Provided:

Amount	Box Length	Box Width	Av. Depth		Storage
0	0	0	0		0 cf
Total Structure Storage					**0 cf**

Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage chambers			21089 cf
Parking Area			0 cf
Total Surface Storage			**21089 cf**

Total Detention Provided : **21,089 cf**
Total Detention Required : **20,641 cf**

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	5.89	acres
Allowable discharge:	0.88	cfs (0.15 cfs/ac)
Max head (center orifice to hw):	3.25	ft
Diameter for new orifice:	**4.3**	**inch**

$$Q = C_d A_o \sqrt{2gh}$$

LID STORM WATER NOTES:

AS PER STATE REQUIREMENT 80TH PERCENTILE STORM SHOULD BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 11,552 CF OF STORM WATER SHOULD BE RETAINED.

0.54" x 256,723 SQ FT = 11,552 CF

HOWEVER DUE TO HIGH GROUND WATER WHICH WAS ENCOUNTERED DURING THE GEOLOGICAL EVALUATION AS FOUND IN REPORT FROM IGH DATED AUGUST 2, 2024, GROUND WATER BEING FOUND AT A DEPTH OF 4.6' BELOW EXISTING GRADE IN ON OF THE BORE HOLES, WE ARE PROPOSING THAT THIS SITE BE DEVELOPED WITHOUT THE L.I.D. RETENTION REQUIREMENT AND INSTEAD ONLY REQUIRE THE 100 YR 24 HOUR STORM TO BE RETAINED ON SITE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
68-19-24
No. 10859225-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

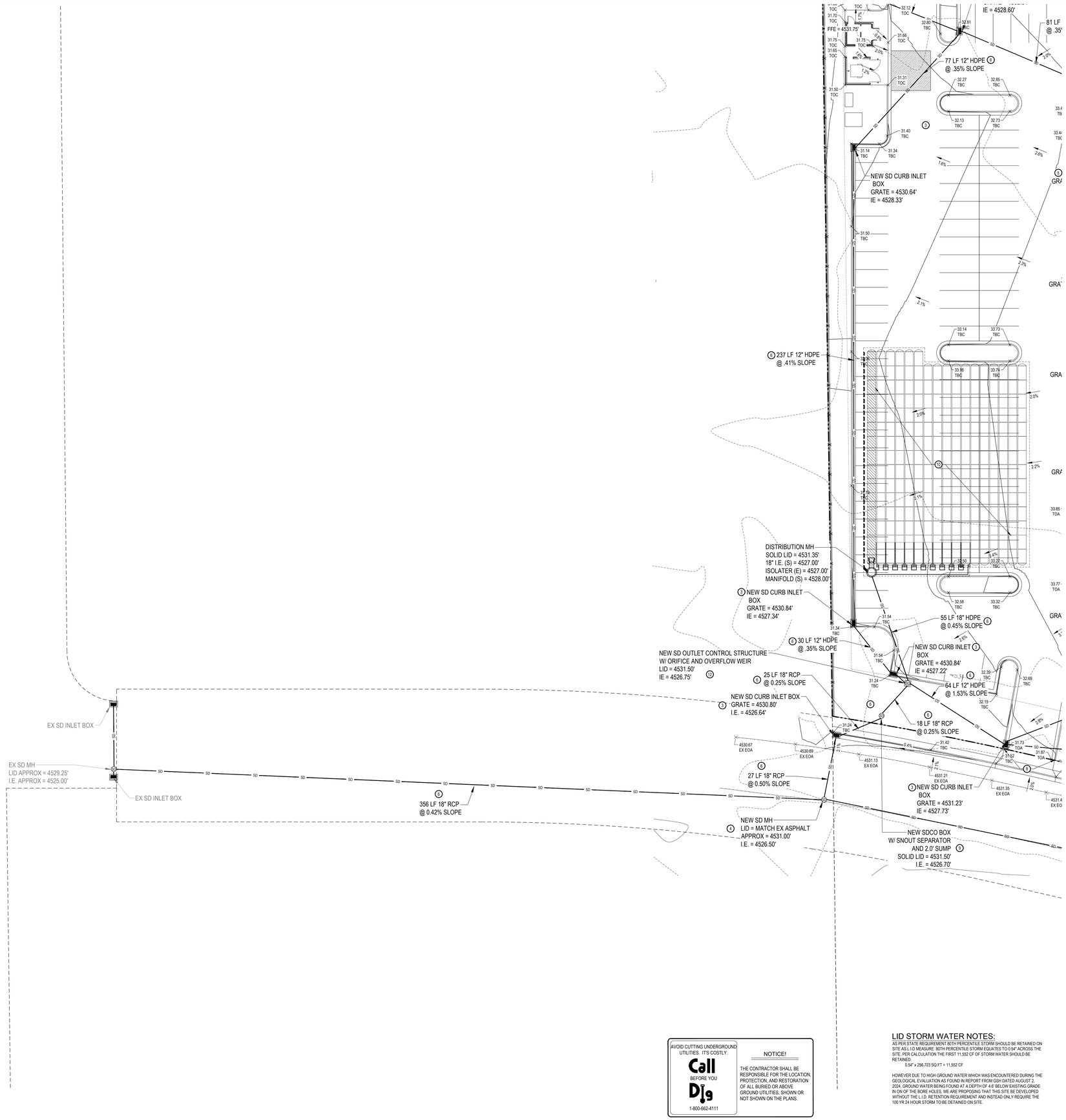
Owner #: 390-1876
Plan Series: 2024 10 Wards S.C
County Parcel: 37-226-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	13 Aug 2024	BID Documents

Enlarged Exhibit Grading and Drainage Plan

C122

Printed: 19 Aug 2024 5:14 PM



GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C171 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

REFER TO OVER EXCAVATION AND FILL NOTES ON SHEET C111.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. 3' x 3' STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C521.
3. STORM DRAIN CURB INLET WITH HEAVY DUTY BICYCLE SAFE GRATE, PER STANDARD CHURCH DETAIL, SEE DETAIL 'M', SHEET C521.
4. STORM DRAIN MANHOLE, WITH HEAVY DUTY SOLID LID.
5. 12" SQUARE SECURABLE NYLOPLAST YARD DRAIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
6. STORM DRAIN PIPE PER VINEYARD CITY STANDARDS. SEE PLAN FOR LENGTH, SIZE, TYPE AND SLOPE. TRENCHING PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C531.
7. DOWNSPOUT DRAIN BASIN AND 6" HDPE PIPE FROM DOWNSPOUT BASIN. SLOPE AT 0.50% MINIMUM FROM BASIN, SEE ARCHITECTURAL SITE DETAIL SHEETS FOR DETAILS.
8. TAPER LAST 3' OF CURB TO MATCH SIDEWALK HEIGHT, PER STANDARD CHURCH DETAIL, SEE DETAIL 'J', SHEET C531.
9. STORM DRAIN CLEANOUT BOX WITH SNOUT OIL/WATER SEPARATOR, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C531.
10. STORMTECH SC-800 CHAMBERS OR EQUIVALENT SYSTEM APPROVED PRIOR TO BIDDING. SYSTEM TO OUTLET CONTROL STRUCTURE AS SHOWN ON PLANS ALL PROVIDED BY THE CONTRACTOR. STORMTECH CHAMBER HAS DETENTION CAPACITY OF 21,089 C.F. TOTAL REQUIRED STORAGE = 20,641 C.F. SEE DETAIL 'N', SHEET C521. SHOP DRAWINGS PROVIDED BY MANUFACTURER PRIOR TO BIDDING AND CONSTRUCTION.
11. LANDING AREAS TO HAVE 2% MAXIMUM SLOPE AWAY FROM BUILDING
12. 4' x 4' OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR. SEE DETAIL 'AS', SHEET C521 AND DETENTION CALCULATIONS. ORIFICE SIZE = 4.3" Ø
13. ADA PARKING STALL, TOA (TOP OF ASPHALT) SPOT GRADES ARE TO BE STAKED TO ENSURE SLOPE WITHIN ADA PARKING STALL REMAINS UNDER 2.0% MAX. SLOPE.

Moneil Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF CALCULATION SHEET
Project No. 24510

Title : Orem Vineyard YSA 3rd
Scope : Site Drainage Design
Detention Facilities
Engineer : DJC | Check: DJC
Authority : Vineyard | Rev. No.: 1

Design Philosophy:
The storm water runoff from the project site will sheet flow to a series of catch basins and inlet boxes where it will be collected and conveyed by an underground pipe system to underground detention storage chambers where the required runoff amount will be detained by means of a baffle wall causing the detained water to back up into the chambers while an orifice in the baffle wall sized per the calculations below will release water into the municipal storm drain system at a rate of 0.15 cfs/ac, as per the allowable rate.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	158,500 sf	(3.64 ac)	0.85	=	134,725 sf
Roof Area	33,150 sf	(0.76 ac)	0.90	=	29,835 sf
Landscaped	65,073 sf	(1.49 ac)	0.15	=	9,761 sf
Total	256,723 sf	(5.89 ac)	0.68 (ave)		174,321 sf

Allowable Discharge Rate = 0.15 cfs/ac
Allowable Peak Discharge = 0.88 cfs

100-Year, 24-Hour Storm: Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Add'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	4.19	0.521	25.23	0.00	25.23	0.88	7,303
10	3.18	0.793	19.20	0.00	19.20	0.88	10,989
15	2.63	0.983	15.87	0.00	15.87	0.88	13,484
30	1.77	1.320	10.65	0.00	10.65	0.88	17,584
60	1.09	1.640	6.62	0.00	6.62	0.88	**20,641**
120	0.61	1.790	3.61	0.00	3.61	0.88	19,638
180	0.43	1.840	2.47	0.00	2.47	0.88	17,182
360	0.24	1.970	1.32	0.00	1.32	0.88	9,523
720	0.14	2.280	0.77	0.00	0.77	0.77	0
1440	0.08	2.600	0.44	0.00	0.44	0.44	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
8 in. Pipe	0	0.349	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
Total Pipe Storage			**0 cf**

Storm Structure Detention Provided:

Amount	Box Length	Box Width	Av. Depth	← Storage
0	0	0	0	0 cf
Total Structure Storage				**0 cf**

Storage Provided:

Pond	Area(sf)	Depth (ft)	Volume (cu. ft.)
Storage chambers			21089 cf
Parking Area			0 cf
Total Surface Storage			**21089 cf**

Total Detention Provided : 21,089 cf
Total Detention Required : 20,641 cf

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	5.89	acres
Allowable discharge:	0.88	cfs (0.15 cfs/ac)
Max head (center orifice to hw):	3.25	ft
Diameter for new orifice:	**4.3**	**inch**

$$Q = C_d A_o \sqrt{2gh}$$

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LID STORM WATER NOTES:

AS PER STATE REQUIREMENT 80TH PERCENTILE STORM SHOULD BE RETAINED ON SITE AS L.I.D MEASURE. 80TH PERCENTILE STORM EQUATES TO 0.54" ACROSS THE SITE. PER CALCULATION THE FIRST 11,552 CF OF STORM WATER SHOULD BE RETAINED.
0.54" x 256,723 SQ FT = 11,552 CF

HOWEVER DUE TO HIGH GROUND WATER WHICH WAS ENCOUNTERED DURING THE GEOLOGICAL EVALUATION AS FOUND IN REPORT FROM GSH DATED AUGUST 2, 2024. GROUND WATER BEING FOUND AT A DEPTH OF 4.6' BELOW EXISTING GRADE IN ON OF THE BORE HOLES, WE ARE PROPOSING THAT THIS SITE BE DEVELOPED WITHOUT THE L.I.D. RETENTION REQUIREMENT AND INSTEAD ONLY REQUIRE THE 100 YR 24 HOUR STORM TO BE DETAINED ON SITE.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
REG. NO. 199995-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

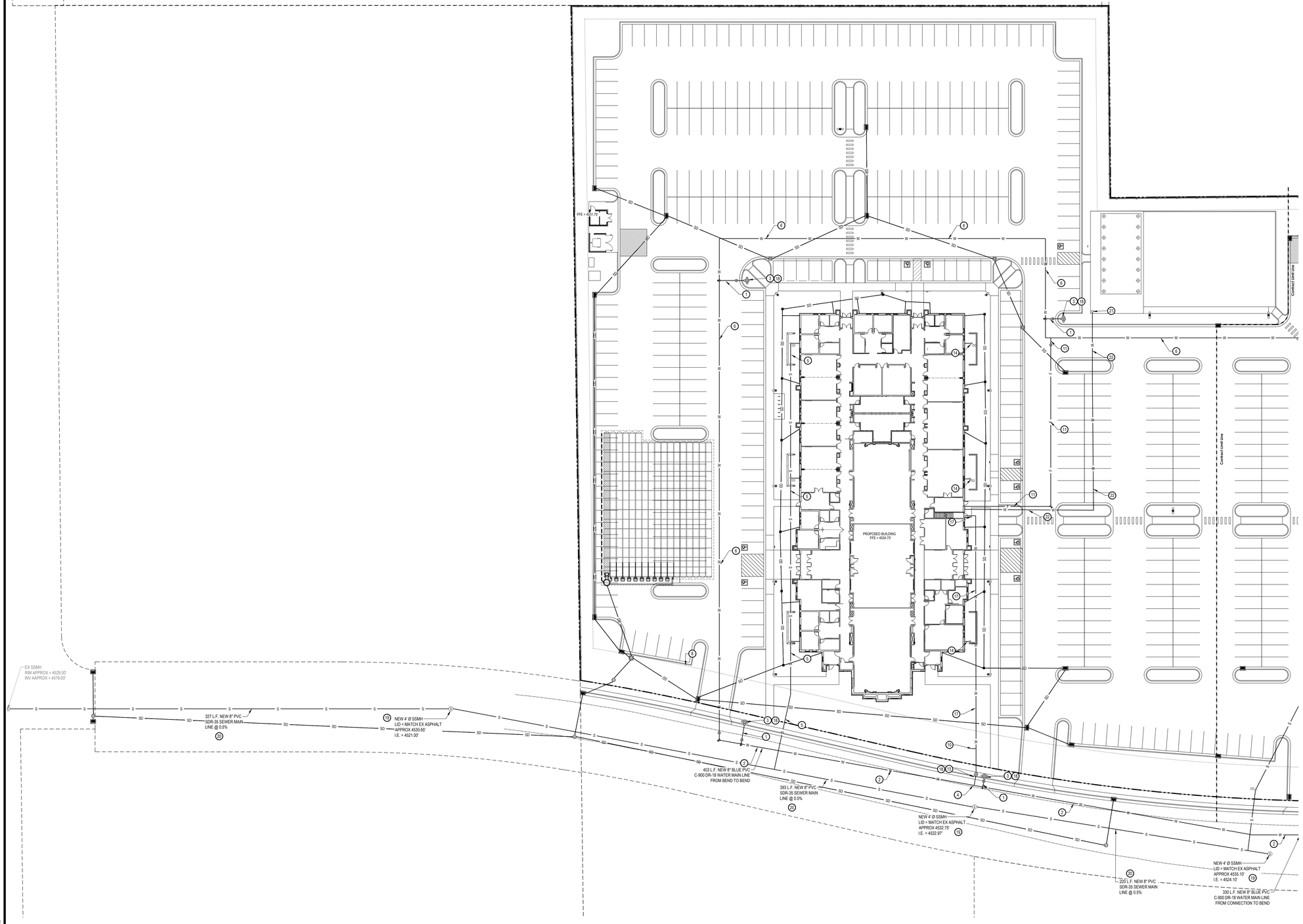
Owner #: 370-187-6
Plan Series: 2024 10 Ward S.C
County Parcel: 37:226:0001
BHD #: 2344
Date: 19 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	19 Aug 2024	Bid Documents

Grading and Drainage Plan

C123

Printed: 19 Aug 2024 5:14 PM



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT PHONE NUMBERS
- WATER: VINEYARD CITY
- SEWER: VINEYARD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NEW 6" PVC C-900 FIRE LINE FOR NEW FIRE HYDRANT PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD TOWN DETAIL '13', SHEET C5.04 FOR TRENCHING AND DETAIL '18', SHEET C5.08 FOR THRUST BLOCKING.
2. 8" BLUE PVC C-900 DR-18 WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'CA', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
3. INSTALL NEW FIRE HYDRANT PER VINEYARD TOWN STANDARD DETAIL '17', SHEET C5.04.
4. CONNECT NEW 2" POLY PIPE WATER SERVICE LINE TO NEW MAIN LINE, PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
5. 6" PVC SDR-35 SANITARY SEWER LATERAL @ 1.00% MINIMUM SLOPE, INCLUDING NEW CLEANOUTS PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS. CONNECT TO NEW SEWER MAIN. LATERAL PER VINEYARD TOWN STANDARD DETAIL '20', SEE SHEET C5.04.
6. 8" BLUE PVC C-900 DR-18 FIRE LINE LOOP, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL 'CA', SHEET C5.03 FOR TRENCHING AND APWA PLAN NO. 561 FOR THRUST BLOCKING.
7. APPROXIMATE LOCATION OF NEW NATURAL GAS METER(S). CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION WITH DOMINION ENERGY AND WITH MECHANICAL PLANS.
8. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER. SEE ELECTRICAL SITE PLAN FOR POWER CONNECTIONS.
9. TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED. SEE ELECTRICAL SITE PLAN FOR COMMUNICATIONS CONNECTIONS.
10. INSTALL 1-1/2" STOP AND WASTE FOR IRRIGATION, CONNECT TO NEW 2" WATER LATERAL PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS. SEE LANDSCAPE PLANS FOR DETAILS.
11. NEW 6" PVC C-900 FIRE SERVICE WATER LINE PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS, INCLUDING ALL FITTINGS AND THRUST BLOCKING. SEE VINEYARD TOWN DETAIL '13', SHEET C5.04 FOR TRENCHING AND DETAIL '18', SHEET C5.04 FOR THRUST BLOCKING.
12. CONNECT NEW 8" BLUE PVC C-900 DR-18 WATER LINE TO EXISTING 8" WATER MAIN LINE, PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
13. NEW 2" WATER METER PER VINEYARD TOWN STANDARDS.
14. SEWER CLEANOUT AND 6" PVC SEWER LINE FOR USE IN CLEARING SEWER LINES WITHIN THE BUILDING FROM OUTSIDE SEE STANDARD CHURCH DETAIL 'L' SHEET C521.
15. SIDEWALK AREA LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
16. PARKING LOT AREA LIGHT POLE, SEE ELECTRICAL PLANS DETAILS.
17. 2" POLY PIPE WATER SERVICE LINE. PER VINEYARD TOWN STANDARD DETAIL '19', SEE SHEET C5.04.
18. ENSURE NO DEEP-ROOTED VEGETATION IS LOCATED WITHIN 10' OF FIRE HYDRANT OR WATER METER PER VINEYARD TOWN STANDARDS AND SPECIFICATIONS.
19. 4' DIAMETER SANITARY SEWER MANHOLE, PER APWA PLAN NO. 411.
20. 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING.
21. INSTALL OWNER PROVIDED DRINKING FOUNTAIN PER MANUFACTURER'S REQUIREMENTS.
22. 3/4" POLY PIPE WATER LINE FROM PROPOSED BUILDING TO THE PAVILION DRINKING FOUNTAIN. SEE PLUMBING PLANS FOR COORDINATION AND FOR DETAILS.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
No. 11888925-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx 1700 West 1375 South
Vineyard, Utah 84059

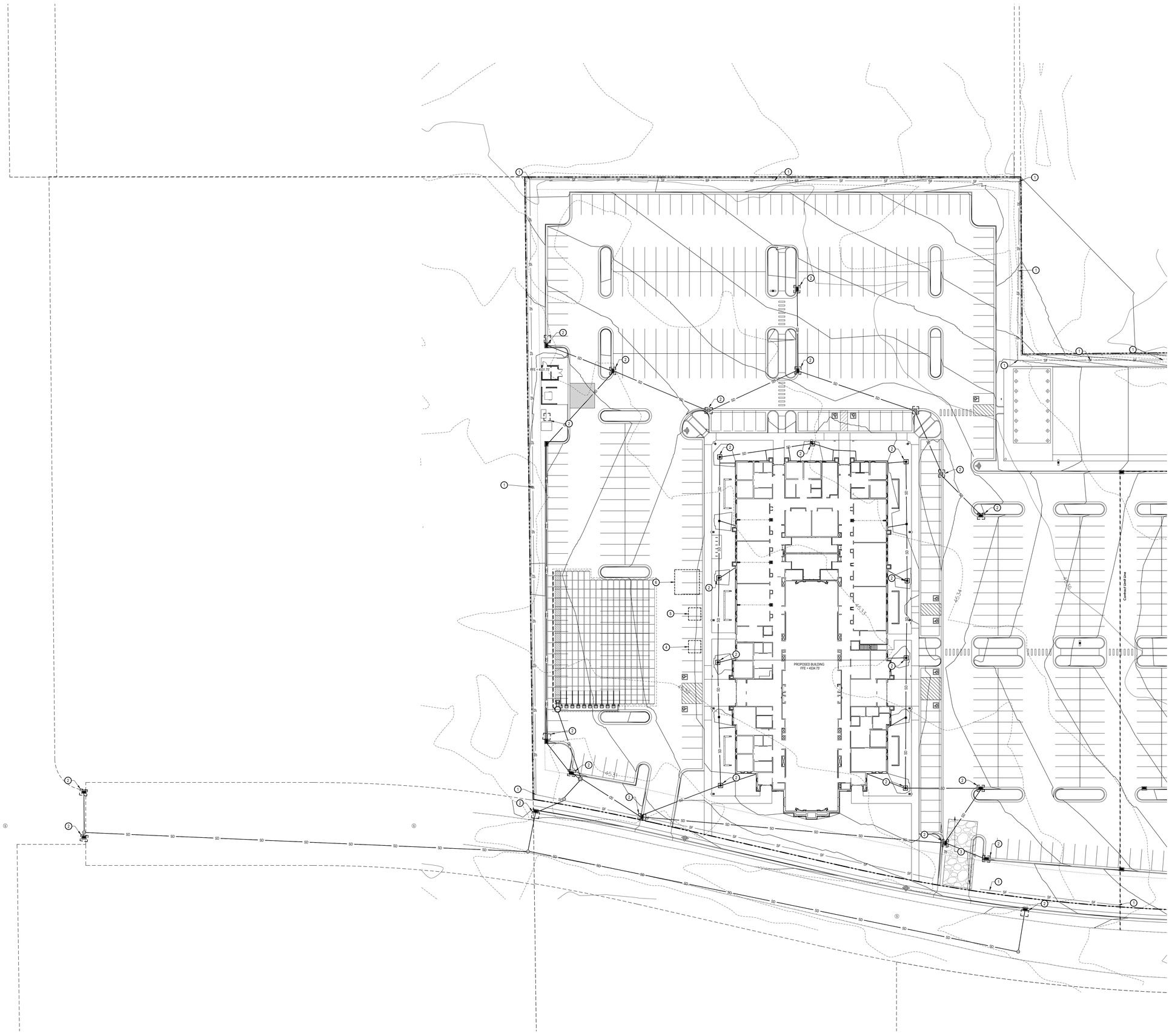
Owner #: 390-1876
Plan Series: 2024 10 Ward S.C.
County Parcel: 37-228-0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

Site Utility Plan

C151

Plotted: 19 Aug 2024 5:14 PM



GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.04 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDEROUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. PORTABLE TOILET. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. TOPSOIL STOCK PILE AREA. MAINTAIN SILT FENCE AROUND PERIMETER AT ALL TIMES. CONTROL DUST FROM PILE BY EITHER COVERING OR KEEPING MOIST. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. NEW FILTER SOCK TO BE PLACED IN THE GUTTER ON THE DOWN STREAM END OF THE LOT TO PREVENT SEDIMENT FROM BEING TRANSPORTED INTO THE STORM DRAIN SYSTEM.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
REG. NO. 9599825-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37:225:0001
Plan Series: 2024 10 Ward LSC
Owner #: 370-1816

Drawing Issue and Revision Schedule

#	Description	Date
1	Permit Documents	15 Aug 2024
2	Bid Documents	

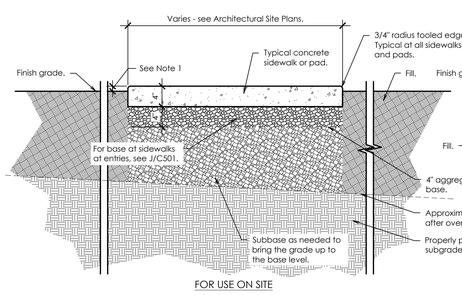
Erosion Control Plan

C171

Printed: 19 Aug 2024 5:14 PM

NOTES

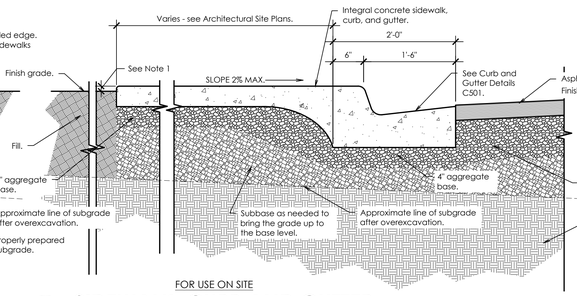
1. 1" prior to seeding, 2" prior to sodding, 4" in planting areas.
2. Expansion joint material shall be recessed 1/4" where sealant is not applied, and 1/2" where sealant is applied.
3. Epoxy-coated reinforcement steel bars shall be used for all concrete reinforcing used for all site concrete elements.



FOR USE ON SITE

A SIDEWALK DETAIL

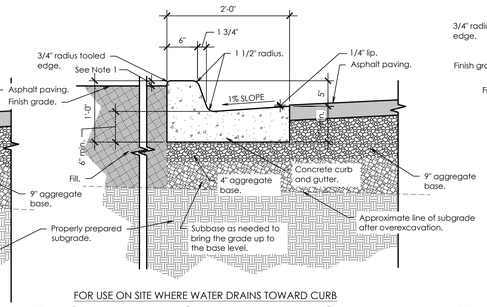
Scale: 1" = 1'-0"



FOR USE ON SITE

B SIDEWALK, CURB AND GUTTER

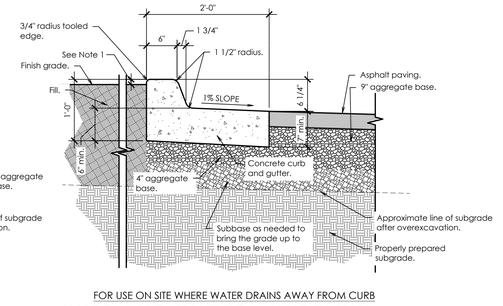
Scale: 1" = 1'-0"



FOR USE ON SITE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER - IN FLOW

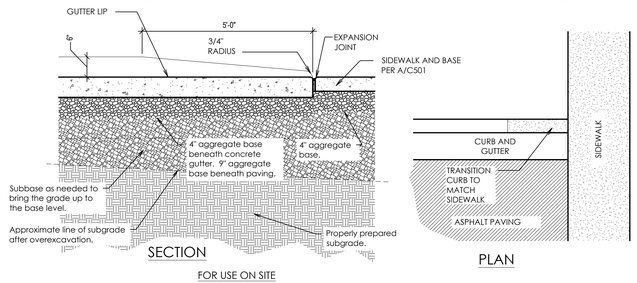
Scale: 1" = 1'-0"



FOR USE ON SITE WHERE WATER DRAINS AWAY FROM CURB

D CURB AND GUTTER - OUT FLOW

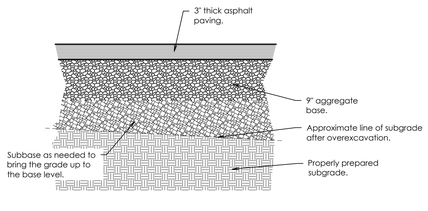
Scale: 1" = 1'-0"



FOR USE ON SITE

E CURB TRANSITION

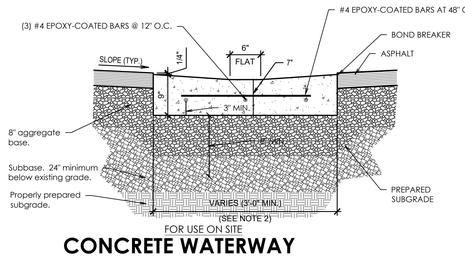
Scale: Not to Scale



FOR USE ON SITE

F ASPHALT PAVING

Scale: 1" = 1'-0"

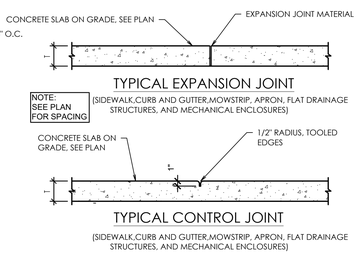


FOR USE ON SITE

G CONCRETE WATERWAY FLAT DRAINAGE STRUCTURE

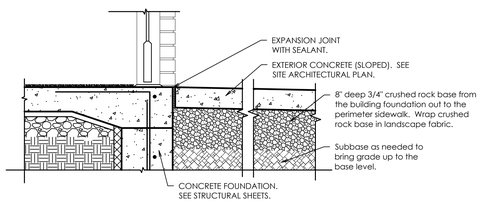
Scale: 1" = 1'-0"

(FLAT DRAINAGE STRUCTURE)



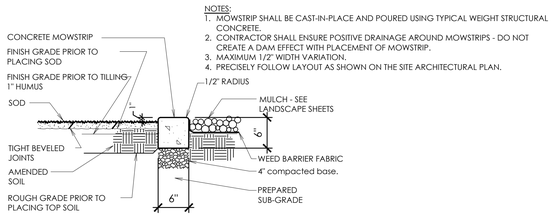
H EXPANSION AND CONTROL JOINTS

Scale: Not to Scale



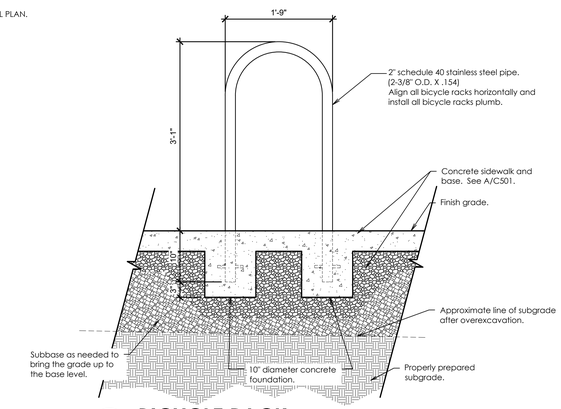
J TYPICAL ENTRY AT DOOR

Scale: 1" = 1'-0"



K CONCRETE MOW STRIP

Scale: 1" = 1'-0"



L BICYCLE RACK

Scale: 1" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 15 Aug 2024
County Parcel: 57-226-0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876

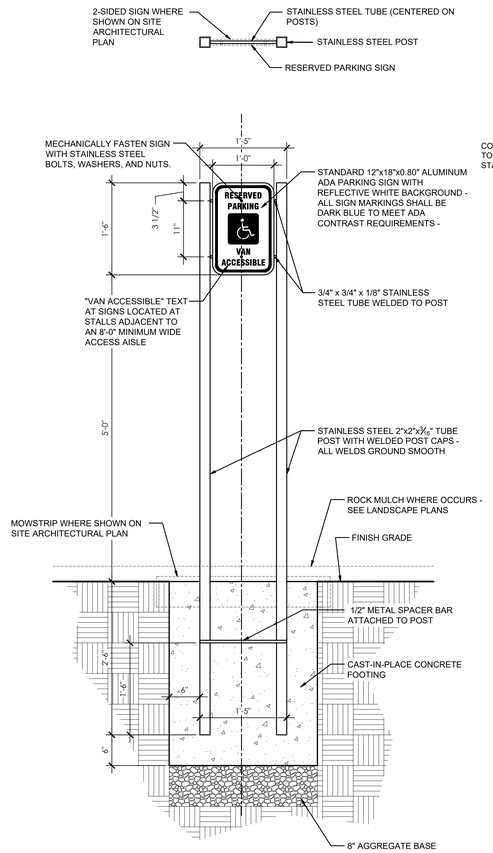
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Site Details

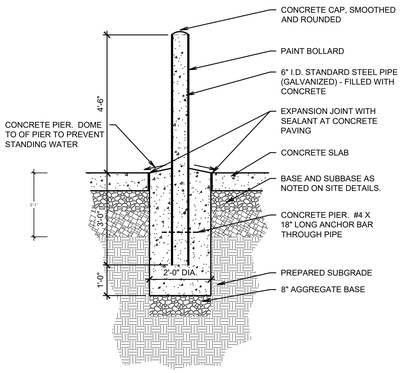
C501

Printed: 19 Aug 2024 2:10 PM



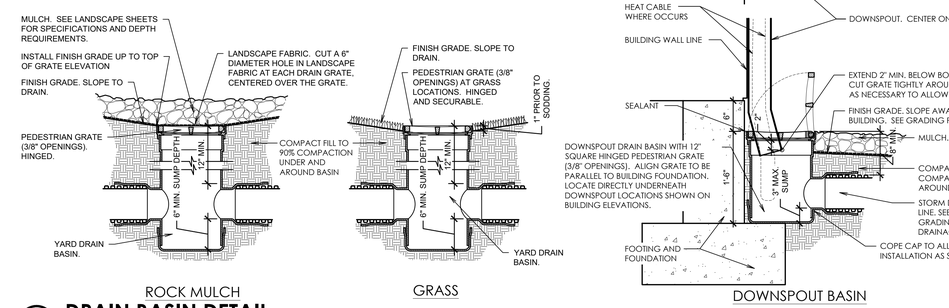
A ACCESSIBLE PARKING SIGN

Scale: 1" = 1'-0"



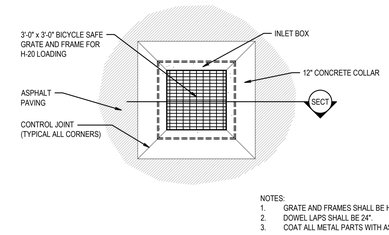
B BOLLARD DETAIL

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

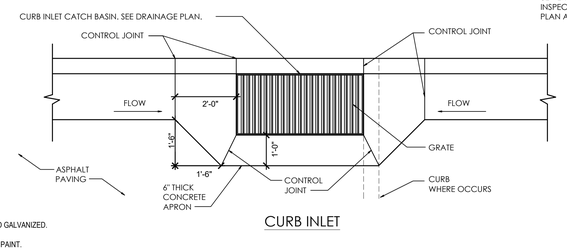


C DRAIN BASIN DETAIL

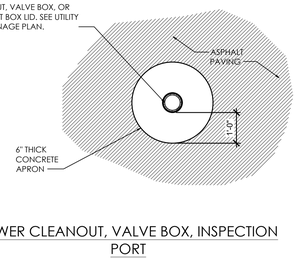
Scale: 1" = 1'-0"



NOTES:
1. GRATE AND FRAMES SHALL BE HOT-DIPPED GALVANIZED.
2. DOWEL LAPS SHALL BE 24".
3. COAT ALL METAL PARTS WITH ASPHALTUM PAINT.



CURB INLET

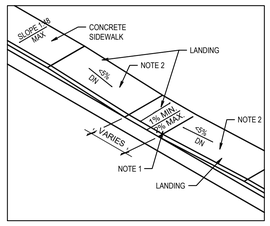


SEWER CLEANOUT, VALVE BOX, INSPECTION PORT

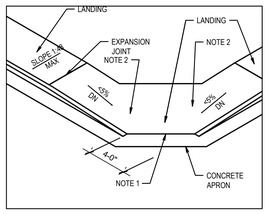
D CONCRETE COLLARS AND APRONS

Scale: NOT TO SCALE

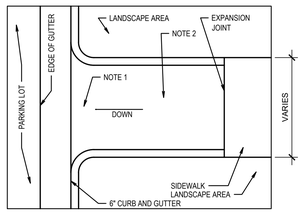
NOTES:
1. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
2. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
3. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
4. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING, ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%).



TYPE B



TYPE D



TYPE E

E ACCESSIBLE SLOPED SIDEWALKS

Scale: not to scale

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 7896498-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 15 Aug 2024
County Parcel: 57:220:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

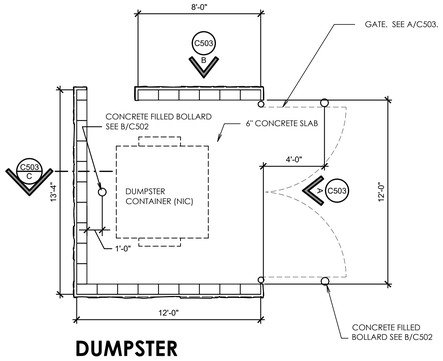
Site Details

C502

Printed: 19 Aug 2024 2:09 P.M.

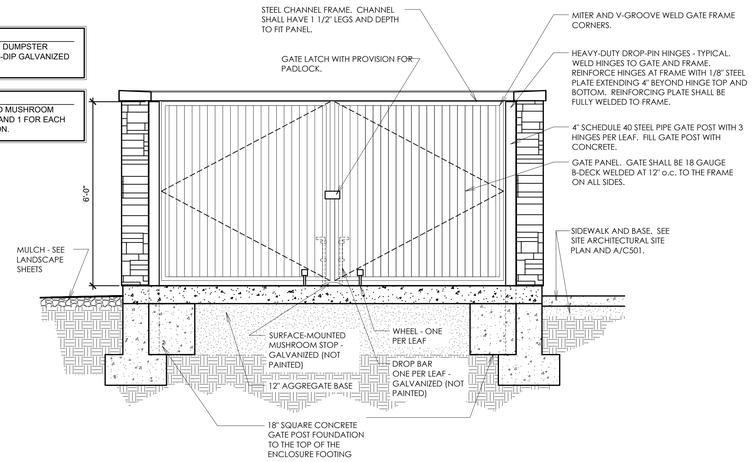
NOTE
ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE GATE SHALL BE HOT-DIP GALVANIZED AND POWDER COATED.

NOTE
PROVIDE (3) SURFACE - MOUNTED MUSHROOM STOPS: 1 AT CLOSED POSITION, AND 1 FOR EACH GATE LEAF AT THE OPEN POSITION.



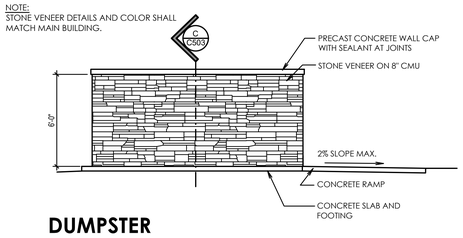
1 DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



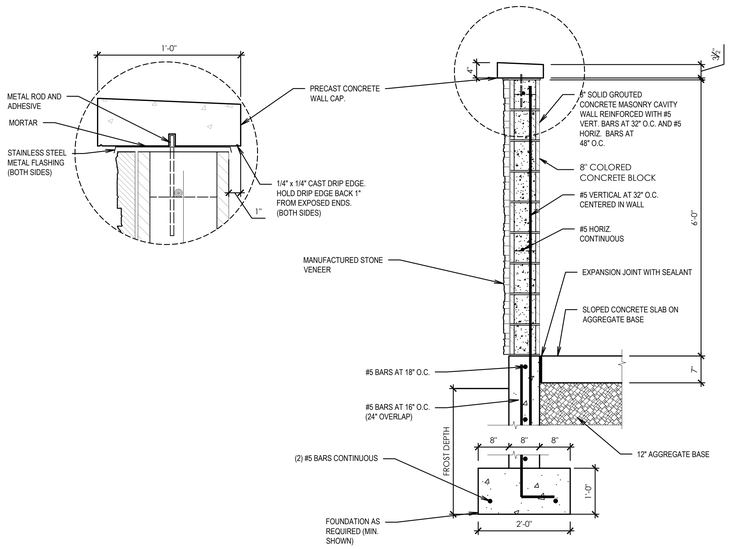


A DUMPSTER GATE ELEVATION
Scale: 1/2" = 1'-0"

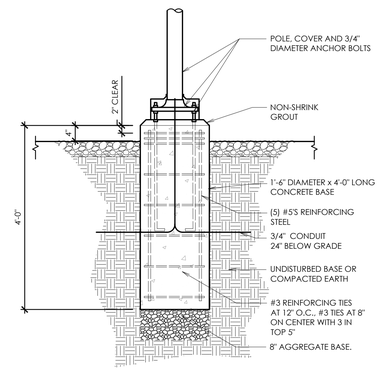
NOTE:
STONE VENEER DETAILS AND COLOR SHALL MATCH MAIN BUILDING.



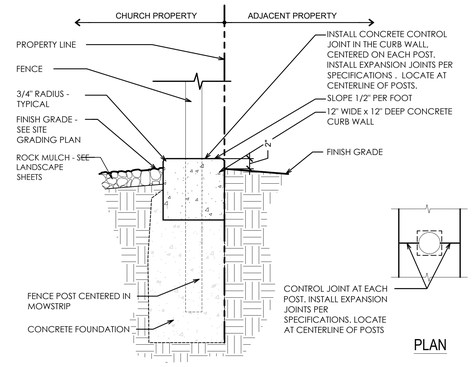
B DUMPSTER ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



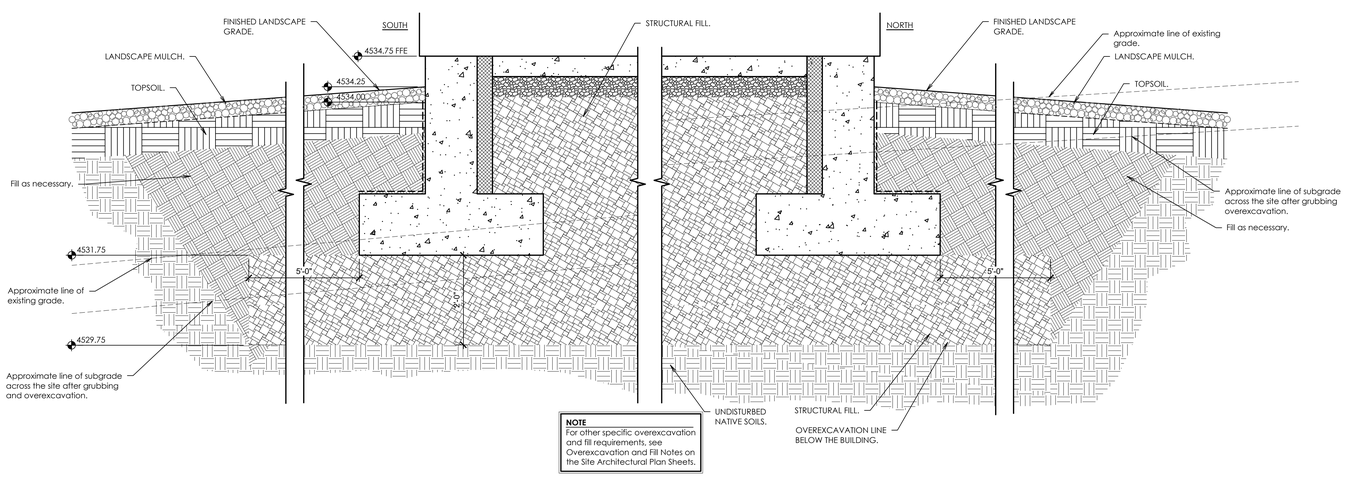
C DUMPSTER ENCLOSURE WALL SECTION
Scale: 3/4" = 1'-0"



D POLE LIGHT BASE IN LANDSCAPING AREAS
Scale: 3/4" = 1'-0"



E FENCE AND MOWSTRIP DETAIL
Scale: 1" = 1'-0"



NOTE
For other specific overexcavation and fill requirements, see Overexcavation and Fill Notes on the Site Architectural Plan Sheets.

F OVEREXCAVATION DETAIL
Scale: 1" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Adams
15 Aug 2024
7738898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1872
Plan Series: 2024 10 Ward S/C
County Parcel: 57-226-0001
BID #: 2344
Date: 15 Aug 2024

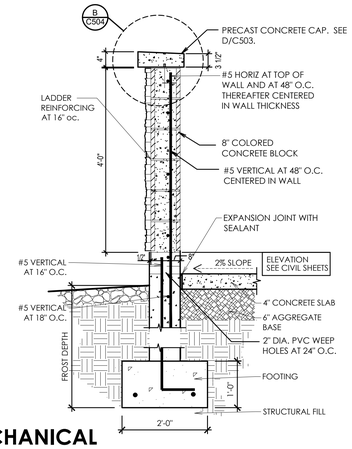
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Site Details

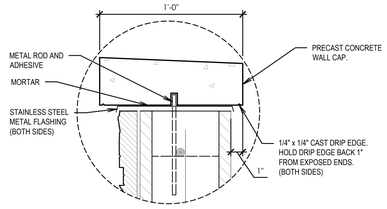
C503

Printed: 19 Aug 2024 2:06 PM



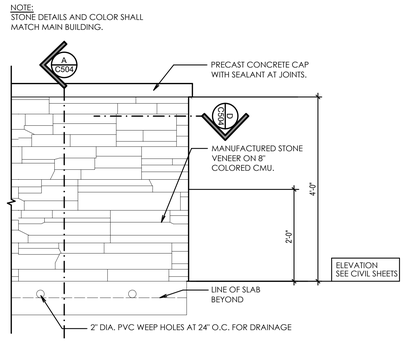
A MECHANICAL ENCLOSURE WALL SECTION

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



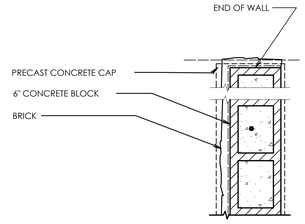
B MASONRY WALL CAP

Scale: NOT TO SCALE



C MECHANICAL ENCLOSURE WALL ELEVATION

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



D MECHANICAL ENCLOSURE WALL PLAN

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 7881698-0301 STATE OF UTAH
19 Aug 2024

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 570 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward IGC
Owner #: 590-18-16

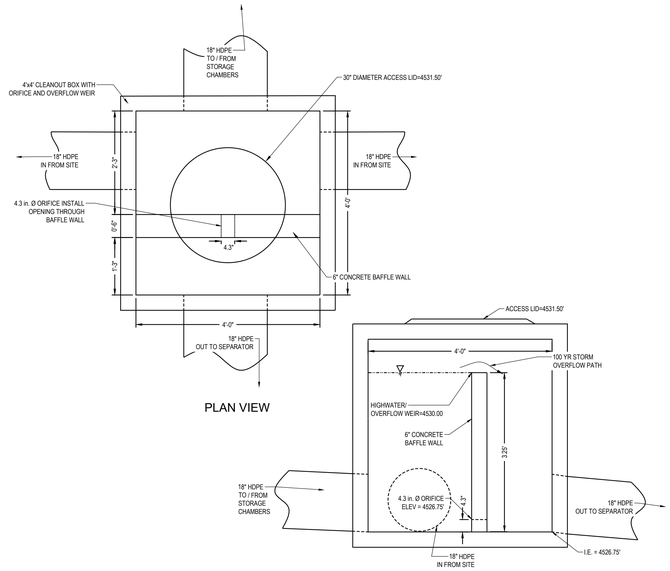
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Site Details

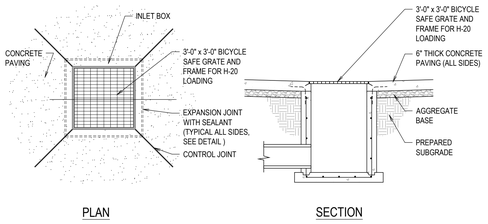
C504

Printed: 19 Aug 2024 2:08 PM



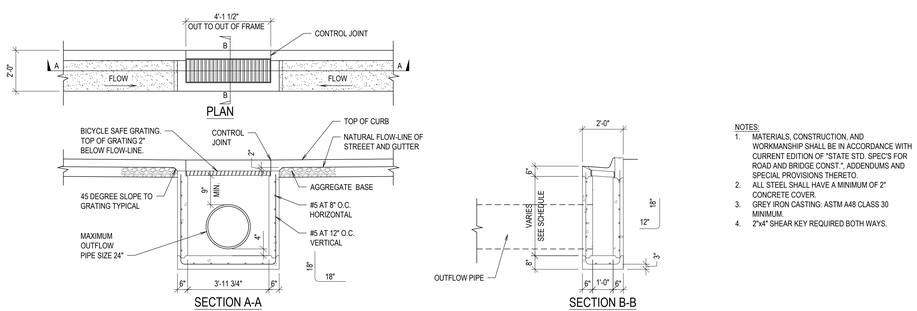
STORM DRAIN OUTLET CONTROL STRUCTURE WITH ORIFICE AND OVERFLOW WEIR

A SCALE: N.T.S.



INLET BOX IN CONCRETE PAVING

H SCALE: N.T.S.



NOTES:
1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF "STATE STD. SPEC.S FOR ROAD AND BRIDGE CONST.", ADDENDUMS AND SPECIAL PROVISIONS THERETO.
2. ALL STEEL SHALL HAVE A MINIMUM OF 2" CONCRETE COVER.
3. GREY IRON CASTING: ASTM A48 CLASS 30 MINIMUM.
4. 2"x4" SHEAR KEY REQUIRED BOTH WAYS.

SINGLE GUTTER INLET BOX

M SCALE: N.T.S.

ADS

User Inputs

Chamber Model:	SC-800
Outlet Control Structure:	Yes
Project Name:	Orem Vineyard YSA 3rd
Engineer:	Daniel Canning
Project Location:	Utah
Measurement Type:	Imperial
Required Storage Volume:	20641 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	6 in.
Stone Above Chambers:	6 in.
Design Constraint Dimensions:	(85 ft. x 115 ft.)

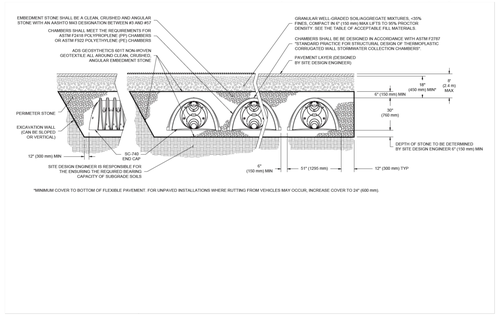
Results

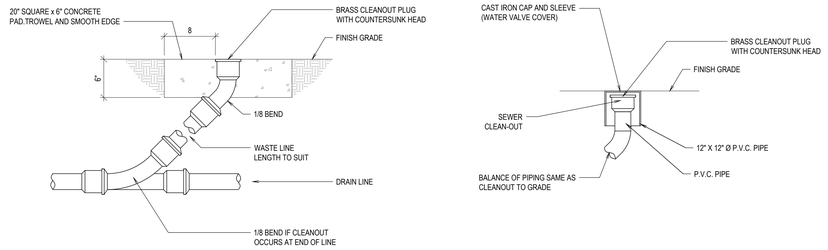
System Volume and Bed Size

Installed Storage Volume:	21089.80 cubic ft.
Storage Volume Per Chamber:	50.60 cubic ft.
Number Of Chambers Required:	244
Number Of End Caps Required:	34
Chamber Rows:	17
Maximum Length:	115.27 ft.
Maximum Width:	82.85 ft.
Approx. Bed Size Required:	9075.07 square ft.
Average Cover Over Chambers:	N/A .

System Components

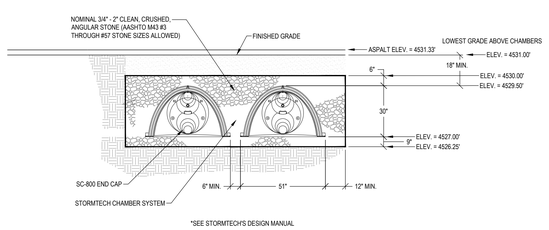
Amount Of Stone Required:	799 cubic yards
Volume Of Excavation (Not Including Fill):	1261 cubic yards
Total Non-woven Geotextile Required:	2622 square yards
Woven Geotextile Required (excluding Isolator Row):	105 square yards
Woven Geotextile Required (Isolator Row):	73 square yards
Total Woven Geotextile Required:	177 square yards
Impervious Liner Required:	0 square yards





CLEAN-OUT TO GRADE (COTG) (CONCRETE & GRADE)

L SCALE: N.T.S.



*SEE STORMTECH'S DESIGN MANUAL

STORMTECH CHAMBER SECTION DETAIL

N SCALE: N.T.S.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
No. 10899025-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1818
Plan Series: 2024 10 Ward S/C
County Parcel: 37:226:0301
BID #: 2344
Date: 13 Aug 2024

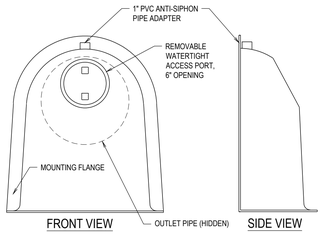
Drawing Issue and Revision Schedule

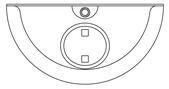
#	Title	Date
1	Bid Documents	13 Aug 2024

Civil Details

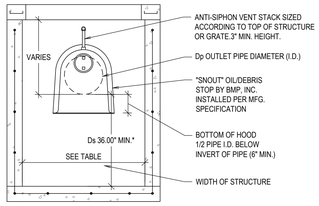
C521

Printed: 19 Aug 2024 5:14 PM





PLAN VIEW



STRUCTURE DIMENSIONS — PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

SNOUT CONFIGURATION

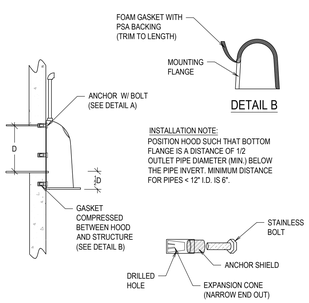
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

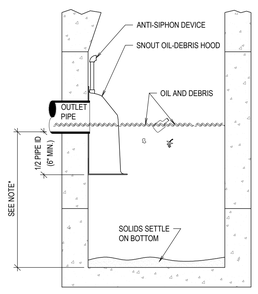
SPECIFICATIONS:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED
   SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
   INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS



INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".

DETAIL A



NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

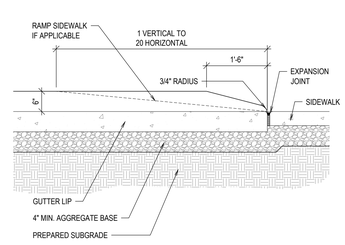
TYPICAL INSTALLATION

US Patent # 6126817

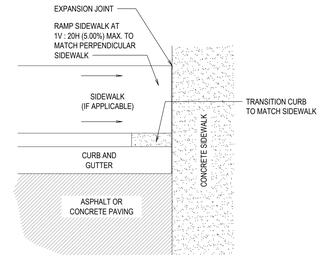
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

A SNOUT OIL-WATER DEBRIS SEPARATOR

SCALE: N.T.S.



SECTION



PLAN

J CURB TRANSITION

SCALE: N.T.S.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
No. 14889925-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx 1700 West 575 South
Vineyard, Utah 84059

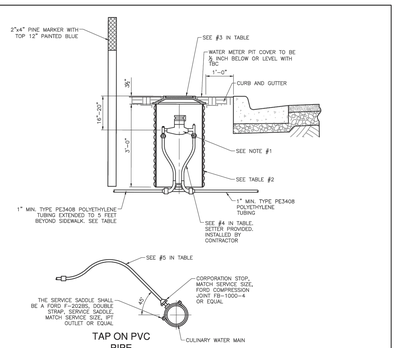
Owner #: 5761-1876
Plan Series: 2024 10 Ward S.C.
County Parcel: 37-226-0001
BHD #: 2344
Date: 19 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	19 Aug 2024	Bid Documents

Civil Details

C531

Plotted: 19 Aug 2024 5:14 PM



TAP ON PVC PIPE

NOTES:
1. ¾" – 1" METERS PROVIDED AND INSTALLED BY CITY.
1½" – 2" METERS PROVIDED BY CITY, INSTALLED BY CONTRACTOR.
2. WATER SERVICE TO BE LOCATED PER APPROVED UTILITY PLAN.
3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS WITH INSERTS.
4. NO. 14 GAUGE COPPER TRACER WIRE REQUIRED, ATTACHED TO WIRE AT MAIN AND EXTENDED INTO METER BOX.
5. WATER METER TO BE LOCATED 2' MIN. FROM DRIVEWAYS.

TABLE					
	1	2	3	4	5
METER SIZE	BADGER METER MODEL	METER BOX SIZE, ADS/HDPE WHITE	LID DAL FOUNDRY 2" HOLE *	FORD COPPERSETTERS PART # *	
¾"	M-25	21" x 36"	L-2244	VBH7731B44442NL	1" POLY
1"	M-70	21" x 36"	L-2244	VBH7741B44442NL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

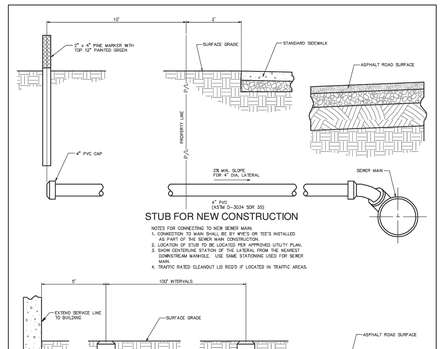
NO.	DESCRIPTION	BY	APP'D	DATE
1	ADDED JPEAS	JPE		9/1/2021
2				
3				

VINEYARD

TYPICAL CULINARY WATER CONNECTION

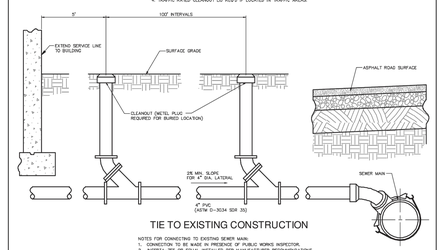
TOWN OF VINEYARD

Standard Drawing No. 19
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019



STUB FOR NEW CONSTRUCTION

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE LOCATED PER APPROVED UTILITY PLAN.
3. STUB SHALL BE MARKED WITH A 4" PVC CAP AND LOCATED IN DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.
4. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.



TIE TO EXISTING CONSTRUCTION

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.
2. INSERTA-TEE OR EQUAL INSTALLED PER MANUFACTURER RECOMMENDATIONS.
3. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

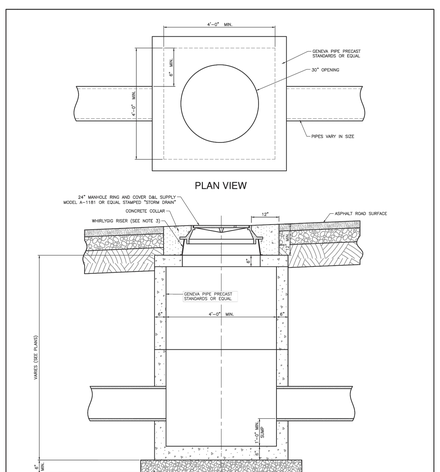
NO.	DESCRIPTION	BY	APP'D	DATE
1	REMOVE JPEAS	JPE		9/1/2021
2				
3				

VINEYARD

TYPICAL SEWER LATERAL

TOWN OF VINEYARD

Standard Drawing No. 20
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019



PLAN VIEW

ELEVATION SECTION

NOTES:
1. MANHOLE COVER TO BE A SOLID LID CONTAINING ONE PICK HOLE. SEE SPECIFICATION DIVISION 5 FOR COVER LABEL. DAL SUPPLY P/N A-1181 (OR EQUAL).
2. FLAT LIDS SHALL MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY TOWN ENGINEER.
3. CONCRETE GRADE RINGS MAY BE USED INSTEAD OF GRADE RINGS TO ADJUST MANHOLE RING AND COVER TO GRADE.
4. 24" MAXIMUM WHIRLYGIG RISER HEIGHT.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

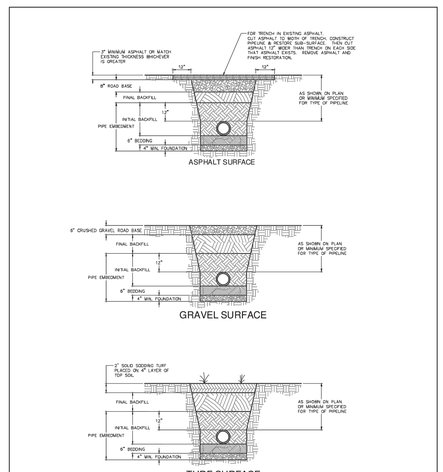
NO.	DESCRIPTION	BY	APP'D	DATE
1				
2				
3				

VINEYARD

STORM DRAIN JUNCTION BOX DETAIL

TOWN OF VINEYARD

Standard Drawing No. 9A
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019



NOTES:
1. SLOPE TRENCH TO MEET 3Hor:1V MAXIMUM SLOPE EDITORS OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL. EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
4. NO PATCHES WITHIN EXISTING PATCHES.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

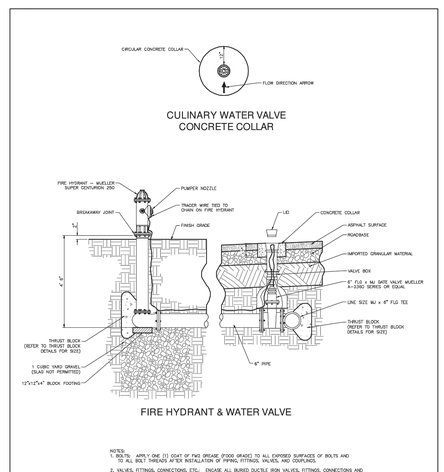
NO.	DESCRIPTION	BY	APP'D	DATE
1				
2				
3				

VINEYARD

TYPICAL TRENCH SECTION

TOWN OF VINEYARD

Standard Drawing No. 13
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019



FIRE HYDRANT & WATER VALVE

NOTES:
1. MJ: APPLY ONE (1) COAT OF PAINT GREASE (FOOD GRADE) TO ALL EXPOSED SURFACES OF BOLTS AND TO ALL BOLT THREADS AFTER INSTALLATION OF PIPING, FITTINGS, VALVES, AND COUPLINGS.
2. VALVES, FITTINGS, CONNECTIONS, ETC., ENCASE ALL BURIED DUCTILE IRON VALVES, FITTINGS, CONNECTIONS AND SPECIALTIES IN MINIMUM 8 MIL, BLACK POLYETHYLENE SHEETS IN ACCORDANCE WITH AWWA C-105. SECURE POLYETHYLENE SHEETS TO THE PIPE AS SPECIFIED ABOVE.
3. DUCTILE IRON PIPE: ENCASE BURIED DUCTILE IRON PIPE IN MINIMUM 8 MIL, POLYETHYLENE SHEETS IN ACCORDANCE WITH AWWA C105 IN ALL AREAS AND SOIL TYPES AS SHOWN ON THE PROJECT PLANS OR AS SPECIFIED BY THE ENGINEER.
4. NO RISER KITS SHALL BE INSTALLED ABOVE FINISHED GRADE.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

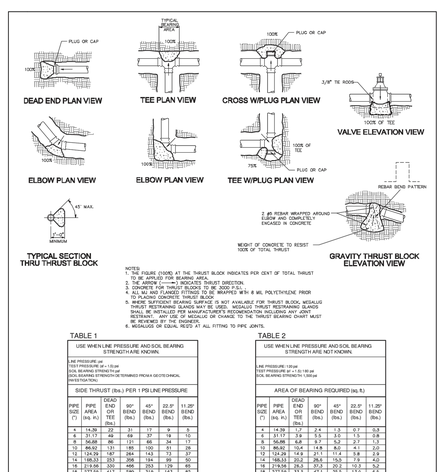
NO.	DESCRIPTION	BY	APP'D	DATE
1				
2				
3				

VINEYARD

FIRE HYDRANT AND WATER VALVE DETAIL

TOWN OF VINEYARD

Standard Drawing No. 17
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019



NOTES:
1. USE FIGURE (100%) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (←→) INDICATES THRUST DIRECTION.
3. CONCRETE SHALL BE 3000 PSI AT 28 DAYS MINIMUM.
4. ALL MJ AND FLANGED FITTINGS TO BE WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. WHERE MEGALUG OR EQUAL RESTRAINT IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION INCLUDING ANY JOINT RESTRAINT. ANY USE OF MEGALUG OR CHANGE TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL REQ'D AT ALL FITTING TO PIPE JOINTS.

TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.						
LINE PRESSURE (psi): TEST PRESSURE (psi) = 1.5 psi SOIL BEARING STRENGTH (psf): SOIL BEARING STRENGTH DETERMINED FROM A GEOTECHNICAL INVESTIGATION						
	SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE					
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	22	31	17	9	5
6	31.17	48	69	37	18	10
8	54.97	85	121	65	32	17
10	86.62	133	189	102	51	26
12	124.29	192	284	143	72	37
14	168.33	253	368	194	96	50
16	218.58	320	466	253	129	65
18	277.59	417	588	318	163	82
20	343.41	514	737	394	201	101
24	490.06	738	1042	563	284	143
30	757.66	1137	1608	871	444	223

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN						
LINE PRESSURE (150 psi) SOIL BEARING STRENGTH (1,500 psf)						
	AREA OF BEARING REQUIRED (sq. ft.)					
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.4
6	31.17	3.9	5.5	3.0	1.5	0.8
8	54.97	6.8	9.7	5.2	2.6	1.4
10	86.62	10.4	14.9	8.2	4.1	2.1
12	124.29	14.9	21.1	11.4	5.8	2.9
14	168.33	20.2	28.5	15.5	7.9	4.0
16	218.58	26.2	37.3	20.2	10.3	5.2
18	277.59	33.3	47.1	25.5	13.0	6.5
20	343.41	41.1	58.1	31.4	16.0	8.1
24	490.06	59.8	83.2	45.0	22.8	11.5
30	757.66	90.9	128.6	69.6	35.5	17.9

EXAMPLE FOR TABLE 1:
8-INCH BEND
THRUST @ 100 psi
FROM TABLE: THRUST PER 1 psi =121 lbs
CALCULATE TOTAL THRUST: 100 psi x 121 lbs/psi = 12,100 lbs
USE 1,500 psf SOIL BEARING
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 8.1 sq. ft. (12,100 lbs / 2,000 psf = 8.1 sf. ft.)

* PIPE AREA IS BASED ON LARGEST ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE.

JUB

STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. ADJUSTING THESE DOCUMENTS TO MEET SPECIFIC PROJECT CONDITIONS IS THE RESPONSIBILITY OF THE TOWN OF VINEYARD CONSTRUCTION AND NOT OF THE FIRM THAT WROTE THE ORIGINAL DOCUMENTS. THE ENGINEER

REVISIONS

NO.	DESCRIPTION	BY	APP'D	DATE
1				
2				
3				

VINEYARD

THRUST BLOCK DETAILS

TOWN OF VINEYARD

Standard Drawing No. 18
APPROVED BY CITY COUNCIL
DATE: SEPTEMBER 5, 2019
REVISED: 1
DATE: SEPTEMBER 5, 2019

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
No. 1588925-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 570-1876
Plan Series: 2024 10 Ward S.C.
County Parcel: 37-226-0001
BHD #: 2344
Date: 13 Aug 2024

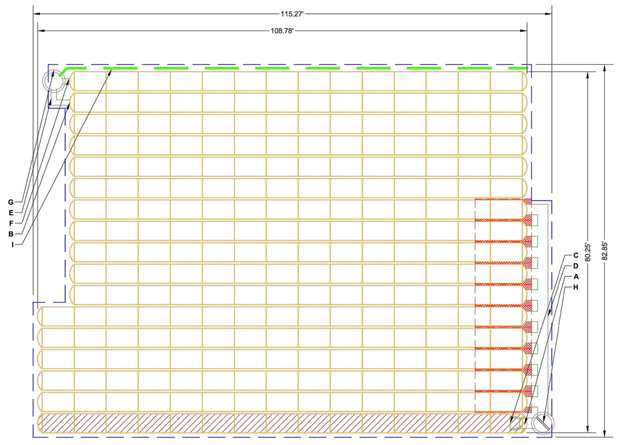
Drawing Issue and Revision Schedule		
#	Description	Date
1	13 Aug 2024 Bid Documents	

Civil Details

C541

Printed: 19 Aug 2024 5:14 PM

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
244	STORMTECH SC-800 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	11.25
34	STORMTECH SC-800 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	5.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4.50
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4.50
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4.50
21094	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	3.75
		TOP OF SC-800 CHAMBER:	3.25
		24" x 24" BOTTOM MANIFOLD INVERT:	0.69
		24" ISOLATOR ROW PLUS INVERT:	0.69
9075	SYSTEM AREA (SF)	12" x 12" BOTTOM MANIFOLD INVERT:	0.63
403.8	SYSTEM PERIMETER (ft)	12" BOTTOM CONNECTION INVERT:	0.63
		BOTTOM OF SC-800 CHAMBER:	0.50
		UNDERDRAIN INVERT:	0.00
		BOTTOM OF STONE:	0.00



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

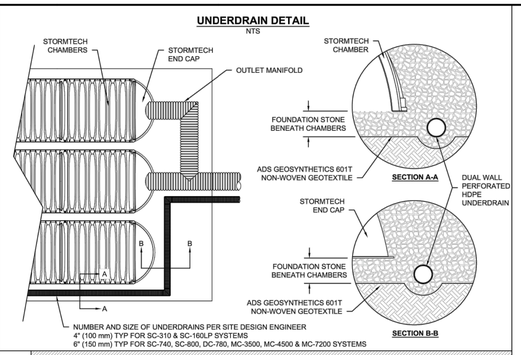
1. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
2. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
3. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
4. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
5. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM CORED END CAP, PART#: SC800EPE24BPC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.30"	
PREFABRICATED END CAP	B	12" BOTTOM CORED END CAP, PART#: SC800EPE12BPC / TYP OF ALL 12" BOTTOM CONNECTIONS	1.60"	
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC74024RAMP		
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	2.30"	
MANIFOLD	E	12" x 12" BOTTOM MANIFOLD, ADS N-12	1.60"	
PIPE CONNECTION	F	12" BOTTOM CONNECTION	1.60"	
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		4.0 CFS OUT
CONCRETE STRUCTURE	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		27.1 CFS IN
W/WEIR				
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		

UNDERDRAIN DETAIL

NTS

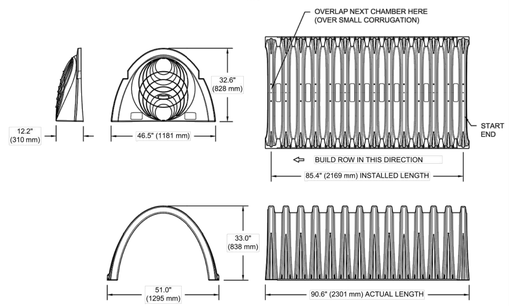


4 UNDERDRAIN DETAIL

SPACE INTENTIONALLY LEFT BLANK

SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	81.0 CUBIC FEET	(2.29 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

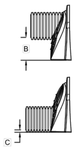
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	15.4 CUBIC FEET	(0.43 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 6" (152 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

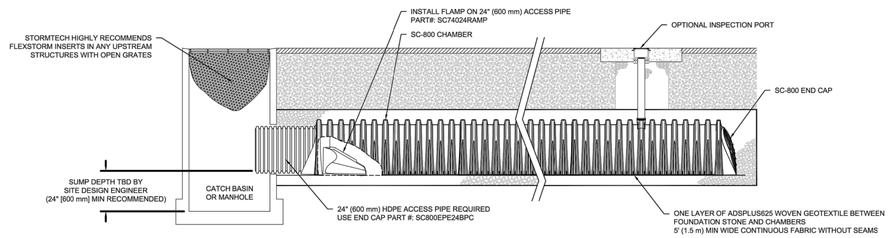
PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-800 TECHNICAL SPECIFICATION



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

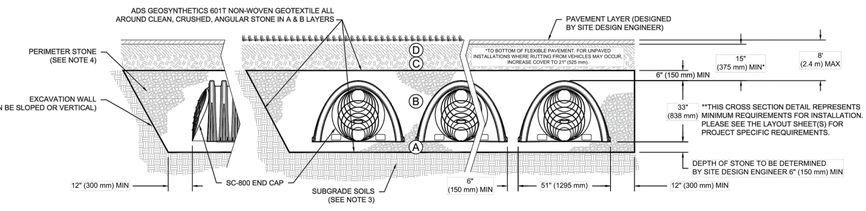
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[2]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-800 CROSS SECTION DETAIL

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
NO. 14888926-2202
DANIEL J. CANNING
STATE OF UTAH

DRAWN: DC
CHECKED: N/A
DATE:
PROJECT #:
REV:
NOT TO SCALE

OREM VINEYARD YSA 3RD
VINEYARD, UT, USA

StormTech®
Chamber System
888-892-2694 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473
ADS.

SHEET
1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 3PO-1876
Plan Series: 2024 10 Ward SC
County Parcel: 57-226-0001
BHD #: 2344
Date: 15 Aug 2024

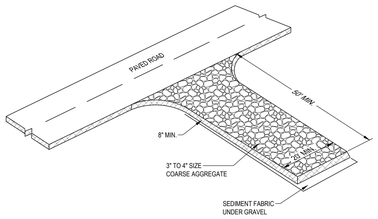
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Civil Details

C551

Printed: 19 Aug 2024 5:14 PM



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRAD TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.

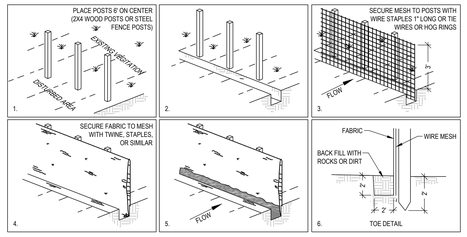
OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACER BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

SILT FENCE C3
SCALE: N.T.S.

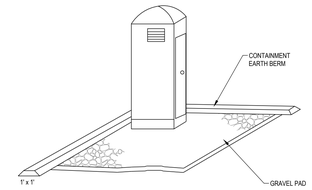
OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ▪ CONTROL SITE PERIMETER
- ▪ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

PORTABLE TOILETS C5
SCALE: N.T.S.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ▪ CAPITAL COSTS
- ▪ O & M COSTS
- ▪ MAINTENANCE
- □ TRAINING

■ HIGH ▪ MEDIUM □ LOW

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 6.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A _" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (+1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS. E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE ATTACHED SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

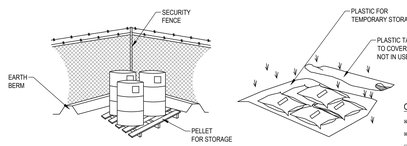
7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE 'YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
860 SOUTH BOGLE AVE., SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. Ⓡ REPLENISH



- ← CONTROLLED STORAGE LOCATION
- ← BERMED PERIMETER IMPOUNDMENT
- ← STORAGE OFF GROUND
- ← COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

MATERIALS STORAGE A3
SCALE: N.T.S.

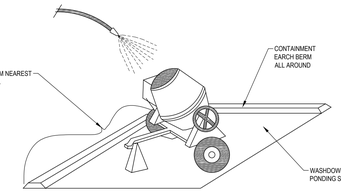
OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ▪ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ▪ MAINTENANCE
- ▪ TRAINING

■ HIGH ▪ MEDIUM □ LOW



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

CONCRETE WASTE MANAGEMENT A5
SCALE: N.T.S.

OBJECTIVES
- ▪ HOUSEKEEPING PRACTICES
- ▪ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ▪ OTHER WASTE

- ■ HIGH IMPACT
- ▪ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ▪ MAINTENANCE
- ▪ TRAINING

■ HIGH ▪ MEDIUM □ LOW

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
68-19-24
No. 14889925-2202
DANIEL I. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward GC
County Parcel: 37:220:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Civil Details

C571

Printed: 19 Aug 2024 5:14 PM

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECTENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECTENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECTENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY: ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 GRADING / SOILS

1. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
2. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
3. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

1.6 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECTENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
T2	ex72	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)
		CONCRETE PAVEMENT
		STD. DUTY ASPHALT
		HEAVY DUTY ASPHALT

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
ADA	AMERICANS WITH DISABILITIES ACT	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TL	TREE LINE
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TMH	TELEPHONE MANHOLE
B&C	BAR & CAP	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TOA	TOP OF ASPHALT
BC	BUILDING CORNER	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
BLUE	BLUE STAKED ELECTRIC	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOE	TOE OF SLOPE
BLUFO	BLUE STAKED FIBER OPTIC	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOP	TOP OF SLOPE or TOP OF PIPE
BLUG	BLUE STAKED NATURAL GAS	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOW	TOP OF WALK
BLUIRR	BLUE STAKED IRRIGATION	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TR	TELEPHONE RISER
BLUSD	BLUE STAKED STORM DRAIN	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TV	TELEVISION
BLUSS	BLUE STAKED SANITARY SEWER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TW	TOP OF WALL
BLUT	BLUE STAKED TELEPHONE	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TRANS	TRANSFORMER
BLUW	BLUE STAKED WATER	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TSP	TRAFFIC SIGNAL POLE
BM	BENCHMARK	FD	FOUND	LP	LOW POINT or LIGHT POLE	S	SOUTH	TSB	TRAFFIC SIGNAL BOX
BOB	BOTTOM OF BOX	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	UD	UNDERDRAIN
BOL	BOLLARD	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	UGC	UNDERGROUND COMMUNICATIONS
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	UGP	UNDERGROUND POWER
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UGT	UNDERGROUND TELEPHONE
BW	BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGTV	UNDERGROUND TELEVISION
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	U.N.O.	UNLESS NOTED OTHERWISE
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UP	UTILITY POLE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	VCP	VITRIFIED CLAY PIPE
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	VP	VERTICAL PIPE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	W	WEST or WATER
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	WM	WATER METER
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	WMH	WATER MANHOLE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	WS	WATER SURFACE
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WTR	WATER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WV	WATER VALVE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WW	WATERWAY
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD		
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM		
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE		
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		
DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP		
DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB		
DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE		

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
08-19-24
REG. NO. 14998925-2202
DANIEL J. CANNING
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward GC
Owner #: SPO-1876

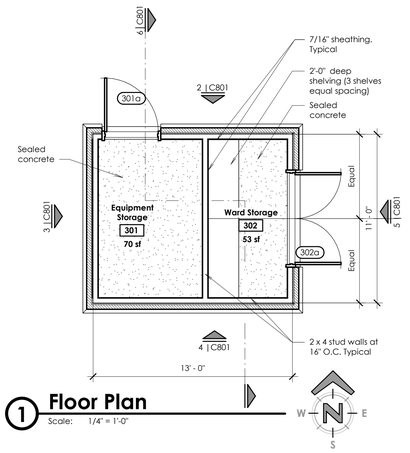
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

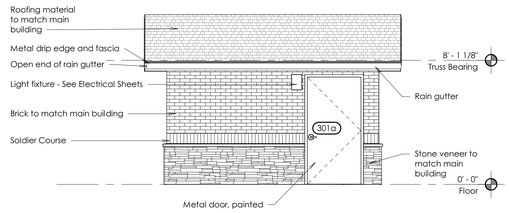
Civil Notes

C601

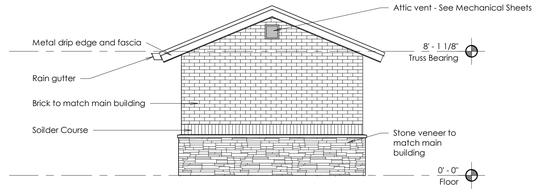
Printed: 19 Aug 2024 5:15 PM



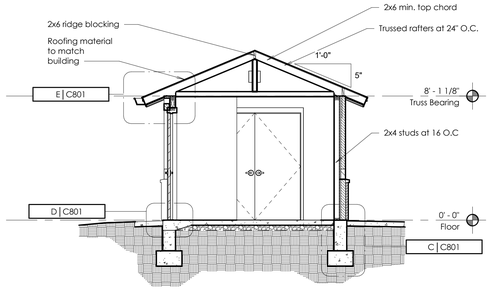
1 Floor Plan
Scale: 1/4" = 1'-0"



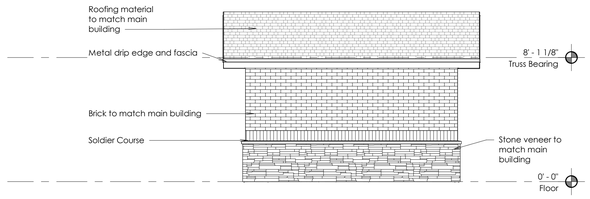
2 Building Elevation
Scale: 1/4" = 1'-0"



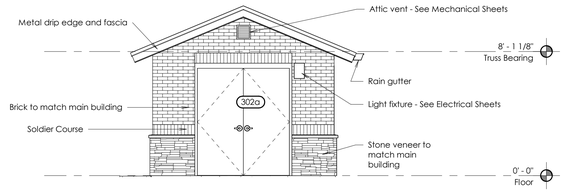
3 Building Elevation
Scale: 1/4" = 1'-0"



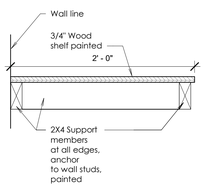
6 Section
Scale: 1/4" = 1'-0"



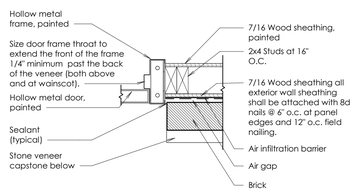
4 Building Elevation
Scale: 1/4" = 1'-0"



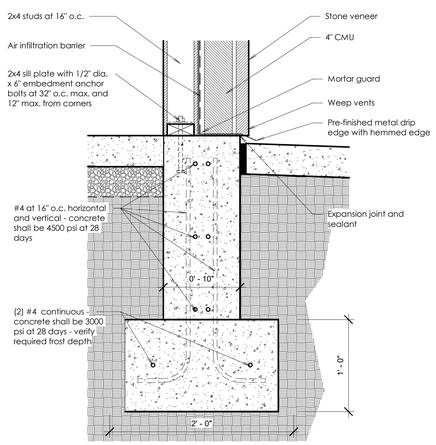
5 Building Elevation
Scale: 1/4" = 1'-0"



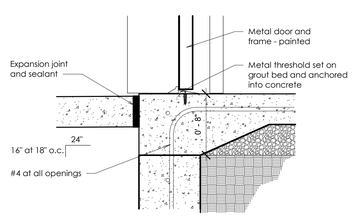
A Shelf Detail
Scale: 1 1/2" = 1'-0"



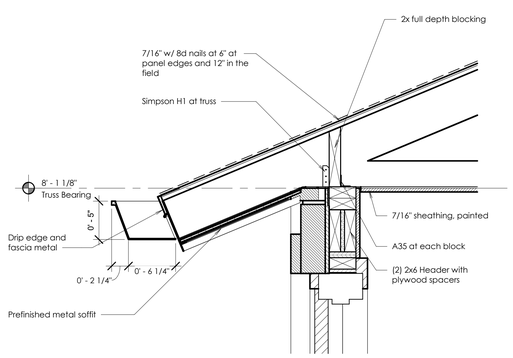
B Jamb Detail
Scale: 1 1/2" = 1'-0"



C Wall Base Detail
Scale: 1 1/2" = 1'-0"



D Door Threshold Detail
Scale: 1 1/2" = 1'-0"



E Head Detail
Scale: 1 1/2" = 1'-0"

Code Analysis	
Building Code	IBC 2018
Occupancy	S-1
Construction Type	V-B ; Non-Sprinklered
Height	12'
Stories	1
Building Area	165 Gross SF
Occupant Load	165/300 = .55 = 1 Occupant
Building is Unconditioned - No Heating or Cooling	

Note:
Install brick and manufactured stone veneer finishes . See main building drawings.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 9376898-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Wards 5-C
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Storage Building

C801

DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE II–B.
3. BUILDING USE: ASSEMBLY A–3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. BUILDING VOLUME: 19,800 CU. FT.
7. NO. OF OCCUPANTS: 120
8. ROOF DEAD LOAD – 11 PSF PLUS FRAMING WEIGHT
   a. SHINGLES AND FELT: 3.5 PSF
   a. DIAPHRAGM SHEATHING: 2.3 PSF
   b. WOOD DECK: 4.0 PSF
   c. MISCELLANEOUS: 1.2 PSF
9. ROOF LIVE LOAD – 20 PSF
10. SNOW LOAD
    a. Pg: 36 PSF (GROUND SNOW LOAD)
    b. Pf = 0.7 * Pg * Ce * Ct * Is = 27 PSF (ROOF SNOW LOAD)
       4) BUILDING ELEVATION: 4540 FT
    c. Ps = Pf Cs
       1) Cs: 1.0 FOR A 4:12 PITCH
       2) Ps: 27 PSF
11. WIND LOAD (ULTIMATE)
    a. V3s: 115 MPH
    b. EXPOSURE: C
    c. W: 1.00
12. SEISMIC LOAD (ULTIMATE)
    a. Ie: 1.00
    b. Ss: 1.274
    c. S1: 0.46
    d. Sds: 1.019
    e. Sd1: ---
    f. Ωo: 1.25
    g. Cd: 2.5
    h. SITE CLASS: D
    i. SEISMIC DESIGN CATEGORY: D
    j. R: 1.25 (CANTILEVERED STEEL COLUMNS)
    k. EQUIVALENT LATERAL FORCE PROCEDURE
    l. Cs = 0.89
13. ALLOWABLE SOIL BEARING PRESSURE:
    a. 1200 PSF
    b. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
    c. USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
    d. COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT BY EARTHTEC TESTING & ENGINEERING GEOTECHNICAL REPORT NUMBER 041524, DATED OCTOBER 1, 2004.

PAVILION CONSTRUCTION SEQUENCE NOTES:

1. VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
   a. BUILDING PERMIT
   b. PLANNING OR CONDITIONAL USE PERMIT
   c. OBTAIN REQUIRED USE PERMIT
2. REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
3. LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
4. DIG COLUMN CAISSONS.
5. PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
6. SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
7. PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1–1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
8. SET HSS COLUMNS OVER PRE–SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU–LAM BEAMS.
9. AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS. TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
10. THE WEIGHT OF GLU–LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
11. NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
12. LIFT GLU–LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
13. ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
14. ONCE GLU–LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
15. SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
16. INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
17. INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
18. LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID UP TO RIDGE.
19. INSTALL PRE–FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
20. INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE–FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
21. PLACE NON–SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON–SHRINK GROUT EDGES TO 45 DEGREES.
22. PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU–LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
23. FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
24. AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4–6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
25. INSTALL MEMBRANE CURING ON CONCRETE SLAB.
26. ALLOW CONCRETE SLAB TO CURE A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK.
27. ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH–UP FINISH PAINTING BY OTHERS.
28. STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

1. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
2. PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
3. COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
4. INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D–1557.

UTILITIES: (BY OTHERS)

1. INSTALL PLUMBING LINE FOR COLD WATER.
2. INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE– ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE–ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

CONCRETE:

1. CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
2. EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24".
3. PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
4. MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
   a. COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
   b. MAX W/C: 0.45
   c. 6% (+/–1.5%) AIR ENTRAINMENT.
   d. CEMENT TYPE II/V
   e. DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
   e.a. F2, S1 (PER ACI 318 TABLEL 4.2.1)
   f. LIMIT SLUMP TO 4" (+/–1")
5. VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
6. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
7. SLAB TO BE SEALED WITH WEATHERWORKER J–29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
8. MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

1. ALL STEEL PLATES TO BE ASTM A36
2. STEEL TUBES TO BE ASTM A500, GRADE B, Fy = 46,000 PSI
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
4. ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 36.
5. ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
6. ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
7. ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

1. GLU–LAM BEAMS:
   c. SOUTHERN YELLOW PINE
   d. 24F–V3 STRESS COMBINATION
   e. 2–INCH NOMINAL THICK LAMINATIONS
   f. 5" MINIMUM WIDTHS
   g. RESORCINOL ADHESIVE
   h. DOUBLE PITCHED AND TAPERED
   i. ARCHITECTURAL APPEARANCE GRADE
   j. STAIN AND SEAL FINISH
   k. ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
   l. MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS – STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
   m. MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
   n. FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
   o. TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
   p. USE NON–MARRING SLINGS WHEN HANDLING, DRY–IN ROOF AS SOON AS ERECTED.
   q. PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
2. ROOF FRAMING
   a. USE GALVANIZED NAILS.
   b. 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
      1) MITER ENDS OF FASCIA AT CORNERS
      2) BUTT FASCIA ONLY AT BEAM ENDS
      3) FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
   c. 2x8 ROOF DECK:
      1) DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED – NO. 2 GRADE.
      2) DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS – RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
      3) INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1–1/2 INCHES INTO SOLID WOOD.
      4) INSTALL WITH TONGUES UP ON SLOPED ROOFS.
3. ROOF SHEATHING:
   a. 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS–1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
   b. INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'–0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
   c. PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

1. 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
2. PROFILE NOMINAL SIZE: 13"x 39 3/8"
3. EXPOSURE: 5 5/8"
4. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
5. INSTALL PER MANUFACTURER'S INSTRUCTIONS
6. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

1. BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI–TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

1. PROVIDE SIKASIL–728 NS NON–SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
2. PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
3. CLEAN AND PREPARE SURFACES.
4. USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
5. PROVIDE MASKING AND TEST STRIPS AS NEEDED.
6. INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL: (BY OTHERS)

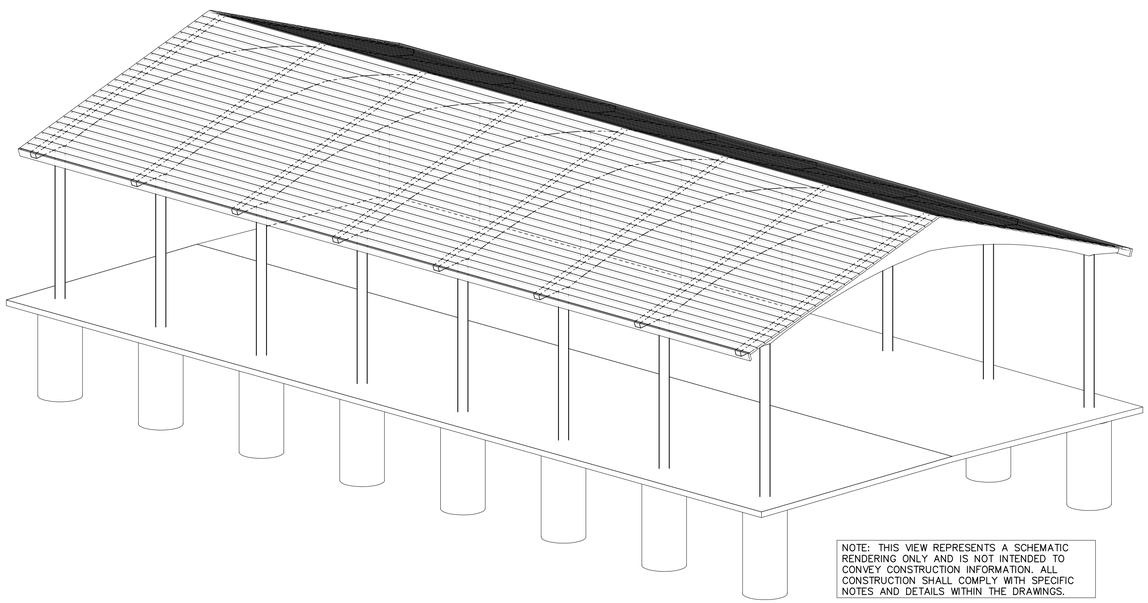
1. COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.

The pavilion package is furnished and shipped by the owner. The pavilion kit includes the metal structure, wood structure, fascia metal, column anchor bolts, tables, and drinking fountain.

The contractor is required to:
1. Offload the pavilion package (pavilion kit, tables, and drinking fountain) at the project site.
2. Protect the pavilion materials before installation.
3. Furnish and install the base and fill under and around the pavilion pad and foundations. Refer to the civil and site sheets.
4. Furnish and install the concrete slab, foundations, reinforcing, grout, expansion joint material, etc. Refer to the civil and site sheets.
5. Install the owner-furnished steel columns, wood beams, and wood deck.
6. Furnish and install the roof sheathing.
7. Furnish and install the drip edge, roofing underlayments, and shingles.
8. Install the owner-furnished metal fascia.
9. Furnish and install the electrical and lighting systems. Refer to the electrical sheets.
10. Install the owner-furnished drinking fountain.
11. Touch-up paint and touch-up stain as necessary.
12. Assemble and install the owner-furnished tables.

Refer to the site plans for the actual dimensions and locations of the floor slab, slab joint lines, and the drinking fountain.

Picnic tables furnished with pavilion kit will include two ADA-compliant accessible tables per IBC 1108.2.9.1. See Detail C/C812.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

Supplier:

SMITH STEELWORKS

PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/10/2024
STATE OF UTAH

30'x60' Glulam Pavilian
Kit 1 Option A

550 South Geneva Road
Vineyard, Utah

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

Mark	Date (m/d/y)	Description

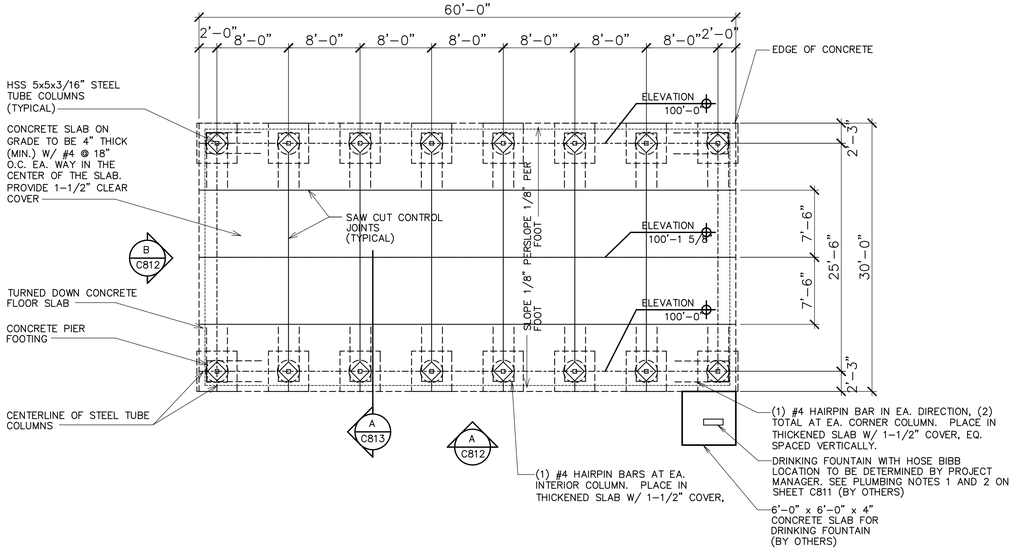
Project Number:

Plan Series:

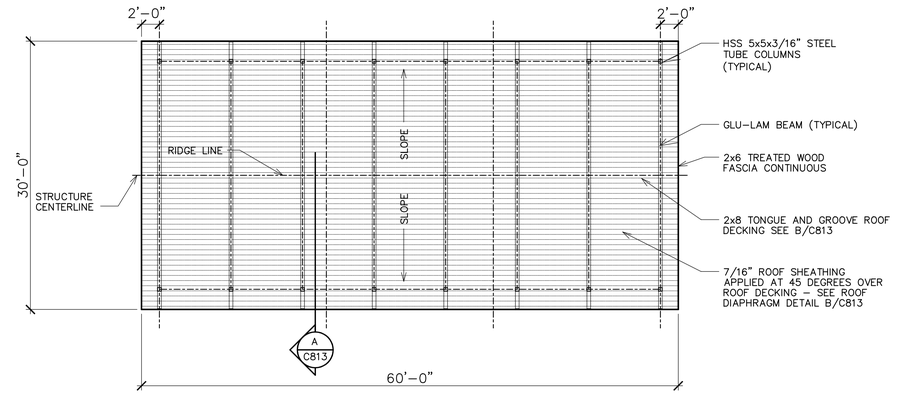
Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C811



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



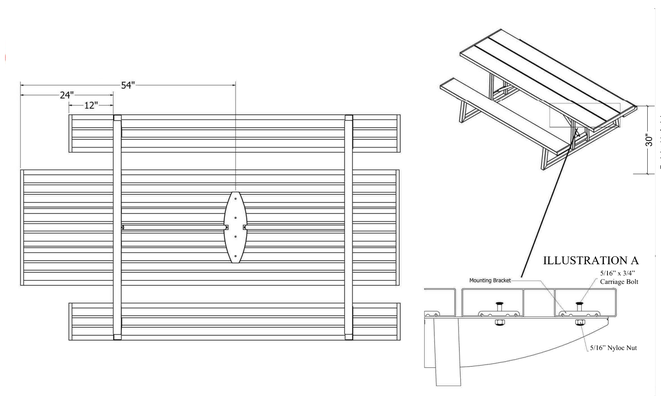
2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

The pavilion package is furnished and shipped by the owner. The pavilion kit includes the metal structure, wood structure, fascia metal, column anchor bolts, tables, and drinking fountain.

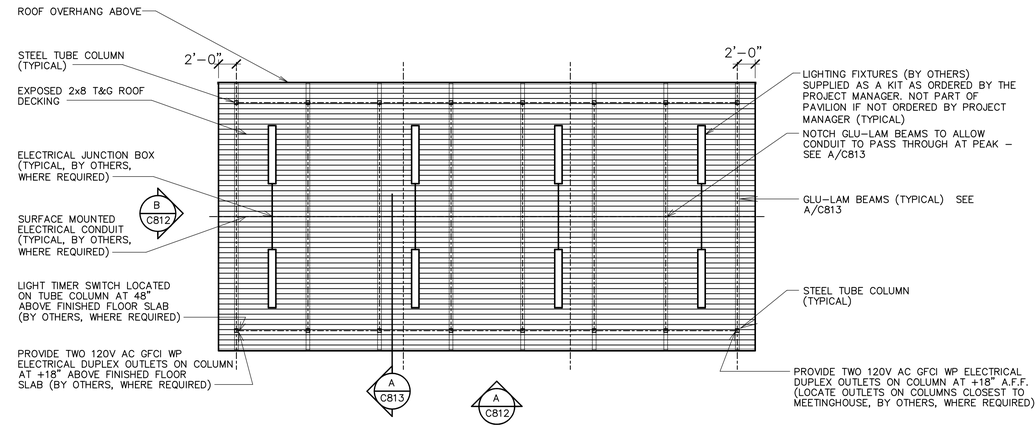
The contractor is required to:
1. Offload the pavilion package (pavilion kit, tables, and drinking fountain) at the project site.
2. Protect the pavilion materials before installation.
3. Furnish and install the base and fill under and around the pavilion pad and foundations. Refer to the civil and site sheets.
4. Furnish and install the concrete slab, foundations, reinforcing, grout, expansion joint material, etc. Refer to the civil and site sheets.
5. Install the owner-furnished steel columns, wood beams, and wood deck.
6. Furnish and install the roof sheathing.
7. Furnish and install the drip edge, roofing underlayments, and shingles.
8. Install the owner-furnished metal fascia.
9. Furnish and install the electrical and lighting systems. Refer to the electrical sheets.
10. Install the owner-furnished drinking fountain.
11. Touch-up paint and touch-up stain as necessary.
12. Assemble and install the owner-furnished tables.

Refer to the site plans for the actual dimensions and locations of the floor slab, slab joint lines, and the drinking fountain.

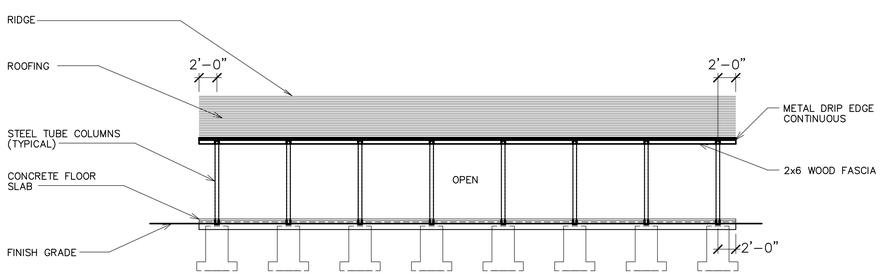
Picnic tables furnished with pavilion kit will include two ADA-compliant accessible tables per IBC 1108.2.9.1. See Detail C/C812.



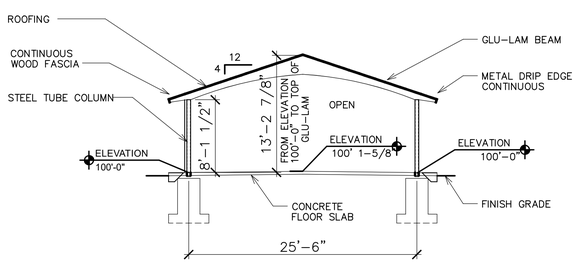
C ADA Picnic Table



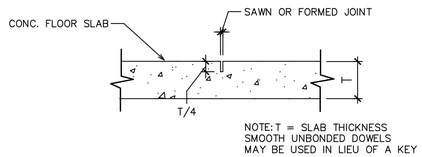
3 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B END ELEVATION
SCALE: 1/4" = 1'-0"



4 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

Supplier:
SMITH STEELWORKS

Stamp Type: PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/10/2024
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
550 South Geneva Road
Vineyard, Utah

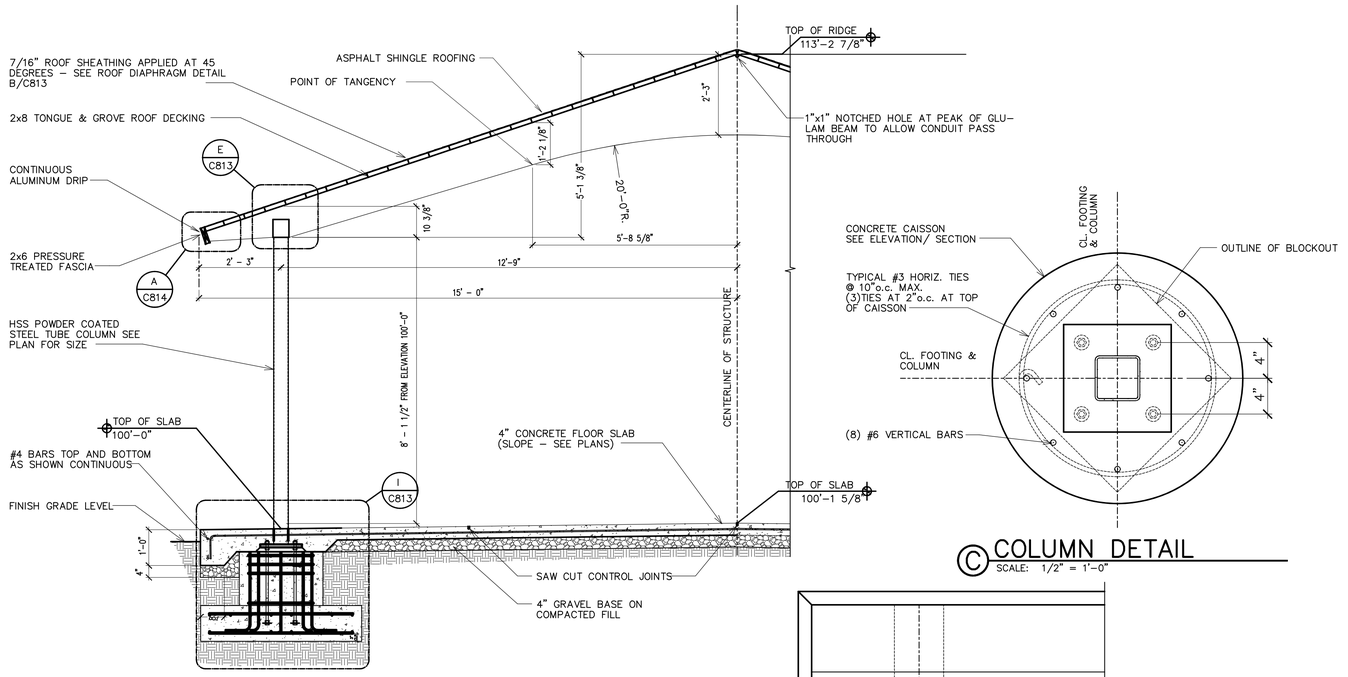
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (DMY)	Description

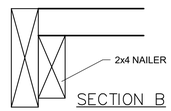
Project Number:
Plan Series:
Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C812



A SECTION
SCALE: 1/2" = 1'–0"



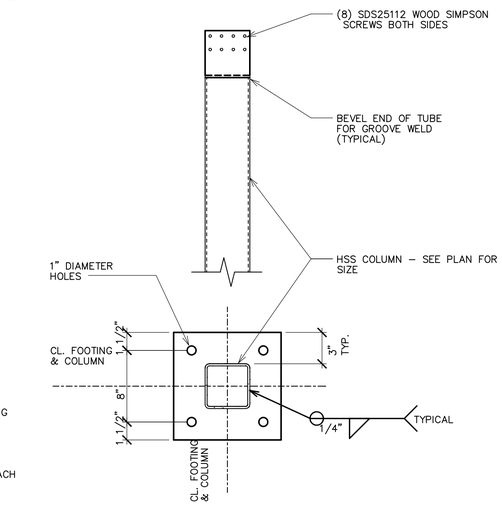
SECTION B

D DECK PLAN AT CORNERS
SCALE: 1 1/2" = 1'–0"

Refer to the site plans for the actual dimensions and locations of the floor slab, slab joint lines, and the drinking fountain.

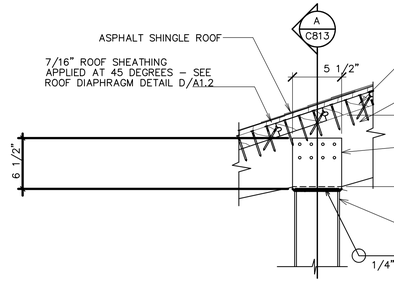
Picnic tables furnished with pavilion kit will include two ADA-compliant accessible tables per IBC 1108.2.9.1. See Detail C/C812.

B ROOF DIAPHRAGM DETAIL
SCALE: NONE

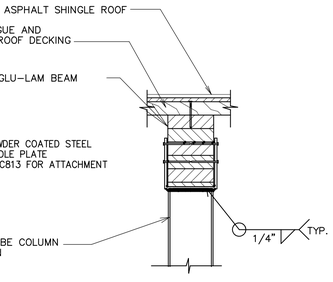


H COLUMN DETAIL
SCALE: 1/2" = 1'–0"

C COLUMN DETAIL
SCALE: 1/2" = 1'–0"

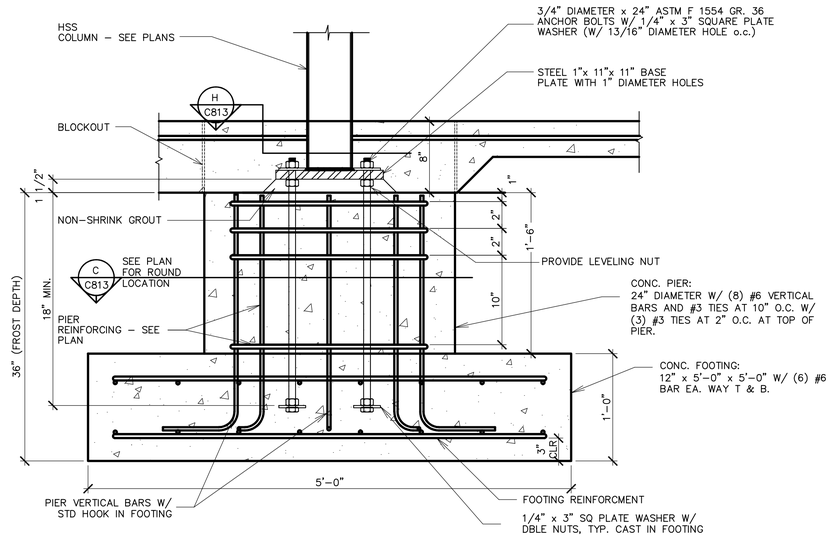


E CONNECTION
SCALE: 1 1/2" = 1'–0"



F CONNECTION
SCALE: 1 1/2" = 1'–0"

G NOT USED
SCALE: 1/2" = 1'–0"



I COLUMN DETAIL
SCALE: 1 1/2" = 1'–0"

Supplier:
SMITH STEELWORKS

Seal:
PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/10/2024
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
550 South Geneva Road
Vineyard, Utah

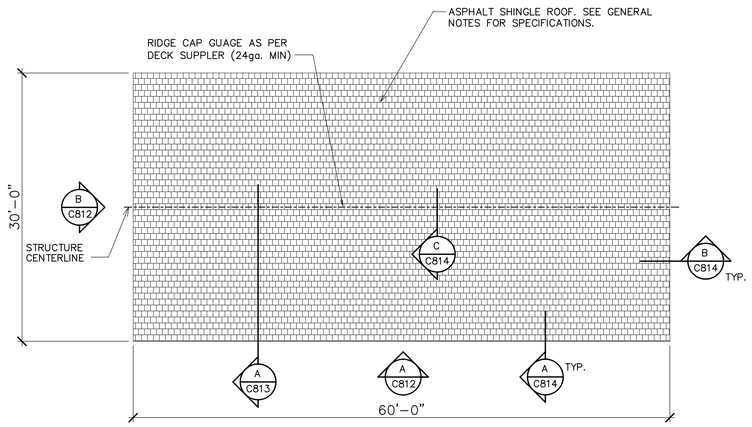
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (MM/D	Description

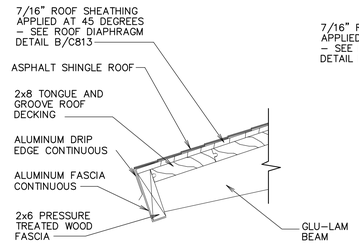
Project Number:
Plan Series:
Property Number:

Sheet Title:
SECTION AND DETAIL VIEWS

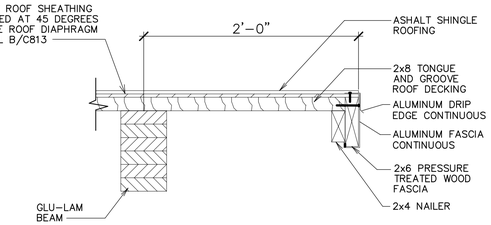
Sheet:
C813



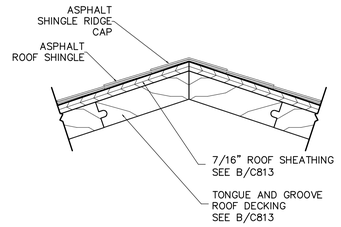
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



A FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



B RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



C RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Refer to the site plans for the actual dimensions and locations of the floor slab, slab joint lines, and the drinking fountain.

Picnic tables furnished with pavilion kit will include two ADA-compliant accessible tables per IBC 1108.2.9.1. See Detail C/C812.

The pavilion package is furnished and shipped by the owner. The pavilion kit includes the metal structure, wood structure, fascia metal, column anchor bolts, tables, and drinking fountain.

The contractor is required to:
1. Offload the pavilion package (pavilion kit, tables, and drinking fountain) at the project site.
2. Protect the pavilion materials before installation.
3. Furnish and install the base and fill under and around the pavilion pad and foundations. Refer to the civil and site sheets.
4. Furnish and install the concrete slab, foundations, reinforcing, grout, expansion joint material, etc. Refer to the civil and site sheets.
5. Install the owner-furnished steel columns, wood beams, and wood deck.
6. Furnish and install the roof sheathing.
7. Furnish and install the drip edge, roofing underlayments, and shingles.
8. Install the owner-furnished metal fascia.
9. Furnish and install the electrical and lighting systems. Refer to the electrical sheets.
10. Install the owner-furnished drinking fountain.
11. Touch-up paint and touch-up stain as necessary.
12. Assemble and install the owner-furnished tables.

Supplier:
SMITH STEELWORKS

Stamp:
PROFESSIONAL ENGINEER
DOUGLAS M. FARLEY
No.318831
05/10/2024
STATE OF UTAH

30'x60' Glulam Pavilion
Kit 1 Option A
550 South Geneva Road
Vineyard, Utah

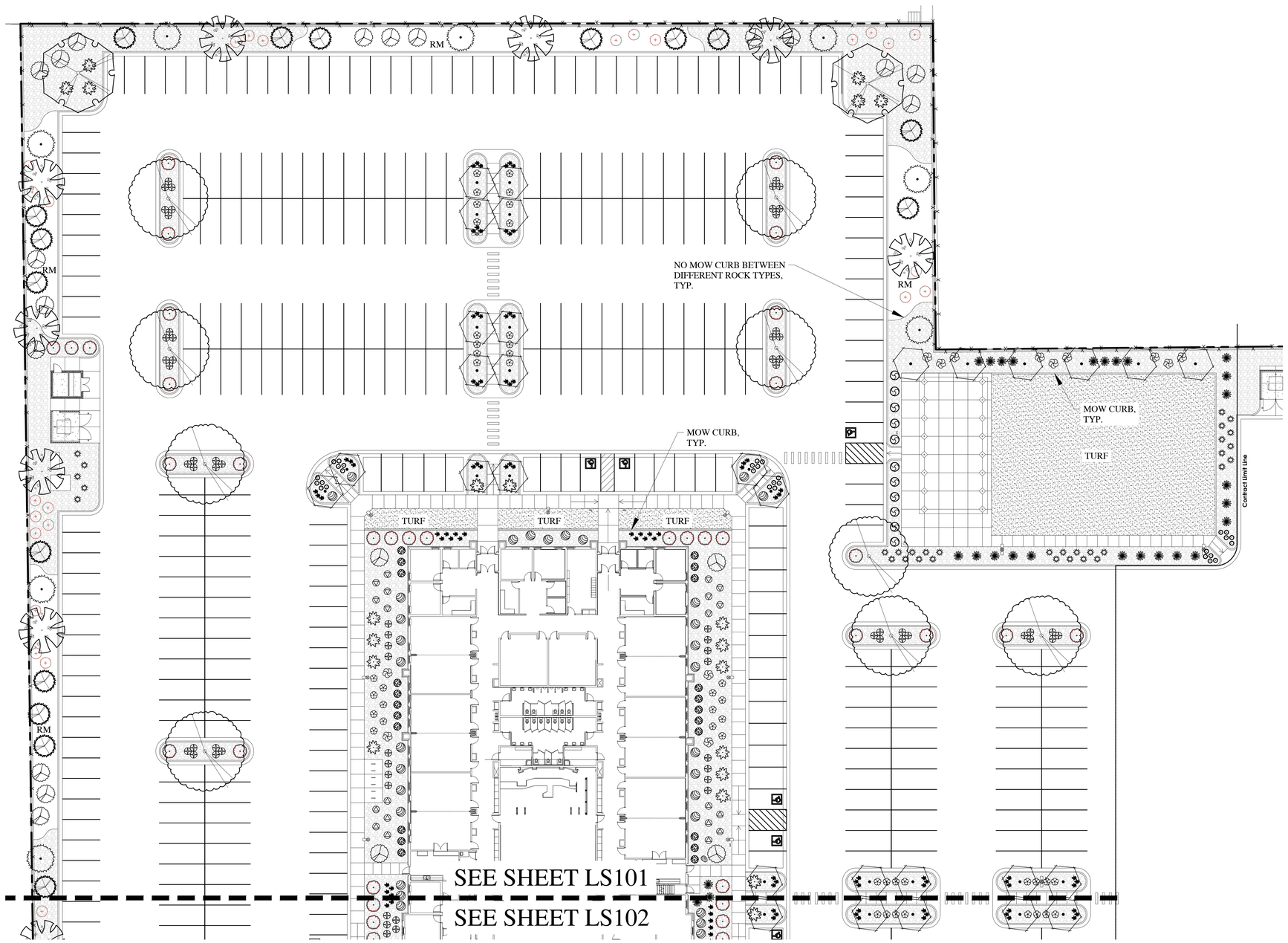
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (DD/MM/YY)	Description

Project Number:
Plan Series:
Property Number:

Sheet Title:
ROOF VIEWS AND DETAILS

Sheet:
C814



BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	40	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	4	2" CAL.
		6	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	12	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	23	6-7' TALL

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	29	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	82	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	104	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER*	43	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	22	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	77	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	39	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	60	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	45	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (27,139 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	96,139 SQ.FT.*		23%
PLANTER AREA	69,000 SQ.FT.		72%
LAWN AREA	27,139 SQ.FT.		28%
TREES ON SITE	161**		
		TOTAL REQ'D = NA	PROVIDED = 161
		DECIDUOUS REQ'D = NA	PROVIDED = 117
		EVERGREEN REQ'D = NA	PROVIDED = 44
		SHRUBS REQ'D = NA	PROVIDED = 1,404
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,297 (92%)	

* PARK STRIP LANDSCAPE OF 5,826 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
7. MATERIAL QUANITITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANITITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 420 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

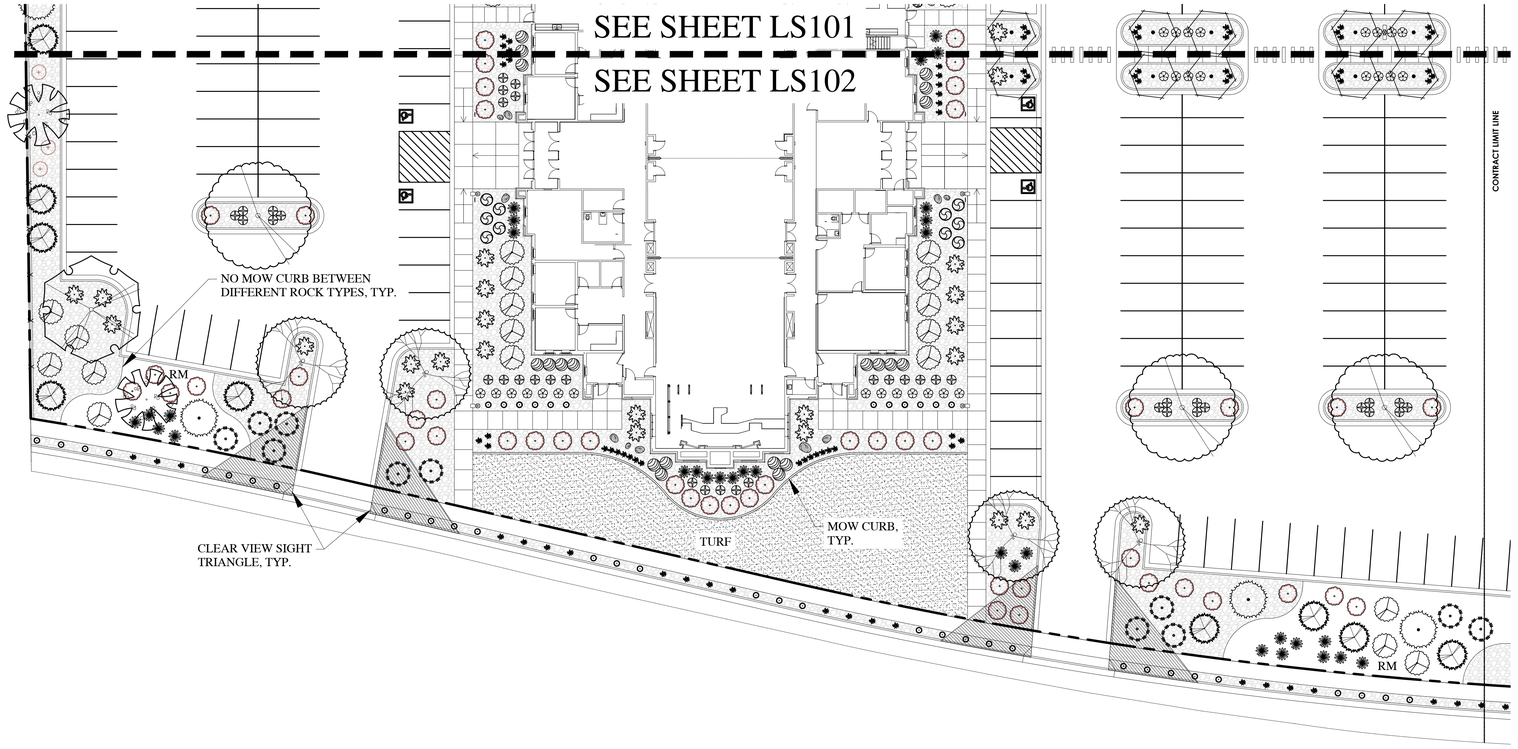
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 97:220:0001
BID #: 2544
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Nov 2019	Bid Documents

LANDSCAPE PLAN

LS101

Printed: 14 Aug 2024 5:20 PM



DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (27,139 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	96,139 SQ.FT.*		23%
PLANTER AREA	69,000 SQ.FT.		72%
LAWN AREA	27,139 SQ.FT.		28%
TREES ON SITE	161**		
		TOTAL REQ'D = NA	PROVIDED = 161
		DECIDUOUS REQ'D = NA	PROVIDED = 117
		EVERGREEN REQ'D = NA	PROVIDED = 44
		SHRUBS REQ'D = NA	PROVIDED = 1,404
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,297 (92%)	

* PARK STRIP LANDSCAPE OF 5,826 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
7. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	40	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	4	2" CAL.
		6	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	12	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	23	6-7' TALL

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	29	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	82	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	104	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER*	43	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	22	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	77	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	39	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	60	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	45	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT
4884514
Cory B. Whiting
8-15-2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 3/90-1876
Plan Series: 2024 10 Ward SC
County Parcel: 37:220:0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Nov 2019	Bid Documents

LANDSCAPE PLAN

LS102

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

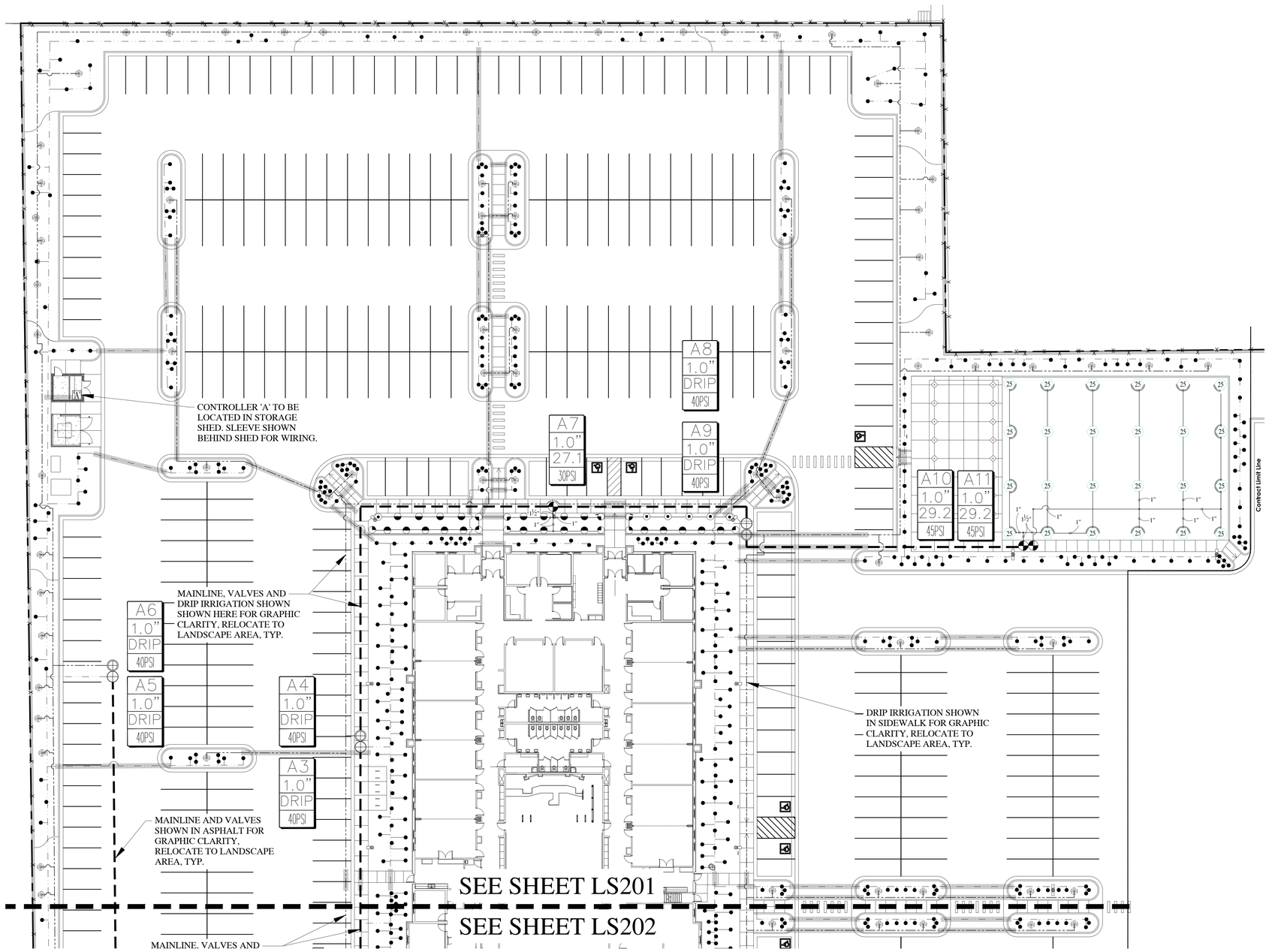
CALL BEFORE YOU DIG
811 IT'S THE LAW
BLUE STAKES 1 800 662 4111

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

Printed: 14 Aug 2024 5:20 PM



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	18	SEE LEGEND BELOW FOR
▨	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	.9/12"	15-17	ADDITIONAL INFORMATION
▲	RAIN BIRD 1806-P4S POP-UP ROTARY 18	FULL	13' - 18'	45	.5	--	--	--	--	1.85	--	20-21	ADJUST NOZZLES AS
◎◎◎	RAIN BIRD 1806-P4S POP-UP ROTARY 24	Q,H,F	17' - 24'	45	.84	--	1.68	--	--	3.48	--	20-21	NEEDED TO KEEP WATER
◎ ◎ ●	RAINBIRD 1806-PRS POP-UP W/10 SERIES NOZZLE	Q,T,H	10'	30	.39	.67	.79	--	--	--	--	20-21	OFF SIDEWALK, ASPHALT
◎ ◎ ◎	RAIN BIRD 5006-PL-R-SS 25 SERIES MPR NOZZLES	Q,H,F	25'	45	1.00	--	1.98	--	--	3.82	--	22-22	AND BUILDING.
'A'	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-12-CWM)											5-7	COORDINATE LOCATION WITH OWNER
◉	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											10	IN 10" RND. VALVE BOX
⊠	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR IN GUARDSHACK ENCLOSURE											4,11	IN STRONGBOX ENCLOSURE
⊠	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											13	JUMBO VALVE BOX
⊞	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS											14	JUMBO VALVE BOX
⊞	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											14	JUMBO VALVE BOX
⋈	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											4,11	BY GENERAL CONTRACTOR
⊙	HYDROMETER: NETAFIM LHM15TG1-MEL (WITH PE-39 FLOW SENSOR CABLE PER WEATHERTRAK SPECS.)											4,9,11	REFERENCE DETAILS
⊗	DRAIN VALVE: GRACO WELD TOP											5, 7	REFERENCE DETAILS
▬▬	MAINLINE: 1-1/2" SCH 40 PVC											1, 2	REFERENCE DETAILS
═══	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											1, 2	REFERENCE DETAILS
— — —	TREE DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
— — —	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											3	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											1,2	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTER AREAS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO XB-10 EMITTERS PER DETAILS ON SHEET LS402.

VALVE ID TAG

ID — CONTROLLER NUMBER, VALVE NUMBER
SIZE — VALVE SIZE
GPM — GALLONS PER MINUTE
PSI — PSI AT LAST HEAD IN ZONE

IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13 GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
11. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON SURFACE DRIP LINE FOR TREES.
17. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
19. VALVE CONTROL WIRING SHALL BE 14 GAUGE COPPER SINGLE STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.
20. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI. INSTALL THE PRS-D OPTION FOR ROTOR VALVES IF THE STATIC PRESSURE AT ROTOR EXCEEDS 75 PSI.

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard Utah 84059

Owner #: 590-10-6
Plan Series: 2020 10 Ward SC
County Parcel: 37:220:0001
BID #: 2244
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

	Description	Date
1	15 Nov 2023 Bid Documents	

IRRIGATION PLAN

LS201

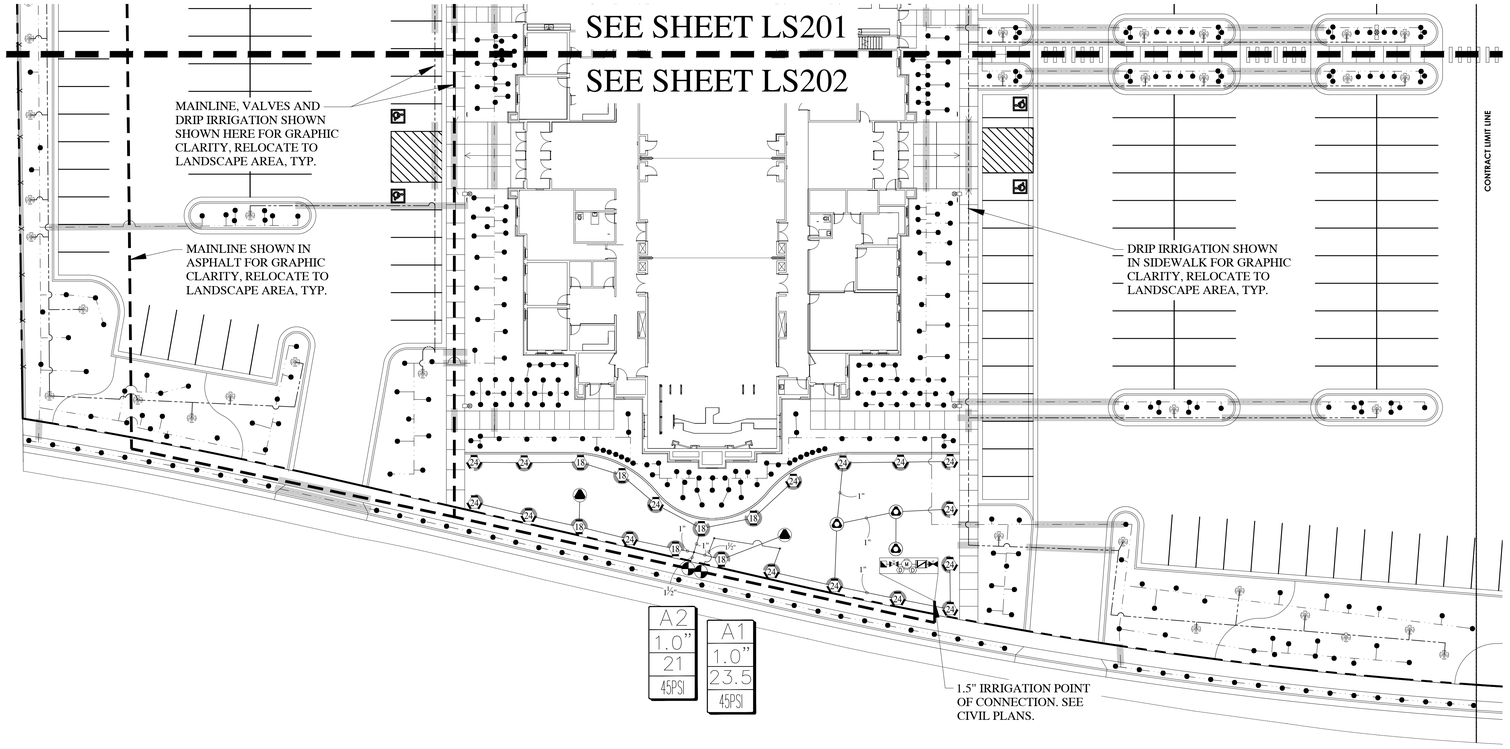
N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

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

Printed: 14 Aug 2024 5:20 PM



IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13 GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
11. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON-SURFACE DRIP LINE FOR TREES.
17. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
19. VALVE CONTROL WIRING SHALL BE 14 GAUGE COPPER SINGLE STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.
20. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI. INSTALL THE PRS-D OPTION FOR ROTOR VALVES IF THE STATIC PRESSURE AT ROTOR EXCEEDS 75 PSI.

IRRIGATION LEGEND

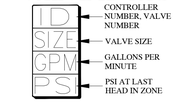
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	18	SEE LEGEND BELOW FOR
(RB)	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	.9/12"	15-17	ADDITIONAL INFORMATION.
▲	RAIN BIRD 1806-P4S POP-UP ROTARY 18	FULL	13' - 18'	45	.5	--	--	--	--	1.85	--	20-21	ADJUST NOZZLES AS
▲	RAIN BIRD 1806-P4S POP-UP ROTARY 24	Q,H,F	17' - 24'	45	.84	--	1.68	--	--	3.48	--	20-21	NEEDED TO KEEP WATER
●	RAINBIRD 1806-PRS POP-UP W/10 SERIES NOZZLE	Q,T,H	10'	30	.39	.67	.79	--	--	--	--	20-21	OFF SIDEWALK, ASPHALT
▲	RAIN BIRD 5006-PL-R-SS 25 SERIES MPR NOZZLES	Q,H,F	25'	45	1.00	--	1.98	--	--	3.82	--	22-22	AND BUILDING.
A1	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-12-CWM)											5-7	COORDINATE LOCATION WITH OWNER
◉	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											10	IN 10" RND. VALVE BOX
⊠	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR IN GUARDSHACK ENCLOSURE											4,11	IN STRONGBOX ENCLOSURE
◆	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											13	JUMBO VALVE BOX
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS											14	JUMBO VALVE BOX
⊕	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											14	JUMBO VALVE BOX
⋈	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											4,11	BY GENERAL CONTRACTOR
⊙	HYDROMETER: NETAFIM LHM15TG1-MEL (WITH PE-39 FLOW SENSOR CABLE PER WEATHERTRAK SPECS.)											4,9,11	REFERENCE DETAILS
⊕	DRAIN VALVE: GRACO WELD TOP											5, 7	REFERENCE DETAILS
▬ ▬ ▬	MAINLINE: 1-1/2" SCH 40 PVC											1, 2	REFERENCE DETAILS
———	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											1, 2	REFERENCE DETAILS
– – – – –	TREE DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
— · — · —	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											3	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											1,2	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2	REFERENCE DETAILS

DRIP EMITTER LEGEND

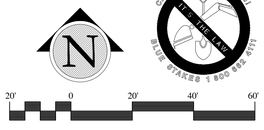
PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTER AREAS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO XB-10 EMITTERS PER DETAILS ON SHEET LS402.

VALVE ID TAG



In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.insitedesigngroup.com



SCALE: 1"=20'-0" ON 30X42 SHEET

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

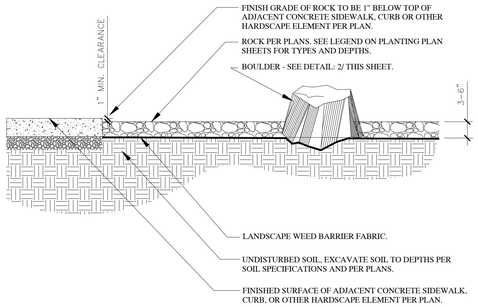
Date: 15 Aug 2024
BID #: 2344
County Parcel: 37:220:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Nov 2019	Bid Documents

IRRIGATION PLAN

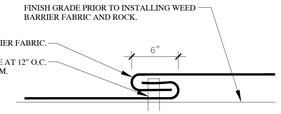
LS202

Printed: 14 Aug 2024 5:20 PM

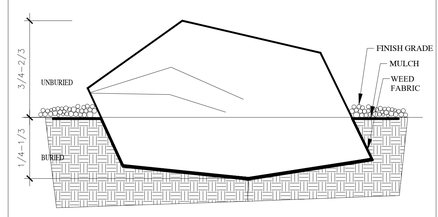


NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
5. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

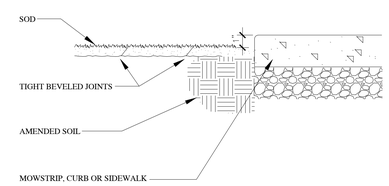
WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



1 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS

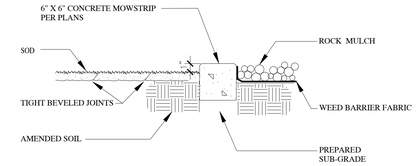


2 BOULDER PLACEMENT DETAIL
SCALE: NTS

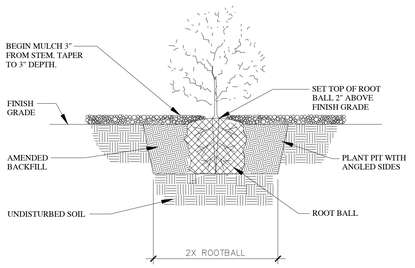


3 SOD INSTALLATION
SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING PLAN.

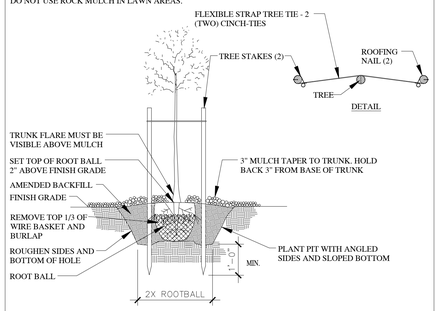


4 CONCRETE MOWSTRIP
SCALE: NTS

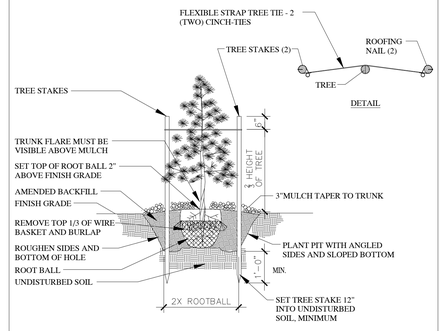


5 SHRUB PLANTING
SCALE: NTS

NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



6 TREE PLANTING AND STAKING
SCALE: NTS



7 CONIFER PLANTING AND STAKING
SCALE: NTS

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2244
County Parcel: 37:220:0001
Plan Series: 2024 10 Ward SC
Owner #: 3PS18PX

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Nov 2019	Bid Documents

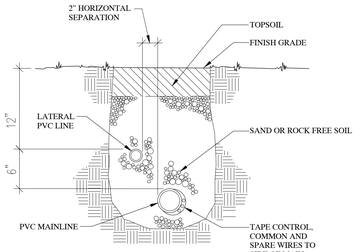
LANDSCAPE DETAILS

LS301

CALL BEFORE YOU DIG 811 BLUE STAKES 1 800 662 4111

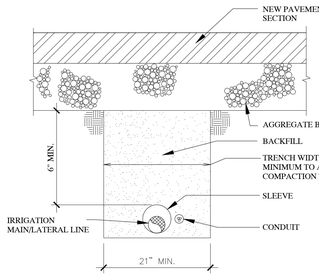
In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

Printed: 14 Aug 2024 5:20 PM



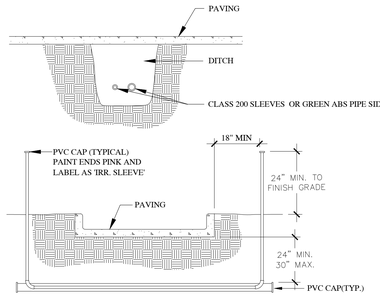
1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

SCALE: NTS

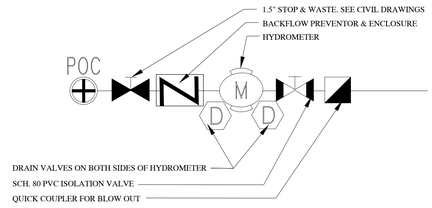


NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

3 SLEEVING

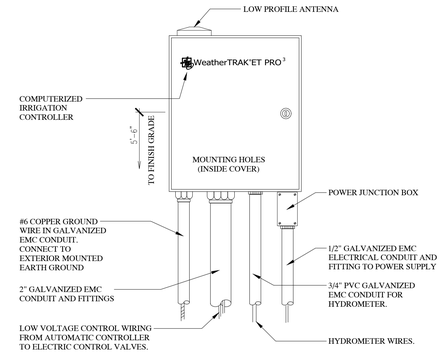
SCALE: NTS

NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



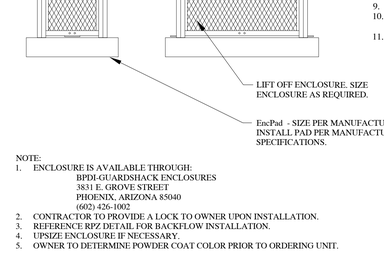
4 1.5" POC W/BACKFLOW SCHEMATIC LAYOUT

SCALE: NTS



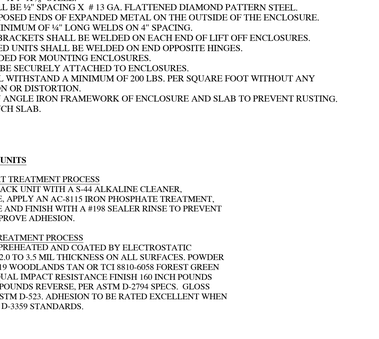
5 SMART CONTROLLER - WEATHER TRAK

SCALE: NTS



6 IRRIGATION CONTROLLER - INTERIOR MOUNT

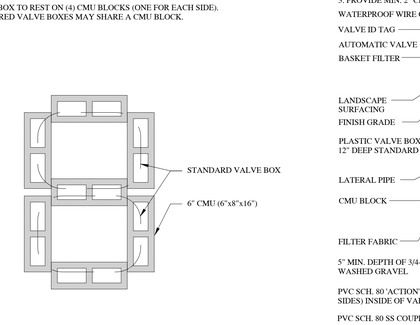
SCALE: NTS



NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

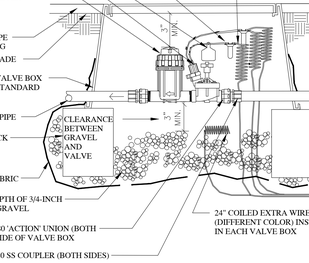
7 LIGHTNING GROUNDING ROD

SCALE: NTS



SIDE VIEW

NOTE:
- DRAIN INTO CENTER OF GRAVEL SUMP
- USE AT EVERY LOW SPOT ON MAINLINE



TOP VIEW

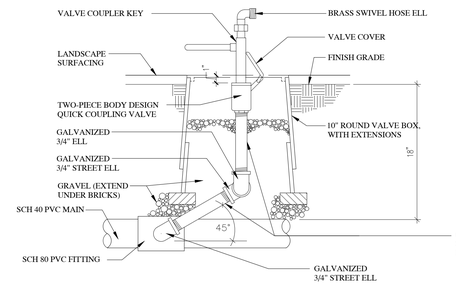
8 MAINLINE MANUAL DRAIN VALVE

SCALE: NTS

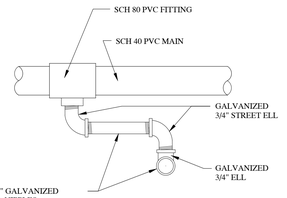


9 HYDROMETER

SCALE: NTS



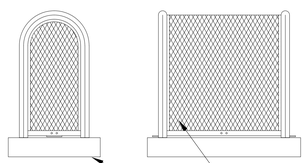
SIDE VIEW



TOP VIEW

10 QUICK COUPLING VALVE

SCALE: NTS



NOTE:
1. ENCLOSURE IS AVAILABLE THROUGH:
   BPDI-GUARDSHACK ENCLOSURES
   3831 E. GROVE STREET
   PHOENIX, ARIZONA 85040
   (602) 426-1002
2. CONTRACTOR TO PROVIDE A LOCK TO OWNER UPON INSTALLATION.
3. REFERENCE RPZ DETAIL FOR BACKFLOW INSTALLATION.
4. UPSIZE ENCLOSURE IF NECESSARY.
5. OWNER TO DETERMINE POWDER COAT COLOR PRIOR TO ORDERING UNIT.

GUARDSHACK GENERAL SPECIFICATIONS
1. ALL PIPE SHALL BE 1 ¼" SCHEDULE 40 A.S.T.M. A-53 GRADE A- ELECTRIC WELD PIPE.
2. ANGLE IRON SHALL BE 1" X 1" X ⅛" STEEL.
3. EXPANDED METAL SHALL BE ½" SPACING X # 13 GA. FLATTENED DIAMOND PATTERN STEEL.
4. THERE SHALL BE NO EXPOSED ENDS OF EXPANDED METAL ON THE OUTSIDE OF THE ENCLOSURE.
5. WELDING SHALL BE A MINIMUM OF ¼" LONG WELDS ON 4" SPACING.
6. STANDARD MOUNTING BRACKETS SHALL BE WELDED ON EACH END OF LIFT OFF ENCLOSURES.
7. ONE BRACKET ON HINGED UNITS SHALL BE WELDED ON END OPPOSITE HINGES.
8. HARDWARE KITS PROVIDED FOR MOUNTING ENCLOSURES.
9. ALL HARDWARE SHALL BE SECURELY ATTACHED TO ENCLOSURES.
10. ALL ENCLOSURES SHALL WITHSTAND A MINIMUM OF 200 LBS. PER SQUARE FOOT WITHOUT ANY PERMANENT DEFLECTION OR DISTORTION.
11. 3/8" SPACING BETWEEN ANGLE IRON FRAMEWORK OF ENCLOSURE AND SLAB TO PREVENT RUSTING. ONLY PIPE ENDS TO TOUCH SLAB.

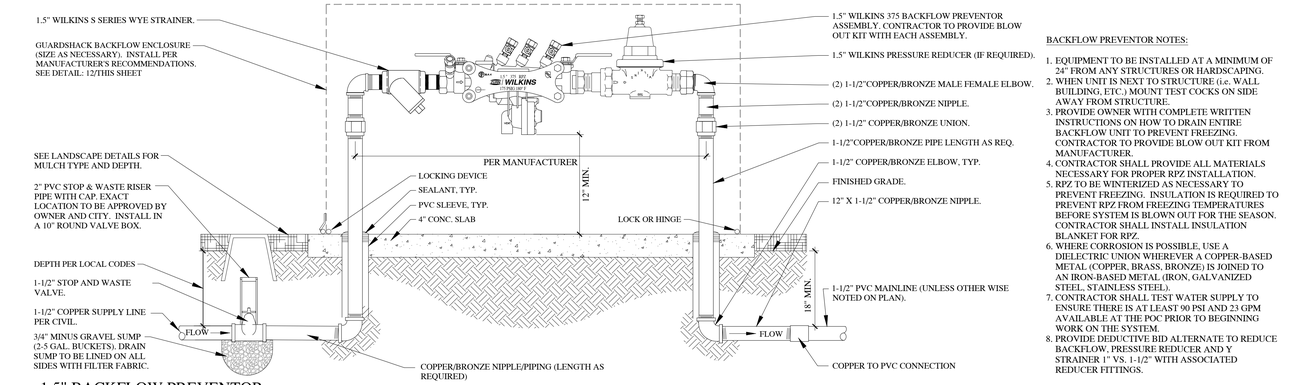
POWDER COATED UNITS

PRE-POWDERCOAT TREATMENT PROCESS
CLEAN GUARDSHACK UNIT WITH A S-44 ALKALINE CLEANER, OVERFLOW RINSE, APPLY AN AC-8115 IRON PHOSPHATE TREATMENT, OVERFLOW RINSE AND FINISH WITH A #198 SEALER RINSE TO PREVENT RUSTING AND IMPROVE ADHESION.

POWDER COAT TREATMENT PROCESS
UNITS SHALL BE PREHEATED AND COATED BY ELECTROSTATIC APPLICATION OF 2.0 TO 3.5 MIL THICKNESS ON ALL SURFACES. POWDER SHALL BE RAL 1019 WOODLANDS TAN OR TCI 8810-6058 FOREST GREEN OR APPROVED EQUAL.IMPACT RESISTANCE FINISH 160 INCH POUNDS DIRECT 160 INCH POUNDS REVERSE, PER ASTM D-2794 SPECS. GLOSS FINISH >85, PER ASTM D-523. ADHESION TO BE RATED EXCELLENT WHEN TESTED TO ASTM D-3359 STANDARDS.

12 STANDARD GUARD SHACK ENCLOSURE

SCALE: NTS



BACKFLOW PREVENTOR NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
6. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).
7. CONTRACTOR SHALL TEST WATER SUPPLY TO ENSURE THERE IS AT LEAST 90 PSI AND 23 GPM AVAILABLE AT THE POC PRIOR TO BEGINNING WORK ON THE SYSTEM.
8. PROVIDE DEDUCTIVE BID ALTERNATE TO REDUCE BACKFLOW, PRESSURE REDUCER AND Y STRAINER 1" VS. 1-1/2" WITH ASSOCIATED REDUCER FITTINGS.

11 1.5" BACKFLOW PREVENTOR

SCALE: NTS

NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.

13 CMU PLACEMENT

SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.

14 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: SPO-1879-6
Plan Series: 2024 10 Wards SC
County Parcel: 37-228-0001
BID #: 2364
Date: 15 Aug 2024

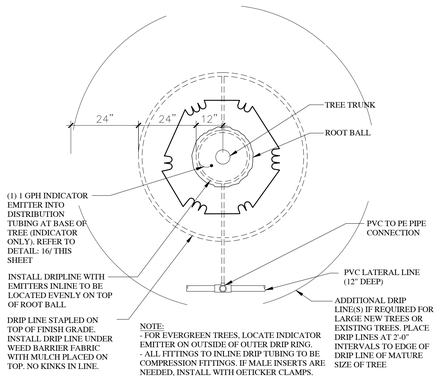
Drawing Issue and Revision Schedule		
Number	Description	Date
1	Bid Documents	15 Nov 2019

IRRIGATION DETAILS

LS401

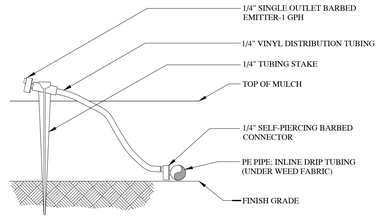
In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

Printed: 14 Aug 2024 5:20 PM



NOTE:
- FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
- ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.

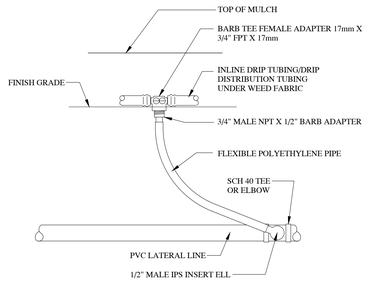
15 TREE DRIP - PLAN VIEW (PLANTER AREAS)
SCALE: NTS



REFER TO DETAIL 15 ON THIS SHEET

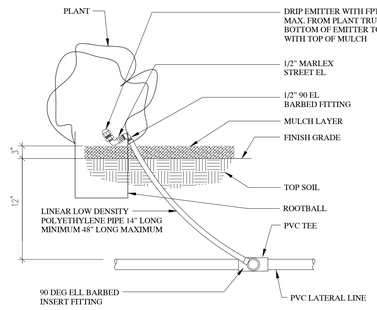
NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN-LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".
4. REFER TO DETAIL 15 ON THIS SHEET.

16 INDICATOR EMITTER
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

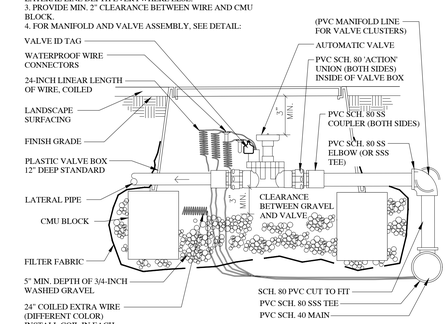
17 PVC TO BE PIPE CONNECTION
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

18 DRIP EMITTER INSTALLATION
SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL:



19 AUTOMATIC VALVE - CONVENTIONAL WIRE
SCALE: NTS

20 SPRAY AND ROTARY HEAD ASSEMBLY
SCALE: NTS

21 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK
SCALE: NTS

22 ROTOR POP-UP HEAD
SCALE: NTS

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1720 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2244
County Parcel: 37:220:0001
Plan Series: 2024 10 Ward SC
Owner #: 3PG1874

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Nov 2019	Bid Documents

IRRIGATION DETAILS

LS402

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

Printed: 14 Aug 2024 5:20 PM

Building Insulation Envelope Minimum Requirements

1. Roof: R-57 unfaced batt cavity insulation. See B/A502 and Section 07 2100.
2. Exterior walls: R-4.6 continuous 1" rigid insulation. Unfaced batt cavity insulation per wall stud thickness: 2x6 = R-21, 2x8 = R-26, 2x10 = R-32, 2x12 = R-38. See Section 07 2100.
3. Exterior foundation walls: R-15 continuous 3" rigid insulation. See 13/A310 and Section 07 2100.
4. Vinyl windows: 0.31 U-factor and 0.20 SHGC. Certified by an independent laboratory per NFRC 100 and labeled by the manufacturer. See Section 08 5313.
5. Storefront openings: 0.43 U-factor and 0.24 SHGC. See Section 08 4313.
6. Hollow metal doors: R-6. See Section 08 1113.
7. Vapor retarder: Continuous from slab, up wall, through roof under roof insulation, and down wall to slab. Seal air tight. See Section 07 2500.
8. Envelope continuity: No holes or gaps in the building insulation envelope. See Sections 07 2100 and 07 2500.

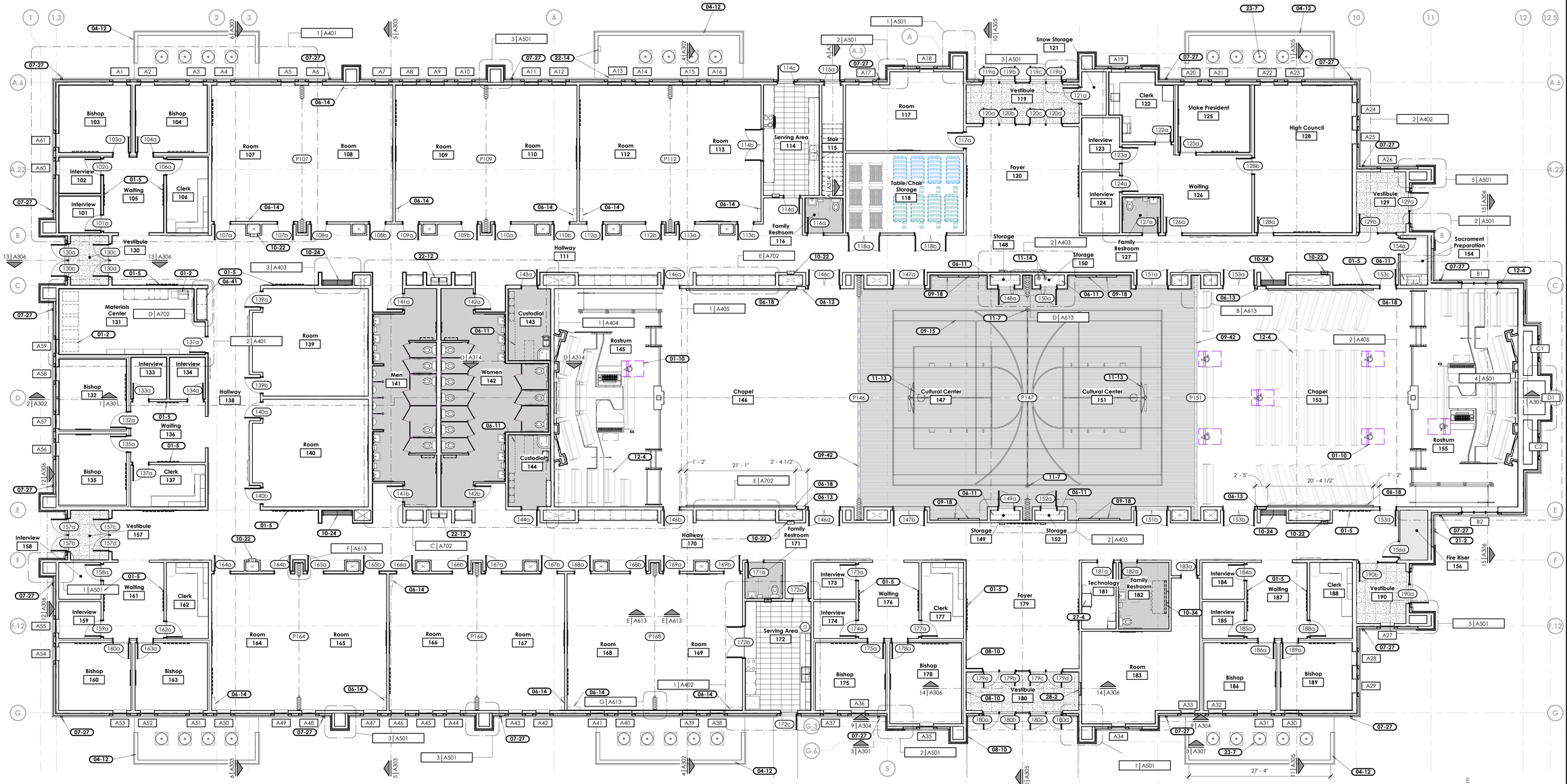
General Notes

A. For dimensions not shown here, see Sheet A103 and enlarged plans.
B. Dimensions are to grid and face of stud unless otherwise noted.
C. For dimensions to face of foundation and floor slab depression locations, see Sheet A110.
D. See wall types plan on sheet A104 and wall type definitions A105 for wall framing materials and notes.
E. Insulate interior walls and ceilings around all vestibules.
F. Acoustical separation is required at all restrooms, all bishop offices, all clerk offices, high council 129, stake president 125, and rooms 117, 118, 120, 121, 169, 170, 172, and 173. Acoustical separation requirements incude wall insulation and acoustical insulation above the ceiling.
G. Install vapor retarder under concrete slab.
H. For locations of return air ducts in stud walls see mechanical drawings.
I. Install fire blocking at shaft walls.
J. Install 2x fire blocking in all walls at ceiling and floor levels.
K. At all walls exceeding 10'-0" in height, install 2x fire blocking at 10'-0" o.c. maximum vertically and at floor and ceiling levels.
L. Provide solid blocking in the walls at all door stops, visual display boards, toilet compartments, lavatory supports, drinking fountains, millwork and cabinets, and at all other equipment and accessory locations. See detail A/A105 (typical).
M. For details and elevations for locations of visual display boards, see Sheet F101.
N. For door schedule, see Sheet A610.
O. For typical restroom mounting heights, see Sheet G002.
P. All wall finishes, including gypsum board, are shown on Sheet A106 Main Floor Finish Plan.
Q. For mechanical enclosures, see the Site Sheets.
R. All exterior walls shall be 2-hour fire rated and non-combustible construction. Non-combustible construction shall be achieved by fire-retardant treated lumber, and for SCL / LVL-type lumber, intumescent paint treatment. These requirements are from the foundation wall up to the bottom of the roof structure. Walls above the beginning of the roof structure at that wall are not required to meet this requirement. Walls with bumpouts shall be part of the 2-hour rated assembly and of non-combustible construction. The construction parameters for this requirement are shown on A105.

Keyed Notes

01-2 Equipment Furnished and Installed by Owner.
01-5 Artwork location. Do not install any equipment or devices in this location.
01-10 Wheelchair seating space. Typical.
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
06-11 Wall-Mounted Open Adjustable Shelving. See Q/A701.
06-13 Recessed Hymn Book Shelf. Refer to R/A702.
06-14 Hymn Book Shelf, Refer to Q/A702.
06-18 Slanted wall framing. See A/A504.
06-41 Full-height cabinetry. See A702.
07-27 Prefinished Metal Downspout. Typical. See H/A502.
08-10 Door operator location. See Electrical Sheets and Door Schedule A610.
09-15 Sports flooring paint lines. See F101 for dimensions.
09-18 4'-0" x 4'-0" sound-absorptive acoustical panels. See H/A702.
09-42 Aluminum threshold by the hardwood flooring manufacturer.
10-22 Semi-recessed fire extinguisher cabinet. See F/A702 and Code Plans.
10-24 Wall Mounted Coat Rack, Refer to Detail A/A702.
10-34 Future adult changing station. Coordinate the requirements of the changing station to install blocking for installation, and stub conduit for power and control requirements.
11-7 Volleyball post insert. See I/A705.
11-13 Basketball standard above.
11-14 Volleyball post insert for storage. See D and I/A705.
12-4 Upholstered pews furnished and installed by Owner. Typical.
21-2 Fire department connection with locking knox plugs. Coordinate model with Fire Department requirements.
22-12 Water Cooler, Provide Solid Blocking in Wall as Required by Manufacturer, Refer to Plumbing Drawings.
22-14 Natural Gas Meter. See Plumbing Sheets.
23-7 Condensing unit. Typical. See Mechanical Drawings.
27-4 AV Box, Refer to Audio/Visual Drawings.
28-2 Fire alarm control panel location. See A101 and electrical sheets.

Note:
Verify code and manufacturer required clearances at mechanical equipment, electrical panels, and gas equipment prior to installation of mechanical enlosure walls.



1 **Floor Plan**
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6768898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Wards SC
County Parcel: 39-228-0001
BHD #: 2344
Date: 15 Aug 2024

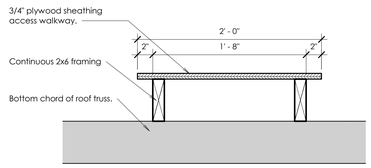
Drawing Issue and Revision Schedule

1	15 Aug 2024	Bid Drawings

Floor Plan

A101

Printed: 8/19/2024 1:04:02 PM



A Access Walkway Detail

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

Equipment Platform Symbol Legend

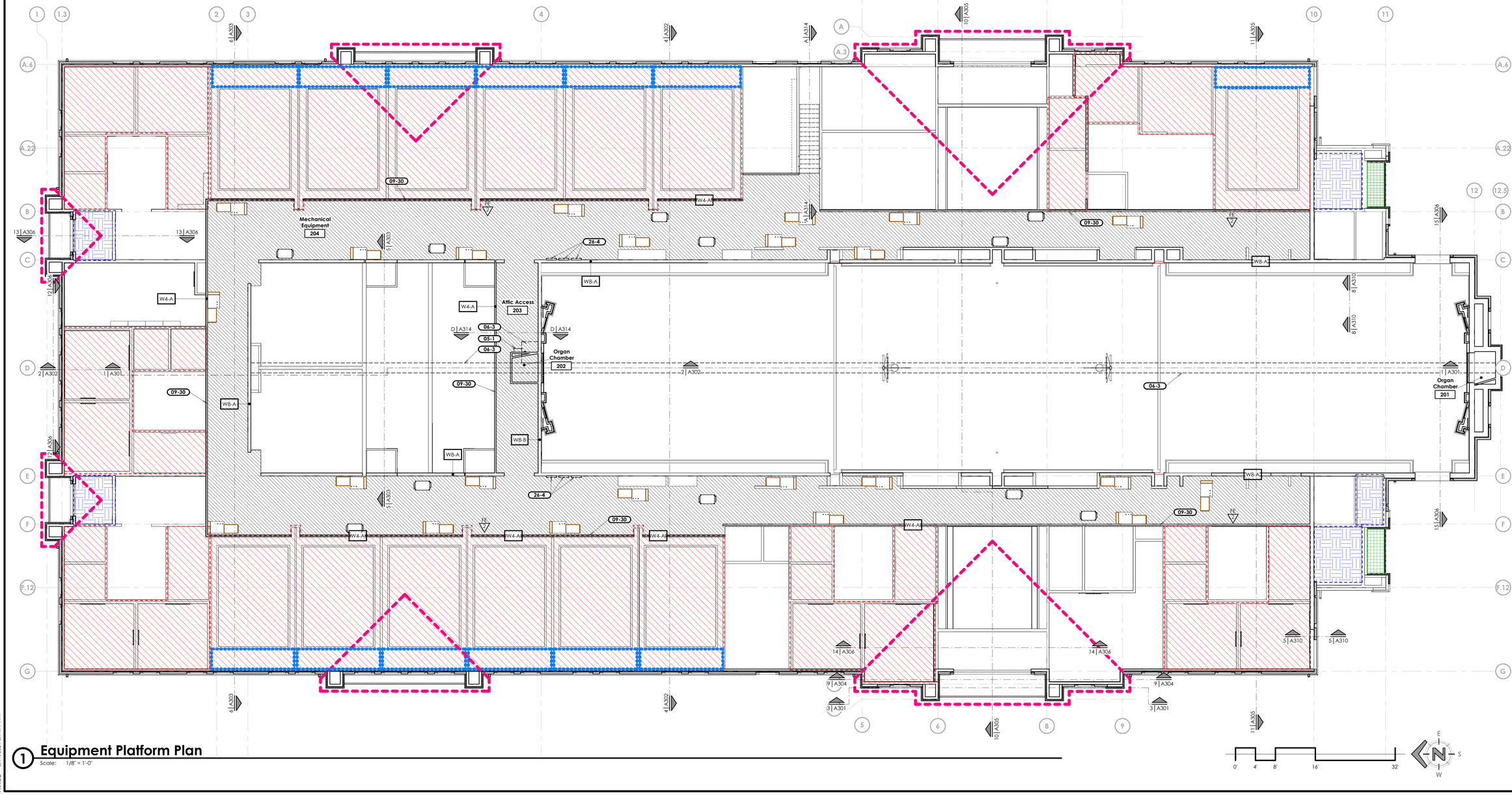
- R-30 acoustical batt insulation over ceiling below.
- R-30 thermal batt insulation over ceiling below.
- Insulation over soffit below. Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
- Equipment platform sheathing - painted gray.
- Area of attic and / or overbuild above filled with insulation. See Building Sections.
- Area of stepped ceiling to be filled with insulation. See E/A504.
- FE — Wall mounted fire extinguisher.

General Equipment Plan Notes:

1. Refer to Sheet A103 for Dimensions.
2. Refer to Sheets A104 & A105 for Wall Assembly Types.
3. Refer to Sheet A610 for Door & Accordion Partition Schedules.
4. Walls shown on this plan either extend to the structure or have heights listed on the main floor plan (heights are from main floor FFE).
5. Ductwork and piping not shown for clarity. Refer to Mechanical and Plumbing drawings.
6. Provide safety railing at all platform perimeter not protected by partitions or ductwork. Refer to Detail C/A314.
7. At all walls exceeding 10'-0" in height, install 2x fire blocking at 10'-0" o.c. maximum vertically and at floor and ceiling levels.
8. Install fire blocking at shaft walls.
9. Provide solid blocking in walls at all wall-mounted accessories. See A105.
10. Seal all penetrations through the building thermal envelope.

Keyed Notes

05-1	Painted steel ladder. See B/A314. Center ladder between trusses.
06-3	Attic access catwalk. See A/A102. Center catwalk in truss at the high point of the truss.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.
26-4	Electrical Panel. Refer to Electrical Drawings.



1 Equipment Platform Plan

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6775878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1806
Plan Series: 2024 10 Ward SC
County Parcel: 37-225-0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

1	15 Aug 2024	Bid Drawings

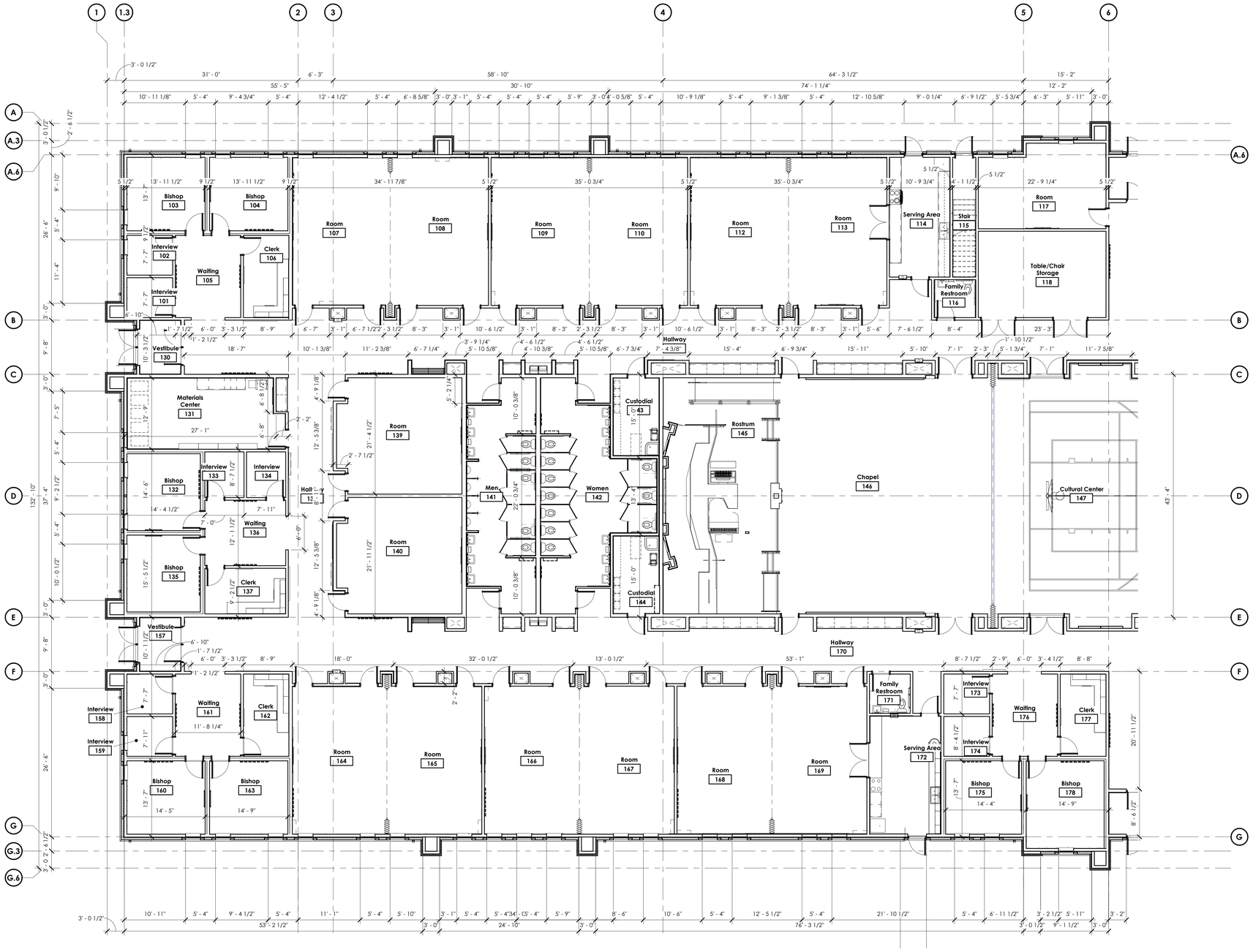
Equipment Platform Plan

A102

General Notes

A. Dimensions are from face of stud or from grid unless otherwise noted.
B. Where walls appear to lie on the grid, align the face of the wall framing with the grid line unless otherwise noted.
C. For the relationship between the framing and the foundation wall below, see the wall details on Sheet A310.

Keyed Notes



1 Main Floor Dimension Plan

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
5778898-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-226-0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Dimension Plan

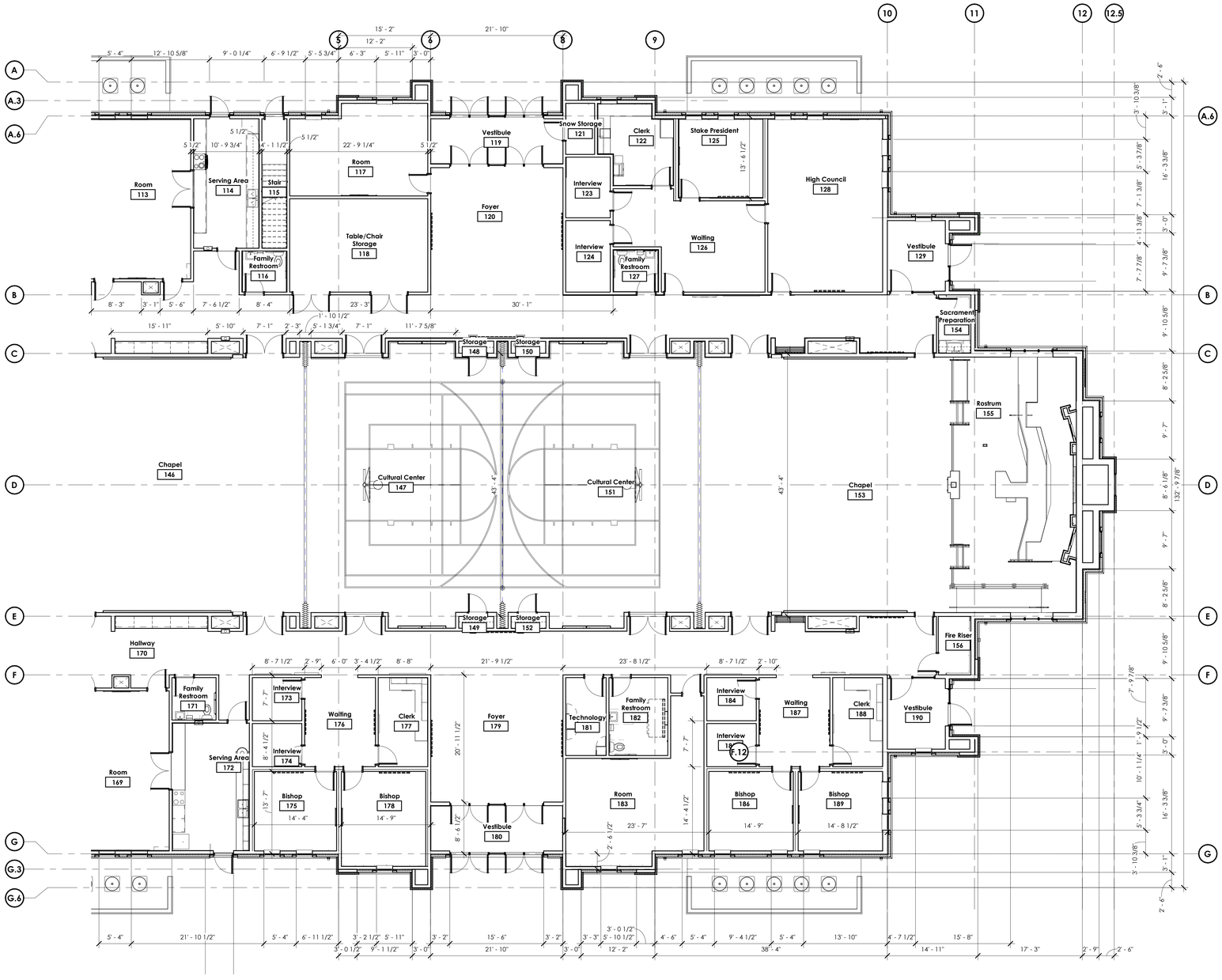
A103a

Printed 8/19/2024 3:43:30 PM

General Notes

A. Dimensions are from face of stud or from grid unless otherwise noted.
B. Where walls appear to lie on the grid, align the face of the wall framing with the grid line unless otherwise noted.
C. For the relationship between the framing and the foundation wall below, see the wall details on Sheet A310.

Keyed Notes



1 Main Floor Dimension Plan

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758978-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 15 Aug 2024
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1876

Drawing Issue and Revision Schedule

No.	Date	Description
1	15 Aug 2024	Bid Drawings

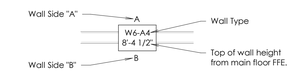
Dimension Plan

A103b

Printed 8/19/2024 3:43:01 PM

General Wall Types Legend

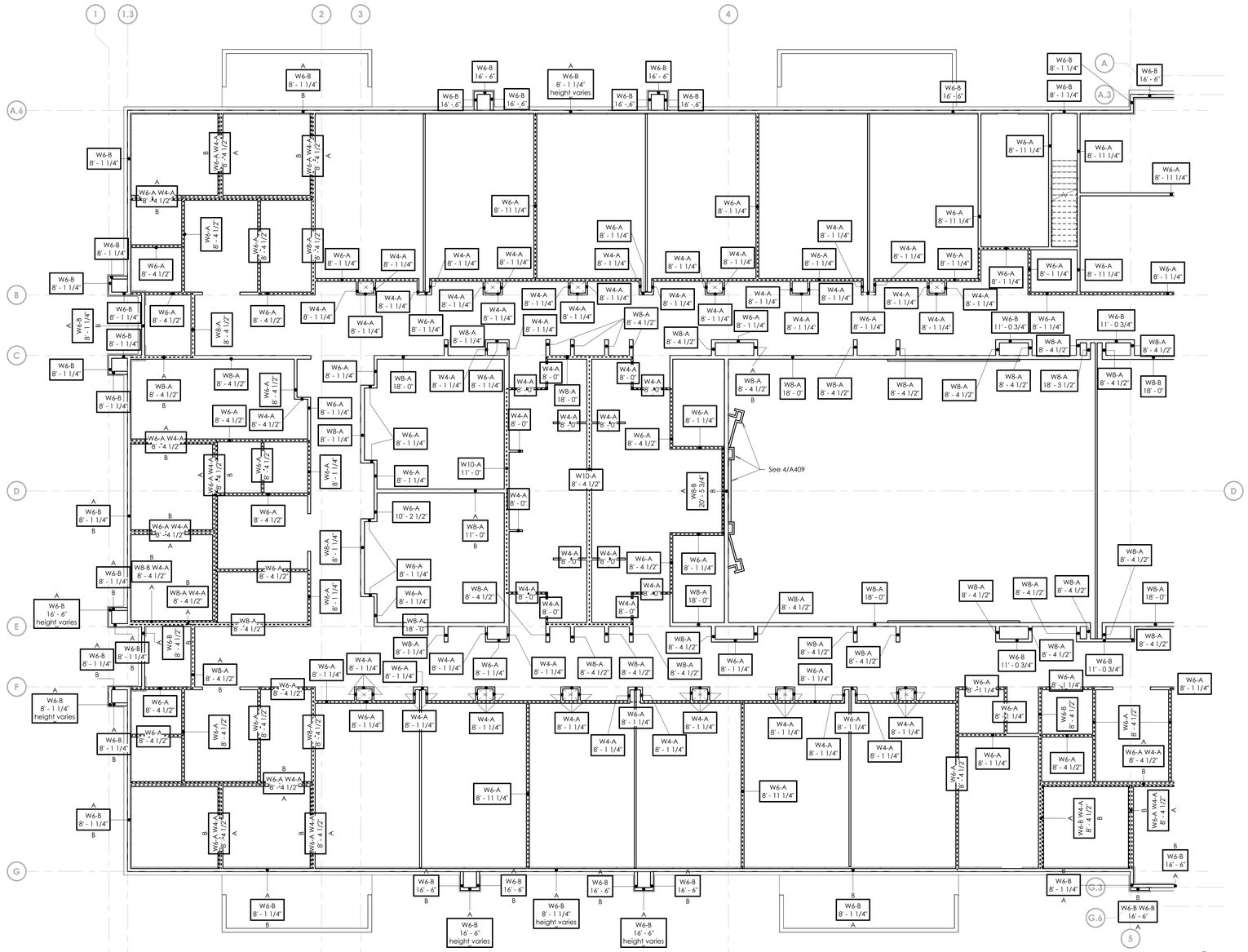
Provide Acoustical Insulation Batts Filling Stud Cavity.



General Notes

A. Insulate all exterior walls defining the building envelope. See note on A101.
B. Insulate all interior walls shown here with dashed lines through the wall.
C. See Sheet A105 for wall types descriptions.
D. All wall finishes, including gypsum board, are shown on Sheet A106 Main Floor Finish Plan.
E. All exterior walls shall be 2-hour fire rated and non-combustible construction. Non-combustible construction shall be achieved by fire-retardant treated lumber, and for SCL / LVL-type lumber, intumescent paint treatment. These requirements are from the foundation wall up to the bottom of the roof structure. Walls above the beginning of the roof structure at that wall are not required to meet this requirement. Walls with bumpouts shall be part of the 2-hour rated assembly and of non-combustible construction. The construction parameters for this requirement are shown on A105.

Keyed Notes



1 **Main Floor Wall Types Plan**
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6978878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Yrds S/C
Owner #: 590-1876

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Wall Types Plan

A104a

Printed: 8/19/2024 4:05:04 PM

General Wall Types Legend

Provide Acoustical Insulation Batts Filling Stud Cavity.

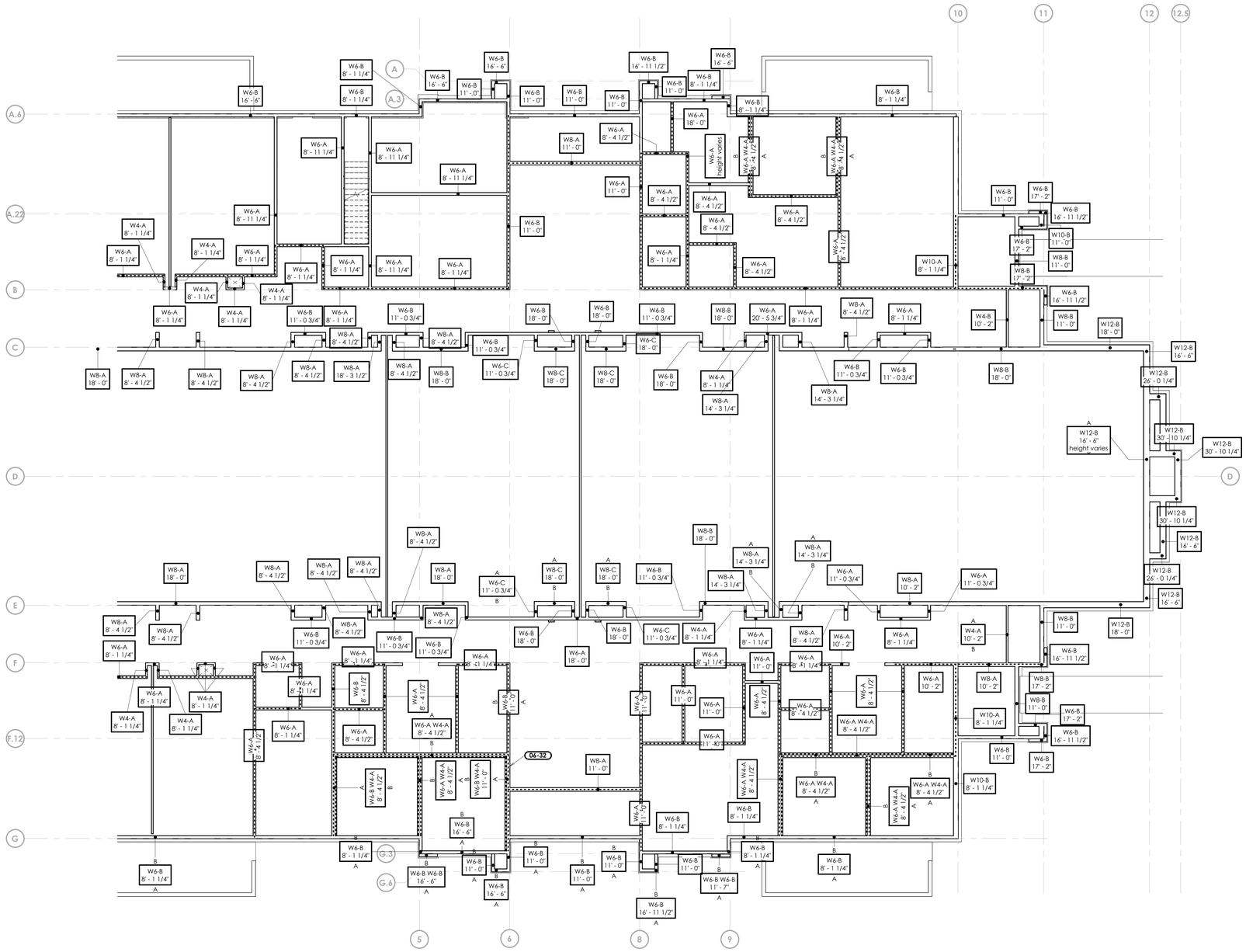
Wall Side "A" — A — W6-A4 / 8'-4 1/2" — Wall Type — Top of wall height from main floor FFE. — B — Wall Side "B"

General Notes

A. Insulate all exterior walls defining the building envelope. See note on A101.
B. Insulate all interior walls shown here with dashed lines through the wall.
C. See Sheet A105 for wall types descriptions.
D. All wall finishes, including gypsum board, are shown on Sheet A106 Main Floor Finish Plan.
E. All exterior walls shall be 2-hour fire rated and non-combustible construction. Non-combustible construction shall be achieved by fire-retardant treated lumber, and for SCL / LVL-type lumber, intumescent paint treatment. These requirements are from the foundation wall up to the bottom of the roof structure. Walls above the beginning of the roof structure at that wall are not required to meet this requirement. Walls with bumpouts shall be part of the 2-hour rated assembly and of non-combustible construction. The construction parameters for this requirement are shown on A105.

Keyed Notes

06-32 Top of 2x4 portion of wall at 8'-4 1/2".



1 Main Floor Wall Types Plan

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT — Lafe Theodore Harris — 15 Aug 2024 — 6758878-0301 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward S/C
County Parcel: 37-226-0001
BID #: 2244
Date: 15 Aug 2024

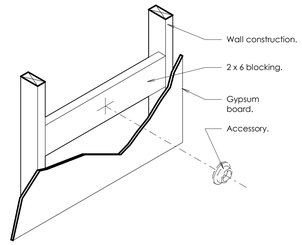
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

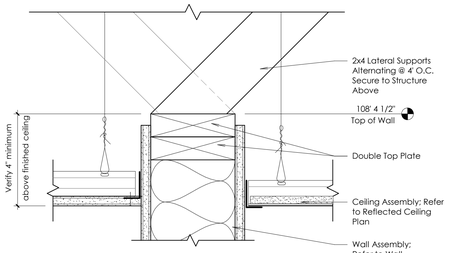
Wall Types Plan

A104b

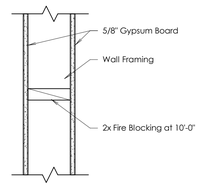
Printed: 8/19/2024 4:04:25 PM



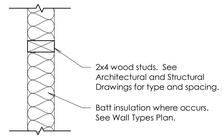
A Typical Wall Blocking Detail
Not to Scale



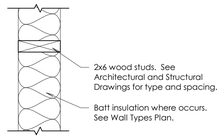
B Wall Partition Termination
Scale: 3" = 1'-0"



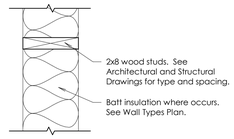
C Typical Fire Stop Detail
Scale: 1 1/2" = 1'-0"



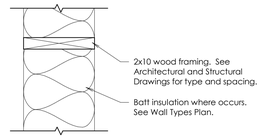
D Wall Type W4-A
Scale: 1 1/2" = 1'-0"



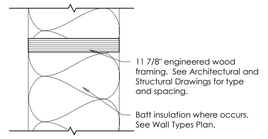
F Wall Type W6-A
Scale: 1 1/2" = 1'-0"



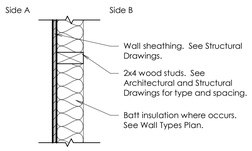
L Wall Type W8-A
Scale: 1 1/2" = 1'-0"



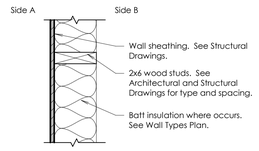
Q Wall Type W10-A
Scale: 1 1/2" = 1'-0"



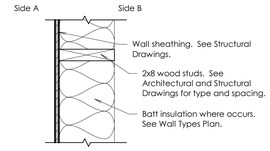
S Wall Type W12-A
Scale: 1 1/2" = 1'-0"



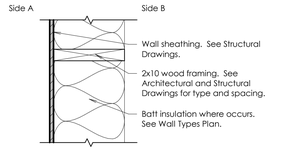
E Wall Type W4-B
Scale: 1 1/2" = 1'-0"



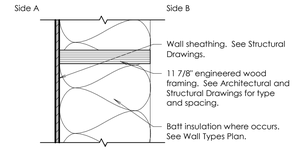
G Wall Type W6-B
Scale: 1 1/2" = 1'-0"



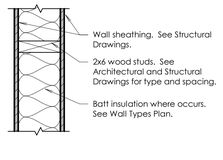
M Wall Type W8-B
Scale: 1 1/2" = 1'-0"



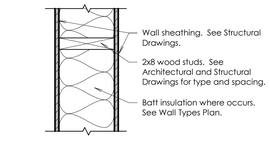
R Wall Type W10-B
Scale: 1 1/2" = 1'-0"



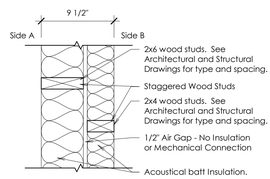
T Wall Type W12-B
Scale: 1 1/2" = 1'-0"



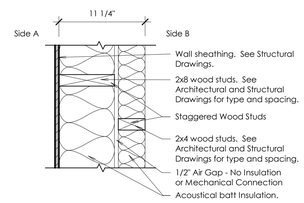
H Wall Type W6-C
Scale: 1 1/2" = 1'-0"



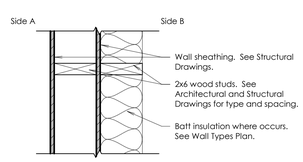
N Wall Type W8-C
Scale: 1 1/2" = 1'-0"



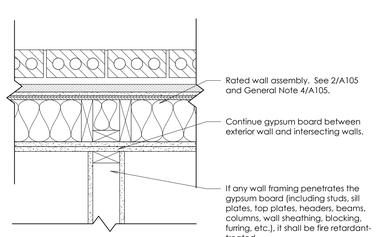
J Wall Type W6-A W4-A
Scale: 1 1/2" = 1'-0"



P Wall Type W8-B W4-A
Scale: 1 1/2" = 1'-0"



K Wall Type W6-B W6-B
Scale: 1 1/2" = 1'-0"

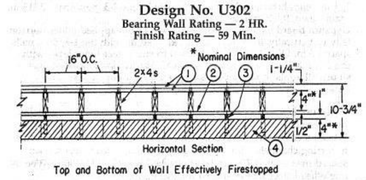


1 Rated Wall Intersection
Scale: 1 1/2" = 1'-0"

General Wall Types Notes:

1. See A106 for gypsum board layers and interior finishes. See interior elevations for the extents of tile and sisal.
2. See A104 for acoustic insulation locations.
3. Refer to structural sheets for structural rquirements.
4. Exterior wall 2-hour rated and non-combustible walls:
   - A. All lumber and sheathing at exterior walls shall be fire-retardant treated.
   - B. All SCLs at exterior walls shall be treated with intumescent paint on all sides except the side attached to fire-retardant treated sheathing.
   - C. All intumescent paint applications and treatment shall be inspected by a special inspector.

Design No. U302
Bearing Wall Rating — 2 HR.
Finish Rating — 59 Min.



Top and Bottom of Wall Effectively Firestopped

1. **Gypsum Board* —** 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads spaced 8 in. OC. Outer layer attached to studs over inner layer with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam and 9/32 in. diam heads, spaced 8 in. OC. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with fiber tape and compound, nailheads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer base-board. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally.
   AMERICAN GYPSUM CO —Types AG-C, AGX-11, AGX-8, AGX-10, AGX-5, AGX-C.
   BEIJING NEW BUILDING MATERIALS CO LTD — Type DBX-1.
   BPB AMERICA INC —Types 1, FRPC, SF3, EGRG, ProRoc Type C or ProRoc Type X.
   BPB CANADA INC —ProRoc Type C, ProRoc Type X or ProRoc Type Abuse-Resistant.
   CANADIAN GYPSUM COMPANY —Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
   G-P GYPSUM CORP, SUB OF GEORGIA-PACIFIC CORP —Types 5, 9, C, DAP, DD, DA, DGG, DS, GPFS1, GPFS6.
   LAFARGE NORTH AMERICA INC —Types LGFC2, LGFC2A, LGFC3, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
   NATIONAL GYPSUM CO —Types FSK-C, FSK-G, FSW, FSW-C, FSW-G.
   PABCO GYPSUM, DIV OF PACIFIC COAST BUILDING PRODUCTS INC —Type C, PG-3, PG-4, PG-5, PG-9 or PG-C.
   SIAM GYPSUM INDUSTRY (SARABURI) CO LTD —Type EX-1
   STANDARD GYPSUM L L C —Type SGC, SG-C or SGC-G.
   TEMPLE-INLAND FOREST PRODUCTS CORP —Type T, VPB-Type T or TG-C.
   UNITED STATES GYPSUM CO —Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.
   USG MEXICO S A DE C V —Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

1A. **Gypsum Board* —** (As an alternate to Item 1) — Nom 3/4 in. thick, installed as described in Item 1.
   CANADIAN GYPSUM COMPANY —Types AR, IP-AR, IPC-AR.
   UNITED STATES GYPSUM CO —Types AR, IP-AR, IPC-AR,
   USG MEXICO S A DE C V —Types AR, IP-AR, IPC-AR.

2. **Sheathing —** 1/2 in. thick exterior gypsum sheathing, 24 in. wide sheets, T&G edges. Min weight of sheets 1800 lb per 1000 sq ft, min thickness 0.480 in. Attached to studs horizontally with 1-3/4 in. long, 11d, 7/16 in. diam flathead galv roofing nails spaced 6 in. OC. Vertical joints located over studs and staggered between adjacent rows.
3. **Corrugated Wall Ties —** 3/4 in. wide by 6-5/8 in. long, 20 MSG galv steel. Attached to each stud with 2-3/8 in. long 8d cement coated nails, every sixth course of bricks.
4. **Clay Face Bricks —** 2-1/4 by 3-3/4 by 8 in. with cored holes, laid in full bed of mortar 3/8 to 1/2 in. thick consisting of three parts of clean sharp sand to one part of portland cement (proportioned by vol) and 15 percent hydrated lime (by cement vol).

*Bearing the UL Classification Mark

2 Rated Wall Assembly
Scale: 1 1/2" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT — Lafe Theodore Harris — 15 Aug 2024 — 6736878-0301 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BYD #: 2344
County Parcel: 59:226:0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1876

Drawing Issue and Revision Schedule

#	Title	Date
1	Bid Drawings	13 Aug 2024
2	Bid Drawings	

Wall Types Details

A105

Printed: 8/19/2024 4:10:26 PM

Interior Finishes Schedule - First Floor

Number	Name	Floor Finish	Base / Base Finish	Wall Finish	Comments
101	Interview	F1	B1	W2	C2
102	Interview	F1	B1	W2	C2
103	Bishop	F1	B1	W2	C2
104	Bishop	F1	B1	W2	C2
105	Waiting	F1	B1	W2	C2
106	Clerk	F1	B1	W2	C2
107	Room	F1	B1	W2	C2
108	Room	F1	B1	W2	C2
109	Room	F1	B1	W2	C2
110	Room	F1	B1	W2	C2
111	Hallway	F1	B1	W2	
112	Room	F1	B1	W2	C2
113	Room	F1	B1	W2	C2
114	Serving Area	F4	B4	W1	
115	Stair	F2/F10	B1	W1	
116	Family Restroom	F5	B4	W1/W4	
117	Room	F1	B1	W2	C2
118	Table/Chair Storage	F1	B1	W3	
119	Vestibule	F2	B1	W1	
120	Foyer	F1	B1	W2	C2
121	Snow Storage	F7	B5	W1	
122	Clerk	F1	B1	W2	C2
123	Interview	F1	B1	W2	C2
124	Interview	F1	B1	W2	C2
125	Stake President	F1	B1	W2	C2
126	Waiting	F1	B1	W2	C2
127	Family Restroom	F5	B4	W1/W4	
128	High Council	F1	B1	W2	C2
129	Vestibule	F2	B1	W1	
130	Vestibule	F2	B1	W1	
131	Materials Center	F1	B1	W2	C2
132	Bishop	F1	B1	W2	

Interior Finishes Schedule - First Floor

Number	Name	Floor Finish	Base / Base Finish	Wall Finish	Comments
133	Interview	F1	B1	W2	
134	Interview	F1	B1	W2	
135	Bishop	F1	B1	W2	
136	Waiting	F1	B1	W2	
137	Clerk	F1	B1	W2	
138	Hallway	F1	B1	W2	
139	Room	F1	B1	W2	C2
140	Room	F1	B1	W2	C2
141	Men	F5	B3/B4	W1/W4	
142	Women	F5	B3/B4	W1/W4	
143	Custodial	F5	B3/B4	W1/W4	
144	Custodial	F5	B3/B4	W1/W4	
145	Rostrum	F1	B1	W1	
146	Chapel	F1	B1	W1	
147	Cultural Center	F3	B2	W3	
148	Storage	F1	B1	W1	
149	Storage	F1	B1	W1	
150	Storage	F1	B1	W1	
151	Cultural Center	F3	B2	W3	
152	Storage	F1	B1	W1	
153	Chapel	F1	B1	W1	
154	Sacrament Preparation	F1	B1	W1	
155	Rostrum	F1	B1	W1	
156	Fire Riser	F7	B5	W1	
157	Vestibule	F2	B1	W1	
158	Interview	F1	B1	W2	C2
159	Interview	F1	B1	W2	C2
160	Bishop	F1	B1	W2	C2
161	Waiting	F1	B1	W2	C2
162	Clerk	F1	B1	W2	C2

Interior Finishes Schedule - First Floor

Number	Name	Floor Finish	Base / Base Finish	Wall Finish	Comments
163	Bishop	F1	B1	W2	C2
164	Room	F1	B1	W2	C2
165	Room	F1	B1	W2	C2
166	Room	F1	B1	W2	C2
167	Room	F1	B1	W2	C2
168	Room	F1	B1	W2	C2
169	Room	F1	B1	W2	C2
170	Hallway	F1	B1	W2	
171	Family Restroom	F5	B4	W1/W4	
172	Serving Area	F4	B4	W1	
173	Interview	F1	B1	W2	C2
174	Interview	F1	B1	W2	C2
175	Bishop	F1	B1	W2	C2
176	Waiting	F1	B1	W2	C2
177	Clerk	F1	B1	W2	C2
178	Bishop	F1	B1	W2	C2
179	Foyer	F1	B1	W2	C2
180	Vestibule	F2	B1	W1	
181	Technology	F1	B1	W1	
182	Family Restroom	F5	B4	W1/W4	
183	Room	F1	B1	W2	C2
184	Interview	F1	B1	W2	C2
185	Interview	F1	B1	W2	C2
186	Bishop	F1	B1	W2	C2
187	Waiting	F1	B1	W2	C2
188	Clerk	F1	B1	W2	C2
189	Bishop	F1	B1	W2	C2
190	Vestibule	F2	B1	W1	
201	Organ Chamber	F9	B6	W1	C1
202	Organ Chamber	F9	B6	W1	C1
203	Attic Access	F9			
204	Mechanical Equipment	F9			

Comments

C1	All sufaces painted black
C2	Chair rail. See B/A705.

Wall Finish Legend

W1	5/8" Gypsum Board - Painted - Textured per 09 0413
W2	Sisal Wall Covering Wainscot w/ Painted Gypsum Board above - Textured per 09 0413
W3	Sisal Wall Covering on Finished Gypsum Board
W4	Ceramic Tile - Refer to interior elevations for extent and accent tile locations
W5	Wood Sheathing - Painted
	2 layers 5/8" gypsum board

Base Finish Legend

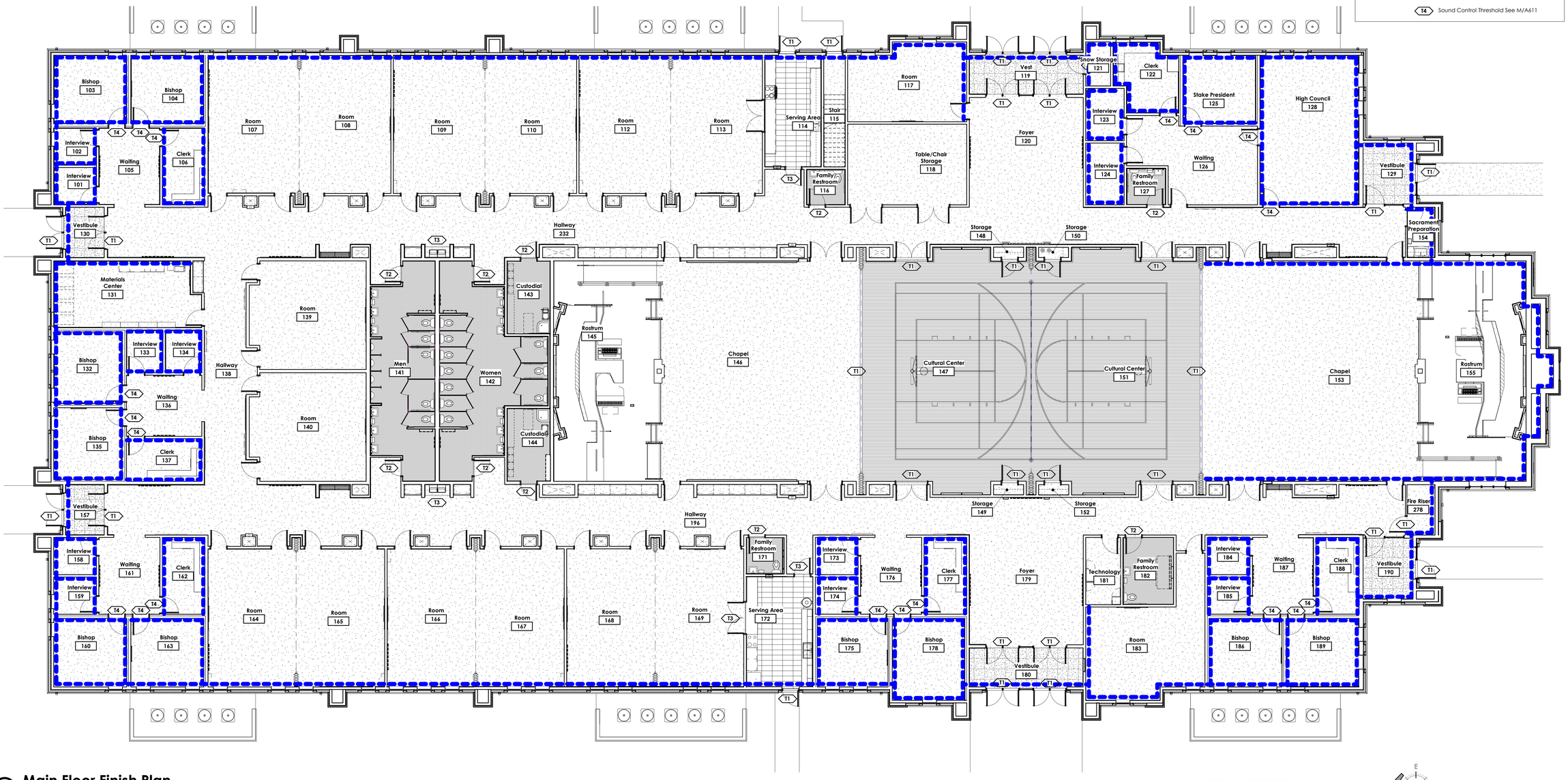
B1	Carpet Base by Owner, see detail J/A705
B2	Metal Angle, see detail N/A705
B3	Coved Paver Tile, see detail L/A705
B4	Coved Paver Tile with Bullnose, See Detail K/A705 sim.
B5	Rubber Base
B6	No Base Required
B7	Coved Ceramic Tile with Bullnose, See Detail K/A705 sim.

Floor Finish Legend

F1	Broadloom Carpet by Owner
F2	Carpet Tile by Owner
F3	Wood Floor System
F4	Paver Tile - Thinset
F5	Porcelain Tile - Thickset
F7	Concrete - Painted
F8	Concrete - Sealed
F9	Wood Sheathing - Painted
F10	Stair Treads & Risers - Painted
T1	Aluminum Threshold See R,Q,P,T/A611
T2	Stone Threshold See S/A611
T3	Metal Transtion strip See N/A611
T4	Sound Control Threshold See M/A611

General Notes

A. For finishes in the Storage Building, see Sheet C801.



1 **Main Floor Finish Plan**
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39:235:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Finish Plan

A106

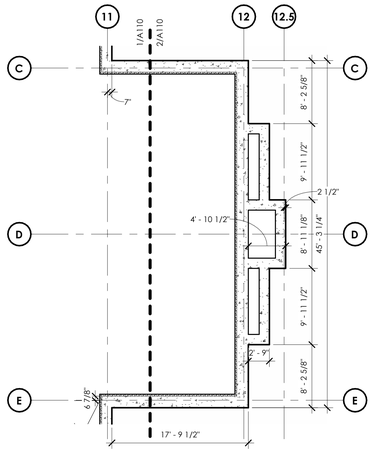
Printed 8/19/2024 4:16:33 PM

General Notes

A. Install dampproofing on the exterior face of all exterior foundation walls from 2" below finish grade down to the bottom of the foundation wall and across the top of the footing.
B. Refer to Enlarged Plumbing Plans for Additional Plumbing Information and Associated Fixture Locations.
C. Dimensions Shown to Slab Depressions are Determined based on the Best Information Available at the Time the Drawings were Completed. Dimensions shown are to Assist the Contractor Only and Shall Not be Used as a Substitute for Proper Contractor Coordination of Location of Mechanical, Plumbing and Electrical Elements Which Penetrate the Floor Slabs.
D. Coordinate All Dimensions with the Associated Trades and the Field Verified Measurements.
E. Refer to Floor Finish Plans for Floor Finishes Requiring Depressed Slab and Locations.

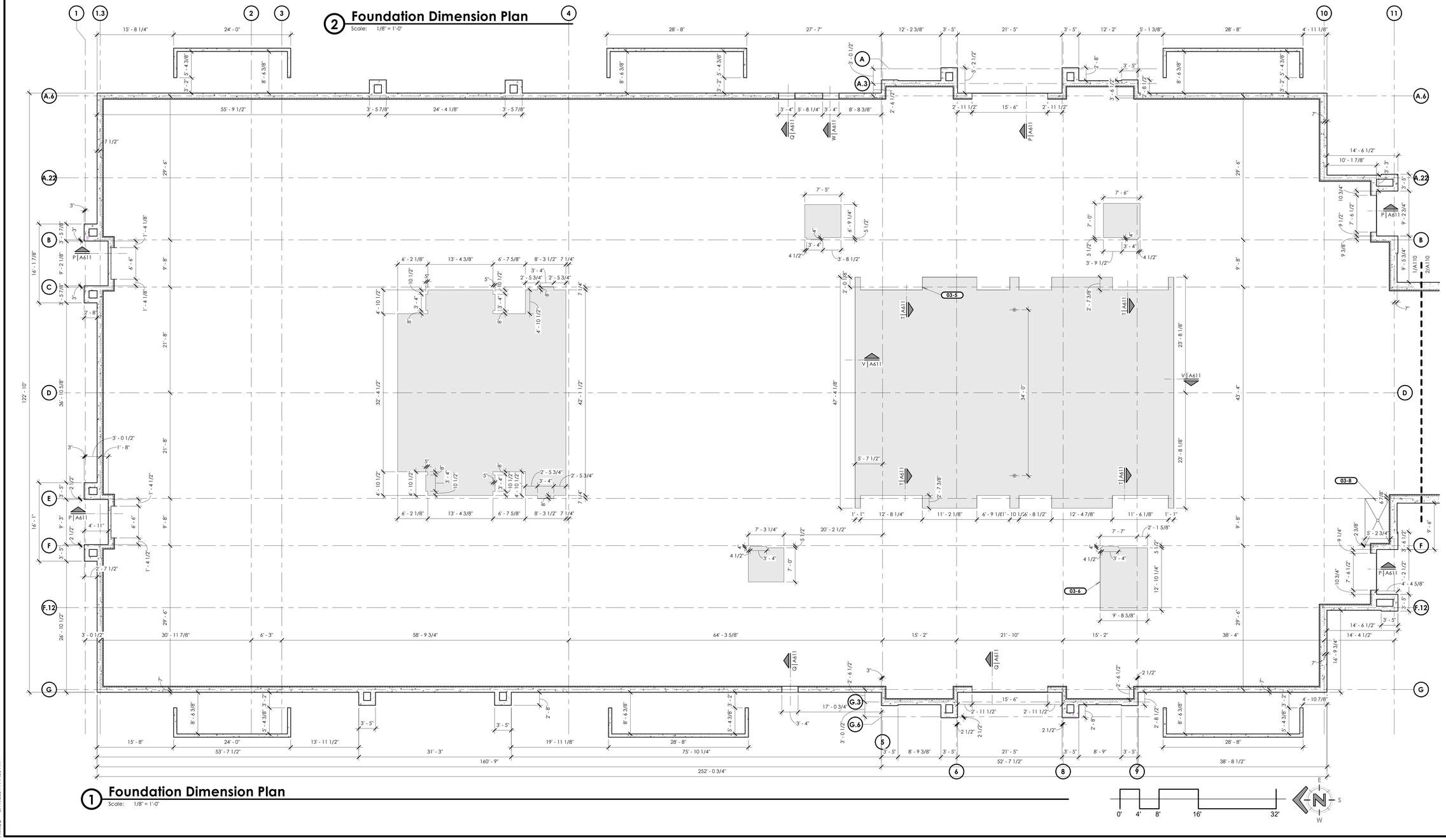
Keyed Notes

03-5 Recess concrete floor slab 2 1/8" below finished floor level for athletic wood flooring system.
03-6 Recess concrete floor slab 2" below finished floor level.
03-8 Slope slab to floor drain.



2 Foundation Dimension Plan

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



1 Foundation Dimension Plan

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7818896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-187s
Plan Series: 2024 10 Ward SIC
County Parcel: 37-226-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Foundation Dimension Plan

A110

General Notes

A. Unless noted otherwise, all eave soffits shall have (2) soffit vent strips; and all rake soffits shall have no vent strips.
B. Roof penetrations and penthouses are shown for reference only. Coordinate locations of all roof penetrations and penthouses with the mechanical and plumbing systems.
C. Paint all vents and combustion piping.

Keyed Notes

07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-20	Valley Metal over Underlayment. Refer to Detail A/A122.
07-21	Prefinished Metal Cricket.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-41	Prefinished metal hip vent. See B & C/A122.
10-25	Prefinished aluminum steeple. See A206 and A207.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.
26-8	Snow melt heat trace. See Electrical Sheets.

Notes
I figured out why this is showing up.

Notes
I figured out why this is showing up.

1 Roof Plan
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228:0001
BHD #: 2344
Date: 15 Aug 2024

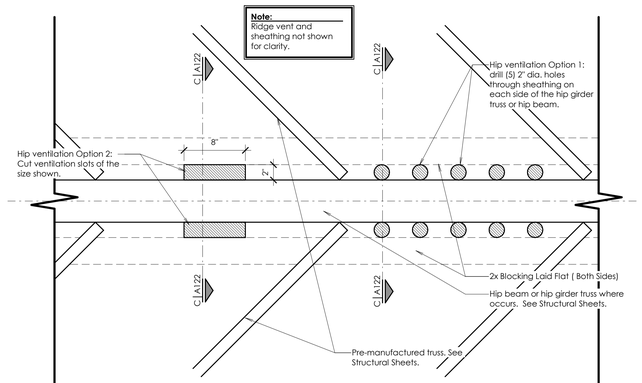
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Roof Plan

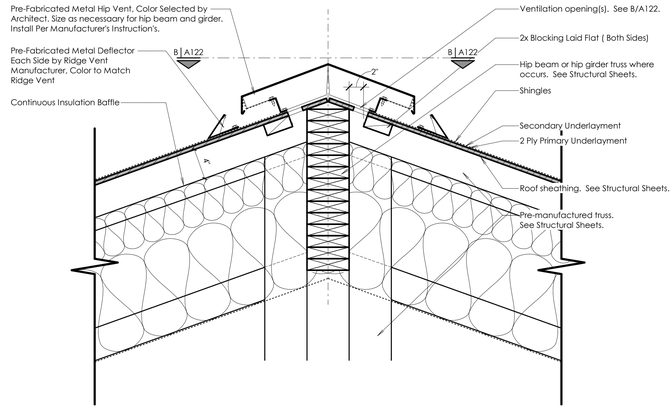
A121

Printed 8/19/2024 7:52:13 PM



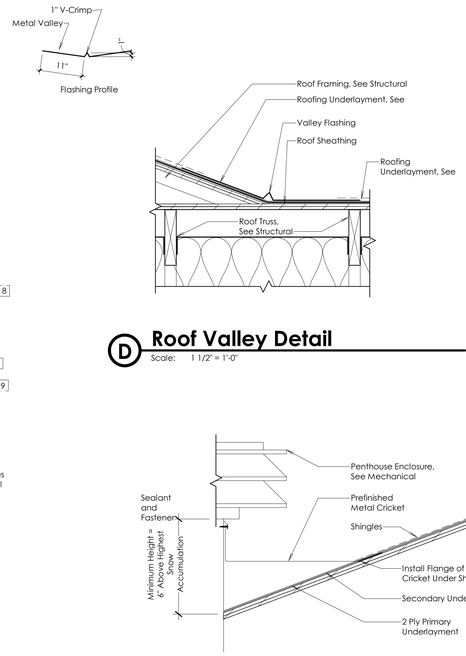
B Hip Vent Plan

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



C Hip Vent Section

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



A Entry Gable Valley Flashing

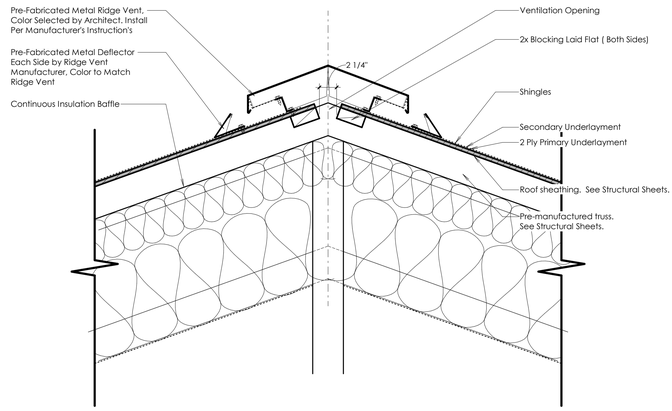
Scale: 1/2" = 1'-0"

D Roof Valley Detail

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

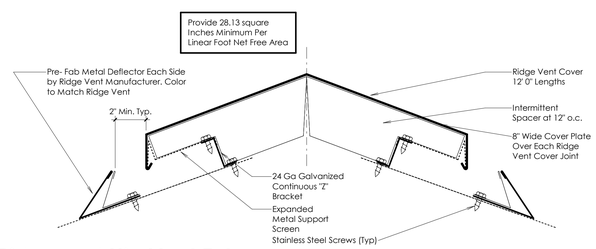
E Penthouse Detail

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



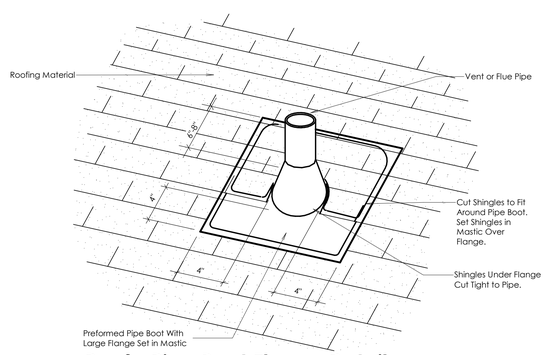
F Ridge Vent Section

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



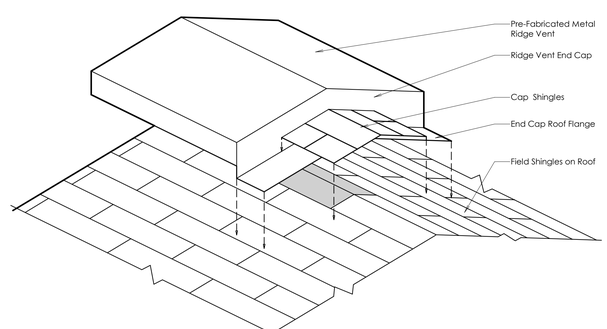
G Ridge and Hip Vent Enlarged

Scale: 3" = 1'-0"



I Roof - Pipe Boot Flange Detail

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



J Roof - Ridge Vent End Detail

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6736878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-1878

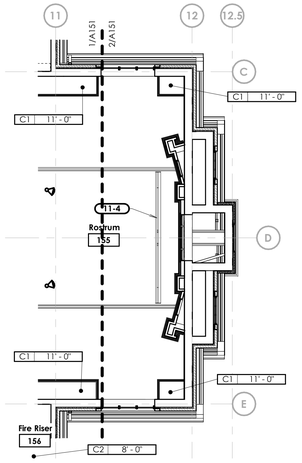
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Roof Details

A122

8/16/2024 1:44:22 PM



Reflected Ceiling Symbol Legend

Ceiling Type — C1 | 8' -0" — Ceiling Height from main floor

- Ceiling Air Supply Diffuser, Size Varies, Refer to Mechanical Drawings.
- Ceiling Air Return Register, Size Varies, Refer to Mechanical Drawings.
- Ceiling Air Exhaust Fan Register, Size Varies, Refer to Mechanical Drawings.
- Light Fixture, Refer to Electrical Drawings.
- Light Fixture, Refer to Electrical Drawings.
- Pendant Light Fixture, Refer to Electrical Drawings.
- Recessed Downlight Fixture, Refer to Electrical Drawings.
- Directional Downlight Fixture, Refer to Electrical Drawings.
- Recessed Speaker Refer to AV Drawings
- Exit Sign Ceiling Mounted w/ Arrows as shown, Refer to Electrical Drawings.
- Ceiling Mounted Occupancy Sensor, Refer to Electrical Drawings.

Ceiling Types Legend:

C1 Gypsum Board Attached to Structure, Textured, Painted

C2 Gypsum Board Suspended From Structure, Textured, Painted

C3 Gypsum Board Attached to Structure, with Glue-on Acoustical Tile

C4 Gypsum Board Suspended From Structure, with Glue-on Acoustical Tile

C5 Prefinished Metal Soffit. Fill attic space above with loose-fill insulation up to 4" from roof sheathing.

C6 2' x 2' acoustical lay-in tile in suspended grid.

General Ceiling Plan Notes:

A. Wall Mounted Light Fixtures that Occur Below Ceiling Line are Not Shown.
B. Mounting of Speakers: Corridor - See C/A505.
C. Provide Seismic Bracing at All Ceiling Suspension Systems.
D. Suspension Ceiling System Details, See G, H/A505.
E. Install R-30 Acoustical Batt Insulation Over Ceiling in Rooms: 101, 102, 103, 104, 106, 107, 108, 109, 110, 112, 113, 122, 123, 124, 125, 128, 132, 133, 134, 135, 137, 158, 159, 160, 162, 163, 164, 165, 166, 167, 168, 169, 173, 174, 175, 177, 178, 184, 185, 186, 188, and 189.
F. Install R-30 thermal batt insulation over ceiling in rooms 129, 130, 156, 157, and 190.
G. Fill attic space above all exterior Type C5 ceilings with loose-fill insulation up to 4" from roof sheathing.
H. All suspended ceiling systems shall be installed to the manufacturer's specifications and requirements.
I. Where shown, acoustical ceiling tiles shall be full tiles across with a border of gypsum board as shown on the drawings.
J. Install ceiling step at rooms 107, 108, 109, 110, 112, 113, 128, 164, 165, 166, 167, 168, and 169. See building sections and D and E/A504.

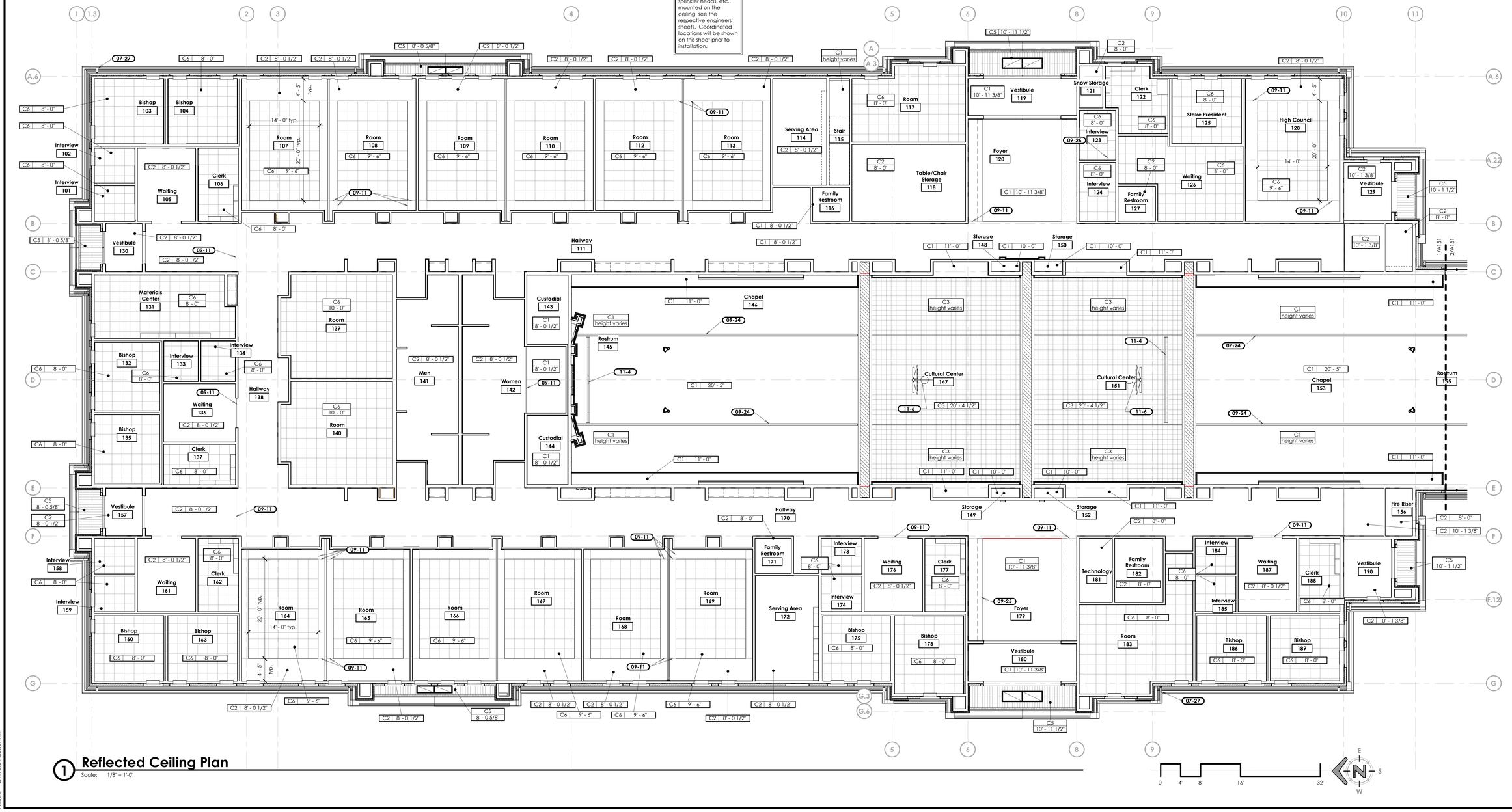
Keyed Notes

07-27 Prefinished Metal Downspout. Typical. See H/A502.
09-11 Gypsum Board Control Joint. Typical. See B/A505.
09-24 Painted wood trim. See J/A704.
09-25 Light cove. See A/A505.
11-4 Projection Screen. See D/A505.
11-6 Basketball Backboard & Support Frame. See F/A505.

2 Reflected Ceiling Plan

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

Note:
For lights, speakers, fire sprinkler heads, etc., mounted on the ceiling, see the respective engineers' sheets. Coordinated locations will be shown on this sheet prior to installation.



1 Reflected Ceiling Plan

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6758878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-226:0301
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Reflected Ceiling Plan

A151

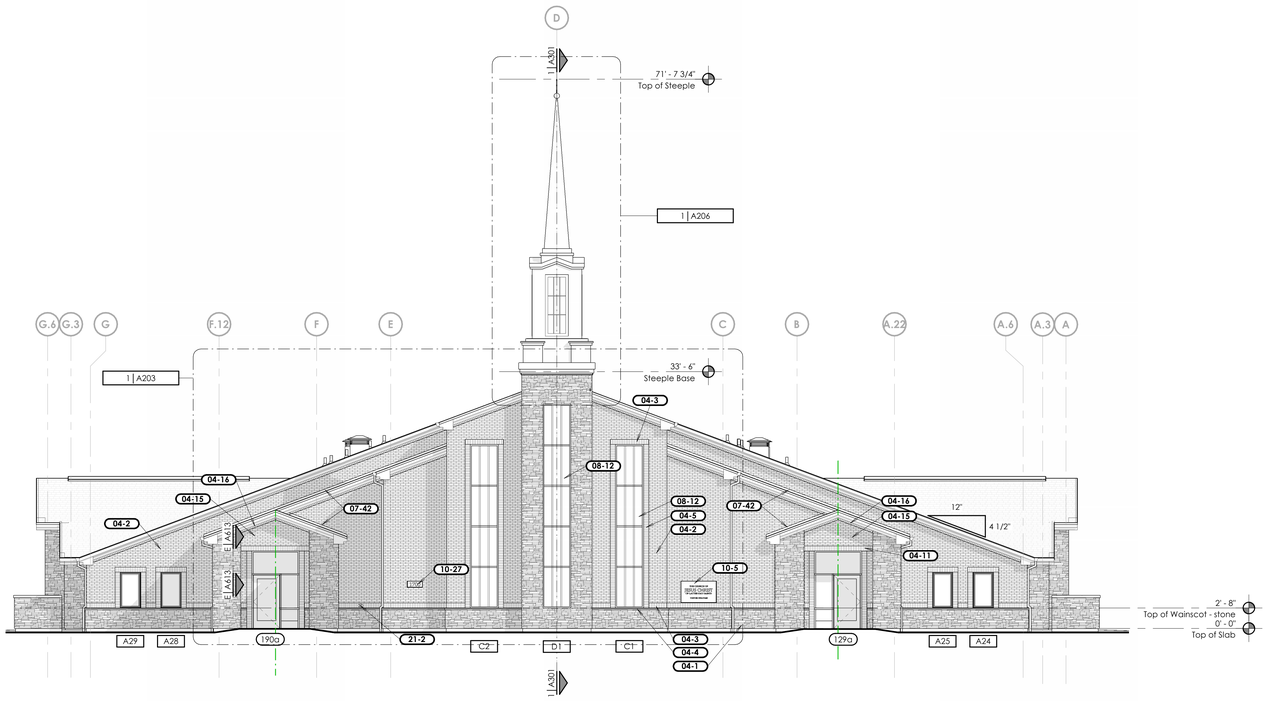
Printed 8/19/2024 2:36:59 PM

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

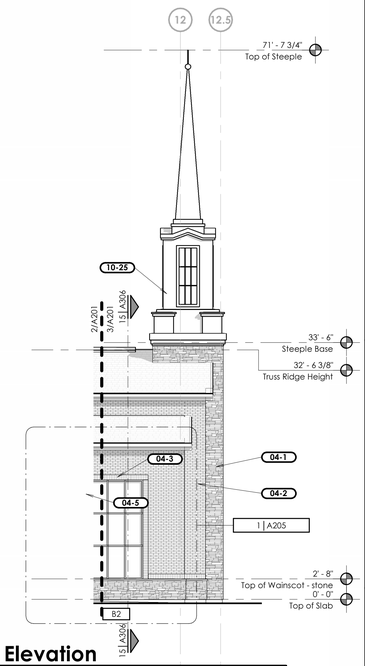
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-6	Brick veneer rowlock course. Brick Type #2.
04-11	Thin brick veneer corner piece in soldier course. Brick Type #2. See E/A211.
04-15	Thin brick veneer field course. Brick Type #1. See F/A211.
04-16	Thin brick veneer rowlock course. Brick Type #2. See D/A211.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-40	Prefinished metal fascia return. See A & B/A503.
07-42	Prefinished headwall flashing. See A/A502.
08-8	Vinyl Framed Window, Refer to Window Elevations A601.
08-12	Aluminum storefront spandrel glass windows. See enlarged elevations, Window Schedule, and A612.
10-5	Engraved Stone Sign Panel.
10-25	Prefinished aluminum steeple. See A206 and A207.
10-27	Engraved Stone Address Sign.
21-2	Fire department connection with locking knox plugs. Coordinate model with Fire Department requirements.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.



1 South Elevation

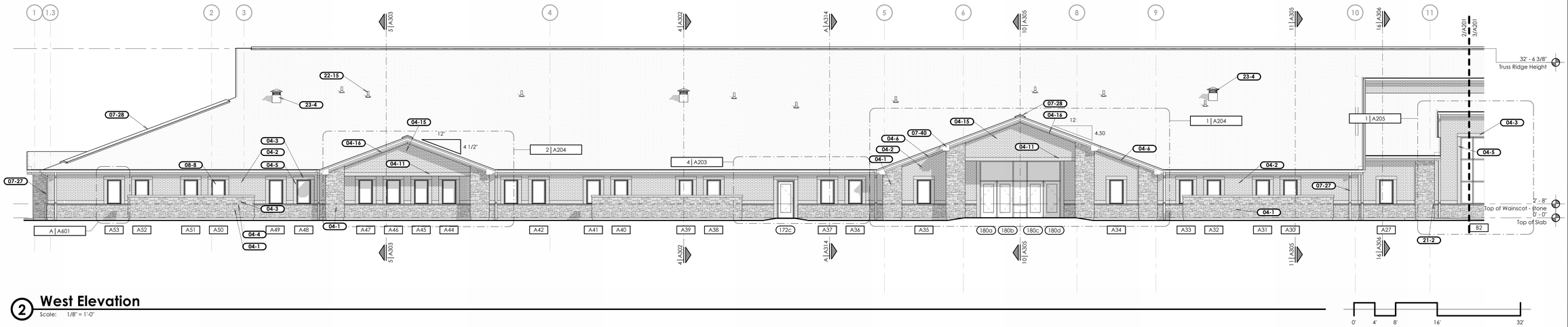
Scale: 1/8" = 1'-0"

0' 4' 8' 16' 32'



3 West Elevation

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



2 West Elevation

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1878
Plan Series: 2024 10 Ward SFC
County Parcel: 57-226-0001
BID #: 2244
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Exterior Elevations

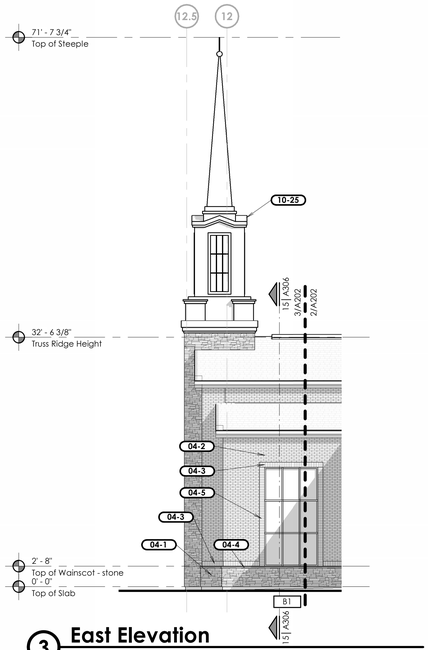
A201

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

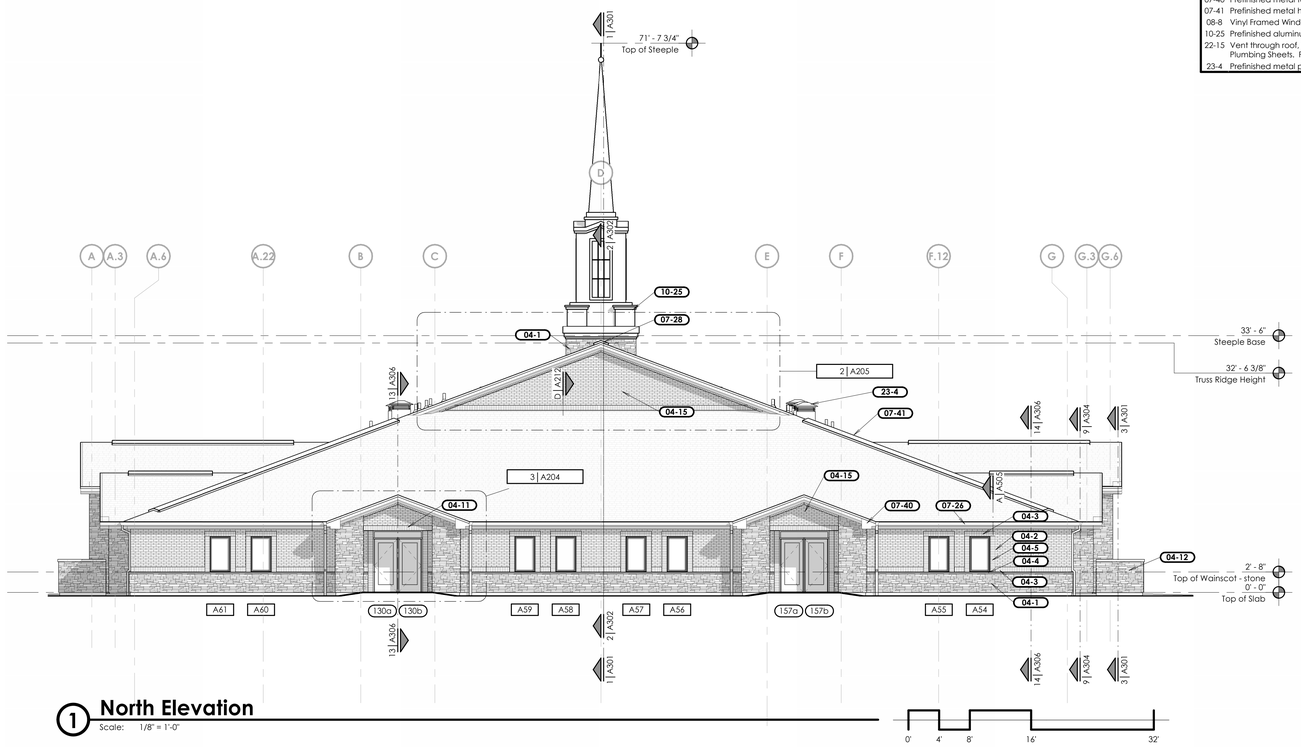
Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-6	Brick veneer rowlock course. Brick Type #2.
04-11	Thin brick veneer corner piece in soldier course. Brick Type #2. See E/A211.
04-12	Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
04-15	Thin brick veneer field course. Brick Type #1. See F/A211.
04-16	Thin brick veneer rowlock course. Brick Type #2. See D/A211.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-40	Prefinished metal fascia return. See A & B/A503.
07-41	Prefinished metal hip vent. See B & C/A122.
08-8	Vinyl Framed Window. Refer to Window Elevations A601.
10-25	Prefinished aluminum steeple. See A206 and A207.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.



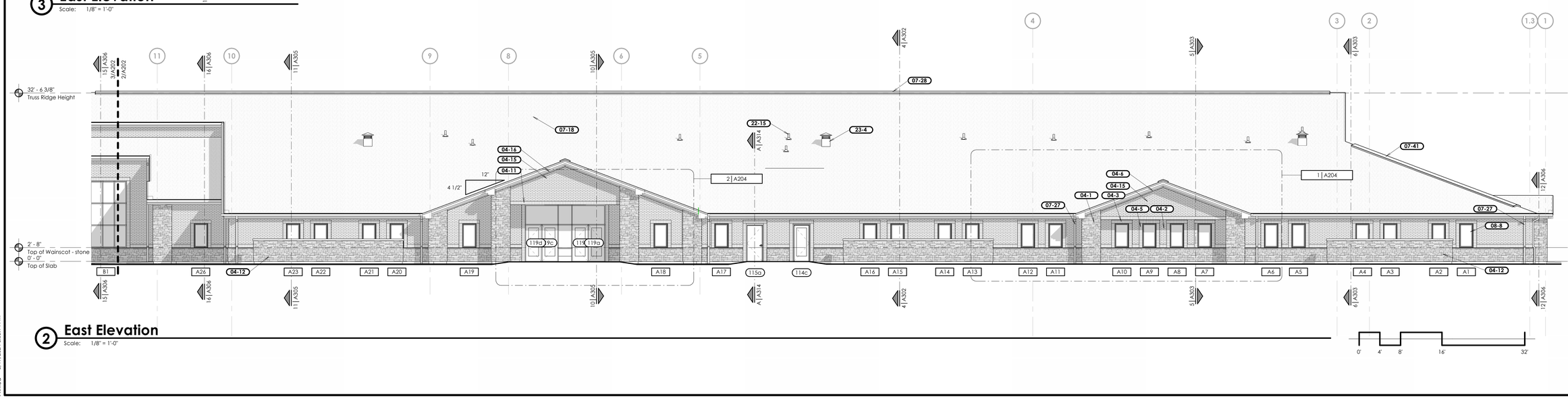
3 East Elevation

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



1 North Elevation

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



2 East Elevation

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 15 Aug 2024
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward NC
Owner #: 390-1876

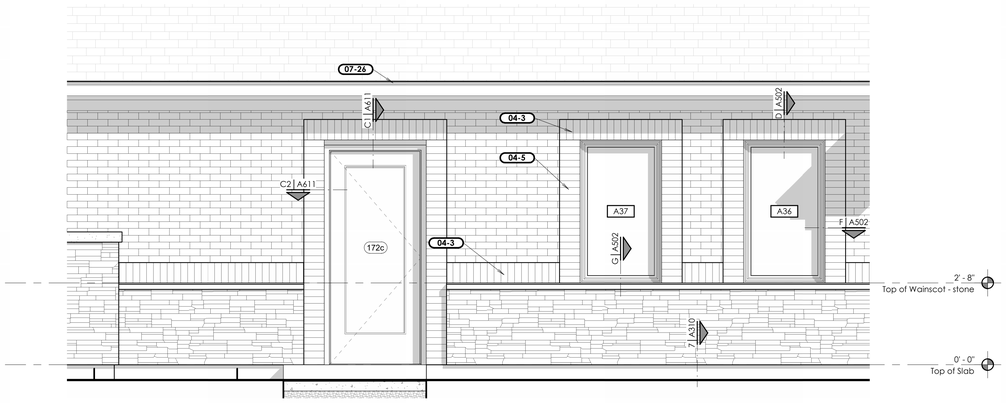
Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	15 Aug 2024

Exterior Elevations

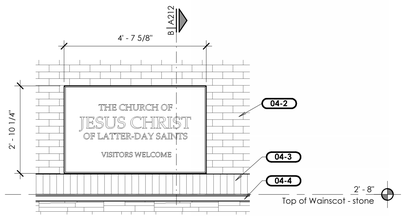
A202

Printed 8/19/2024 8:03:14 PM



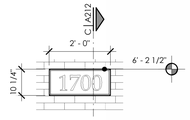
4 Door and Window Elevation

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



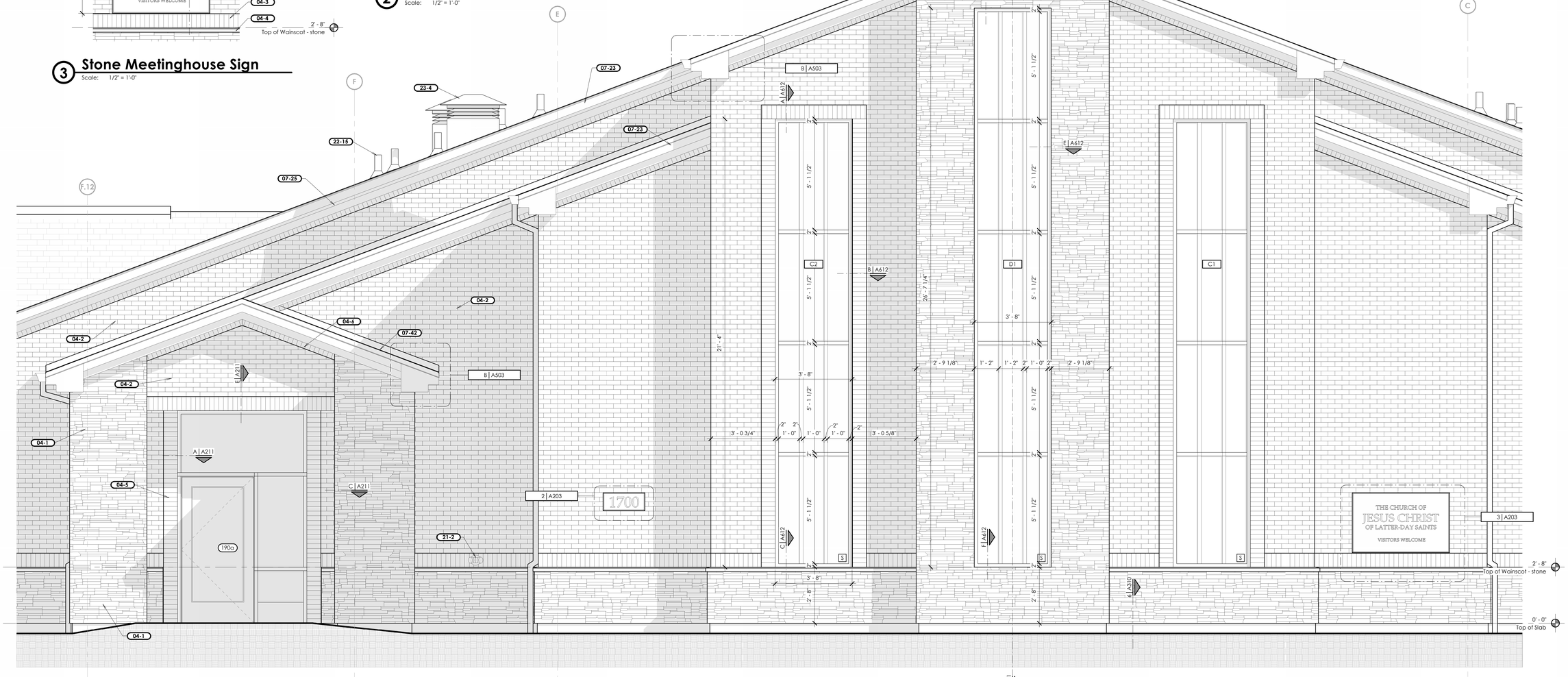
3 Stone Meetinghouse Sign

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



2 Stone Address Sign

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



1 Steeple Wall Elevation and Standard window Types

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

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-6	Brick veneer rowlock course. Brick Type #2.
07-23	Metal Drip Edge Flashing. See J/A502.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-42	Prefinished headwall flashing. See A/A502.
10-25	Prefinished aluminum steeple. See A206 and A207.
21-2	Fire department connection with locking knox plugs. Coordinate model with Fire Department requirements.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SLC
County Parcel: 37:228:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Enlarged Exterior Elevations

A203

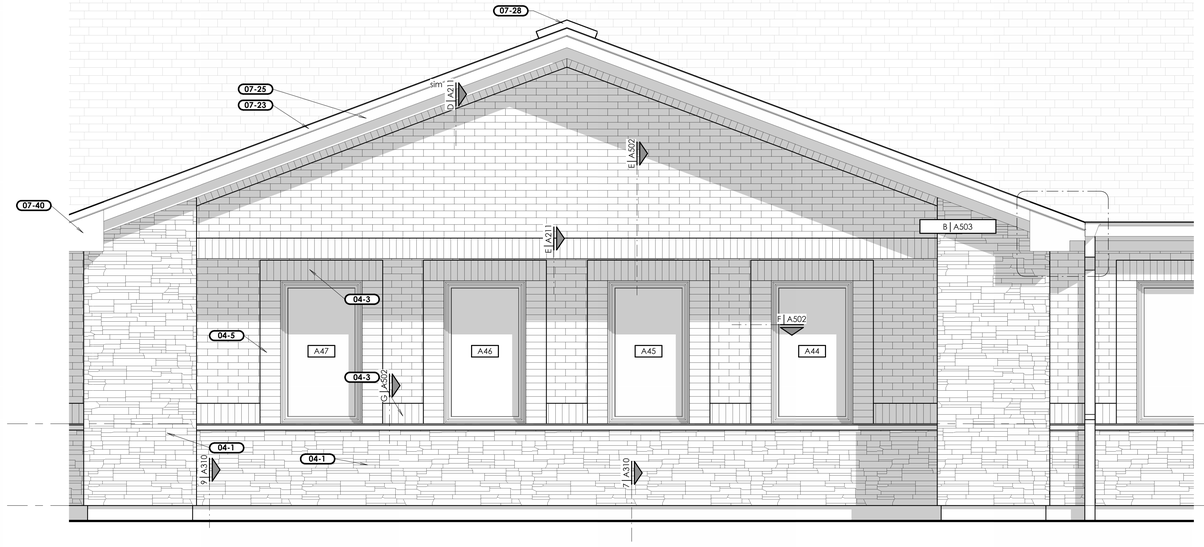
Plotted 8/19/2024 8:13:21 PM

General Notes

A. Install brick expansion joints at 30 feet o.c. minimum, and at inside corners of brick. Coordinate exact locations with the Architect prior to installation.

Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-6	Brick veneer rowlock course. Brick Type #2.
04-15	Thin brick veneer field course. Brick Type #1. See F/A211.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-23	Metal Drip Edge Flashing. See J/A502.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-33	Not used.
07-40	Prefinished metal fascia return. See A & B/A503.



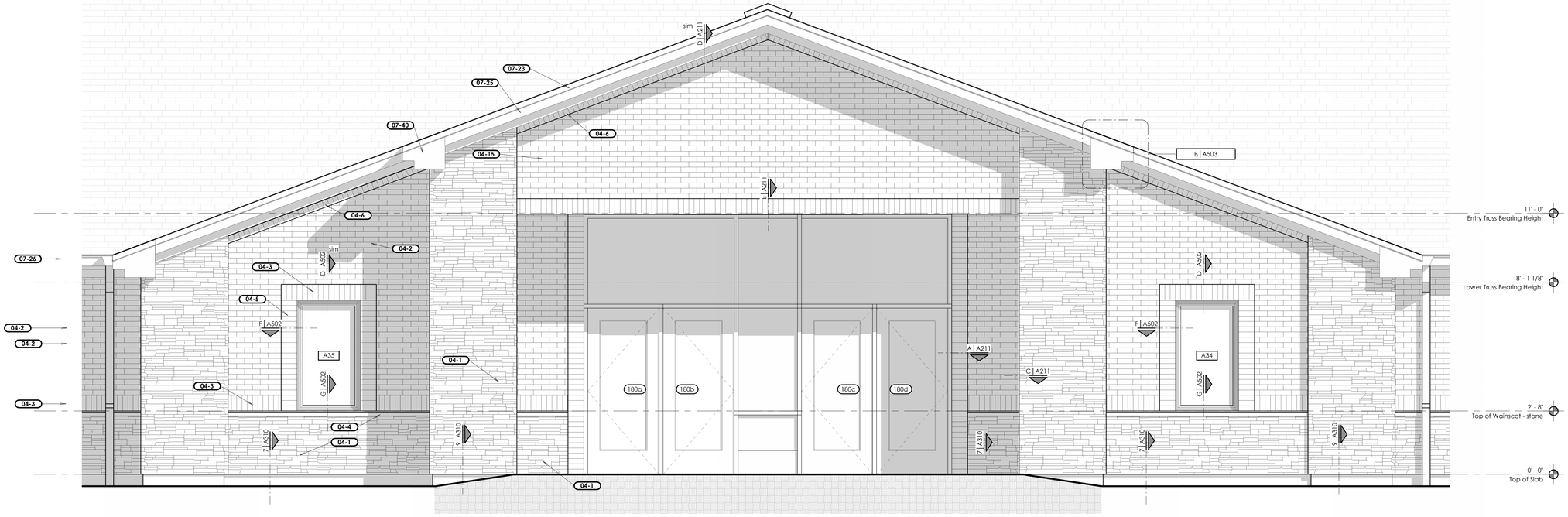
2 Enlarged Elevation

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



3 Enlarged Elevation

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



1 Enlarged Elevation

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7855896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1878
Plan Series: 2024 10 Ward SC
County Parcel: 37-226-0001
BHD #: 2244
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

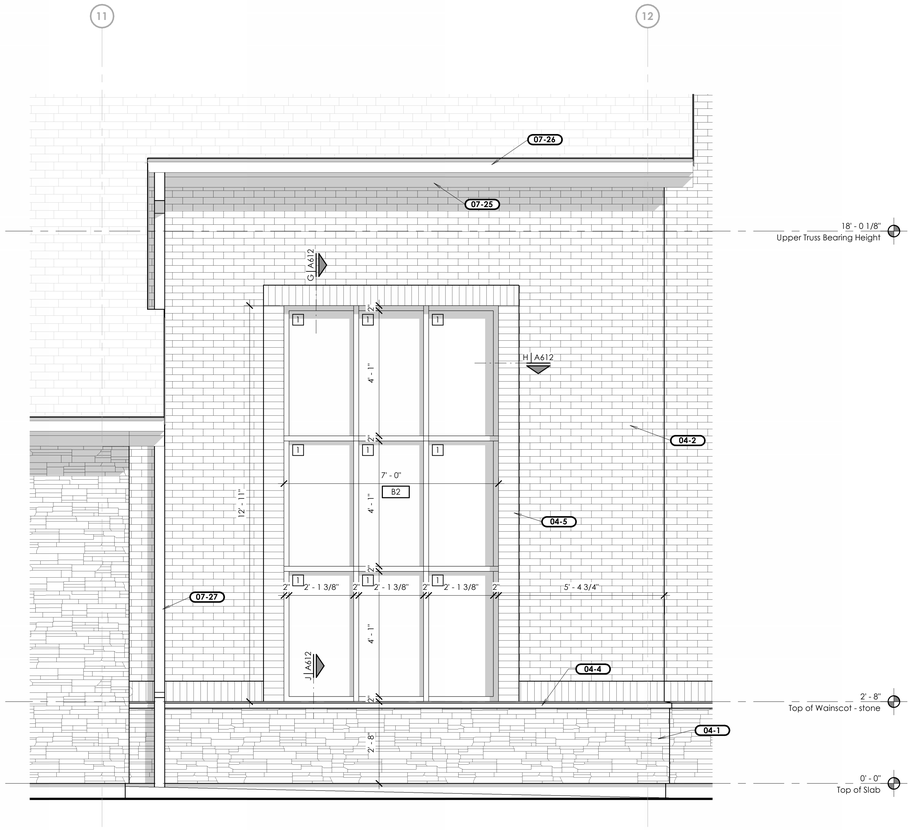
Enlarged Exterior Elevations

A204

Printed 8/19/2024 8:15:28 PM

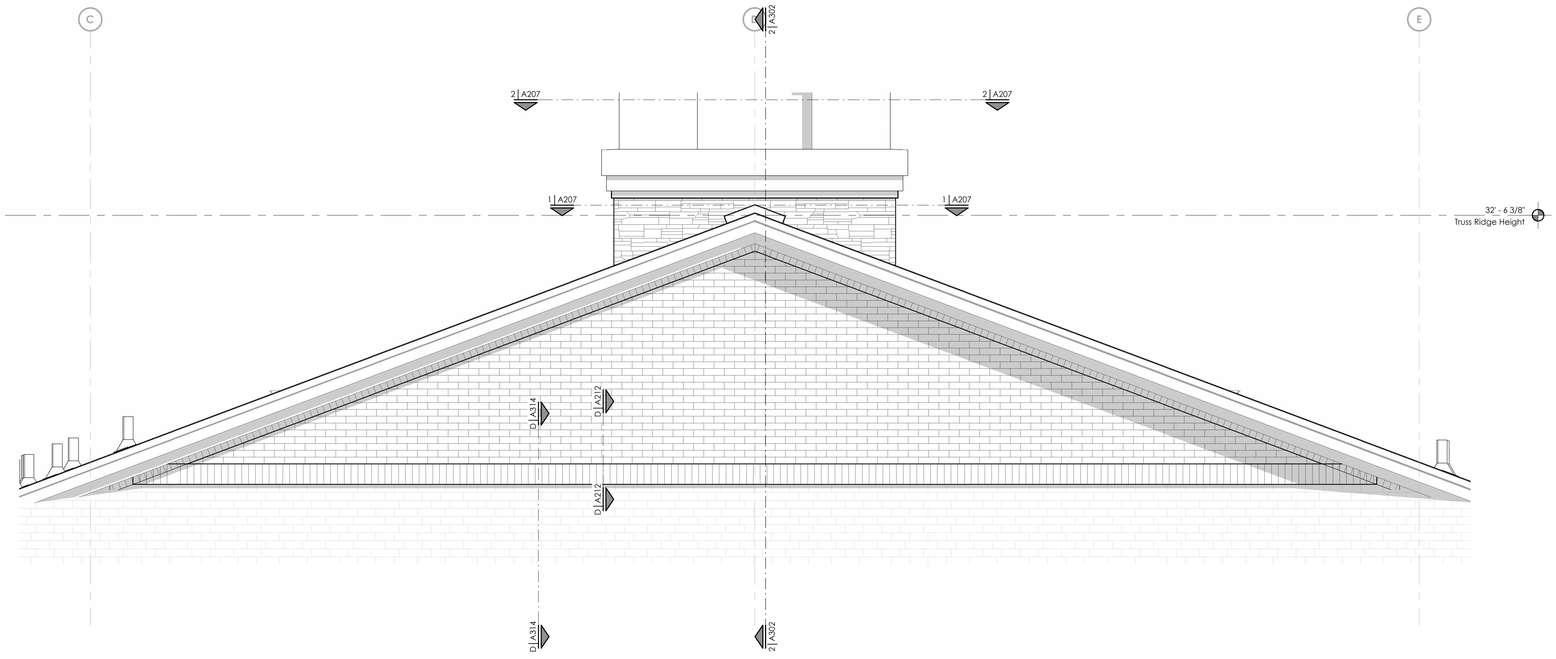
Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.



1 Enlarged Elevation and Window Type-B

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



2 Enlargedd Elevation

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7858896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SLC
County Parcel: 39-228-0001
BHD #: 2344
Date: 15 Aug 2024

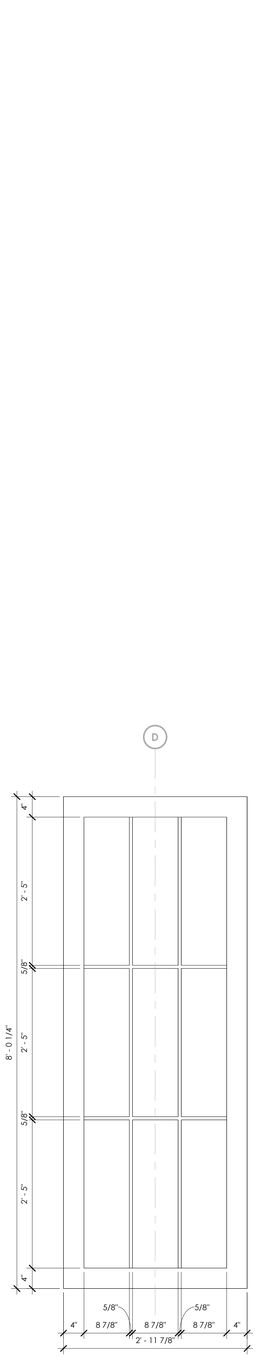
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Enlarged Exterior Elevations

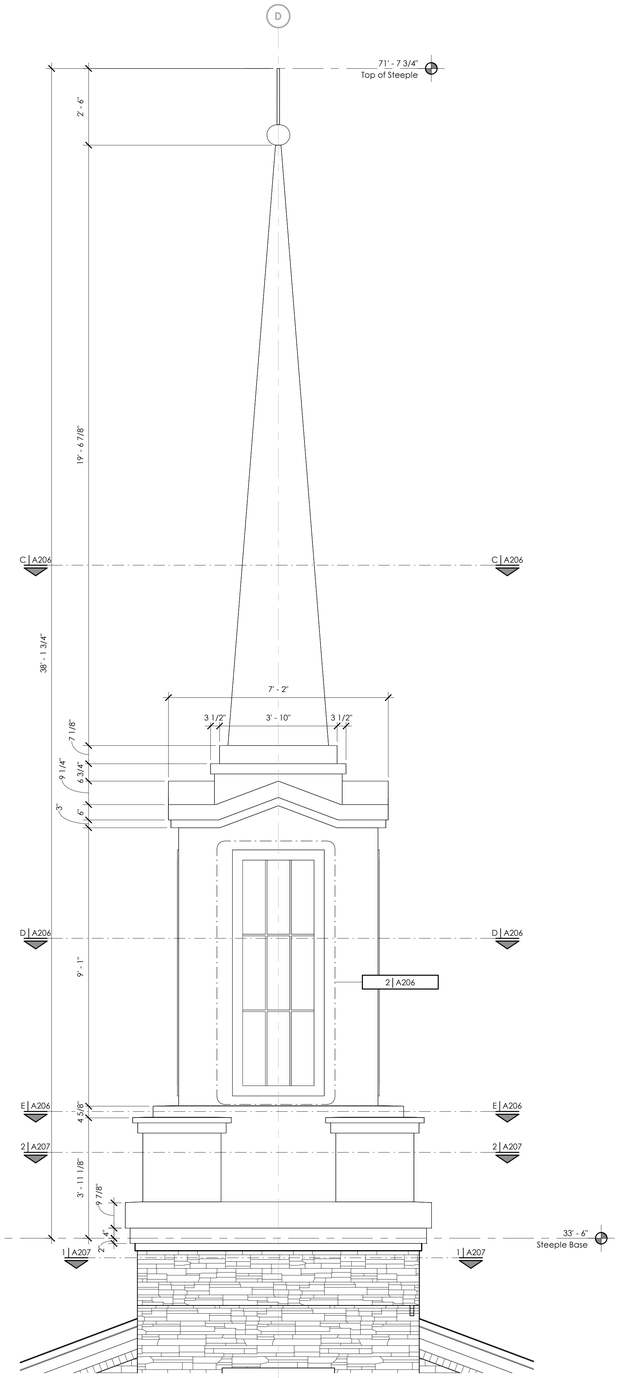
A205

Printed 8/19/2024 8:18:31 PM



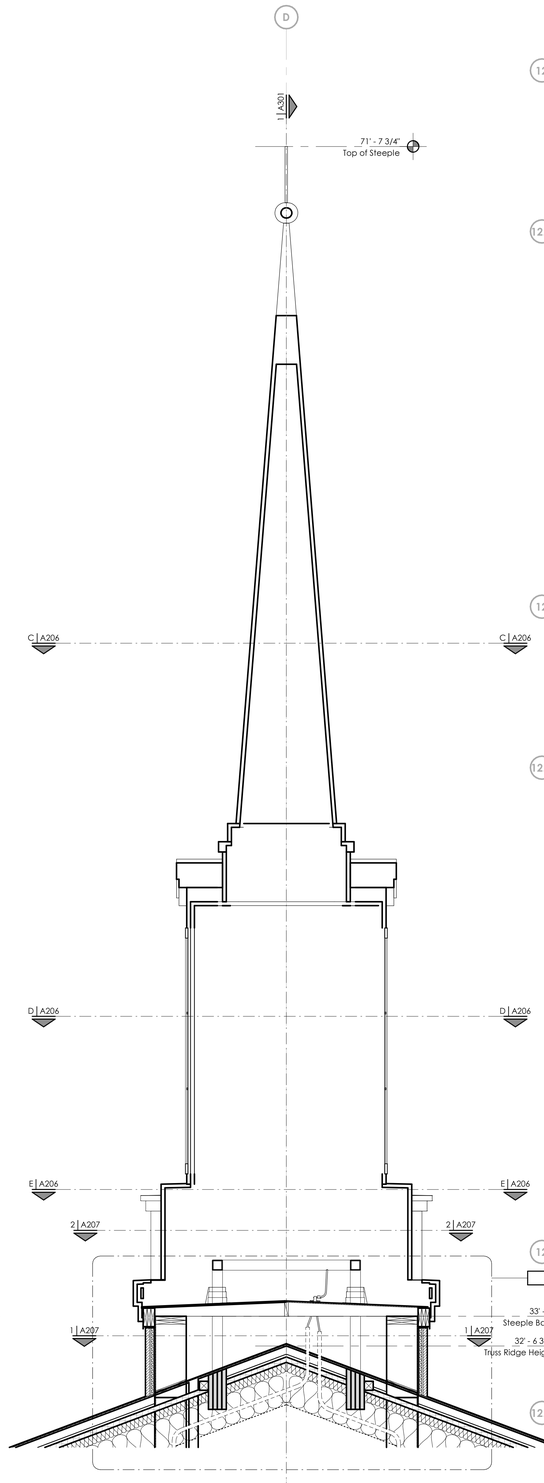
2 Steeple Feature Elevation

Scale: 1" = 1'-0"



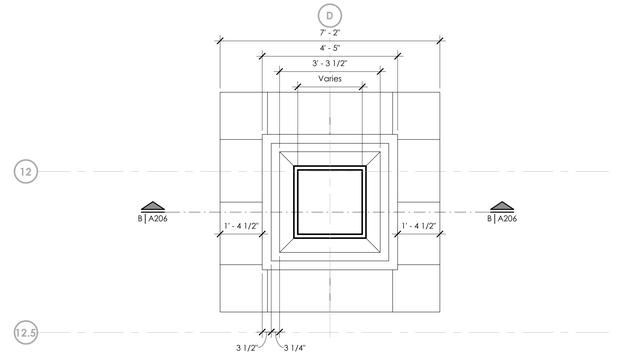
1 Steeple Elevation

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



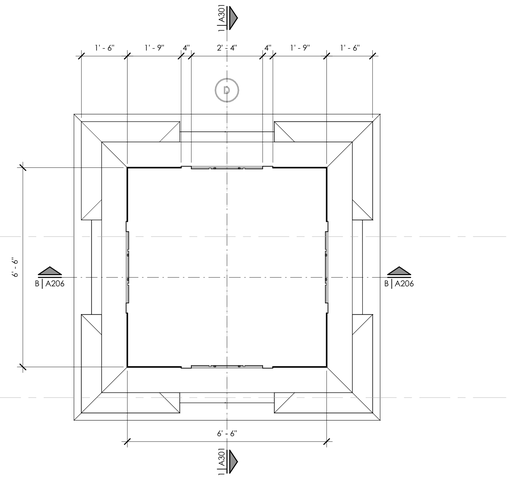
B Steeple Section

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



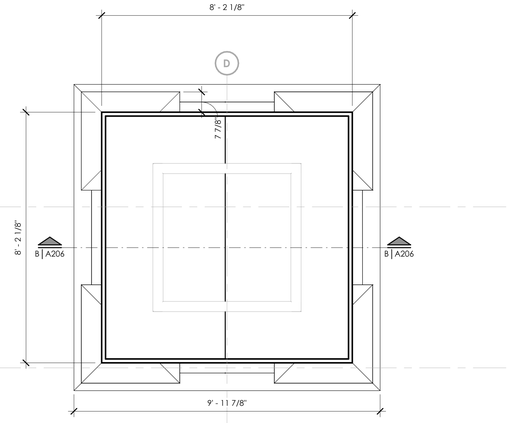
© Steeple Profile Through Spire

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



D Steeple Profile Through Feature

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



E Steeple Profile Through Base

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

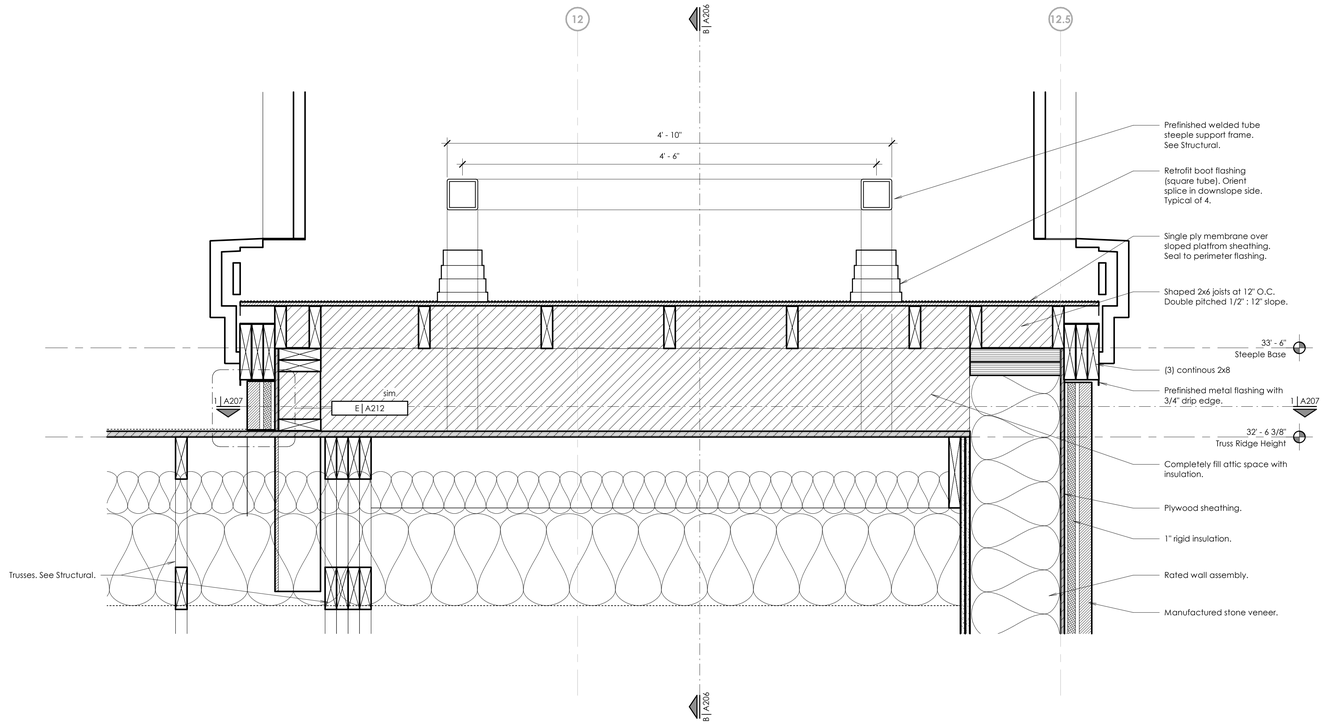
Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SLC
Owner #: 390-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

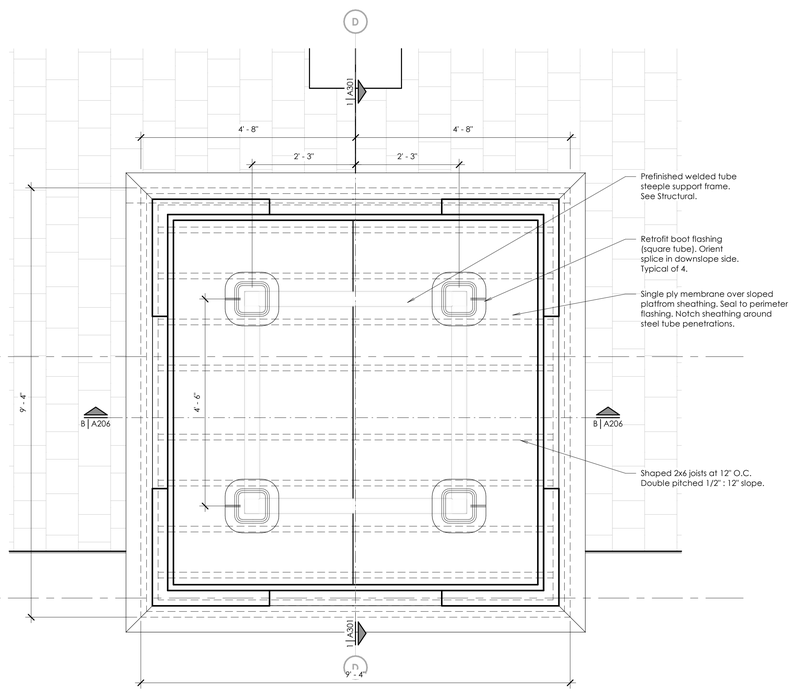
Steeple Details

A206



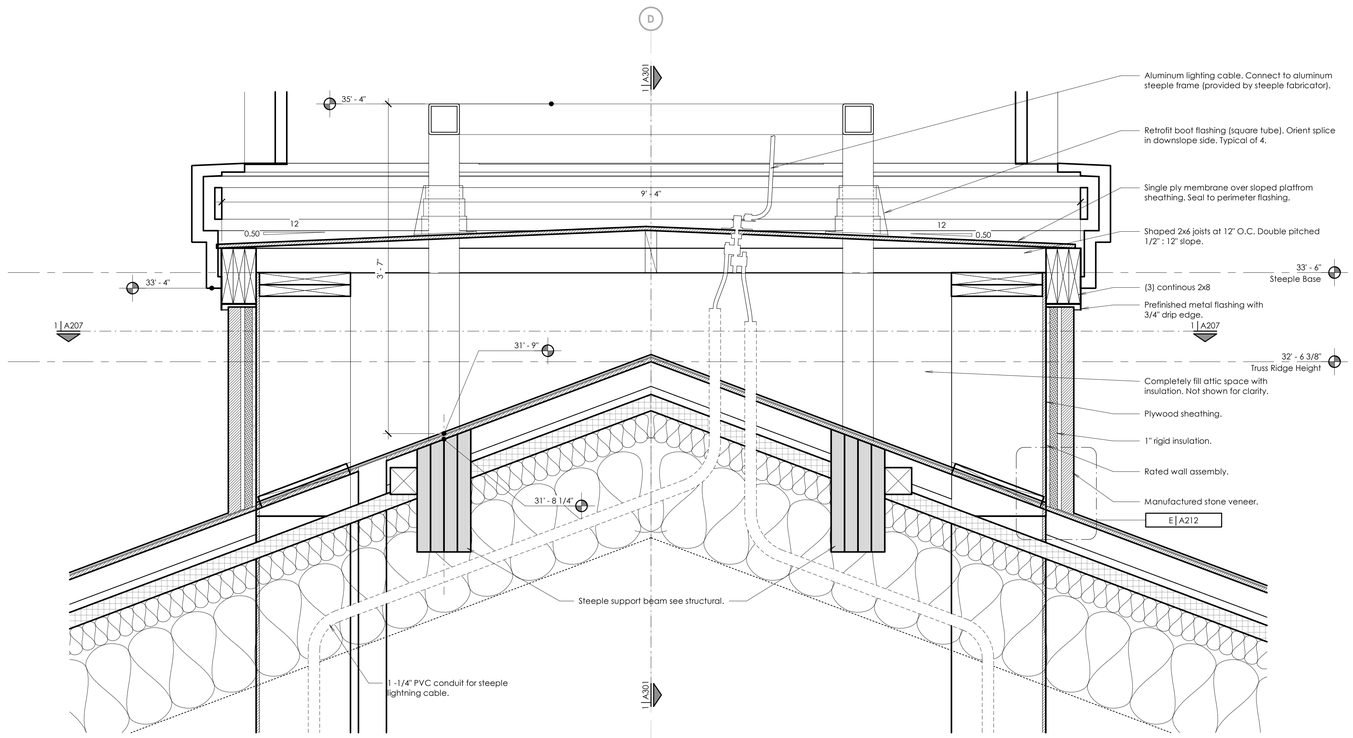
4 Steeple Support

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



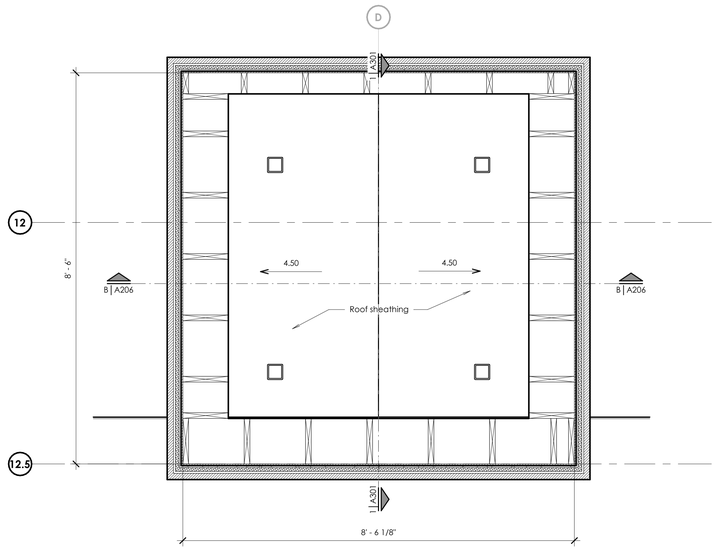
2 Steeple Profile Through Base

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



3 Steeple Support

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



1 Steeple Support Frame Base

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7855896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-18-8
Plan Series: 2024 10 Ward LSC
County Parcel: 59:220:0001
BHD #: 2344
Date: 13 Aug 2024

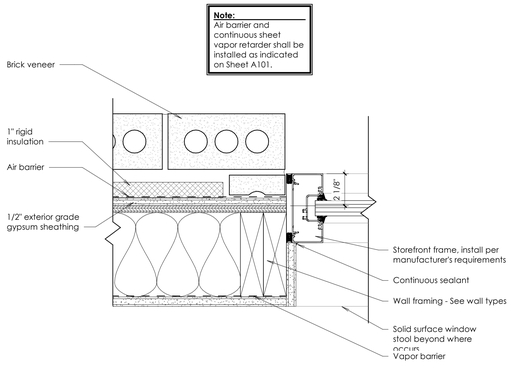
Drawing Issue and Revision Schedule

1	13 Aug 2024	Bid Drawings

Steeple Details

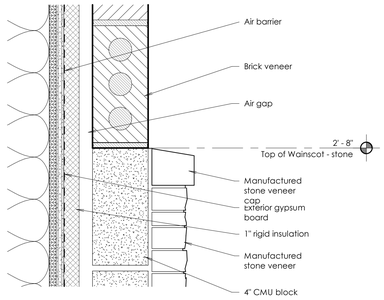
A207

Printed 8/19/2024 8:21:16 PM



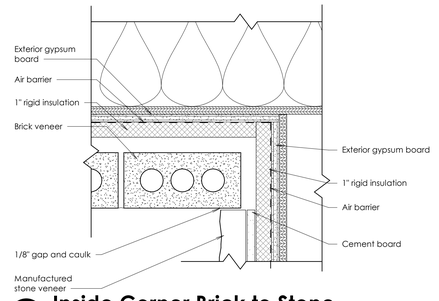
A Storefront Jamb Detail

Scale: 3" = 1'-0"



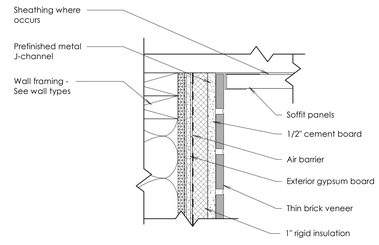
B Wainscot Cap

Scale: 3" = 1'-0"



C Inside Corner Brick to Stone

Scale: 3" = 1'-0"



D Thin Brick at Soffit Inside

Scale: 3" = 1'-0"

E Thin Brick at Gable Base

Scale: 3" = 1'-0"

F Typical Thin Brick Detail

Scale: 3" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-18-16

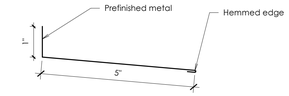
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

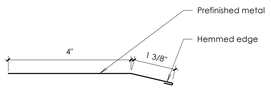
Enlarged Exterior Details

A211

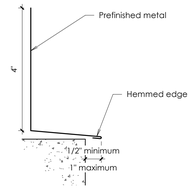
Printed 8/19/2024 8:34:20 PM



Flashing at Window and Feature Sills



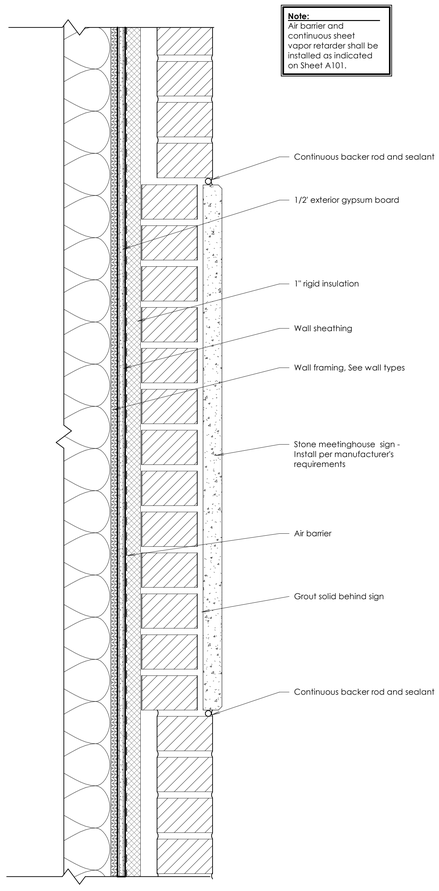
Flashing under Storefront Window



Flashing at Concrete Foundation

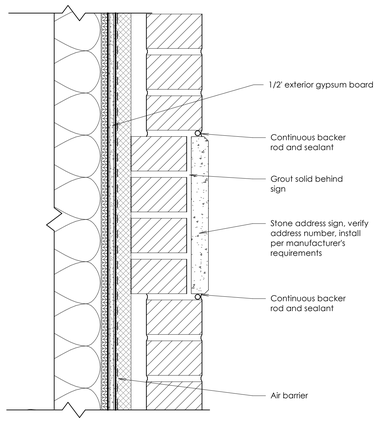
A Prefinished Metal Flashing

Scale: 6" = 1'-0"



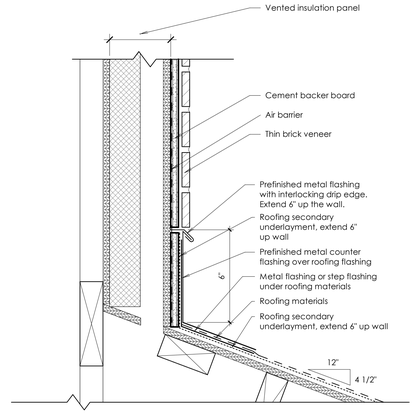
B Stone Meetinghouse Sign Detail

Scale: 3" = 1'-0"



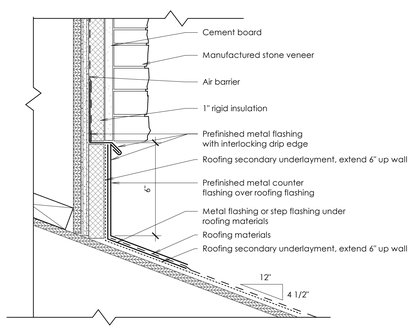
C Stone Address Sign Detail

Scale: 3" = 1'-0"



D Gable to Roof Detail

Scale: 3" = 1'-0"



E Typical Stone to Roof Detail

Scale: 3" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7856896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward S-C
Owner #: 590-1878

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

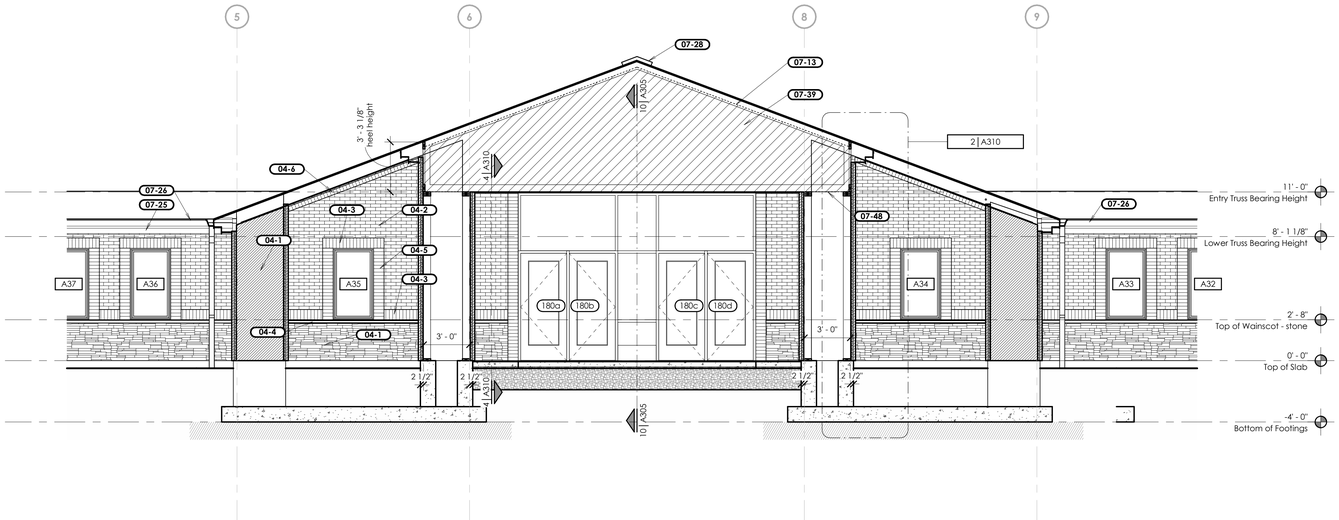
Enlarged Exterior Details

A212

Printed 8/19/2024 8:35:14 PM

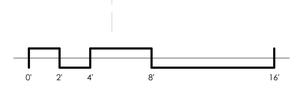
Keyed Notes

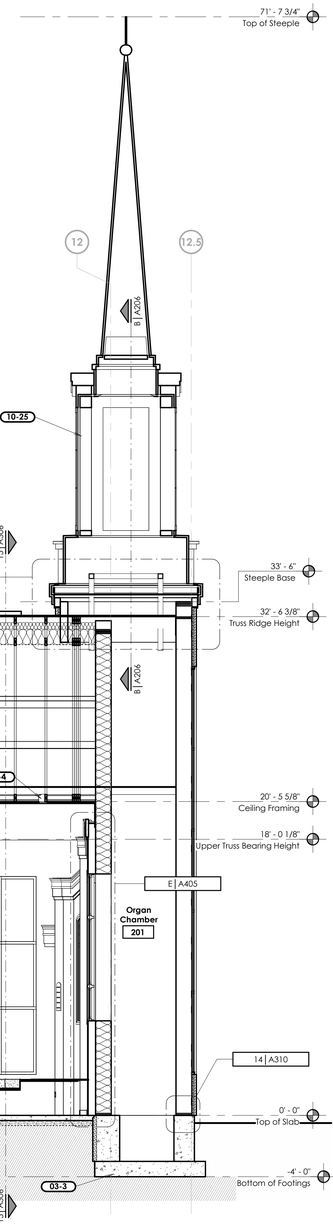
03-3	Reinforced concrete footing and foundation. See Structural Sheets.
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-6	Brick veneer rowlock course. Brick Type #2.
06-3	Attic access catwalk. See A/A102. Center catwalk in truss at the high point of the truss.
06-13	Recessed Hymn Book Shelf. Refer to R/A702.
06-15	Hardwood lectern. See Sheet A422.
06-18	Slanted wall framing. See A/A504.
06-47	1" x 2 1/2" painted wood trim.
06-59	Trussed rafters. See Structural Sheets.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
07-48	Install baffles or other method to support insulation above the framed pillars.
09-18	4'-0" x 4'-0" sound-absorptive acoustical panels. See H/A702.
09-36	Painted wood trim at the ceiling around the Chapel. See N/A704.
10-25	Prefinished aluminum steeple. See A206 and A207.
11-4	Projection Screen, See D/A505.
11-13	Basketball standard above.

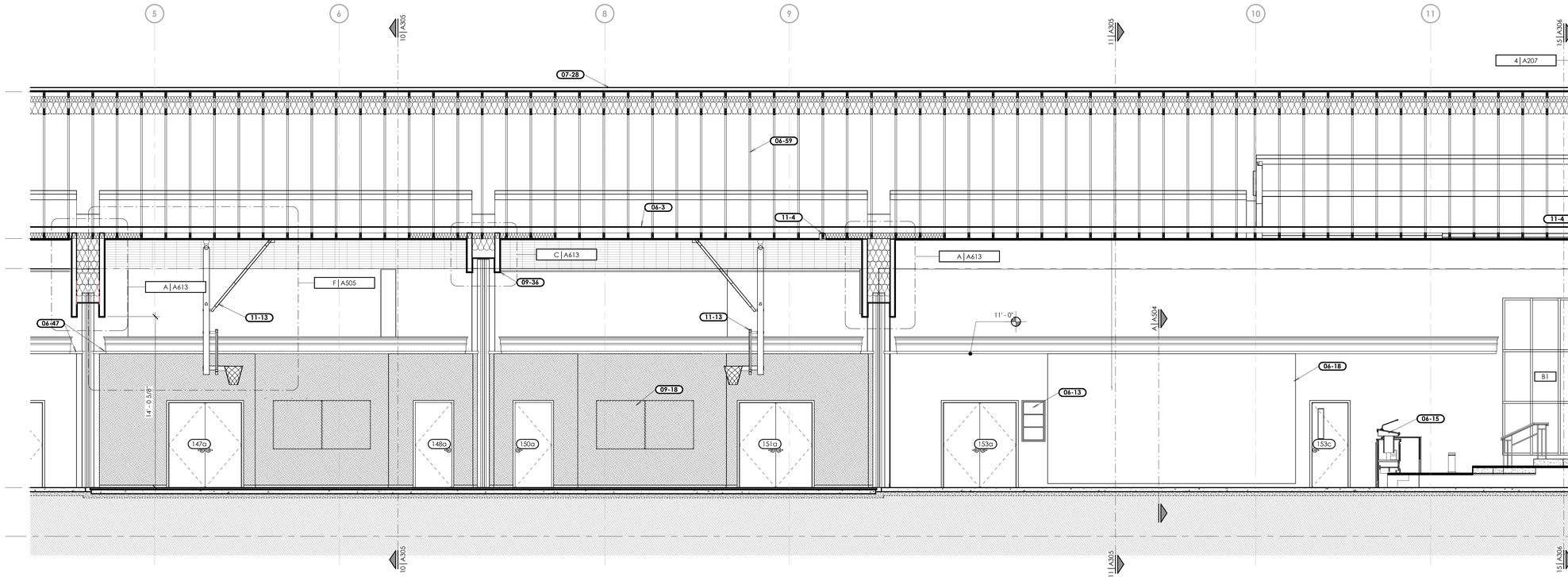


3 Building Section

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







1 Building Section

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 5790-1876
Plan Series: 2024-10-Wards-SC
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

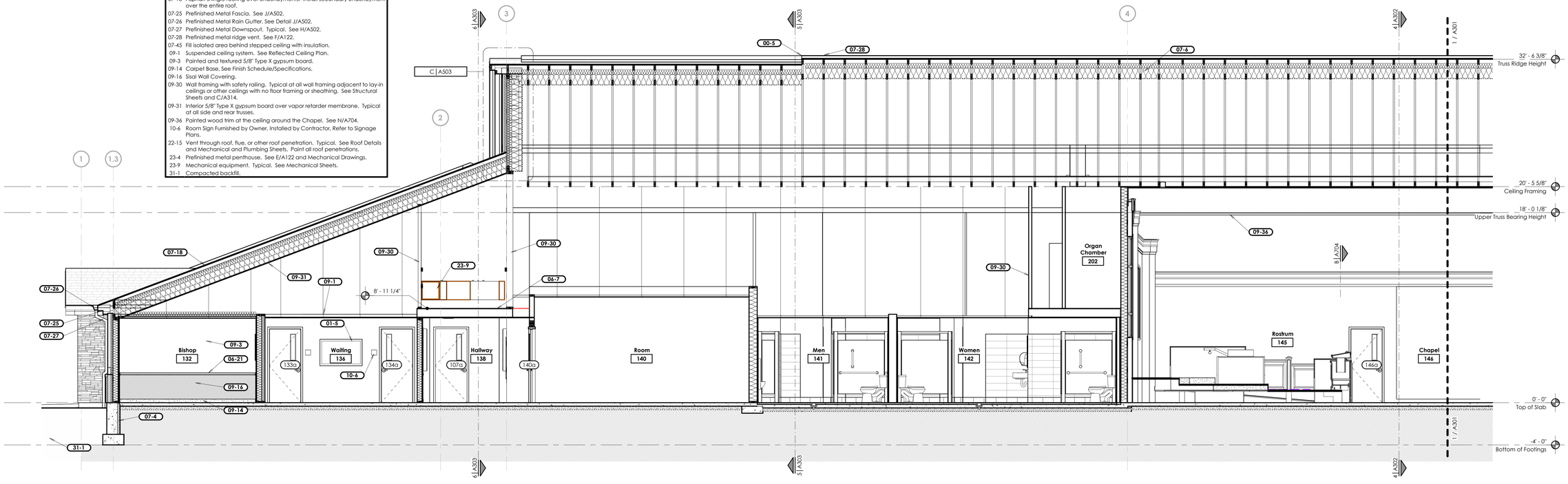
Building Sections

A301

Printed: 8/19/2024 10:13:04 PM

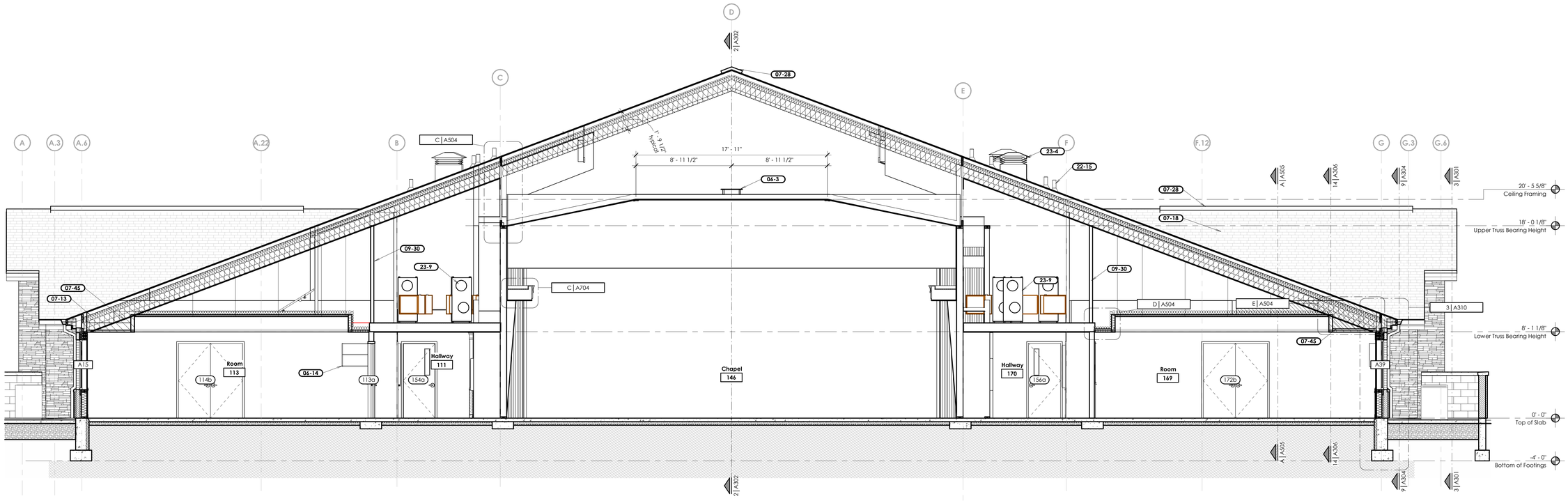
Keyed Notes

00-5	Break in the section - not a step in the roof. See A101.
01-5	Artwork location. Do not install any equipment or devices in this location.
06-3	Attic access catwalk. See A/A102. Center catwalk in truss at the high point of the truss.
06-7	Floor Sheathing. See Structural Drawings.
06-14	Hymn Book Shelf. Refer to Q/A702.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
07-4	3" rigid insulation at the foundation wall. Extend insulation to the top of the floor slab. Install 2" x 2" chamfer at the top of the insulation.
07-6	Fiberglass batt roof insulation. See B/A502.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-45	Fill isolated area behind stepped ceiling with insulation.
09-1	Suspended ceiling system. See Reflected Ceiling Plan.
09-3	Painted and textured 5/8" Type X gypsum board.
09-14	Carpet Base. See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.
09-31	Interior 5/8" Type X gypsum board over vapor retarder membrane. Typical at all side and rear trusses.
09-36	Painted wood trim at the ceiling around the Chapel. See N/A704.
10-6	Room Sign Furnished by Owner, Installed by Contractor, Refer to Signage Plans.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.
23-9	Mechanical equipment. Typical. See Mechanical Sheets.
31-1	Compacted backfill.



2 Building Section

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



4 Building Section

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Plan Series: 2024 10 Wards SLC
Owner #: 590-1876
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Type	Date
1	Bid Drawings	15 Aug 2024

Building Sections

A302

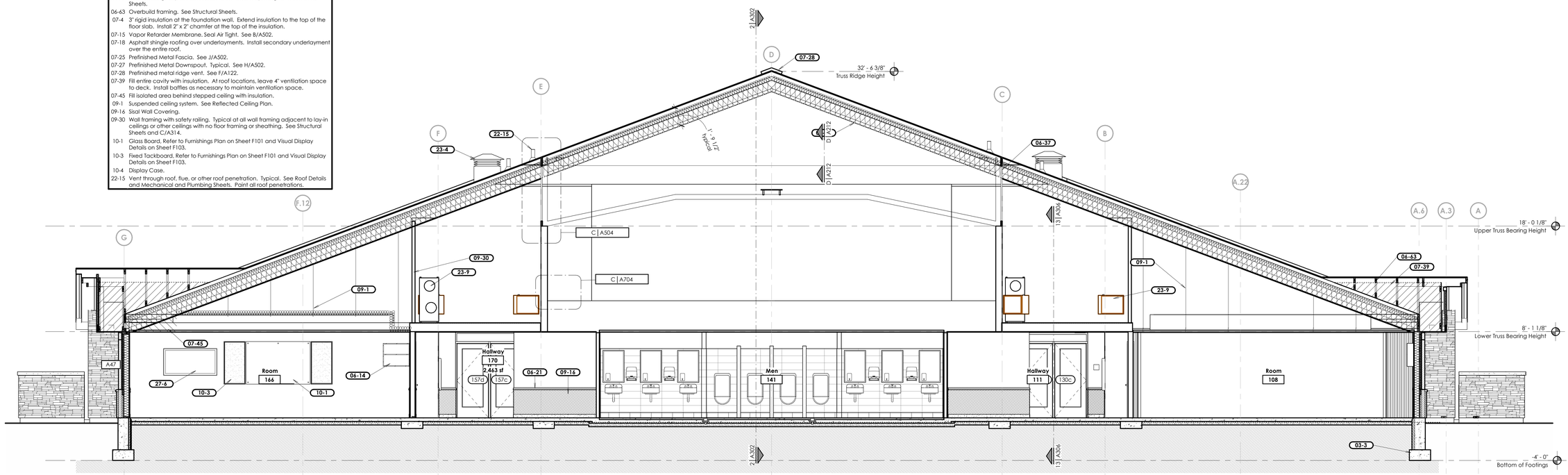
Plotted: 8/19/2024 10:27:00 PM

Keyed Notes

03-3	Reinforced concrete footing and foundation. See Structural Sheets.
04-15	Thin brick veneer field course. Brick Type #1. See F/A211.
06-14	Hymn Book Shelf, Refer to Q/A702.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-37	Truss blocking. Top chord shall have ventilation opening. See Structural Sheets.
06-63	Overbuild framing. See Structural Sheets.
07-4	3" rigid insulation at the foundation wall. Extend insulation to the top of the floor slab. Install 2" x 2" chamfer at the top of the insulation.
07-15	Vapor Retarder Membrane. Seal Air Tight. See B/A502.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-25	Prefinished Metal Fascia. See J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
07-45	Fill isolated area behind stepped ceiling with insulation.
09-1	Suspended ceiling system. See Reflected Ceiling Plan.
09-16	Sisal Wall Covering.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.
10-1	Glass Board, Refer to Furnishings Plan on Sheet F101 and Visual Display Details on Sheet F103.
10-3	Fixed Tackboard, Refer to Furnishings Plan on Sheet F101 and Visual Display Details on Sheet F103.
10-4	Display Case.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.

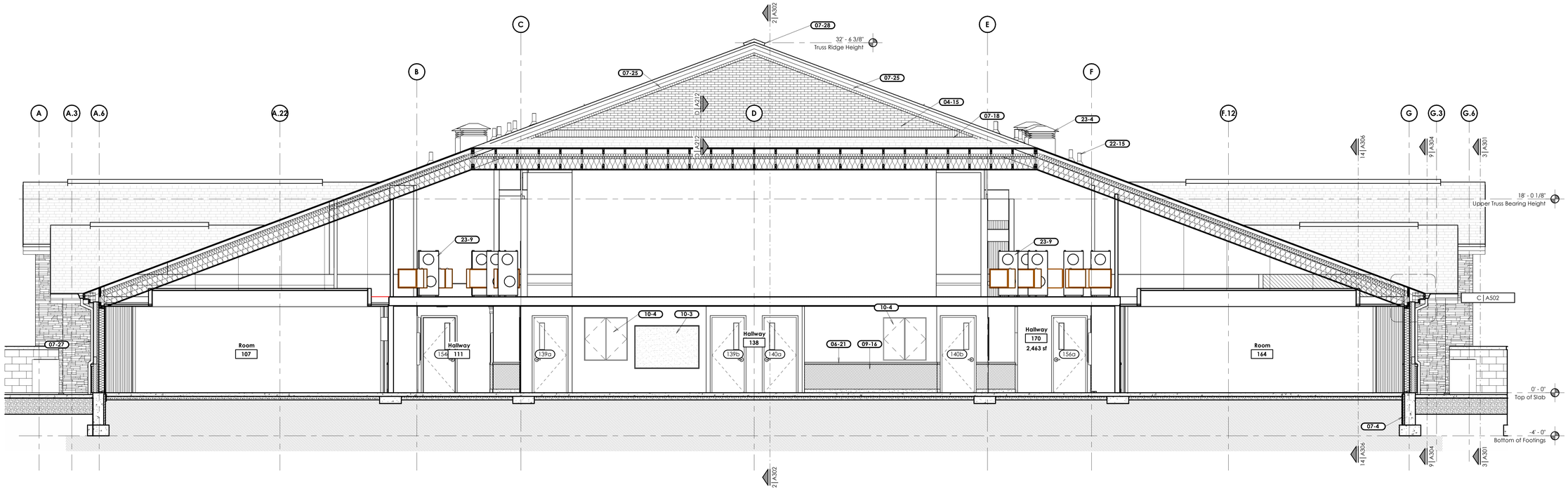
Keyed Notes

23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.
23-9	Mechanical equipment. Typical. See Mechanical Sheets.
27-6	Flat Panel Television Monitor. Refer to Audio/Visual Drawings.



5 Building Section

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



6 Building Section

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7856896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SJC
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

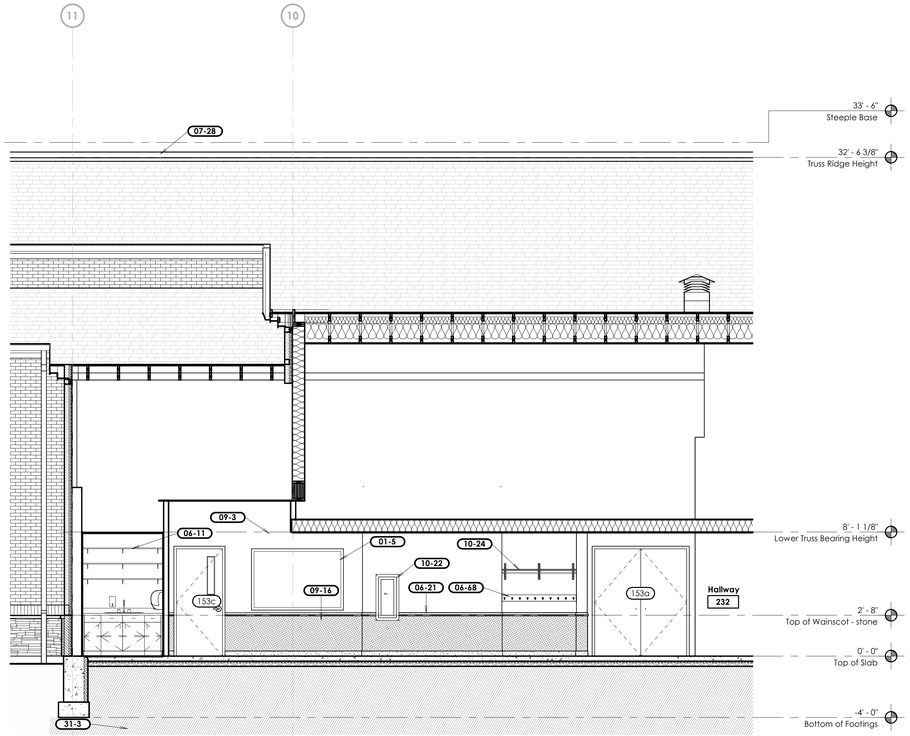
Building Sections

A303

Printed: 8/19/2024 10:25:59 PM

Keyed Notes

01-5	Artwork location. Do not install any equipment or devices in this location.
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
06-7	Floor Sheathing, See Structural Drawings.
06-11	Wall-Mounted Open Adjustable Shelving, See Q/A701.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-57	Floor framing. See Structural Sheets.
06-58	Ceiling framing. See Structural Sheets.
06-68	3/4" x 5" hardwood hook strip with hooks at 6" o.c. Extend ends to 2" from end walls. See A/A702.
07-4	3" rigid insulation at the foundation wall. Extend insulation to the top of the floor slab. Install 2" x 2" chamfer at the top of the insulation.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-15	Vapor Retarder Membrane, Seal Air Tight. See B/A502.
07-24	Metal Soffit Panels.
07-25	Prefinished Metal Fascia. See J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
08-8	Vinyl Framed Window, Refer to Window Elevations A601.
09-1	Suspended ceiling system. See Reflected Ceiling Plan.
09-2	Interior 5/8" Type X Gypsum Board.
09-3	Painted and textured 5/8" Type X gypsum board.
09-16	Sisal Wall Covering.
10-22	Semi-recessed fire extinguisher cabinet. See F/A702 and Code Plans.
10-24	Wall Mounted Coat Rack, Refer to Detail A/A702.
31-3	Engineered structural fill down to bedrock. See Site Sheets.

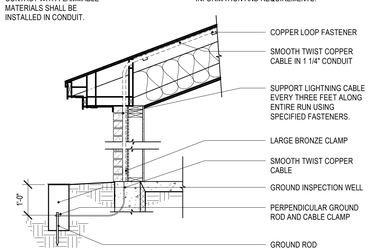


7 Section

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

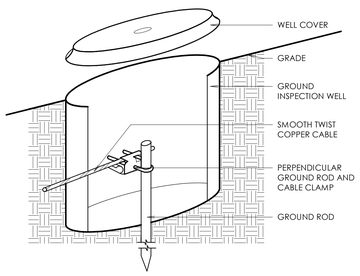
ALL BARE CONDUCTORS IN CONTACT WITH FLAMMABLE MATERIALS SHALL BE INSTALLED IN CONDUIT.

REFER TO THE SPECIFICATIONS FOR ADDITONAL INFORMATION AND REQUIREMENTS.



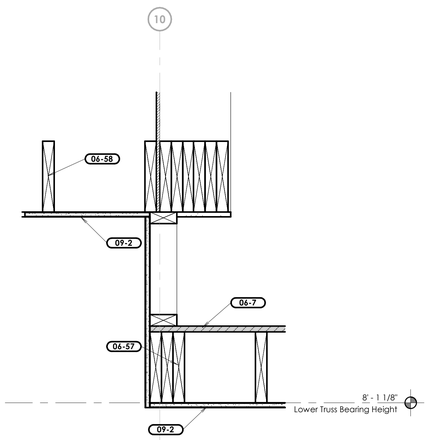
A CABLE INSTALLATION DETAIL

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



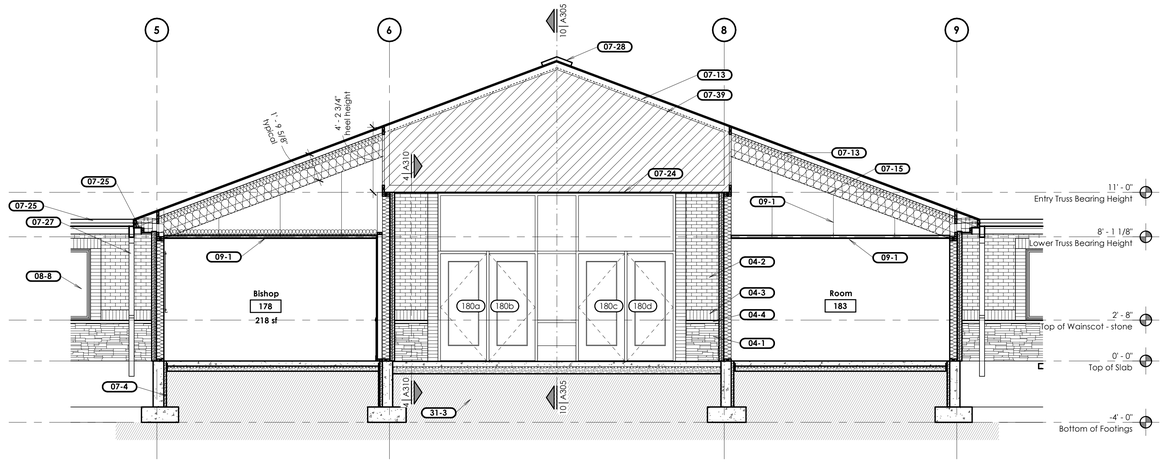
C GROUND INSPECTION WELL

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



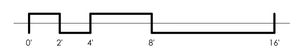
B Detail

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



9 Section

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



bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7858896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1750 West 575 South
Vineyard, Utah 84059

Owner #: 590-1878
Plan Series: 2024 10 Ward S-C
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Building Sections

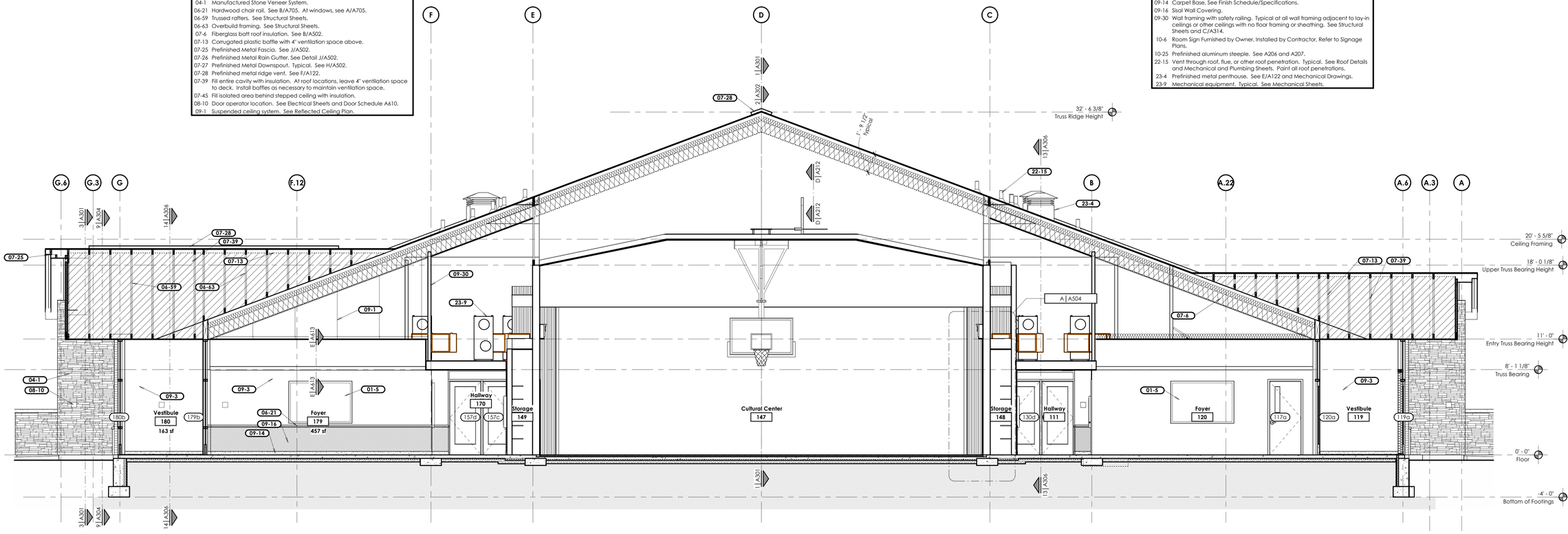
A304

Keyed Notes

01-5	Artwork location. Do not install any equipment or devices in this location.
04-1	Manufactured Stone Veneer System.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-59	Trussed rafters. See Structural Sheets.
06-63	Overbuild framing. See Structural Sheets.
07-6	Fiberglass batt roof insulation. See B/A502.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
07-45	Fill isolated area behind stepped ceiling with insulation.
08-10	Door operator location. See Electrical Sheets and Door Schedule A610.
09-1	Suspended ceiling system. See Reflected Ceiling Plan.

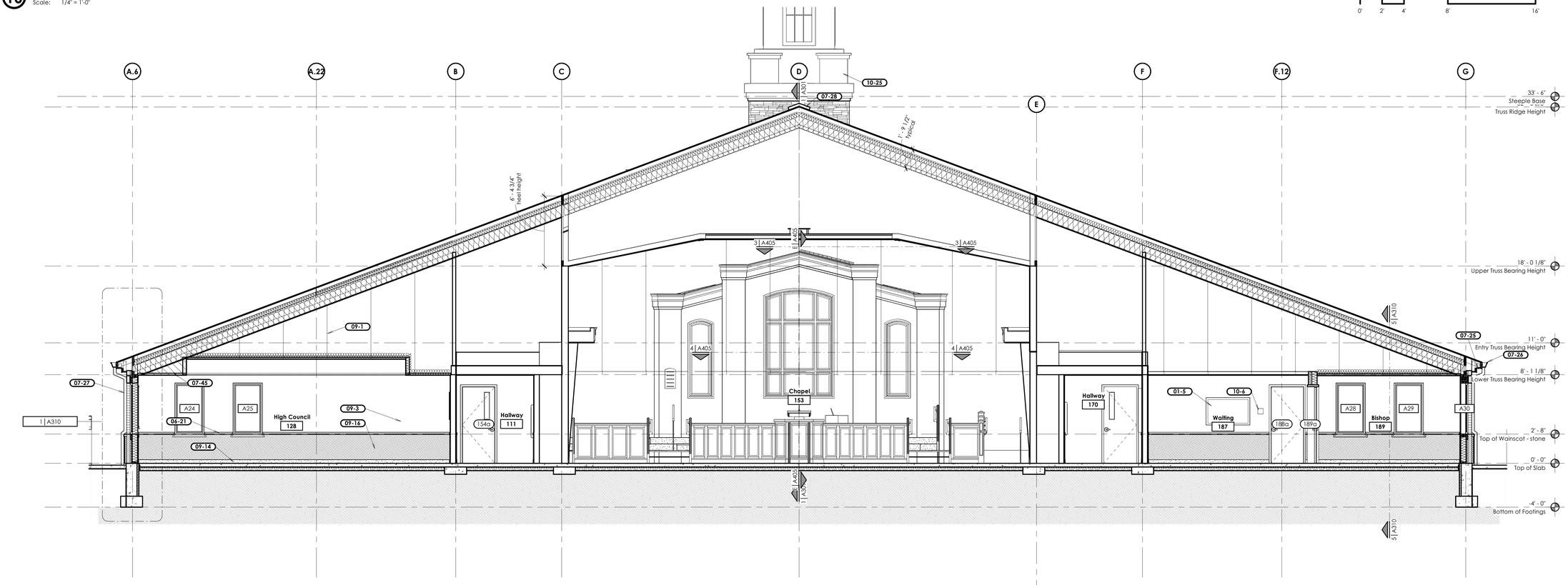
Keyed Notes

09-3	Painted and textured 5/8" Type X gypsum board.
09-14	Carpet Base, See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.
10-6	Room Sign Furnished by Owner, Installed by Contractor, Refer to Signage Plans.
10-25	Prefinished aluminum steeple. See A206 and A207.
22-15	Vent through roof, flue, or other roof penetration. Typical. See Roof Details and Mechanical and Plumbing Sheets. Paint all roof penetrations.
23-4	Prefinished metal penthouse. See E/A122 and Mechanical Drawings.
23-9	Mechanical equipment. Typical. See Mechanical Sheets.



10 Building Section

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



11 Building Section

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

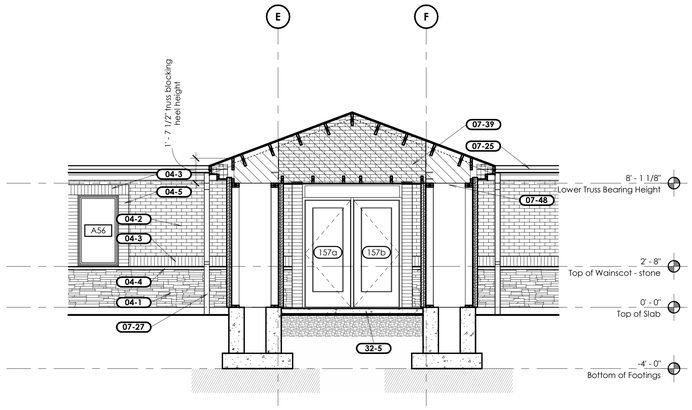
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 37-228:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Building Sections

A305

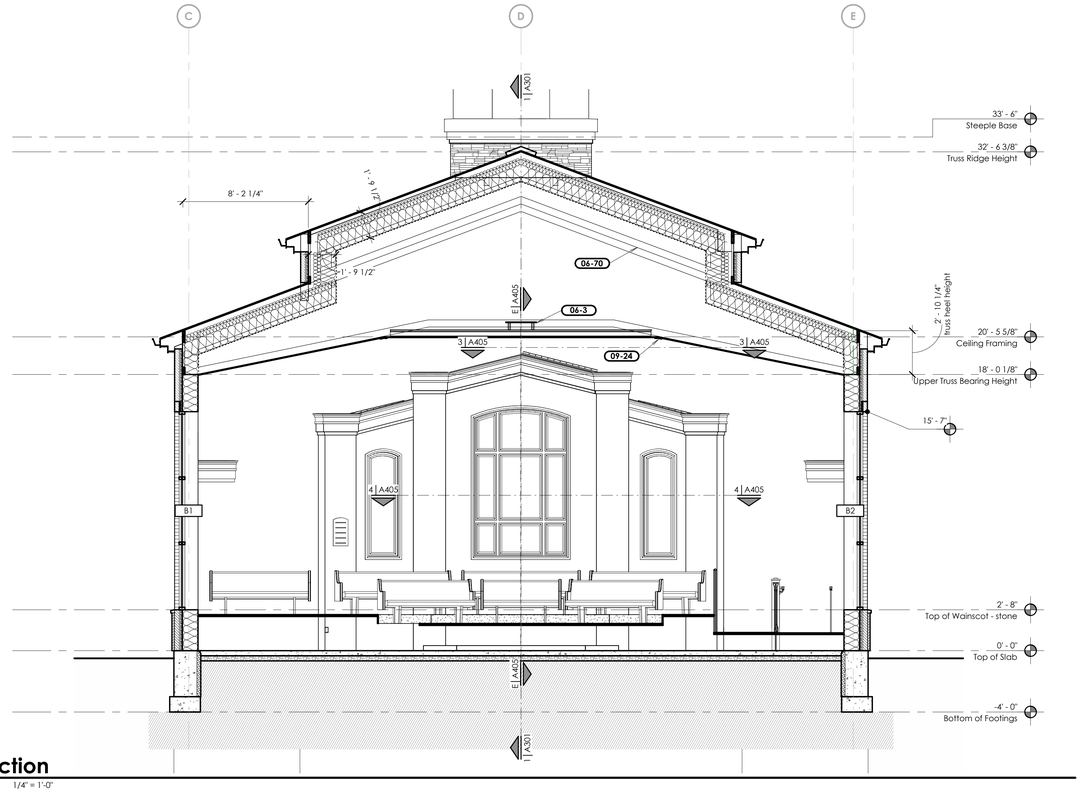
Printed 8/19/2024 11:59:19 PM



12 Section

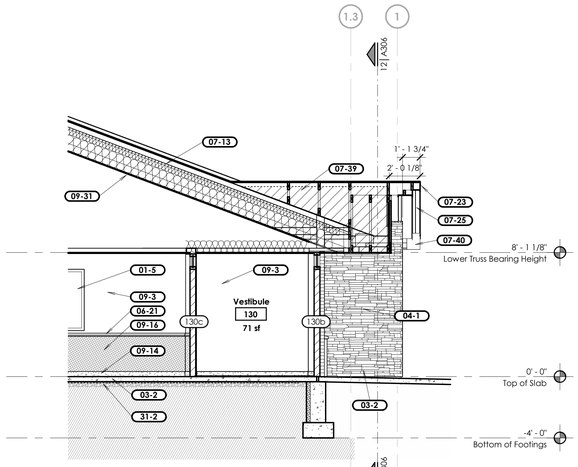
Scale: 1/4" = 1'-0"

0' 2' 4' 8' 16'



15 Section

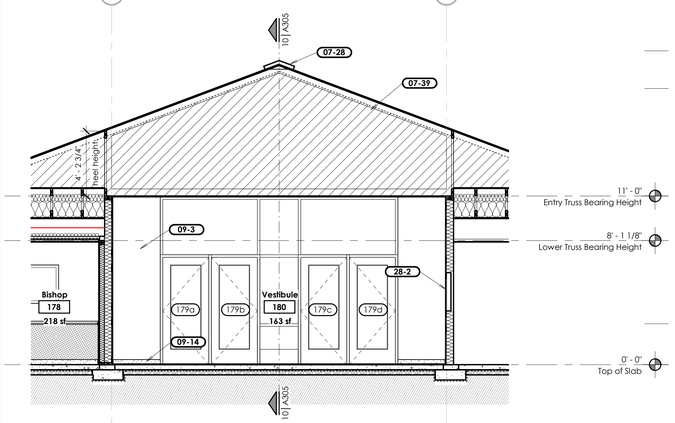
Scale: 1/4" = 1'-0"



13 Section

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

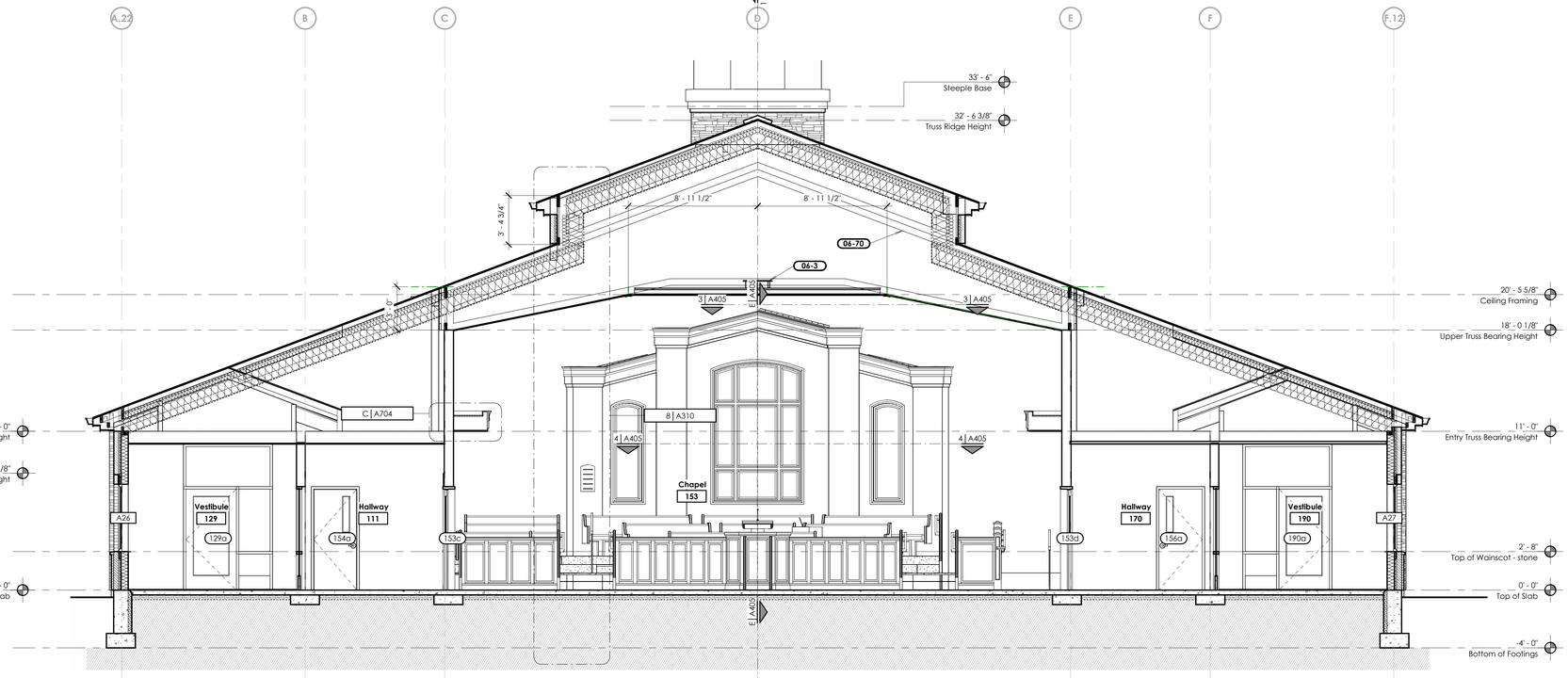
0' 2' 4' 8' 16'



14 Section

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

0' 2' 4' 8' 16'



16 Section

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

Keyed Notes

01-5	Artwork location. Do not install any equipment or devices in this location.
03-2	Concrete floor slab. See Structural Sheets.
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
06-3	Attic access catwalk. See A/A102. Center catwalk in truss at the high point of the truss.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-70	Piggy-back trusses. See Structural Sheets. Include insulation cords to create continuous vent space and insulation envelope.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-23	Metal Drip Edge Flashing. See J/A502.
07-25	Prefinished Metal Fascia. See J/A502.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
07-40	Prefinished metal fascia return. See A & B/A503.
07-48	Install baffles or other method to support insulation above the framed pillars.
09-3	Painted and textured 5/8" Type X gypsum board.
09-14	Carpet Base, See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
09-24	Painted wood trim. See J/A704.
09-31	Interior 5/8" Type X gypsum board over vapor retarder membrane. Typical at all side and rear trusses.
28-2	Fire alarm control panel location. See A101 and electrical sheets.
31-2	4" base below concrete slab.
32-5	Concrete sidewalk at 2% slope with 18" base. See Site Sheets.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 24
6768878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228-0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

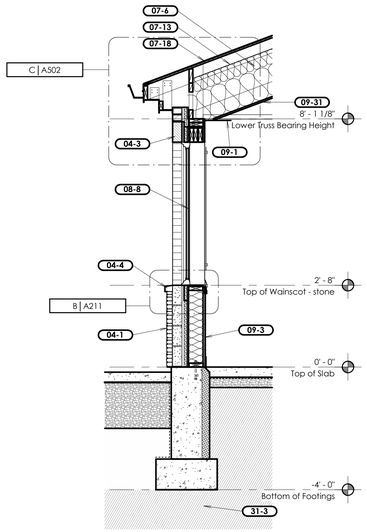
#	Date	Description
1	15 Aug 2024	Bid Drawings

Building Sections

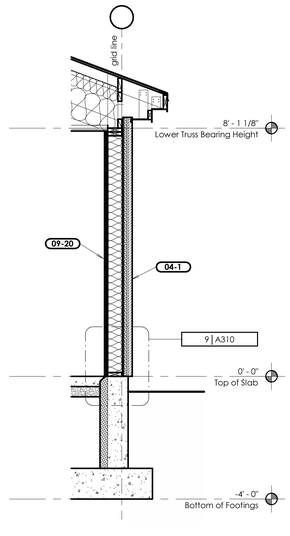
A306

Printed 8/19/2024 11:04:08 PM

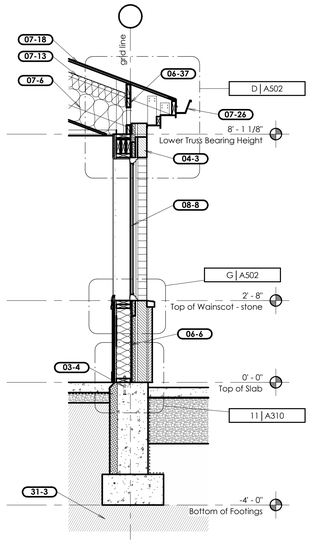
Note:
Air barrier and continuous sheet vapor retarder shall be installed as indicated on Sheet A101.



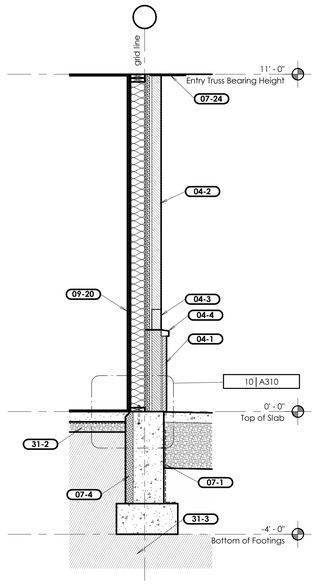
1 Wall Section 1
Scale: 1/2" = 1'-0"



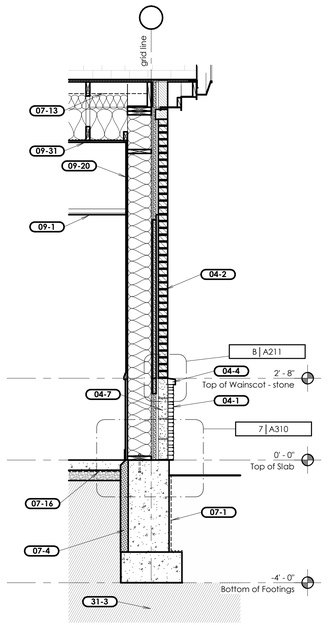
2 Wall Section 2
Scale: 1/2" = 1'-0"



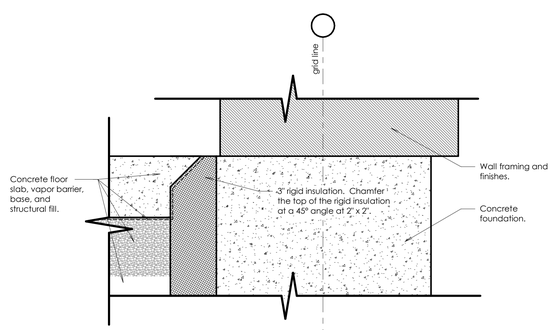
3 Wall Section 3
Scale: 1/2" = 1'-0"



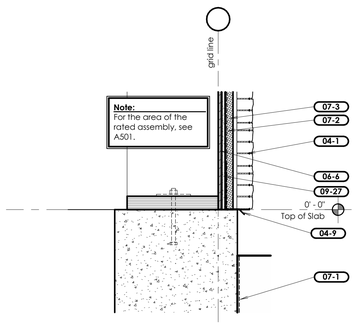
4 Wall Section 4
Scale: 1/2" = 1'-0"



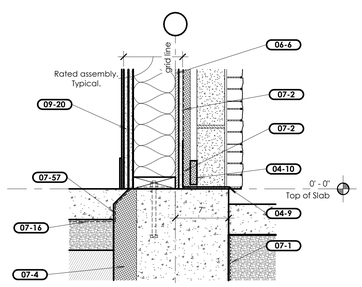
5 Wall Section 5
Scale: 1/2" = 1'-0"



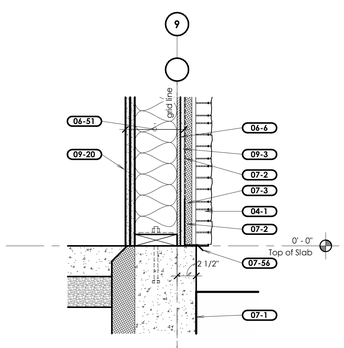
13 Foundation Rigid Insulation Detail
Scale: 3" = 1'-0"



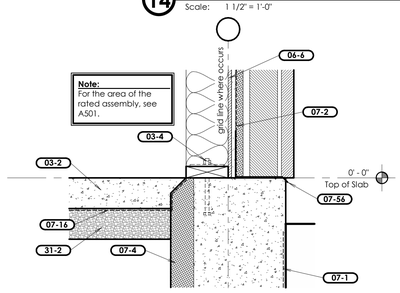
14 Wall Base Detail
Scale: 1 1/2" = 1'-0"



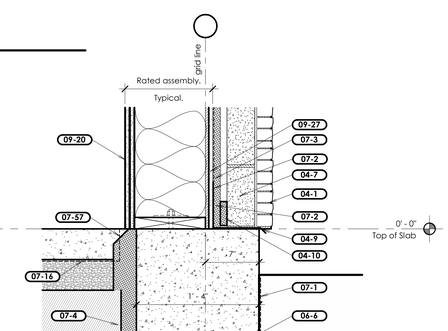
11 Wall Base Detail
Scale: 1 1/2" = 1'-0"



9 Wall Base Detail
Scale: 1 1/2" = 1'-0"



10 Wall Base Detail
Scale: 1 1/2" = 1'-0"



7 Wall Base Detail
Scale: 1 1/2" = 1'-0"

Keyed Notes

03-2	Concrete floor slab. See Structural Sheets.
03-4	Anchor bolt. See Structural Sheets.
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-7	4" CMU block.
04-9	Weep vents and foundation flashing.
04-10	Mortar guard.
06-6	Wall Sheathing. See Structural Drawings.
06-37	Truss blocking. Top chord shall have ventilation opening. See Structural Sheets.
06-51	2-hour fire rated and non-combustible exterior wall assembly. See 1 & 2/A105 and General Note 4/A105.
07-1	Bituminous dampproofing from 2" below grade down to the bottom of the foundation wall and across the top of the footing.
07-2	Plastic Sheet Air Barrier.
07-3	1" Extruded Polystyrene Board Insulation.
07-4	3" rigid insulation at the foundation wall. Extend insulation to the top of the floor slab. Install 2" x 2" chamfer at the top of the insulation.
07-6	Fiberglass batt roof insulation. See B/A502.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-16	Below-grade Vapor Retarder System.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-24	Metal Soffit Panels.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-56	Foundation flashing.
07-57	Turn vapor retarder up 3" minimum at rigid insulation.
08-8	Vinyl Framed Window. Refer to Window Elevations A601.
09-1	Suspended ceiling system. See Reflected Ceiling Plan.
09-3	Painted and textured 5/8" Type X gypsum board.
09-20	(2) layers of 5/8" Type X gypsum board on the interior side of all exterior walls up to roof level. Install continuous sheet vapor retarder between gypsum board and wall studs. Seal vapor retarder air tight.
09-27	1/2" exterior-grade gypsum sheathing at all exterior walls. Install air barrier on top of gypsum sheathing.
09-31	Interior 5/8" Type X gypsum board over vapor retarder membrane. Typical at all side and rear trusses.
31-2	4" base below concrete slab.
31-3	Engineered structural fill down to bedrock. See Site Sheets.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6768878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

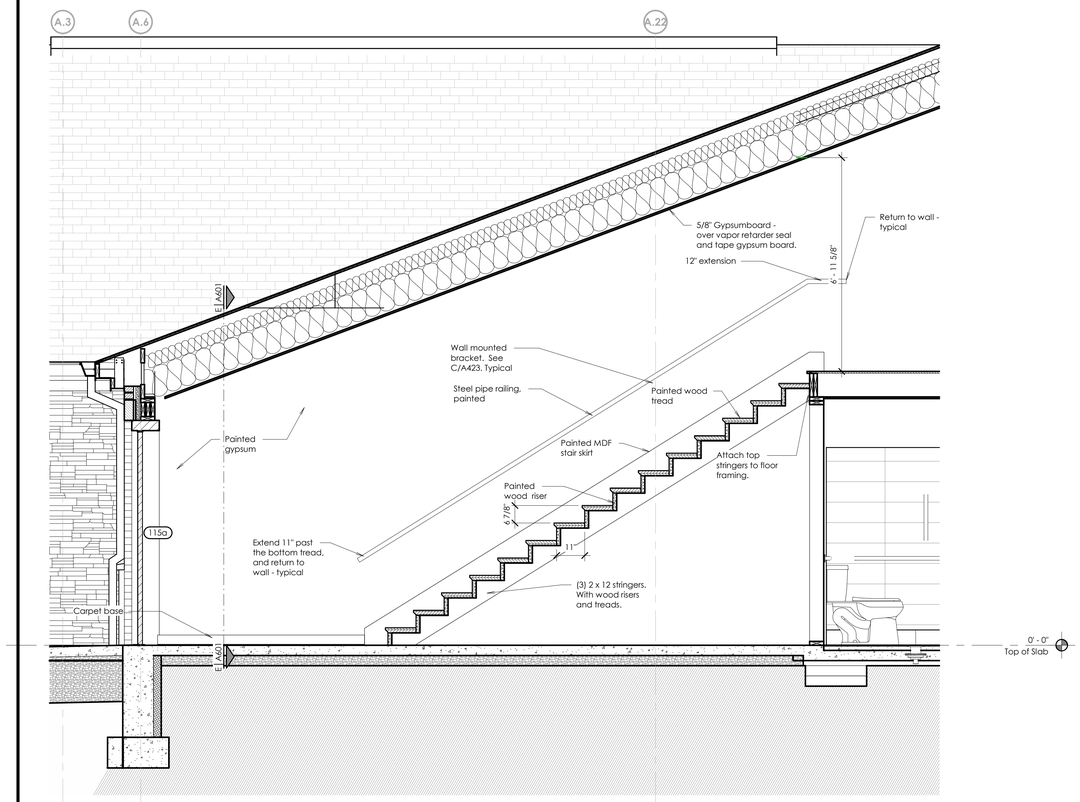
Date: 13 Aug 2024
BHD #: 2344
County Parcel: 57-228-0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-1876

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Wall Sections and Details

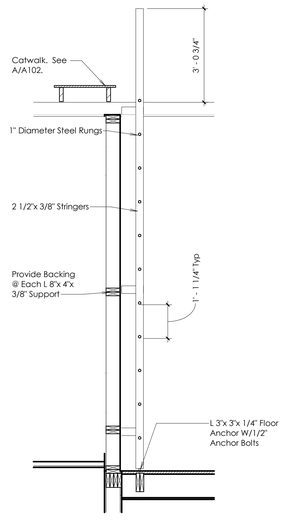
A310

Printed 8/19/2024 11:52:14 PM



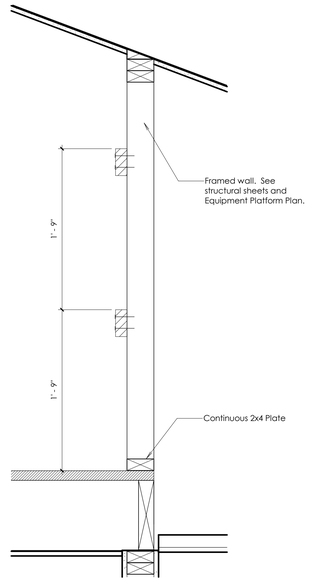
A Stair Section

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



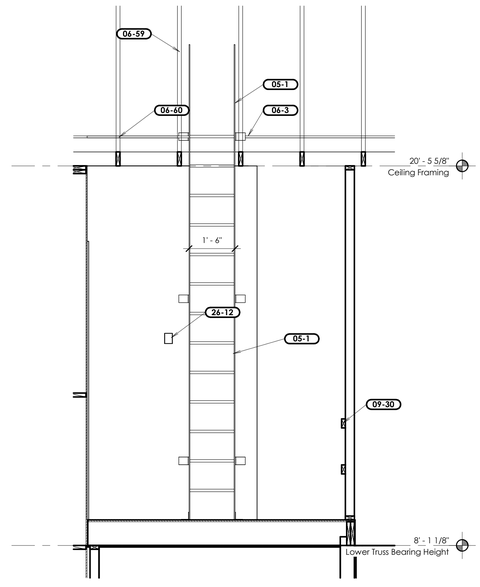
B Attic Access Ladder

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



C Equipment Platform Railing Detail

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



D Attic Access Ladder

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

Keyed Notes

05-1	Painted steel ladder. See B/A314. Center ladder between trusses.
06-3	Attic access catwalk. See A/A102. Center catwalk in truss at the high point of the truss.
06-59	Trussed rafters. See Structural Sheets.
06-60	Install 48" x 48" landing similar in construction to the catwalk adjacent to the top of the ladder.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.
26-12	Wall-mounted light switch to attic lights. See Electrical Sheets.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6736878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SLC
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

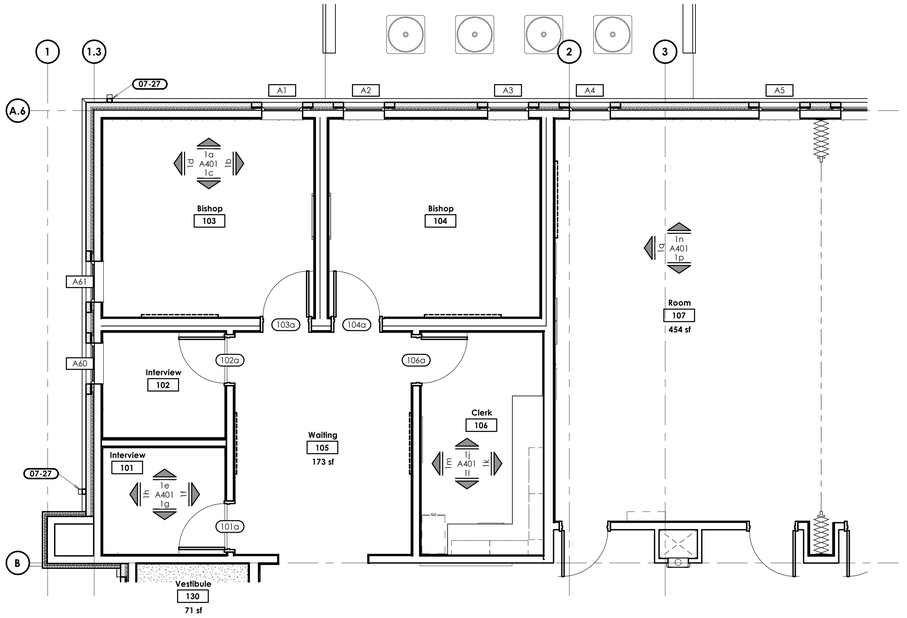
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Wall Sections

A314

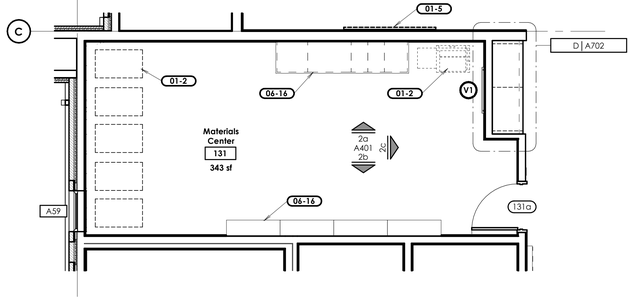
Printed 8/19/2024 8:03:34 AM



1 Enlarged Bishop Suite and Multipupose Room

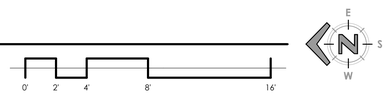
Scale: 1/4" = 1'-0"

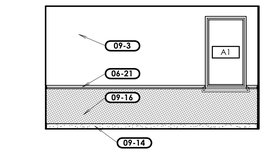




2 Enlarged Floor Plan

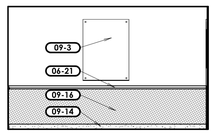
Scale: 1/4" = 1'-0"





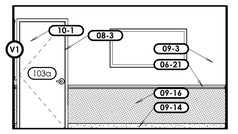
1a Elevation

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



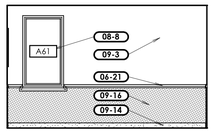
1b Elevation

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



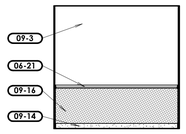
1c Elevation

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



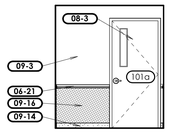
1d Elevation

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



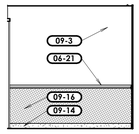
1e Elevation

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



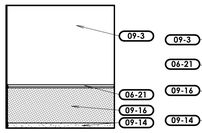
1f Elevation

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



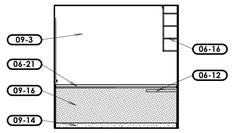
1g Elevation

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



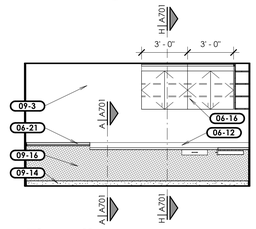
1h Elevation

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



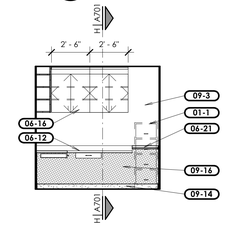
1j Elevation

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



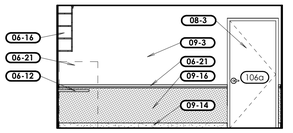
1k Elevation

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



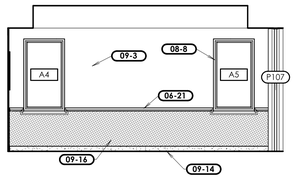
1l Elevation

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



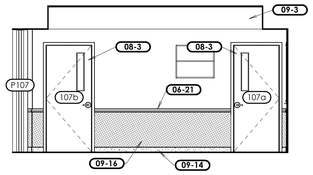
1m Elevation

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



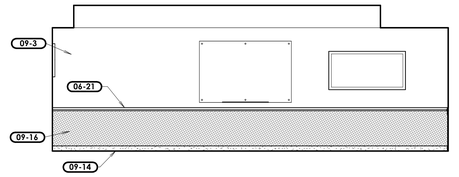
1n Elevation

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



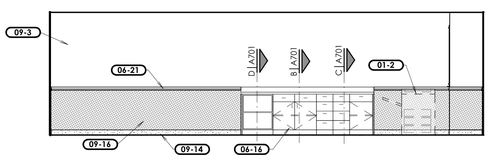
1p Elevation

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



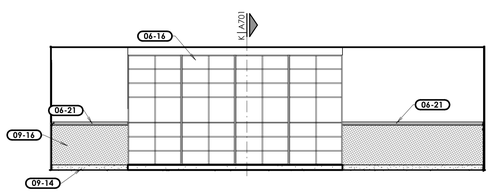
1q Elevation

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



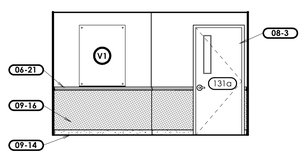
2a Elevation

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



2b Elevation

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



2c Elevation

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

Keyed Notes

01-1	Furniture Furnished and Installed by Owner.
01-2	Equipment Furnished and Installed by Owner.
01-5	Artwork location. Do not install any equipment or devices in this location.
06-12	Plastic Laminate Countertop and Splash.
06-16	Architectural Casework, Refer to Cabinet Details.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
08-3	Flush Wood Door, Refer to Door Schedule & Details.
08-8	Vinyl Framed Window, Refer to Window Elevations A601.
09-3	Painted and textured 5/8" Type X gypsum board.
09-14	Carpet Base, See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
10-1	Glass Board, Refer to Furnishings Plan on Sheet F101 and Visual Display Details on Sheet F103.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7288896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward S-C
Owner #: 590-1878

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

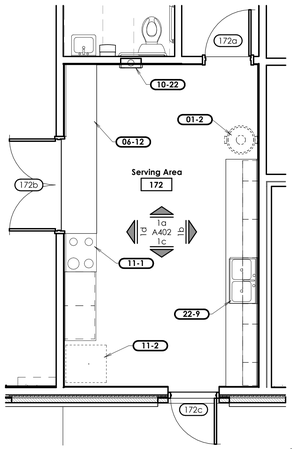
Enlarged Plans & Elevations

A401

Printed: 8/19/2024 9:29:44 PM

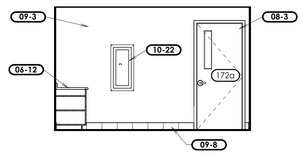
Keyed Notes

01-2	Equipment Furnished and Installed by Owner.
06-12	Plastic Laminate Countertop and Splash.
06-16	Architectural Casework, Refer to Cabinet Details.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-48	Movable rostrum casework. See A424 - A425.
06-69	Notch backsplash around window stool. Finish all exposed faces of cut backsplash with plastic laminate.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
08-3	Flush Wood Door. Refer to Door Schedule & Details.
09-3	Painted and textured 5/8" Type X gypsum board.
09-5	Thinset ceramic wall tile system. Install bullnose tile at all exposed tile edges. Align joints with base tile and with floor tile where possible. Refer to Finish Legend & Interior Elevations.
09-8	Tile Base, See Finish Schedule/Specification.
09-14	Carpet Base, See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
09-37	Sealant at exposed tile edges. Typical of all wall and base tile.
09-41	All wall tile shall be full height wall tile without cuts.
09-43	End of wall tile. See interior elevations.
10-1	Glass Board, Refer to Furnishings Plan on Sheet F101 and Visual Display Details on Sheet F103.
10-10	Paper Towel Dispenser.
10-17	Mirror with aluminum frame. Install spacers behind all mirrors as needed where mirror extends above the top of the wall tile.
10-22	Semi-recessed fire extinguisher cabinet. See F/A702 and Code Plans.
11-1	Electric Range.
11-2	Refrigerator.
22-4	Floor Mounted, Tank Water Closet, Refer to Plumbing Drawings.
22-8	Lavatory, Refer to Plumbing Drawings.
22-9	Sink, Refer to Plumbing Drawings.
27-6	Flat Panel Television Monitor. Refer to Audio/Visual Drawings.

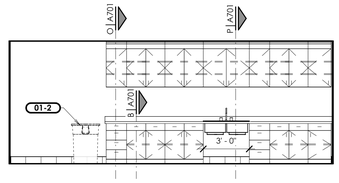


1 Enlarged Floor Plan
Scale: 1/4" = 1'-0"

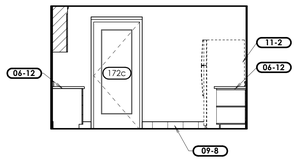




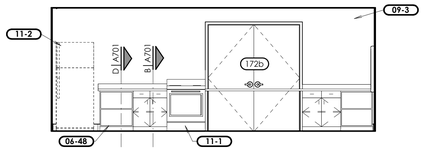
1a Elevation
Scale: 1/4" = 1'-0"



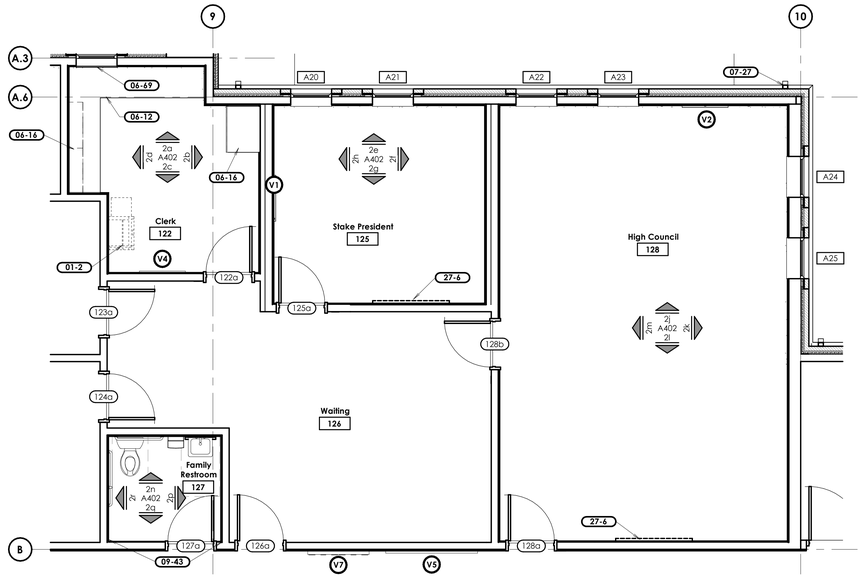
1b Elevation
Scale: 1/4" = 1'-0"



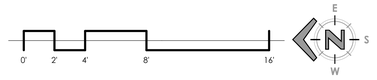
1c Elevation
Scale: 1/4" = 1'-0"

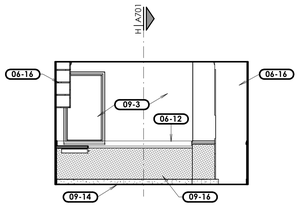


1d Elevation
Scale: 1/4" = 1'-0"

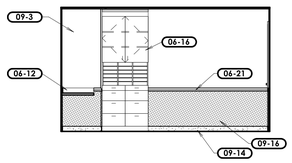


2 Enlarged Stake Suite
Scale: 1/4" = 1'-0"

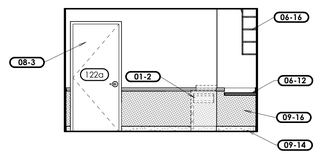




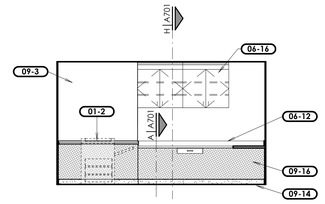
2a Elevation
Scale: 1/4" = 1'-0"



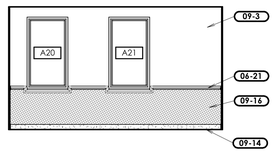
2b Elevation
Scale: 1/4" = 1'-0"



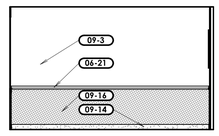
2c Elevation
Scale: 1/4" = 1'-0"



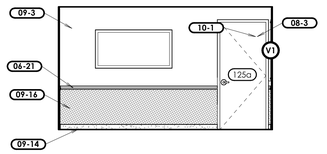
2d Elevation
Scale: 1/4" = 1'-0"



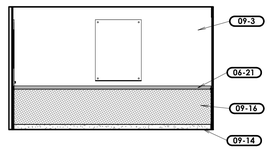
2e Elevation
Scale: 1/4" = 1'-0"



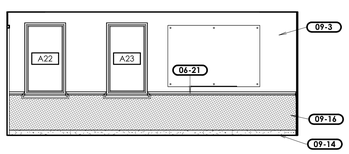
2f Elevation
Scale: 1/4" = 1'-0"



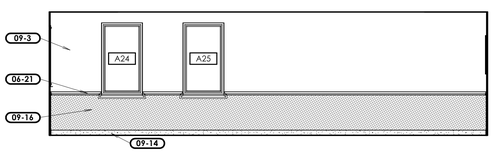
2g Elevation
Scale: 1/4" = 1'-0"



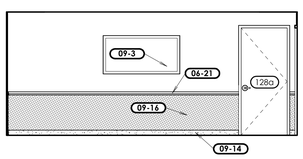
2h Elevation
Scale: 1/4" = 1'-0"



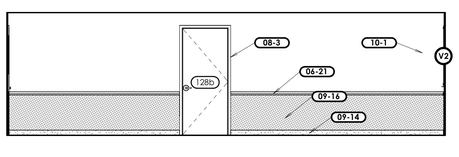
2j Elevation
Scale: 1/4" = 1'-0"



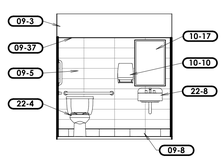
2k Elevation
Scale: 1/4" = 1'-0"



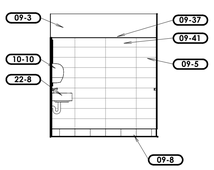
2l Elevation
Scale: 1/4" = 1'-0"



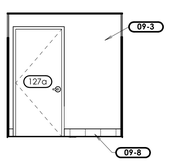
2m Elevation
Scale: 1/4" = 1'-0"



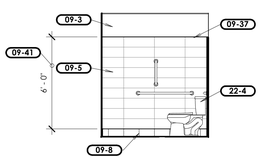
2n Elevation
Scale: 1/4" = 1'-0"



2p Elevation
Scale: 1/4" = 1'-0"



2q Elevation
Scale: 1/4" = 1'-0"



2r Elevation
Scale: 1/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7858896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

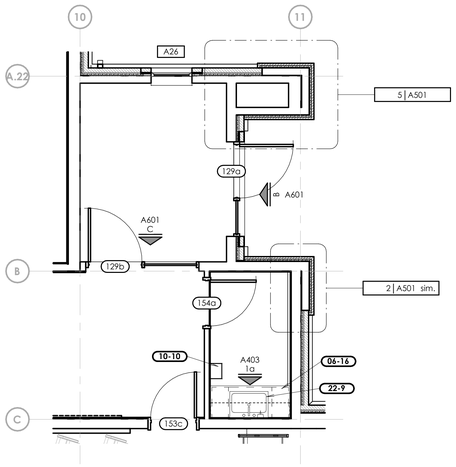
Owner #: 390-187a
Plan Series: 2024 10 Ward SC
County Parcel: 57:220:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Enlarged Plans & Elevations

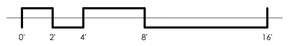
A402

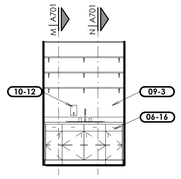


1 Enlarged Floor Plan

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

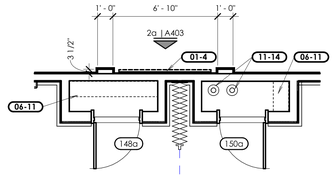






1a Elevation

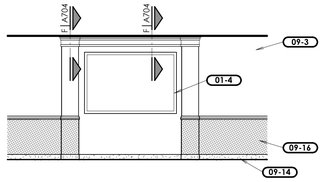
Scale: 1/4" = 1'-0"



2 Enlarged Art Wall

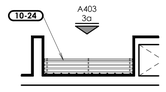
Scale: 1/4" = 1'-0"





2a Elevation

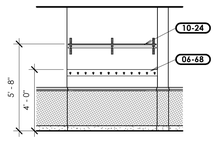
Scale: 1/4" = 1'-0"



3 Enlarged Coat Rack

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





3a Elevation

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

Keyed Notes

01-4	Artwork Furnished and Installed by Owner. Contractor shall provide blocking in the wall.
06-11	Wall-Mounted Open Adjustable Shelving. See Q/A701.
06-16	Architectural Casework. Refer to Cabinet Details.
06-68	3/4" x 5" hardwood hook strip with hooks at 6" o.c. Extend ends to 2" from end walls. See A/A702.
09-3	Painted and textured 5/8" Type X gypsum board.
09-14	Carpet Base, See Finish Schedule/Specifications.
09-16	Sisal Wall Covering.
10-10	Paper Towel Dispenser.
10-12	Soap Dispenser.
10-24	Wall Mounted Coat Rack. Refer to Detail A/A702.
11-14	Volleyball post insert for storage. See D and I/A705.
22-9	Sink. Refer to Plumbing Drawings.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7815896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

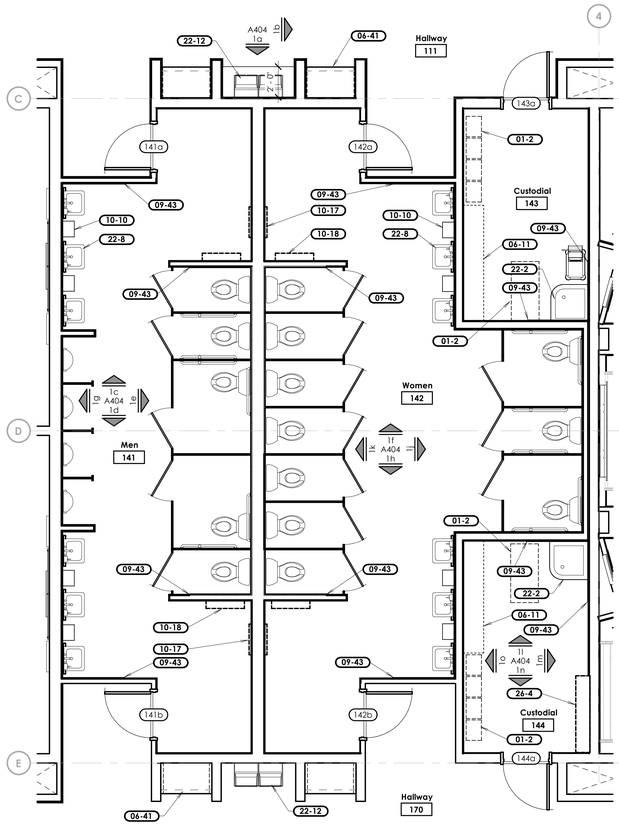
Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward LDC
Owner #: 590-1876

Drawing Issue and Revision Schedule

1	15 Aug 2024	Bid Drawings

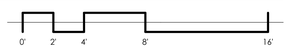
Enlarged Plans And Elevations

A403

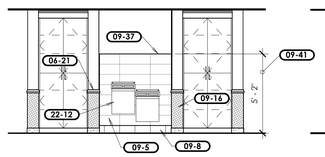


1 Enlarged Restrooms

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

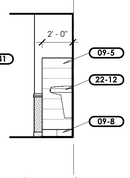






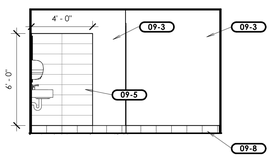
1a Elevation

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



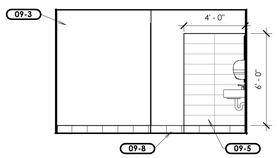
1b Elevation

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



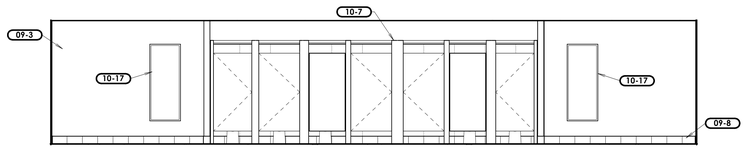
1c Elevation

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



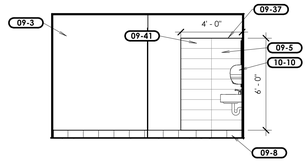
1d Elevation

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



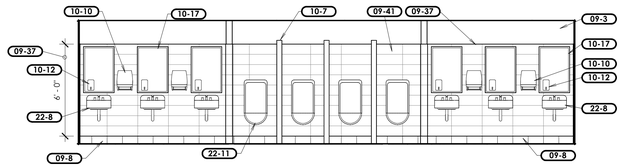
1e Elevation

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



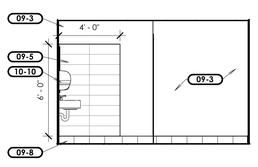
1f Elevation

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



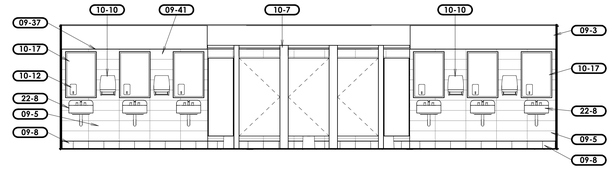
1g Elevation

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



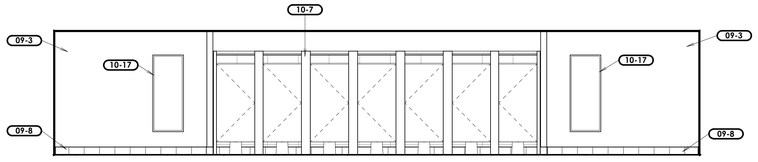
1h Elevation

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



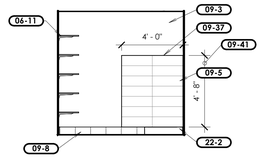
1j Elevation

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



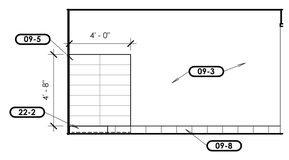
1k Elevation

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



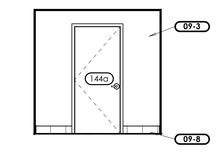
1l Elevation

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



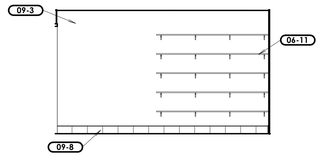
1m Elevation

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



1n Elevation

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



1o Elevation

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

Keyed Notes

01-2	Equipment Furnished and Installed by Owner.
06-11	Wall-Mounted Open Adjustable Shelving, See Q/A701.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-41	Full-height cabinetry. See A702.
09-3	Painted and textured 5/8" Type X gypsum board.
09-5	Thinset ceramic wall tile system. Install bullnose tile at all exposed tile edges. Align joints with base tile and with floor tile where possible. Refer to Finish Legend & Interior Elevations.
09-8	Tile Base. See Finish Schedule/Specification.
09-16	Sisal Wall Covering.
09-37	Sealant at exposed tile edges. Typical of all wall and base tile.
09-41	All wall tile shall be full height wall tile without cuts.
09-43	End of wall tile. See interior elevations.
10-7	Metal Toilet Compartment.
10-10	Paper Towel Dispenser.
10-12	Soap Dispenser.
10-17	Mirror with aluminum frame. Install spacers behind all mirrors as needed where mirror extends above the top of the wall tile.
10-18	Metal Shelf.
22-2	Floor Sink. Refer to Plumbing Drawings.
22-8	Lavatory. Refer to Plumbing Drawings.
22-11	Font Equipment Skid. Refer to Plumbing Drawings.
22-12	Water Cooler. Provide Solid Blocking in Wall as Required by Manufacturer. Refer to Plumbing Drawings.
26-4	Electrical Panel. Refer to Electrical Drawings.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 7738896-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward S/C
Owner #: 590-1878

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

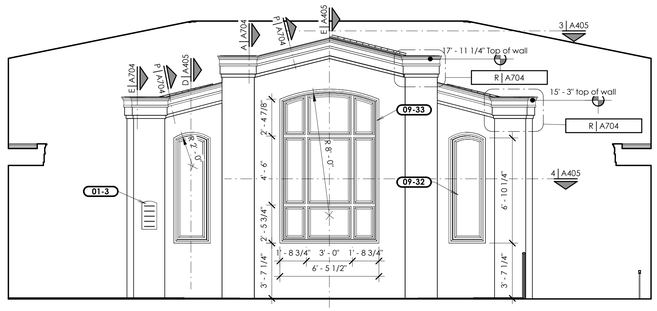
Enlarged Restroom Plans

A404

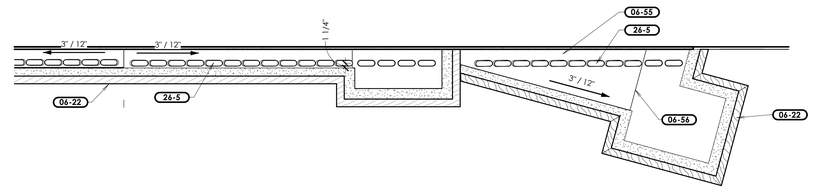
Printed: 8/19/2024 9:38:44 PM

Keyed Notes

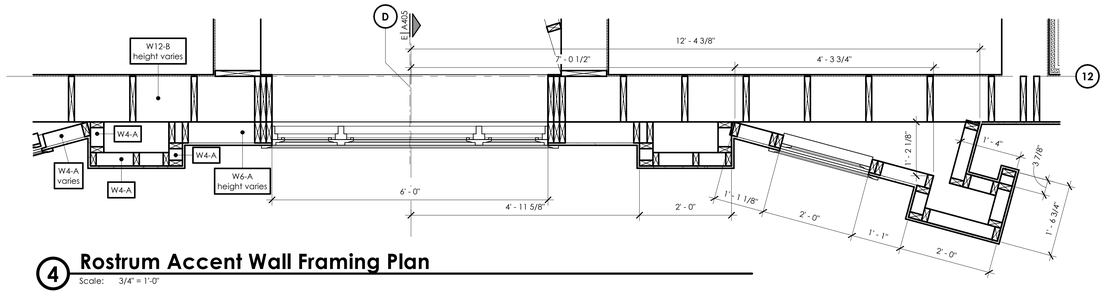
01-3	Hymn Number Board Furnished and Installed by Owner.
01-8	Organ, furnished and installed by the Owner. Coordinate with the model provided by the owner and install all power and AV wiring, etc., as required for the organ.
01-9	Piano, furnished and installed by the Owner.
06-15	Hardwood lectern, See Sheet A422.
06-22	Hardwood trim. See Details and Specifications.
06-31	Control pedestal. See B, C, and E/A421.
06-55	Sloped section of light cove.
06-56	Break line of slope. Transition between sloped and level sections of light cover.
09-32	Organ chamber grille cloth on gypsum board. Paint gypsum board behind grille cloth black.
09-33	Organ chamber grille cloth over expanded metal reinforcing. Paint expanded metal reinforcing black.
12-4	Upholstered pews furnished and installed by Owner. Typical.
26-5	Light fixture. See Electrical Sheets.



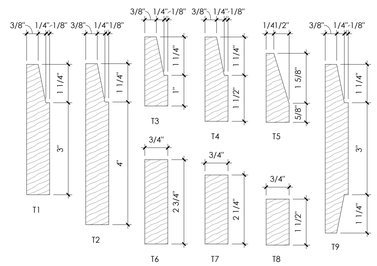
A Rostrum Elevation
Scale: 1/4" = 1'-0"



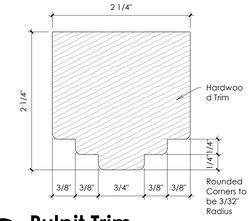
3 Accent Wall Light Cove
Scale: 3/4" = 1'-0"



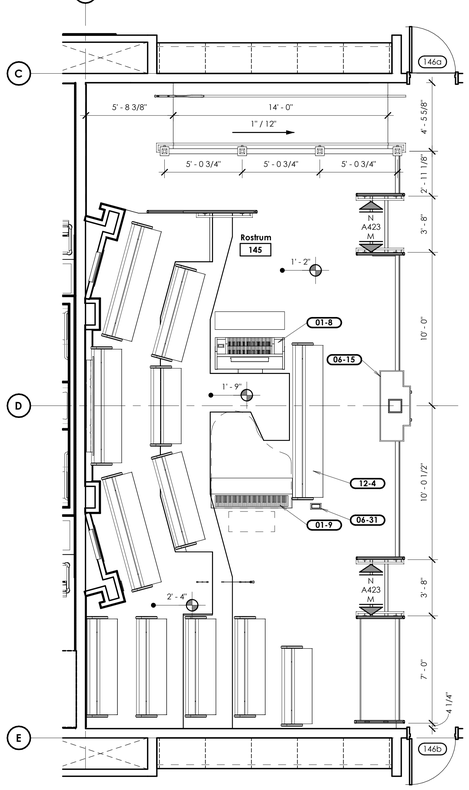
4 Rostrum Accent Wall Framing Plan
Scale: 3/4" = 1'-0"



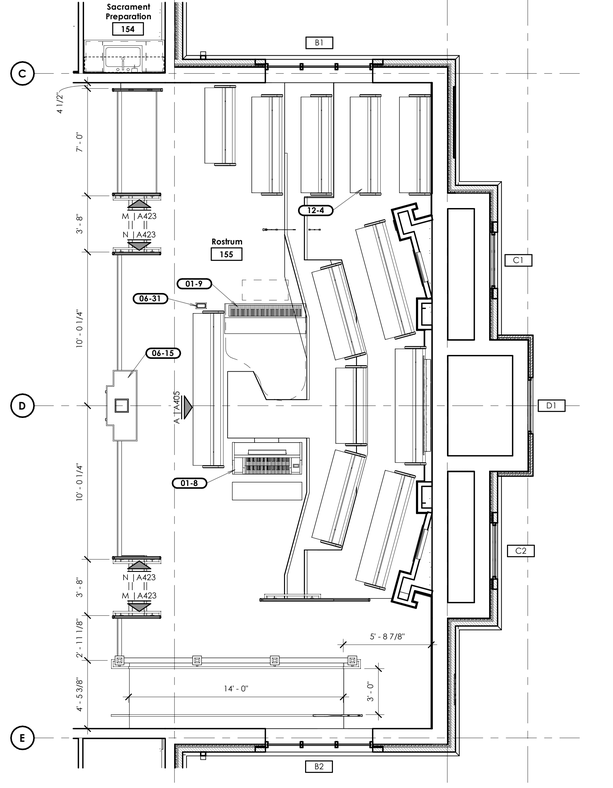
B Millwork Hardwood Trim
Scale: 6" = 1'-0"



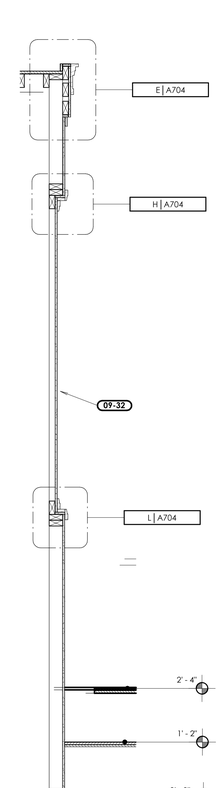
C Pulpit Trim
Scale: 12" = 1'-0"



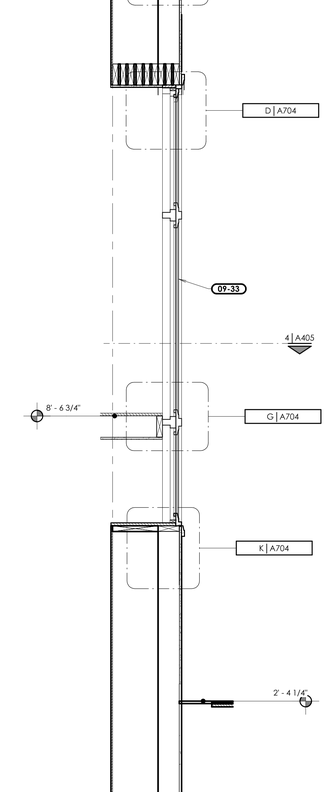
1 Rostrum Plan
Scale: 1/4" = 1'-0"



2 Rostrum Plan
Scale: 1/4" = 1'-0"



D Rostrum Side Accent Wall Section
Scale: 3/4" = 1'-0"



E Rostrum Center Accent Wall Section
Scale: 3/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7855896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

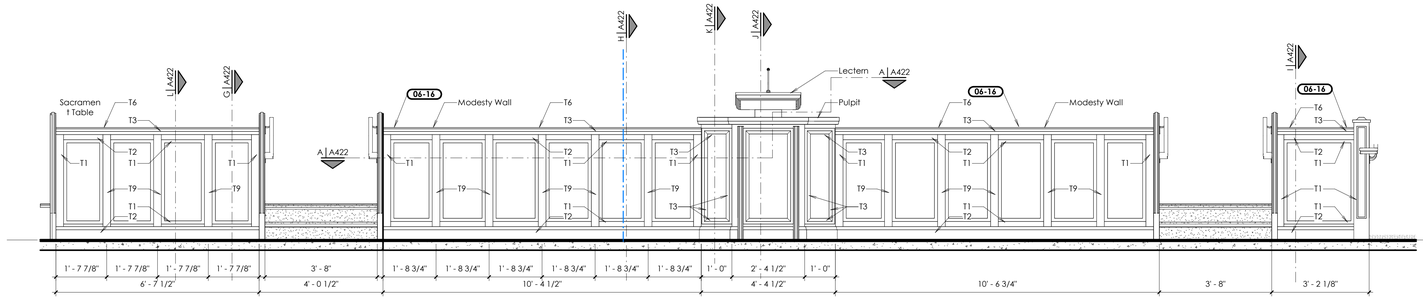
No.	Date	Description
1	15 Aug 2024	Bid Drawings

Enlarged Plan & Elevations of the Rostrums

A405

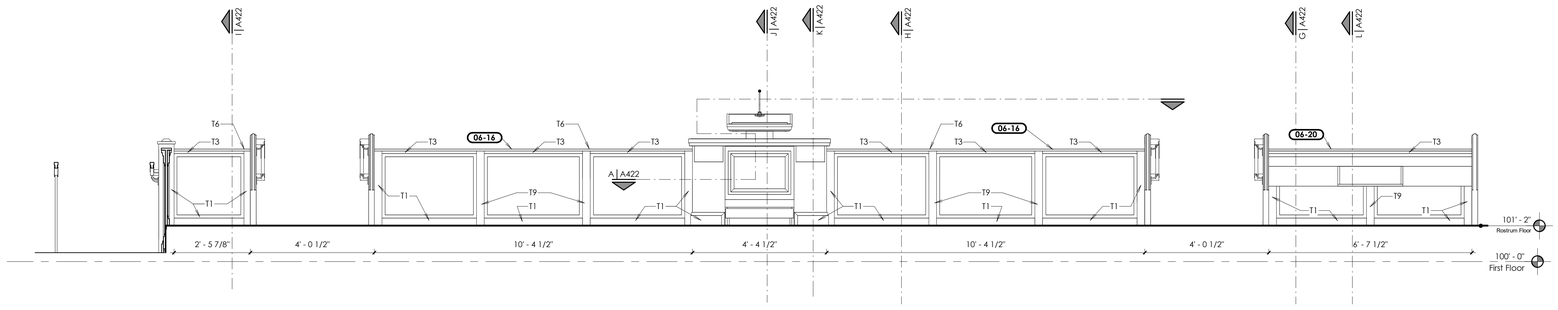
Keyed Notes

06-16	Architectural Casework, Refer to Cabinet Details.
06-20	Wood Veneer Paneling.



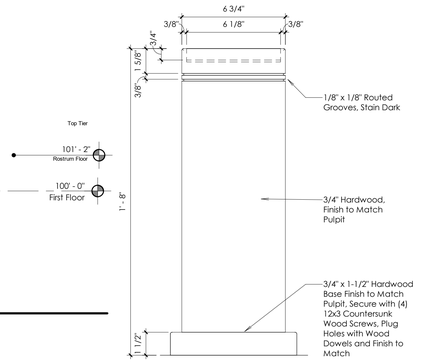
A Rostrum Casework Front Elevation

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



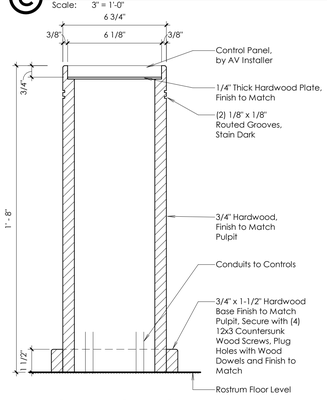
B Control Pedestal

Scale: 3" = 1'-0"



C Control Pedestal Elevation

Scale: 3" = 1'-0"

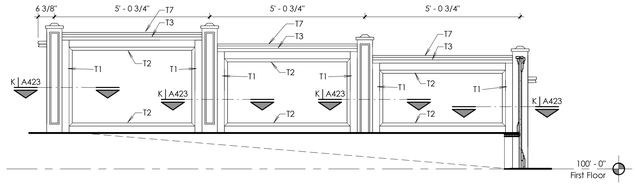


D Rostrum Casework Rear Elevation

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

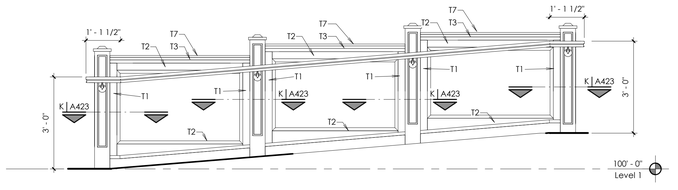
E Control Pedestal Section

Scale: 3" = 1'-0"



G Rostrum Ramp Panel Inside

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



H Rostrum Ramp Panel

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

8/19/2024 8:07:50 AM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6736878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

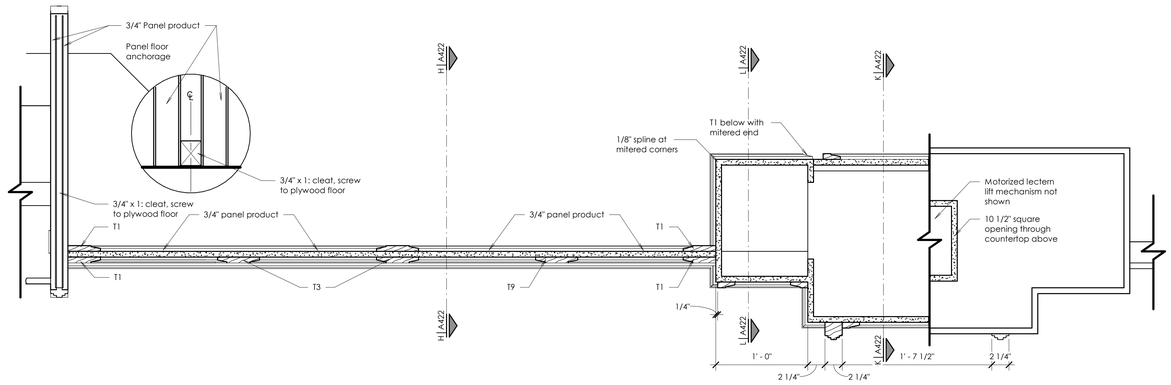
Owner #: 590-1878
Plan Series: 2024.10 Ward S-C
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

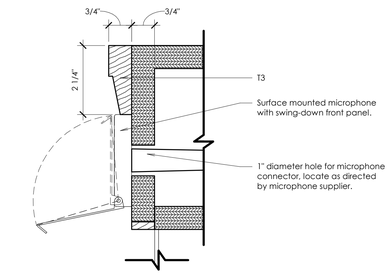
Rostrum Casework Details

A421



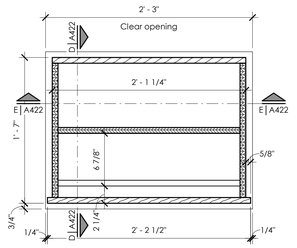
A Pulpit and Modesty Rail Wall

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



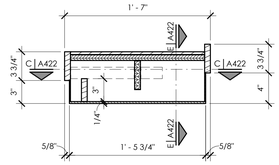
B Sacrament Trim

Scale: 6" = 1'-0"



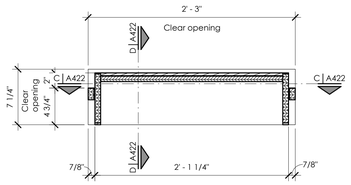
C Pull-Out Step

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



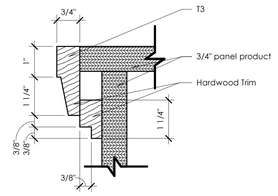
D Pull-Out Step Side

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



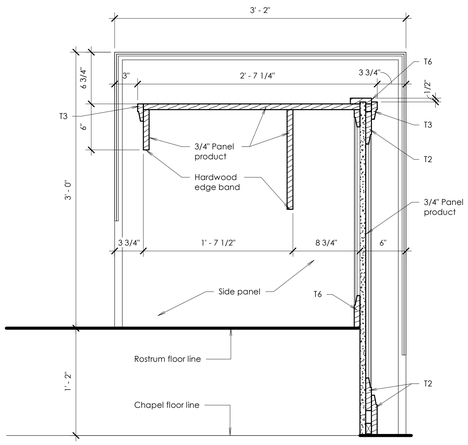
E Pull-Out Step Front

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



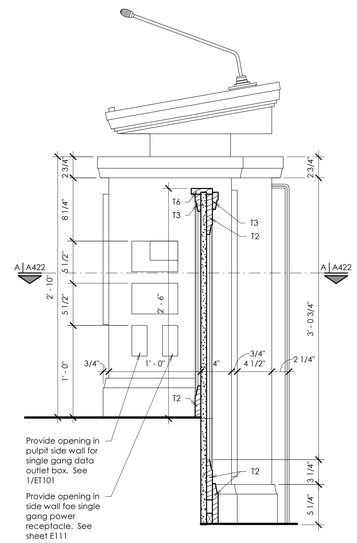
F Lectern Edge

Scale: 6" = 1'-0"



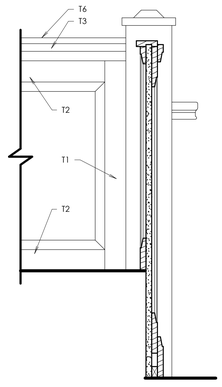
G Sacrament Table

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



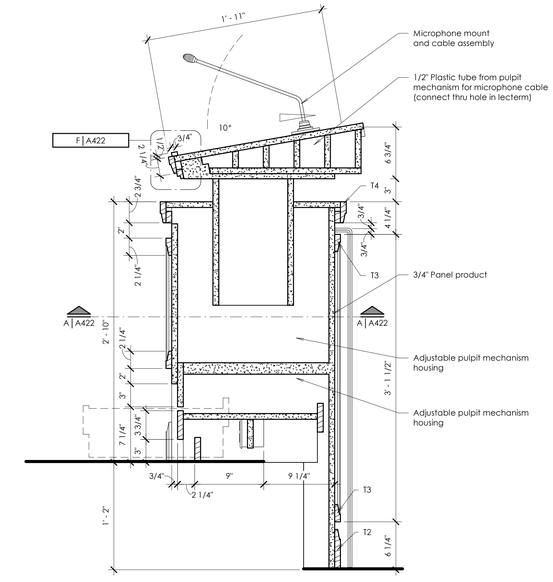
H Modesty Wall

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



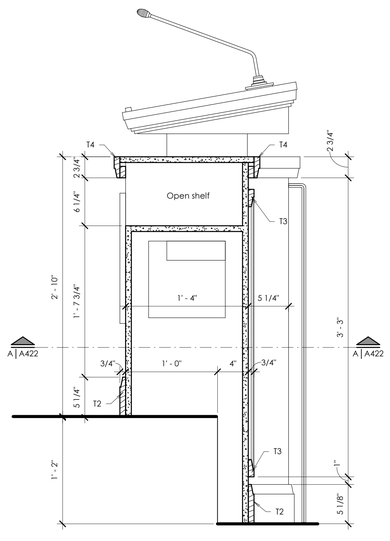
J Modesty Wall

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



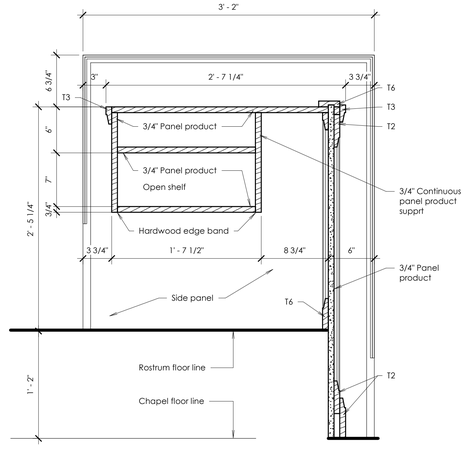
K Pulpit

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



L Pulpit

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



M Sacrament Table

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 7738896-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 37-228:0001
BID #: 2344
Date: 15 Aug 2024

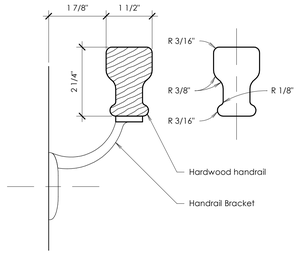
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Rostrum Casework Details

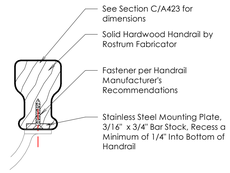
A422

Printed 8/19/2024 5:15:26 PM



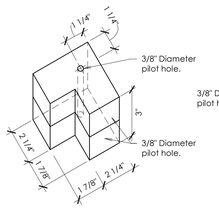
Ⓒ Handrail Section

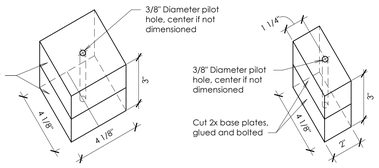
Scale: 6" = 1'-0"



Ⓓ Typical Handrail Detail

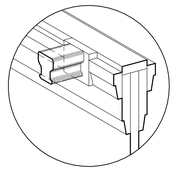
Scale: 6" = 1'-0"





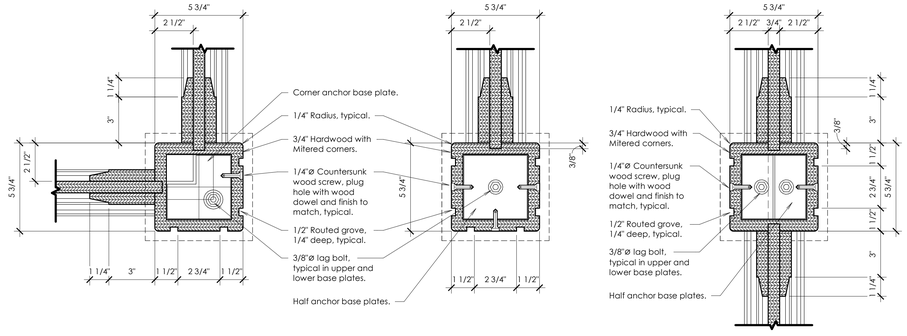
Ⓙ Chapel Newel Post Isomtrics

Scale: 3" = 1'-0"



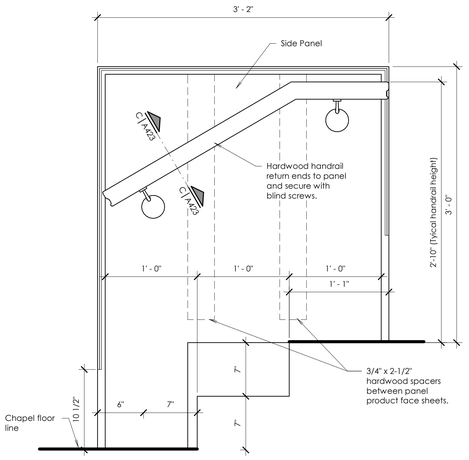
Ⓚ Handrail Return

Scale: 12" = 1'-0"



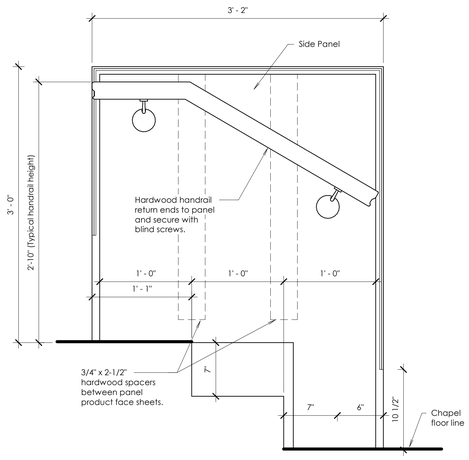
Ⓛ Newel Post Types

Scale: 3" = 1'-0"



Ⓜ Rostrum Steps Side Panel

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



Ⓝ Rostrum Steps Side Panel

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 13 Aug 2024
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 590-18-6

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Rostrum Stair & Ramp Details

A423

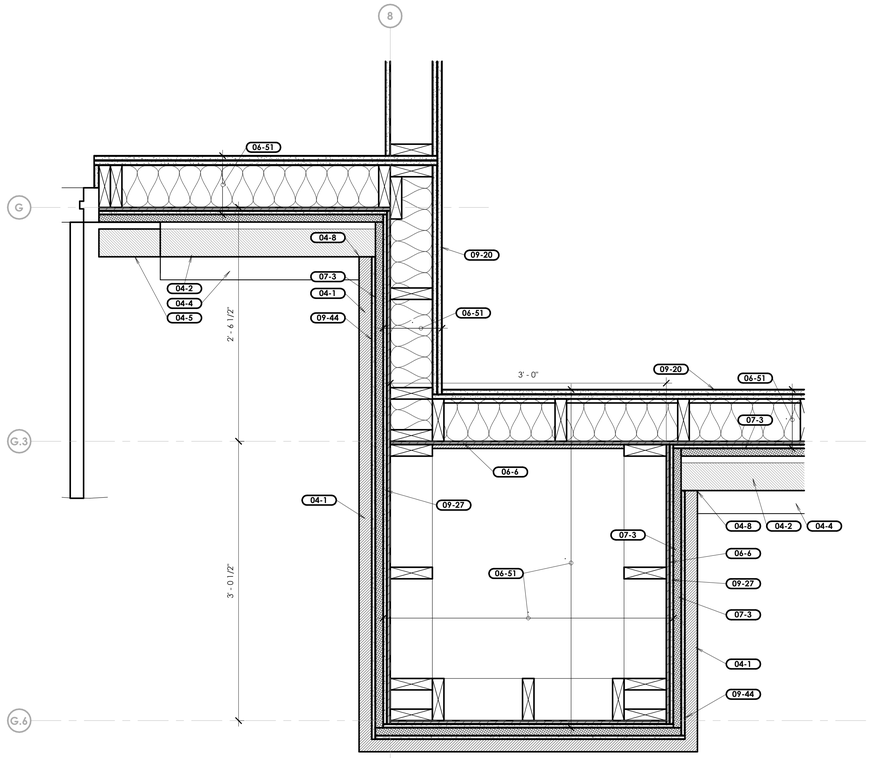
Printed 8/19/2024 5:18:40 PM

General Notes

A. All exterior walls shall be 2-hour fire rated and non-combustible construction. Non-combustible construction shall be achieved by fire-retardant treated lumber, and for SCL / LVL-type lumber, intumescent paint treatment. These requirements are from the foundation wall up to the bottom of the roof structure. Walls above the beginning of the roof structure at that wall are not required to meet this requirement. Walls with bumpouts shall be part of the 2-hour rated assembly and of non-combustible construction. The construction parameters for this requirement are shown on A105.

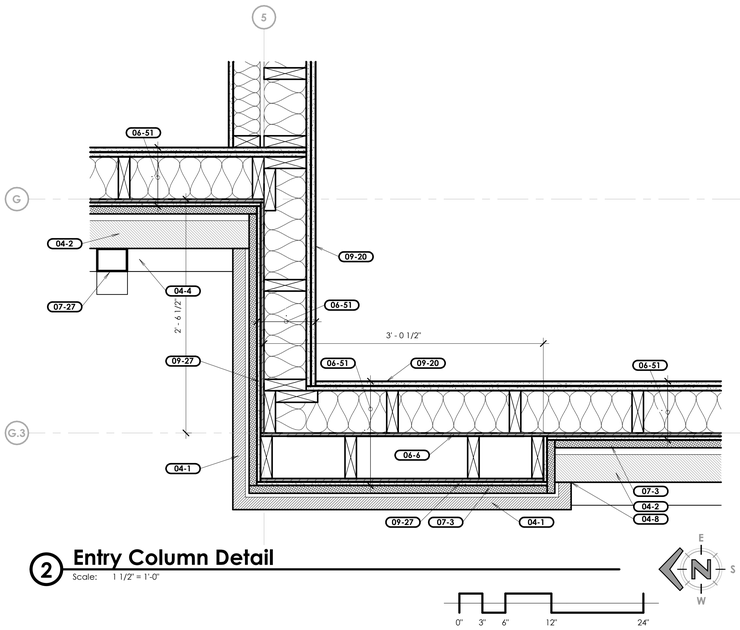
Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-8	Extend adjacent material behind manufactured stone veneer. Cut manufactured stone veneer in a straight line with a 1/4" gap to adjacent material. Install backer rod and sealant.
06-6	Wall Sheathing, See Structural Drawings.
06-23	Solid Surface Window Stool.
06-40	3/4" window bucks for vinyl window flange attachment.
06-51	2-hour fire rated and non-combustible exterior wall assembly. See 1 & 2/A105 and General Note 4/A105.
07-3	1" Extruded Polystyrene Board Insulation.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
08-7	Aluminum Storefront Door. Refer to Door Schedule and Details.
08-8	Vinyl Framed Window. Refer to Window Elevations A601.
08-12	Aluminum storefront spandrel glass windows. See enlarged elevations, Window Schedule, and A612.
09-20	(2) layers of 5/8" Type X gypsum board on the interior side of all exterior walls up to roof level. Install continuous sheet vapor retarder between gypsum board and wall studs. Seal vapor retarder air tight.
09-27	1/2" exterior-grade gypsum sheathing at all exterior walls. Install air barrier on top of gypsum sheathing.
09-44	Cement backer board.



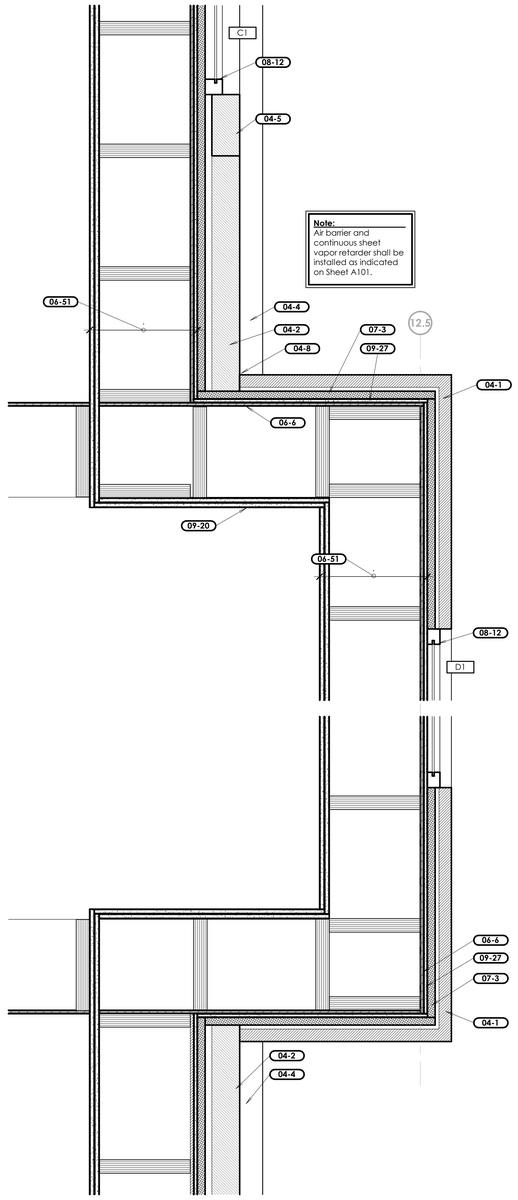
1 Entry Column Detail

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



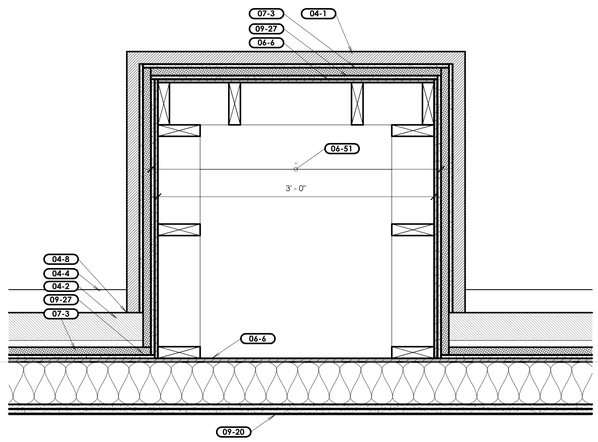
2 Entry Column Detail

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



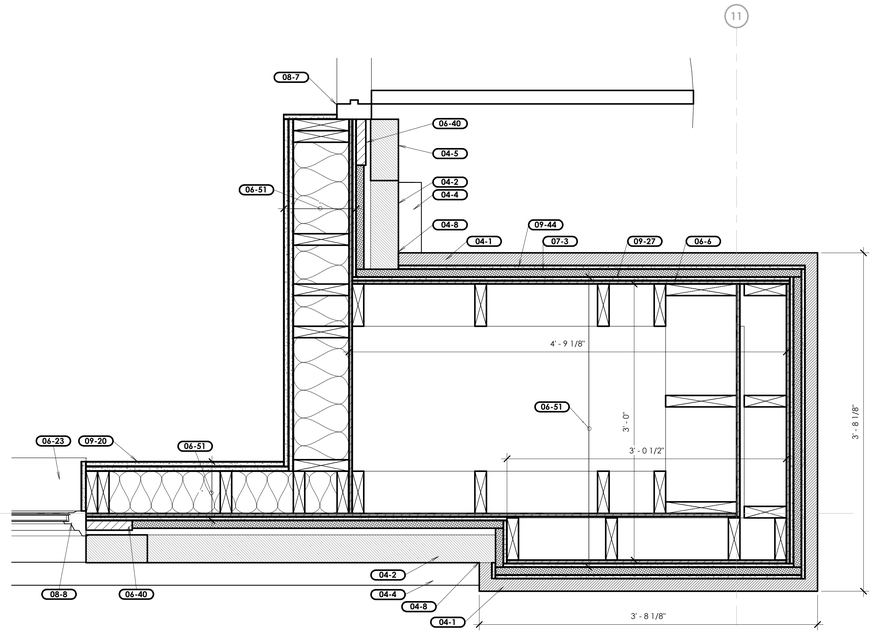
4 Steeple Base Detail

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



3 Engaged Column Detail

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



5 Wall Feature Detail

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

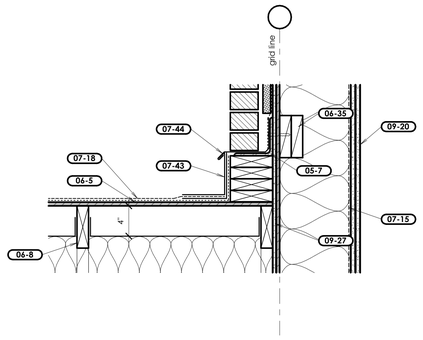
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SFC
County Parcel: 59-226-0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

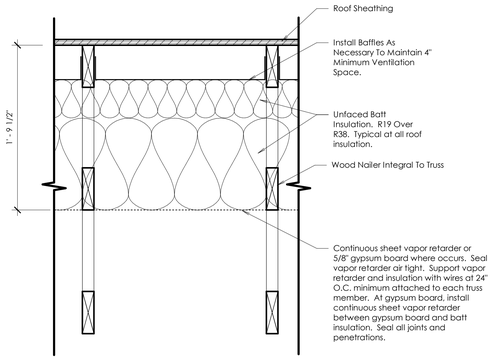
Plan Details

A501



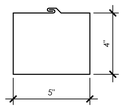
A Headwall Flashing Detail

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



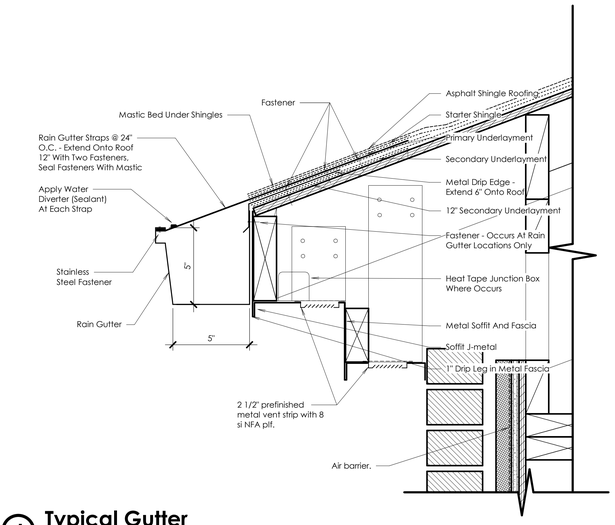
B Typical Insulation Detail

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



H Downspout

Scale: 3" = 1'-0"

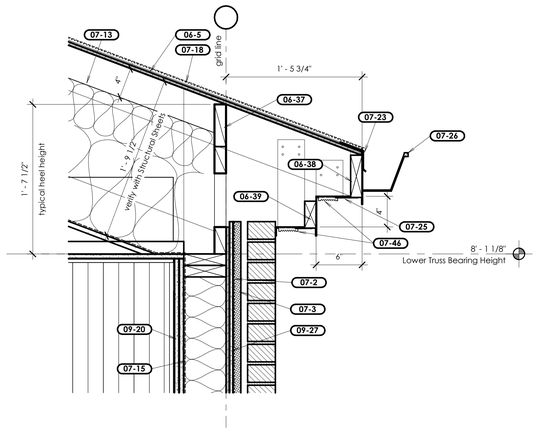


J Typical Gutter

Scale: 3" = 1'-0"

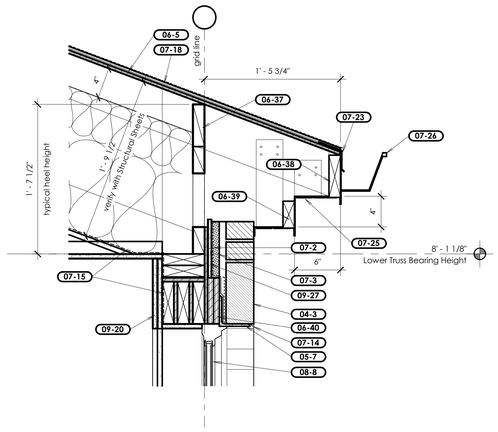
Keyed Notes

04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-5	Brick veneer stacked course. Brick Type #2.
04-7	4" CMU block.
05-7	Steel lintel. See Structural Sheets.
06-5	Roof Sheathing. See Structural Drawings.
06-8	Roof framing. See Structural Sheets.
06-21	Hardwood chair rail. See B/A705. At windows, see A/A705.
06-23	Solid Surface Window Stool.
06-35	Blocking for lintel.
06-36	Outlooker blocking with ventilation holes. See Structural Sheets.
06-37	Truss blocking. Top chord shall have ventilation opening. See Structural Sheets.
06-38	2x6 fascia framing.
06-39	2x4 fascia framing.
06-40	3/4" window bucks for vinyl window flange attachment.
06-42	Shaped 2x10 outlooker. See Structural Sheets.
06-63	Overbuild framing. See Structural Sheets.
07-2	Plastic Sheet Air Barrier.
07-3	1" Extruded Polystyrene Board Insulation.
07-6	Fiberglass batt roof insulation. See B/A502.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-14	Prefinished metal flashing.
07-15	Vapor Retarder Membrane. Seal Air Tight. See B/A502.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-23	Metal Drip Edge Flashing. See J/A502.
07-24	Metal Soffit Panels.
07-25	Prefinished Metal Fascia. See J/A502.
07-26	Prefinished Metal Rain Gutter. See Detail J/A502.
07-39	Fill entire cavity with insulation. At roof locations, leave 4" ventilation space to deck. Install baffles as necessary to maintain ventilation space.
07-40	Prefinished metal fascia return. See A & B/A503.
07-43	Prefinished metal flashing over stepped flashing. 6" high typical.
07-44	Prefinished metal flashing with weep vents at brick.
07-46	Prefinished metal vent strip.
07-47	Window flashing.
08-8	Vinyl Framed Window, Refer to Window Elevations A601.
08-11	Install flashing below window on a 1/4" slope. Shim window up as necessary for window weep vents to drain over the top of the window flashing.
09-16	Sisal Wall Covering.
09-20	(2) layers of 5/8" Type X gypsum board on the interior side of all exterior walls up to roof level. Install continuous sheet vapor retarder between gypsum board and wall studs. Seal vapor retarder air tight.
09-27	1/2" exterior-grade gypsum sheathing at all exterior walls. Install air barrier on top of gypsum sheathing.



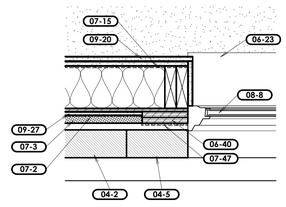
C Fascia Detail - Typical

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



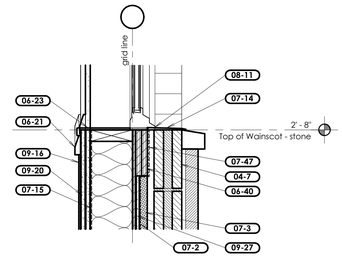
D Fascia and Window Head Detail

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



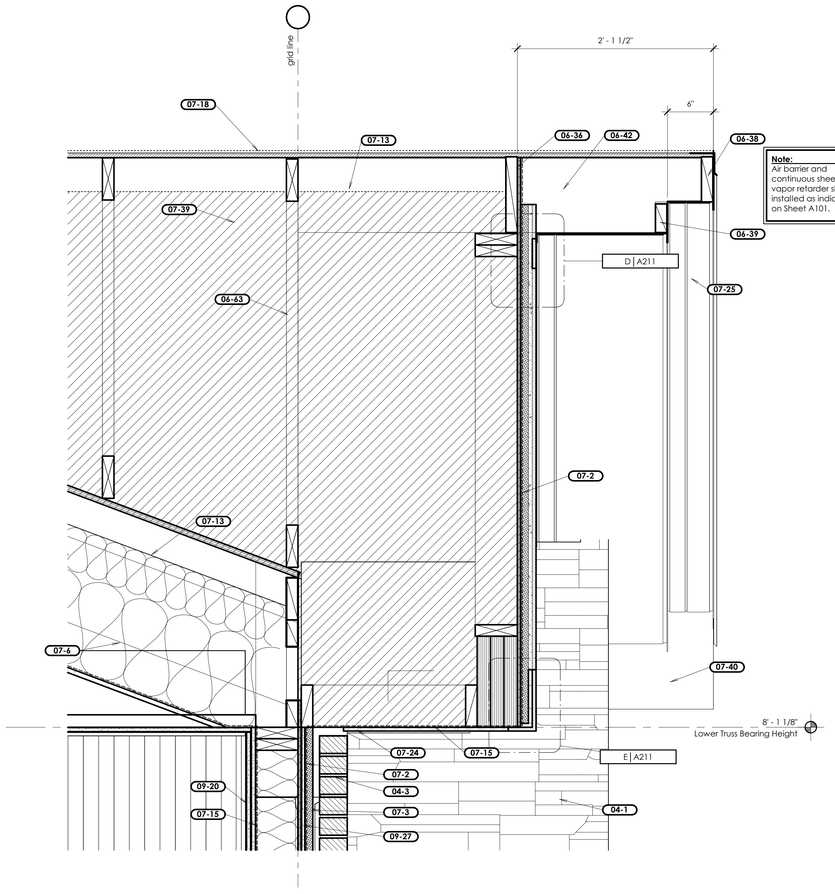
F Window Jamb Detail

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



G Window Sill Detail

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



E Typical Overbuild Detail

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 6758878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 59:228:0301
BID #: 2344
Date: 15 Aug 2024

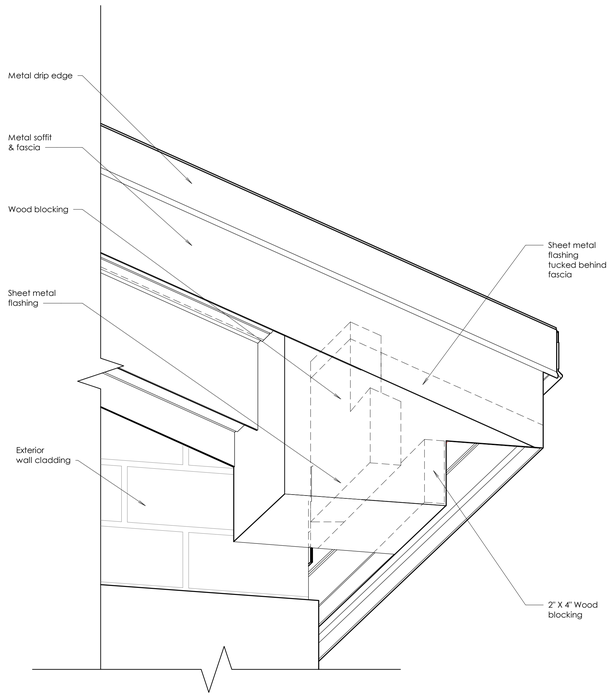
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Exterior Details

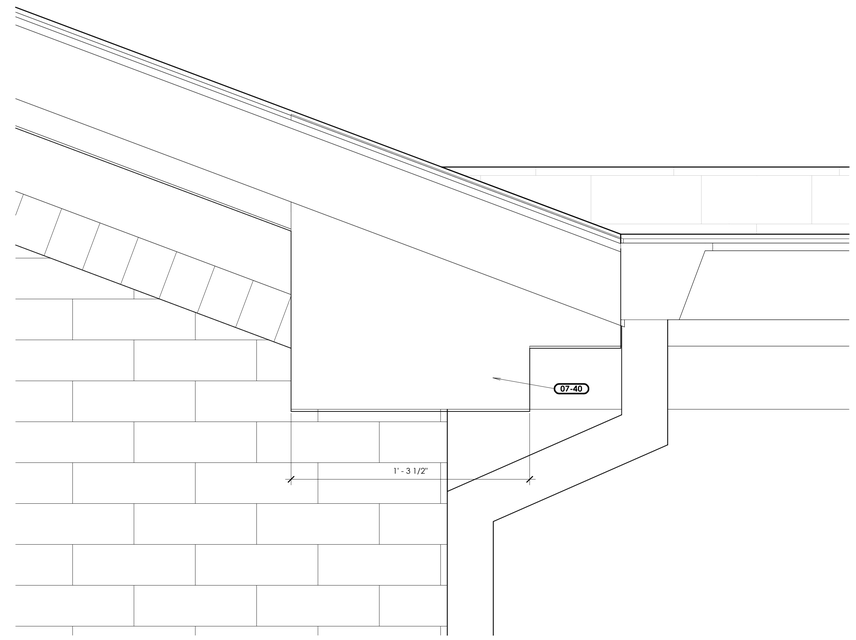
A502

Printed 8/19/2024 9:16:45 PM



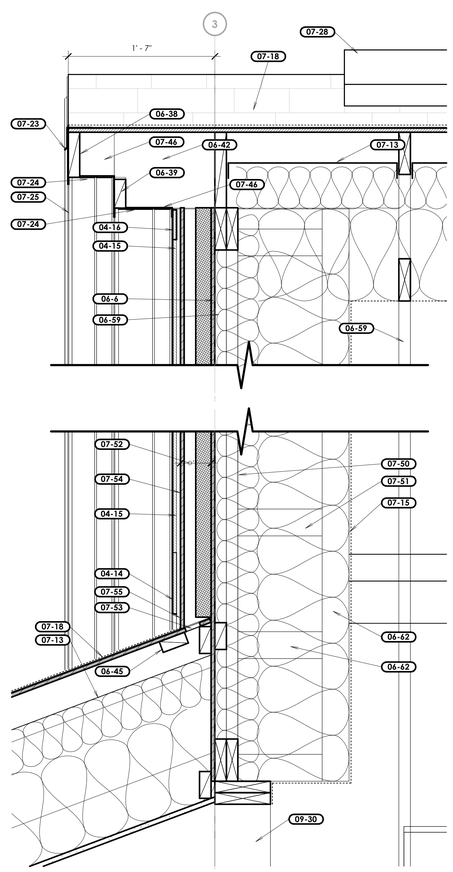
A Typical Fascia Return

Not to Scale



B Typical Fascia Return

Scale: 3" = 1'-0"



C Rear Gable Ventilation and Flashing Detail

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

Keyed Notes

04-14	Thin brick veneer soldier course. Brick Type #2. See C/A503.
04-15	Thin brick veneer field course. Brick Type #1. See F/A211.
04-16	Thin brick veneer rowlock course. Brick Type #2. See D/A211.
06-6	Wall Sheathing. See Structural Drawings.
06-38	2x6 fascia framing.
06-39	2x4 fascia framing.
06-42	Shaped 2x10 outlooker. See Structural Sheets.
06-45	2x4 blocking.
06-59	Trussed rafters. See Structural Sheets.
06-62	2x4 framing at 16" o.c. for installation of the insulation.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-15	Vapor Retarder Membrane. Seal Air Tight. See B/A502.
07-18	Asphalt shingle roofing over underlayments. Install secondary underlayment over the entire roof.
07-23	Metal Drip Edge Flashing. See J/A502.
07-24	Metal Soffit Panels.
07-25	Prefinished Metal Fascia. See J/A502.
07-28	Prefinished metal ridge vent. See F/A122.
07-40	Prefinished metal fascia return. See A & B/A503.
07-46	Prefinished metal vent strip.
07-50	R-19 batt insulation. See B/A502 sim.
07-51	R-38 batt insulation. See B/A502 sim.
07-52	Vented insulation panel with 1/2" sheathing, 1 1/2" ventilation space, and 2" rigid insulation. Ventilation space shall communicate air freely between the trusses below and the rake framing above.
07-53	(5) 2" diameter holes in sheathing per truss space.
07-54	Weather resistive barrier over sheathing.
07-55	Install flashing over counter flashing behind cement backer board and brick.
09-30	Wall framing with safety railing. Typical at all wall framing adjacent to lay-in ceilings or other ceilings with no floor framing or sheathing. See Structural Sheets and C/A314.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
6758878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Wards SIC
Owner #: 590-1876

Drawing Issue and Revision Schedule

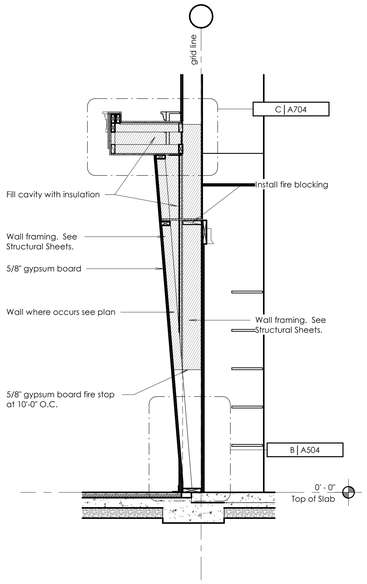
#	Date	Description
1	15 Aug 2024	Bid Drawings

Roof Details

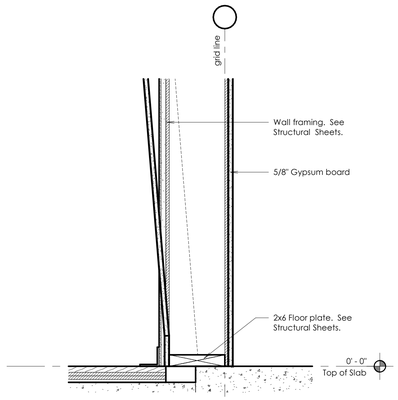
A503

Printed: 8/19/2024 9:21:42 PM

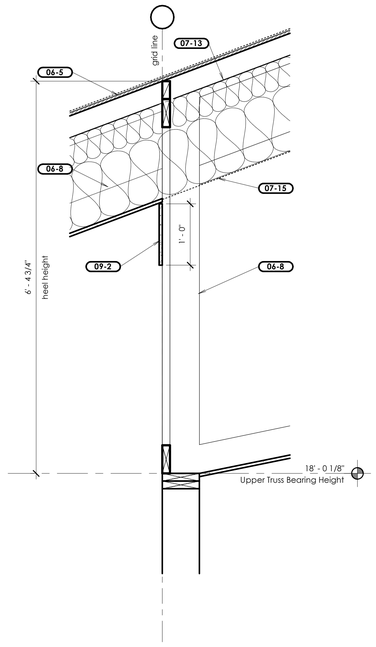
Keyed Notes	
06-5	Roof Sheathing. See Structural Drawings.
06-8	Roof framing. See Structural Sheets.
07-13	Corrugated plastic baffle with 4" ventilation space above.
07-15	Vapor Retarder Membrane. Seal Air Tight. See B/A502.
09-2	Interior 5/8" Type X Gypsum Board.
09-29	Metal ceiling framing. See Reflected Ceiling Plan.



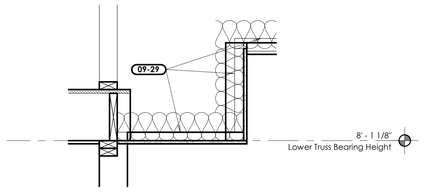
A Sloped Wall Detail
Scale: 1/2" = 1'-0"



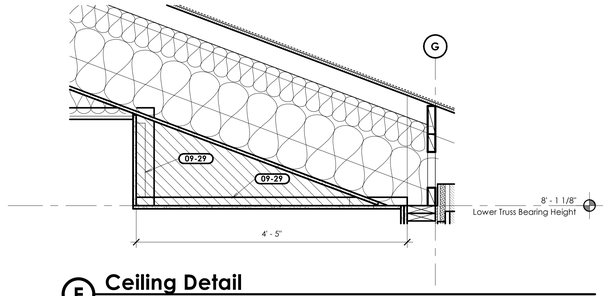
B Sloped Wall Detail
Scale: 1 1/2" = 1'-0"



C Truss Heel Detail
Scale: 1" = 1'-0"



D Ceiling Detail
Scale: 1" = 1'-0"



E Ceiling Detail
Scale: 1" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2344
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-1818

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Miscellaneous Interior Details

A504

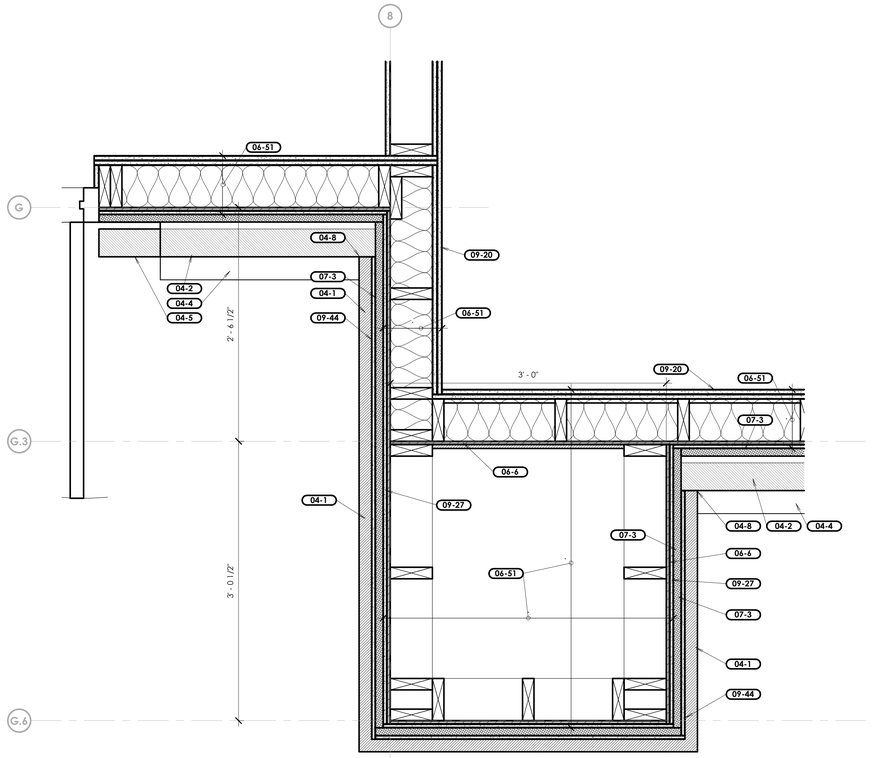
Printed 8/19/2024 5:34:02 PM

General Notes

A. All exterior walls shall be 2-hour fire rated and non-combustible construction. Non-combustible construction shall be achieved by fire-retardant treated lumber, and for SCL / LVL-type lumber, intumescent paint treatment. These requirements are from the foundation wall up to the bottom of the roof structure. Walls above the beginning of the roof structure at that wall are not required to meet this requirement. Walls with bumpouts shall be part of the 2-hour rated assembly and of non-combustible construction. The construction parameters for this requirement are shown on A105.

Keyed Notes

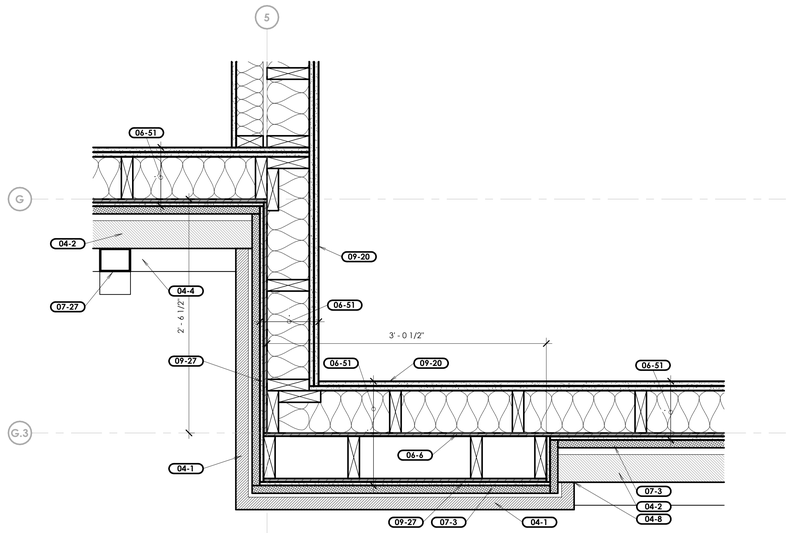
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.
04-8	Extend adjacent material behind manufactured stone veneer. Cut manufactured stone veneer in a straight line with a 1/4" gap to adjacent material. Install backer rod and sealant.
06-6	Wall Sheathing, See Structural Drawings.
06-23	Solid Surface Window Stool.
06-40	3/4" window bucks for vinyl window flange attachment.
06-51	2-hour fire rated and non-combustible exterior wall assembly. See 1 & 2/A105 and General Note 4/A105.
07-3	1" Extruded Polystyrene Board Insulation.
07-27	Prefinished Metal Downspout. Typical. See H/A502.
08-7	Aluminum Storefront Door. Refer to Door Schedule and Details.
08-8	Vinyl Framed Window. Refer to Window Elevations A601.
08-12	Aluminum storefront spandrel glass windows. See enlarged elevations, Window Schedule, and A612.
09-20	(2) layers of 5/8" Type X gypsum board on the interior side of all exterior walls up to roof level. Install continuous sheet vapor retarder between gypsum board and wall studs. Seal vapor retarder air tight.
09-27	1/2" exterior-grade gypsum sheathing at all exterior walls. Install air barrier on top of gypsum sheathing.
09-44	Cement backer board.



1 Entry Column Detail

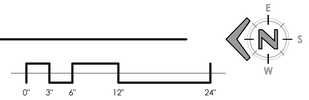
Scale: 1 1/2" = 1'-0"

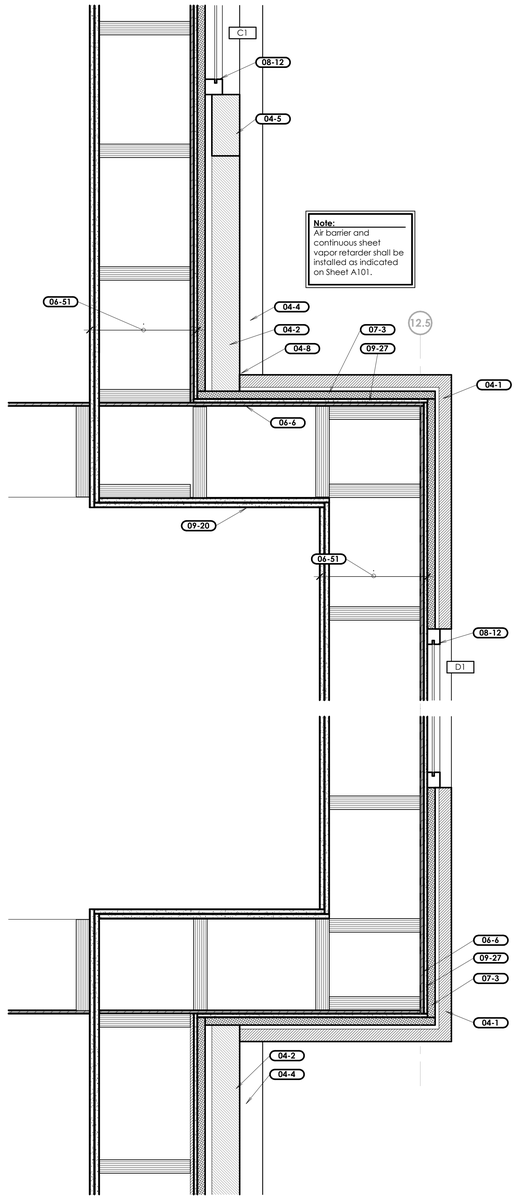




2 Entry Column Detail

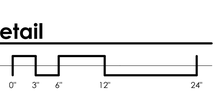
Scale: 1 1/2" = 1'-0"

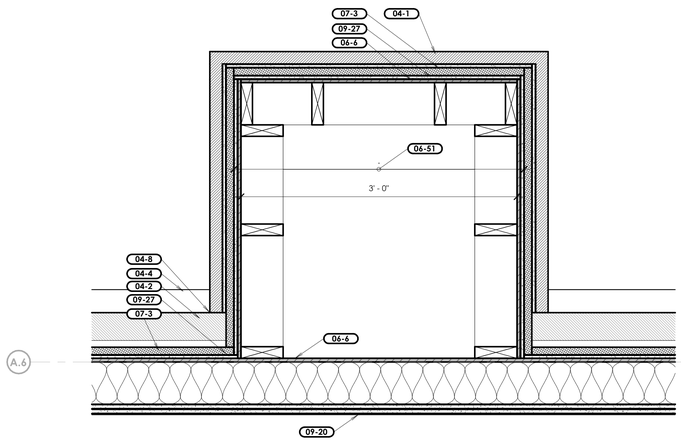




4 Steeple Base Detail

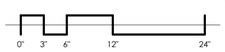
Scale: 1 1/2" = 1'-0"

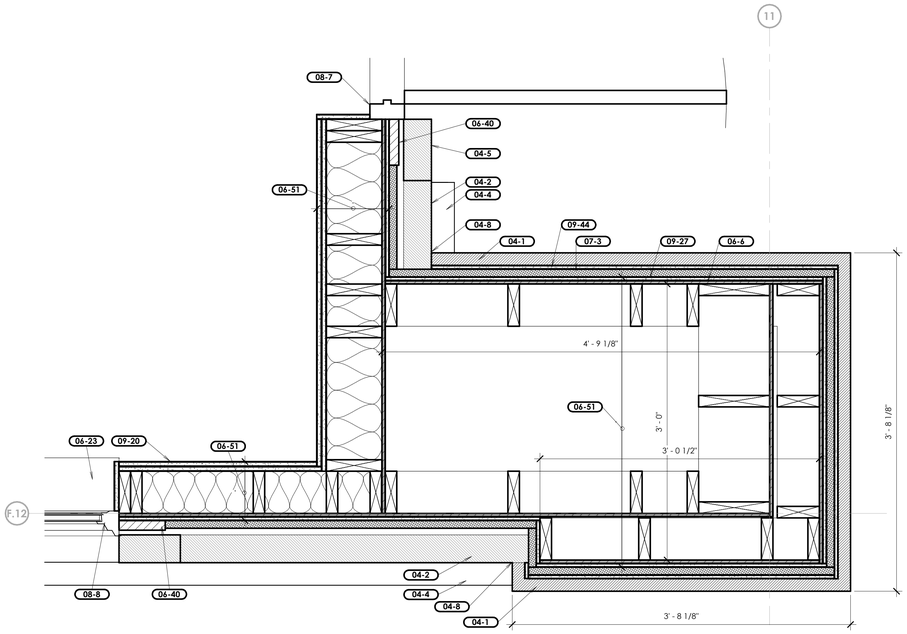




3 Engaged Column Detail

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





5 Wall Feature Detail

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



bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7973878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SFC
County Parcel: 59:226:0001
BIID #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Drawings

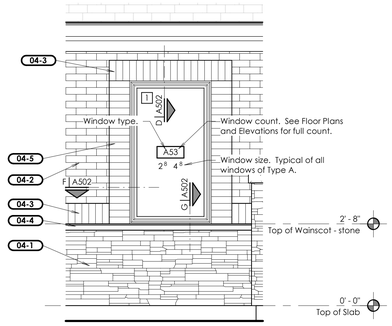
Plan Details

A501

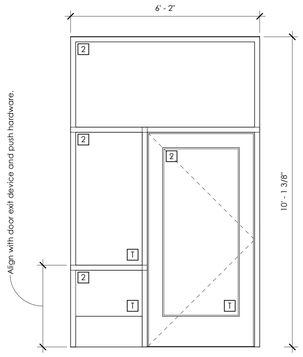
Printed: 8/19/2024 9:02:54 PM

Glazing Schedule
1 Low-E, Obscure Insulated Panel
2 Low-E, Insulated Panel
3 1/4" Float Glass
T Tempered
S Spandrel

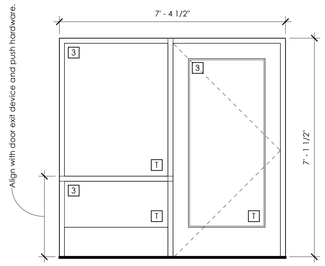
Keyed Notes	
04-1	Manufactured Stone Veneer System.
04-2	Brick veneer field course. Brick Type#1.
04-3	Brick veneer soldier course. Brick Type #2.
04-4	Manufactured stone veneer capstone.
04-5	Brick veneer stacked course. Brick Type #2.



A Window Type A - Vinyl Window Elevation
Scale: 1/2" = 1'-0"

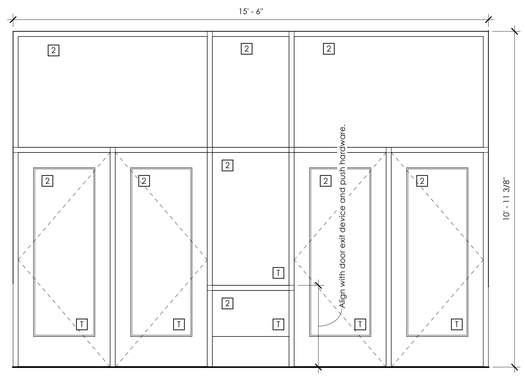


B Exterior Storefront Elevation
Scale: 1/2" = 1'-0"

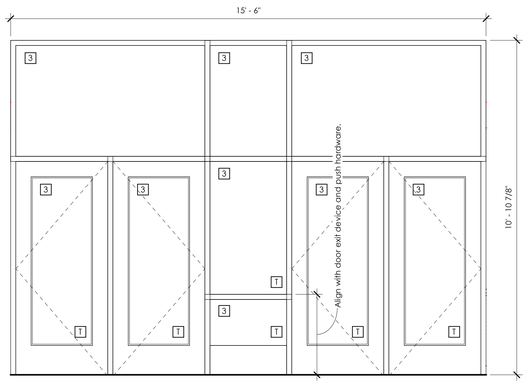


C Interior Storefront Elevation
Scale: 1/2" = 1'-0"

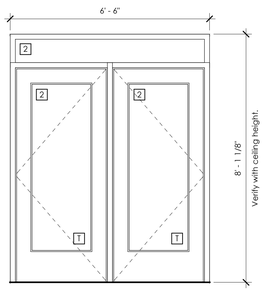
Window Schedule									
Type Mark	Description	Width	Height	Elevation Detail	Head Detail	Jamb Detail	Sill Detail	Count	Comments
A	Vinyl Window	2' - 8"	4' - 8"	4/A203 and A/A601	D/A502	F/A502	G/A502	61	
B	Aluminum Storefront Window	7' - 0"	12' - 11"	1/A205	G/A612	H/A612	J/A612	2	
C	Aluminum Storefront Window	3' - 8"	21' - 4"	1/A203	A/A612	B/A612	C/A612	2	
D	Aluminum Storefront Window	3' - 8"	26' - 7 1/4"	1/A203	D/A612	E/A612	F/A612	1	



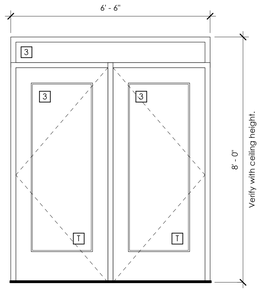
D Exterior Entrance Aluminum Storefront Elevation
Scale: 1/2" = 1'-0"



E Vestibule Aluminum Storefront Elevation
Scale: 1/2" = 1'-0"



F Exterior Entrance Aluminum Storefront Elevation
Scale: 1/2" = 1'-0"



G Vestibule Aluminum Storefront Elevation
Scale: 1/2" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 7838976-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

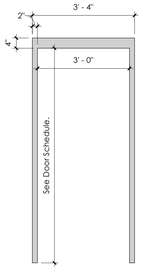
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 37-228-0001 | Plan Series: 2024 10 Ward S/C | Owner #: 590-1878

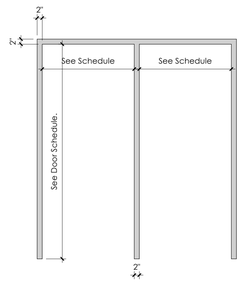
Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Exterior Window Types, Storefront Types, and Window Schedule

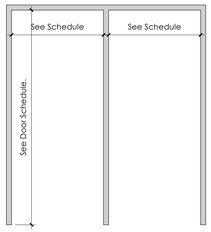
A601



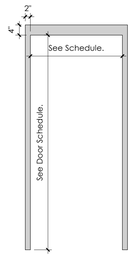
1 Exterior Aluminum Frame
Scale: 1/2" = 1'-0"



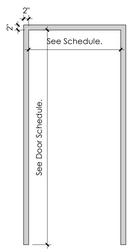
2 Exterior Aluminum Frame
Scale: 1/2" = 1'-0"



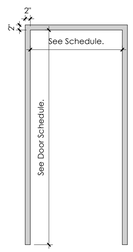
3 Interior Aluminum Frame
Scale: 1/2" = 1'-0"



4 Exterior Hollow Metal Frame
Scale: 1/2" = 1'-0"

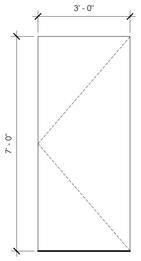


5 Interior Hollow Metal Frame
Scale: 1/2" = 1'-0"

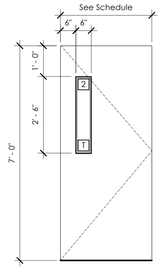


6 Exterior Aluminum Frame
Scale: 1/2" = 1'-0"

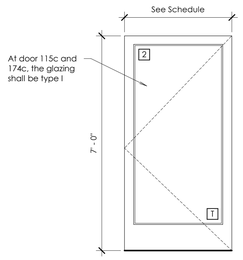
7 Interior Aluminum Frame
Scale: 1/2" = 1'-0"



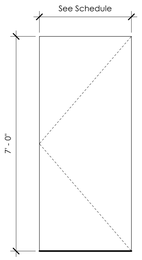
A Solid Core Wood Door
Scale: 1/2" = 1'-0"



B Solid Wood Door View Lite
Scale: 1/2" = 1'-0"



C Aluminum Door
Scale: 1/2" = 1'-0"



D Exterior Hollow Metal Door
Scale: 1/2" = 1'-0"

General Notes

A.	Due to multiple use, some of the details referred to on the door schedule are reversed and / or turned from the direction shown on the floor plan. The general intent of the details shall in all cases be followed and the Architect shall be consulted should questions arise.
B.	Doors shall be set to clear the finished floor surface by 1/2".
C.	Hollow metal door frame throat dimensions shall be 1/4" wider than the finished wall thickness. See J//A611.
D.	Frame depth dimensions and wall thickness dimensions shown on the Door Schedule and door details are to assist in preparation of bids but shall in all cases be verified prior to fabrication and installation of door frames.
E.	See the Specifications for keying requirements. Coordinate all keying requirements and scheduling with the Facilities Management Group prior to fabrication.
F.	See the Specifications for Hardware Group definitions.
G.	All door hardware shall comply with the requirements of IBC 1010.1.9.1. Door handles, pulls, latches, locks, and other operating devices shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
H.	Door handles, pulls, latches, locks, and other operating devices shall be installed 34 inches minimum and 48 inches maximum above the finished floor.
J.	No doors on this project are fire rated.
K.	Install all panic hardware as required in Section 1010.1.10 of the IBC [version as noted on the code sheets].

Remarks

R1	Prepare for access controls. Access controls furnished and intalled by owner.
R2	Prepare for high security cylinder. High security cyliner unished and intalled by owner.

Door Stop / Closer Function

DS1	Wall stop. No closer.
DS2	Closer with cush-stop arm, wall stop.
DS3	Closer with cush-stop arm.
DS4	Closer with detent hold-open arm.
DS5	Closer and wall stop.
DS6	Closer with friction hold open arm and wall stop.
DS7	Closer with detent spring-stop hold open arm.

Door Swing Settings

SS1	Mount door hardware to allow the maximum swing opening (approximately 90°) that will engage the hold-open function while preventing contact between the door and the chair rail even when significant force is applied to the door.
SS2	Mount door hardware to allow the maximum swing opening (approximately 175°) that will still engage the hold-open function.
SS3	Mount door hardware to allow the maximum swing opening (not to exceed 110°) without the door or hardware contacting opposing surfaces.

Door Operators

DO1	Low energy swing door operator.

Thresholds

T1	Aluminum threshold. See P, N, O/A611.
T1b	Aluminum threshold by wood floor contractor. See R/A611.
T2	Stone threshold by tile contractor. See Q/A611.
T3	Metal transition strip by tile contractor. See S/A611.
T4	Sound control threshold. See T/A611.

Glazing Schedule

1	Low-E, Obscure Insulated Panel
2	Low-E, Insulated Panel
3	1/4" Float Glass
T	Tempered
S	Spandrel

Door Schedule

Room	Mark	Single	Pair	Door Elevation	Width	Height	Frame Type	Frame Throat	Head Detail	Jamb Detail	Hardware	Threshold	Remarks	Mark	Room
Aluminum Storefront Doors															
Serving Area	114c	X		C	3' - 0"	7' - 0"	1	0"	C1/A611	C2/A611	ST1B	T1	DS4, SS3	114c	Serving Area
Vestibule	119a	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1A	T1	DS3, SS3, DO1	119a	Vestibule
Vestibule	119b	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	119b	Vestibule
Vestibule	119c	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1	T1	DS3, SS3, R2	119c	Vestibule
Vestibule	119d	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1	T1	DS3, SS3, R1	119d	Vestibule
Foyer	120a	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3A	-	DS3, SS3, DO1	120a	Foyer
Foyer	120b	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	120b	Foyer
Foyer	120c	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	120c	Foyer
Foyer	120d	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	120d	Foyer
Vestibule	129a	X		C	3' - 6"	7' - 0"	6; B/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	129a	Vestibule
Vestibule	129b	X		C	3' - 6"	7' - 0"	6; B/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	129b	Vestibule
Vestibule	130a	X		C	3' - 0"	7' - 0"	2; F/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	130a	Vestibule
Vestibule	130b	X		C	3' - 0"	7' - 0"	2; F/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	130b	Vestibule
Vestibule	130c	X		C	3' - 0"	7' - 0"	3; G/A601	0"	B1/A611	B2/A611	ST3	-	DS3, SS3	130c	Vestibule
Vestibule	130d	X		C	3' - 0"	7' - 0"	3; G/A601	0"	B1/A611	B2/A611	ST3	-	DS3, SS3	130d	Vestibule
Vestibule	157a	X		C	3' - 0"	7' - 0"	2; F/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	157a	Vestibule
Vestibule	157b	X		C	3' - 0"	7' - 0"	2; F/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	157b	Vestibule
Vestibule	157c	X		C	3' - 0"	7' - 0"	3; G/A601	0"	B1/A611	B2/A611	ST3	-	DS3, SS3	157c	Vestibule
Vestibule	157d	X		C	3' - 0"	7' - 0"	3; G/A601	0"	B1/A611	B2/A611	ST3	-	DS3, SS3	157d	Vestibule
Serving Area	172c	X		C	3' - 0"	7' - 0"	1	0"	C1/A611	C2/A611	ST1B	T1	DS4, SS3	172c	Serving Area
Foyer	179a	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3A	-	DS3, SS3, DO1	179a	Foyer
Foyer	179b	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	179b	Foyer
Foyer	179c	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	179c	Foyer
Foyer	179d	X		C	3' - 0"	7' - 0"	3; E/A601	0"	B1/A611	B2/A611	ST3B	-	DS3, SS3	179d	Foyer
Vestibule	180a	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1A	T1	DS3, SS3, DO1	180a	Vestibule
Vestibule	180b	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	180b	Vestibule
Vestibule	180c	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1	T1	DS3, SS3, R2	180c	Vestibule
Vestibule	180d	X		C	3' - 0"	7' - 0"	2; D/A601	0"	A1/A611	A2/A611	ST1	T1	DS3, SS3, R1	180d	Vestibule
Vestibule	190a	X		C	3' - 6"	7' - 0"	6; B/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	190a	Vestibule
Vestibule	190b	X		C	3' - 6"	7' - 0"	6; B/A601	0"	A1/A611	A2/A611	ST1B	T1	DS3, SS3	190b	Vestibule
Hollow Metal Doors															
Stair	115a	X		D	3' - 0"	7' - 0"	4	10"	D1/A611	D2/A611	3	T1	DS7, SS3	115a	Stair
Equipment Storage	301a	X		D	3' - 6"	7' - 0"	4	6 1/2"	E/C801	B/C801	1	T1	DS7, SS3	301a	Equipment Storage
Ward Storage	302a		X	D	6' - 0"	7' - 0"	4	6 1/2"	E/C801	B/C801	50F	T1	DS7, SS3	302a	Ward Storage
Partitions															
Room	P107		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P107	Room
Room	P109		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P109	Room
Room	P112		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P112	Room
Chapel	P146		X	-	47' - 4"	16' - 0"	-		A/A612	B/A612	-	T1b	-	P146	Chapel
Cultural Center	P147		X	-	47' - 4"	18' - 9"	-		A/A612	B/A612	-	-	-	P147	Cultural Center
Chapel	P151		X	-	47' - 4"	16' - 0"	-		A/A612	B/A612	-	T1b	-	P151	Chapel
Room	P164		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P164	Room
Room	P166		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P166	Room
Room	P168		X	-	28' - 4 1/4"	8' - 0"	-		G/A613	D & F/A613	-	-	-	P168	Room
Solid Core Wood Doors															
Interview	101a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	101a	Interview
Interview	102a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	102a	Interview
Bishop	103a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	103a	Bishop
Bishop	104a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	104a	Bishop
Clerk	106a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	106a	Clerk
Room	107a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	107a	Room
Room	107b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	107b	Room
Room	108a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	108a	Room
Room	108b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	108b	Room
Room	109a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	109a	Room
Room	109b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	109b	Room
Room	110a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	110a	Room
Room	110b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	110b	Room
Room	112a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	112a	Room
Room	112b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	112b	Room
Room	113a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	113a	Room
Room	113b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	113b	Room
Serving Area	114a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	T3	DS4, SS1	114a	Serving Area
Serving Area	114b		X	A	6' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	50B	T3	DS1	114b	Serving Area
Family Restroom	116a	X		A	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	32	T2	DS5	116a	Family Restroom
Room	117a	X		B	3' - 0"	7' - 0"	5	8 1/8"	E1/A611	E2/A611	30	-	DS4, SS1	117a	Room
Table/Chair Storage	118a		X	A	6' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	50A	-	DS1	118a	Table/Chair Storage
Table/Chair Storage	118b		X	A	6' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	50A	-	DS1	118b	Table/Chair Storage
Snow Storage	121a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20A	T3	DS1	121a	Snow Storage
Clerk	122a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	122a	Clerk
Interview	123a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	123a	Interview
Interview	124a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	124a	Interview
Stake President	125a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	125a	Stake President
Waiting	126a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	-	DS1	126a	Waiting
Family Restroom	127a	X		A	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	32	T2	DS5	127a	Family Restroom
High Council	128a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	128a	High Council
High Council	128b	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	128b	High Council
Materials Center	131a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	20A	-	DS1	131a	Materials Center
Bishop	132a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	132a	Bishop
Interview	133a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	133a	Interview
Interview	134a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	134a	Interview
Bishop	135a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	135a	Bishop
Clerk	137a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	137a	Clerk
Room	139a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	139a	Room
Room	139b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	139b	Room
Room	140a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	140a	Room
Room	140b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	140b	Room
Men	141a	X		A	3' - 0"	7' - 0"	5	5"	E1/A611	E2/A611	28	T2	DS5	141a	Men
Men	141b	X		A	3' - 0"	7' - 0"	5	5"	E1/A611	E2/A611	28	T2	DS5	141b	Men
Women	142a	X		A	3' - 0"	7' - 0"	5	5"	E1/A611	E2/A611	28	T2	DS5	142a	Women
Women	142b	X		A	3' - 0"	7' - 0"	5	5"	E1/A611	E2/A611	28	T2	DS5	142b	Women
Custodial	143a	X		A	3' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	20C	T2	DS1	143a	Custodial
Custodial	144a	X		A	3' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	20C	T2	DS1	144a	Custodial
Chapel	146a	X		A	3' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	30	-	DS4, SS1	146a	Chapel
Chapel	146b	X		A	3' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	30	-	DS4, SS1	146b	Chapel
Chapel	146c		X	A	6' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	52	-	DS4, SS1	146c	Chapel
Chapel	146d		X	A	6' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	52	-	DS4, SS1	146d	Chapel
Cultural Center	147a		X	A	6' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	52	T1b	DS7, SS1	147a	Cultural Center
Cultural Center	147b		X	A	6' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	52	T1b	DS7, SS1	147b	Cultural Center
Storage	148a	X		A	3' - 0"	7' - 0"	5	9 5/8"	E1/A611	E2/A611	30	T1b	DS7, SS1	148a	Storage
Storage	149a	X		A	3' - 0"	7' - 0"	5	9 5/8"	E1/A611	E2/A611	30	T1b	DS7, SS1	149a	Storage
Storage	150a	X		A	3' - 0"	7' - 0"	5	9 5/8"	E1/A611	E2/A611	30	T1b	DS7, SS1	150a	Storage
Cultural Center	151a		X	A	6' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	52	T1b	DS7, SS1	151a	Cultural Center
Cultural Center	151b		X	A	6' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	52	T1b	DS7, SS1	151b	Cultural Center
Storage	152a	X		A	3' - 0"	7' - 0"	5	9 5/8"	E1/A611	E2/A611	30	T1b	DS7, SS1	152a	Storage
Chapel	153a		X	A	6' - 0"	7' - 0"	5	8 3/4"	E1/A611	E2/A611	52	-	DS4, SS1	153a	Chapel
Chapel	153b		X	A	6' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	52	-	DS4, SS1	153b	Chapel
Chapel	153c	X		A	3' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	30	-	DS4, SS1	153c	Chapel
Chapel	153d	X		A	3' - 0"	7' - 0"	5	9 3/16"	E1/A611	E2/A611	30	-	DS4, SS1	153d	Chapel
Sacrament Preparation	154a	X		A	3' - 0"	7' - 0"	5	5 7/16"	E1/A611	E2/A611	20A	-	DS1	154a	Sacrament Preparation
Fire Riser	156a	X		A	3' - 0"	7' - 0"	5	5"	E1/A611	E2/A611	23	T3	DS1	156a	Fire Riser
Interview	158a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	158a	Interview
Interview	159a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	159a	Interview
Bishop	160a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	160a	Bishop
Clerk	162a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	162a	Clerk
Bishop	163a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	163a	Bishop
Room	164a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	164a	Room
Room	164b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	164b	Room
Room	165a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	165a	Room
Room	165b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	165b	Room
Room	166a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	166a	Room
Room	166b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	166b	Room
Room	167a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	167a	Room
Room	167b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	167b	Room
Room	168a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	168a	Room
Room	168b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	168b	Room
Room	169a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	169a	Room
Room	169b	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	-	DS4, SS1	169b	Room
Family Restroom	171a	X		A	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	32	T2	DS5	171a	Family Restroom
Serving Area	172a	X		B	3' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	30	T3	DS4, SS1	172a	Serving Area
Serving Area	172b		X	A	6' - 0"	7' - 0"	5	7"	E1/A611	E2/A611	50B	T3	DS1	172b	Serving Area
Interview	173a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	173a	Interview
Interview	174a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	174a	Interview
Bishop	175a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	175a	Bishop
Clerk	177a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	177a	Clerk
Bishop	178a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	178a	Bishop
Technology	181a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26A	T3	DS1	181a	Technology
Family Restroom	182a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	32	T2	DS5	182a	Family Restroom
Room	183a	X		B	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	30	-	DS4, SS1	183a	Room
Interview	184a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	184a	Interview
Interview	185a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	20B	T4	DS1	185a	Interview
Bishop	186a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	186a	Bishop
Clerk	188a	X		A	3' - 0"	7' - 0"	5	7 5/8"	E1/A611	E2/A611	26	T4	DS1	188a	Clerk
Bishop	189a	X		A	3' - 0"	7' - 0"	5	11 5/8"	E1/A611	E2/A611	26	T4	DS1	189a	Bishop

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

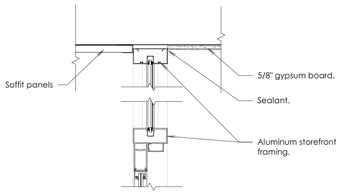
Owner #: 590-1876
Plan Series: 2024 10 Ward SAC
County Parcel: 37-226-0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

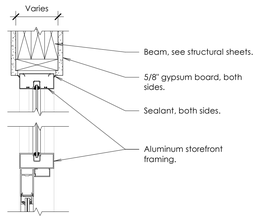
#	Description	Date
1	95% Bid Drawings	15 Aug 2024

Door / Opening Schedule

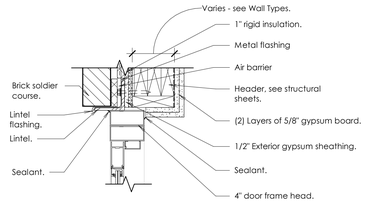
A610



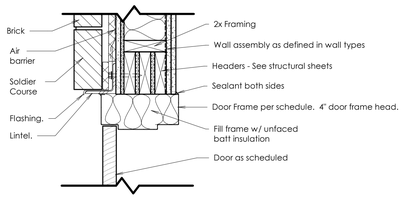
A1 Door/Window Head
Scale: 1 1/2" = 1'-0"



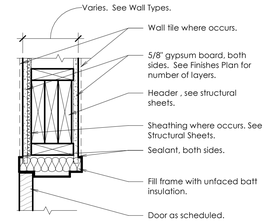
B1 Door/Window Head
Scale: 1 1/2" = 1'-0"



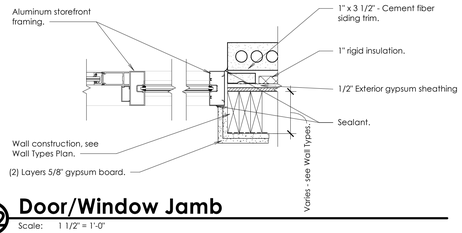
C1 Door/Window Head
Scale: 1 1/2" = 1'-0"



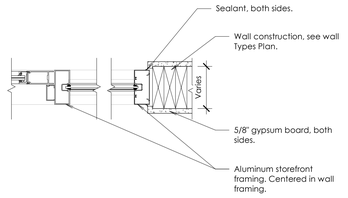
D1 Door Head
Scale: 1 1/2" = 1'-0"



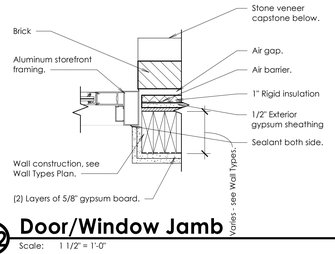
E1 Door Head
Scale: 1 1/2" = 1'-0"



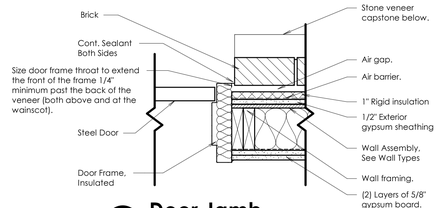
A2 Door/Window Jamb
Scale: 1 1/2" = 1'-0"



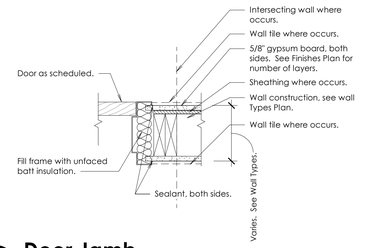
B2 Door/Window Jamb
Scale: 1 1/2" = 1'-0"



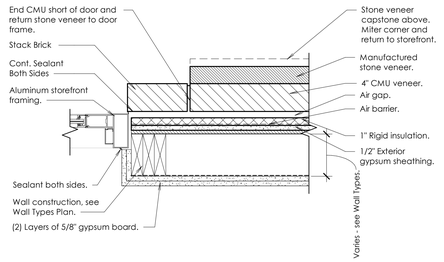
C2 Door/Window Jamb
Scale: 1 1/2" = 1'-0"



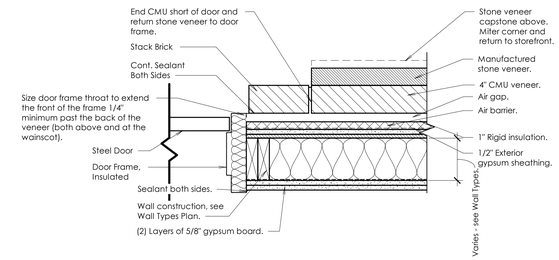
D2 Door Jamb
Scale: 1 1/2" = 1'-0"



E2 Door Jamb
Scale: 1 1/2" = 1'-0"

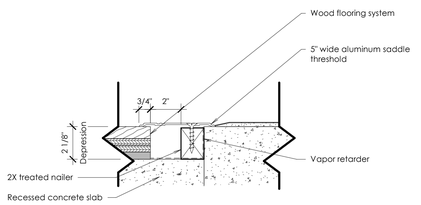


C3 Door/Window Jamb
Scale: 1 1/2" = 1'-0"

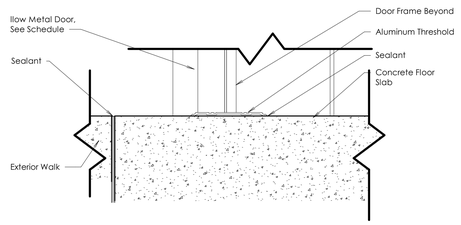


D3 Door Jamb
Scale: 1 1/2" = 1'-0"

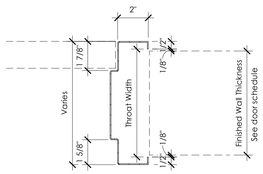
Note:
Air barrier and continuous sheet vapor retarder shall be installed as indicated on Sheet A101.



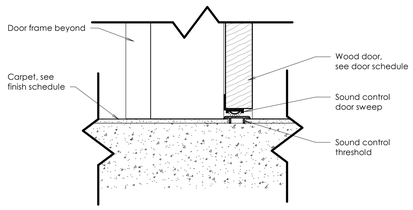
V Threshold Detail-Skyfold Door
Scale: 3" = 1'-0"



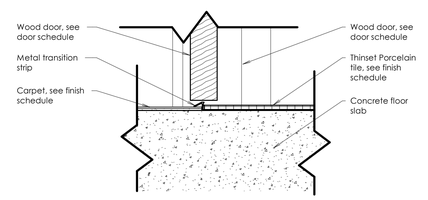
W Hollow Metal Door Threshold
Scale: 3" = 1'-0"



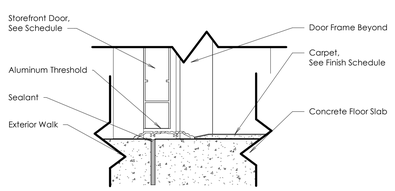
L Typical Hollow Metal Door Frame Detail
Scale: 3" = 1'-0"



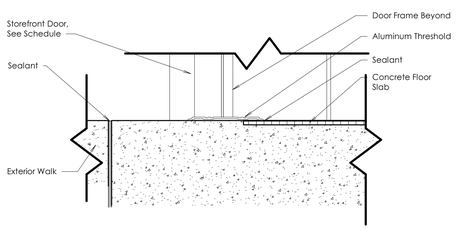
M Sound Control Threshold
Scale: 3" = 1'-0"



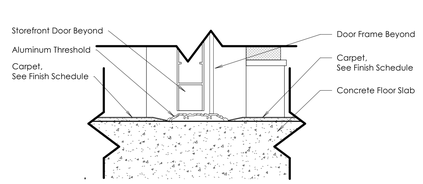
N Paver Tile Edge
Scale: 3" = 1'-0"



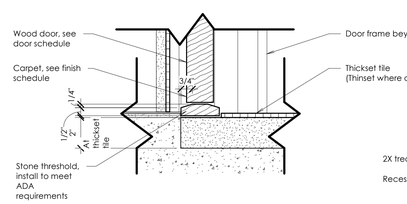
P Exterior Storefront Entry Threshold
Scale: 3" = 1'-0"



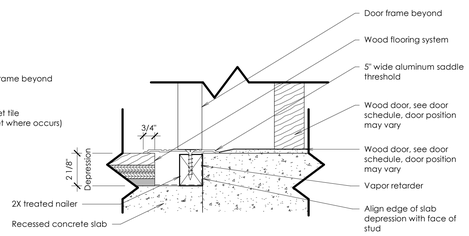
Q Storefront Threshold-Tile to Exterior
Scale: 3" = 1'-0"



R Interior Storefront Threshold
Scale: 3" = 1'-0"



S Threshold Detail-Carpet to Tile
Scale: 3" = 1'-0"



T Threshold Detail-Carpet to Wood
Scale: 3" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7315896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

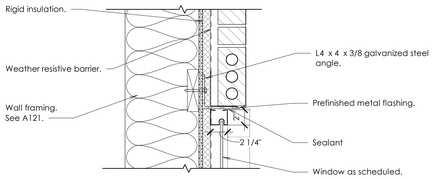
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-225-0001
BHD #: 2544
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
No.	Date	Description
1	15 Aug 2024	Bid Drawings

Door Jamb, Door Head Details and Threshold Details

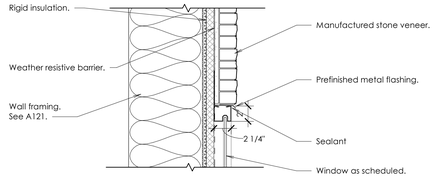
A611

Printed 8/19/2024 5:43:06 PM



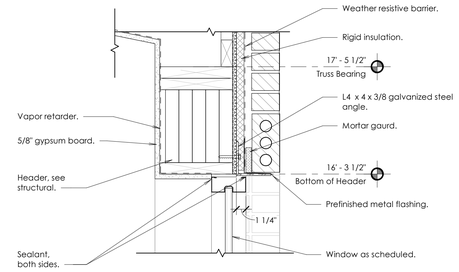
A Window Head Type C

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



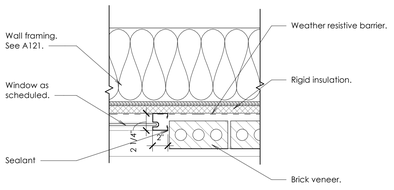
D Window Head Type D

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



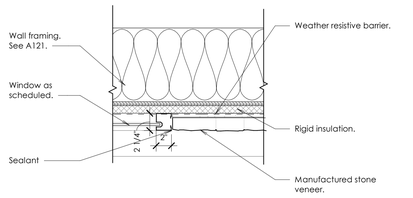
G Window Head Type B

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



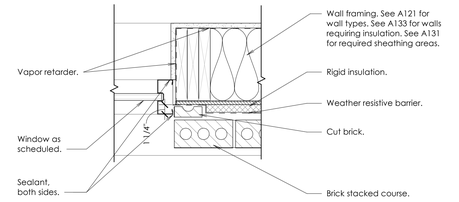
B Window Jamb Type C

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



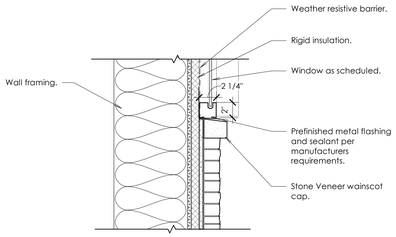
E Window Jamb Type D

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



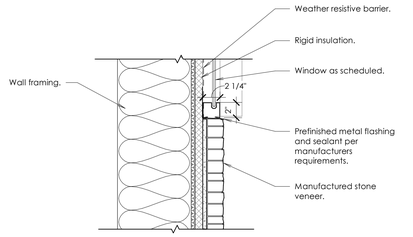
H Window Jamb Type B

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



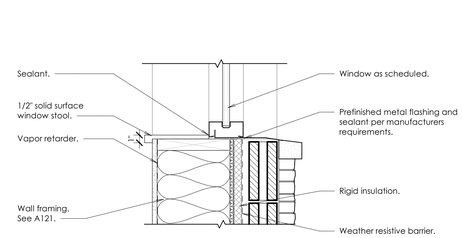
C Window Sill Type C

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



F Window Sill Type D

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



J Window Sill Type B

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7738896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

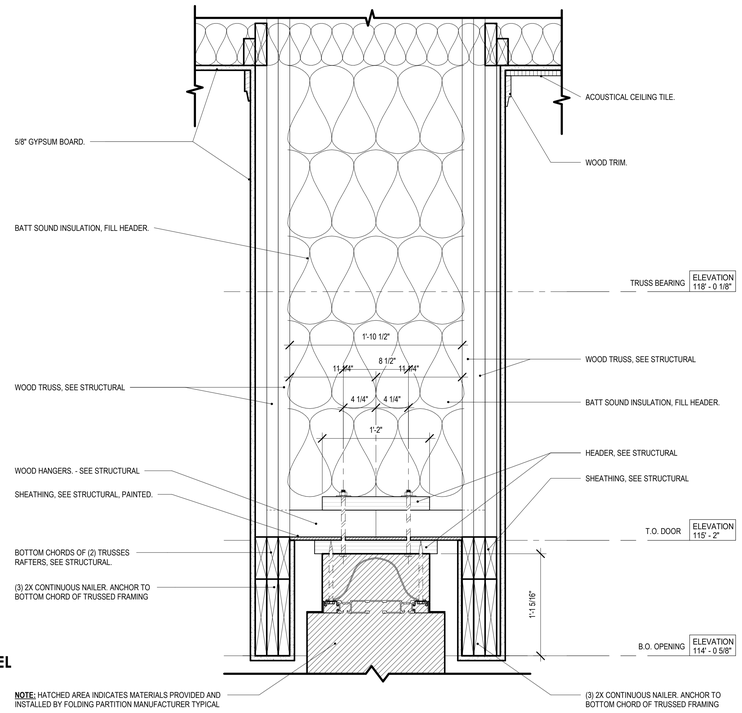
Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward S-C
Owner #: 590-1878

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

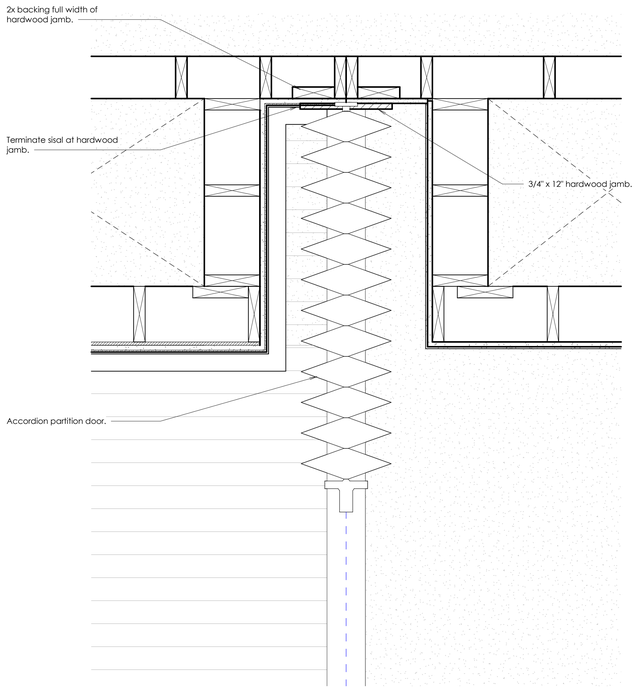
Storefront Details

A612



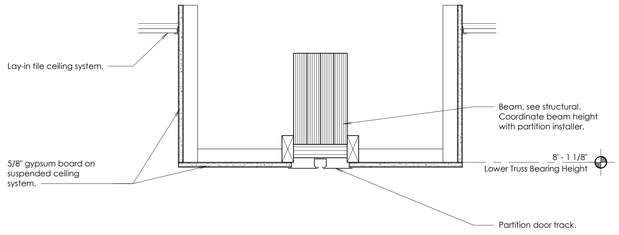
A Partition Door Head at Chapel

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



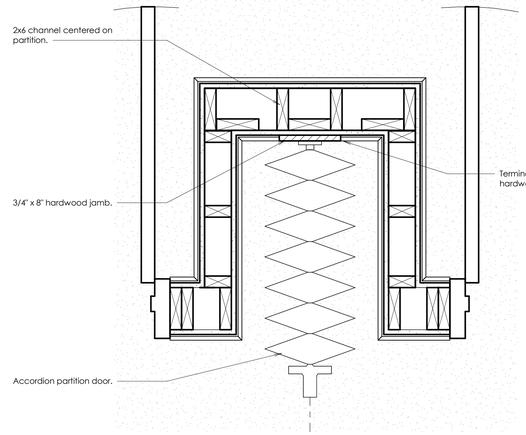
B Partition Jamb at Chapel

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



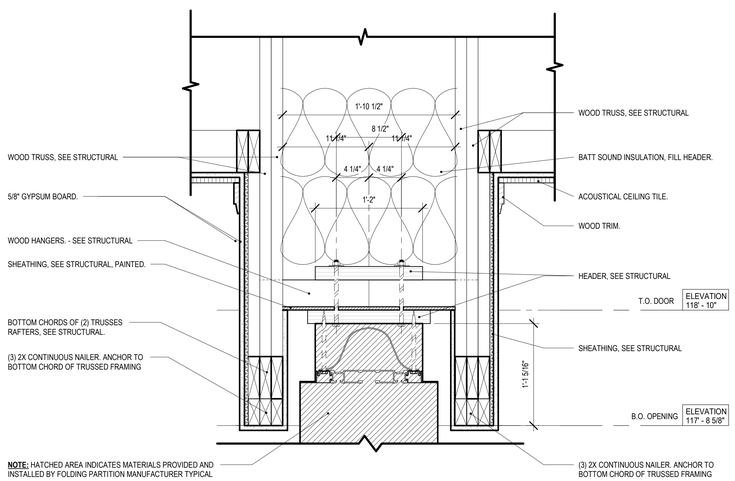
E Accordion Partition Head

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



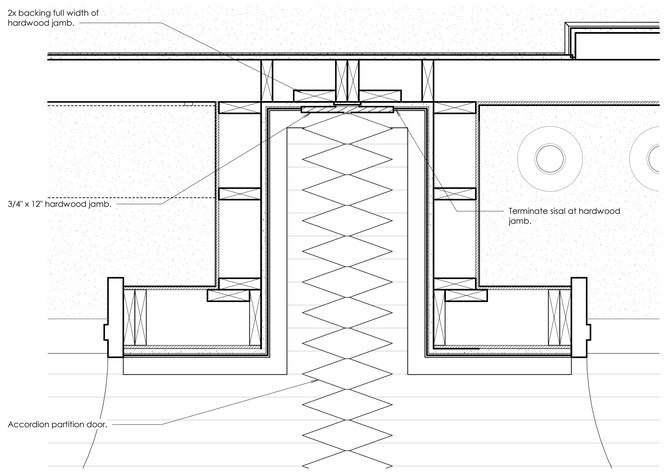
F Accordion Partition Jamb

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



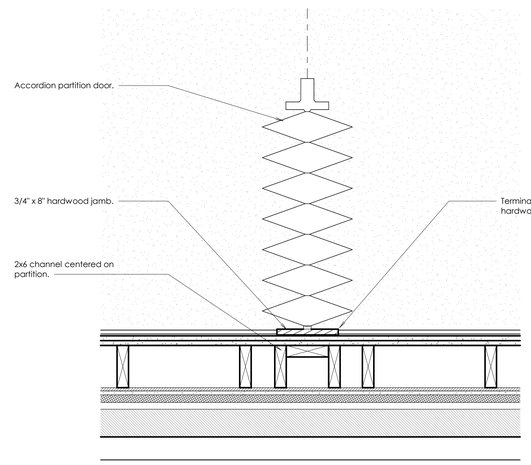
C Partition Door Head at Cultural Center

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



D Partition Door Jamb at Cultural Center

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



G Accordion Partition Jamb

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 #9378878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
Date: 13 Aug 2024
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-1818

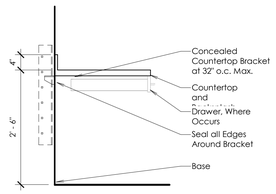
Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Drawings

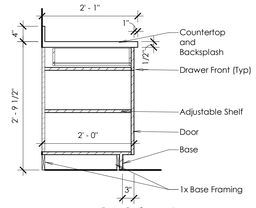
Folding Partition Details

A613

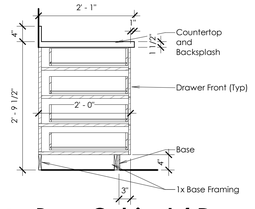
Printed: 8/19/2024 10:11:40 AM



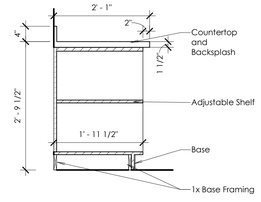
A Concealed Countertop Support
Scale: 3/4" = 1'-0"



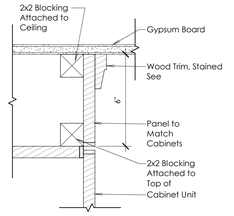
B Base Cabinet
Scale: 3/4" = 1'-0"



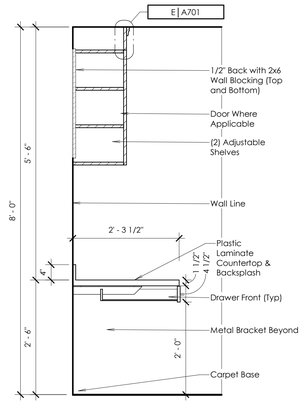
C Base Cabinet 4 Drawers
Scale: 3/4" = 1'-0"



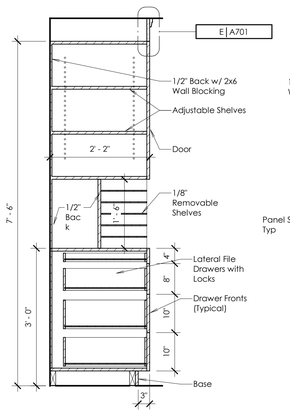
D Base Cabinet Open Shelves
Scale: 3/4" = 1'-0"



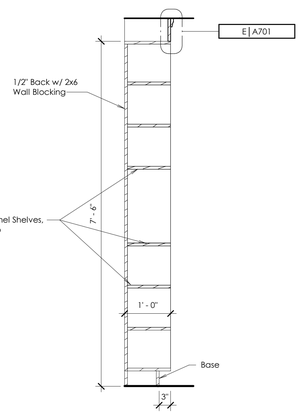
E Cabinet Soffit Detail
Scale: 3" = 1'-0"



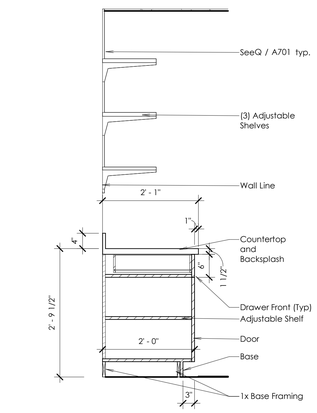
H Upper Cabinet w Counter & Drawer
Scale: 3/4" = 1'-0"



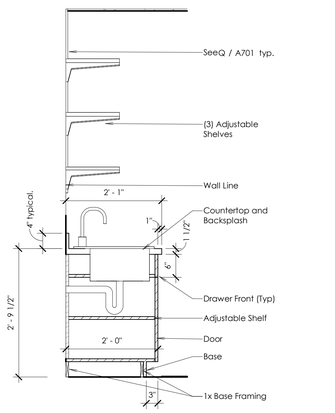
J Cabinet Section
Scale: 3/4" = 1'-0"



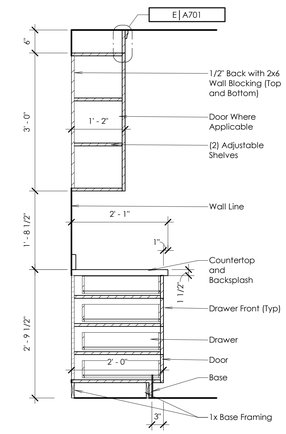
K Material Center Cabinet
Scale: 3/4" = 1'-0"



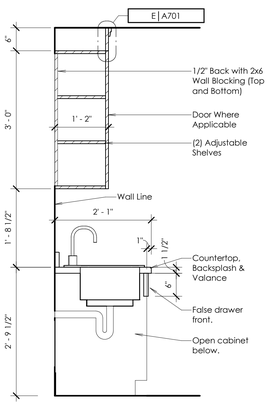
M Sacrament Prep Cabinet
Scale: 3/4" = 1'-0"



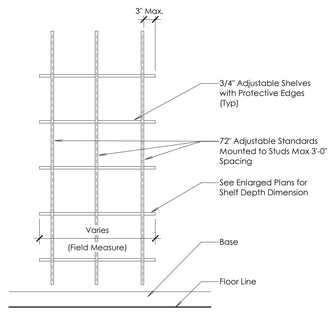
N Sacrament Prep Cabinet
Scale: 3/4" = 1'-0"



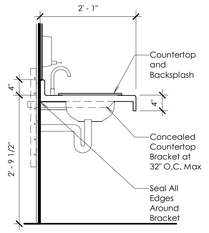
O Upper Cabinet w Base 4 Drawers
Scale: 3/4" = 1'-0"



P Upper Cabinet with Sink
Scale: 3/4" = 1'-0"



Q Open Adjustable Shelving
Scale: 3/4" = 1'-0"



R Restroom Countertop
Scale: 3/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
7818896-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

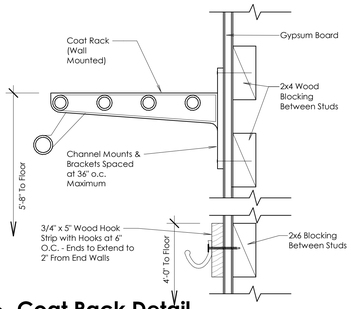
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-728-3001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

Casework Details

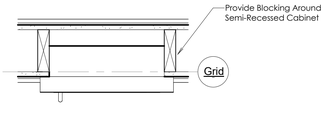
A701

8/19/2024 10:10:11 AM



A Coat Rack Detail

Scale: 3" = 1'-0"



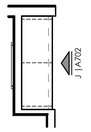
B Fire Extinguisher Cabinet

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



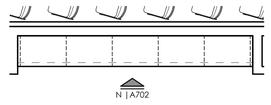
C Storage Cabinet Enlarged Plan

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



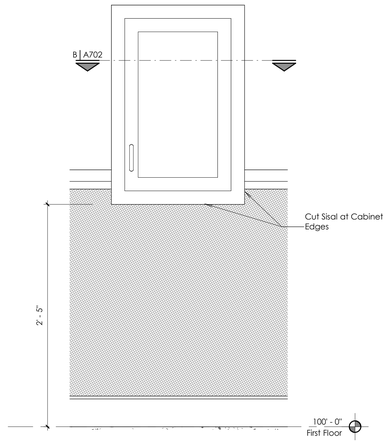
D Storage Cabinet Enlarged Plan

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



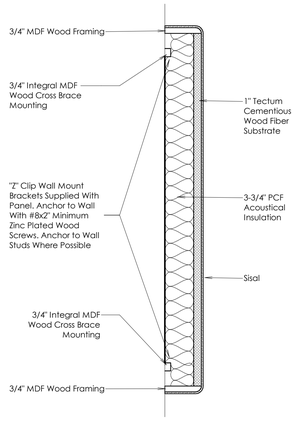
E Storage Cabinet Enlarged Plan

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



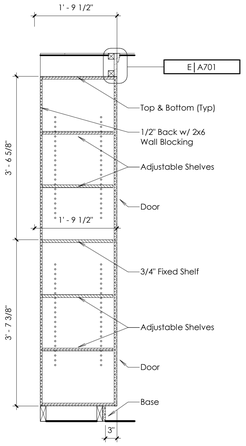
F Fire Extinguisher Cabinet

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



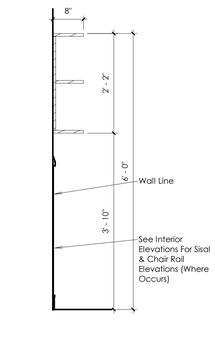
H Acoustical Panel

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



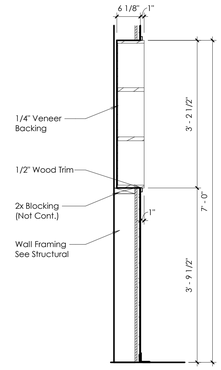
K Storage Cabinets

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



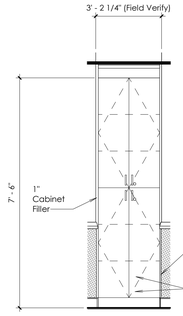
L Hymn Book Cabinet Section

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



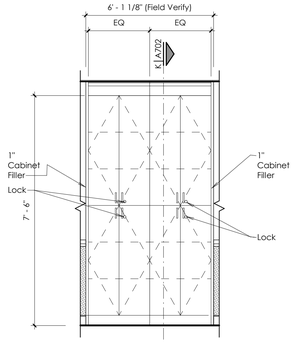
M Hymn Book Cabinet Recessed

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



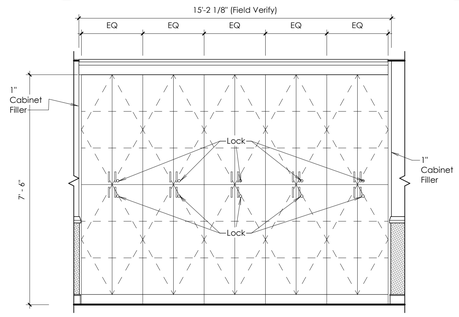
I Storage Cabinet Elevation

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



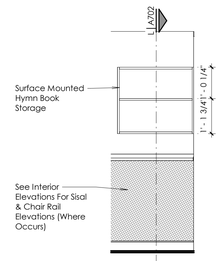
J Storage Cabinets Elevation

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



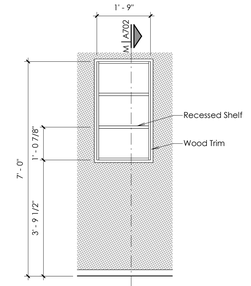
N Storage Cabinets Elevation

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



Q Hymn Book Cabinet Elevation

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



R Hymn Book Cabinet Recessed Elevation

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
#7586878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228-0001
BID #: 2344
Date: 13 Aug 2024

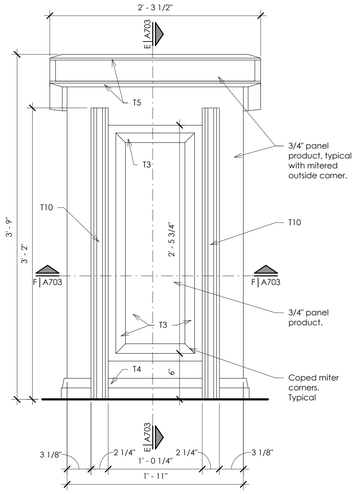
Drawing Issue and Revision Schedule		
#	Date	Description
1	13 Aug 2024	Bid Drawings

Casework Details

A702

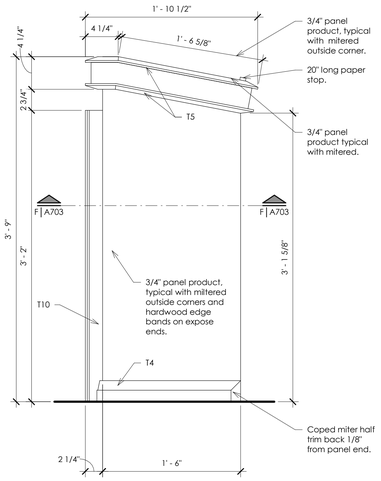
General Notes

1. Hardwood trim designation (T#) refer to 9/A709



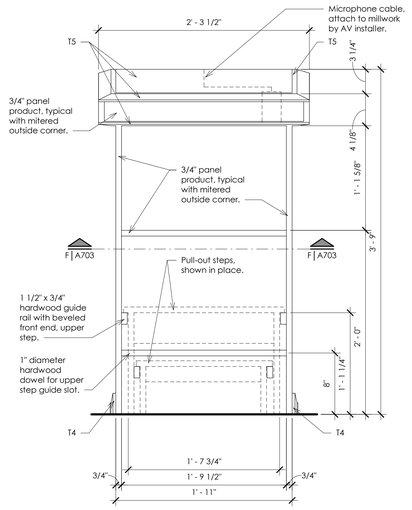
A Lectern Front Elevation

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



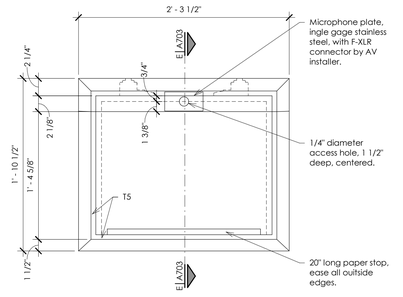
B Lectern Side Elevation

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



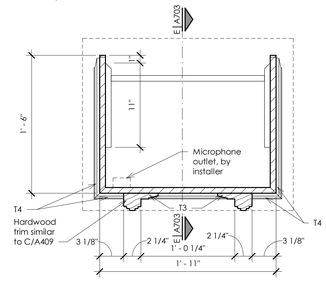
C Lectern Rear Elevation

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



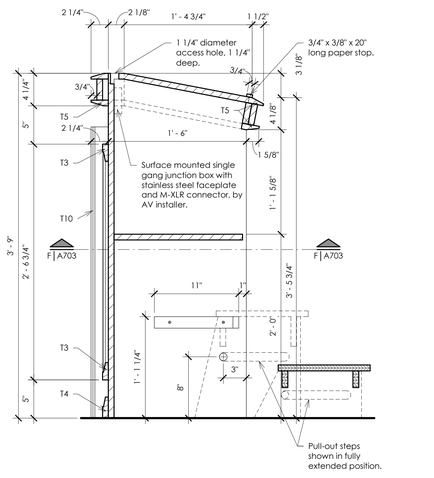
D Lectern Top

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



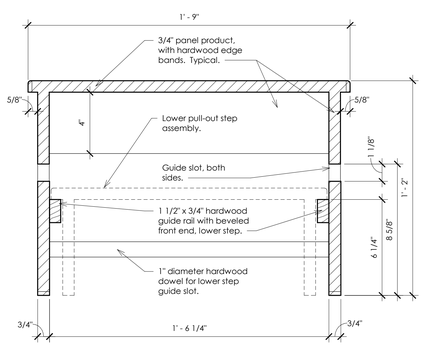
F Lectern Plan Section

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



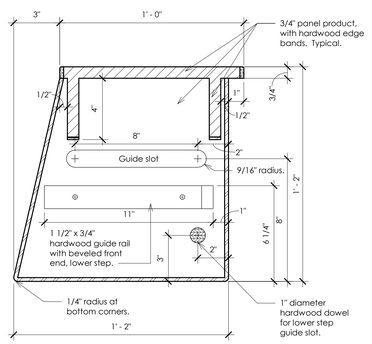
E Lectern Section

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



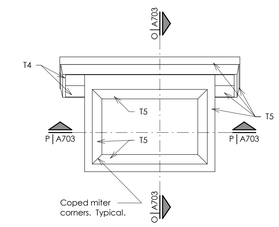
G Upper Step Section

Scale: 3" = 1'-0"



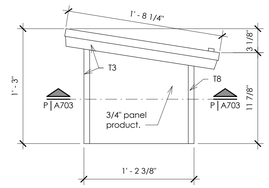
H Upper Step Section Side

Scale: 3" = 1'-0"



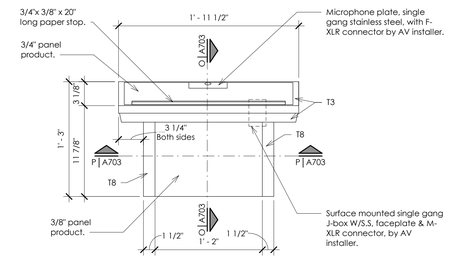
I Lectern Table Top Elevation

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



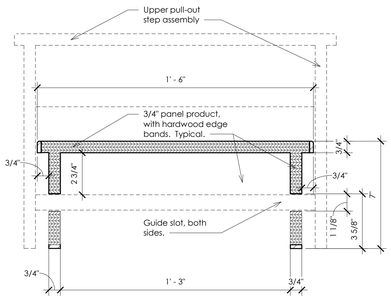
J Lectern Table Top Side Elevation

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



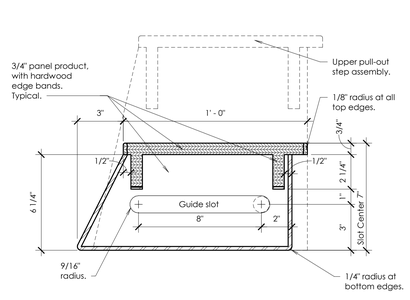
K Lectern Table Top Rear Elevation

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



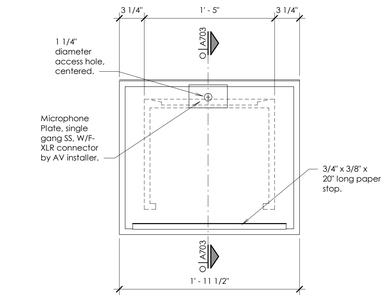
L Lower Step Section

Scale: 3" = 1'-0"



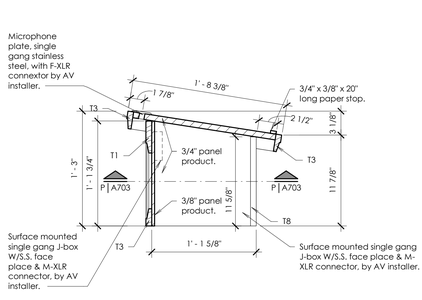
M Lower Step Section

Scale: 3" = 1'-0"



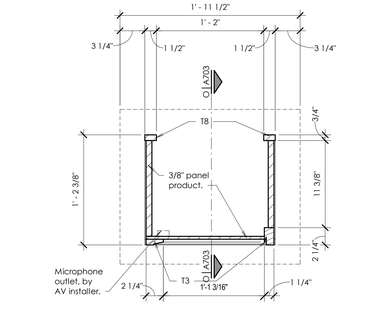
N Lectern Table Top

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



O Lectern Table Top Section

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



P Lectern Table Tp Plan Section

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
#7858878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

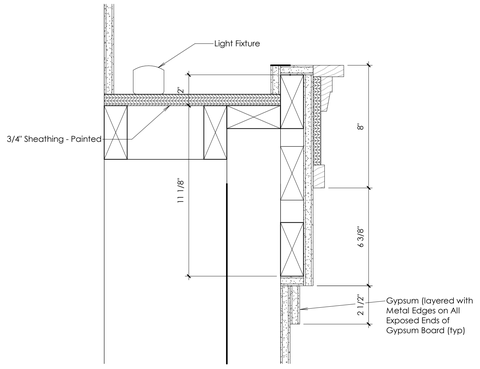
Owner #: 590-1818
Plan Series: 2024 10 Ward SC
County Parcel: 59-228-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

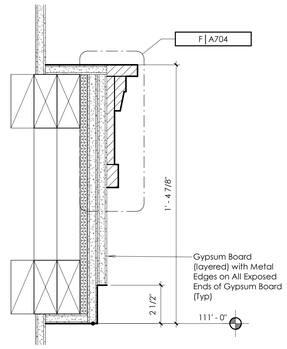
Lectern Details

A703

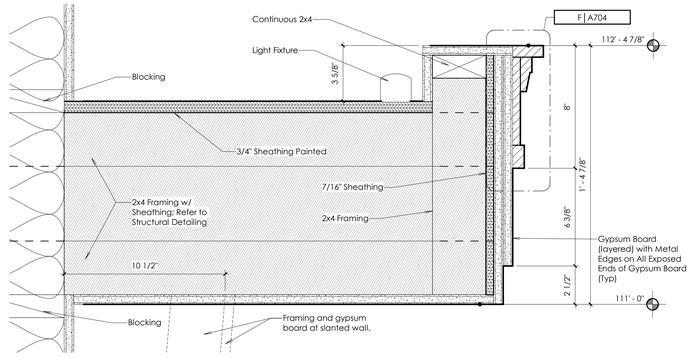
Printed 8/19/2024 9:53:19 AM



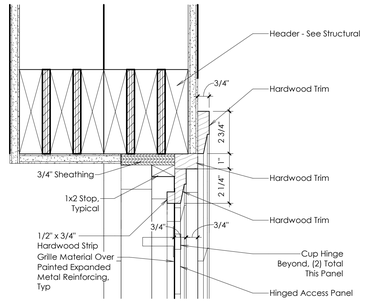
A Rostrum Center Accent Column Wall Trim Profile
Scale: 3" = 1'-0"



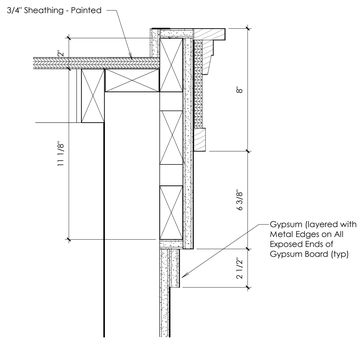
B Cove Trim Detail
Scale: 3" = 1'-0"



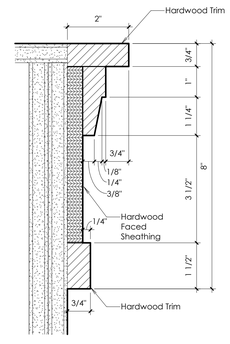
C Light Cove Trim Detail
Scale: 3" = 1'-0"



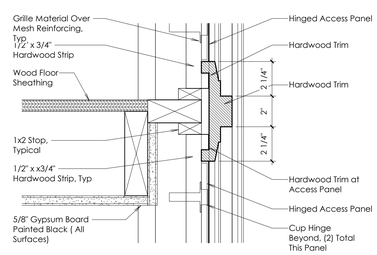
D Rostrum Center Accent Wall
Scale: 3" = 1'-0"



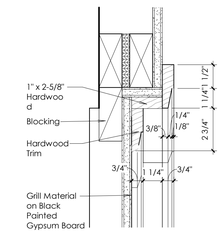
E Rostrum Side Accent Column Wall Trim Profile
Scale: 3" = 1'-0"



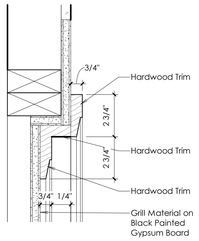
F Cove Trim Detail
Scale: 6" = 1'-0"



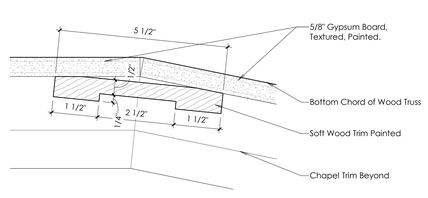
G Rostrum Center Accent Wall
Scale: 3" = 1'-0"



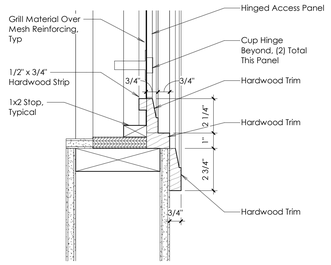
H Accent Side Wall Trim Head
Scale: 3" = 1'-0"



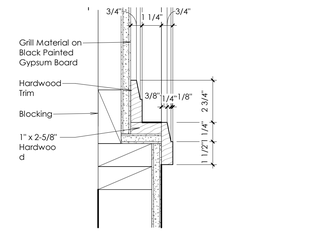
I Accent Side Wall Trim Jamb
Scale: 3" = 1'-0"



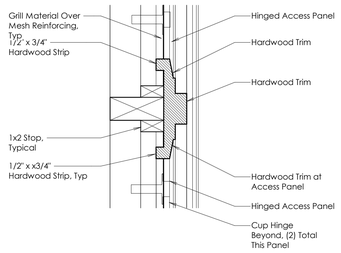
J Ceiling Drywall Reveal Detail
Scale: 6" = 1'-0"



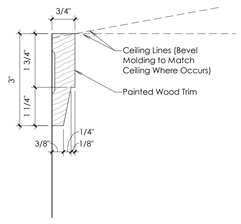
K Rostrum Center Accent Wall
Scale: 3" = 1'-0"



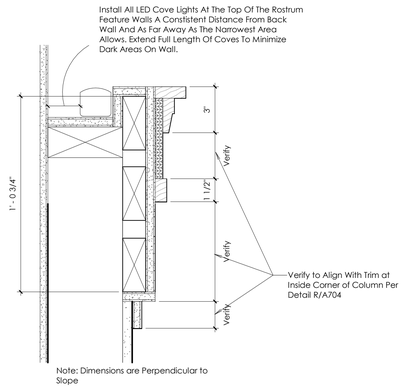
L Accent Side Wall Trim Sill
Scale: 3" = 1'-0"



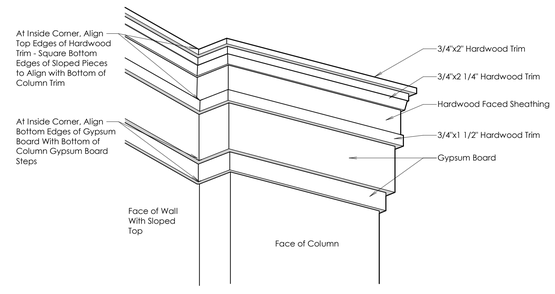
M Accent Panel Trim
Scale: 3" = 1'-0"



N Crown Moulding
Scale: 6" = 1'-0"



P Cove Trim Detail
Scale: 3" = 1'-0"



R Accent Wall Trim Connection
Scale: 3/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 #7855878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1816
Plan Series: 2024 10 Ward SLC
County Parcel: 37-228-0001
BHD #: 2344
Date: 15 Aug 2024

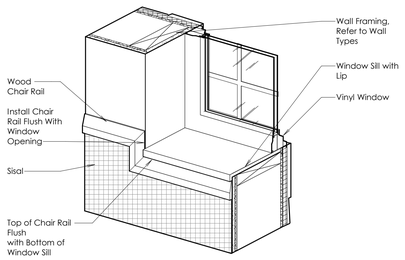
Drawing Issue and Revision Schedule

#	Item	Date
1	Bid Drawings	15 Aug 2024

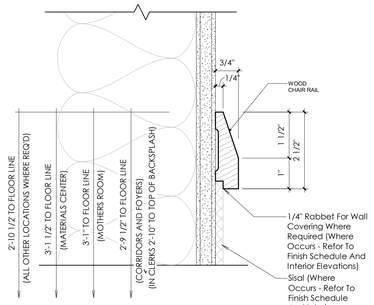
Miscellaneous Interior Profiles

A704

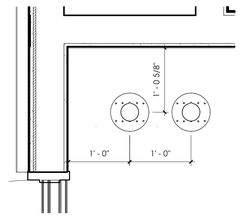
8/19/2024 9:32:35 AM



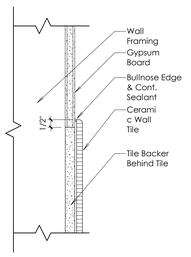
A Chair Rail at Window
Scale: 1 1/2" = 1'-0"



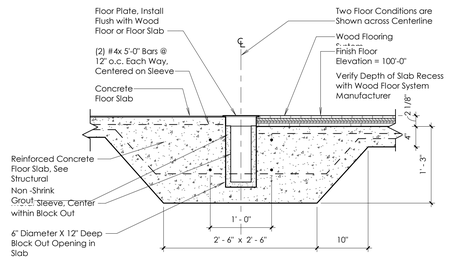
B Chair Rail Detail
Scale: 6" = 1'-0"



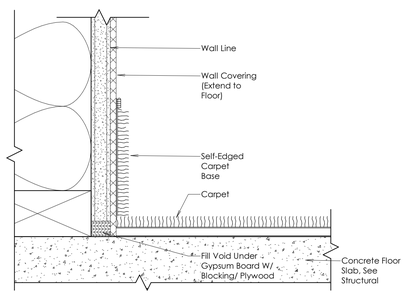
D Volleyball Post Storage Sleeves
Scale: 1" = 1'-0"



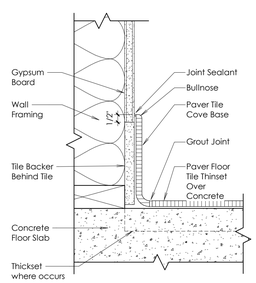
H Typical Wall Tile Edge
Scale: 3" = 1'-0"



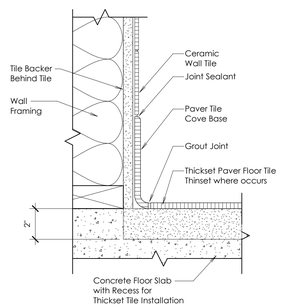
I Typical Volleyball Post Sleeve
Scale: 1" = 1'-0"



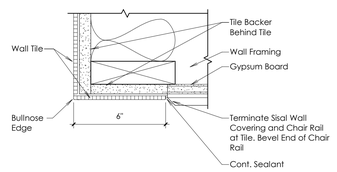
J Carpet Base Detail
Scale: 6" = 1'-0"



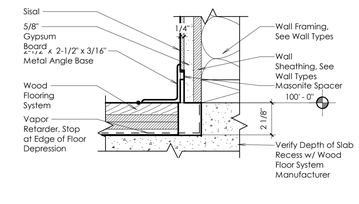
K Paver Tile Coved Base at Thinset
Scale: 3" = 1'-0"



L Paver Tile Coved Base at Full Setting Bed
Scale: 3" = 1'-0"



M Corner Wall Tile
Scale: 3" = 1'-0"



N Typical Metal Base Detail
Scale: 3" = 1'-0"

8/20/2024 12:00:19 AM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 #7858878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024.10 Ward S-C
Owner #: 590-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Miscellaneous Interior Profiles

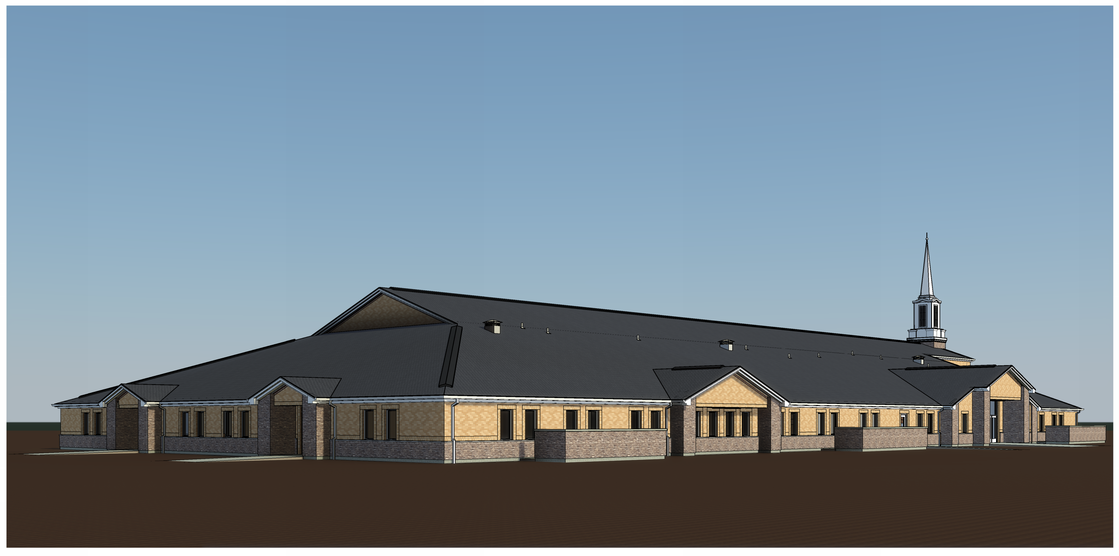
A705



1 Perspective
Not to Scale



2 Perspective
Scale:



3 Perspective
Not to Scale



4 Perspective
Not to Scale

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
#7585878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Ward SLC
Owner #: 390-1876

Drawing Issue and Revision Schedule

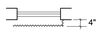
#	Date	Description

Perspectives

A901

Printed 8/15/2024 11:11:02 AM

Drapery Dimensioning



Single Window Type "F"
No Scale

The Dimension Are For Reference Only. It Is The Responsibility Of The Drapery Installation Contractor To Provide Field Measurements To Insure Proper Installation

Single Window Type "P"
No Scale

1. Length = 4" Below Window Sill to 4" Above Window Head
2. Fullness = 2 1/2 Times The Window Width
3. 4" Double Hems And Headings.
4. Stackoff of 1/3 The Window Width

Drapery Schedule

Number	Name	Area	Type	Number Required	Remarks
103	Bishop	183 SF	F and P	2	Casement
104	Bishop	183 SF	F	2	Casement
107	Room	294 SF	F	2	Casement
108	Room	458 SF	F	2	Casement
109	Room	300 SF	P	3	Casement
110	Room	458 SF	P	2	Casement
112	Room	300 SF	P	2	Casement
113	Room	460 SF	P	2	Casement
128	High Council	539 SF	P	4	Casement
132	Bishop	180 SF	F and P	2	Casement
135	Bishop	180 SF	P	1	Casement
155	Rostrum	844 SF	P	2	Casement and Blackout
160	Bishop	183 SF	F	2	Casement
163	Bishop	183 SF	F	2	Casement
164	Room	283 SF	F and P	2	Casement
165	Room	444 SF	F and P	2	Casement
166	Room	285 SF	F and P	3	Casement
167	Room	444 SF	P	2	Casement
168	Room	284 SF	P	2	Casement
169	Room	443 SF	P	2	Casement
175	Bishop	178 SF	P	2	Casement
178	Bishop	218 SF	P	2	Casement
186	Bishop	183 SF	F	2	Casement
189	Bishop	183 SF	F and P	3	Casement

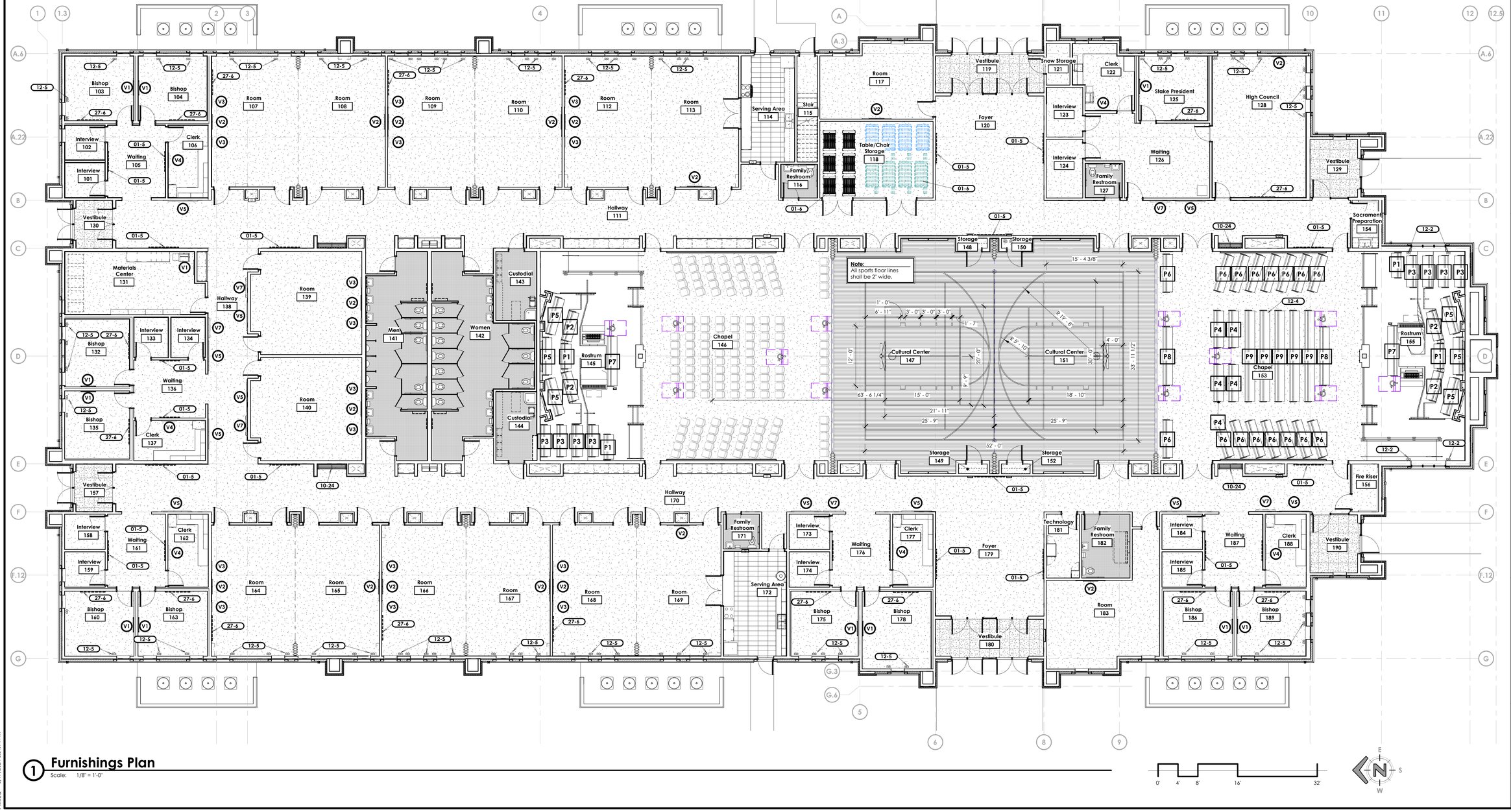
Note
Provide Solid Blocking in the Walls at all Door Stops, Visual Display Boards, Toilet Compartments, Countertop & Lavatory Supports, Wall-Mounted Data Rack and at all other Equipment & Accessory Locations per Detail A/A105 .

Pew Schedule

Type Mark	Count	Pew Length	Seating Length
P1	4	5' - 3"	4' - 11"
P2	4	6' - 3"	5' - 11"
P3	8	6' - 7"	6' - 3"
P4	4	7' - 8"	7' - 4"
P5	6	7' - 9"	7' - 5"
P6	16	7' - 10"	7' - 6"
P7	2	10' - 3"	9' - 11"
P8	2	12' - 0"	11' - 8"
P9	5	18' - 6"	18' - 2"
	51		

Keyed Notes

01-5	Artwork location. Do not install any equipment or devices in this location.
01-6	Table or chair storage cart. Furnished and installed by Owner.
10-24	Wall Mounted Coat Rack, Refer to Detail A/A702.
12-2	Casement and blackout drapes. Typical.
12-4	Upholstered pews furnished and installed by Owner. Typical.
12-5	Casement drapery. Typical.
27-6	Flat Panel Televison Monitor. Refer to Audio/Visual Drawings.



1 Furnishings Plan

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

0' 4' 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 #7878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1878
Plan Series: 2024 10 Ward S/C
County Parcel: 57-226-0001
BHD #: 2344
Date: 15 Aug 2024

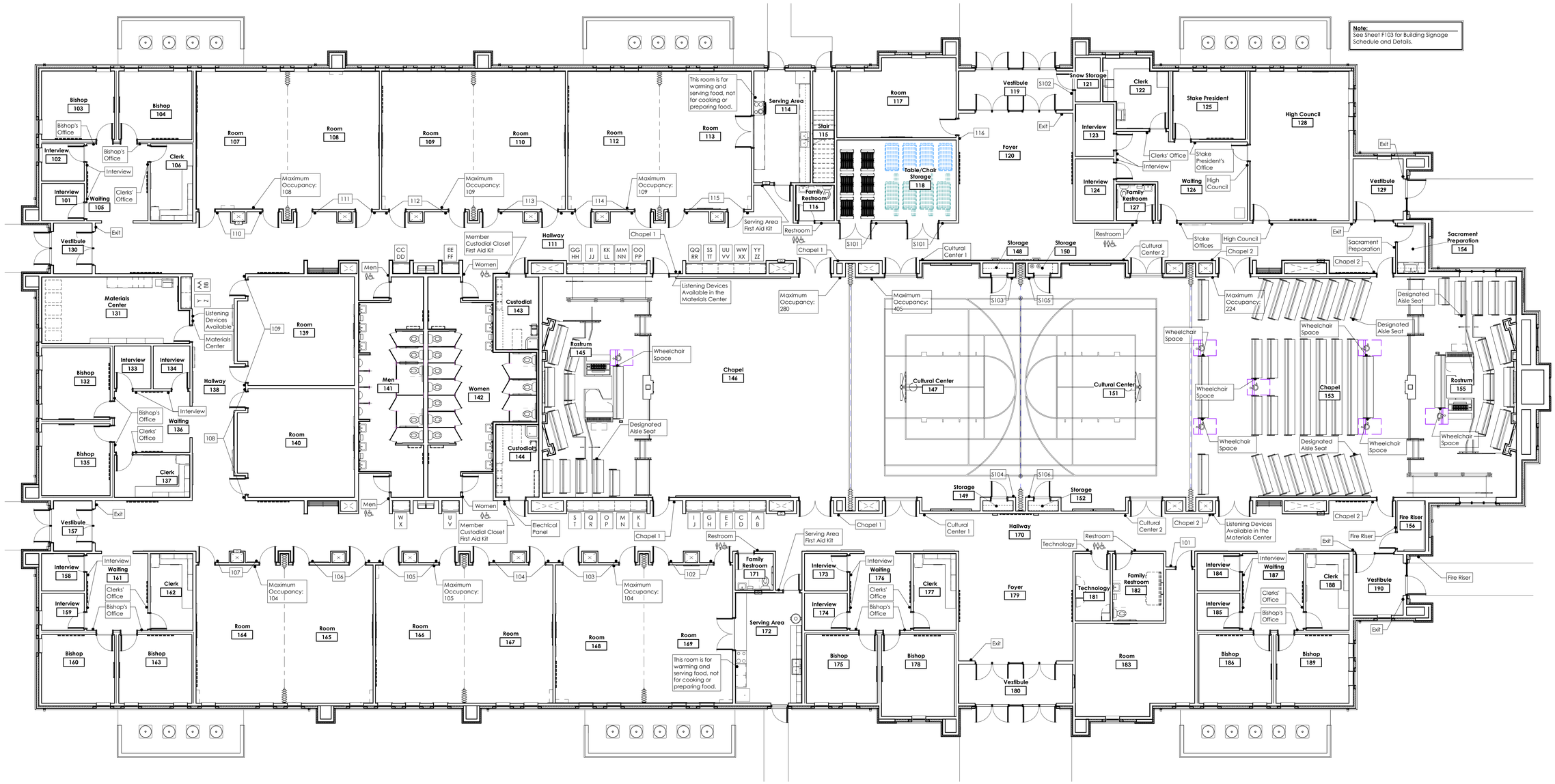
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

Furnishings Plan

F101

Printed: 8/17/2024 8:34:14 PM



1 Signage Plan

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Lafe Theodore Harris
15 Aug 2024
#7878-0301
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1812
Plan Series: 2024 10 Ward SC
County Parcel: 59-226-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	13 Aug 2024

Signage Plan

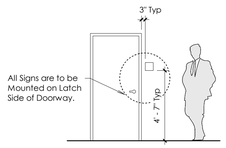
F102

Printed 8/17/2024 8:52:50 PM

Interior Building Signage Schedule

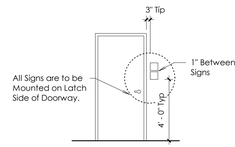
Furnish all signs with braille

Signage Text	Quantity	Size	Mounting	Plan Room #
Cabinetry Signage				
A thru ZZ (flat sign)	1 each	6" x 2"	D, E/A164	111, 138, 170
Classroom Signage				
101	1	6" x 6"	A/A164	183
102	2	6" x 6"	A/A164	169
103	2	6" x 6"	A/A164	168
104	2	6" x 6"	A/A164	167
105	2	6" x 6"	A/A164	166
106	2	6" x 6"	A/A164	165
107	2	6" x 6"	A/A164	164
108	2	6" x 6"	A/A164	140
109	2	6" x 6"	A/A164	139
110	2	6" x 6"	A/A164	107
111	2	6" x 6"	A/A164	108
112	2	6" x 6"	A/A164	109
113	2	6" x 6"	A/A164	110
114	2	6" x 6"	A/A164	112
115	2	6" x 6"	A/A164	113
116	1	6" x 6"	A/A164	117
Miscellaneous Signs				
Bishop's Office - Ward Name	10	6" x 6"	A/A164	103, 104, 132, 135, 160, 163, 175, 178, 186, 189
Chapel 1	4	6" x 6"	A/A164	146
Chapel 2	4	6" x 6"	A/A164	153
Clerks' Office	6	6" x 6"	A/A164	106, 122, 137 162, 177, 188
Cultural Center 1	2	6" x 6"	A/A164	147
Cultural Center 2	2	6" x 6"	A/A164	151
Electrical Panel	1	6" x 6"	B/A164	144
Exit (raised characters)	8	6" x 6"	A/A164	120, 129, 130, 156, 157, 180
Fire Riser	1	6" x 6"	A/A164	156
Fire Riser (Exterior red over white gravoply)	1	4" x 6"	C/A164	156 (on the stone outside Vestibule 190)
High Council	2	6" x 6"	A/A164	149
Interview	12	6" x 6"	A/A164	101, 102, 123, 124, 133, 134, 158, 159, 173, 174, 184, 185
Listening Devices Available in Materials Center	2	6" x 6"	B/A164	146, 153
Listening Devices Available	1	6" x 6"	B/A164	131
Materials Center	1	6" x 6"	B/A164	131
Member Custodial Closet First Aid Kit	2	6" x 6"	A/A164	143, 144
Men	2	6" x 6"	A/A164	141
Women	2	6" x 6"	A/A164	142
Restroom	4	6" x 6"	A/A164	116, 127, 171, 182
Serving Area	2	6" x 6"	A/A164	114, 172
Stake President's Office	1	6" x 6"	A/A164	125
Sacrament Preparation Room	1	6" x 6"	A/A164	154
Stake Offices	1	6" x 6"	A/A164	126
Technology	2	6" x 6"	A/A164	105
Pew-mounted Wheelchair Space sign (see detail for sign appearance)	7	3" x 3"	G/A164	145, 153, 155
Pew-mounted Designated Aisle Seat sign (see detail for sign appearance)	4	3" x 6"	G/A164	145, 153, 155
This room is for warming and serving food, not for cooking or preparing food.	2	6" x 6"	Mount above the backsplash on the wall to the left of the range.	114, 172
Occupancy Signage				
Maximum Occupancy 108 when both rooms are combined	1	6" x 6"	A/A164	107
Maximum Occupancy 109 when both rooms are combined	1	6" x 6"	A/A164	109
Maximum Occupancy 109 when both rooms are combined	1	6" x 6"	A/A164	112
Maximum Occupancy 280	1	6" x 6"	A/A164	146
Maximum Occupancy 405 when both rooms are combined	1	6" x 6"	A/A164	147
Maximum Occupancy 224	1	6" x 6"	A/A164	153
Maximum Occupancy 104 when both rooms are combined	1	6" x 6"	A/A164	164
Maximum Occupancy 105 when both rooms are combined	1	6" x 6"	A/A164	166
Maximum Occupancy 104 when both rooms are combined	1	6" x 6"	A/A164	168
Storage Room Signage				
S101	2	6" x 6"	A/A164	118
S102	1	6" x 6"	A/A164	121
S103	1	6" x 6"	A/A164	148
S104	1	6" x 6"	A/A164	149
S105	1	6" x 6"	A/A164	150
S106	1	6" x 6"	A/A164	152



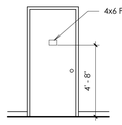
A Molded Sign Mounting

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



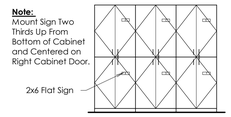
B Double Molded Sign Mounting

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



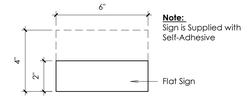
C Flat Sign Mounting on Door

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



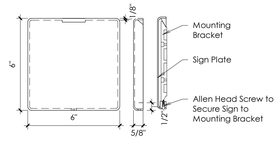
D Flat Sign Mounting On Cabinet

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



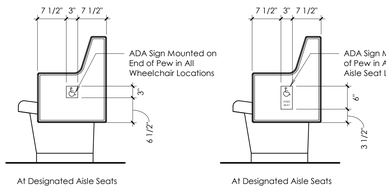
E Flat Sign Detail

Scale: 3" = 1'-0"



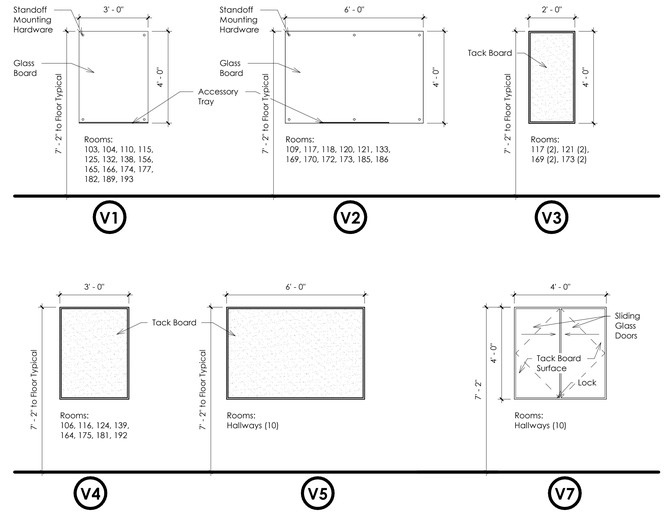
F Sign Plate Detail

Scale: 3" = 1'-0"



H ADA Sign Mounting On Pew

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



Note:
Leave 1" space between boards when installing tack boards next to glass boards

Visual Display Boards

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

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT Lafe Theodore Harris 15 Aug 2024 7975878-0301 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward-SC
Owner #: 590-18-6

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

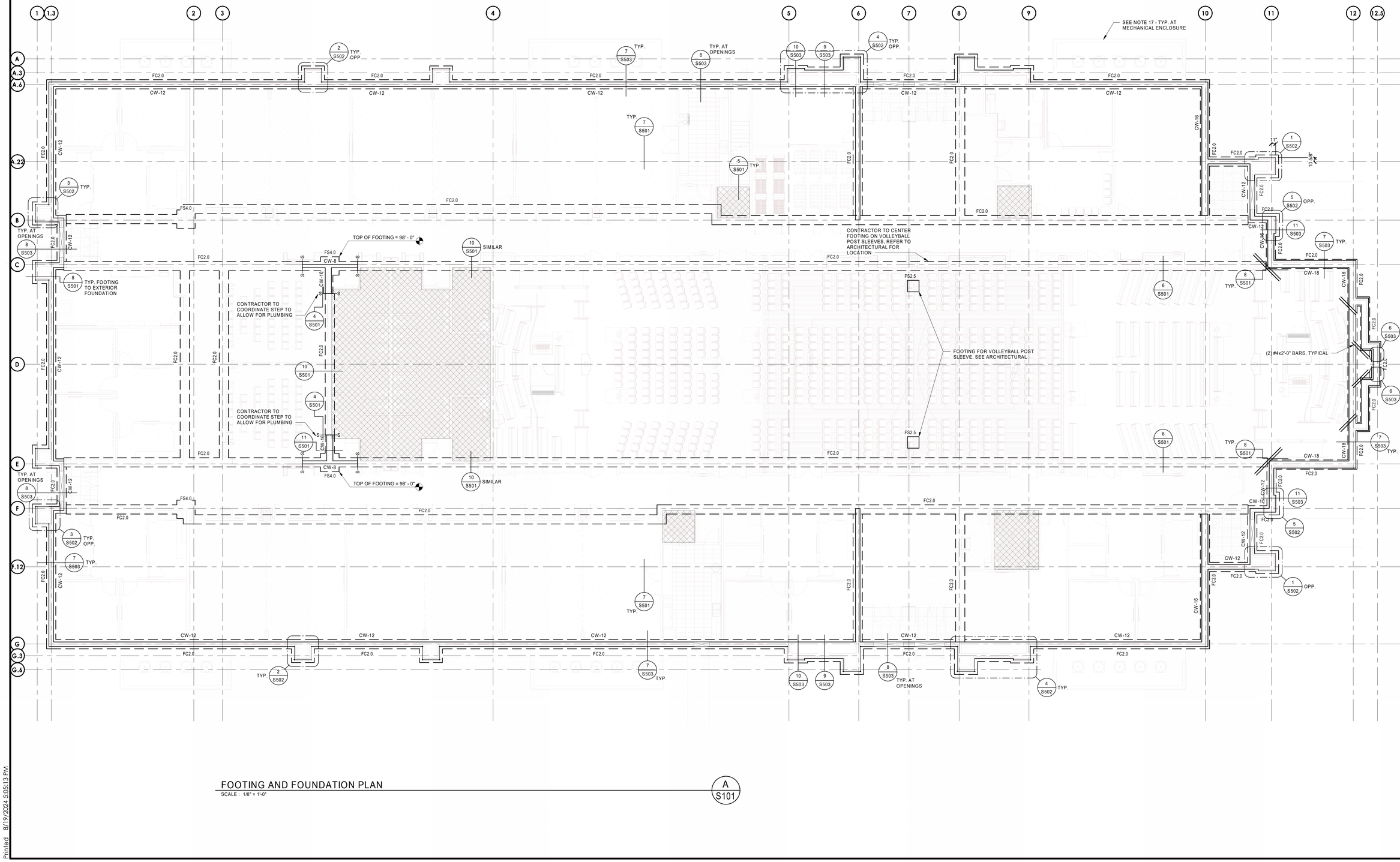
Interior Signage and Display Board Details

F103

Printed 8/17/2024 8:31:25 PM

FOOTING AND FOUNDATION NOTES:

1. SEE SHEET S602 FOR FOOTING SCHEDULE AND CONCRETE FOUNDATION WALL SCHEDULE.
2. VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT AND ENGINEER OF DISCREPANCIES FOUND.
3. INTERIOR CONCRETE FLOOR SLAB ON GRADE TO BE 4" THICK WITH #4 BARS AT 18" ON CENTER EACH WAY WITH 1" CLEAR TO TOP SURFACE.
4. NO CONTROL JOINTS ALLOWED IN INTERIOR CONCRETE SLAB ON GRADE UNLESS APPROVED BY ARCHITECT.
5. FINISH FLOOR ELEVATION IS 100'-0".
6. SEE DETAIL 1/S501 FOR PIPES PERPENDICULAR AND PARALLEL TO FOOTING DETAIL.
7. SEE DETAIL 2/S501 FOR TYPICAL REINFORCING AT INTERSECTIONS IN CONCRETE WALLS.
8. SEE DETAIL 3/S501 FOR SILL PLATES BOLTING DETAIL.
9. SEE DETAIL 4/S501 FOR TYPICAL STEPPED FOOTING DETAIL.
10. SEE DETAIL 9/S501 FOR TYPICAL SLAB ON GRADE DETAIL.
11. DEPRESS FLOOR SLAB AS SHOWN ON PLANS FOR TILE/WOOD FLOOR SYSTEM. SEE 5/S501, 10/S501 AND 11/S501 FOR DETAIL AT STEP IN SLAB. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
12. RECESS FOUNDATION WALL 8" AT DOORWAYS AND POUR SLAB THRU OPENING. SEE 8/S503.
13. SEE DETAIL 8/S501 AND 12/S503 WHERE SPOT FOOTINGS AND CONTINUOUS FOOTINGS ARE POURED AT DIFFERENT TIMES.
14. SEE DETAIL 1/S504 FOR TYPICAL FOOTING OVER COMPACTED STRUCTURAL FILL.
15. ALL DIMENSIONS TO STUD WALL ARE TO FACE OF STUD WALL AND NOT TO SHEATHING.
16. SPOT FOOTINGS ARE TO BE CENTERED UNDER COLUMN OR HOLDOWN.
17. SEE CIVIL DRAWINGS FOR MECHANICAL ENCLOSURE.
18. TOP OF FOOTING 98"-0" TYPICAL UNLESS NOTED OTHERWISE AT ALL EXTERIOR FOOTINGS.
19. TOP OF FOOTING 99'-6" TYPICAL UNLESS NOTED OTHERWISE AT ALL INTERIOR FOOTINGS.



FOOTING AND FOUNDATION PLAN

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

A S101

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward 3C | Owner #: 396-1876

Drawing Issue and Revision Schedule

#	Description
1	15 Aug 2024 Bid Documents

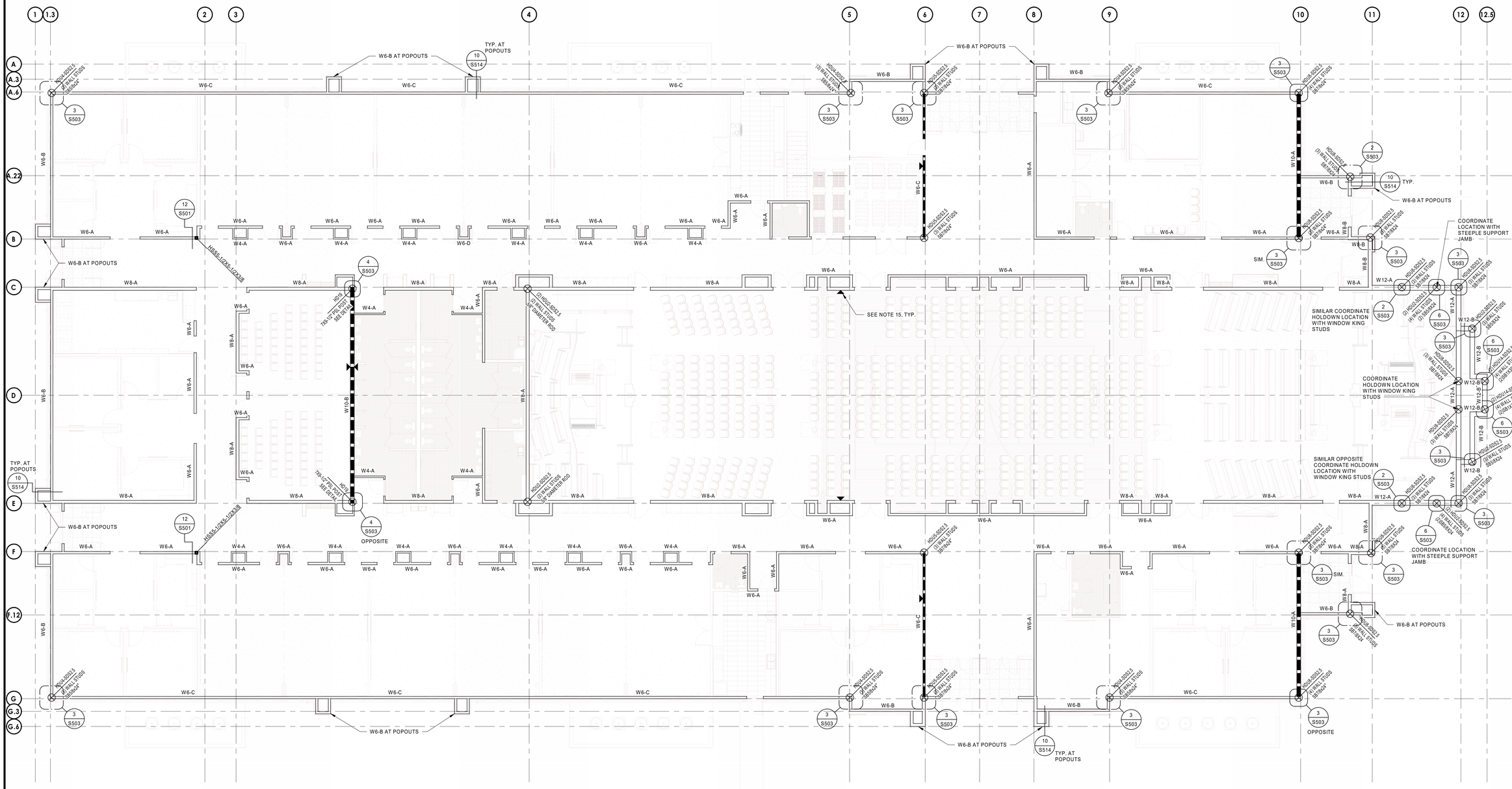
FOOTING AND FOUNDATION PLAN

S101

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:05:13 PM

ANCHOR BOLT, HOLDOWN AND WALL-TYPE PLAN NOTES:

1. SEE DETAIL 1/S521 FOR TYPICAL TOP PLATE SPLICE DETAIL.
2. SEE DETAIL 2/S521 FOR TYPICAL TOP PLATE SPLICE PENETRATION SCHEDULE.
3. SEE DETAIL 3/S521 AND DETAIL 4/S521 FOR TYPICAL WALL PENETRATIONS.
4. SEE WOOD BEAM SCHEDULE ON SHEET S603 FOR BUILT-UP BEAM INFORMATION.
5. SEE SCHEDULES ON S603 AND S604 FOR WALL, ROOF, FLOOR SHEATHING AND NAILING REQUIREMENTS.
6. FOR UNMARKED INTERIOR HEADERS, USE (3) 2x6 FOR 2x6 WALLS, AND (2) 2x6 FOR 2x4 WALLS. USE (1) BEARING AND (1) KING STUD.
7. SEE DETAILS 6/S521, 7/S521 AND 9/S521 FOR BRACING AT NON-STRUCTURAL WALLS.
8. SEE SHEET S503 FOR ANCHOR AND HOLDOWN DETAIL AND SCHEDULES.
9. SEE SHEET S603 FOR STRUCTURAL WOOD WALL SCHEDULE.
10. SEE SHEET S502 FOR ADDITIONAL FOOTING AND FOUNDATION WALL INFORMATION AT WALL POP-OUTS.
11. SEE ARCHITECTURAL FOR NON-STRUCTURAL WALLS.
12. SEE LEGEND ON S601 FOR SYMBOLS AND ABBREVIATIONS.
13. WOOD SHEATHING APPLIED ON OUTSIDE FACE OF ALL EXTERIOR WALLS.
14. WALLS TO BE PLATFORM FRAMED PER DETAIL 9/S514. MAXIMUM HEIGHT OF EACH PLATFORM LEVEL IS 10'-0".
15. INTERIOR WALLS OF THE CULTURAL HALL ARE TO BE SHEATHED. PLEASE COORDINATE EXTENT OF INTERIOR SHEATHING WITH THE ARCHITECTURAL DRAWINGS.



ANCHOR BOLT HOLD-DOWN AND WALL TYPE PLAN

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

A S102

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BID #: 2344 | County Parcel: 39-228-0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

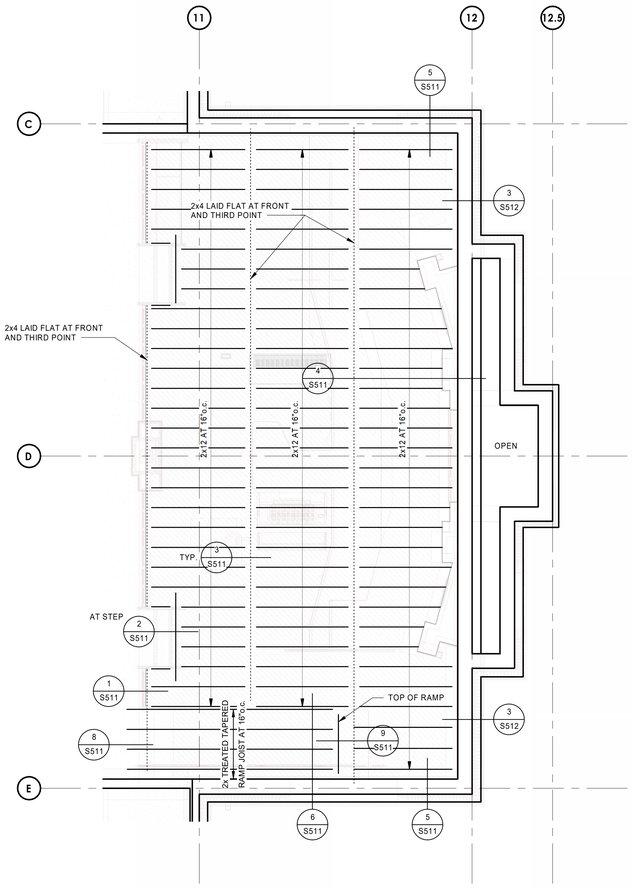
ANCHOR BOLT HOLDOWN AND WALL TYPE PLAN

S102

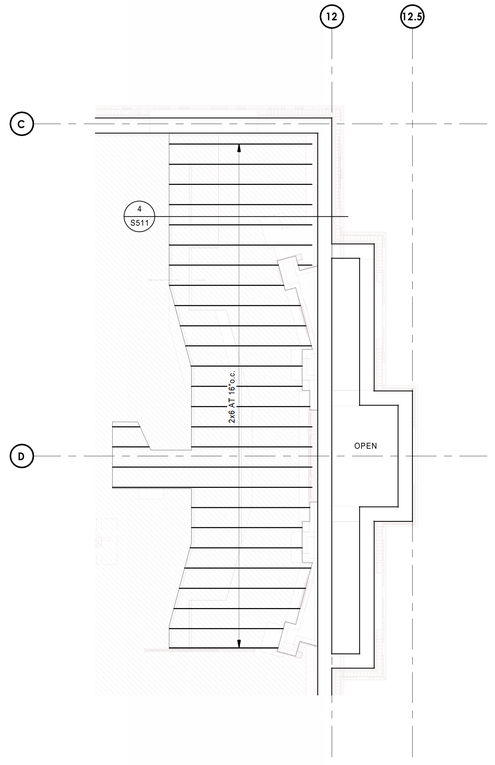
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:36 PM

ROSTRUM FRAMING AND PLATFORM FRAMING PLAN NOTES:

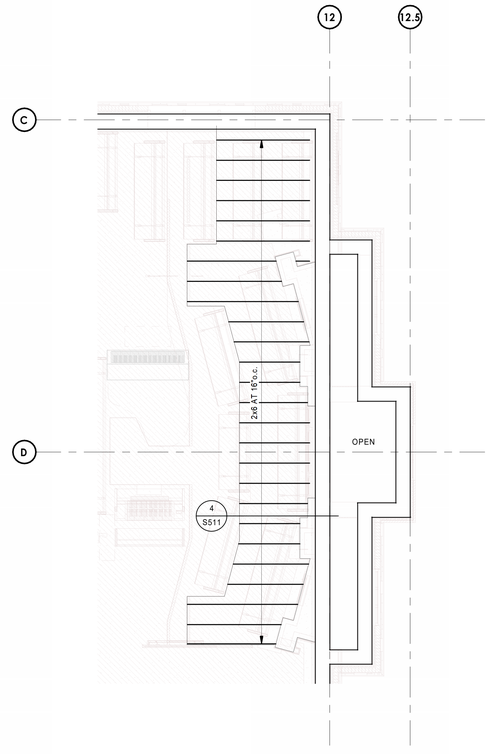
1. SEE FRAMING SCHEDULES ON SHEET S604 FOR FLOOR SHEATHING AND NAILING REQUIREMENTS.
2. SEE ARCHITECTURAL FOR DIMENSIONS AND ELEVATIONS.



ROSTRUM FRAMING PLAN 1
SCALE : 1/4" = 1'-0"
A1 S103



ROSTRUM FRAMING PLAN 2
SCALE : 1/4" = 1'-0"
A2 S103



ROSTRUM FRAMING PLAN 3
SCALE : 1/4" = 1'-0"
A3 S103

ROSTRUM LOADING
DEAD LOAD = 15 psf
LIVE LOAD = 100 psf
TOTAL LOAD = 115 psf

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

REGISTERED ARCHITECT Matthew C. McBride No. 353893 STATE OF UTAH
8/14/24

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 39-228-0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

ROSTRUM FRAMING PLANS

S103

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:39 PM



EQUIPMENT PLATFORM FRAMING PLAN NOTES

1. SEE FRAMING SCHEDULES ON SHEET S604 FOR FLOOR SHEATHING AND NAILING REQUIREMENTS.
2. SEE ARCHITECTURAL FOR DIMENSIONS AND ELEVATIONS.
3. (3) TOP PLATES TO BE CONTINUOUS THROUGH OPENING. SEE DETAIL 5/S512.
4. CONTRACTOR TO REFER TO THE ELECTRICAL DRAWINGS TO COORDINATE FRAMING LAYOUT WITH THE LIGHTING LAYOUT.
5. SHEATH INSIDE OF WALL BETWEEN GLULAMS FOR STABILITY OF BEAMS ABOVE.
6. WHERE DUCTING PENETRATES A BEARING WALL, USE DETAIL 11/S514.

EQUIPMENT PLATFORM LOADING
DEAD LOAD = 15 psf
LIVE LOAD = 40 psf
TOTAL LOAD = 55 psf

EQUIPMENT PLATFORM FRAMING PLAN

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

A S104

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — Matthew C. McBride No. 353893 — 8/14/24 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BID #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-187-6

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

EQUIPMENT PLATFORM FRAMING PLAN

S104

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:44 PM

ROOF FRAMING PLAN NOTES:

1. SEE DETAIL 1/S521 FOR TYPICAL TOP PLATE SPLICE DETAIL.
2. SEE DETAIL 2/S521 FOR TOP PLATE SPLICE SCHEDULE FOR PIPES THAT PENETRATE TOP PLATES.
3. SEE DETAILS 3/S521 AND 4/S521 FOR WALL PENETRATIONS.
4. SEE WOOD BEAM SCHEDULE ON S603 FOR BUILT-UP BEAM DETAIL.
5. SEE SCHEDULE ON SHEETS S603 AND S604 FOR WALL, ROOF, FLOOR SHEATHING AND NAILING REQUIREMENTS.
6. SEE ARCHITECTURAL PLANS FOR ROOF AND BEARING ELEVATIONS.
7. FOR UNMARKED INTERIOR HEADERS, USE (3) 2X6 FOR 2X6 WALLS AND (2) 2X6 FOR 2X4 WALLS. USE (1) BEARING AND (1) KING STUD.
8. SEE DETAILS 6/S521, 7/S521, AND 9/S521 FOR BRACING AT NON-STRUCTURAL WALLS.
9. ALL TRUSSES SPACED AT 2'-0"o.c.
10. ADD 750# POINT LOAD TO EACH OF (6) TRUSSES SUPPORTING BASKETBALL STANDARD.
11. (2) 2X12 x 12'-0" LONG SUPPORTS WITH (2) 19/32" WOOD FILLERS.
12. GIRDER TRUSS PER MANUFACTURER, SEE TRUSS PROFILE, FOR LOADING DIAGRAMS PER MARK. PROVIDE ONE BEARING STUD PER PLY UNDER TRUSS AT BEARING LOCATIONS.
13. TYPE 1 BLOCKED DIAPHRAGM, SEE SCHEDULE E/S604.
14. 2-PLY MINIMUM DRAG TRUSS. TRUSS MANUFACTURER FOR DESIGN TRUSS FOR 300 PLF ASD. ALIGN FACE OF 2-PLY TRUSS WITH NON-SHEATHED SIDE OF SHEAR WALL.
15. TOP PLATE NOT CONTINUOUS THROUGH PARTITION DOOR POCKET.
16. INDICATES OVERBUILD REGIONS.
17. INDICATES SNOW DRIFT REGIONS. TRUSS DESIGNER TO APPLY SNOW DRIFT TO THE TRUSS PROFILES IN ACCORDANCE WITH THE LOAD COMBINATIONS OUTLINED IN ASCE 7-16. SEE INDIVIDUAL TRUSS SHEETS FOR ADDITIONAL LOADING TO EACH TRUSS.

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

A S105

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 39-226-0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-1876

Drawing Issue and Revision Schedule

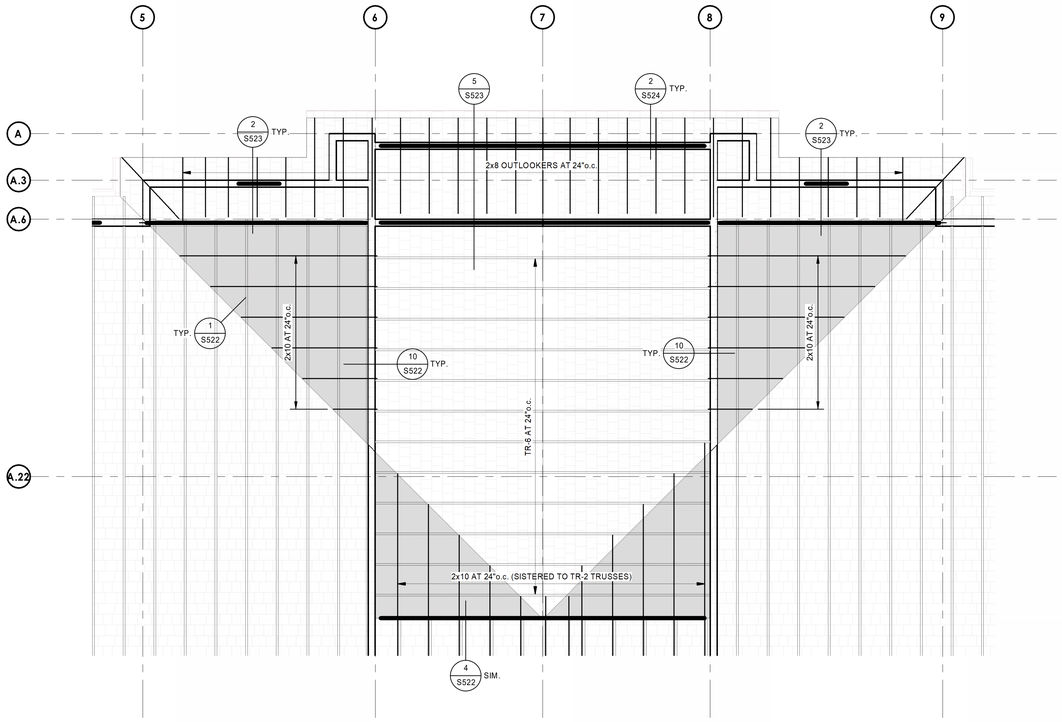
#	Date	Description
1	15 Aug 2024	Bid Documents

ROOF FRAMING PLAN

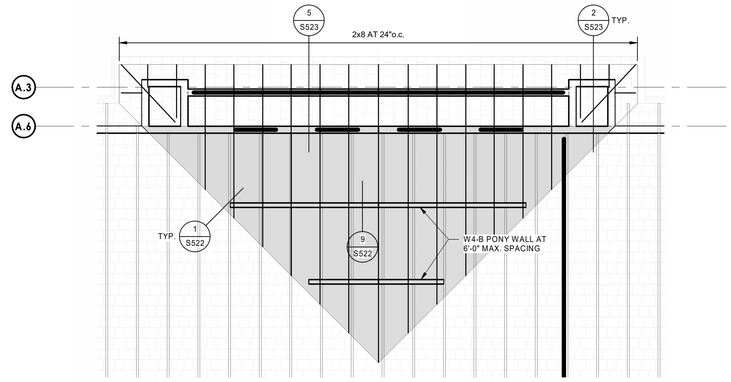
S105

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:48 PM

ENLARGED ROOF FRAMING PLAN NOTES:
1. SEE S105 FOR ROOF FRAMING NOTES, ROOF LOADING TABLE, AND ADDITIONAL FRAMING INFORMATION



ENLARGED ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"
A S106



ENLARGED ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"
B S106

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL REGISTRATION Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024 | BHD #: 2344 | County Parcel#: 39-226-0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876

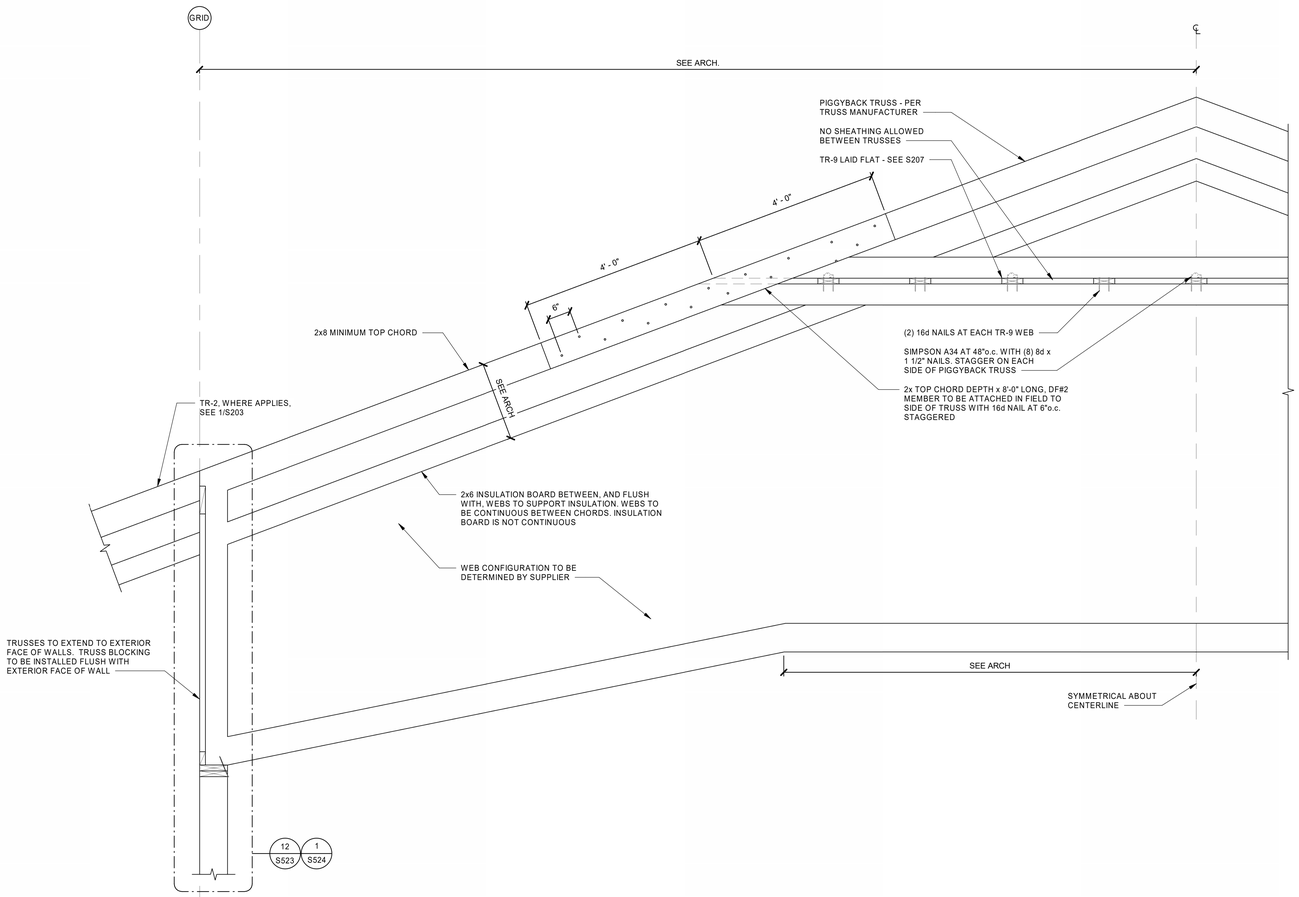
Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

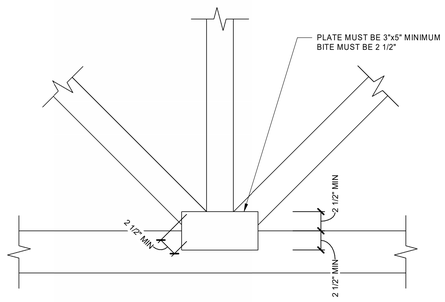
ENLARGED ROOF FRAMING PLANS

S106

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:57 PM



TR-1 TRUSS ELEVATION
SCALE : NONE
1 S201



TYPICAL GUSSET TO TRUSS SCHEMATIC
SCALE : NONE
2 S201

TR-1 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
43	30	12.8	65.2	12'-11"	10

TR-1 TRUSS NOTES:

1. SEE S201 FOR GENERAL TRUSS NOTES.
2. TR-1 WIND LOADS ARE ASD LOADS.
3. SEISMIC LOADS DO NOT CONTROL DESIGN.
4. ADD 750# POINT LOAD TO EACH TRUSS SUPPORTING BASKETBALL STANDARD. SEE S105 AND ARCHITECTURAL.

TR-1 LOAD COMBINATIONS

TYPICAL TRUSS:
COMBINATION LOAD 1: LOAD DIAGRAMS 1,3
COMBINATION LOAD 2: LOAD DIAGRAMS 2,3

GENERAL TRUSS NOTES

1. TRUSS WEBS ARE NOT SHOWN, SEE TRUSS SUPPLIER DRAWINGS FOR TRUSS CONFIGURATION.
2. 2x4 MEMBERS SUPPORTING INSULATION MAY BE ATTACHED TO THE TRUSS WEB MEMBERS USING PRESS PLATES, STAPLES, OR TOE NAILS DESIGNED TO SUPPORT THE INSULATION AND HANGING LOADS. PRESS PLATES FOR INSULATION SUPPORT DO NOT NEED TO BE OVERSIZED PER CHURCH SPECIFICATION.
3. LOAD COMBINATIONS SHOWN ARE IN ADDITION TO THE IBC WIND AND SEISMIC LOAD COMBINATIONS. ALL TRUSSES SHALL BE DESIGNED PER LOAD COMBINATIONS SPECIFIED IN IBC SECTION 1605. WIND LOADS LISTED ARE ASD LOADS.
4. FRAMER TO INCLUDE AN ALLOWANCE FOR TRUSS BRACING THAT WILL BE DESIGNED BY THE TRUSS MANUFACTURER.
5. LIMIT TOTAL LOAD DEFLECTION TO L/240. LIMIT LIVE LOAD DEFLECTION TO L/360.
6. SPLICES IN TOP AND BOTTOM CHORDS TO OCCUR AT TRUSS JOINTS.
7. INSTALL ERECTION AND PERMANENT TRUSS BRIDGING AND BRACING AS REQUIRED BY THE TRUSS INSTITUTE AND AS SHOWN IN THE TRUSS SHOP DRAWINGS.
8. UNLESS A MORE STRINGENT FASTENING SCHEDULE IS PROVIDED BY THE TRUSS MANUFACTURER OR ELSEWHERE IN THESE DOCUMENTS, THE FOLLOWING IS TO BE USED FOR FASTENING MULTI-PLY TRUSSES TOGETHER:
   a. TRUSSES OF 4 OR MORE PLIES ARE TO BE CONNECTED TOGETHER USING 1/2" DIAMETER BOLTS AT 32"o.c. OR EQUAL. USE AT ALL MEMBERS.
   b. TRUSSES OF 3 OR LESS PLIES ARE TO BE CONNECTED TOGETHER USING 10d COMMON NAILS AT 8"o.c. STAGGERED TOP TO BOTTOM OF TRUSS MEMBERS OR EQUAL (9"o.c. SPACING AT TOP AND AT BOTTOM OF TRUSS MEMBERS). USE AT ALL MEMBERS.
9. TRUSS MANUFACTURER TO FASTEN MULTI-PLY TRUSSES PRIOR TO DELIVERY OF TRUSSES TO SITE.
10. SEE THE ARCHITECTURAL DRAWINGS FOR GEOMETRY INFORMATION NOT SHOWN.

TR-1 LOAD DIAGRAMS

LOAD DIAGRAM 1 - TOP CHORD

LOAD DIAGRAM 2 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.

LOAD DIAGRAM 3 - BOTTOM CHORD

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
63 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

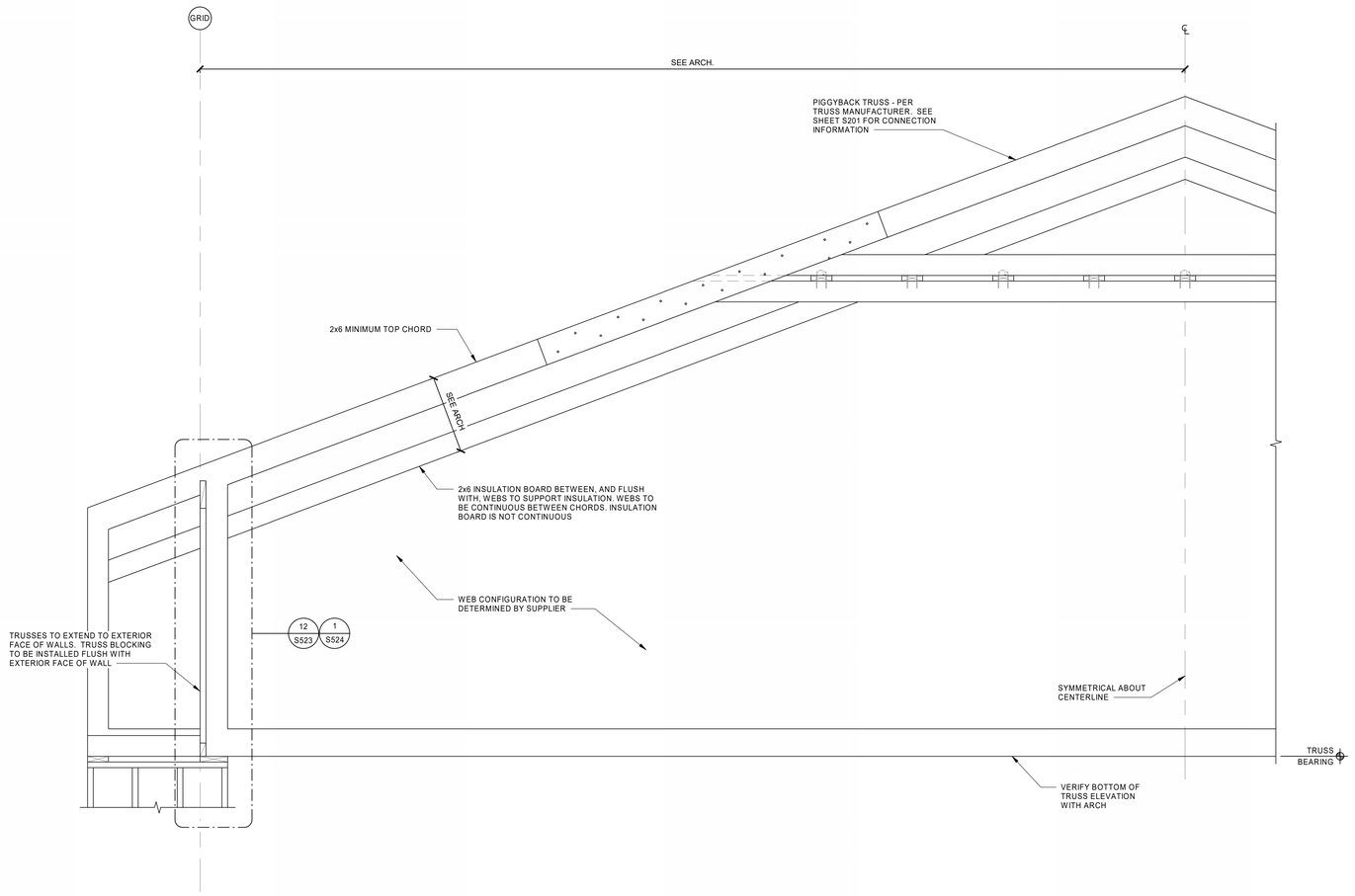
Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 599-18-FA

Drawing Issue and Revision Schedule

#	Date	Description
	15 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S201



TR-1A TRUSS ELEVATION
SCALE : NONE

1 S202

TR-1A TRUSS NOTES:

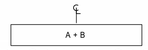
1. SEE S201 FOR GENERAL TRUSS NOTES.
2. SEISMIC LOADS DO NOT CONTROL DESIGN.
3. LOAD DIAGRAMS APPLY TO TR-1A AT FOLDING PARTITION DOORS.
4. AT FOLDING PARTITION TRUSSES, LIMIT TOTAL LOAD DEFLECTION TO L/240, LIMIT LIVE LOAD DEFLECTION TO L/360, AND A MAXIMUM DEFLECTION OF 1/2" UNDER EITHER TOTAL LOAD OR LIVE LOAD.

TR-2 TRUSS LOADS (ASD)						
A	B	C	D	E	F	G
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)	BOTTOM CHORD LOAD (plf)
43	30	12.8	65.2	12'-11"	119	48

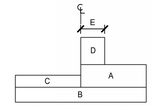
TR-1A LOAD COMBINATIONS

COMBINATION LOAD 1: LOAD DIAGRAMS 1,3
COMBINATION LOAD 2: LOAD DIAGRAMS 2,3

TR-1A LOAD DIAGRAMS

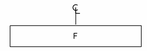


LOAD DIAGRAM 1 - TOP CHORD



LOAD DIAGRAM 2 - TOP CHORD

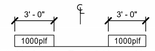
NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.



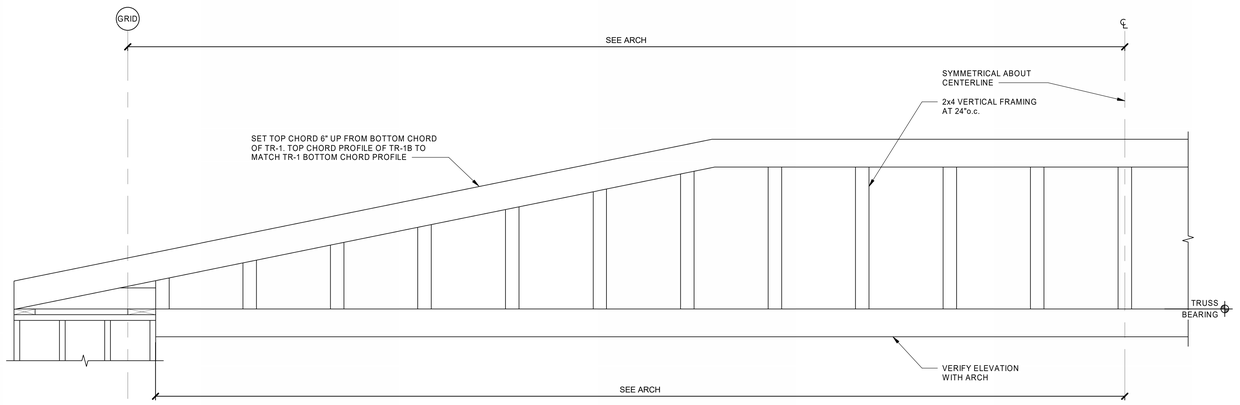
LOAD DIAGRAM 3 - BOTTOM CHORD



LOAD DIAGRAM 4 - BOTTOM CHORD



LOAD DIAGRAM 5 - BOTTOM CHORD

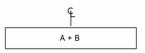


TR-1B TRUSS ELEVATION
SCALE : NONE

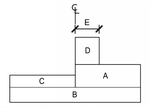
2 S202

TR-1B NOTES:

1. SEE 1/S201 FOR GENERAL TRUSS NOTES.
2. TR-1B HAS NO APPLIED GRAVITY LOADS AND DOES NOT SUPPORT INSULATION.
3. SEE 12/S522 FOR SCHEMATIC FRAMING OF TR-1B TO TR-1A.

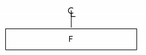


LOAD DIAGRAM 1 - TOP CHORD

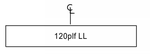


LOAD DIAGRAM 2 - TOP CHORD

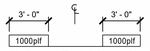
NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.



LOAD DIAGRAM 3 - BOTTOM CHORD



LOAD DIAGRAM 4 - BOTTOM CHORD



LOAD DIAGRAM 5 - BOTTOM CHORD

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 599-18 rk

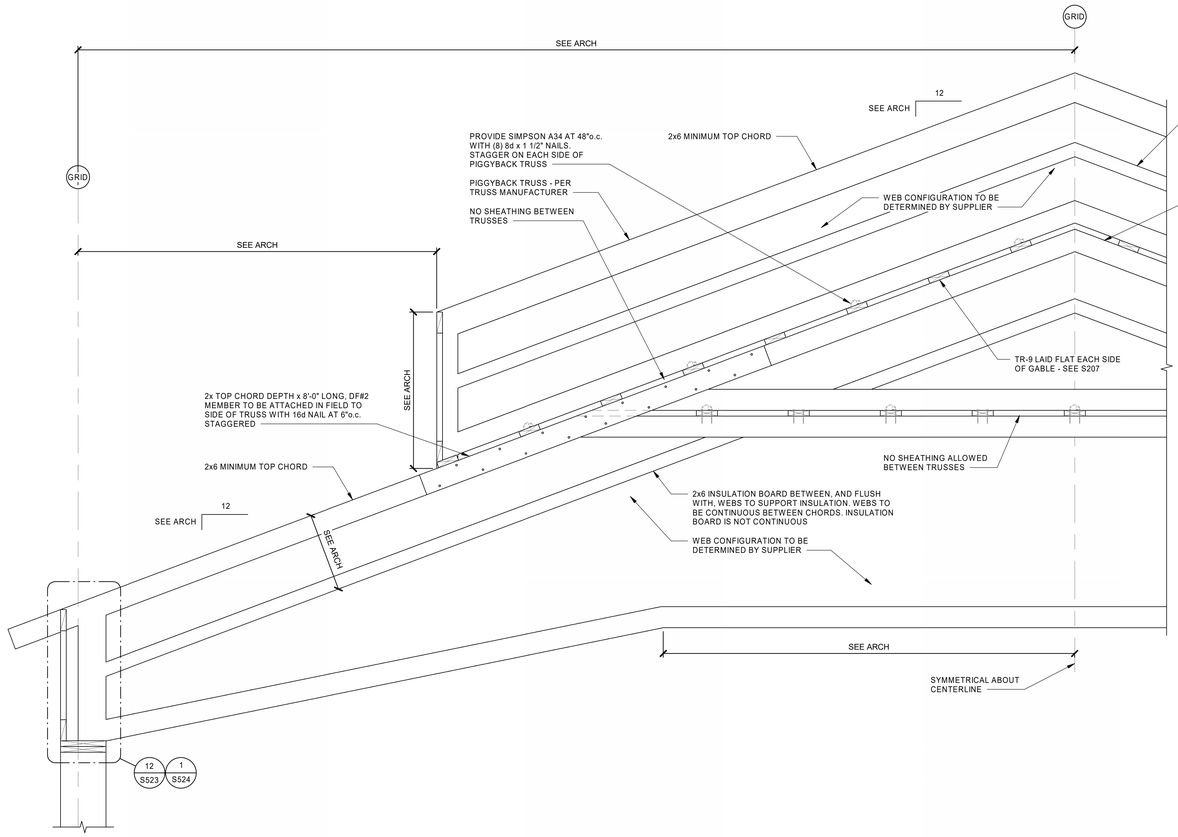
Drawing Issue and Revision Schedule

#	Date	Description
	15 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S202

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:07:59 PM



TR-1C TRUSS ELEVATION
SCALE : NONE

1
S203

TR-1 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
43	30	12.8	65.2	12'-11"	10

TR-1C TRUSS NOTES:

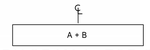
1. SEE S201 FOR GENERAL TRUSS NOTES.
2. TR-1C WIND LOADS ARE ASD LOADS.
3. SEISMIC LOADS DO NOT CONTROL DESIGN.
4. TRUSS TO BE (4) PLY AT STEEPLE SUPPORT.
5. TOP CHORD AT (4) PLY TRUSS AT STEEPLE TO BE 2x10.
6. LOAD DIAGRAMS 3,4,5,6, AND 7 APPLY TO TRUSSES AT STEEPLE SUPPORT.
7. SEE PLAN FOR SNOW DRIFT PROFILE ALONG EDGE OF LOWER TRUSS PORTION. THIS DRIFT IS TO BE APPLIED IN COMBINATION WITH THE OTHER LOAD CASES PER ASCE 7-16.
8. SEE DETAIL 2/S401 AND 3/S402 FOR LOAD TRANSFER FROM CAP TRUSS TO LOWER TRUSS AT STEEPLE BEAM ANCHORAGE LOCATIONS. TRUSS DESIGNER TO ENSURE HOLES IN THE CHORDS ARE ACCOUNTED FOR AT THE CONNECTION POINTS.

TR-1C LOAD COMBINATIONS

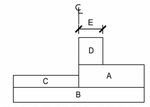
TYPICAL TRUSS:
COMBINATION LOAD 1: LOAD DIAGRAMS 1,8
COMBINATION LOAD 2: LOAD DIAGRAMS 2,8

STEEPLE TRUSS:
COMBINATION LOAD 1: LOAD DIAGRAMS 1,3,8
COMBINATION LOAD 2: LOAD DIAGRAMS 1,4,8
COMBINATION LOAD 3: LOAD DIAGRAMS 1,5,8
COMBINATION LOAD 4: LOAD DIAGRAMS 1,6,8
COMBINATION LOAD 5: LOAD DIAGRAMS 1,7,8
COMBINATION LOAD 6: LOAD DIAGRAMS 2,3,8
COMBINATION LOAD 7: LOAD DIAGRAMS 2,4,8
COMBINATION LOAD 8: LOAD DIAGRAMS 2,5,8
COMBINATION LOAD 9: LOAD DIAGRAMS 2,6,8
COMBINATION LOAD 10: LOAD DIAGRAMS 2,7,8

TR-1C LOAD DIAGRAMS

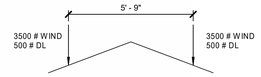


LOAD DIAGRAM 1 - TOP CHORD



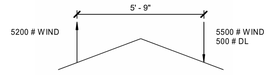
LOAD DIAGRAM 2 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.



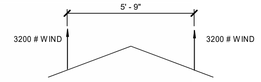
LOAD DIAGRAM 3 - TOP CHORD

WIND IN LONG DIRECTION



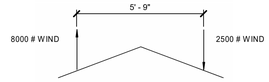
LOAD DIAGRAM 4 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.
WIND IN SHORT DIRECTION



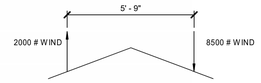
LOAD DIAGRAM 5 - TOP CHORD

WIND IN LONG DIRECTION



LOAD DIAGRAM 6 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.
WIND DIAGONAL



LOAD DIAGRAM 7 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.
WIND DIAGONAL



LOAD DIAGRAM 8 - BOTTOM CHORD

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 LICENSED ARCHITECT STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59-228-0001 | Plan Series: 2024 10 Ward 3C | Owner #: 595-1876

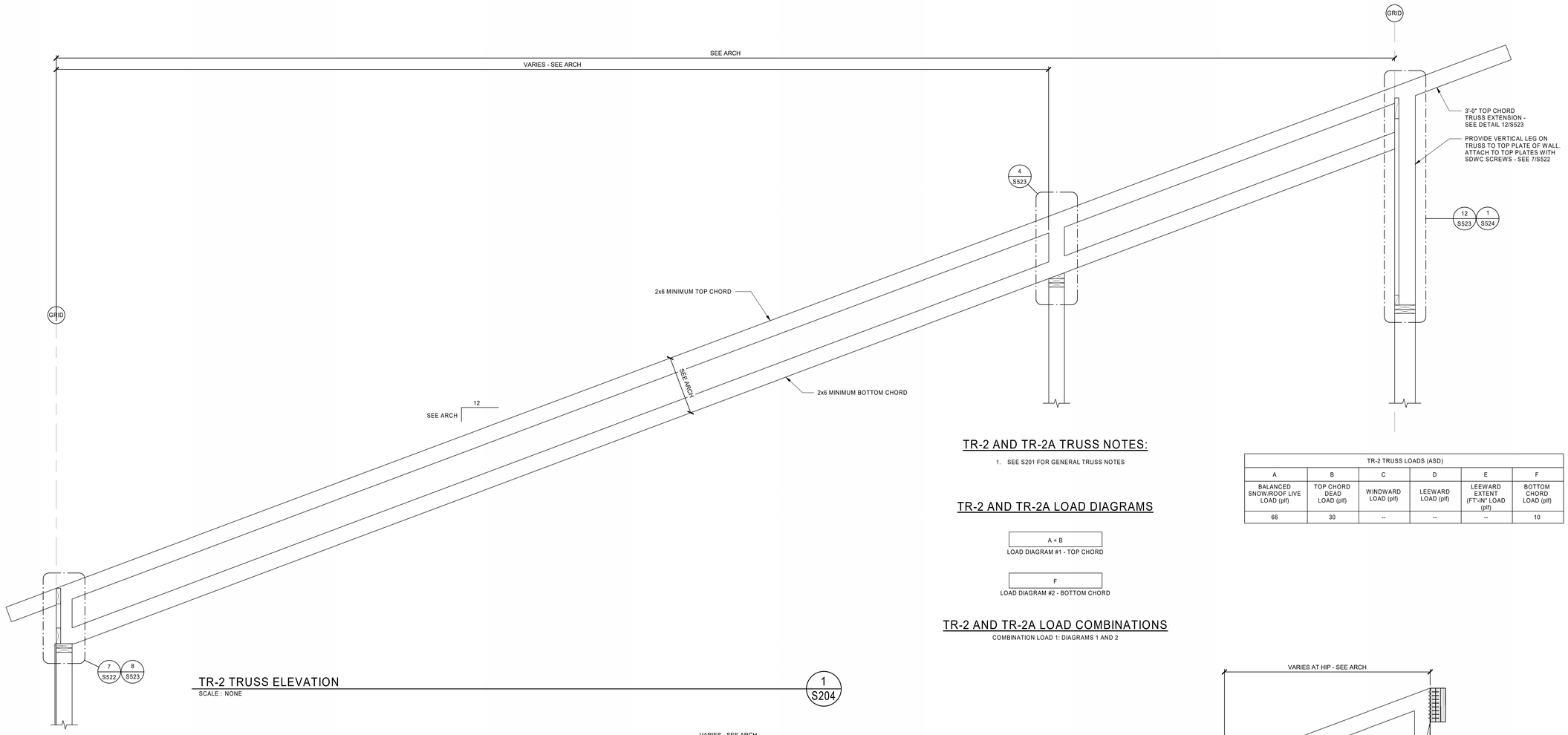
Drawing Issue and Revision Schedule

#	Date	Description

TRUSS ELEVATIONS

S203

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:00 PM



TR-2 TRUSS ELEVATION

SCALE : NONE

1 S204

TR-2 AND TR-2A TRUSS NOTES:

1. SEE S201 FOR GENERAL TRUSS NOTES

TR-2 AND TR-2A LOAD DIAGRAMS

A + B

LOAD DIAGRAM #1 - TOP CHORD

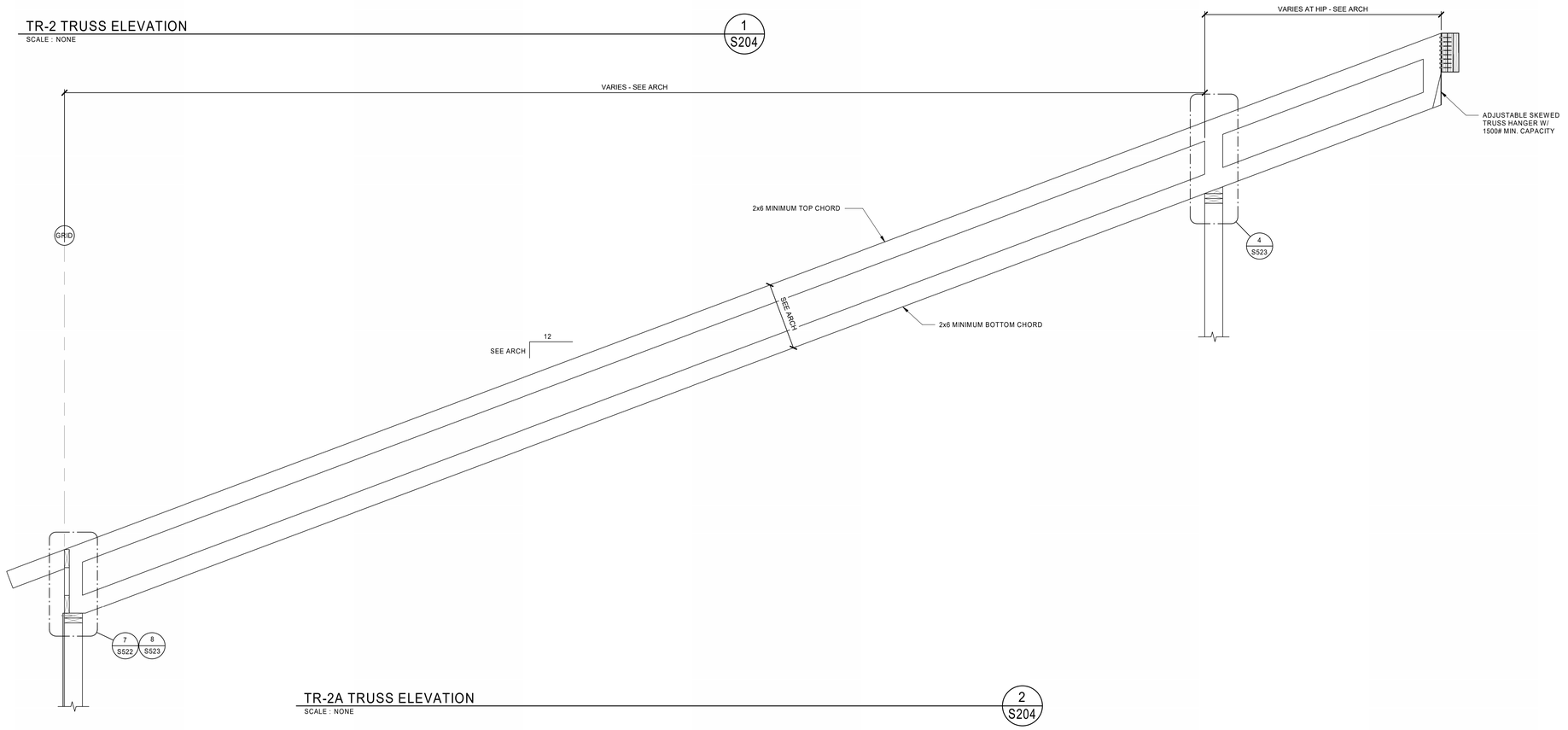
F

LOAD DIAGRAM #2 - BOTTOM CHORD

TR-2 AND TR-2A LOAD COMBINATIONS

COMBINATION LOAD 1: DIAGRAMS 1 AND 2

TR-2 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
66	30	--	--	--	10



TR-2A TRUSS ELEVATION

SCALE : NONE

2 S204

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024 | BID #: 2344 | County Parcel: 39:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876

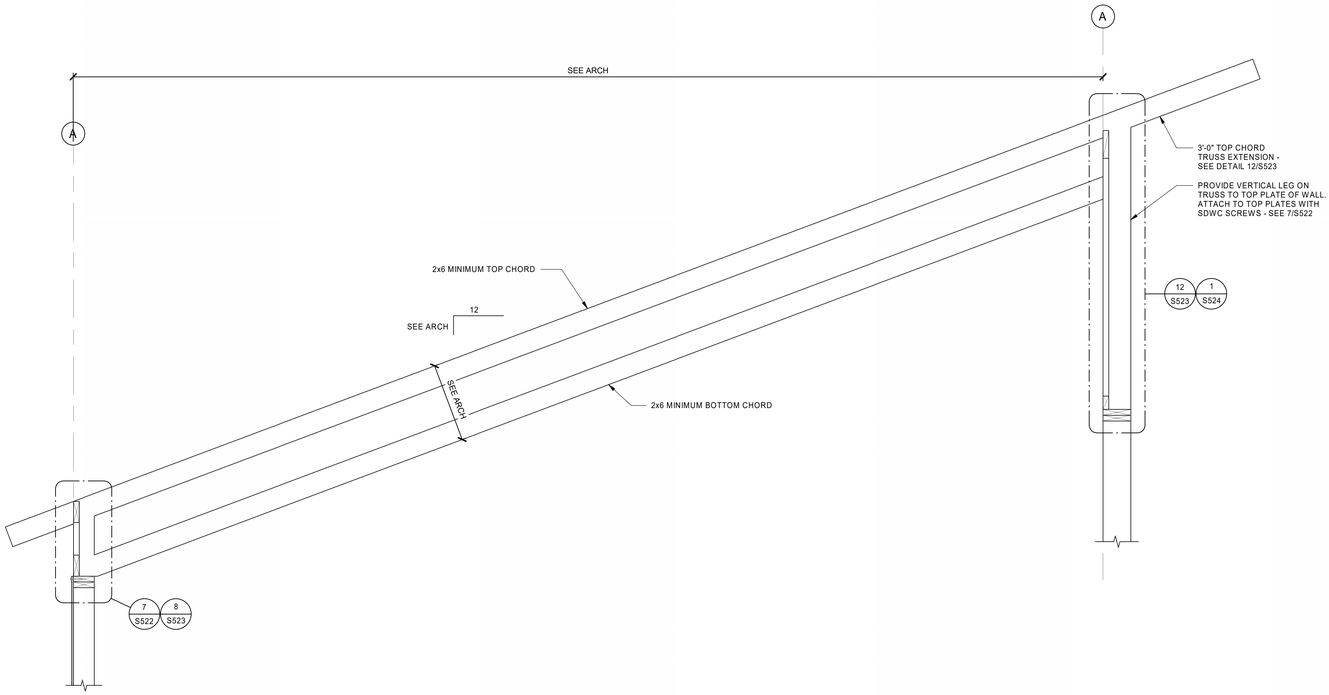
Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S204

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEvMB2.rvt
Printed 8/19/2024 5:08:01 PM



TR-3 TRUSS ELEVATION

SCALE : NONE

1
S205

TR-3 LOAD DIAGRAM

A + B

LOAD DIAGRAM #1 - TOP CHORD

F

LOAD DIAGRAM #2 - BOTTOM CHORD

TR-3 LOAD COMBINATIONS

COMBINATION LOAD 1: DIAGRAMS 1 AND 2

TR-3 TRUSS NOTES

1. SEE S201 FOR GENERAL TRUSS NOTES.
2. SEE PLAN FOR SNOW DRIFT PROFILE ALONG ROOF STEP. THIS DRIFT IS TO BE APPLIED IN COMBINATION WITH THE OTHER LOAD CASES PER ASCE 7-16.

TR-3 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
66	30	--	--	--	10

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 396-187a

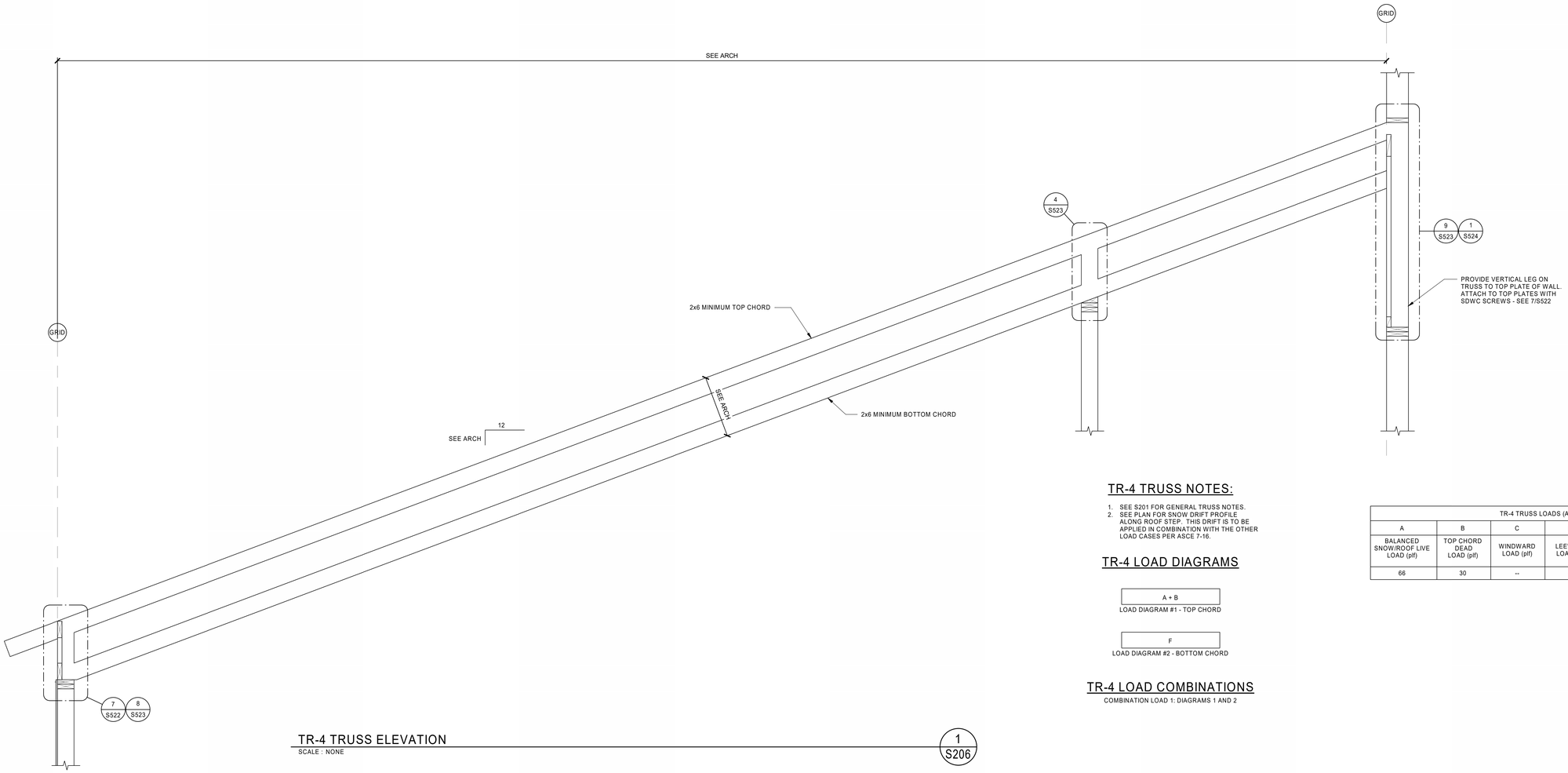
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S205

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:02 PM



TR-4 TRUSS ELEVATION

SCALE : NONE

1 / S206

TR-4 TRUSS NOTES:

1. SEE S201 FOR GENERAL TRUSS NOTES.
2. SEE PLAN FOR SNOW DRIFT PROFILE ALONG ROOF STEP. THIS DRIFT IS TO BE APPLIED IN COMBINATION WITH THE OTHER LOAD CASES PER ASCE 7-16.

TR-4 LOAD DIAGRAMS

A + B

LOAD DIAGRAM #1 - TOP CHORD

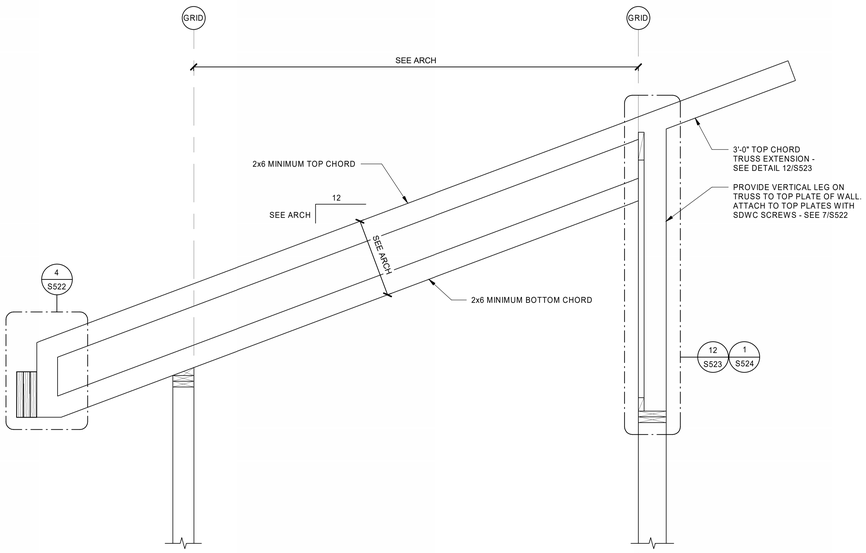
F

LOAD DIAGRAM #2 - BOTTOM CHORD

TR-4 LOAD COMBINATIONS

COMBINATION LOAD 1: DIAGRAMS 1 AND 2

TR-4 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
66	30	--	--	--	10



TR-5 TRUSS ELEVATION

SCALE : NONE

2 / S206

TR-5 TRUSS NOTES

1. SEE S201 FOR GENERAL TRUSS NOTES

TR-5 LOAD DIAGRAM

CL

A + B

LOAD DIAGRAM #1 - TOP CHORD

CL

F

LOAD DIAGRAM #2 - BOTTOM CHORD

TR-5 LOAD COMBINATIONS

COMBINATION LOAD 1: DIAGRAMS 1,2

TR-5 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
66	30	--	--	--	10

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — Matthew C. McBride — No. 353893 — 8/14/24 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344 — County Parcel: 35-226-0001 — Plan Series: 2024 10 Ward SC — Owner #: 590-1876
Date: 15 Aug 2024

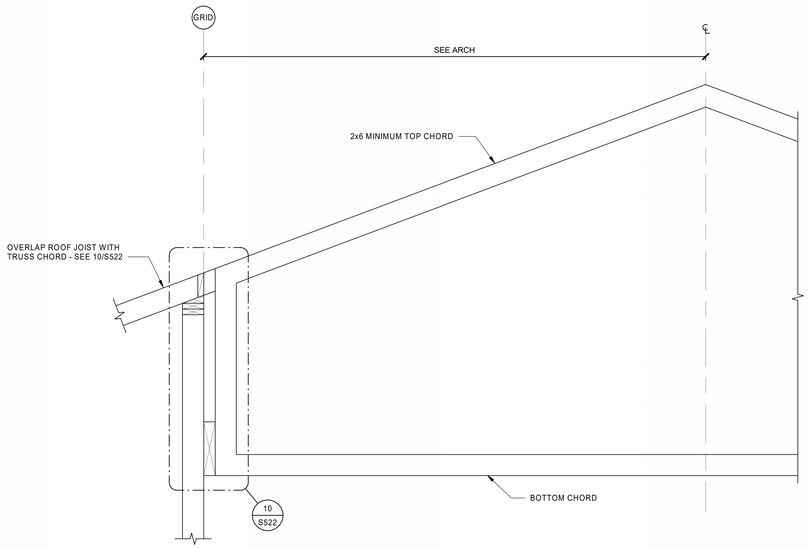
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S206

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:03 PM



TR-6 TRUSS ELEVATION

SCALE : NONE

1 / S207

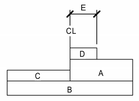
TR-6 TRUSS NOTES

1. SEE S201 FOR GENERAL TRUSS NOTES

TR-6 LOAD DIAGRAM

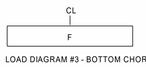


LOAD DIAGRAM #1 - TOP CHORD



LOAD DIAGRAM #2 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.

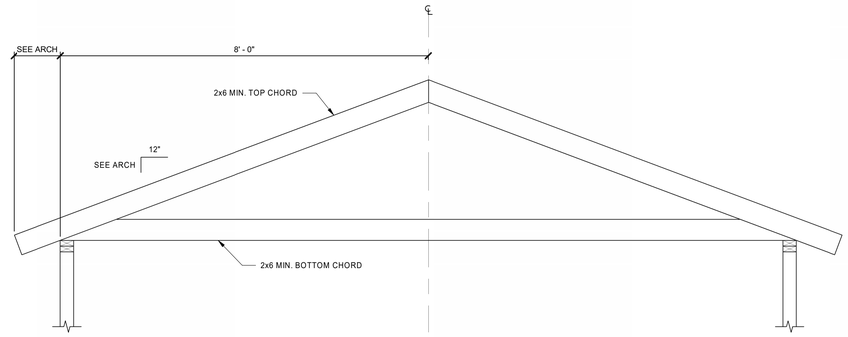


LOAD DIAGRAM #3 - BOTTOM CHORD

TR-6 LOAD COMBINATIONS

COMBINATION LOAD 1: DIAGRAMS 1,3
COMBINATION LOAD 2: DIAGRAMS 2,3

TR-6 TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
43	30	12.8	33.6	6'-8"	10

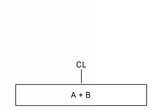


STORAGE TRUSS LOADS (ASD)					
A	B	C	D	E	F
BALANCED SNOW/ROOF LIVE LOAD (plf)	TOP CHORD DEAD LOAD (plf)	WINDWARD LOAD (plf)	LEEWARD LOAD (plf)	LEEWARD EXTENT (FT'-IN" LOAD (plf)	BOTTOM CHORD LOAD (plf)
72	30	22	42	7'-6"	10

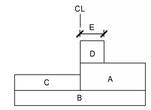
STORAGE TRUSS NOTES:

1. SEE S201 FOR GENERAL TRUSS NOTES.

STORAGE TRUSS LOAD DIAGRAMS



LOAD DIAGRAM 1 - TOP CHORD



LOAD DIAGRAM 2 - TOP CHORD

NOTE: TRUSS TO SUPPORT LOADS AS SHOWN AND AS MIRRORED.

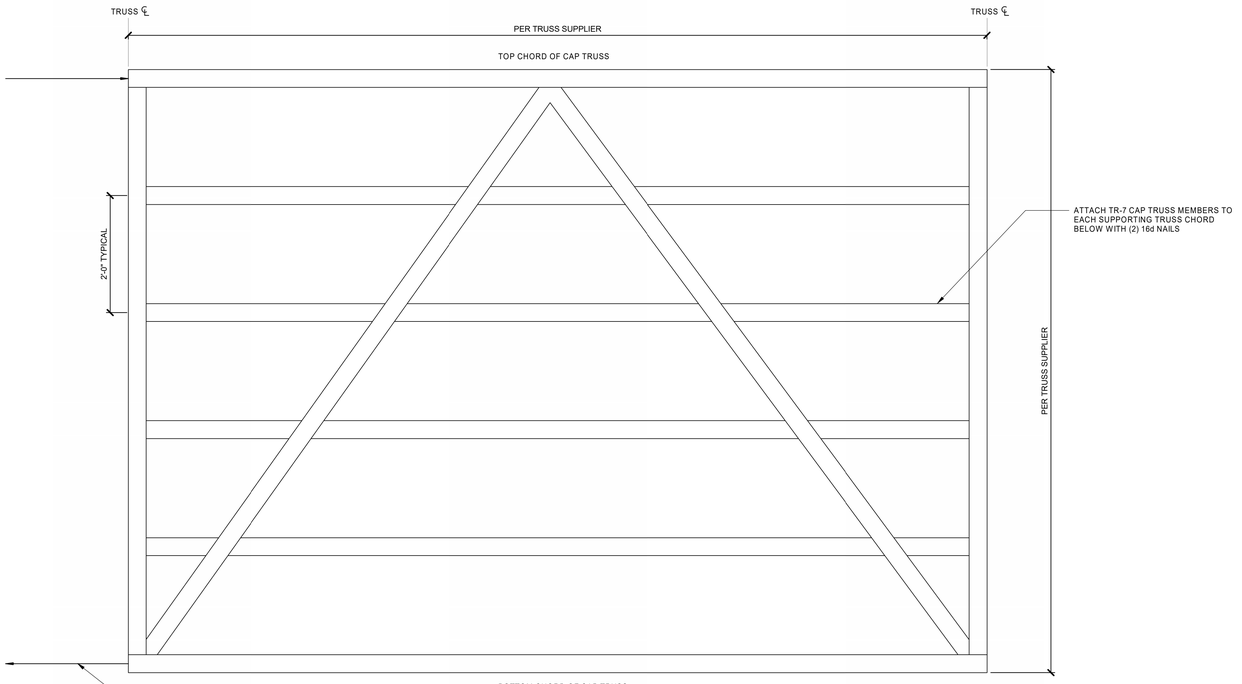


LOAD DIAGRAM 3 - BOTTOM CHORD

STORAGE TRUSS ELEVATION

SCALE : NONE

2 / S207



TR-7 TRUSS NOTES:
1. SEE S201 FOR GENERAL TRUSS NOTES

TR-9 CAP TRUSS ELEVATION

SCALE : NONE

3 / S207

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

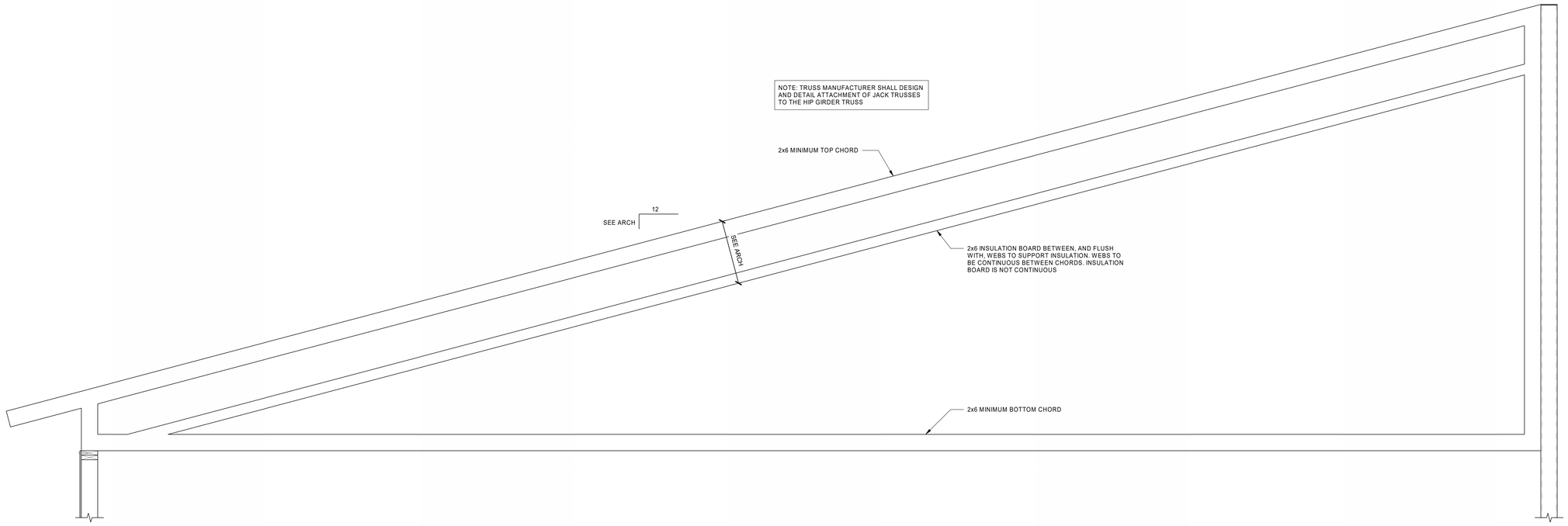
Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187a

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

TRUSS ELEVATIONS

S207

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:04 PM



HG-1 TRUSS ELEVATION
SCALE : NONE

1
S208

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride
No. 353893
8/14/24
PROFESSIONAL ENGINEER
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 59:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 396-187a

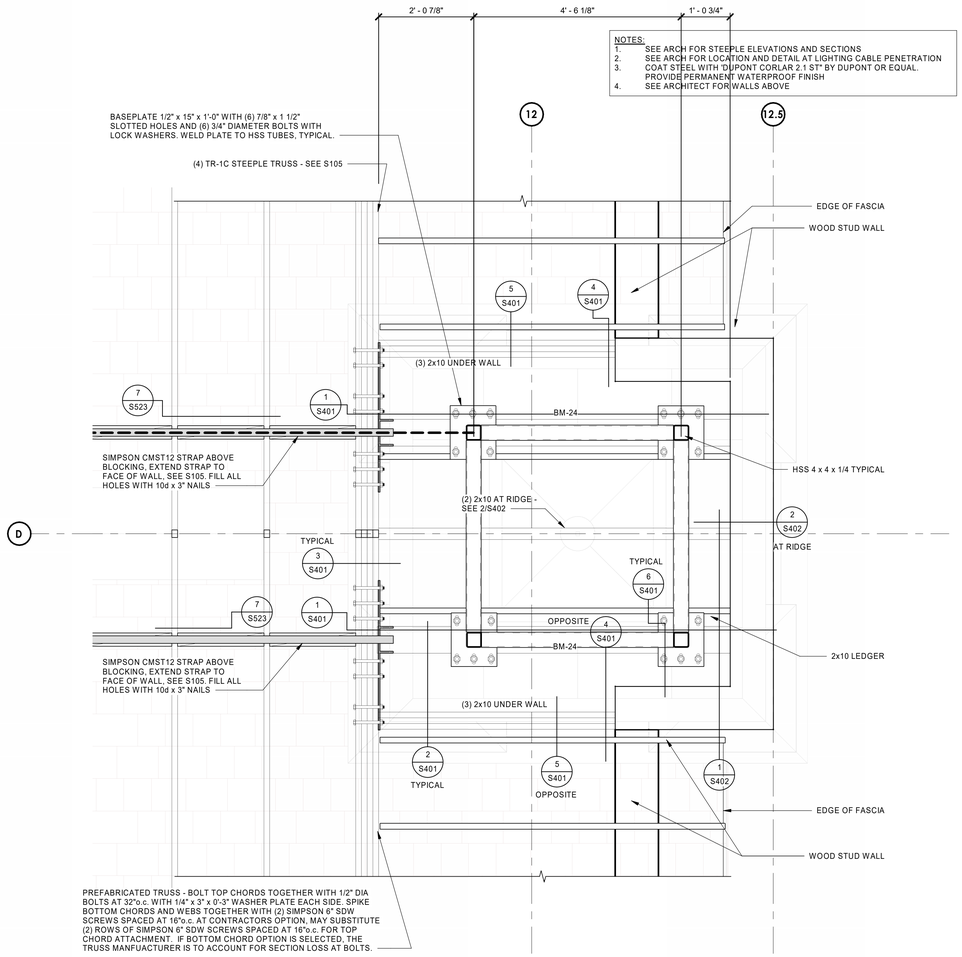
Drawing Issue and Revision Schedule

#	Date	Description

TRUSS ELEVATIONS

S208

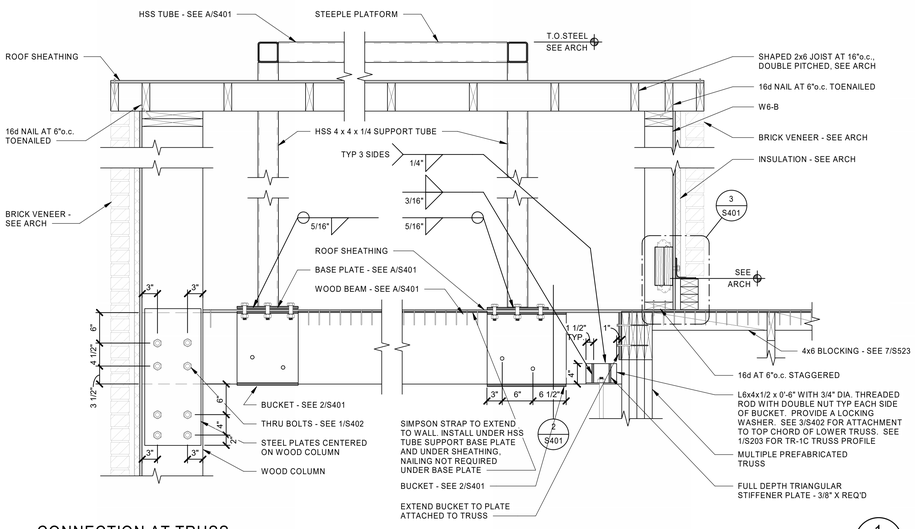
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:05 PM



ENLARGED ROOF FRAMING PLAN

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

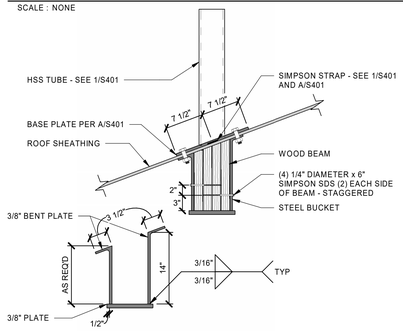
A S401



CONNECTION AT TRUSS

SCALE : NONE

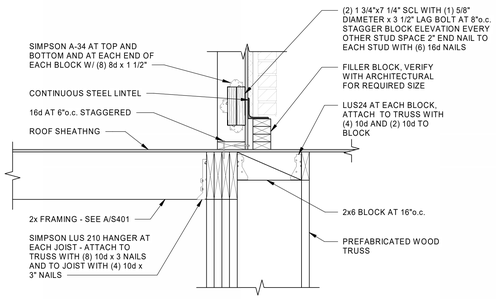
1 S401



BASE PLATE CONNECTION AT WOOD BEAM

SCALE : NONE

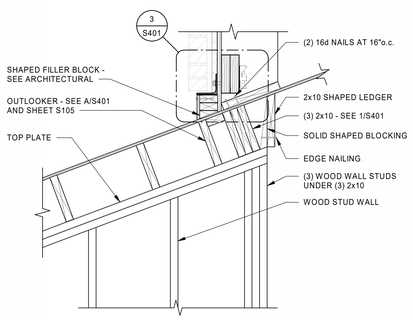
2 S401



STEEPLE DETAIL AT JOIST

SCALE : NONE

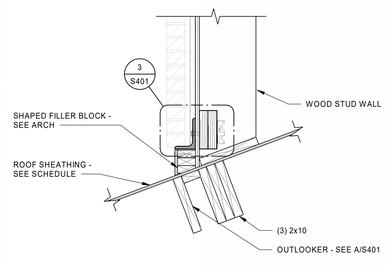
3 S401



BEAM BEARING AT STEEPLE

SCALE : NONE

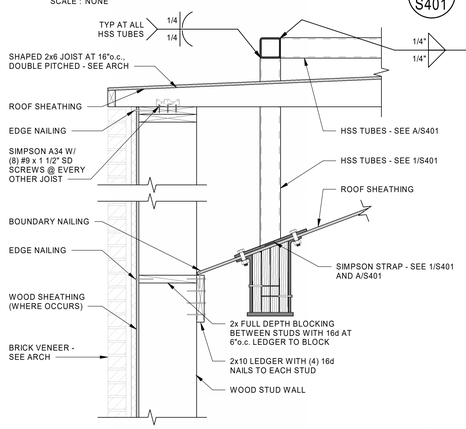
4 S401



WALL DETAIL AT STEEPLE

SCALE : NONE

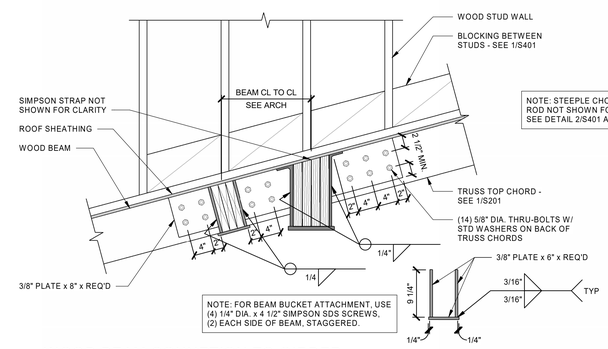
5 S401



DETAIL AT STEEPLE

SCALE : NONE

6 S401



WOOD BEAM CONNETION TO GIRDER TRUSS

SCALE : NONE

7 S401

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344 | County Parcel: 39-226-0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-1876

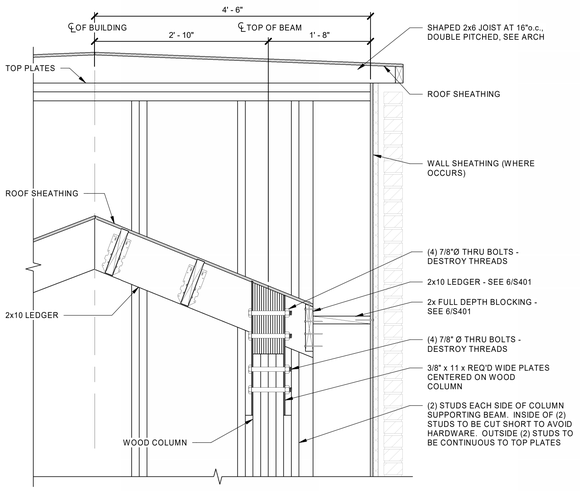
Date: 15 Aug 2024

#	Drawing Issue and Revision Schedule	Date
1	Bid Documents	15 Aug 2024

STEEPLE PLATFORM, FRAMING, AND DETAILS

S401

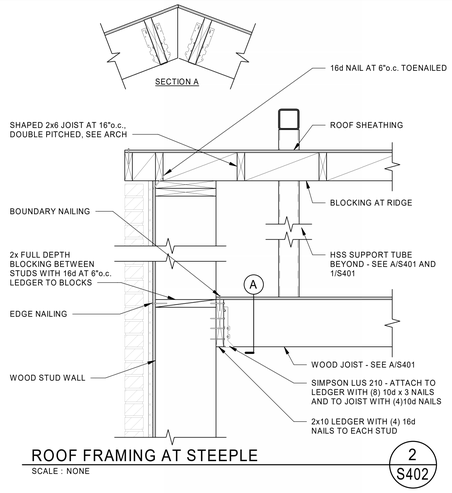
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:07 PM



DETAIL AT STEEPLE - FRONT WALL

SCALE : NONE

1
S402



ROOF FRAMING AT STEEPLE

SCALE : NONE

2
S402

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

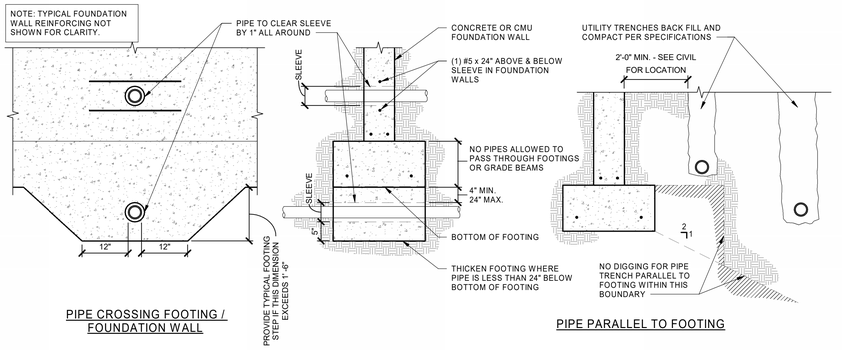
Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 396-187a

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

STEEPLE DETAILS

S402

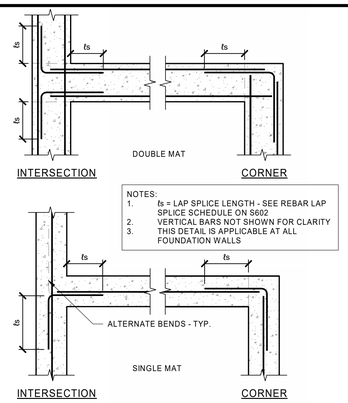
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:08 PM



TYPICAL PIPE PERPENDICULAR AND PARALLEL TO FOOTING DETAIL

SCALE : NONE

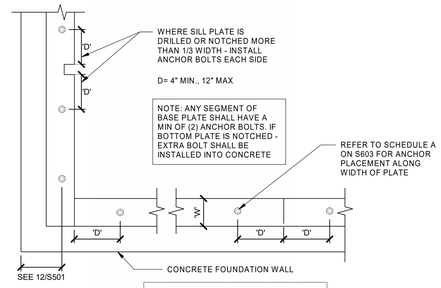
1 / S501



TYPICAL REINFORCING AT INTERSECTIONS IN CONCRETE WALLS

SCALE : NONE

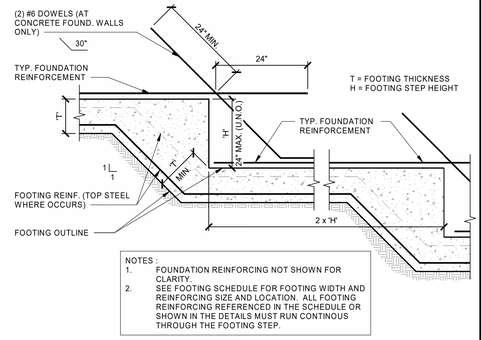
2 / S501



TYPICAL SILL PLATE BOLTING DETAIL

SCALE : NONE

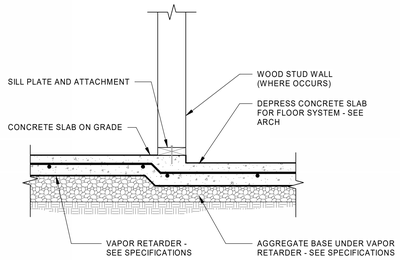
3 / S501



TYPICAL FOOTING STEP DETAIL

SCALE : NONE

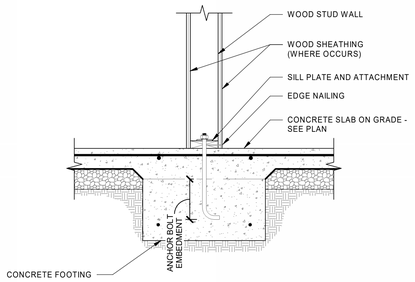
4 / S501



TYPICAL NON-STRUCTURAL WOOD STUD WALL AT DEPRESSED CONCRETE SLAB ON GRADE

SCALE : NONE

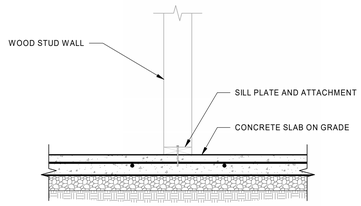
5 / S501



INTERIOR CONCRETE FOOTING

SCALE : NONE

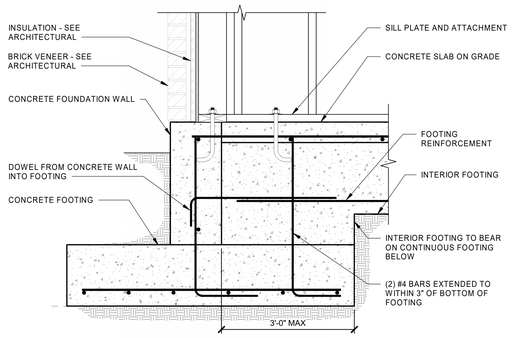
6 / S501



NON-STRUCTURAL STUD AT SLAB ON GRADE

SCALE : NONE

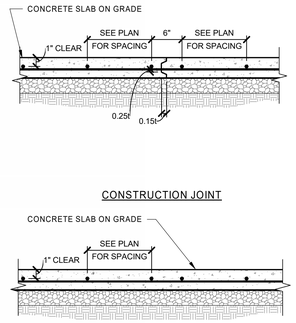
7 / S501



TYPICAL FOOTING STEP AT EXTERIOR FOUNDATION WALL

SCALE : NONE

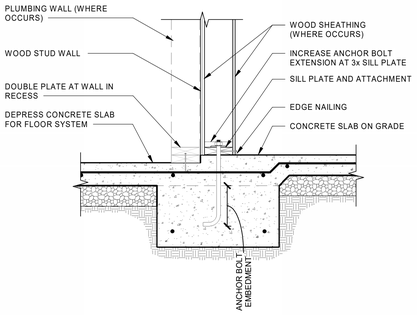
8 / S501



TYPICAL SLAB ON GRADE DETAILS

SCALE : NONE

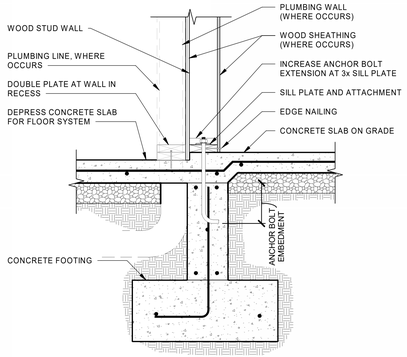
9 / S501



BEARING WALL DETAIL AT FLOOR OFFSET

SCALE : NONE

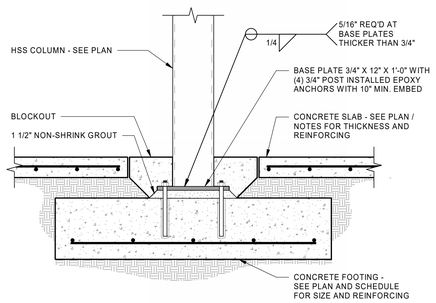
10 / S501



BEARING WALL DETAIL AT FLOOR OFFSET WITH FOUNDATION SYSTEM

SCALE : NONE

11 / S501



COLUMN TO SPOT FOOTING

SCALE : NONE

12 / S501

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

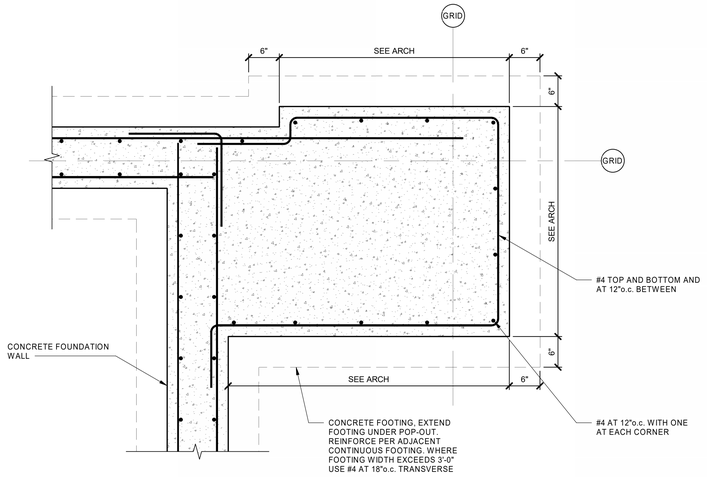
Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:728:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187a

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

FOUNDATION DETAILS

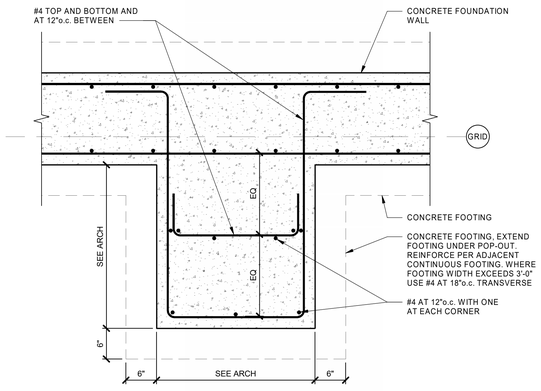
S501

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:10 PM



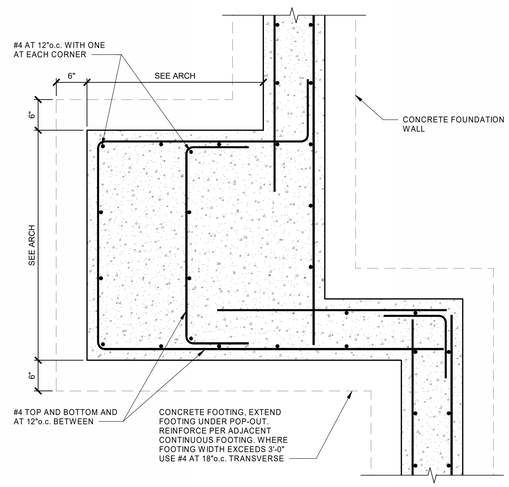
DETAIL
SCALE : NONE

1
S502



FOUNDATION POP-OUT CONFIGURATION AT BACK WALL
SCALE : NONE

2
S502



DETAIL
SCALE : NONE

3
S502

FOUNDATION POP-OUT CONFIGURATION AT ENTRIES
SCALE : NONE

4
S502

FOUNDATION POP-OUT CONFIGURATION AT FRONT OF BUILDING
SCALE : NONE

5
S502

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BID #: 2344
County Parcel: 39:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-187a

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

FOUNDATION DETAILS

S502

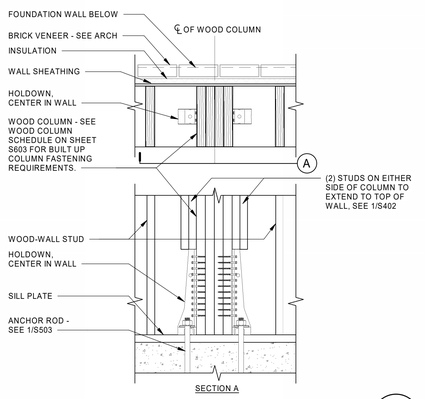
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEM82.rvt
Printed 8/19/2024 5:08:11 PM

HOLDOWN ANCHOR ATTACHMENT			
SIMPSON HOLD DOWN MODEL NO.	ATTACHMENT FASTENERS[2]	EMBEDMENT DEPTH[3]	ANCHOR BOLT[1,4,5]
HDU2	(6) SDS 1/4" x 2 1/2"	1'-6"	SB5/8X24
HDU5	(14) SDS 1/4" x 2 1/2"	1'-6"	SB5/8X24
HDU8	(20) SDS 1/4" x 2 1/2"	1'-6"	SB7/8X24
HDU11	(30) SDS 1/4" x 2 1/2"	1'-6"	SB1X30
HDU14	(36) SDS 1/4" x 2 1/2"	2'-0"	SB1X30
HD19	(5) 1"Ø BOLTS	1'-6"	SIMPSON PAB10

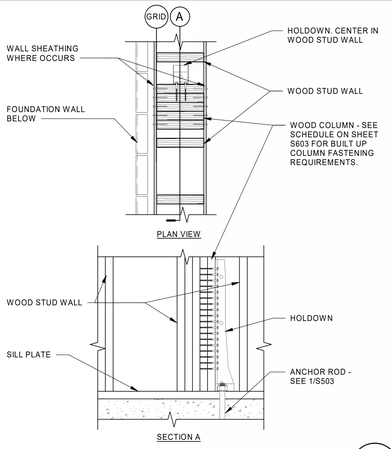
NOTES:

1. ALL FASTENERS FOR PRESERVATIVE AND TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER, UNLESS WOOD IS BORATE TREATED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD INSTALLED IN AN INTERIOR, DRY ENVIRONMENT ARE PERMITTED.
2. ALL WOOD COLUMNS TO BE NAILED OR BOLTED TOGETHER PER SCHEDULE ON S603 PRIOR TO HOLDOWN INSTALLATION.
3. EMBEDMENT DEPTH, *te*, IS TO BE FROM TOP OF FOUNDATION WALL OR BOTTOM OF SLAB ON GRADE.
4. HOLDOWN ANCHORS TO BE CENTERED IN STUD WALL AND TO HAVE 4" MIN. CLEARANCE TO FACE OF CONCRETE WALL.
5. WASHER TO BE 3/8" x 4" x 4".

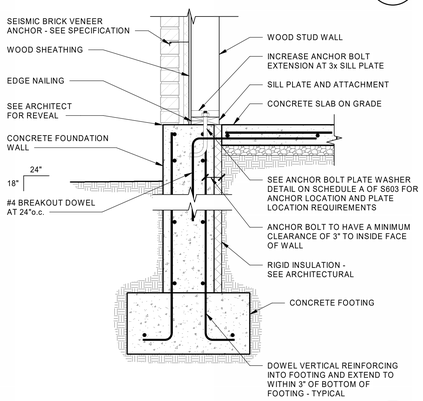
HOLDOWN ANCHOR BOLT SCHEDULE — 1/S503
SCALE : NONE



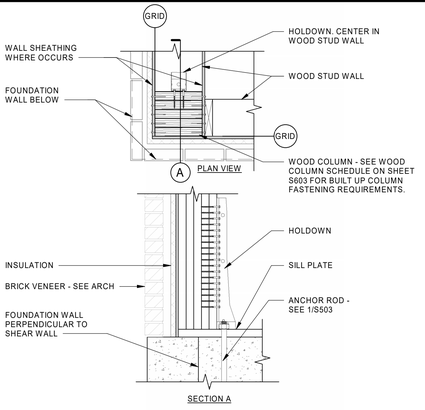
HOLDOWN AT STEEPLE ANCHORAGE — 6/S503
SCALE : NONE



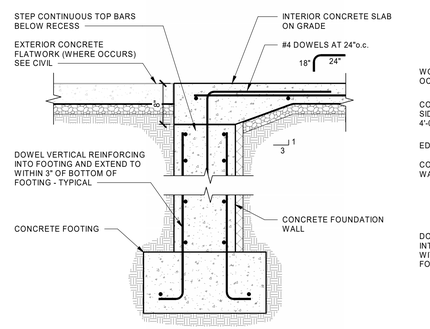
HOLDOWN AT MID-WALL — 2/S503
SCALE : NONE



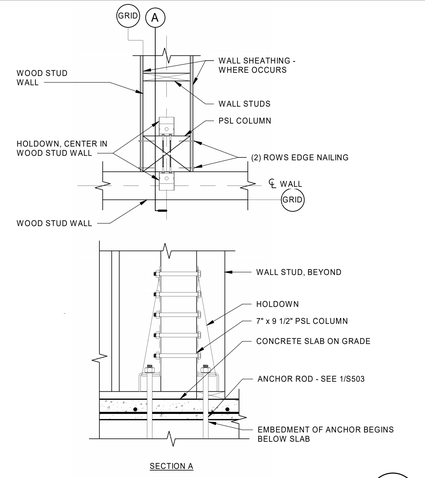
SECTION AT EXTERIOR WALL — 7/S503
SCALE : NONE



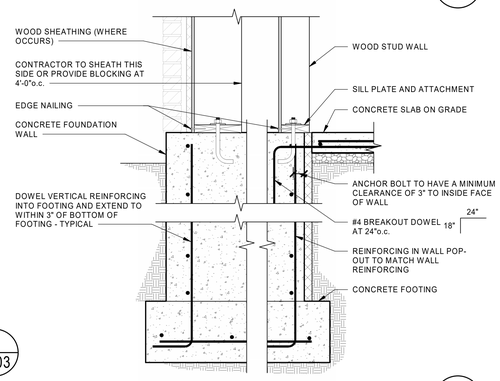
HOLDOWN AT CORNER — 3/S503
SCALE : NONE



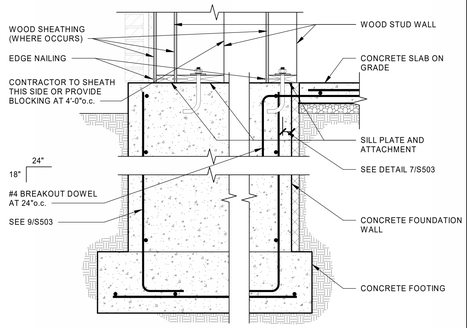
SECTION AT FOUNDATION WALL RECESS AT OPENINGS — 8/S503
SCALE : NONE



HOLDOWN AT INTERIOR SHEAR WALL — 4/S503
SCALE : NONE

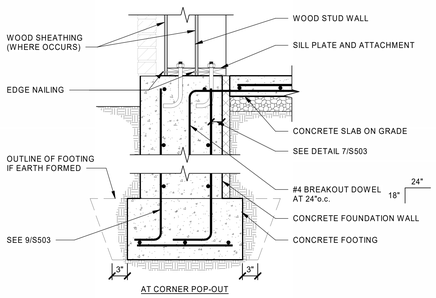


POP-OUT — 9/S503
SCALE : NONE



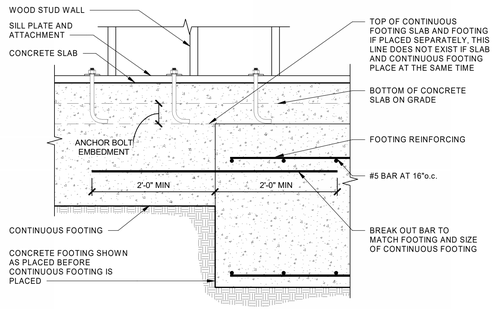
AT DOUBLE POP-OUT

DOUBLE WALL POP-OUT — 10/S503
SCALE : NONE



AT CORNER POP-OUT

NARROW POP-OUT — 11/S503
SCALE : NONE



TYPICAL CONNECTION OF SPOT TO CONTINUOUS FOOTING WHEN FOOTINGS ARE PLACED AT DIFFERENT TIMES — 12/S503
SCALE : NONE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

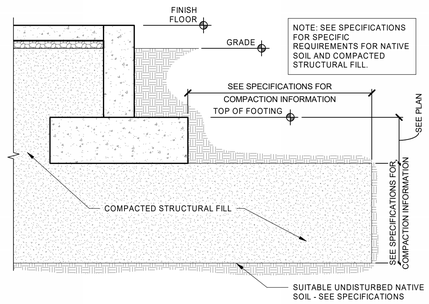
BHD #:	2244
Date:	15 Aug 2024
County Parcel:	35-228-0001
Plan Series:	2024 10 Ward SC
Owner #:	590-1876

Drawing Issue and Revision Schedule

No.	Date	Description
1	15 Aug 2024	Bid Documents

FOUNDATION DETAILS

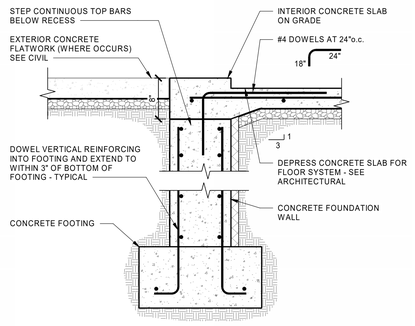
S503



TYPICAL FOOTING OVER COMPACTED STRUCTURAL FILL

SCALE : NONE

1 / S504



SECTION AT FOUNDATION WALL RECESS AT OPENINGS

SCALE : NONE

2 / S504

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 396-187a

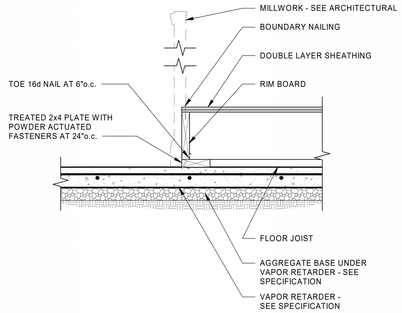
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

FOUNDATION DETAILS

S504

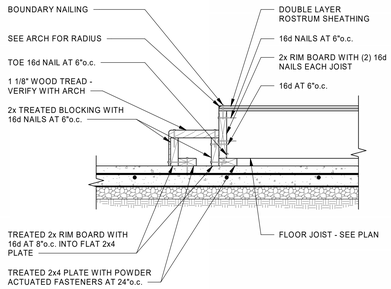
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEM82.rvt
Printed 8/19/2024 5:08:13 PM



ROSTRUM FRONT EDGE

SCALE : NONE

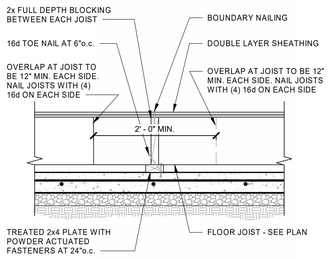
1 / S511



STAIRS

SCALE : NONE

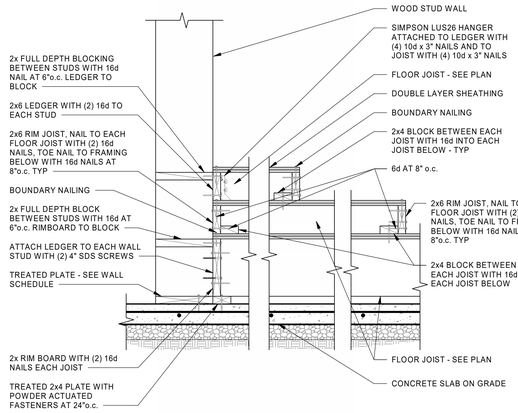
2 / S511



JOIST BEARING

SCALE : NONE

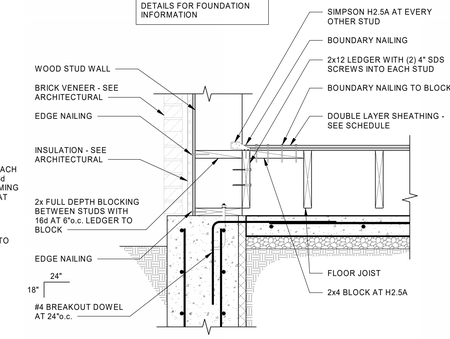
3 / S511



ROSTRUM OVERBUILD

SCALE : NONE

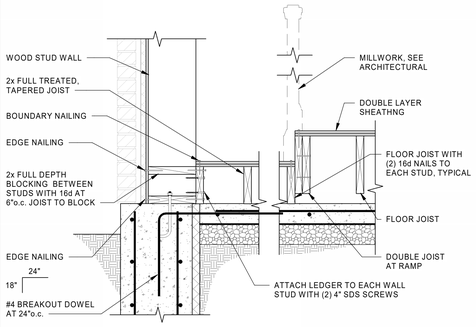
4 / S511



ROSTRUM DETAIL AT EXTERIOR WALL

SCALE : NONE

5 / S511



ROSTRUM RAMP AT EXTERIOR WALL

SCALE : NONE

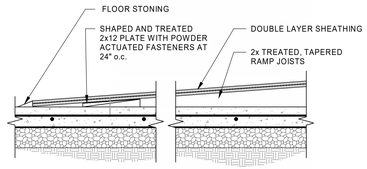
6 / S511

NOT USED

DETAIL (NOT USED)

SCALE : NONE

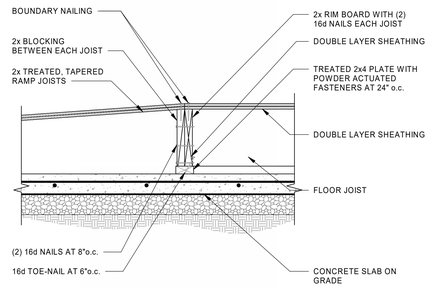
7 / S511



RAMP AT EDGE

SCALE : NONE

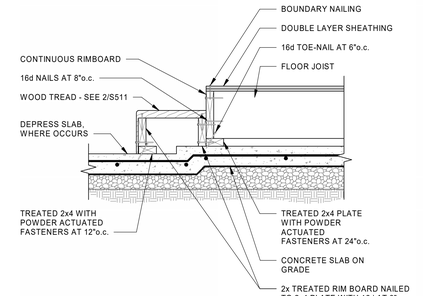
8 / S511



RAMP AT END

SCALE : NONE

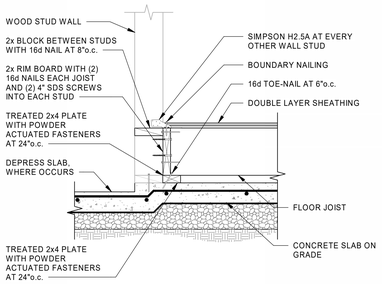
9 / S511



PLATFORM STAIRS

SCALE : NONE

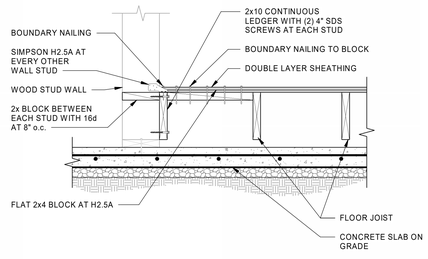
10 / S511



FRONT EDGE OF PLATFORM

SCALE : NONE

11 / S511



PLATFORM DETAIL AT WALL

SCALE : NONE

12 / S511

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

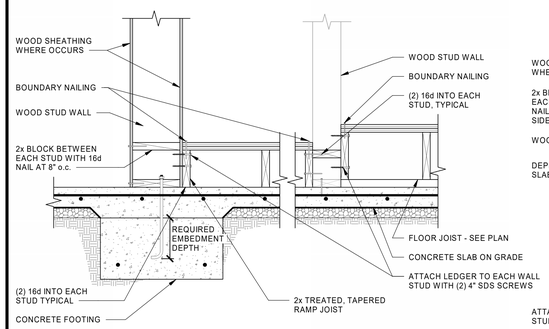
Date: 15 Aug 2024
BHD #: 2344
County Parcel: 59:728:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-187a

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

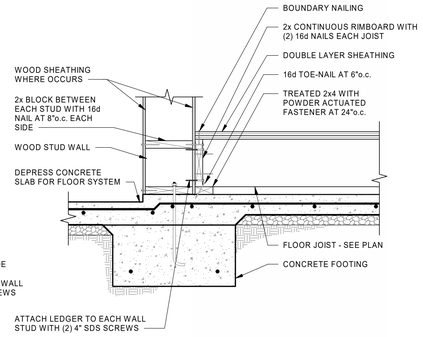
ROSTRUM AND PLATFORM DETAILS

S511

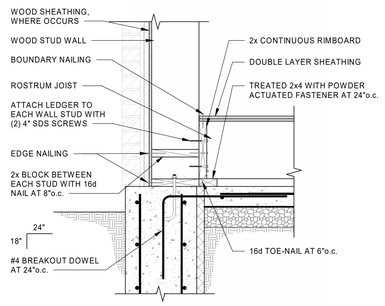
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:15 PM



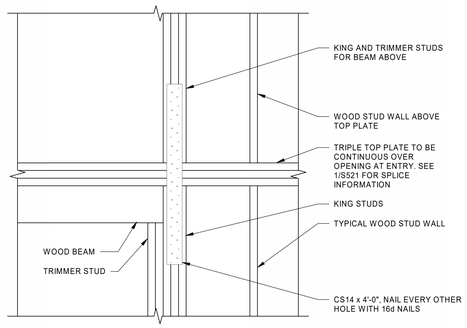
PLATFORM RAMP
SCALE : NONE
1 S512



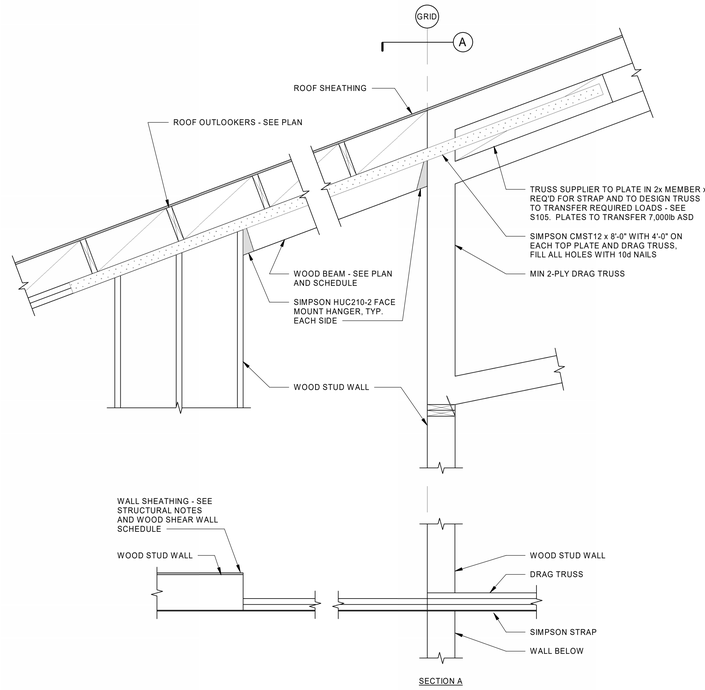
PLATFORM AT WALL
SCALE : NONE
2 S512



ROSTRUM AT EXTERIOR FRONT WALL
SCALE : NONE
3 S512



CONTINUITY OF TOP PLATES AT MAIN ENTRY
SCALE : NONE
5 S512



DRAG DETAIL
SCALE : NONE
4 S512

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 396-187a

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

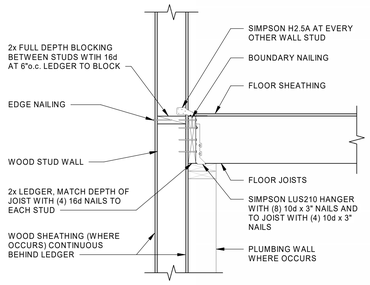
ROSTRUM AND PLATFORM DETAILS

S512

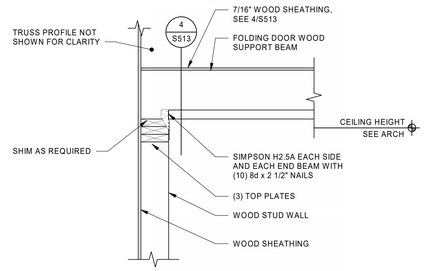
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:17 PM

NOT USED

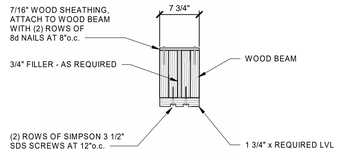
DETAIL (NOT USED)
SCALE : NONE — 1 / S513



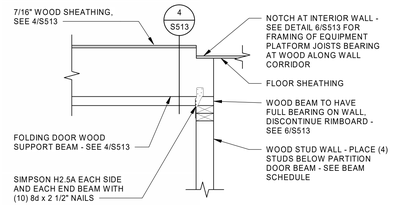
EQUIPMENT PLATFORM TO WALL CONNECTION
SCALE : NONE — 2 / S513



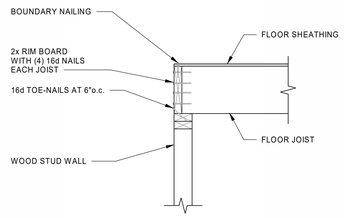
PARTITION DOOR SUPPORT AT EXTERIOR WALL
SCALE : NONE — 3 / S513



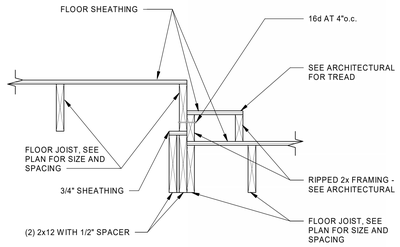
PARTITION DOOR BEAM SECTION
SCALE : NONE — 4 / S513



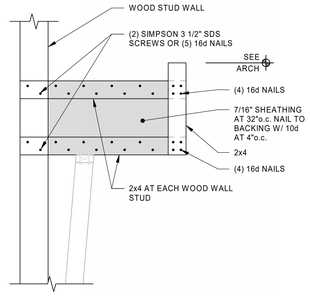
PARTITION DOOR SUPPORT AT INTERIOR WALL
SCALE : NONE — 5 / S513



EQUIPMENT PLATFORM FLOOR JOISTS BEARING AT WOOD STUD WALL
SCALE : NONE — 6 / S513



STEP IN EQUIPMENT PLATFORM
SCALE : NONE — 7 / S513



CHAPEL LIGHT COVE DETAIL
SCALE : NONE — 8 / S513

NOT USED

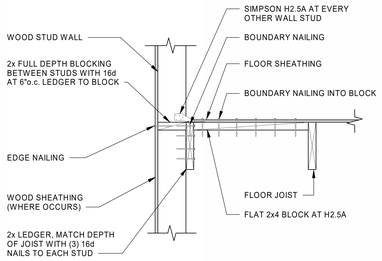
DETAIL (NOT USED)
SCALE : NONE — 9 / S513

NOT USED

DETAIL (NOT USED)
SCALE : NONE — 10 / S513

NOT USED

DETAIL (NOT USED)
SCALE : NONE — 11 / S513



FLOOR EDGE CONDITION AT WALL
SCALE : NONE — 12 / S513

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:728:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187a

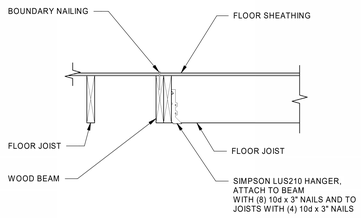
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

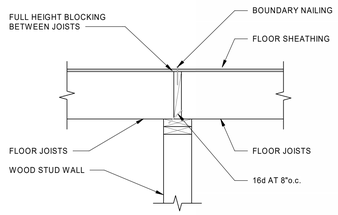
EQUIPMENT PLATFORM FRAMING DETAILS

S513

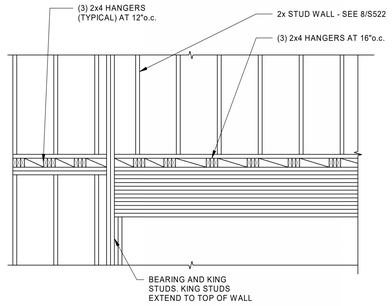
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:18 PM



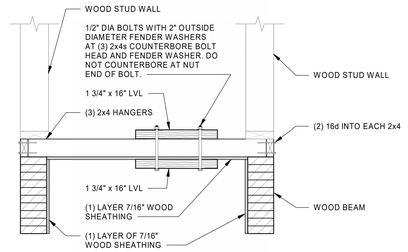
JOIST TO BEAM CONNECTION
SCALE : NONE — 1 / S514



FLOOR JOISTS BEARING AT WALL
SCALE : NONE — 2 / S514

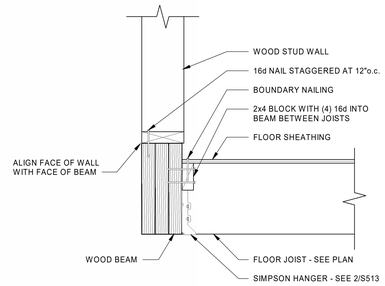


FOLDING PARTITION SECTION AT PLATFORM
SCALE : NONE — 3 / S514

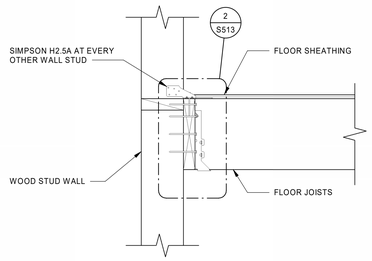


NOTE: SEE ARCH FOR DIMENSIONS AND ELEVATIONS

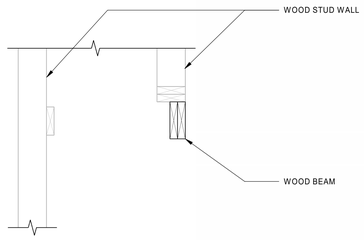
FOLDING PARTITION SECTION
SCALE : NONE — 4 / S514



JOIST-TO-BEAM AT ENTRY
SCALE : NONE — 5 / S514



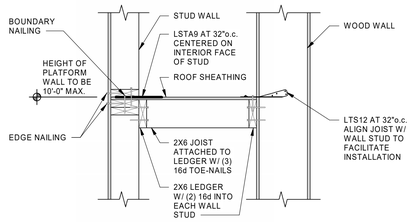
EQUIPMENT PLATFORM TO WALL CONNECTION
SCALE : NONE — 6 / S514



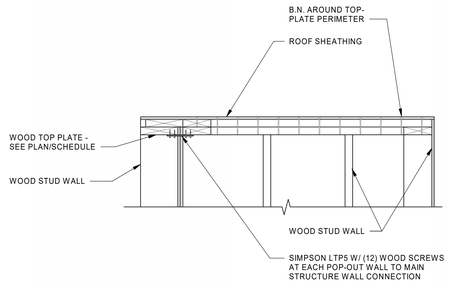
FOYER LIGHT COVE
SCALE : NONE — 7 / S514

NOT USED

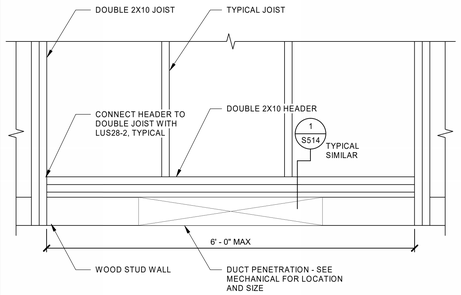
DETAIL (NOT USED)
SCALE : NONE — 8 / S514



POP-OUT WALL BRACING TO BACK-UP WALL
SCALE : NONE — 9 / S514

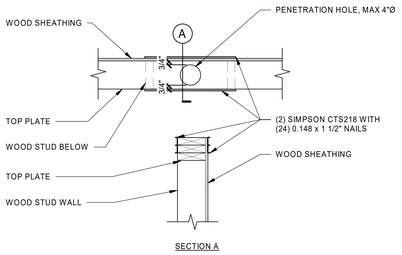


POP-OUT DETAIL
SCALE : NONE — 10 / S514



PLAN VIEW

DUCT PENETRATION AT BEARING WALL
SCALE : NONE — 11 / S514



SECTION A

TOP PLATE REINFORCING AT GAS PIPE PENETRATION
SCALE : NONE — 12 / S514

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

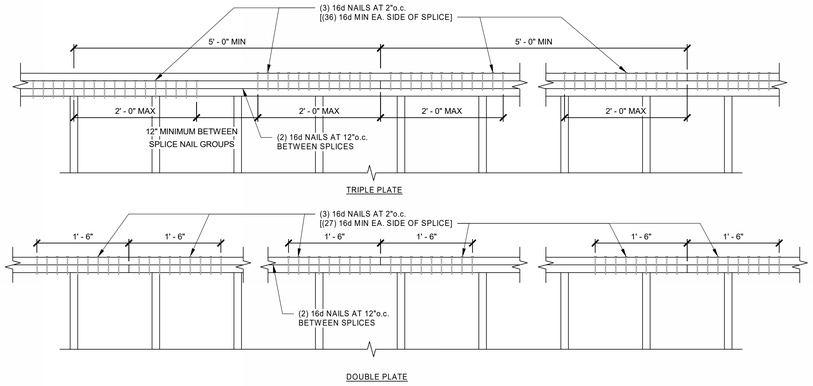
Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:728:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187a

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

EQUIPMENT PLATFORM FRAMING DETAILS

S514

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:20 PM

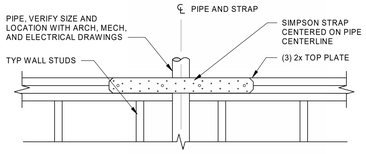


TYPICAL TOP PLATE SPLICE DETAIL

SCALE : NONE

1 S521

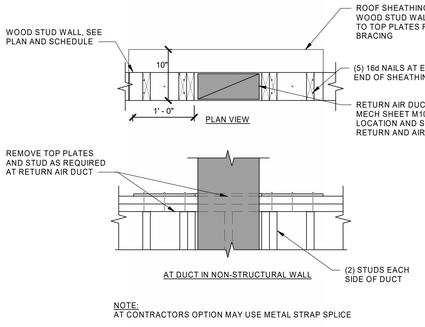
TOP PLATE SPLICE (2x6 WALLS ONLY) PENETRATIONS SCHEDULE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 2 1/2" DIAMETER	NONE REQUIRED
GREATER THAN 2 1/2" DIAMETER AND LESS THAN OR EQUAL TO 3 1/2" DIAMETER	MSTC28 CENTERED BETWEEN (2) TOP PLATES WITH (16) 16d x 3 1/2" NAILS EACH END OF STRAP. DO NOT NAIL INTO PIPE.
NOTE: HOLE SIZE IS TOTAL ALLOWABLE HOLE DIAMETER, NOT PIPE DIAMETER. DO NOT OVERCUT.	

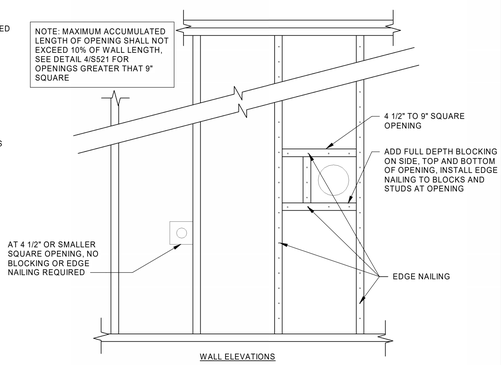


TYPICAL TOP PLATE SPLICE PENETRATION SCHEDULE

SCALE : NONE

2 S521

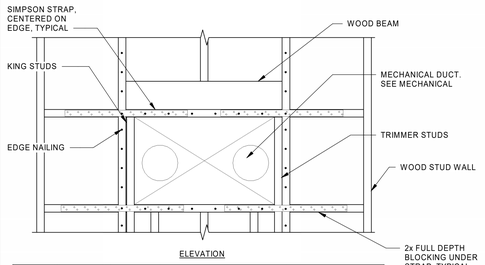




TYPICAL WALL PENETRATIONS LESS THAN 9" SQUARE

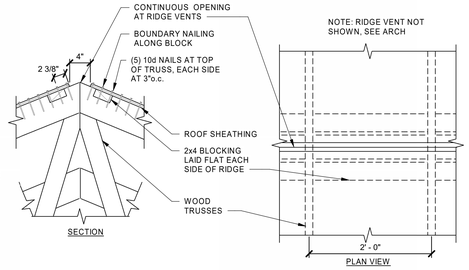
SCALE : NONE

3 S521



BEAM SPAN	BEAM SIZE	TRIMMER	KING STUD	SIMPSON STRAP	NAILS
1'-3'	(3) 2x6	(1) 2x	(1) 2x	CS20 x 2'-0"	(24) 8d x 2 1/2"
3'-5'	(3) 2x10	(1) 2x	(1) 2x	CS16 x 2'-0"	(36) 8d x 2 1/2"
5'-7'	(3) 2x12	(1) 2x	(1) 2x	CS16 x 2'-8"	(44) 8d x 2 1/2"

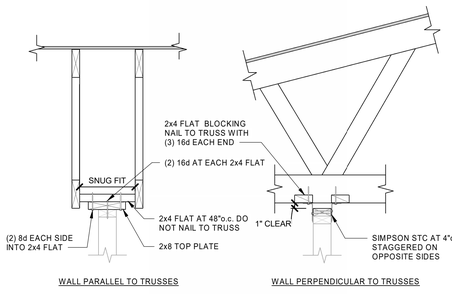
SEE DETAIL 3/S521 FOR OPENINGS < 9" SQUARE



TYPICAL RIDGE DETAIL AT RIDGE VENT LOCATIONS

SCALE : NONE

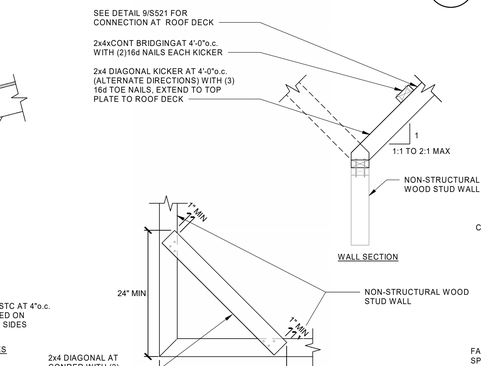
5 S521



TYPICAL NON-STRUCTURAL WALL TO UNDERSIDE OF TRUSS

SCALE : NONE

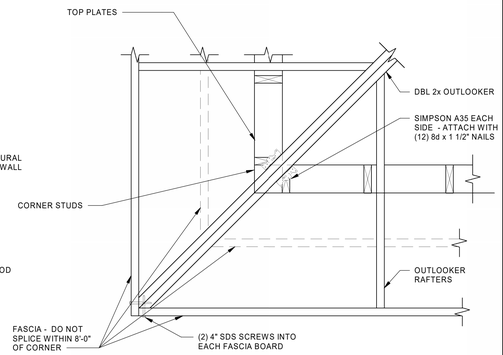
6 S521



TYPICAL NON-STRUCTURAL PARTITION BRACING DETAILS

SCALE : NONE

7 S521



TYPICAL CORNER ROOF FRAMING PLAN VIEW

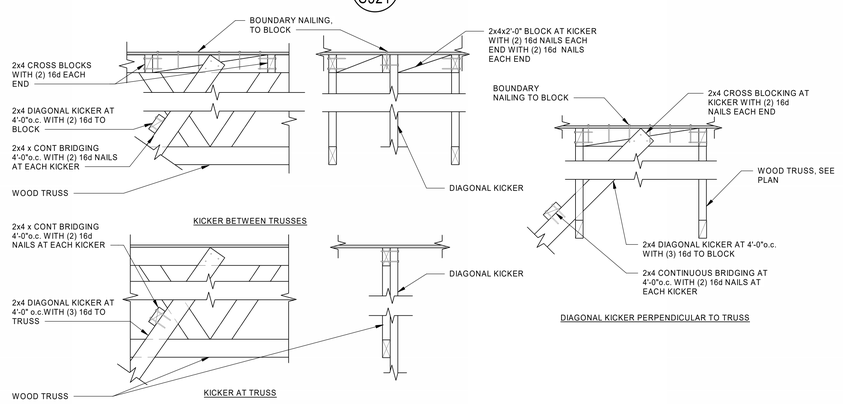
SCALE : NONE

8 S521

TYPICAL WALL PENETRATIONS SCHEDULE FOR PENETRATORS GREATER THAN 9" SQUARE

SCALE : NONE

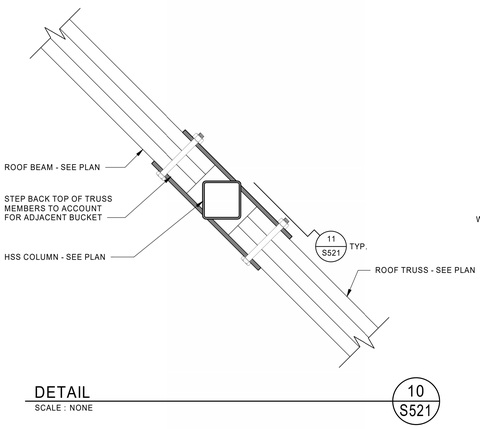
4 S521



TYPICAL KICKER CONNECTIONS TO ROOF TRUSSES

SCALE : NONE

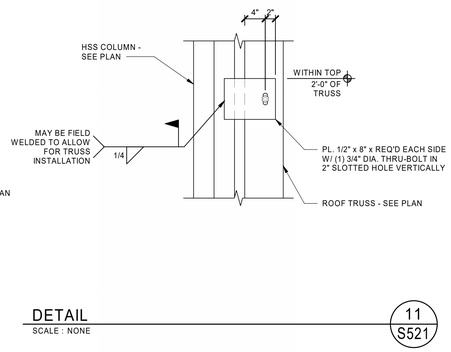
9 S521



DETAIL

SCALE : NONE

10 S521



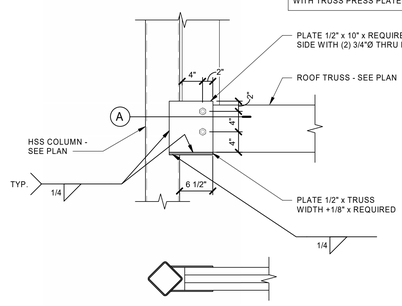
DETAIL

SCALE : NONE

11 S521

FABRICATOR NOTE:
PROVIDE TRUSS WIDTH +1/8" CLEARANCE BETWEEN SIDE PLATES

TRUSS MANUFACTURER NOTE:
NOTE BOLT LOCATIONS AND COORDINATE WITH TRUSS PRESS PLATES.



DETAIL

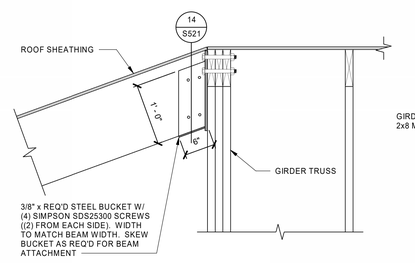
SCALE : NONE

12 S521

TYPICAL KICKER CONNECTIONS TO ROOF TRUSSES

SCALE : NONE

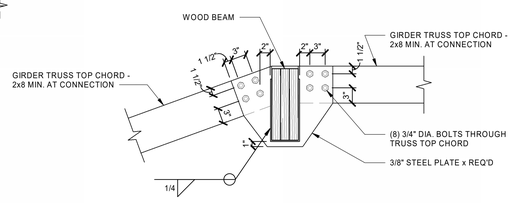
9 S521



WOOD BEAM BEARING ON GIRDER TRUSS

SCALE : NONE

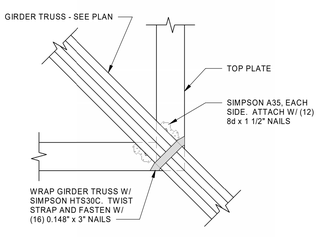
13 S521



DETAIL

SCALE : NONE

14 S521



DETAIL

SCALE : NONE

15 S521

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344 | County Parcel: 39-228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876

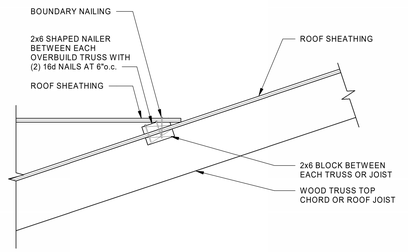
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	13 Aug 2024	Bid Documents

ROOF DETAILS

S521

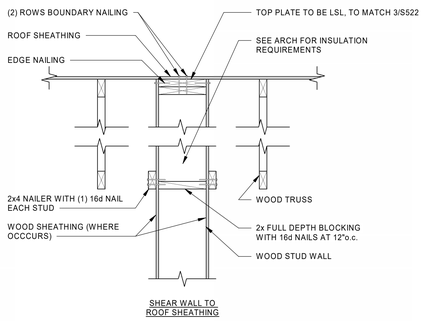
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:21 PM



OVERBUILD BETWEEN EACH OVERBUILD TRUSS

SCALE : NONE

1 S522

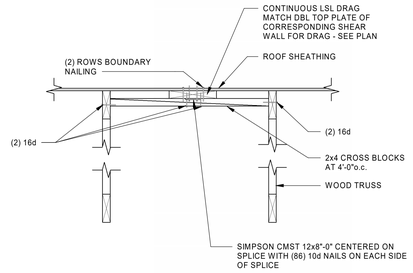


SHEAR WALL TO ROOF SHEATHING

INTERIOR SHEAR WALL TO ROOF CONNECTION

SCALE : NONE

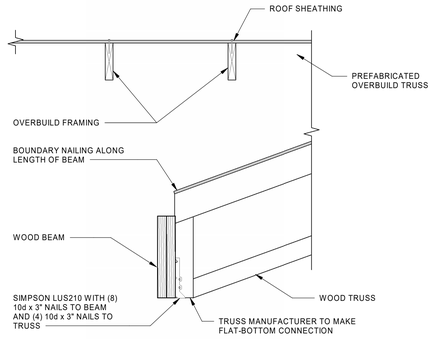
2 S522



DRAG SUPPORT BETWEEN TRUSSES

SCALE : NONE

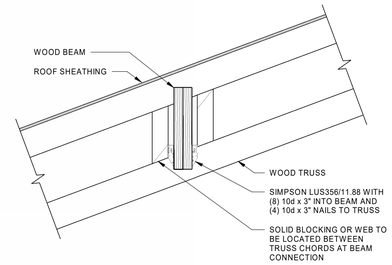
3 S522



ROOF TRUSS TO BEAM CONNECTION

SCALE : NONE

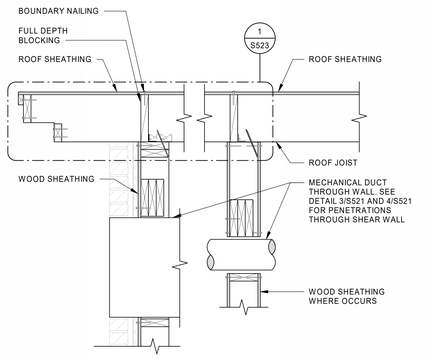
4 S522



BEAM TO TRUSS AT BACK OVERBUILD

SCALE : NONE

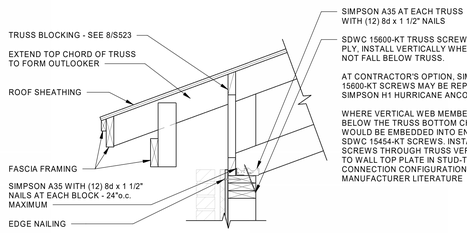
5 S522



MECHANICAL PENETRATION AT WALL POP-OUT

SCALE : NONE

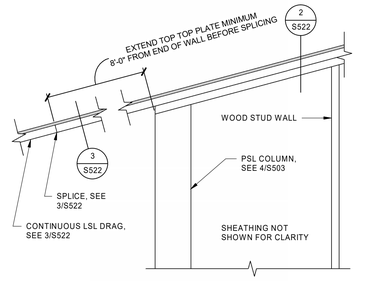
6 S522



WOOD TRUSS BEARING AT EXTERIOR WALL

SCALE : NONE

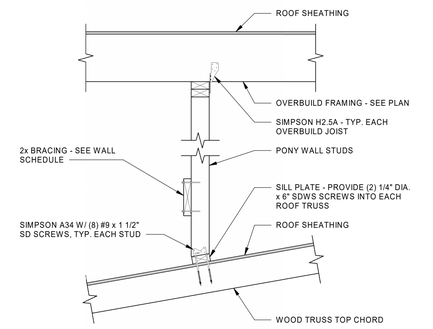
7 S522



DRAG-TO-SHEAR WALL

SCALE : NONE

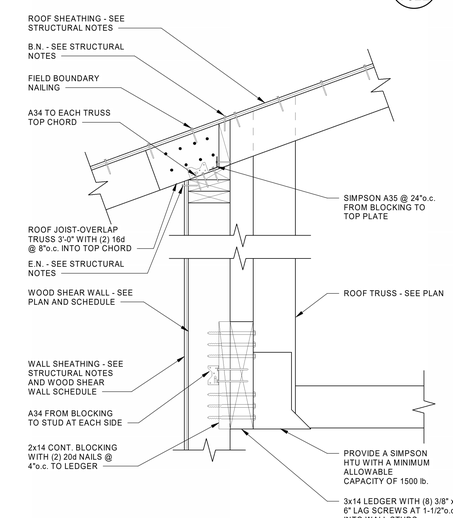
8 S522



DETAIL

SCALE : NONE

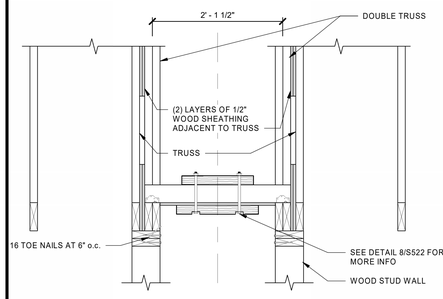
9 S522



DETAIL

SCALE : NONE

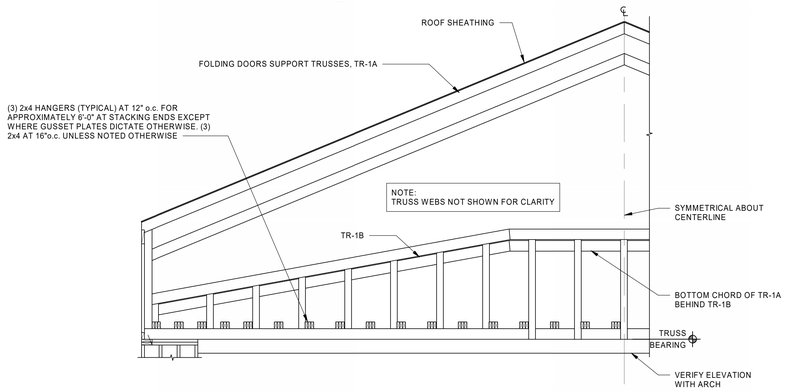
10 S522



FOLDING PARTITION SECTION AT WALL

SCALE : NONE

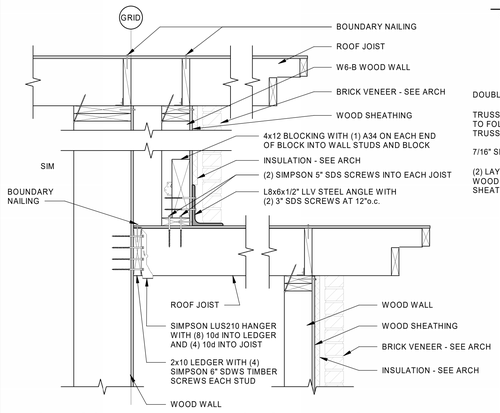
11 S522



FOLDING PARTITION SECTION (BETWEEN CHAPEL AND CULTURAL HALL)

SCALE : NONE

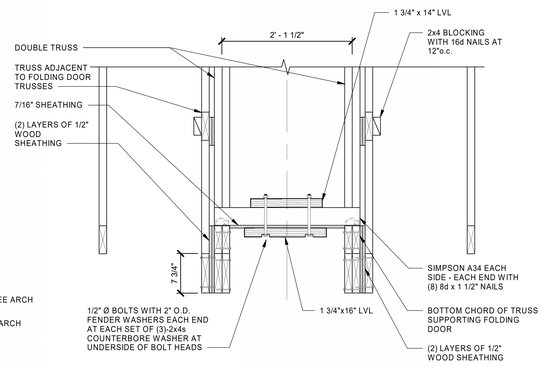
12 S522



OUTLOOKER AND WALL POP-OUT AT BACK ENTRANCE

SCALE : NONE

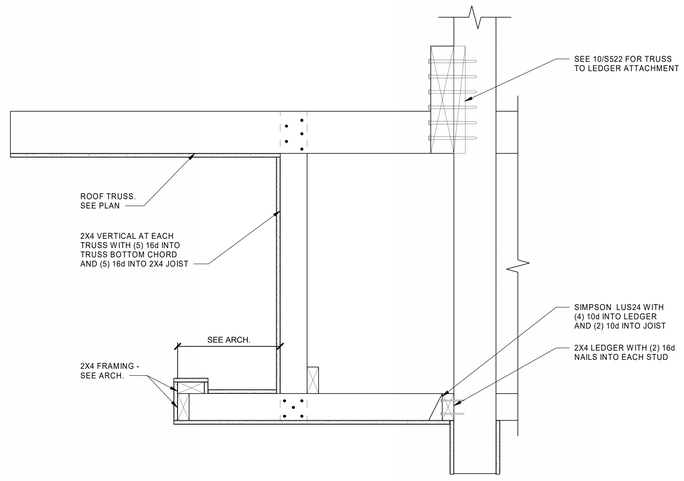
13 S522



FOLDING PARTITION SECTION

SCALE : NONE

14 S522



DETAIL

SCALE : NONE

15 S522

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 39:228:0001 | Plan Series: 2024.10 Word SC | Owner #: 590-1876

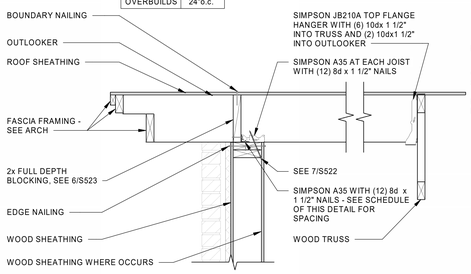
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

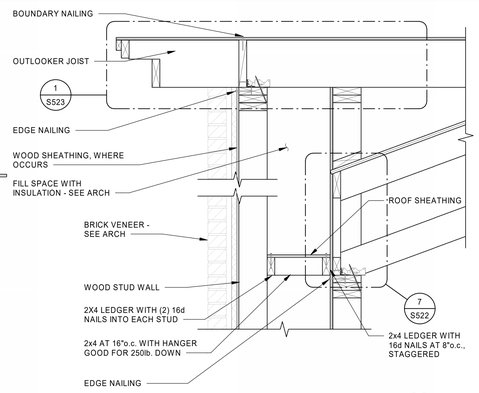
ROOF DETAILS

S522

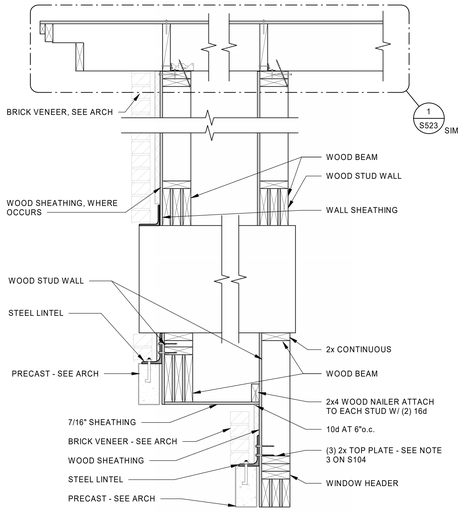
A35 SPACING	
GRID	SPACING
1	24"o.c.
2	12"o.c.
3	16"o.c.
OVERBUILDS	24"o.c.



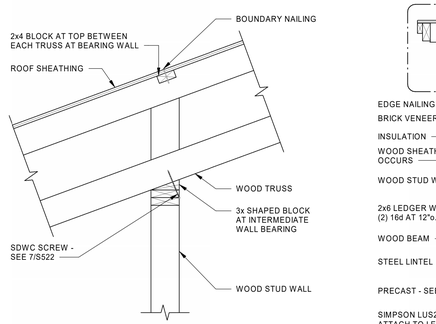
OUTLOOKER AT EXTERIOR WALL
SCALE : NONE — 1 / S523



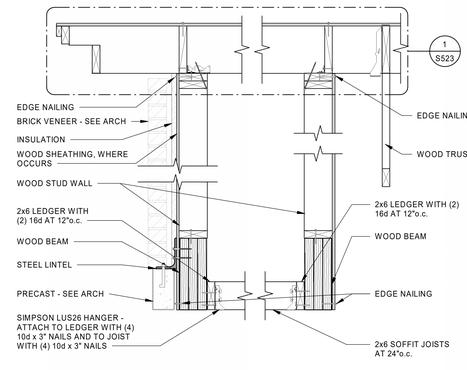
OUTLOOKER AT EXTERIOR WALL
SCALE : NONE — 2 / S523



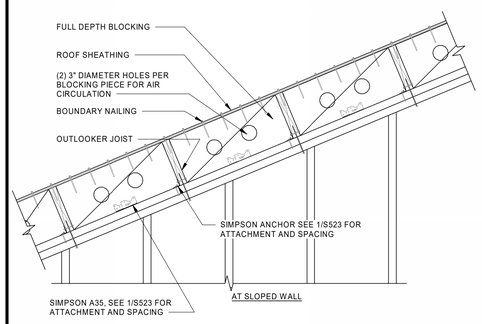
FRAMING AT MECHANICAL OPENING
SCALE : NONE — 3 / S523



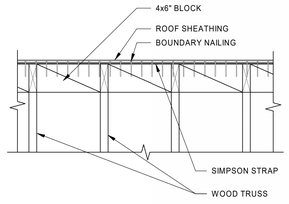
FRAMING AT ROOF POP-UP ON TRUSSES
SCALE : NONE — 4 / S523



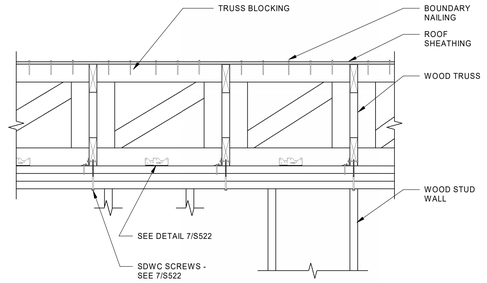
OUTLOOKER DETAIL AT ENTRY
SCALE : NONE — 5 / S523



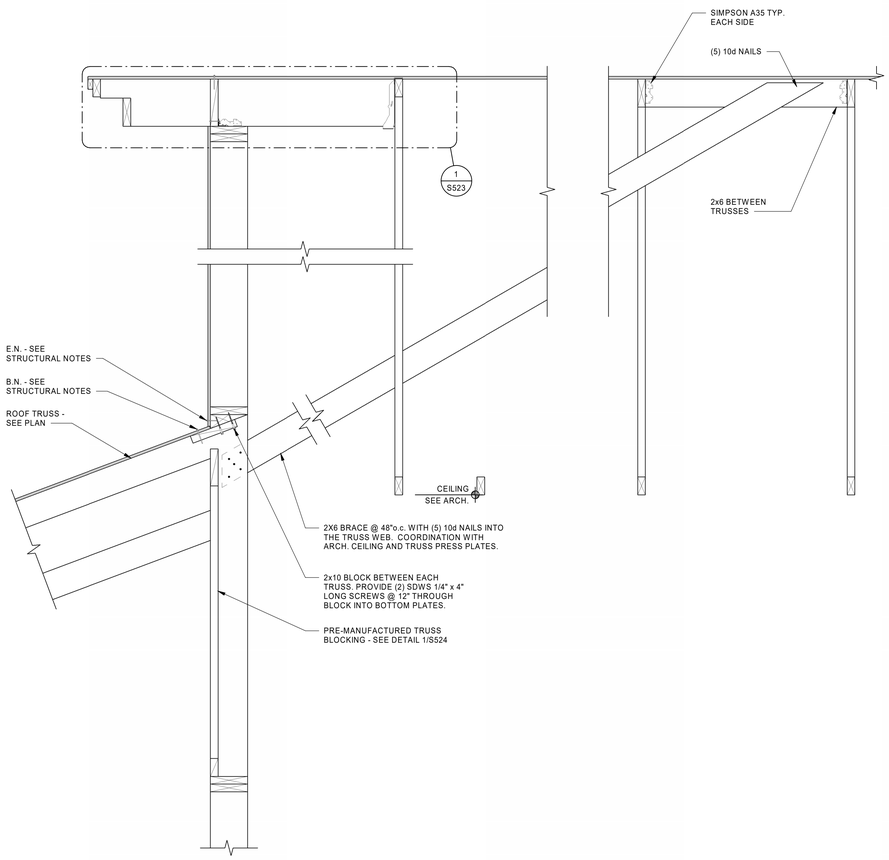
SOLID BLOCKING AND ANCHORING DETAIL
SCALE : NONE — 6 / S523



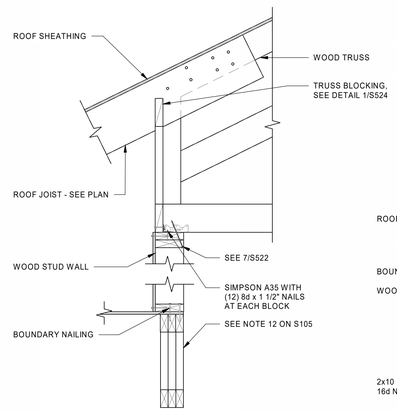
METAL COIL STRAP DETAIL
SCALE : NONE — 7 / S523



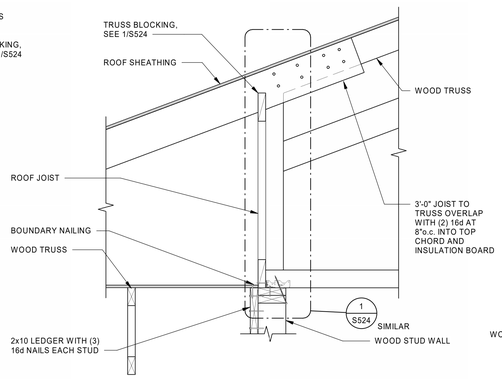
TRUSS BLOCKING AT LOW EXTERIOR WALL
SCALE : NONE — 8 / S523



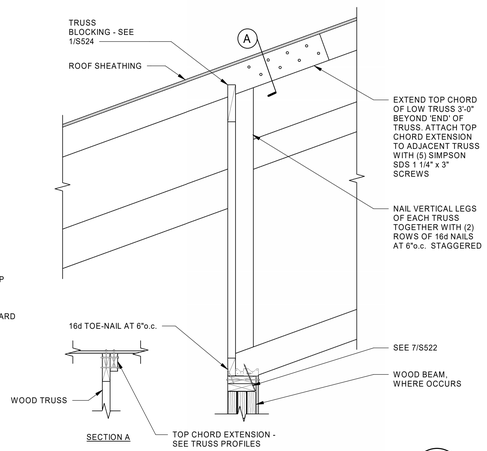
DETAIL
SCALE : NONE — 9 / S523



ROOF TRUSS AND OVERBUILD FRAMING
SCALE : NONE — 10 / S523



TRUSS OVERBUILD DETAIL
SCALE : NONE — 11 / S523



TRUSS BEARING AT INTERIOR WALL
SCALE : NONE — 12 / S523

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344 — Owner #: 390-187a
Date: 15 Aug 2024 — County Parcel: 39:728:0001 — Plan Series: 2024 10 Ward SC

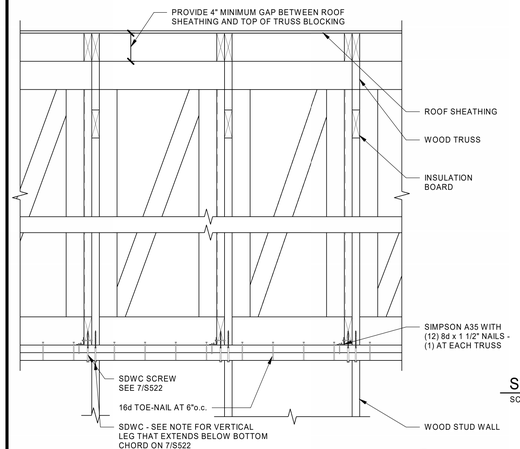
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

ROOF DETAILS

S523

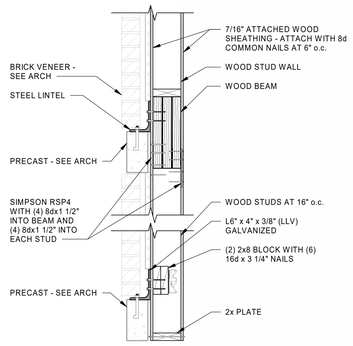
C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:25 PM



TRUSS BLOCKING AT INTERIOR BEARING

SCALE : NONE

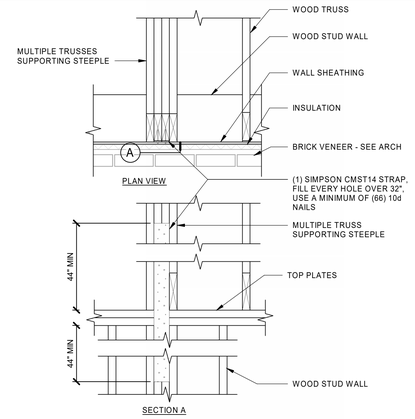
1 / S524



SUSPENDED ELEMENT AT OPENING

SCALE : NONE

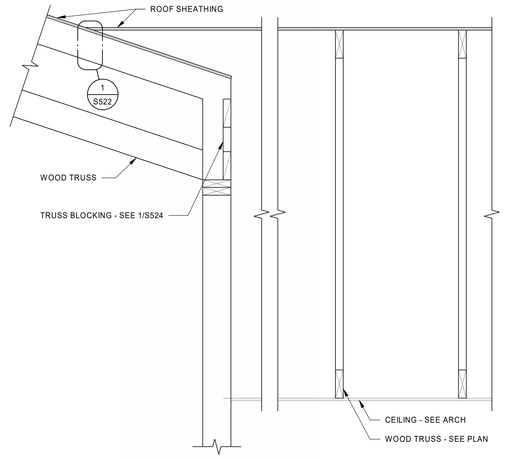
2 / S524



ANCHORAGE OF STEEPLE SUPPORT TRUSSES TO WALL

SCALE : NONE

3 / S524



BEARING AT TR-3 AT ENTRY

SCALE : NONE

4 / S524

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 59:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 396-187a

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

ROOF DETAILS

S524

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEM82.rvt
Printed 8/19/2024 5:08:27 PM

SCHEDULE A

DESIGN CRITERIA

DESIGN CRITERIA	2018 INTERNATIONAL BUILDING CODE (ASCE 7)	2021 IBC
SEISMIC	RISK CATEGORY	III
	IBC SEISMIC IMPORTANCE FACTOR	I_E = 1.25
	MAPPED SPECTRAL RESPONSE ACCELERATION:	
	MAPPED VALUE OF S_S (FOR ALL CALCULATIONS EXCEPT C_S)	S_S = 1.311 g
	VALUE OF S_S USED TO CALCULATE C_S (LIMIT S_S TO 1.5 PER ASCE7)	S_S = 1.311 g
	S_1	S_1 = 0.474 g
	SOIL SITE CLASS	D (DEFAULT)
	SITE COEFFICIENT, F_a	F_a = 1.2
	SITE COEFFICIENT, F_v	F_v = 1.826
	DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_{DS} = 1.049 g S_{D1} = 0.577 g
	SEISMIC DESIGN CATEGORY	D
	BASIC SEISMIC-FORCE RESISTING SYSTEM.	LIGHT FRAMED WALLS SHEATHED WITH WOOD PANELS
	RESPONSE MODIFICATION FACTOR	R = 6.5
	OVERSTRENGTH FACTOR	Ω_0 = 2.5
	ANALYSIS PROCEDURE USED.	ASCE 7 EQUIVALENT LATERAL FORCE PROCEDURE
	SEISMIC RESPONSE COEFFICIENT - ULTIMATE	C_S = 0.202 g
WIND	ASCE 7 DIRECTIONAL PROCEDURE, PART 1	
	WIND SPEED (3 SECOND GUST)	109 M.P.H.
	INTERNAL PRESSURE COEFFICIENT	±0.18
	EXPOSURE CATEGORY	C
ROOF	DEAD LOAD	20 P.S.F.
	SNOW IMPORTANCE FACTOR	I_S = 1.10
	GROUND SNOW LOAD, P_g	31 P.S.F.
	FLAT ROOF SNOW LOAD, P_f	21.5 P.S.F.
	SNOW EXPOSURE FACTOR, C_e	0.9
	THERMAL FACTOR, C_t	1.0
	SLOPE FACTOR, C_s	1.0
	ROOF SNOW LOAD - THIS LOAD REFLECTS ROOF SNOW LOAD MULTIPLIED BY THE SNOW IMPORTANCE FACTOR (VALUE SHOWN DOES NOT INCLUDE DRIFT LOAD)	21.5 P.S.F.
	BUILDING SITE ELEVATION	4,540 ft
	ROOF RAIN LOAD	1.61 in/hr
EQUIPMENT PLATFORM	DEAD LOAD	15 P.S.F.
	LIVE LOAD	40 P.S.F.
ROSTRUM	DEAD LOAD	15 P.S.F.
	LIVE LOAD	100 P.S.F.
PLATFORM	DEAD LOAD	15 P.S.F.
	LIVE LOAD	125 P.S.F.
SOIL BEARING	GSH GEOTECHNICAL REPORT NO. 0153-538-23 - DATE: AUGUST 2, 2024	2500 P.S.F.
WIND (STEEPLE)	ASCE 7 SECTION 29.4 - OTHER STRUCTURES	
	WIND SPEED	109 M.P.H.
	FORCE COEFFICIENT, Cf	1.37

SCHEDULE B

LEGEND

BOB	BOTTOM OF BEAM		INDICATES SIDE WHERE INTERIOR WOOD WALL SHEATHING IS TO BE INSTALLED
BLW ABV	INDICATES FLOOR OFFSET, SEE DETAILS		DETAIL NUMBER DETAIL SHEET
BM-x	INDICATES WOOD BEAM. SEE SCHEDULE		INDICATES DEPRESSED SLAB, SEE ARCHITECTURAL PLANS.
CB-x	INDICATES CONCRETE BEAM TYPE, SEE SCHEDULE	S — S	INDICATES FOOTING STEP
CJ	INDICATES CONTROL JOINT		INDICATES NON-STRUCTURAL WOOD STUD WALL
CW-x	INDICATES CONCRETE WALL, SEE SCHEDULE		INDICATES WOOD BEAM OR HEADER
EOS	EDGE OF SLAB		INDICATES WOOD ROOF OR FLOOR SHEATHING, SEE PLAN AND SCHEDULE
EF	EACH FACE		
FC-x	INDICATES CONCRETE CONTINUOUS FOOTING TYPE, SEE SCHEDULE		
FR-x	INDICATES CONCRETE RECTANGULAR FOOTING TYPE, SEE SCHEDULE		INDICATES STRUCTURAL WOOD SHEAR WALL
FS-x	INDICATES CONCRETE SPOT FOOTING TYPE, SEE SCHEDULE		TYPE 1 BLOCKED DIAPHRAGM - SEE SCHEDULE ON S604
LSL LVL	LAMINATED STRAND LUMBER LAMINATED VENEER LUMBER	HD POST/ANCHOR	HD - SIMPSON HOLDOWN SIZE POST - SIZE OF END POST CONNECTED TO HOLDOWN ANCHOR - ANCHOR SIZE
SCL	INDICATES STRUCTURAL COMPOSITE LUMBER SUCH AS LVL AND LSL		
SC-x	INDICATES STEEL COLUMN TYPE		
TOF	TOP OF FOOTING		
TOS	TOP OF SLAB		
TOW	TOP OF WALL		
TR-X	INDICATES WOOD TRUSS, SEE ELEVATIONS ON S20X		
WC-x	INDICATES WOOD COLUMN. SEE SCHEDULE		
WIJ-x	INDICATES WOOD I-JOIST. SEE SCHEDULE		
Wx-x	INDICATES WOOD WALL. SEE SCHEDULE		

SCHEDULE H

SCHEDULE OF CONSTRUCTION MATERIALS

CONCRETE	LOCATION	28 - DAY COMPRESSIVE STRENGTH
	EXTERIOR CONCRETE	4,500 P.S.I. MIX TYPE E
	FOOTINGS	3,000 P.S.I. MIX TYPE A
	FOUNDATION WALLS (EXPOSED TO FREEZING AND DE-ICERS)	4,500 P.S.I. MIX TYPE E
	FOUNDATION WALLS (NOT EXPOSED TO FREEZING AND DE-ICERS)	4,000 P.S.I. MIX TYPE D
	INTERIOR SLABS ON GRADE	3,500 P.S.I. MIX TYPE B
	NOTES: 1. CONCRETE STRENGTH USED IN DESIGN IS 2500 P.S.I.	2. SEE SPECIFICATIONS 03-3111 FOR DEFINITION OF MIX TYPE.
REINFORCING STEEL	FIELD BENT BARS	ALL OTHER BARS
	ASTM A615, GRADE 40 OR GRADE 60 (SEE LAP SPLICE SCHEDULE D/S602 FOR LAP LENGTHS)	ASTM A615, GRADE 60 (SEE LAP SPLICE SCHEDULE D/S602 FOR LAP LENGTHS)

WOOD[1,2,3,4]

DIMENSION LUMBER

APPLICATION	SPECIES GROUP AND MINIMUM GRADE	(ANY SPECIES AND GRADE LISTED MAY BE USED FOR ANY OF THE DESCRIBED APPLICATIONS).	
TOP PLATES, STRUTS, ROOF JOISTS, FLOOR JOISTS, MISC. FRAMING, HEADERS, BEAMS, LEDGERS	DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE MSR	#2 OR BETTER #1 OR BETTER #2 OR BETTER 1650F - 1.5E OR BETTER	
BLOCKING	DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE MSR	#2 OR BETTER #2 OR BETTER #2 OR BETTER 1650F - 1.5E OR BETTER	
POSTS AND TIMBERS 5" x 5" AND LARGER	DOUGLAS FIR-LARCH SOUTHERN PINE	#1 OR BETTER #1 OR BETTER	
SILL PLATES	DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE SCL	2x4, 1 1/2"x3 1/2" SCL STANDARD OR BETTER STANDARD OR BETTER STANDARD OR BETTER 1.3E	2x6, 2x8, 2x10, 1 1/2"x9 1/2" SCL, 1 1/2"x11 7/8" SCL #2 OR BETTER #2 OR BETTER #2 OR BETTER 1.5E
TRUSSED RAFTERS (CHORDS AND WEBS)	SPRUCE PINE FIR DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE MSR	#2 OR BETTER #2 OR BETTER #1 OR BETTER #2 OR BETTER 165F - 1.5E OR BETTER	
EXTERIOR WALL STUDS AND INTERIOR STRUCTURAL WALL STUDS	DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE SCL	2x4 #2 OR BETTER #1 OR BETTER #2 OR BETTER	2x6 #2 OR BETTER #1 OR BETTER #2 OR BETTER
INTERIOR NON-STRUCTURAL WALL STUDS	DOUGLAS FIR-LARCH HEM FIR SOUTHERN PINE	2x4 STANDARD, UTILITY, CONSTRUCTION, OR BETTER STANDARD, UTILITY, CONSTRUCTION, OR BETTER STANDARD, UTILITY, CONSTRUCTION, OR BETTER	2x6 #2 OR BETTER #2 OR BETTER #2 OR BETTER

STRUCTURAL COMPOSITE LUMBER (SCL) SUCH AS LVL AND LSL

	MINIMUM PROPERTY VALUES[1] - P.S.I.				
	Fb	Fv	Fc⊥	Fc||	E x 10^6
1-1/2" x = 5-1/2" (SEE NOTE 4 AND 5)	1,700	220	575	1,400	1.3
1-1/2" x ALL OTHER DEPTHS (SEE NOTE 4 AND 5)	2,250	220	575	1,950	1.5
1-3/4" x ALL DEPTHS	2,600	285	750	2,350	1.9
3-1/2" x ALL DEPTHS	1,700	285	680	1,400	1.3

GLU-LAM COLUMNS

	MINIMUM PROPERTY VALUES[1] - P.S.I.				
	Fb	Fv	Fc⊥	Fc||	E x 10^6
5 1/8" x ALL DEPTHS	2,400	265	650	1,800	2.0

GLUED LAMINATED BEAMS

	MINIMUM PROPERTY VALUES[1] - P.S.I.				
	Fb TENSION ZONE	Fb COMPRESSION ZONE STRESSED IN TENSION	Fv	Fc	E x 10^6
24F-V4 DF/DF OR 24F-E4 SP/SP WITH STRESS CLASS 24F-1.9E EXCEPT AT BM, USE 24F-V8	2400	2400	265	1600	1.8

NOTES:
1. DESIGN VALUES ARE FOR NORMAL DURATION. REPETITIVE FRAMING FACTORS AND SIZE FACTORS HAVE NOT BEEN APPLIED.
2. 1 3/4" MEMBERS MAY BE USED TO REPLACE 1 1/2" SCL MEMBERS. ADJUST DIMENSIONS IN PLANS AND DETAILS ACCORDINGLY.
3. LIMIT THE MODULUS OF ELASTICITY OF 1 1/2" LSL MEMBERS TO 1.55x10^6 psi.
4. LSL WOOD IS HARDER AND DENSER THAN LVL WOOD. FRAMER MUST HAVE EQUIPMENT THAT WILL DRIVE NAILS COMPLETELY INTO WOOD.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — Matthew C. McBride — No. 353893 — 8/14/24 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-18-fk
Plan Series: 2024 10 Ward SC
County Parcel: 39-226:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

SCHEDULES

S601

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:28 PM

SCHEDULE A

CONCRETE FOOTING SCHEDULE

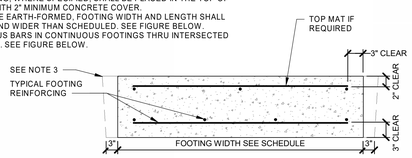
MARK*	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO.	SIZE	LENGTH	SPACING	NO.	SIZE	LENGTH	SPACING	
FC1.5	1'-6"	CONT.	1'-0"	-	-	-	-	2	#4	CONT.	12"o.c.	
FC2.0	2'-0"	CONT.	1'-0"	-	-	-	-	3	#4	CONT.	EQUAL	
FC4.0	4'-0"	CONT.	1'-0"	-	-	-	-	5	#4	CONT.	EQUAL	
FS2.5	2'-6"	2'-6"	1'-0"	3	#5	2'-0"	EQUAL	3	#5	2'-0"	EQUAL	
FS4.0	4'-0"	4'-0"	1'-0"	5	#5	3'-6"	EQUAL	5	#5	3'-6"	EQUAL	
FS6.5	6'-6"	6'-6"	2'-0"	7	#5	6'-0"	EQUAL	7	#5	6'-0"	EQUAL	REINFORCE TOP AND BOTTOM
FS8X4	8'-0"	4'-0"	1'-6"	9	#6	3'-6"	EQUAL	5	#6	7'-6"	EQUAL	REINFORCE TOP AND BOTTOM

NOTES:

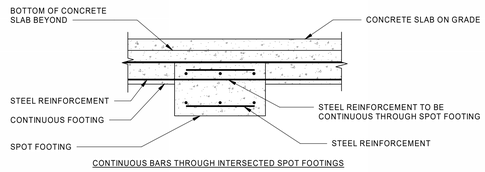
1. PLACE REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNLESS NOTED OTHERWISE). USE ADOBE BLOCKS.
2. TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
3. IF FOOTINGS ARE EARTH-FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" LONGER AND WIDER THAN SCHEDULED. SEE FIGURE BELOW.
4. RUN CONTINUOUS BARS IN CONTINUOUS FOOTINGS THRU INTERSECTED SPOT FOOTINGS. SEE FIGURE BELOW.

*FOOTING TYPES

FC = CONTINUOUS FOOTING
FS = SPOT FOOTING



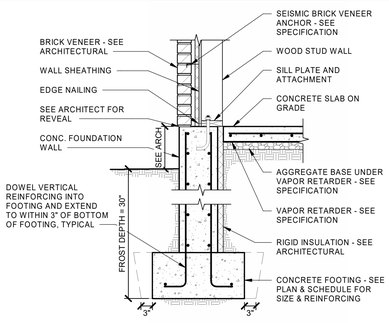
TYPICAL FOOTING SECTION



CONTINUOUS BARS THROUGH INTERSECTED SPOT FOOTINGS

SCHEDULE B

CONCRETE FOUNDATION WALL SCHEDULE



NOTES:
1. IF FOOTINGS ARE EARTH-FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" LONGER AND WIDER THAN SCHEDULED. SEE FIGURE ABOVE.

MARK	WIDTH	HORIZONTAL REINF.			VERTICAL REINF.	
		TOP	INTERMEDIATE	BOTTOM	SIZE	SPACING
CW-8	8"	(2) #4	#4 AT 16"o.c.	(2) #4	#4	16"o.c.
CW-12	12"	(2) #4	(2) #4 AT 18"o.c.	(2) #4	#4	16"o.c. EF
CW-14	14"	(2) #4	(2) #4 AT 16"o.c.	(2) #4	#4	16"o.c. EF
CW-18	18"	(2) #4	(2) #4 AT 12"o.c.	(2) #4	#4	12"o.c. EF

SCHEDULE C

SPECIAL INSPECTION SCHEDULE [1, 2]

ESTABLISHED PER 2021 IBC SECTION 110 AND CHAPTER 17

ITEM	CONTINUOUS[3]	PERIODIC[3]	REFERENCE	COMMENTS
CONCRETE CONSTRUCTION (IBC 1705.3)			SEE IBC TABLE 1705.3 - REF. NOTE C1	C1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONCRETE ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS BECAUSE THE REQUIREMENTS OF IBC 1705.3 ARE MET.
REINFORCING STEEL PLACEMENT		●		
EMBEDDED BOLTS & PLATES	●			C2. PERFORM AIR, SLUMP AND TEMPERATURE TESTS WHEN CONCRETE SAMPLES ARE CAST.
VERIFYING REQUIRED DESIGN MIX		●		C3. EPOXY AND EXPANSION ANCHORS INTO CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT. AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
CONCRETE PLACEMENT / SAMPLING	●		REFERENCE NOTE C2	
CURING TEMPERATURE / TECHNIQUES		●		C4. REFER TO DIVISION 03 OF THE SPECIFICATION FOR ADDITIONAL AND SPECIFIC TESTING AND INSPECTION REQUIREMENTS.
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE C3	
MASONRY CONSTRUCTION (IBC 1705.4)			SEE TMS 402/ACI 550 TABLE 1.19.2 (NON-ESSENTIAL)	M1. INSPECTION NOT REQUIRED FOR MECHANICAL SCREEN WALLS. M2. REFER TO DIVISION 04 FOR ADDTIONAL AND SPECIFIC INSPECTION AND TESTING REQUIREMENTS.
WOOD (IBC 1705.5, 1705.11.1 AND 17.05.12.1)				W.1. SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, WOOD DIAPHRAGMS, INCLUDING NAILING, & BOLTING, AND OTHER FASTENING TO OTHER COMPONENTS WHERE THE SPACING OF THE SHEATHING FASTENERS IS GREATER THAN 4"o.c. WHERE NAIL SPACING IS 4" o.c. OR CLOSER, VERIFY THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE DIAMETER AND LENGTH, NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS. ADDITIONALLY, VERIFY SILL PLATE AND ANCHOR BOLTS DIAMETER, SPACING, PLATE WASHER SIZE AND LOCATION. SIMILAR INFORMATION IS TO BE GATHERED FOR OTHER FASTENING COMPONENTS.
SHEAR WALL & DIAPHRAGM NAILING		●	REFERENCE NOTE W1	
DRAG STRUTS		●		
HOLDOWNS		●		
SOILS (IBC 1705.5)			REFERENCE NOTE F1	F1. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE. F2. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D 1557. F3. REFER TO DIVISION 31 OF SPECIFICATIONS FOR ADDITIONAL AND SPECIFIC TESTING AND INSPECTION REQUIREMENTS. REFER TO DIVISION 6 OF THE SPECIFICATIONS FOR ADDITIONAL AND SPECIFIC TESTING AND INSPECTION REQUIREMENTS.
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		●	REFERENCE NOTE F1	
EXCAVATIONS EXTEND TO PROPER DEPTH AND REACH PROPER MATERIAL		●	REFERENCE NOTE F2	
CLASSIFY & TEST CONTROLLED FILL MATERIALS		●	REFERENCE NOTE F2	
PERFORM MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	●		REFERENCE NOTE F1	
PROPERLY PREPARED SITE AND SUB-GRADE PRIOR TO FILL.		●	REFERENCE NOTE F1	
FABRICATORS (IBC 1704.2.5)				
	●			IF FABRICATOR IS APPROVED, ON-SITE INSPECTION IS NOT REQUIRED BUT A CERTIFICATE OF COMPLETION MUST BE PROVIDED TO THE BUILDING OFFICIAL (IBC 1704.2.5)
PREFABRICATED METAL PLATE WOOD TRUSSES:				
THE INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS OF INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.		●		
REFER TO SPECIFICATIONS FOR REQUIRED "TRUSS PLANT CERTIFICATION FORM" AND FOR INSPECTION OF PREFABRICATED WOOD TRUSSES LONGER THAN 60'-0" LONG		●		

GENERAL SPECIAL INSPECTION NOTES :

1. THE ITEMS MARKED WITH A "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, AND THE PROJECT SPECIFICATIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
3. CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK. (IBC SECTION 202)

STATEMENT OF SPECIAL INSPECTION

1. SPECIAL INSPECTIONS AND STRUCTURAL TESTING SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER FOR THE ITEMS IDENTIFIED IN THIS SECTION AND IN OTHER AREAS OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS, UNLESS WAIVED BY THE BUILDING OFFICIAL (SEE IBC CHAPTER 17).
2. THE NAMES AND CREDENTIALS OF THE SPECIAL INSPECTORS TO BE USED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL.
3. DUTIES OF THE SPECIAL INSPECTOR:
   a. THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED ABOVE FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AND THE IBC.
   b. THE SPECIAL INSPECTOR SHALL FURNISH SPECIAL INSPECTION REPORTS TO THE ENGINEER OF RECORD, CONTRACTOR, OWNER AND BUILDING OFFICIAL ON A WEEKLY BASIS, OR MORE FREQUENTLY AS REQUIRED BY THE BUILDING OFFICIAL. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, AND IF UNCORRECTED, TO THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL.
   c. ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING OFFICIAL STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS AS WELL AS THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC.
4. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
   a. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF WORK. IN ACCORDANCE WITH IBC 1704.4, THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED WITHIN THE "STATEMENT OF SPECIAL INSPECTIONS".
   b. THE CONTRACTOR SHALL NOTIFY THE RESPONSIBLE SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.
   c. ALL WORK REQUIRENG SPECIAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNITL IT HAS BEEN OBSERVED BY THE SPECIAL INSPECTOR.
5. PLEASE SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AND STRUCTURAL TESTS AS PART OF THIS PROJECT.

SCHEDULE D

LAP SPLICE SCHEDULE

BAR SIZE	BAR OVERLAP	BAR SIZE	BAR OVERLAP	BAR SIZE	BAR OVERLAP
#3	18"	#4	24"	#5	30"
#6	36"	#7	42"	#8	48"

SCHEDULE E

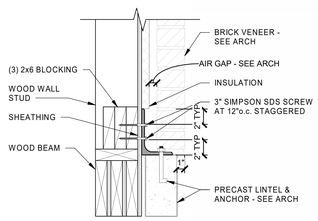
CONCRETE PROTECTION FOR REINFORCEMENT

CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH	ALL APPLICATIONS EXCEPT SLABS ON GRADE	3"
	SLABS ON GRADE - CLEAR DISTANCE FROM TOP OF SLAB	1"
CONCRETE EXPOSED TO EARTH OR WEATHER	#6 BARS AND LARGER	2"
	#5 BARS AND SMALLER	1 1/2"
NOTES	TOLERANCE FOR CONCRETE COVER AND REINFORCEMENT LOCATION IS ±3/8"	

SCHEDULE F

STEEL ANGLE LINTEL SCHEDULE FOR VENEER

CLEAR OPENING	SIZE OF ANGLE
UP TO 7'-0"	4" x 4" x 3/8"
7'-1" TO 9'-0"	6" x 4" x 5/16"
9'-1" TO 10'-0"	6" x 4" x 5/16"
10'-1" TO 11'-0"	6 x 4" x 3/8"
11'-1" TO 12'-0"	6" x 4" x 7/16"
12'-1" TO 13'-0"	8" x 4" x 7/16"
13'-1" AND OVER	REQUIRES SPECIAL ANALYSIS, CONTACT ENGINEER



NOTES:
1. LINTELS CARRY BRICK VENEER OR STONE ONLY.
2. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR ABOVE, FURTHER ANALYSIS IS NECESSARY. CONTACT ARCHITECT AND ENGINEER.
3. ANGLES ARE TO BE HOT DIPPED GALVANIZED AND "PAINTED".
4. ANGLE ARE TO BE ORIENTED WITH 4" LEG HORIZONTAL.
5. ANCHOR ANGLES TO BEAMS, HEADERS, TOP-PLATES, ETCETERA WITH (2) 3" SDS SCREW AT 12"o.c., STAGGERED.
6. AT LOCATIONS WHERE ANGLE IS USED FOR BRICK VENEER OR STONE AT STUD WALL, USE 3x12 BLOCKING BEHIND ANGLE LOCATION.
7. AT LOCATIONS WHERE ANGLE EXTENDS BEYOND OPENING AND BEARS ON BRICK PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — Matthew C. McBride No. 353893 — 8/14/24 — STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344 | County Parcel: 24-228-0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

SCHEDULES

S602

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:30 PM

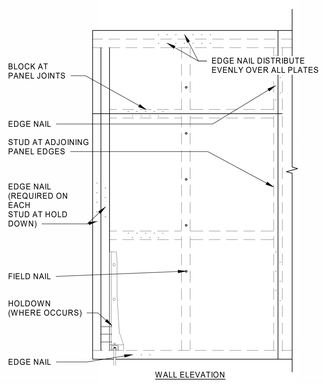
SCHEDULE A

STRUCTURAL WOOD WALL SCHEDULE

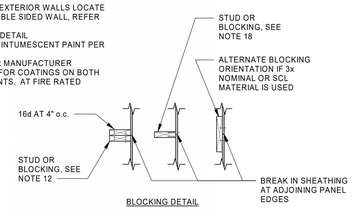
MARK	NOMINAL STUD SIZE[11,13,22]	STUD SPACING	SILL PLATE[4,5]	TOP PLATES[19]	WOOD SHEATHING THICKNESS[12,14,15,16,17,18, 23]	COMMENT	EDGE NAILING[5,6,7,8]	SILL PLATE ATTACHMENT[1,2]
W4-A	2x4	16"	2x4	(2) 2x4	---		---	POWDER ACTUATED FASTENER AT 24" ON CENTER[3]
W4-B	2x4	16"	2x4	(2) 2x4	2x WOOD BRACING		---	SEE DETAIL 9/S522
W6-A	2x6	16"	2x6	(2) 2x6	---		---	POWDER ACTUATED FASTENER AT 24" ON CENTER
W6-B[9,11]	2x6	16"	2x6[11]	(2) 2x6	15/32"		6"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 32" ON CENTER
W6-C[9,11]	2x6	16"	2x6	(2) 2x6	15/32"		2"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 24" ON CENTER
W8-A	1 3/4" x 7 1/4" LVL	16"	1 1/2"x7 1/4" SCL	(2) 1 1/2"x7 1/4" SCL	---		---	POWDER ACTUATED FASTENERS AT 24" ON CENTER
W8-B	1 3/4" x 7 1/4" LVL	16"	1 1/2"x7 1/4" SCL	(2) 1 1/2"x7 1/4" SCL	15/32"		3"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 24" ON CENTER
W10-A[11]	1 3/4" x 9 1/2" LVL	16"	1 1/2"x9 1/2" SCL	(2) 1 1/2"x9 1/2" SCL	15/32"		4"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 24" ON CENTER
W10-B	1 3/4" x 9 1/2" LVL	16"	1 1/2"x9 1/2" SCL	(2) 1 1/2"x9 1/2" SCL	15/32"		3"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 24" ON CENTER
W12-A	1 3/4" x 11 7/8" LVL	12"	1 1/2"x11 7/8" SCL	(2) 1 1/2"x11 7/8" SCL	15/32"		4"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 16" ON CENTER
W12-B	(2) 1 3/4" x 11 7/8" LVL[21]	16"	1 1/2"x11 7/8" SCL	(2) 1 1/2"x11 7/8" SCL	15/32"		4"	5/8" DIAMETER x 8" EMBEDMENT ANCHOR AT 16" ON CENTER
W12-C	1 3/4" x 11 7/8" LVL	16"	1 1/2"x11 7/8" SCL	(2) 1 1/2"x11 7/8" SCL	---		---	POWDER ACTUATED FASTENER AT 24" ON CENTER[3]

NOTES:
1. ALL ANCHOR BOLTS AT SILL PLATE ATTACHMENT SHALL HAVE A 1/4" x 3" x 3" MINIMUM WASHER BETWEEN THE SILL PLATE AND THE ANCHOR NUT. SEE ANCHOR BOLT PLATE WASHER DETAIL ON THIS SCHEDULE.
2. 5/8" DIAMETER SILL PLATE ANCHOR BOLTS MAY BE REPLACED WITH POST-INSTALLED ADHESIVE ANCHORS, POST-INSTALLED DRILLED-IN MECHANICAL ANCHORS (EXPANSION BOLTS) OR POST-INSTALLED SCREW ANCHORS. REFER TO SPECIFICATION SECTION 03 1511 FOR ACCEPTABLE PRODUCTS. POST-INSTALLED ANCHORS SHALL BE INSTALLED AS DEEP AS HAD BEEN REQUIRED FOR CAST-IN-PLACE SILL PLATE ANCHOR BOLTS. POWDER ACTUATED FASTENERS ARE NOT ALLOWED FOR SHEAR WALL SILL PLATE ATTACHMENT.
3. POWDER ACTUATED FASTENERS TO BE HILTI "X-U P8" WITH MINIMUM EMBEDMENT OF 1-1/4" OR EQUIVALENT.
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
5. FASTENERS FOR PRESERVATIVE AND TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER, UNLESS WOOD IS BORATE TREATED.
   a. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN ANY INTERIOR, DRY ENVIRONMENT IS PERMITTED.
6. ALL NAILS TO BE HEAD MARKED FOR EASY IDENTIFICATION AFTER INSTALLATION.
7. ALL NAILS ATTACHING WOOD SHEATHING TO WALLS TO BE 10d (3" X 0.148" DIAMETER).
8. FIELD NAIL SPACING TO BE 6" ON CENTER.
9. SPECIAL INSPECTION IS REQUIRED.
10. NOT USED.
11. WHERE NAIL SPACING IS 4" OR LESS, MEMBERS AT ADJOINING PANEL EDGES SHALL NOT BE LESS THAN 3" NOMINAL. JOINT AND SILL NAILING SHALL BE STAGGERED.
    a. AS AN ALTERNATE TO USING A 3x NOMINAL STUD OR SILL PLATE, USE (2) 2x MEMBERS SPIKED TOGETHER WITH 16d NAILS AT 3" ON CENTER, STAGGERED.
       1. AT WALLS REQUIRING 3x SILL PLATES, IT IS PERMISSIBLE TO USE A TREATED 2x MEMBER IN CONTACT WITH THE CONCRETE AND AN UNTREATED 2x MEMBER ON TOP.
    b. WHERE WOOD SHEATHING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, WOOD SHEATHING JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT STUDS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF STUDS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING WOOD SHEATHING EDGES AND NAILS AT ALL WOOD SHEATHING EDGES SHALL BE STAGGERED.
12. AT EXTERIOR WALLS, COORDINATE WITH ARCHITECTURAL DETAILS WHERE SHEATHING IS REQUIRED TO EXTEND HIGHER THAN TOP PLATES FOR OTHER EXTERIOR FINISHES.
13. FOR LUMBER WALLS TALLER THAN 15'-0", CHANGE LUMBER MATERIAL TO SCL MATERIAL IF NOT ALREADY SCHEDULED AS SUCH.
14. WALL SHEATHING MAY BE INSTALLED WITH THE LONG DIRECTION HORIZONTAL OR VERTICAL.
15. SHEATHING MAY BE INSTALLED IN STACKED INSTEAD OF RUNNING PATTERN AT CONTRACTOR'S OPTION.
16. ALL SHEATHING SHALL HAVE A SPAN RATING OF 24/16 OR BETTER UNLESS OTHERWISE NOTED.
17. ALL WALL SHEATHING SHALL COMPLY WITH PS1-95 OR PS2-92
18. SOLID BLOCK ALL WOOD WALL SHEATHING PANEL JOINTS, SEE BLOCKING DETAIL THIS SCHEDULE.
19. SEE 1/S521 FOR TOP PLATE SPLICE DETAIL.
20. FOR INTERIOR WALLS LOCATE ANCHOR BOLTS IN CENTER OF WALL. AT EXTERIOR WALLS LOCATE ANCHOR BOLTS FOLLOWING THE PROVIDED SCHEDULE BELOW. AT DOUBLE SIDED WALL, REFER TO ANCHOR BOLT PLATE WASHER DETAIL FOR MORE INFORMATION.
21. ATTACH TWO WALL STUDS TOGETHER AS SHOWN BELOW IN BLOCKING DETAIL
22. ALL SCL LUMBER IN FIRE-RATED EXTERIOR WALLS TO BE PAINTED WITH INTUMESCENT PAINT PER ARCHITECTURAL DRAWINGS.
23. INCREASE SHEATHING THICKNESS IN EXTERIOR FIRE RATED WALLS PER MANUFACTURER REQUIREMENTS, i.e. INCREASE 15/32" SHEATHING TO 19/32" SHEATHING FOR COATINGS ON BOTH SIDES OF SHEATHING FOR 2 HOUR WALL FOR FIRE RATING REQUIREMENTS. AT FIRE RATED WALLS, USE GALVANIZED NAILS PER MANUFACTURER REQUIREMENTS.

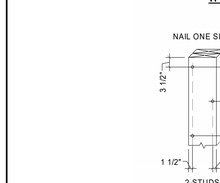
NOMINAL STUD WALL	DISTANCE FROM INSIDE FACE OF FOUNDATION WALL TO CENTER OF BOLT
2x6	3"
2x8	4"
2x10	6 1/2"
2x12	9"



WALL ELEVATION



BLOCKING DETAIL



ANCHOR BOLT PLATE WASHER DETAIL

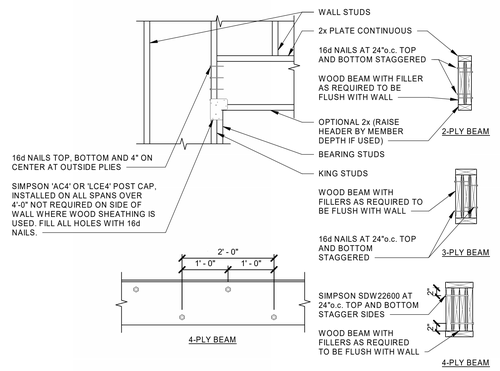
SCHEDULE B

WOOD BEAM SCHEDULE

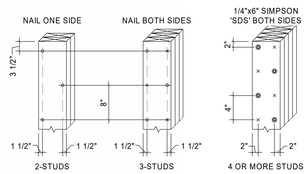
MARK	SIZE[2,3]	MATERIAL	JAMB[1,4,7]		COMMENTS
			BEARING STUDS[5]	KING STUDS[8]	
BM-1	(3) 2x6	DF-L #2	(1)	(1)	TYPICAL EXTERIOR WINDOW AND DOOR HEADER
BM-1A	(4) 2x6	DF-L #2	(1)	(1)	EXTERIOR HEADER AT 8" WALL
BM-2	(3) 2x6	DF-L #2	(1)	(1)	TYPICAL INTERIOR DOOR HEADER AT 6" OR LARGER WALL
BM-2A	(2) 2x6	DF-L #2	(1)	(1)	TYPICAL INTERIOR DOOR HEADER AT 4" WALL
BM-3	(3) 2x10	DF-L #2	(1)	(1)	HALLWAY HEADER AT PLATFORM
BM-4	(3) 1 3/4" x 14"	SCL	(3)	(3)	FOYER BEAM SUPPORT AT PLATFORM
BM-5	(3) 1 3/4" x 11 1/4"	SCL	(2)	(1)	LARGE HEADER IN CULTURAL HALL
BM-6	(3) 1 3/4" x 11 1/4"	SCL	(1)	(1)	REAR HALLWAY HEADER AT PLATFORM
BM-7	(3) 2x12	DF-L #2	(2)	(3)	EXTERIOR REAR ENTRANCE HEADER
BM-8	(3) 2x12	DF-L #2	(2)	(1)	INTERIOR REAR ENTRANCE HEADER
BM-9	(3) 1 3/4" x 14"	SCL	(3)[6]	(--)	BEAM AT HIP GIRDER
BM-10	(3) 1 3/4" x 14"	SCL	(2)	(--)	EXTERIOR BEAM AT GRID A.3
BM-11	(4) 1 3/4" x 9 1/2"	SCL	(2)	(--)	TYPICAL PARTITION DOOR BEAM
BM-12	(2) 1 3/4" x 14"	SCL	(2)	(--)	FOYER ENTRANCE HEADER
BM-13	(2) 1 3/4" x 11 1/4"	SCL	(2)	(1)	BEAM NEAR PLATFORM ENTRANCE
BM-14	(3) 2x8	DF-L #2	(2)	(2)	FRONT SIDE ENTRY
BM-15	(6) 1-3/4" x 9-1/2"	SCL	(2)	(2)	CHAPEL SIDE WINDOW, GRID E & C
BM-16	(3) 2x10	DF-L #2	(1)	(1)	BEAM AT PLATFORM TURN, GRID E & C
BM-17	(3) 2x12	DF-L #2	(2)	(--)	CENTRAL PLATFORM BEAM OVER BATHROOM, NEAR GRID 4
BM-18	(2) 1-3/4" x 14"	SCL	(2)	(1)	SIDE OF FOYER BEAMS, GRIDS A.6 & G
BM-19	(2) 1-3/4" x 14"	SCL	(2)	(1)	ROOF BEAM AT FOYER
BM-20	(3) 1 3/4" x 11 1/4"	SCL	(2)	(1)	BEAM AT EQUIP. PLATFORM ENTRANCE

NOTES:
1. SEE STRUCTURAL WOOD WALL SCHEDULE FOR JAMB MATERIAL AND NOMINAL SIZE.
2. USE FILLERS AS NEEDED TO HAVE ALL BEAMS OR HEADERS MATCH WIDTH OF WALL IN WHICH BEAM IS LOCATED.
3. BEAMS OF MULTIPLE MEMBERS MAY BE REPLACED WITH A SINGLE MEMBER OF EQUIVALENT SIZE AND MATERIAL PROPERTIES.
4. SEE NAILING PATTERN SHOWN IN WOOD JAMB FASTENING FOR MULTIPLE-PLY BEARING AND KING STUDS.
5. USE 16d NAILS TO BUILD UP 2 OR 3 STUD COLUMNS.
   - ADJACENT NAILS ARE TO BE DRIVEN FROM OPPOSING SIDES OF COLUMN.
   - 3 1/2" WIDE COLUMNS REQUIRE ONE ROW OF STAGGERED NAILS. ALL OTHER COLUMNS REQUIRE TWO ROWS OF NAILS.
6. KING STUDS EXTEND FROM TOP OF SILL PLATE TO BOTTOM OF TOP WALL PLATES.
7. BEARING STUDS EXTEND FROM TOP OF SILL PLATE TO BOTTOM OF BEAM OR HEADER.
8. BEARING STUDS TO BE PLACED DIRECTLY BENEATH GIRDER TRUSS BEARING LOCATION.

WOOD BEAM FASTENING AND ATTACHMENT



WOOD JAMB FASTENING



LEGEND
° NAIL OR SCREW FROM THIS SIDE
× NAIL OR SCREW FROM OPPOSITE SIDE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Matthew C. McBride No. 353893 8/14/24 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 51-228-0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187a

#	Description
1	15 Aug 2024 Bid Documents

Drawing Issue and Revision Schedule

SCHEDULES

S603

C:\Users\jacksonp\Documents\S-23738-Orem YSA Custom-2025_jacksonpQEMB2.rvt
Printed 8/19/2024 5:08:32 PM

SCHEDULE A

REQUIRED NAIL TYPES

ALL NAILS NOTED ON THE DRAWINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.

NAIL SIZE	STANDARD LENGTH (INCHES)	DIAMETER (INCHES)	MINIMUM PENETRATION REQUIRED INTO MAIN MEMBER (INCHES)
8d	2 1/2	.131	1 3/8
10d	3	.148	1 1/2
16d	3 1/4	.148	1 1/2

NOTES:
1. EXCEPT WHERE NOTED OTHERWISE, THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THAT SET FORT IN IBC TABLE 2304.9.1
   a. CONNECTION FOR MULTIPLE PIECES OF ENGINEERED LUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
   b. WHERE 16d COMMON NAILS ARE CALLED OUT IN IBC TABLE 2304.9.1 USE 16d BOX NAILS.
2. ALL NAILS NOTED ON THE DRAWINGS SHALL BE AS SHOWN UNLESS NOTED OTHERWISE; NAILS FOR 3RD PARTY HARDWARE SHALL BE AS REQUIRED BY MANUFACTURER OF HARDWARE.
3. ALL FASTENERS FOR PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER, UNLESS WOOD IS BORATE TREATED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT ARE PERMITTED.
4. NAILS USED IN SIMPSON HARDWARE (OR HARDWARE OF EQUAL VALUE) SHALL BE AS SPECIFIED BY THE MANUFACTURER.
5. OTHER FASTENERS MAY BE USED TO REPLACE NAILS BUT THEY MUST HAVE EQUIVALENT, OR LARGER, DIAMETERS AND PENETRATION LENGTHS.

SCHEDULE B

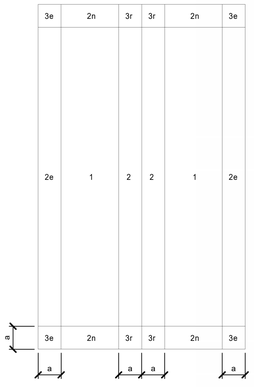
DEFERRED SUBMITTALS

FOR THE PURPOSE OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED PER THE IBC. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER, ARCHITECT, AND BUILDING OFFICIAL FOR THEIR REVIEW FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:
1. PREFABRICATED METAL PLATE WOOD TRUSSES
2. STEEPLE FRAMING

SCHEDULE C

WIND COMPONENTS AND CLADDING

WIND ZONE	COMPONENTS AND CLADDING NEGATIVE PRESSURE (PSF) EFFECTIVE WIND AREA (SQ FT.)				
	10 sq ft.	20 sq ft.	50 sq ft.	100 sq ft.	500 sq ft.
1, 2e	36.7	36.7	31.5	27.6	21.4
2n, 2r, & 3e	58.5	51.2	41.6	34.4	30.1
3r	68.3	57.5	43.2	43.2	43.2
4	27.9	26.8	25.2	24.1	21.4
5	34.5	32.2	29.1	26.8	21.4



SCHEDULE D

FRAMING NAILING REQUIREMENTS SCHEDULE

(REFER TO 2021 IBC TABLE 2304.10.2)

CONNECTION AND LOCATION	NAILING	CONNECTION AND LOCATION	NAILING
JOIST TO SILL OR GIRDER (TOENAIL)	3- 8d COMMON (2 1/12" x 0.131") 3- 3" x 0.131" NAILS	DOUBLE STUDS (FACE NAIL)	16d (3 1/2"x0.135") AT 24"o.c. 3"x0.131" NAILS AT 8"o.c.
BRIDGING TO JOIST (TOENAIL EACH END)	2- 8d COMMON (2 1/2" x 0.131") 2- 3" x 0.131" NAILS	DOUBLE TOP PLATES (TYPICAL FACE NAIL)	16d (3 1/2"x0.135") AT 16"o.c. 3"x0.131" NAILS AT 12"o.c.
1"x6" SUBFLOOR OR LESS TO EACH JOIST (FACE NAIL)	2- 8d COMMON (2 1/2" x 0.131")	DOUBLE TOP PLATES (LAP SPLICE)	8- 16d COMMON (3 1/2"x0.162") 12- 3"x0.131" NAILS
WIDER THAN 1"x6" SUBLOOR TO EACH JOIST (FACE NAIL)	2- 8d COMMON (2 1/2" x 0.131")	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE (TOENAIL)	3- 8d COMMON (2 1/2"x0.131") 3- 3"x0.131" NAILS
2" SUBFLOOR TO JOIST OR GIRDER (BLIND AND FACE NAIL)	2- 16d COMMON (3 1/2" x 0.162")	RIM TO TOP PLATE (TOENAIL)	8d (2 1/2"x0.131") 3"x0.131" NAILS AT 6"o.c.
SOLE PLATE TO JOIST OR BLOCKING (TYPICAL FACE NAIL)	16d (3 1/2" x 0.135") AT 16"o.c. 3"x0.131" NAILS AT 8"o.c.	TOP PLATES, LAPS AND INTERSECTIONS (FACE NAIL)	2- 16d COMMON (3 1/2"x0.162") 3- 3"x0.131" NAILS
SOLE PLATE TO JOIST OR BLOCKING AT BRACE WALL PANEL (BRACED WALL PANELS)	3- 16d (3 1/2" x 0.135") AT 16"o.c. 4- 3"x0.131" NAILS AT 16"o.c.	CONTINUOUS HEADER, TWO PIECES (16"o.c. ALONG EDGE)	16d COMMON (3 1/2"x0.162")
TOP PLATE TO STUD (END NAIL)	2- 16d COMMON (3 1/2" x 0.162") 3- 3"x0.131" NAILS	CEILING JOISTS TO PLATE (TOENAIL)	3- 8d COMMON (2 1/2"x0.131") 3- 3"x0.131" NAILS
STUD TO SOLE (SILL) PLATE (TOENAIL)	4- 8d COMMON (2 1/2"x0.131") 4- 3"x0.131" NAILS	CONTINUOUS HEADER TO STUD (TOENAIL)	4- 8d COMMON (2 1/2"x0.131")
(END NAIL)	2- 16d COMMON (3 1/2" x 0.162") 3- 3"x0.131" NAILS	DOUBLE SILL PLATES (FACE NAIL, STAGGER)	10d COMMON AT 12"o.c. EACH FACE
		BUILT-UP CORNER STUDS	16d (3 1/2"x0.162") AT 24"o.c. 3"x0.131" NAILS AT 16"o.c.

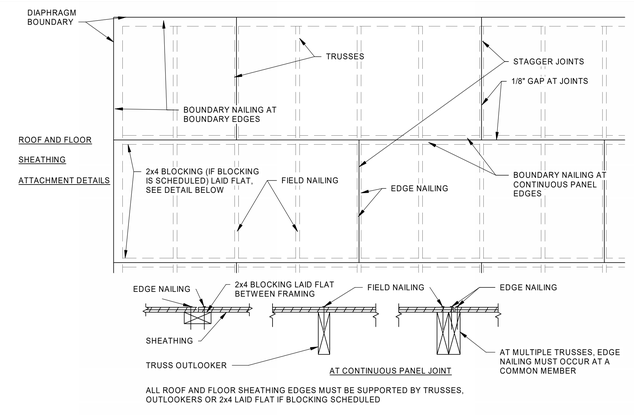
NOTES:
ALL FASTENERS FOR PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER, UNLESS WOOD IS BORATE TREATED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT ARE PERMITTED.

SCHEDULE E

SHEATHING TYPE AND NAILING SCHEDULE

LOCATION	SHEATHING	EDGE NAILING[1]	FIELD NAILING[1]	BOUNDARY NAILING[2]	BLOCKING AT PANEL EDGES
ROOF, UNBLOCKED	19/32" 40/20 SPAN RATING	10d AT 6"o.c.	10d AT 6"o.c.	10d AT 6"o.c.	NO
ROOF, BLOCKED[4] TYPE 1	19/32" 40/20 SPAN RATING	10d AT 6"o.c.	10d AT 6"o.c.	10d AT 4"o.c.	YES
EQUIPMENT[3] PLATFORM	23/32" 48/24 SPAN RATING T&G	10d AT 6"o.c.	10d AT 12"o.c.	10d AT 6"o.c.	NO
ROSTRUM[3]	(2) LAYERS 19/32" 40/20 SPAN RATING	10d AT 6"o.c.	10d AT 12"o.c.	10d AT 6"o.c.	NO
PLATFORM[3]	(2) LAYERS 19/32" 40/20 SPAN RATING	10d AT 6"o.c.	10d AT 12"o.c.	10d AT 6"o.c.	NO
WALLS	SEE WOOD WALL SCHEDULE				

NOTES:
1. SEE PARTIAL PLAN BELOW FOR LOCATION OF BOUNDARY, EDGE, AND FIELD NAILING.
2. ALL FASTENERS FOR PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED SINZ COATED GLAVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE, OR COPPER, UNLESS WOOD IS BORATE TREATED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE- TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT ARE PERMITTED.
3. FOR EQUIPMENT PLATFORM, ROSTRUM, AND PLATFORM SHEATHING SHALL BE GLUED AND NAILED TO THE STRUCTURE.
4. SPECIAL INSPECTION REQUIRED.



SCHEDULE F

TYPICAL BLOCKING SCHEDULE

DOOR STOPS	STAIR BLOCKING
VISUAL DISPLAYS	DECORATIVE METAL BETWEEN WINDOWS
MARKER BOARDS	DRINKING FOUNTAINS
TACK BOARDS	WALL HUNG SINKS
BABY CHANGING STATIONS	ROSTRUM
EXIT SIGNS	DECORATION HOOKS
CHAIR RAIL	JANITOR SHELVING
COAT RACKS	RA VENTS AT ENTRIES
CABINETS	COLUMNS AT ENTRIES
SOUND PANELS	CAN LIGHTS AT ENTRIES
TOILET PARTITIONS	HYMN BOOK SHELVES
HANDICAP BARS	DIMMER SWITCHES IN GYM
BATHROOM ACCESSORIES	CURTAIN AT STAGE
TOWEL DISPENSORS	CURTAINS IN OFFICES
TOILET PAPER HOLDERS	JANITOR TAP AND HOSE HARDWARE
NAPKIN HOLDERS	FONT MIRRORS
SHELVES	FONT HANDRAILS
MIRRORS	FONT BENCHES
COUNTERS	CLOTHING HOOKS
COUNTER BRACKETS	FONT GLASS SCREEN
ACCESS PANELS	CHAIR STORAGE SHELVING
HANDRAILS	INTERIOR SOFFIT FOR SIX PIECE CORNICE
FIRE CABINETS	WATER HEATERSEISMIC STRAPS (2)
WALL MOUNTED HANDRAILS	UNISTRUT, RUNNING PARALLEL TO FRAMING

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL CERTIFICATION
Matthew C. McBride
No. 353893
8/14/24
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx.1700 West 575 South
Vineyard, Utah 84059

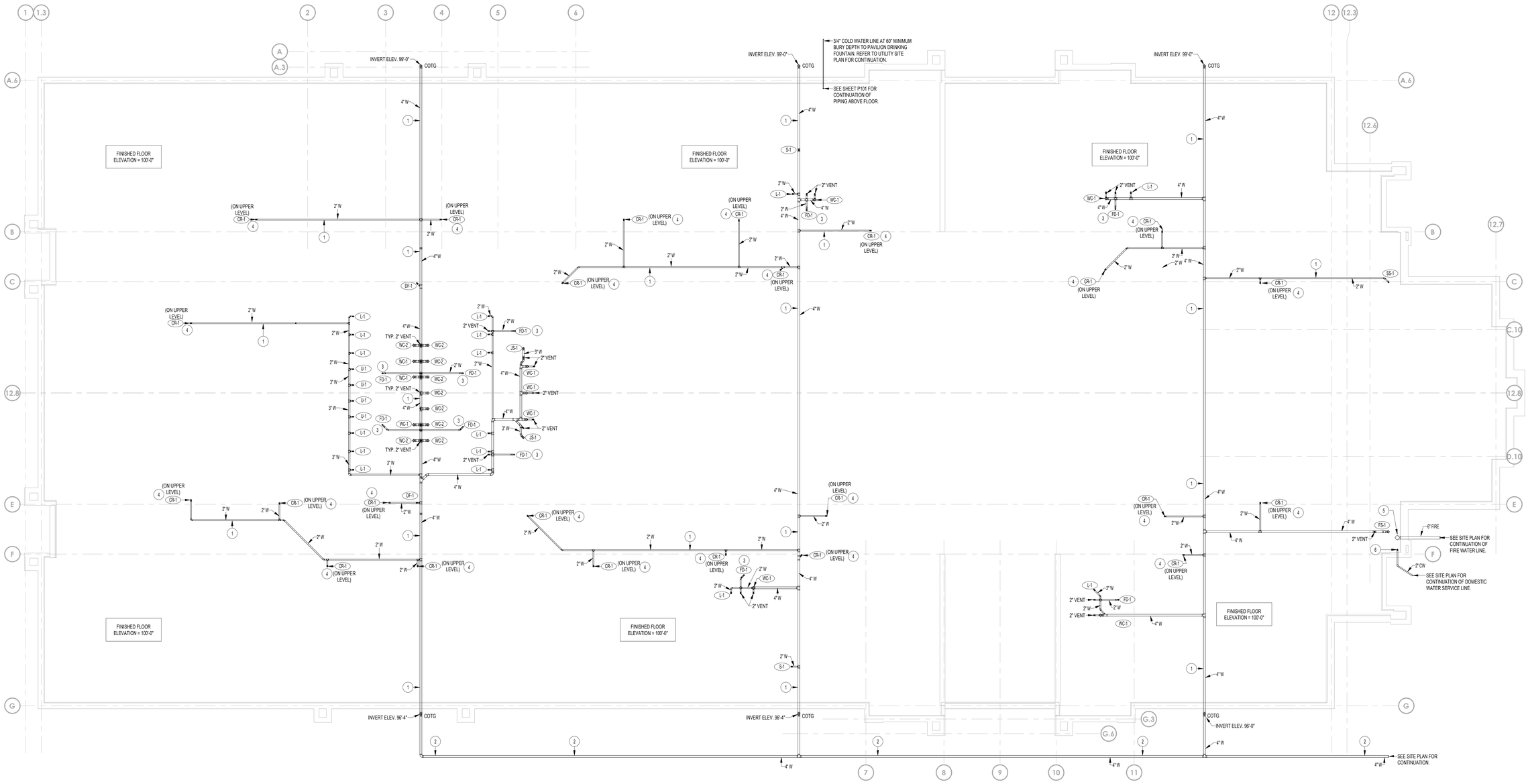
BID #: 2344
Date: 15 Aug 2024
County Parcel: 39-226-0001
Plan Series: 2024 10 Ward SC
Owner #: SNS-1874

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

SCHEDULES

S604



PLUMBING FOUNDATION PLAN

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

PLAN NOTES:

1. ALL WASTE LINES BELOW FLOORS TO BE GRADED AT 1/4" SLOPE PER FOOT. PROVIDE CLEAN OUTS IN LINES AT ALL CHANGES IN DIRECTION AND AT 100'-0" MAXIMUM INTERVALS.
2. REFER TO SITE PLAN FOR ACTUAL LOCATION AND GRADING OF WASTE PIPING OUTSIDE OF BUILDING. PIPE SHOWN HERE FOR COORDINATION PURPOSES.
3. PROVIDE TRAP SEAL WITH FLOOR DRAIN. TRAP SEAL TO BE UPC APPROVED. SEE SPECIFICATIONS.
4. CONDENSATE RECEIVER LOCATED ON EQUIPMENT PLATFORM LEVEL. RISE 2" WASTE LINE UP IN WALL ABOVE WITH CLEANOUT IN CORRIDOR SIDE OF WALL AT 12" ABOVE FLOOR. REFER TO SHEET P101 FOR CONTINUATION OF PIPING ABOVE.
5. FIRE WATER LINE TO BUILDING. COORDINATE ELECTRIC HEATER AND DOMESTIC WATER SERVICE LINE WITH FIRE RISER. REFER TO FIRE SPRINKLER DRAWINGS FOR EXACT RISER LOCATION.
6. 2" DOMESTIC COLD WATER SERVICE LINE TO BUILDING. RISE UP THRU FLOOR AND CONNECT TO PRV STATION ABOVE. REFER TO LARGE SCALE PLAN ON SHEET P402 AND TO WATER PRV DETAIL K/ P501.

GENERAL NOTES:

- A- ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
- B- ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.
- C- REFER TO MECHANICAL SHEETS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK. COORDINATE ALL WORK TO FIT AVAILABLE SPACE.
- D- GAS LINE TO BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- E- WATER PIPING AND VENT PIPING SHALL BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- F- FOR INDIVIDUAL LINE SIZES TO FIXTURES, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P401.
- G- DO NOT RUN PLUMBING PIPES IN SHEAR WALLS UNLESS NOTED OTHERWISE.
- H- MINIMUM WASTE PIPING BELOW CONCRETE FLOORS SHALL BE 2".
- J- DUE TO CLOSE PROXIMITY OF WATER, VENT AND DRAIN PIPING AS WELL AS DUCTWORK, EQUIPMENT, AND HVAC PIPING, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS.
- K- FOR PIPE SIZES NOT SHOWN ON THIS SHEET, REFER TO LARGE SCALE PLANS, PIPING SCHEMATICS AND FIXTURE SCHEDULE ON SHEET P401.
- L- REFER TO MECHANICAL SHEETS FOR ANY ADDITIONAL WORK.
- M- COORDINATE LOCATION OF EACH DOMESTIC WATER ISOLATION VALVE WITH MECHANICAL AND SHEET METAL INSTALLATION TO PROVIDE REQUIRED ACCESS AND VISIBILITY TO VALVE.
- N- CONTRACTOR SHALL RUN ALL WATER LINES WITHIN BUILDING INSULATION ENVELOPE.
- O- LEAVE 6" CLEAR SPACE ON EQUIPMENT DECK BETWEEN FURNACES, DUCTWORK, ETC. AND HIGH WALL FOR GAS PIPING, CONDUIT, DRAINS, ETC. RACK ALL PIPING AND CONDUIT ON WALL WITH UNISTRUT SUPPORTS.
- P- MINIMIZE RUNNING PIPES ON PLATFORM FLOOR THAT WILL IMPEDE WALKWAYS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN — STATE OF UTAH — PROFESSIONAL ENGINEER
Aug 15, 2024

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228:0301
BHD #: 2344
Date: 15 AUG 2024

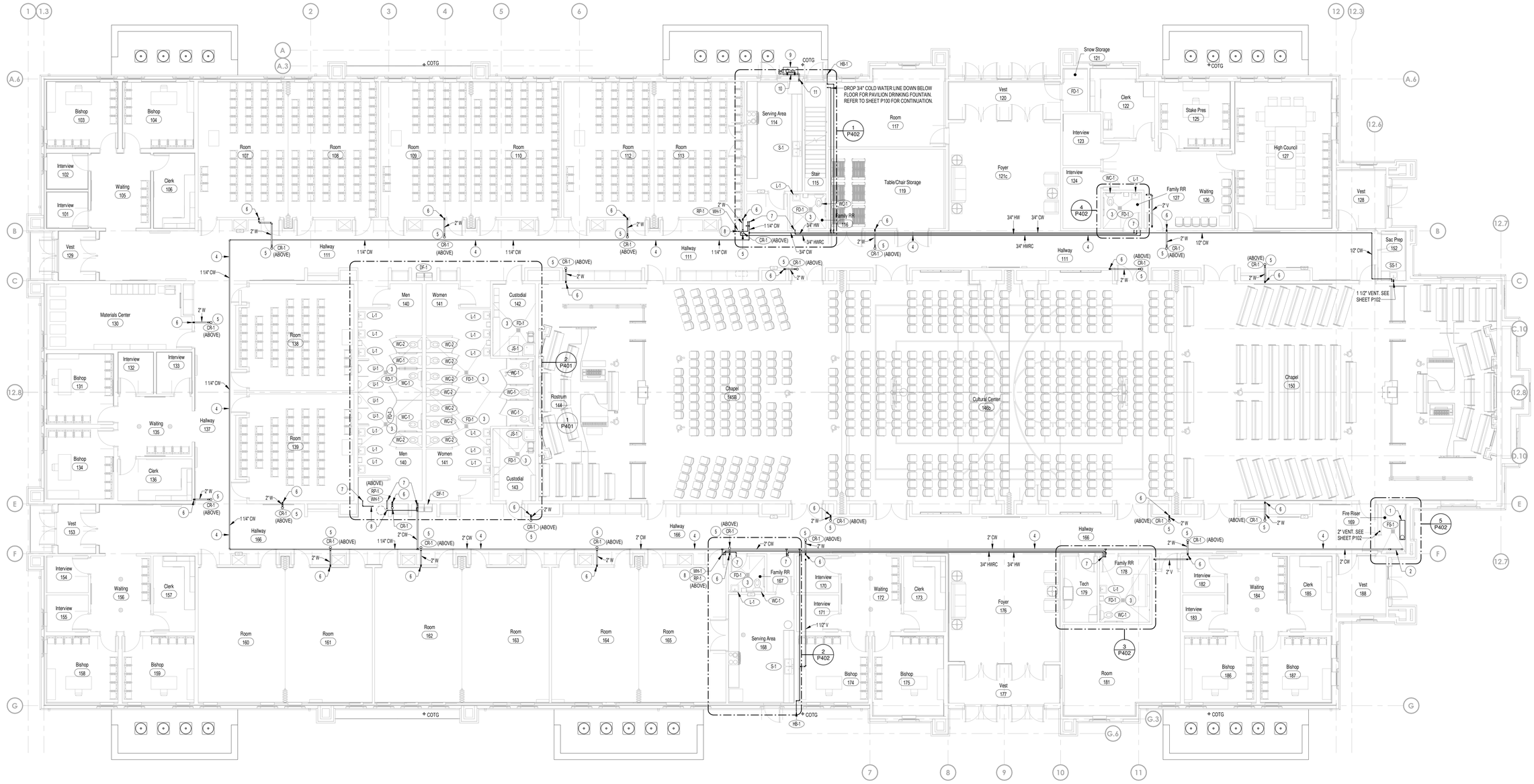
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

PLUMBING FOUNDATION PLAN

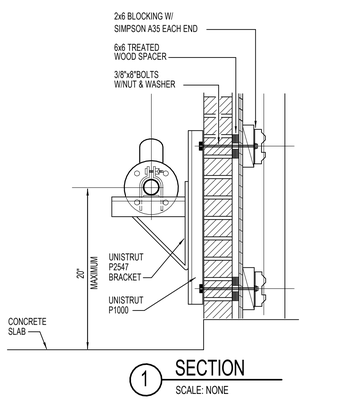
P100

Printed 8/14/2024 4:16:18 PM. © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any other project without written authorization of BHD Architects.



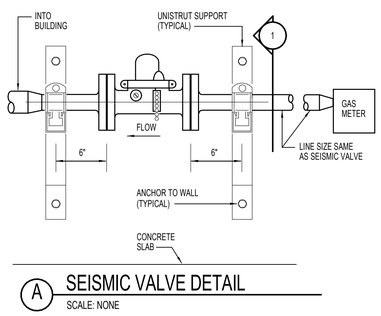
PLUMBING FLOOR PLAN

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



1 SECTION

SCALE: NONE



A SEISMIC VALVE DETAIL

SCALE: NONE

NOTES:

1. VALVE MUST BE INSTALLED WITH THE CHAIN AND RESET BUTTON FACING OUT AND ACCESSIBLE.
2. THE CHAIN IS A PLUMB LINE. MAKE SURE VALVE IS MOUNTED ABSOLUTELY LEVEL AND NO PART OF THE CHAIN IS TOUCHING THE RING.
3. VALVE MUST BE INSTALLED WITH GAS FLOW IN DIRECTION OF "ARROW" CAST INTO VALVE BODY.
4. SIZE SEISMIC VALVE ACCORDING TO TOTAL BUILDING MBH.
5. SEISMIC VALVE TO BE LOCATED WITHIN THE FIRST SIX LINEAL FEET OF PIPE FROM METER.
6. SEISMIC VALVE MUST BE 2" MIN. WITH FLANGE.

LEGEND

SYMBOL OR ABBREVIATION	MEANING	SYMBOL OR ABBREVIATION	MEANING
HOT WATER LINE	——— – – ———	WALL CLEANOUT	WCO
COLD WATER LINE	——— – ———	CLEANOUT	CO
VENT LINE	– – – – – – – –	CLEANOUT TO GRADE	COTG
WASTE LINE	——— — — ———	FLOOR CLEANOUT	FCO
GAS LINE	——— G ———	BALL VALVE	
VENT THRU ROOF	VTR	UNION	
CONDENSATE DRAIN	——— CD ———	SNOW MELT SYSTEM HOT WATER SUPPLY	——— SMS ———
SECONDARY CONDENSATE DRAIN	——— SD ———	SNOW MELT SYSTEM HOT WATER RETURN	——— SMR ———

PLAN NOTES:

1. FIRE WATER LINE UP THRU FLOOR AND. FIRE RISER AND ALARM VALVE BY FIRE SPRINKLER CONTRACTOR. REFER TO FIRE SPRINKLER DRAWINGS.
2. RISE 2" DOMESTIC COLD WATER SERVICE LINE UP THRU FLOOR AND CONNECT TO PRV STATION ABOVE. REFER TO LARGE SCALE PLAN ON SHEET P402 AND TO WATER PRV DETAIL ON SHEET K/P501.
3. PROVIDE TRAP SEAL WITH FLOOR DRAIN. TRAP SEAL TO BE UPC APPROVED. SEE SPECIFICATIONS.
4. DOMESTIC WATER PIPING TO BE RUN ABOVE CEILINGS AND/OR EQUIPMENT PLATFORM ABOVE. PIPING SHOWN HERE FOR CLARITY. PIPING RUNS ARE SHOWN HORIZONTALLY FOR CLARITY PURPOSES. PIPING SHALL BE STACKED ON WALL. REFER TO GENERAL NOTE #O.
5. CONDENSATE RECEIVER LOCATED ON EQUIPMENT PLATFORM LEVEL. DROP 2" WASTE LINE DOWN IN WALL WITH CLEANOUT AT 12" ABOVE FLOOR. REFER TO SHEET P102 FOR VENT PIPING ABOVE. REFER TO DETAIL A/P501 FOR TYPICAL INSTALLATION OF FIXTURE.
6. VENT PIPING UP IN WALL. REFER TO SHEET P102 FOR CONTINUATION.
7. REFER TO LARGE SCALE PLANS ON SHEETS P401 AND P402 FOR CONTINUATION OF WATER AND VENT PIPING ABOVE TOILET ROOMS.
8. RISE 3/4" COLD WATER AND 3/4" HOT WATER LINES, AND 3/4" HOT WATER RECIRC. UP AND CONNECT TO WATER HEATER ON EQUIPMENT PLATFORM. REFER TO SHEET P102 FOR WATER HEATER AND RECIRCULATING PUMP LOCATIONS.
9. GAS METER BY LOCAL GAS COMPANY. SIZE FOR 2,750,000 BTU WITH 2 PSI DISCHARGE PRESSURE. REFER TO GAS LOAD CALCULATIONS ON SHEET P601.
10. RISE 2" GAS LINE ABOVE METER AND INSTALL SEISMIC GAS VALVE. SEE DETAIL ON THIS SHEET.
11. RISE 2" (2 psi) GAS LINE UP INSIDE WALL CAVITY TO ABOVE CEILINGS. REFER TO SHEET P102 FOR CONTINUATION OF PIPING.

GENERAL NOTES:

- A- ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
- B- ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.
- C- REFER TO MECHANICAL SHEETS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK. COORDINATE ALL WORK TO FIT AVAILABLE SPACE.
- D- GAS LINE TO BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- E- WATER PIPING AND VENT PIPING SHALL BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- F- FOR INDIVIDUAL LINE SIZES TO FIXTURES, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P402.
- G- DO NOT RUN PLUMBING PIPES IN SHEAR WALLS UNLESS NOTED OTHERWISE.
- H- MINIMUM WASTE PIPING BELOW CONCRETE FLOORS SHALL BE 2".
- J- DUE TO CLOSE PROXIMITY OF WATER, VENT AND DRAIN PIPING AS WELL AS DUCTWORK, EQUIPMENT, AND HVAC PIPING, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS.
- K- FOR PIPE SIZES NOT SHOWN ON THIS SHEET, REFER TO LARGE SCALE PLANS, PIPING SCHEMATICS AND FIXTURE SCHEDULE ON SHEET P402.
- L- REFER TO MECHANICAL SHEETS FOR ANY ADDITIONAL WORK.
- M- COORDINATE LOCATION OF EACH DOMESTIC WATER ISOLATION VALVE WITH MECHANICAL AND SHEET METAL INSTALLATION TO PROVIDE REQUIRED ACCESS AND VISIBILITY TO VALVE.
- N- CONTRACTOR SHALL RUN ALL WATER LINES WITHIN BUILDING INSULATION ENVELOPE.
- O- LEAVE 6" CLEAR SPACE ON EQUIPMENT DECK BETWEEN FURNACES, DUCTWORK, ETC. AND HIGH WALL FOR GAS PIPING, CONDUIT, DRAINS, ETC. RACK ALL PIPING AND CONDUIT ON WALL WITH UNISTRUT SUPPORTS.
- P- MINIMIZE RUNNING PIPES ON PLATFORM FLOOR THAT WILL IMPEDE WALKWAYS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER — DAVID L. HANSEN — Aug 15, 2024 — STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024 | BID #: 2344 | County Parcel: 39-226:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-1876

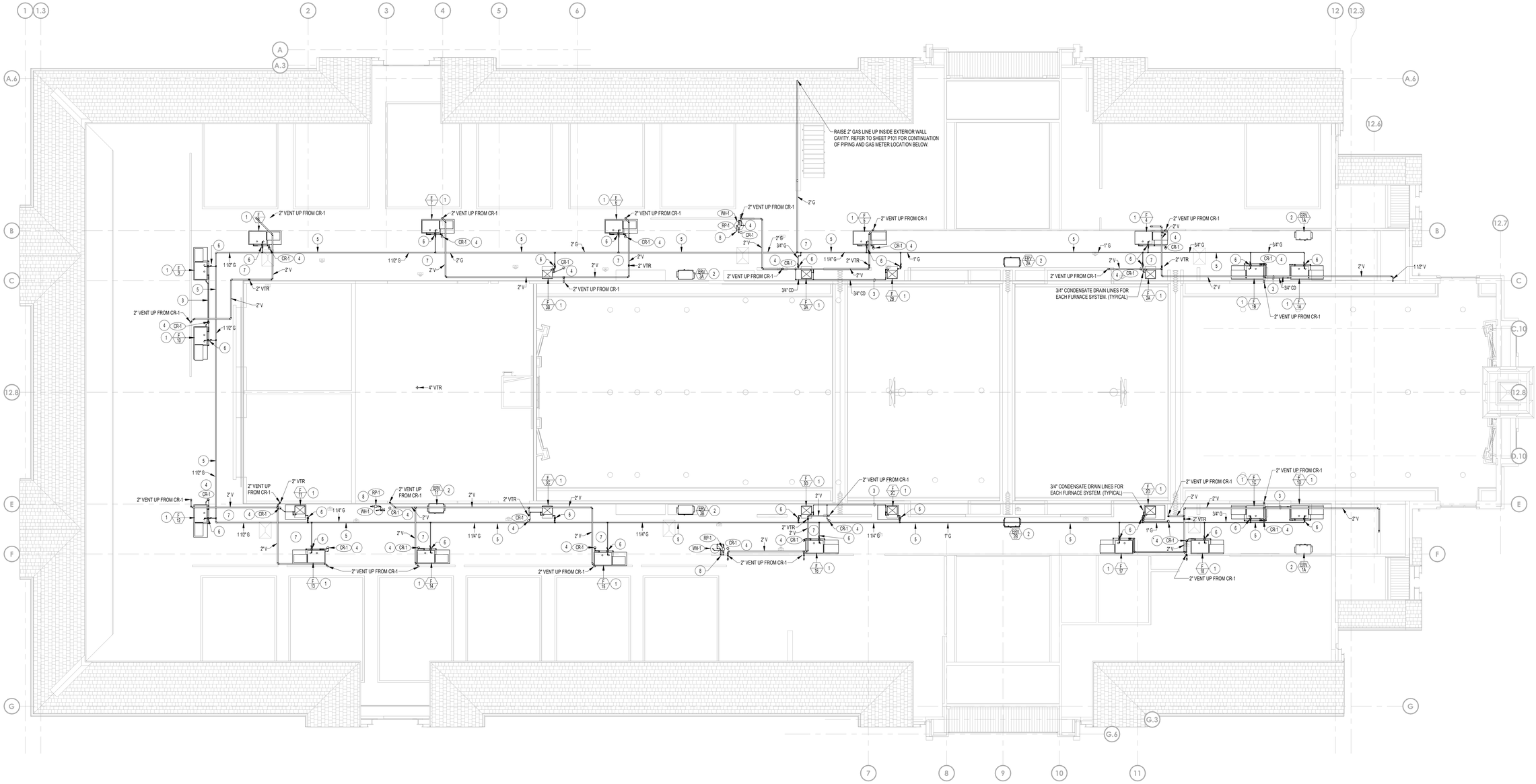
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

PLUMBING FLOOR PLAN

P101

Printed: 8/14/2024 4:16:27 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any other project without written authorization of BHD Architects.



EQUIPMENT PLATFORM PLUMBING PLAN

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

PLAN NOTES:

1. FURNACE, DX COOLING COIL, AND DRAIN PAN BY MECHANICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS. PLUMBING CONTRACTOR TO ROUGH-IN AND CONNECT 3/4" CONDENSATE DRAIN LINE FROM DX COIL AND FROM FURNACE. CONNECT SEPARATE 3/4" DRAIN LINE TO DRAIN PAN. RUN (2) SEPARATE DRAIN LINES FROM EQUIPMENT TO NEAREST CR-1 DRAIN HUB.
2. ERV UNIT TO BE INSTALLED BY MECHANICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS. COORDINATE DRAIN LINES, WATER LINES, AND GAS PIPING WITH UNIT AND CORRESPONDING DUCTWORK.
3. RUN CONDENSATE DRAIN LINE NEAR FLOOR. SUPPORT WITH FLOOR MOUNTED SUPPORTS AT 6'-0" MAXIMUM SPACING. PIPING TO BE GRADED AT 1/8" MINIMUM SLOPE TOWARDS CR-1. ADJUST SUPPORTS AS REQUIRED FOR GRADING. COORDINATE PIPE WITH EQUIPMENT MOUNTED ON PLATFORM FLOOR. SEE DETAIL E/P501
4. CONDENSATE RECEIVER LOCATED ON EQUIPMENT PLATFORM LEVEL. DROP 2" WASTE LINE DOWN IN WALL BELOW. RISE 2" VENT UP AND CONNECT TO NEAREST VTR AS SHOWN. REFER TO DETAIL A/P501 FOR TYPICAL CR-1 INSTALLATION.
5. RUN GAS PIPING ABOVE EQUIPMENT PLATFORM. REFER TO MECHANICAL DRAWINGS TO COORDINATE WITH DUCTWORK AND EQUIPMENT. PIPING TO BE SECURED TO HIGH WALL BEHIND EQUIPMENT AND DUCTWORK.
6. CONNECT 3/4" GAS LINE TO FURNACE WITH SHUT-OFF VALVE, PRESSURE REGULATOR AND FLEXIBLE HOSE CONNECTION. REFER TO DETAIL G/P501 FOR TYPICAL GAS LINE CONNECTION. VENT REGULATOR TO EXTERIOR AS RECOMMENDED BY MANUFACTURER.
7. RISE ALL PIPING TO MINIMUM OF 7'-0" ABOVE PLATFORM FLOOR WHEN CROSSING FROM ONE SIDE TO THE OTHER. COORDINATE PIPING WITH EQUIPMENT AND DUCTWORK. REFER TO MECHANICAL DRAWINGS FOR DUCTWORK LOCATIONS.
8. RISE 3/4" HOT AND COLD WATER LINES, AND 3/4" HOT WATER RECIRC. LINES UP THRU FLOOR AND CONNECT TO WATER HEATER. REFER TO DETAIL D/P501 FOR TYPICAL PIPING CONNECTIONS.

GENERAL NOTES:

- A- ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES, ORDINANCES, OR THE SPECIFICATIONS.
- B- ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE.
- C- REFER TO MECHANICAL SHEETS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK. COORDINATE ALL WORK TO FIT AVAILABLE SPACE.
- D- GAS LINE TO BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- E- WATER PIPING AND VENT PIPING SHALL BE RUN ON EQUIPMENT PLATFORM LEVEL UNLESS OTHERWISE NOTED OR SHOWN.
- F- FOR INDIVIDUAL LINE SIZES TO FIXTURES, SEE PLUMBING FIXTURE SCHEDULE ON SHEET P402.
- G- DO NOT RUN PLUMBING PIPES IN SHEAR WALLS UNLESS NOTED OTHERWISE.
- H- MINIMUM WASTE PIPING BELOW CONCRETE FLOORS SHALL BE 2".
- J- DUE TO CLOSE PROXIMITY OF WATER, VENT, AND DRAIN PIPING AS WELL AS DUCTWORK, EQUIPMENT, AND HVAC PIPING, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS.
- K- FOR PIPE SIZES NOT SHOWN ON THIS SHEET, REFER TO LARGE SCALE PLANS, PIPING SCHEMATICS AND FIXTURE SCHEDULE ON SHEET P402.
- L- REFER TO MECHANICAL SHEETS FOR ANY ADDITIONAL WORK.
- M- COORDINATE LOCATION OF EACH DOMESTIC WATER ISOLATION VALVE WITH MECHANICAL AND SHEET METAL INSTALLATION TO PROVIDE REQUIRED ACCESS AND VISIBILITY TO VALVE.
- N- CONTRACTOR SHALL RUN ALL WATER LINES WITHIN BUILDING INSULATION ENVELOPE.
- O- LEAVE 6" CLEAR SPACE ON EQUIPMENT DECK BETWEEN FURNACES, DUCTWORK, ETC. AND HIGH WALL FOR GAS PIPING, CONDUIT, DRAINS, ETC. RACK ALL PIPING AND CONDUIT ON WALL WITH UNISTRUT SUPPORTS.
- P- MINIMIZE RUNNING PIPES ON PLATFORM FLOOR THAT WILL IMPEDE WALKWAYS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

STATE OF UTAH PROFESSIONAL ENGINEER
DAVID L. HANSEN
Aug 15, 2024

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

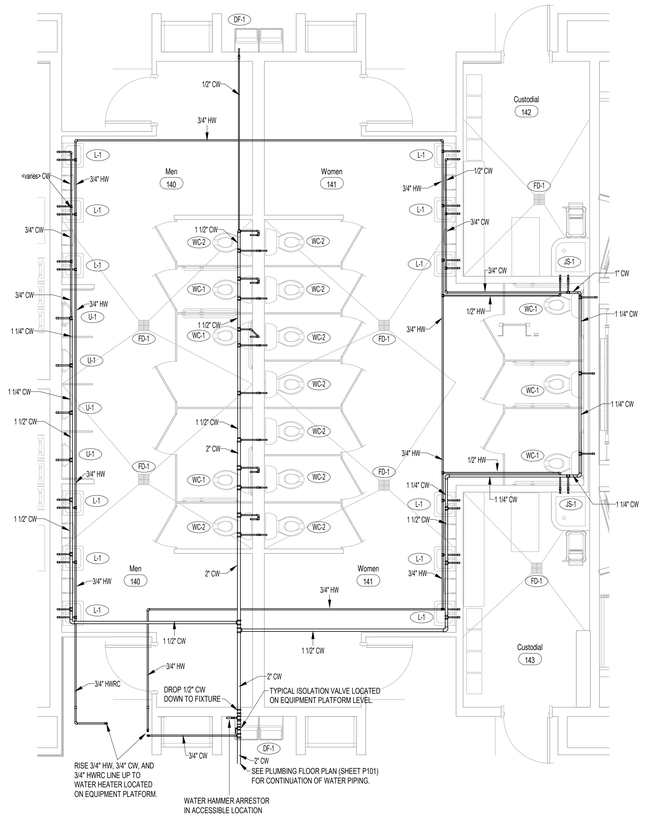
Owner #: 390-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228:0301
BID #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

EQUIPMENT PLATFORM PLUMBING PLAN

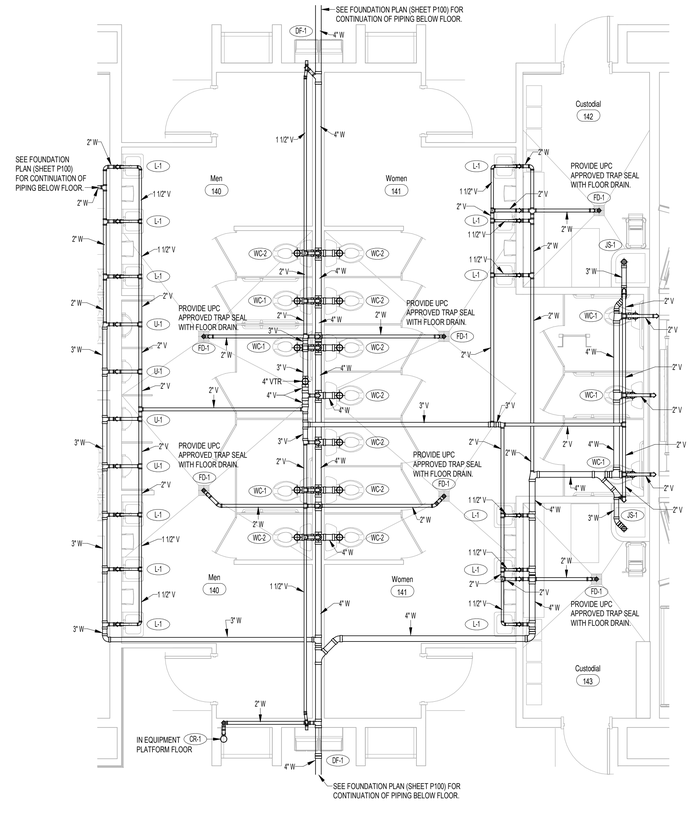
P102

Printed 8/14/2024 4:16:31 PM. © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any other project without written authorization of BHD Architects.



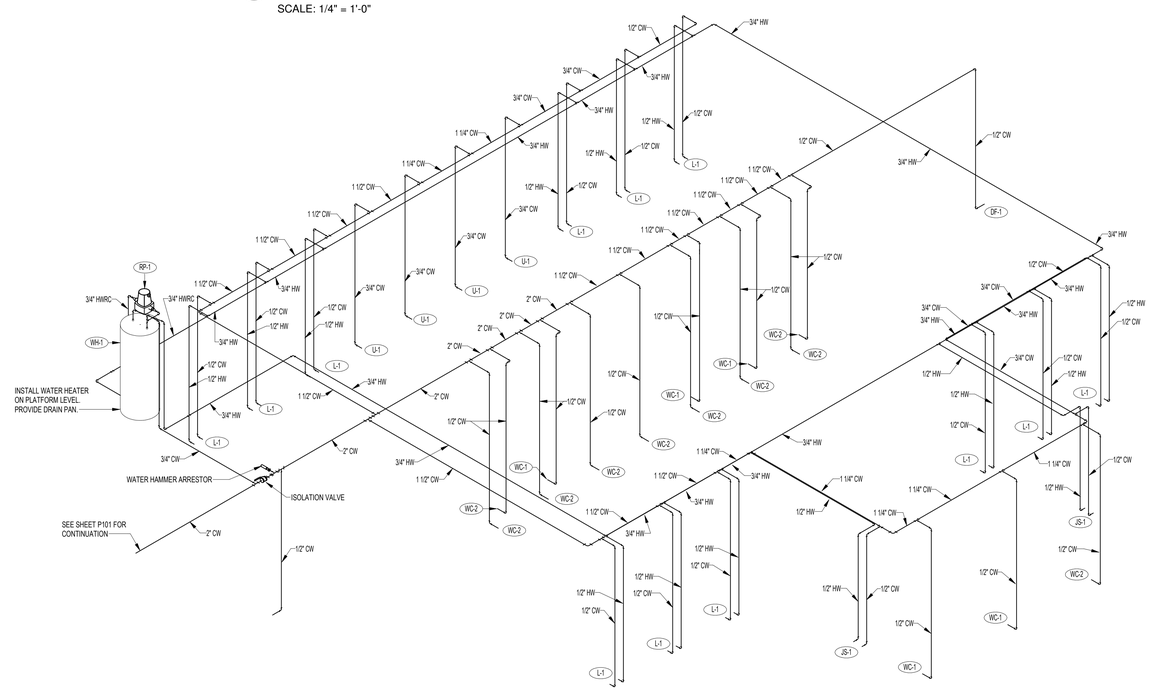
1 P401 LARGE SCALE WATER PIPING PLAN - TOILET ROOMS 140 & 141

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



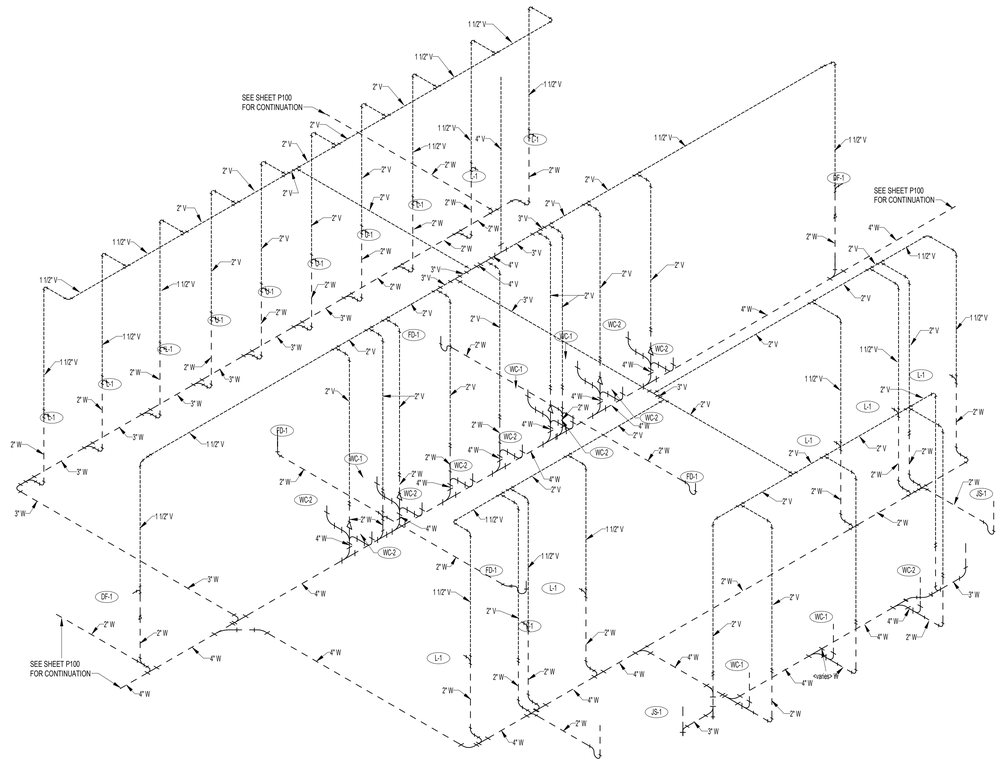
2 P401 LARGE SCALE WASTE AND VENT PIPING PLAN - TOILET ROOMS 140 & 141

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



3 P401 WATER PIPING ISOMETRIC - TOILET ROOMS 140 & 141

NO SCALE:



4 P401 WASTE AND VENT RISER DIAGRAM - TOILET ROOMS 140 & 141

NO SCALE:

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER — DAVID L. HANSEN — Aug 15, 2024 — STATE OF UTAH

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com

ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39-226-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1515

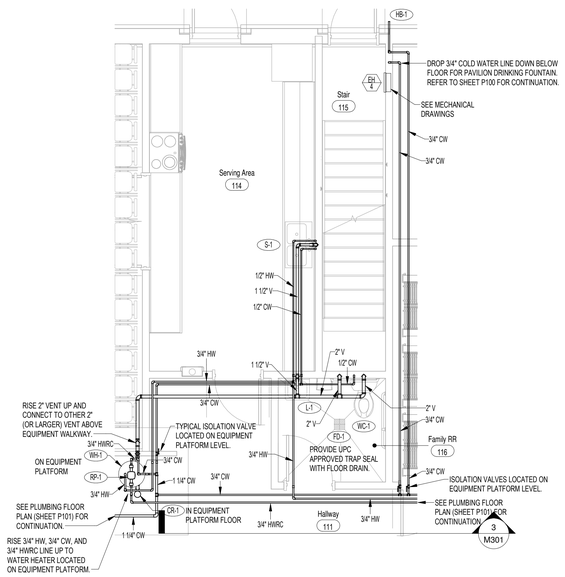
Drawing Issue and Revision Schedule

#	Description
1	15 Aug 2024 - Bid Drawings

LARGE SCALE PLUMBING PLANS AND SCHEMATICS

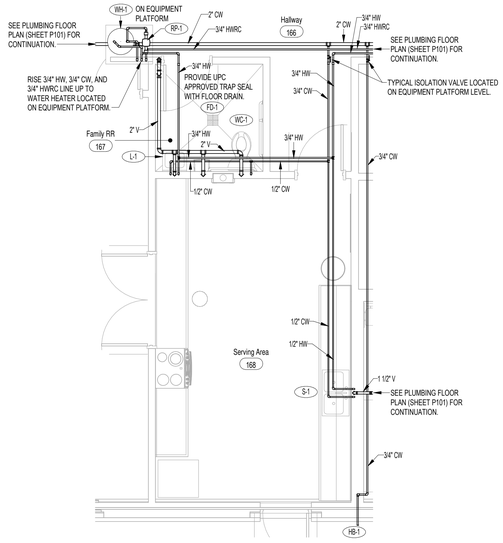
P401

Printed 8/14/2024 4:16:36 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects. It shall not be used in publication in whole or in part for any other project without written authorization of BHD Architects.



1 P402 LARGE SCALE SERVING AREA 114 & TOILET ROOM 116

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



2 P402 LARGE SCALE SERVING AREA 168 & TOILET ROOM 167

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

PLUMBING FIXTURE SCHEDULE (1) (2)

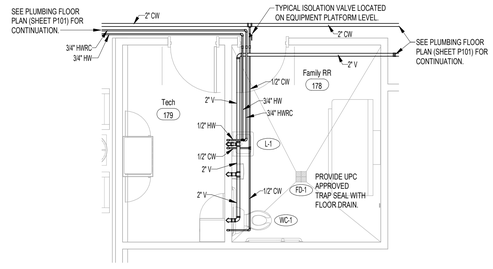
MARK	FIXTURE	PIPE SIZE					REMARKS
		TRAP	WASTE	VENT	C.W.	H.W.	
CR-1	CONDENSATE RECEPTOR	1-1/2"	1-1/2"	2"	-	-	SEE DETAIL A/P502, FIELD ASSEMBLED
DF-1	DRINKING FOUNTAIN	1-1/2"	1-1/2"	1-1/2"	1/2"	-	ELECTRIC BI-LEVEL (ADA APPROVED) (3)
FD-1	FLOOR DRAIN	2"	2"	2"	-	-	WITH DEEP SEAL P-TRAP. PROVIDE UPC APPROVED TRAP SEAL SIMILAR TO JONES & STEPHENS MODEL P26001.
FS-1	FLOOR SINK	4"	4"	2"	-	-	WITH DEEP SEAL P-TRAP. PROVIDE UPC APPROVED TRAP SEAL SIMILAR TO JONES & STEPHENS MODEL P26001.
HB-1	EXTERIOR HOSE BIBB	-	-	-	3/4"	-	FREEZE PROOF - 20" MINIMUM LENGTH
JS-1	SERVICE SINK	3"	3"	3"	1/2"	1/2"	FLOOR TYPE
L-1	LAVATORY	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	SELF SUPPORTING 20"x18" (ADA APPROVED) WITH OFFSET DRAIN AND PIPE COVERS FOR DRAIN, HOT & CW (3)
RP-1	HOT WATER RECIRC. PUMP	-	-	-	-	3/4"	IN-LINE BOOSTER PUMP WITH 3 GPM, 3 SPEED MOTOR AND STRAP-ON AQUASTAT
S-1	SERVING AREA SINK	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	TWO COMPARTMENT
SS-1	SACRAMENT SINK	1-1/2"	1-1/2"	1-1/2"	1/2"	-	COUNTER TOP
U-1	URINAL	INT.	2"	2"	3/4"	-	FLUSH VALVE, WALL HUNG, HIGH EFFICIENCY URINAL (3)
WC-1	ADA WATER CLOSET	INT.	4"	2"	1/2"	-	FLUSH TANK, 18" RIM HEIGHT (HIGH EFFICIENCY TOILET)
WC-2	WATER CLOSET	INT.	4"	2"	1/2"	-	FLUSH TANK (HIGH EFFICIENCY TOILET)
WH-2	TANK TYPE WATER HEATER	-	-	-	3/4"	3/4"	ELECTRIC 50 GALLON, (2) NON-SIMULTANEOUS 4.5 KW ELEMENT WITH RECIRC. PUMP (208/60/1) WITH T&P RELIEF VALVE (4)

(1) COLD WATER FIXTURE UNITS ARE 129. WASTE WATER FIXTURE UNITS ARE 144.

(2) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS.

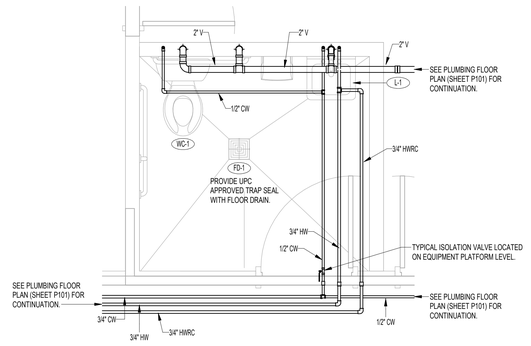
(3) WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.

(4) WATER HEATER TO BE COMPLETE WITH HEAT TRAP NIPPLES, MIXING VALVE, DRAIN PAN, AND 2 GALLON EXPANSION TANK.



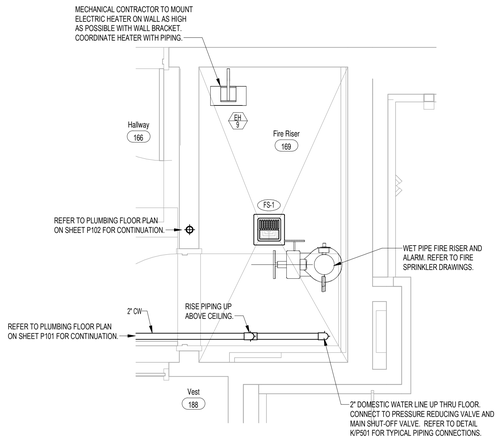
3 P402 LARGE SCALE FAMILY TOILET ROOM 178

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



4 P402 LARGE SCALE TOILET ROOM 127

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



5 P402 LARGE SCALE FIRE RISER ROOM

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

Printed: 8/14/2024 4:16:40 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in any way for any other project without written authorization of BHD Architects.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

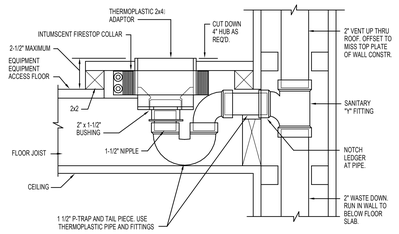
Owner #: SPS-1814
Plan Series: 2224 10 Ward S/C
County Parcel: 37:226:0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule

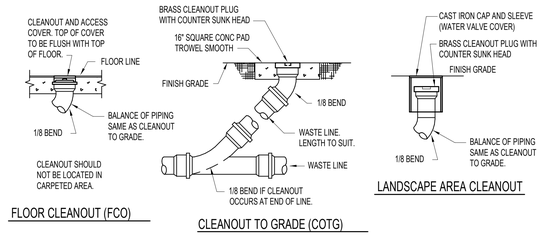
#	Date	Description
1	15 Aug 2024	Bid Drawings

LARGE SCALE PLUMBING PLANS AND SCHEDULE

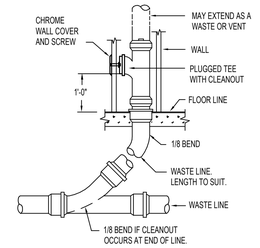
P402



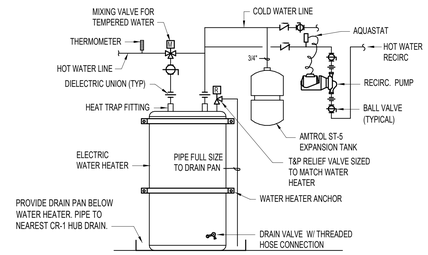
A CONDENSATE RECEIVER DETAIL
NO SCALE



B CLEANOUT DETAILS
NO SCALE



C WALL CLEANOUT DETAIL
NO SCALE

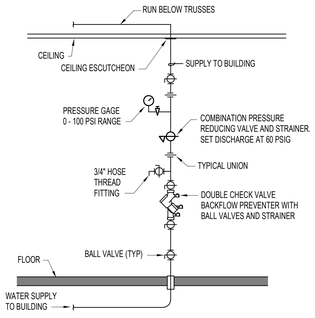


D WATER HEATER PIPING DETAIL
NO SCALE

E CONDENSATE DRAIN PIPE SUPPORT DETAIL
NO SCALE

F DX COIL CONDENSATE DRAIN DETAIL
NO SCALE

G GAS LINE CONNECTION DETAIL
NO SCALE



K VERTICAL WATER PRESSURE REDUCING STATION
NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39:228:0001
Plan Series: 2024 10 Ward S/C
Owner #: 395-1816

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

PLUMBING DETAILS

P501

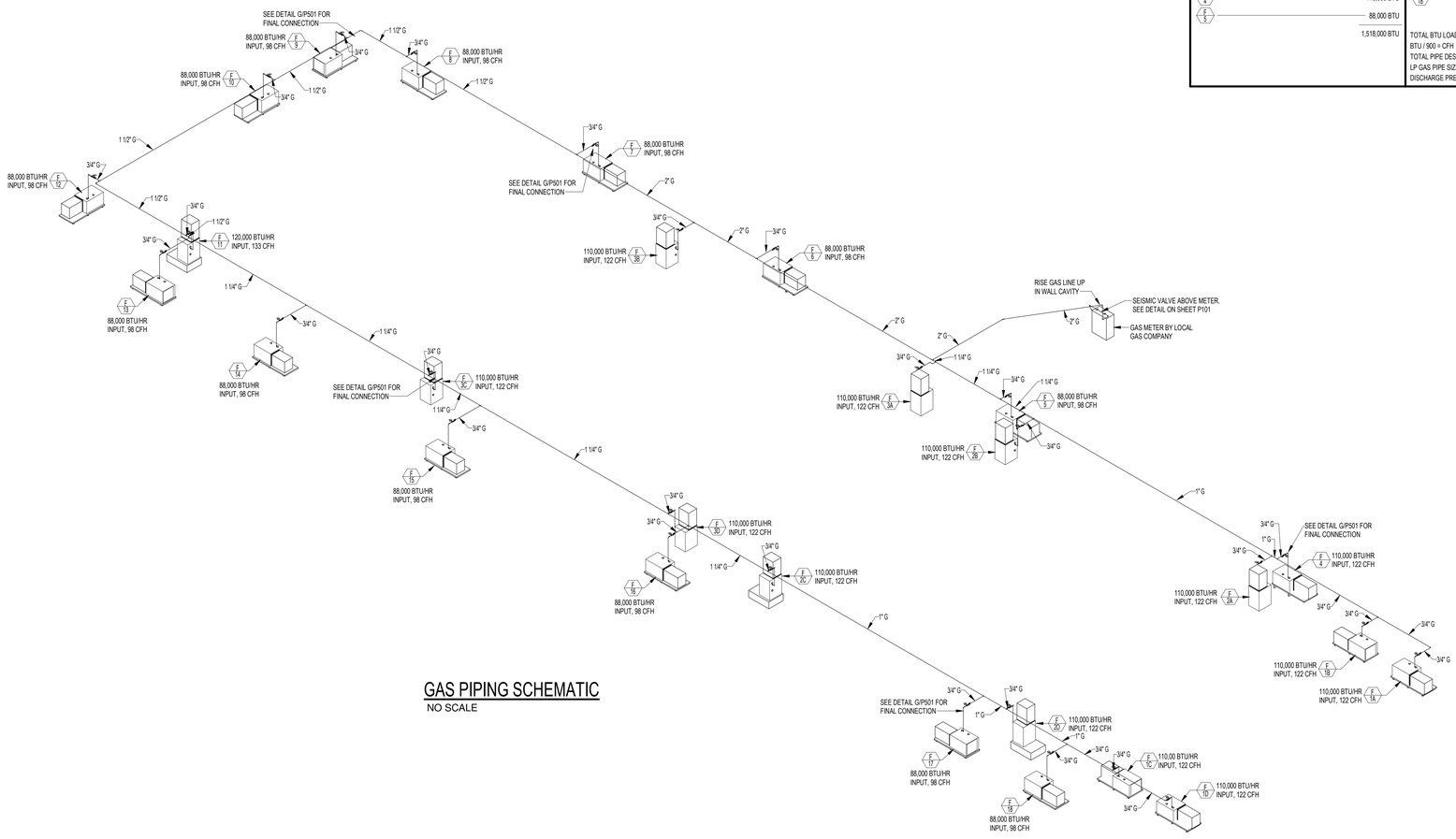
Printed 8/14/2024 4:16:41 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.

Printed 8/14/2024 4:16:42 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in whole or in part for any other project without written authorization of BHD Architects.

GAS PIPING CALCULATIONS:

F 1A	110,000 BTU	F 5	88,000 BTU
F 1B	110,000 BTU	F 7	88,000 BTU
F 1C	110,000 BTU	F 8	88,000 BTU
F 1D	110,000 BTU	F 9	88,000 BTU
F 2A	110,000 BTU	F 10	88,000 BTU
F 2B	110,000 BTU	F 11	120,000 BTU
F 2C	110,000 BTU	F 12	88,000 BTU
F 2D	110,000 BTU	F 13	88,000 BTU
F 3A	110,000 BTU	F 14	88,000 BTU
F 3B	110,000 BTU	F 15	88,000 BTU
F 3C	110,000 BTU	F 16	88,000 BTU
F 3D	110,000 BTU	F 17	88,000 BTU
F 4	110,000 BTU	F 18	88,000 BTU
F 6	88,000 BTU		1,176,000 BTU
	1,518,000 BTU		

TOTAL BTU LOAD	2,694,000 BTU ACTUAL 2,750,000 DESIGN
BTU / 900 = CFH	3,056 CFH
TOTAL PIPE DESIGN LENGTH	600 FEET
LP GAS PIPE SIZE	2"
DISCHARGE PRESSURE	2 PSI



GAS PIPING SCHEMATIC

NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39:228:0001
Plan Series: 2024 10 Ward MC
Owner #: 390-1876

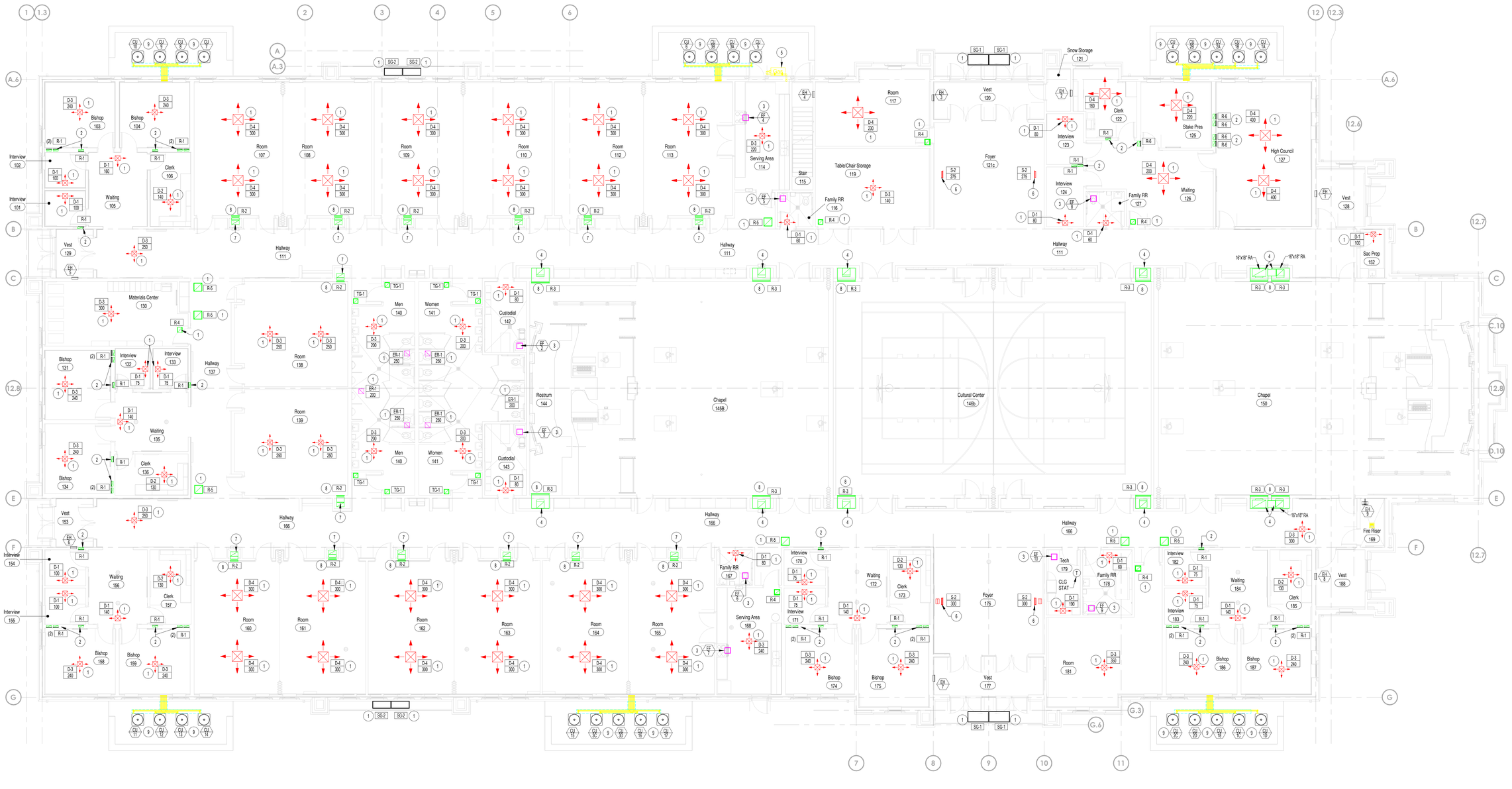
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

GAS PIPING CALCULATION AND SCHEMATIC

P601

Printed 8/14/2024 4:14:47 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any other project without written authorization of BHD Architects.



MECHANICAL FLOOR PLAN

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

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	BRANCH DUCT TAKEOFF	SA	SUPPLY AIR
		RA	RETURN AIR
	SINGLE THICKNESS TURNING VANES	OA	OUTSIDE AIR
		EA	EXHAUST AIR
	DUCT TRANSITION	REFR.	REFRIGERANT
		AFF	ABOVE FINISHED FLOOR
	MOTORIZED DAMPER	L	LIQUID REFRIGERANT PIPING
		S	SUCTION REFRIGERANT PIPING
	BACK DRAFT DAMPER		FLEX. CONNECTION 6'-0" MAX LENGTH
	MANUAL VOLUME DAMPER (USE CONCEALED OPERATORS IN DAMPERS INSTALLED OVER SUSPENDED CEILINGS)		DUCT SMOKE DETECTOR

DESIGN CONDITIONS	OUTSIDE	INSIDE
WINTER	-20°F	70°F
SUMMER	95°F db, 63°F wb	75°F db, 64°F wb

OREM, UTAH ELEVATION 4774 FT.

PLAN NOTES:

1. REFER TO SHEET M102 FOR CONTINUATION OF DUCTWORK ABOVE CEILING. TYPICAL OF ALL DUCTWORK ABOVE CEILINGS.
2. DROP 12"x3 1/2" OR 12"x5 1/2" UN-LINED RETURN AIR DUCT (AS CALLED OUT) DOWN IN WALL CAVITY TO RETURN GRILLE LOCATED AT 6" ABOVE FLOOR. CONNECT GRILLE TO DUCT RISER. COORDINATE DUCT RISER WITH ELECTRICAL CONDUITS AND OTHER DEVICES. REFER TO SHEET M102 FOR CONTINUATION.
3. INSTALL CEILING MOUNTED EXHAUST FAN AS SCHEDULED. COORDINATE LOCATION AND PLACE FAN BETWEEN CEILING JOISTS AND BELOW MECHANICAL EQUIPMENT PLATFORM FLOOR. CONNECT 6" ROUND DUCT TO FAN AND RUN ABOVE CEILINGS. COORDINATE FAN LOCATION WITH LIGHT FIXTURES AND OTHER DUCTWORK. REFER TO SHEET M102 FOR DUCTWORK ABOVE CEILINGS. REFER TO DETAIL H/M503 FOR TYPICAL FAN INSTALLATION.
4. PROVIDE PLENUM DUCT BEHIND WALL MOUNTED RETURN GRILLE. PLENUM TO BE FULL SIZE AS CORRESPONDING GRILLE. CONNECT 18"x16" RETURN AIR DUCT TO TOP OF PLENUM AND RISE UP IN CHASE. REFER TO SHEET M102 FOR CONNECTION TO CORRESPONDING FURNACE SYSTEM ON EQUIPMENT PLATFORM ABOVE.
5. LOCATE GAS METER INSIDE MECHANICAL ENCLOSURE AND COORDINATE WITH MECHANICAL UNITS. PROVIDE 3'-0" MINIMUM CLEARANCE BETWEEN GAS METER AND ANY CONDENSING UNITS.
6. MOUNT SIDEWALL SUPPLY REGISTER HIGH ON THE WALL NEAR CEILING. REFER TO ARCHITECTURAL ELEVATION PLANS FOR EXACT PLACEMENT.
7. ATTACH 18x10 RETURN DUCT TO RETURN GRILLE NEAR FLOOR. RISE DUCT UP IN CHASE. REFER TO SHEET M102 FOR CONNECTION TO CORRESPONDING FURNACE SYSTEM ON EQUIPMENT PLATFORM ABOVE.
8. MOUNT RETURN AIR GRILLE AT 8" ABOVE THE FLOOR. COORDINATE GRILLE LOCATION WITH CHASE AND WITH ELECTRICAL DEVICES.
9. PROVIDE 2'-0" MINIMUM CLEARANCES ALL AROUND CONDENSING UNITS. PROVIDE 30" MINIMUM CLEARANCE AT SERVICE SIDE. REFER TO SHEET M501 FOR TYPICAL REFRIGERANT PIPING SCHEMATIC AND DETAILS.

GENERAL NOTES:

- A- DRAWINGS SHOW GENERAL ARRANGEMENTS OF PIPING, DUCTWORK, EQUIPMENT, ETC. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY. PROVIDE SUCH FITTINGS, VALVES, AND ACCESSORIES REQUIRED TO MEET CONDITIONS AND PROVIDE COMPLETE WORKING SYSTEM.
- B- ALL DUCT DIMENSIONS ARE CLEAR DIMENSIONS INSIDE DUCT LINER.
- C- DO NOT USE DUCT LINER INSIDE RETURN AIR DUCT RISERS IN 2"x6" WALLS OF PERIMETER ROOMS. COORDINATE SUCH RISERS WITH ELECTRIC CONDUITS AND DEVICES.
- D- WRAP ALL OUTSIDE AIR DUCT WITH EXTERNAL INSULATION.
- E- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF GRILLES AND DIFFUSERS.
- F- ALL PVC EQUIPMENT, VENTS, PLUMBING VENTS, AND PENTHOUSE EXHAUST VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.
- G- DO NOT ROUTE PIPES ABOVE ELECTRICAL PANELS 4'-0" DEEP AND 6'-6" HIGH.
- H- SEE SHEET M102 FOR CONTINUATION OF ALL DUCT RISERS AND DUCTWORK ABOVE CEILINGS.
- J- COORDINATE EQUIPMENT AND DUCTWORK WITH NATURAL GAS, AND WATER PIPING. REFER TO SHEET P102 FOR PIPING LOCATIONS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — DAVID L. HANSEN — Aug 15, 2024 — STATE OF UTAH

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

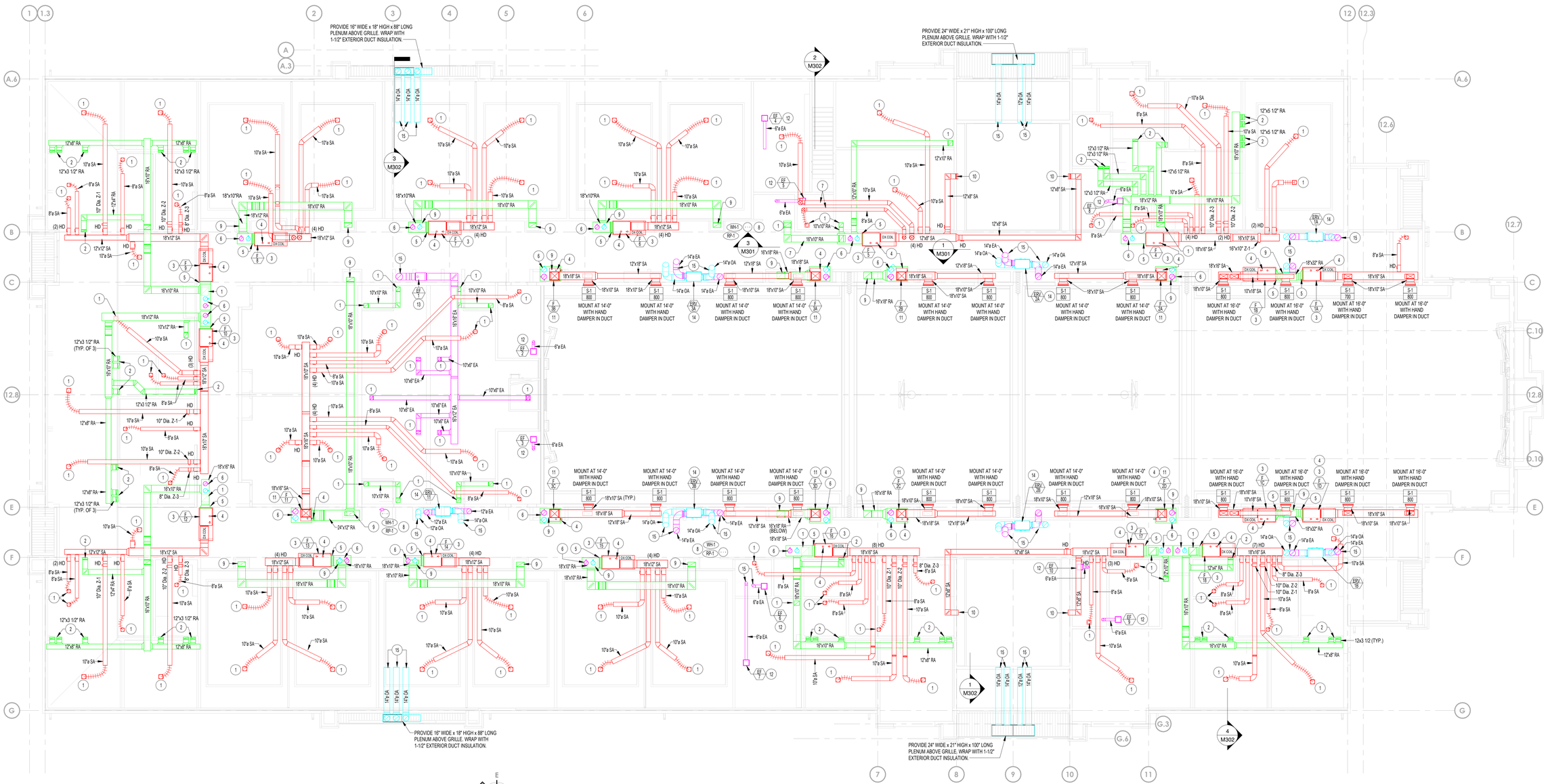
Date: 15 AUG 2024 | BID #: 2344 | County Parcel: 39:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-187-6

Drawing Issue and Revision Schedule

#	Type	Description	Date
1	Type	Bid Drawings	15-Aug-2024

MECHANICAL FLOOR PLAN

M101



EQUIPMENT PLATFORM MECHANICAL PLAN

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

PLAN NOTES:

1. REFER TO SHEET M101 FOR DUCT CONTINUATION TO SUPPLY OR RETURN AIR GRILLES BELOW. NO MORE THAT 36" OF FLEX DUCT PERMITTED ON ANY CEILING GRILLE OR REGISTER..
2. DROP 12" UN-LINED RETURN AIR DUCT DOWN IN WALL CAVITY TO RETURN GRILLE LOCATED AT 6" ABOVE FLOOR. COORDINATE DUCT RISER WITH ELECTRICAL CONDUITS AND OTHER DEVICES.
3. HORIZONTAL FURNACE WITH DX COOLING COIL. SUPPORT EQUIPMENT FROM PLATFORM OR FROM ROOF SUPPORTS AT EACH CORNER. PROVIDE DRAIN PAN BELOW UNITS AND COIL. REFER TO DETAIL D/M502 FOR TYPICAL INSTALLATION, AND DUCT AND PIPING CONNECTIONS.
4. RISE (2) 3" ROUND FURNACE VENTS UP THRU ROOF WITH CONCENTRIC TYPE FITTING. REFER TO DETAILS F/M501 AND D/M502. DO NOT BLOCK FURNACE ACCESS WITH VENTS. TYPICAL FOR ALL FURNACE SYSTEMS. LOCATE VENTS ALIGNED ALONG BUILDING AXIS AND AWAY FROM ROOF PEAKS AND VALLEYS.
5. REFER TO DETAIL G/M502 FOR EXTERNAL FILTER SECTION. TYPICAL OF ALL HORIZONTAL FURNACE SYSTEMS. MIXED AIR PLENUM AT INLET TO FURNACE SYSTEM TO BE FULL SIZED OF FURNACE OPENING UNLESS NOTED OTHERWISE. TYPICAL OF ALL SYSTEMS.
6. CONNECT ROUND OUTSIDE AIR DUCT AND RELIEF AIR DUCT TO MIXED AIR PLENUM DUCT. PROVIDE MOTORIZED DAMPER, DUCT ACCESS DOOR AND MANUAL BALANCING DAMPER IN EACH DUCT. SEE FURNACE SCHEDULE ON SHEET M601 FOR MAXIMUM CFM AMOUNTS OF OUTSIDE AIR/RELIEF AIR REQUIRED AT EACH FURNACE SYSTEM.
7. RISE ALL DUCTWORK UP TO A MINIMUM OF 7'-0" ABOVE STAIRWAY AND PLATFORM ACCESS. REFER TO SECTION 2/M302.
8. WATER HEATER WITH RECIRCULAION PUMP. REFER TO PLUMBING DRAWINGS. COORDINATE WITH DUCTWORK AND EQUIPMENT.
9. DROP RETURN DUCT DOWN IN CHASE. REFER TO SHEET M101 FOR DUCT SIZE AND CONNECTION OF DUCTWORK TO GRILLE NEAR FLOOR.
10. MOUNT SIDEWALL SUPPLY REGISTER HIGH ON THE WALL NEAR CEILING. REFER TO ARCHITECTURAL ELEVATION PLANS FOR EXACT PLACEMENT. REFER TO SHEET M101 FOR CFM REQUIRED.
11. VERTICAL FURNACE WITH DX COOLING COIL. MOUNT ON 14" HIGH RETURN AIR PLENUM BASE AND SUPPORT EQUIPMENT FROM EQUIPMENT PLATFORM. PROVIDE PROVIDE CONDENSATE SWITCH WITH EACH UNIT. PROVIDE HORIZONTAL FILTER SECTION BETWEEN FURNACE AND PLENUM. REFER TO DETAIL F/M503 FOR TYPICAL INSTALLATION, AND DUCT CONNECTION.
12. 6" ROUND EXHAUST DUCT FROM CEILING MOUNTED FAN. RISE EXHAUST DUCT UP AS HIGH AS POSSIBLE AND CONNECT TO PENTHOUSE AS SHOWN. PROVIDE BACK-DRAFT DAMPER IN DUCT. SEE DETAIL H/M503 FOR TYPICAL FAN AND DUCT INSTALLATION. REFER TO SHEET M103 FOR CONTINUATION OF DUCTWORK AND CONNECTION TO ROOF MOUNTED PENTHOUSES.
13. MOUNT IN-LINE EXHAUST FAN ON EQUIPMENT PLATFORM WITH VIBRATION ISOLATORS UNDER EACH CORNER. CONNECT FAN TO EXHAUST GRILLES IN TOILET ROOM CEILINGS AND TO PENTHOUSE ON ROOF AS SHOWN. FAN TO BE CONTROLLED WITH LIGHTS LOCATED IN MENS AND/OR WOMENS TOILET ROOMS.
14. INSTALL ERV UNIT ON EQUIPMENT PLATFORM OR FROM ROOF STRUCTURE. PROVIDE VIBRATION ISOLATORS AT EACH SUPPORT POINT. REFER TO ERV SCHEDULE ON SHEET M601 FOR ORIENTATION OF UNITS. CONNECT ERV UNIT TO OUTSIDE AIR DUCT FROM EXTERIOR OF BUILDING, OUTSIDE AIR DUCT(S) TO EACH FURNACE SYSTEM. RELIEF AIR DUCT(S) FROM EACH FURNACE SYSTEM, AND TO EXHAUST AIR DUCTS UP TO PENTHOUSE. REFER TO SECTIONS ON SHEET M301 FOR TYPICAL DUCT CONNECTIONS. COORDINATE WITH ALL OTHER DUCTS AND PIPING.
15. REFER TO SHEET M103 FOR CONTINUATION OF DUCTWORK ABOVE MECHANICAL PLATFORM.

GENERAL NOTES:

- A- DRAWINGS SHOW GENERAL ARRANGEMENTS OF PIPING, DUCTWORK, EQUIPMENT, ETC. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY. PROVIDE SUCH FITTINGS, VALVES, AND ACCESSORIES REQUIRED TO MEET CONDITIONS AND PROVIDE COMPLETE WORKING SYSTEM.
- B- ALL DUCT DIMENSIONS ARE CLEAR DIMENSIONS INSIDE DUCT LINER.
- C- DO NOT USE DUCT LINER INSIDE RETURN AIR DUCT RISERS IN 2"x6" WALLS OF PERIMETER ROOMS. COORDINATE SUCH RISERS WITH ELECTRIC CONDUITS AND DEVICES.
- D- WRAP ALL OUTSIDE AIR DUCT WITH EXTERNAL INSULATION.
- E- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF GRILLES AND DIFFUSERS.
- F- ALL PVC EQUIPMENT, VENTS, PLUMBING VENTS, AND PENTHOUSE EXHAUST VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.
- G- DO NOT ROUTE PIPES ABOVE ELECTRICAL PANELS 4'-0" DEEP AND 6'-6" HIGH.
- H- SEE SHEET M101 FOR CONTINUATION OF ALL DUCT RISERS CEILING DIFFUSERS BELOW
- J- COORDINATE EQUIPMENT AND DUCTWORK WITH NATURAL GAS, AND WATER PIPING. REFER TO SHEET P102 FOR PIPING LOCATIONS.
- K- MOUNT ALL DUCT SMOKE DETECTORS IN RETURN AIR STREAM ONLY. DO NOT MOUNT DOWN STREAM OF MINIMUM OUTSIDE AIR CONNECTION.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER
DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024 | BHD #: 2344 | County Parcel: 59-226-0001 | Plan Series: 2024 10 Ward SC | Owner #: 590-1816

Drawing Issue and Revision Schedule

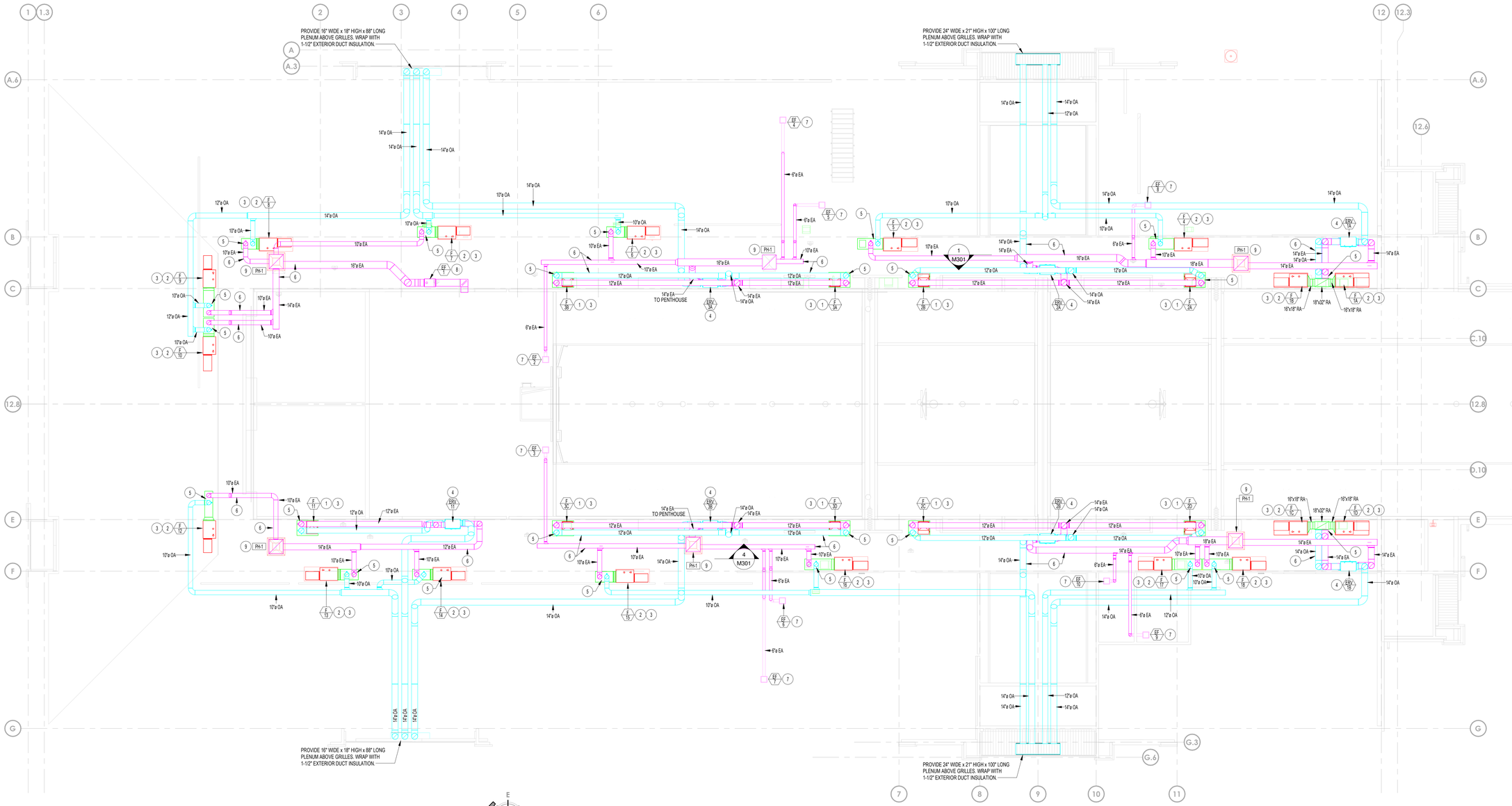
#	Description	Date
1	15 Aug 2024 Bid Drawings	

EQUIPMENT PLATFORM MECHANICAL PLAN

M102

© 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any project without written authorization of BHD Architects.

Printed 8/14/2024 4:14:55 PM



E
N
S
W

UPPER EQUIPMENT PLATFORM MECHANICAL PLAN

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

PLAN NOTES:

1. VERTICAL FURNACE WITH DX COOLING COIL. MOUNT ON 14" HIGH RETURN AIR PLENUM BASE AND SUPPORT EQUIPMENT FROM EQUIPMENT PLATFORM. PROVIDE CONDENSATE SENSOR AT EACH UNIT. REFER TO DETAIL F/M503 FOR TYPICAL INSTALLATION, AND DUCT CONNECTION. RISE SUPPLY PLENUM UP AND CONNECT (2) 18x10 SA DUCT AS SHOWN.
2. HORIZONTAL FURNACE WITH DX COOLING COIL. SUPPORT EQUIPMENT FROM ROOF STRUCTURE. PROVIDE CONDENSATE SENSOR AT EACH UNIT. REFER TO DETAIL F/M503 FOR TYPICAL INSTALLATION, AND DUCT CONNECTION. RISE SUPPLY PLENUM UP AND CONNECT (2) 18x10 SA DUCT AS SHOWN.
3. RISE (2) 3" ROUND FURNACE VENTS UP THRU ROOF WITH CONCENTRIC TYPE FITTING. REFER TO DETAILS F/M501 AND DM502. DO NOT BLOCK FURNACE ACCESS WITH VENTS. TYPICAL FOR ALL FURNACE SYSTEMS. LOCATE VENTS ALIGNED ALONG BUILDING AXIS AND AWAY FROM ROOF PEAKS AND VALLEYS.
4. INSTALL ERV UNIT ON EQUIPMENT PLATFORM OR FROM ROOF STRUCTURE WITH VIBRATION ISOLATORS UNDER EACH SUPPORT. CONNECT ERV UNIT TO OUTSIDE AIR DUCT FROM EXTERIOR OF BUILDING, OUTSIDE AIR DUCT(S) TO EACH FURNACE SYSTEM, RELIEF AIR DUCT(S) FROM EACH FURNACE SYSTEM, AND TO EXHAUST AIR DUCTS UP TO PENTHOUSE. REFER TO SECTIONS ON SHEET M301 FOR TYPICAL DUCT CONNECTIONS. COORDINATE WITH ALL OTHER DUCTWORK AND PIPING.
5. CONNECT OUTSIDE AIR DUCT AND RELIEF AIR DUCT TO MIXED AIR PLENUM DUCT AT EACH FURNACE SYSTEM. REFER TO SHEET M102 FOR LOCATION OF HORIZONTAL FURNACES ON EQUIPMENT PLATFORM. PROVIDE MOTORIZED DAMPER, DUCT ACCESS DOOR AND MANUAL BALANCING DAMPER IN EACH DUCT. REFER TO MECHANICAL SECTIONS ON SHEET M301 FOR DUCT SIZES AT EACH FURNACE SYSTEM. SEE FURNACE SCHEDULE ON SHEET M601 FOR MAXIMUM CFM AMOUNTS OF OUTSIDE AIR/RELIEF AIR REQUIRED AT EACH FURNACE SYSTEM.
6. RISE ALL DUCTWORK UP TO ABOVE 7'-0" (MINIMUM) TO CROSS OVER EQUIPMENT PLATFORM. FIELD VERIFY ROUTING OF DUCTWORK TO MAINTAIN FREE ACCESS TO ALL EQUIPMENT, DAMPERS AND CONTROLS.
7. 6" ROUND EXHAUST DUCT FROM CEILING MOUNTED FAN. RISE EXHAUST DUCT UP AND CONNECT TO EXHAUST AIR DUCT AS SHOWN TO VENT THRU ROOF MOUNTED PENTHOUSE. PROVIDE BACK-DRAFT DAMPER AT FAN LOCATION.
8. RISE UP 16" ROUND EXHAUST DUCT FROM IN-LINE EXHAUST FAN ON EQUIPMENT PLATFORM. PROVIDE BACK-DRAFT DAMPER IN DUCT NEAR FAN. CONNECT TO EXHAUST DUCT AS SHOWN TO VENT THRU PENTHOUSE ON ROOF.
10. MOUNT PENTHOUSE ON SLOPED ROOF WITH SLOPING ROOF CURB. DROP 18x18 DUCT DOWN THRU ROOF AND EXPAND TO 24x18 EXHAUST PLENUM. CONNECT EXHAUST DUCTS TO PLENUM AS SHOWN. COORDINATE PENTHOUSE LOCATION WITH ROOF JOISTS AND KEEP AS HIGH AS POSSIBLE TO RIDGE LINE.

GENERAL NOTES:

- A- DRAWINGS SHOW GENERAL ARRANGEMENTS OF PIPING, DUCTWORK, EQUIPMENT, ETC. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND WORK OF OTHER TRADES WILL PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES THAT MAY BE REQUIRED. INVESTIGATE STRUCTURAL AND FINISH CONDITIONS AFFECTING THIS WORK AND ARRANGE WORK ACCORDINGLY. PROVIDE SUCH FITTINGS, VALVES, AND ACCESSORIES REQUIRED TO MEET CONDITIONS AND PROVIDE COMPLETE WORKING SYSTEM.
- B- ALL DUCT DIMENSIONS ARE CLEAR DIMENSIONS INSIDE DUCT LINER.
- C- DO NOT USE DUCT LINER INSIDE RETURN AIR DUCT RISERS IN 2"x6" WALLS OF PERIMETER ROOMS. COORDINATE SUCH RISERS WITH ELECTRIC CONDUITS AND DEVICES.
- D- WRAP ALL OUTSIDE AIR DUCT WITH EXTERNAL INSULATION.
- E- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF GRILLES AND DIFFUSERS.
- F- ALL PVC EQUIPMENT, VENTS, PLUMBING VENTS, AND PENTHOUSE EXHAUST VENTS SHALL BE PAINTED TO MATCH ROOF COLOR.
- G- DO NOT ROUTE PIPES ABOVE ELECTRICAL PANELS 4'-0" DEEP AND 6'-6" HIGH.
- H- SEE SHEET M101 FOR CONTINUATION OF ALL DUCT RISERS CEILING DIFFUSERS BELOW
- J- COORDINATE EQUIPMENT AND DUCTWORK WITH NATURAL GAS, AND WATER PIPING. REFER TO SHEET P102 FOR PIPING LOCATIONS.
- K- MOUNT ALL DUCT SMOKE DETECTORS IN RETURN AIR STREAM ONLY. DO NOT MOUNT DOWN STREAM OF MINIMUM OUTSIDE AIR CONNECTION.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-19-6
Plan Series: 2024 10 Ward SC
County Parcel: 59:226:0001
BHD #: 2344
Date: 15 AUG 2024

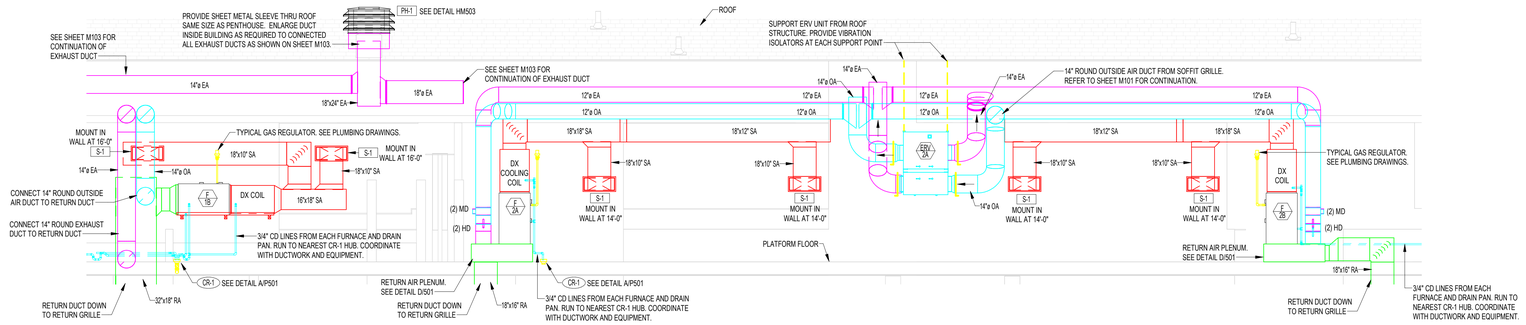
Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	15 Aug 2024

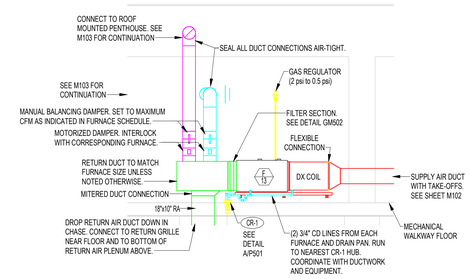
UPPER EQUIPMENT PLATFORM MECHANICAL PLAN

M103

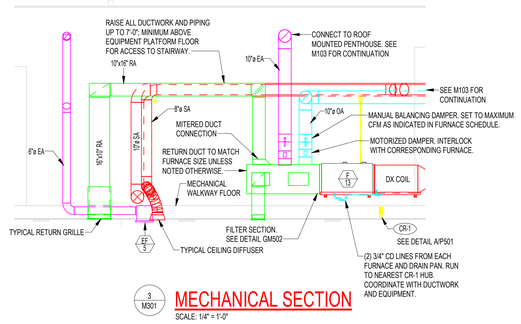
Printed 8/14/2024 4:14:59 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or disclosed in whole or in part for any other project without written authorization of BHD Architects.



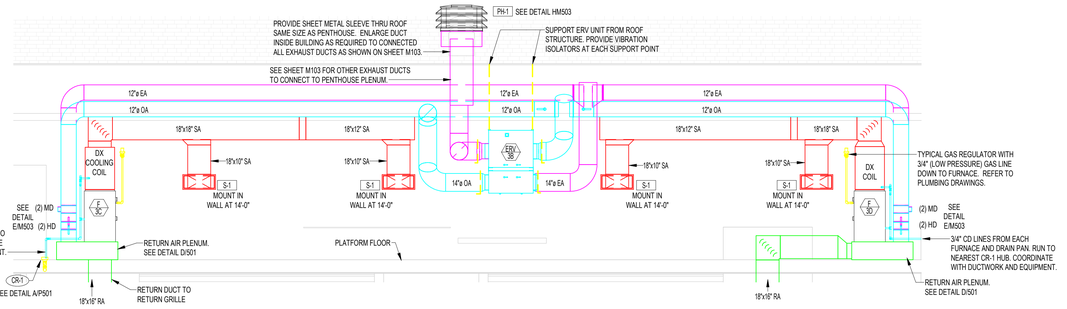
1 M301 **MECHANICAL SECTION**
SCALE: 1/4" = 1'-0"



2 M301 **MECHANICAL SECTION**
SCALE: 1/4" = 1'-0"



3 M301 **MECHANICAL SECTION**
SCALE: 1/4" = 1'-0"



4 M301 **MECHANICAL SECTION**
SCALE: 1/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-18-76

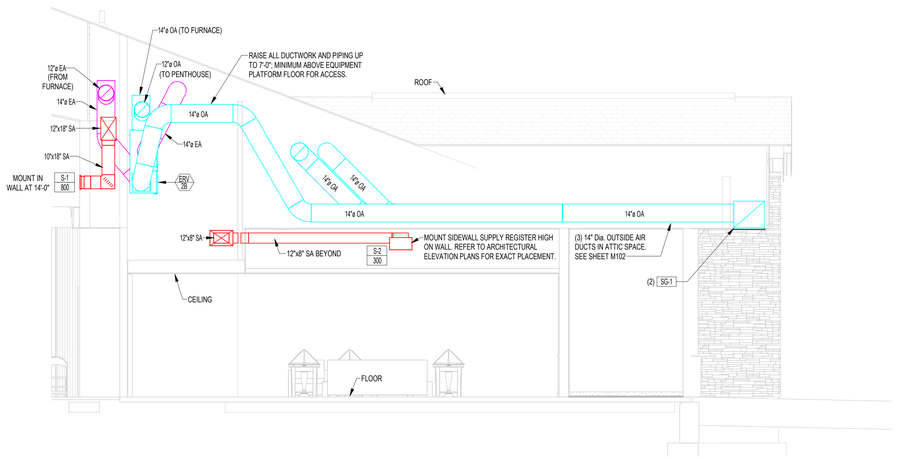
Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	15 Aug 2024

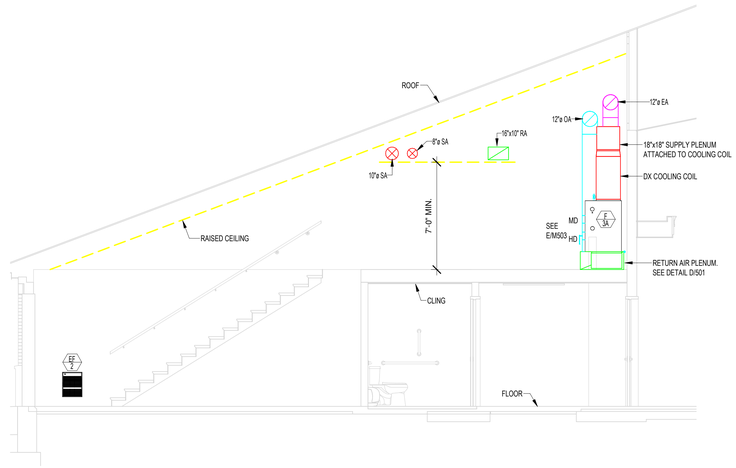
MECHANICAL SECTION

M301

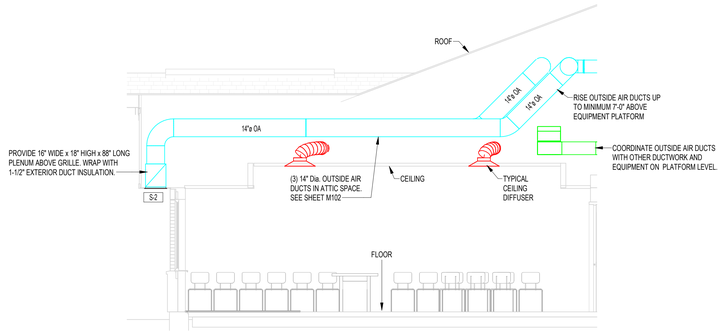
Printed 8/14/2024 4:15:03 PM
© 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in duplication whole or in part for any other project without written authorization of BHD Architects.



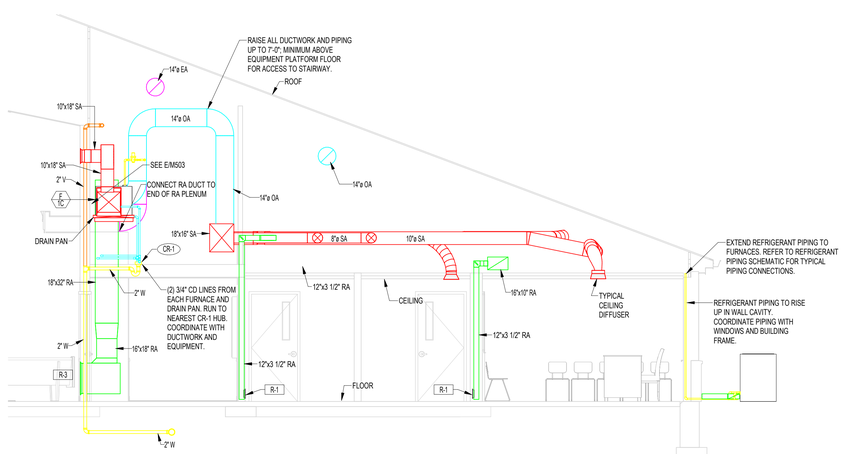
1 M302 MECHANICAL SECTION
SCALE: 1/4" = 1'-0"



2 M302 MECHANICAL SECTION
SCALE: 1/4" = 1'-0"



3 M302 MECHANICAL SECTION
SCALE: 1/4" = 1'-0"



4 M302 MECHANICAL SECTION
SCALE: 1/4" = 1'-0"

Printed 8/14/2024 4:15:05 PM © 2022 BHD Architects The document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in any fashion or any part for any other project without written authorization of BHD Architects.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

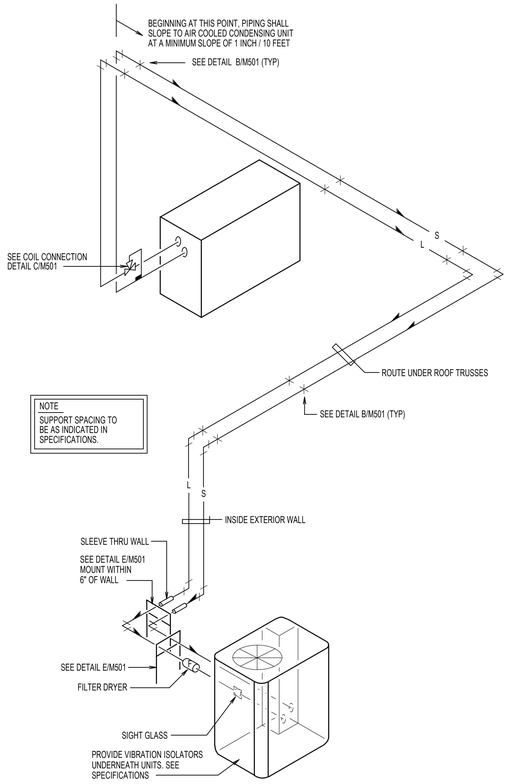
Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-18-6

Drawing Issue and Revision Schedule

#	Description	Date
1	15 Aug 2024	Bid Drawings

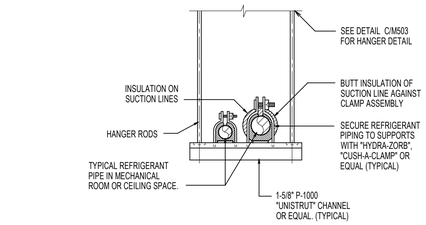
MECHANICAL SECTIONS

M302



A TYPICAL REFRIGERANT SCHEME

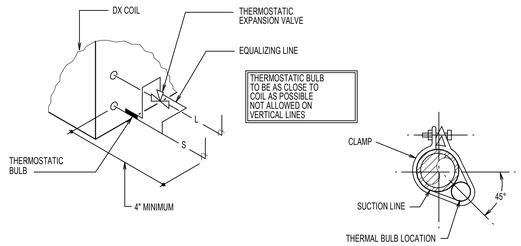
SCALE: NONE



B SUSPENDED REFRIGERANT PIPE SUPPORT AT CEILING

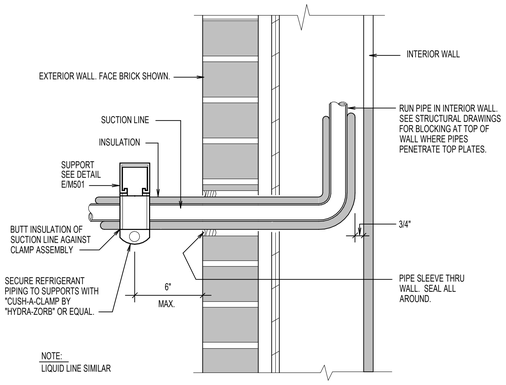
SCALE: NONE

REFRIGERANT PIPING LEGEND	
SYMBOL	DESCRIPTION
	EXPANSION VALVE. SEE DETAIL C/M501
	MOISTURE INDICATING SIGHT GLASS
	FLEXIBLE CONNECTION
F	FILTER DRIER
	PIPE SUPPORT. SEE DETAILS B/M501 D/M501
	EXTERIOR PIPE SUPPORT. SEE DETAIL E/M501
	TRAP. ONE PIECE FACTORY FABRICATED
	DIRECTION OF SLOPE DOWN
S	SUCTION LINE
L	LIQUID LINE



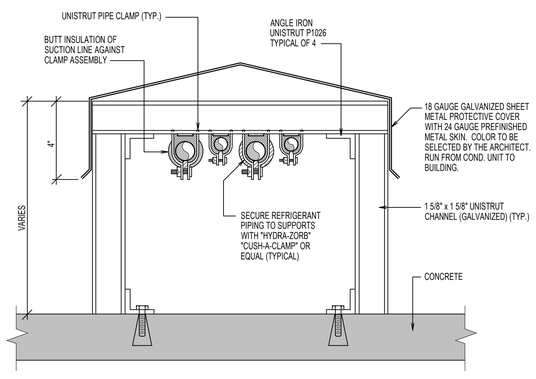
C REFRIGERANT COIL CONNECTION DETAIL

SCALE: NONE



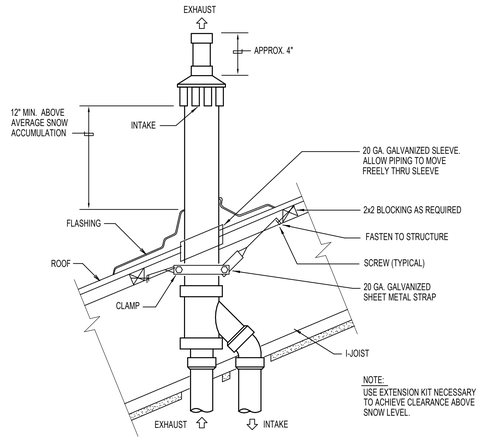
D REFRIGERANT PIPE SUPPORT AT WALL

SCALE: NONE



E EXTERIOR REFRIGERANT PIPE SUPPORT DETAIL

SCALE: NONE



F CONCENTRIC ROOF TERMINATION DETAIL

SCALE: NONE

REFRIGERANT LINE SIZES					
UNIT *	LIQUID	SUCTION	UNIT *	LIQUID	SUCTION
CC 1A	3/8"	7/8"	CC 6	3/8"	7/8"
CC 1B	3/8"	7/8"	CC 7	3/8"	7/8"
CC 1C	3/8"	7/8"	CC 8	3/8"	7/8"
CC 1D	3/8"	7/8"	CC 9	3/8"	7/8"
CC 2A	3/8"	7/8"	CC 10	3/8"	7/8"
CC 2B	3/8"	7/8"	CC 11	3/8"	1 1/8"
CC 2C	3/8"	7/8"	CC 12	3/8"	7/8"
CC 2D	3/8"	7/8"	CC 13	3/8"	7/8"
CC 3A	3/8"	7/8"	CC 14	3/8"	7/8"
CC 3B	3/8"	7/8"	CC 15	3/8"	7/8"
CC 3C	3/8"	7/8"	CC 16	3/8"	7/8"
CC 30	3/8"	7/8"	CC 17	3/8"	7/8"
CC 4	3/8"	1 1/8"	CC 18	3/8"	7/8"
CC 5	3/8"	7/8"			

Printed 8/14/2024 4:16:08 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in publication whole or in part for any other project without written authorization of BHD Architects.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx.1700 West 575 South
Vineyard, Utah 84059

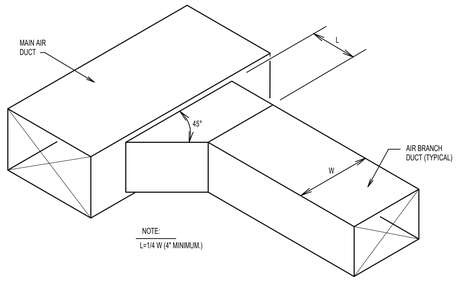
Owner #: 3PS-1814
Plan Series: 2024 10 Ward S.C.
County Parcel: 37:228:0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule

#	Description	Date
1	Bid Drawings	15 Aug 2024

MECHANICAL DETAILS

M501



A SUPPLY OR RETURN AIR DUCT BRANCH CONNECTION DETAIL

SCALE: NONE

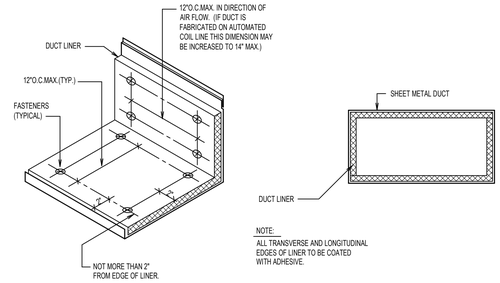
DIMENSION OF LONGEST SIDE, INCHES	SHEET METAL GAGE (ALL FOUR SIDES)	TRANSVERSE REINFORCING (1)					
		MINIMUM REINFORCING ANGLE SIZE AND MAXIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS &/OR INTERMEDIATE REINFORCING	AT JOINTS				
			MIN. H, IN.	DRIVE SLIP / PLAIN S SLIP	HEMMED S SLIP	ALTERNT BAR SLIP	REIN-FORCED BAR SLIP
				RECOM-MENDED GAGE	RECOM-MENDED GAGE	RECOM-MENDED GAGE	RECOM-MENDED GAGE
UP THRU 12	26	NONE REQUIRED	1	26	26	24	24
13 - 18	24	NONE REQUIRED	1	24	24	24	24
19 - 30	24	1"X1"X1/8" @ 60 IN	1	-	24	24	24
31 - 36	22	1"X1"X1/8" @ 60 IN	1	-	-	22	22

(1) TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED.

(2) LONGITUDINAL JOINTS TO BE PITTSBURGH OR SNAP LOCK TYPE.

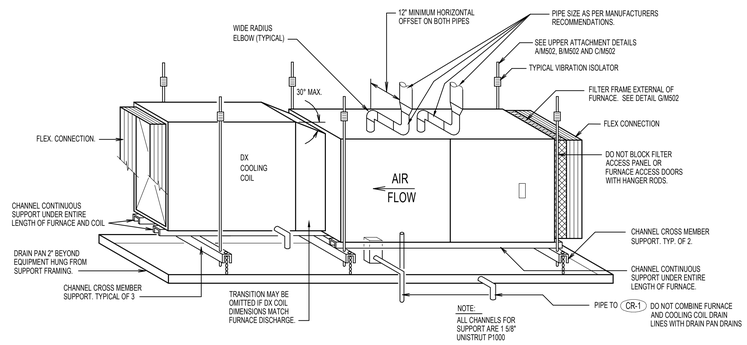
B DUCT CONSTRUCTION DETAIL

SCALE: NONE

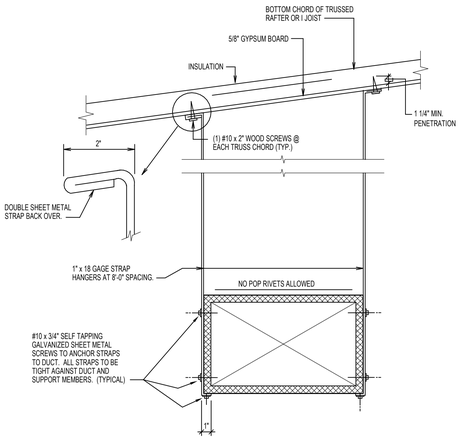


C DUCT LINER DETAIL

SCALE: NONE

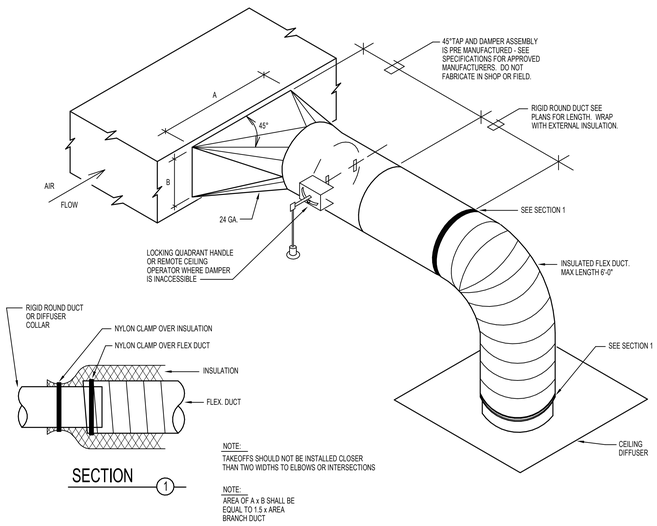


D FURNACE AND CASED DX COOLING COIL



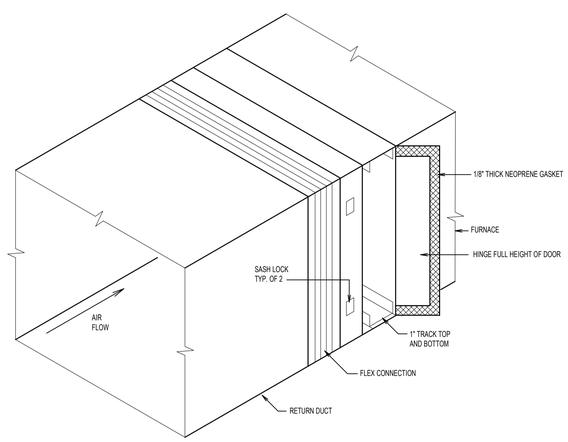
E DUCT STRAP HANGER DETAIL

SCALE: NONE



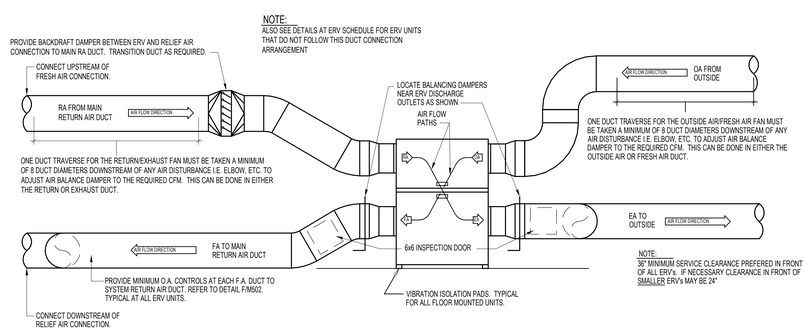
F HIGH EFFICIENCY SQUARE TO ROUND TAKEOFF DETAIL

SCALE: NONE



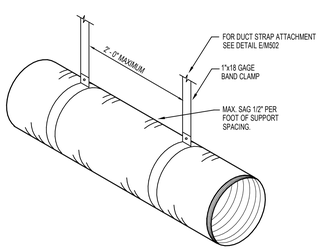
G EXTERNAL FILTER SECTION DETAIL

SCALE: NONE



H TYPICAL ERV DAMPERING DETAIL

SCALE: NONE



J FLEXIBLE DUCT SUPPORT DETAIL

SCALE: NONE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020



Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39228300
Plan Series: 2024 10 Ward SC
Owner #: 590-1876

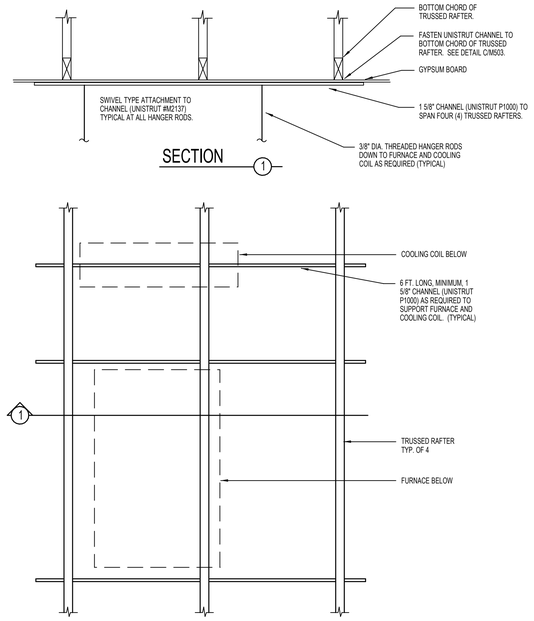
Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Drawings	15 Aug 2024

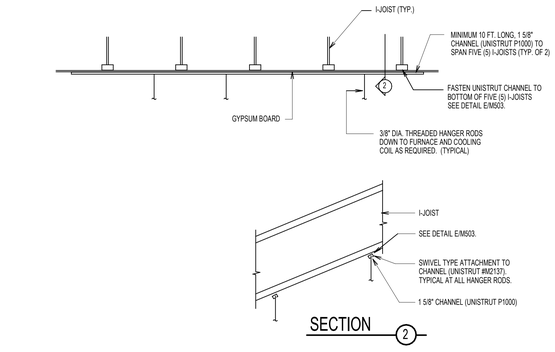
MECHANICAL DETAILS

M502

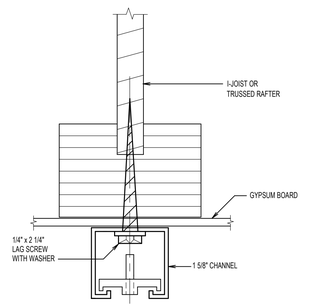
Printed 8/14/2024 4:14:08 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in any way for any other project without written authorization of BHD Architects.



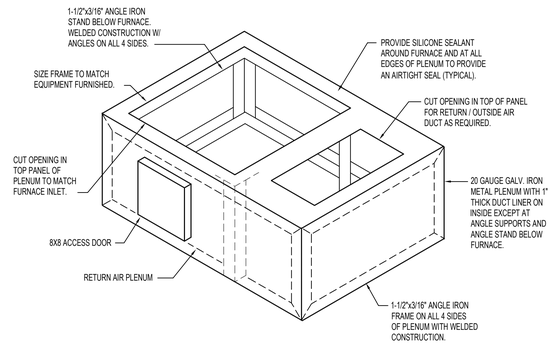
A UPPER SUPPORT DETAIL FOR TRUSSED RAFTERS
SCALE: NONE



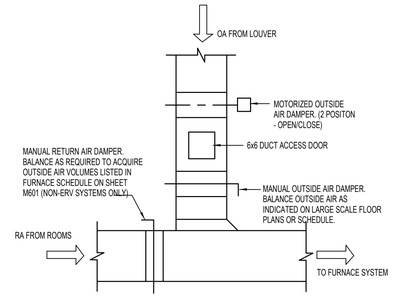
B UPPER SUPPORT DETAIL FOR TRUSSED RAFTER LOCATIONS
SCALE: NONE



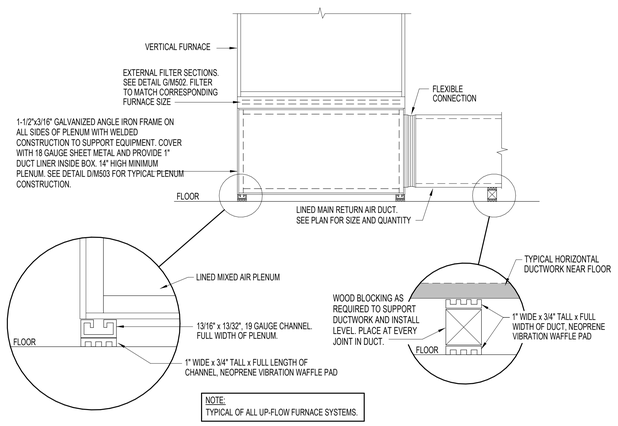
C UPPER ATTACHMENT DETAIL
SCALE: NONE



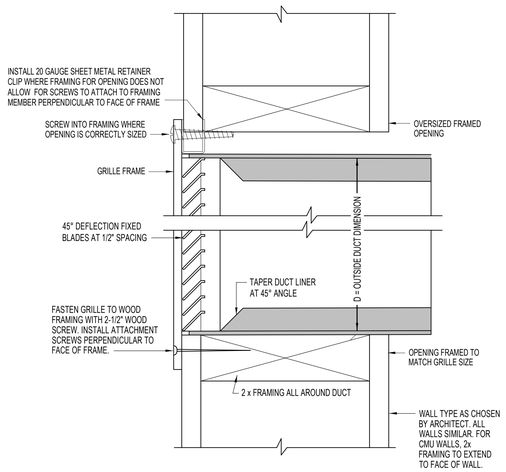
D RETURN AIR PLENUM DETAIL
SCALE: NONE



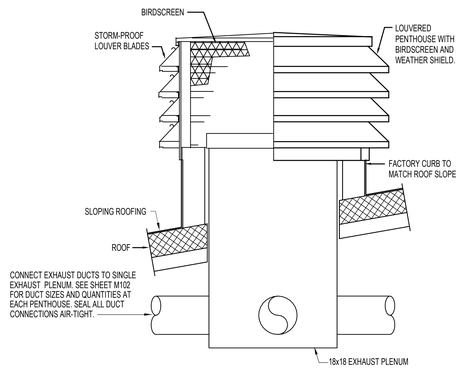
E TYPICAL OUTSIDE AIR DUCT DETAIL
NO SCALE



F VERTICAL FURNACE MOUNTING AND SUPPORT DETAIL
SCALE: NONE



G GRILLE ATTACHMENT DETAIL
NO SCALE



H DUCT CONNECTION AT PENTHOUSE
NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER DAVID L. HANSEN Aug 15, 2024 STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1874
Plan Series: 2024 10 Wards S.C.
County Parcel: 39228:0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule

No.	Description	Date
1	Bid Set	15 Aug 2024
2	Issued Drawings	

MECHANICAL DETAILS

M503

Printed 8/14/2024 4:16:08 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in duplication whole or in part for any other project without written authorization of BHD Architects.

EXHAUST FAN SCHEDULE (2)(3)(4)(5)

MARK	SERVES ROOM	MIN. A.C.F.M. (1)	STATIC PRESSURE IN. W.G.	MINIMUM WATTS	CONTROL	REMARKS
EF-1	MEN & WOMEN REST ROOM 140 141	1400	.50"	1/8 HP	WITH LIGHTS	DIRECT DRIVE IN-LINE FAN
EF-2	CUSTODIAN 142	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-3	CUSTODIAN 143	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-4	SERVING AREA 114	150	.38"	127 W	WALL SWITCH	CEILING MOUNT
EF-5	FAMILY RESTROOM 116	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-6	FAMILY RESTROOM 167	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-7	SERVING AREA 178	150	.38"	127 W	WALL SWITCH	CEILING MOUNT
EF-8	FAMILY RESTROOM 127	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-9	FAMILY RESTROOM 178	80	.38"	87 W	WITH LIGHTS	CEILING MOUNT
EF-10	TECH ROOM 179	200	.38"	166 W	COOLING STAT	CEILING MOUNT

(1) SET BALANCE DAMPERS SHOWN ON M101 TO CFM LISTED.
(2) PROVIDE BACK-DRAFT DAMPER.
(3) CONTROL BY DIVISION 26.
(4) ELECTRICAL CHARACTERISTICS - COMPRESS: 120V / 1 PHASE / 60 HZ
(5) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS.

REGISTER, LOUVER & GRILLE SCHEDULE

MARK	TYPE	SERVICE	CFM RANGE (1)	NOMINAL SIZE	REMARKS (3)
S-1	SIDEWALL (5)	SA	800	24 x 10	(8)
S-2	SIDEWALL (5)	SA	300	16 x 8	(9)
R-1	LOW SIDEWALL (5)(6)	RA	150	12 x 6	SERVICED BY 12 x 3-1/2 UNLINED R.A. DUCT IN WALL (10)
R-2	LOW SIDEWALL (5)(6)	RA	600	18 x 12	SERVICED BY 18 x 10 R.A. DUCT IN CHASE (10)(13)
R-3	LOW SIDEWALL (5)(6)	RA	1600	42 x 24	SERVICED BY 18 x 16 R.A. DUCT IN CHASE (10)(13)
R-4	CEILING (4)	RA	300	12 x 10	(13)
ER-1	CEILING (4)	EA	200-300	10 x 10	COORDINATE WITH LIGHT FIXTURES WHERE APPLICABLE. (14)
TG-1	CEILING (4)	TA	200	10 x 6	COORDINATE WITH LIGHT FIXTURES WHERE APPLICABLE. (13)
SG-1	SOFFIT GRILLE (5)	OA	2000	48 x 24	COORDINATE WITH LIGHT FIXTURES WHERE APPLICABLE. (12)
SG-2	SOFFIT GRILLE (5)	OA	500-1200	42 x 16	COORDINATE WITH LIGHT FIXTURES WHERE APPLICABLE. (12)
PH-1	PENTHOUSE (5)	EA	1000	18 x 18 x 18	COORDINATE WITH ROOF PEAKS AND VALLEYS (7)(8)(11)(12)

(1) MAXIMUM NC = 25 AT MAXIMUM CFM NOTED.
(2) DESIGN BASED ON TITUS TDC TYPE 6. SEE SPECIFICATIONS FOR OTHER APPROVED MANUFACTURERS.
(3) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS.
(4) FINISH SHALL BE OFF-WHITE ENAMEL.
(5) BAKED ENAMEL FINISH WITH COLOR AS DIRECTED BY ARCHITECT.
(6) RETURN AIR GRILLE TO BE MOUNTED 6" FROM FLOOR TO BOTTOM EDGE OF GRILLE.
(7) BAKED ENAMEL FINISHED TO MATCH ROOF COLOR AS DIRECTED BY THE ARCHITECT.
(8) PROVIDE ALUMINUM BIRD SCREENS.
(9) SET REGISTER BLADES FOR 15° Deg. UPWARD DEFLECTION.
(10) BLADE ORIENTATION SHALL BE HORIZONTAL.
(11) MAXIMUM ACCEPTABLE FACE VELOCITY THROUGH NEW FREE AREA: 400 FPM
(12) FINISH COLOR AS DIRECTED BY ARCHITECT.
(13) BLADE ORIENTATION SHALL BE WITH LONG DIMENSION.
(14) WITH OPPOSED BLADE DAMPER IN GRILLE

NOTE: THE PLACEMENT OF ALL CEILING DIFFUSERS AND GRILLES SHALL BE INSTALLED PER ARCHITECTURAL REFLECTED CEILING PLAN.

AIR COOLED CONDENSING UNIT SCHEDULE

MARK (3)	MIN. NOMINAL SIZE (TONS) (2)	MINIMUM CIRCUIT AMPACITY	MCOP	CHAR. (5)(6)	REMARKS (1)(4)
CU-1A	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-1B	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-1C	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-1D	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-2A	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-2B	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-2C	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-2D	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-3A	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-3B	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-3C	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-3D	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-4	4	27.9	50	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-5	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-6	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-7	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-8	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-9	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-10	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-11	5	34.6	60	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-12	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-13	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-14	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-15	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-16	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-17	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT
CU-18	3	21.9	35	208/60/1	WITH 0°F LOW AMBIENT HARD START KIT

(1) REFRIGERANT = R-32 OR R-454B
(2) AT DESIGN CONDITIONS AND 95 Deg. F ENTERING AIR TEMPERATURE TO CONDENSER.
(3) COIL MARKS CORRESPOND WITH COOLING COIL AND FURNACE MARKS.
(4) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. 13.0 SEER MINIMUM.
(5) ELECTRICAL CHARACTERISTICS - COMPRESS: 208V / 1 PHASE / 60 HZ
(6) COORDINATE ACTUAL ELECTRICAL RATINGS OF UNIT SUPPLIED WITH DIVISION 26.

COOLING COIL SCHEDULE (1)(2)

MARK	MIN. REQ'D. CAP. TOT.MBH	MIN. REQ'D. CAP. SEN.MBH	COND.ENT.EVAP. DB° F	COND.ENT.EVAP. WB° F	S.C.F.M.	MAX. PR. DR. IN.W.G. (3)	POSITION	REMARKS (4)(7)
CC-1A	49.2	40.4	79	66	1600	0.22	HORIZONTAL	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-1B	49.2	40.4	79	66	1600	0.22	HORIZONTAL	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-1C	49.2	40.4	79	66	1600	0.22	HORIZONTAL	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-1D	49.2	40.4	79	66	1600	0.22	HORIZONTAL	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-2A	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-2B	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-2C	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-2D	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-3A	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-3B	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-3C	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-3D	49.2	40.4	79	66	1600	0.22	UPFLOW	4 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-4	49.2	40.4	79	66	1600	0.22	HORIZONTAL	4 TON NOMINAL, R-32 OR 4-45B REFRIGERANT (6)
CC-5	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR 4-45B REFRIGERANT (6)
CC-6	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR 4-45B REFRIGERANT (6)
CC-7	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR 4-45B REFRIGERANT (6)
CC-8	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR 4-45B REFRIGERANT (6)
CC-9	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-10	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-11	61.1	40.9	79	66	1950	0.29	UPFLOW	5 TON NOMINAL, R-32 OR R-454B REFRIGERANT (5)
CC-12	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-13	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-14	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-15	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-16	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-17	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)
CC-18	36.0	32.4	79	66	1200	0.22	HORIZONTAL	3 TON NOMINAL, R-32 OR R-454B REFRIGERANT (6)

(1) COIL MARKS CORRESPOND WITH CONDENSING UNIT AND FURNACE MARKS.
(2) COMPLETE WITH FACTORY COIL BOX AND COIL.
(3) WET COIL
(4) USE NEXT LARGE SIZE COIL IF NECESSARY TO MEET MAX. PRESSURE DROP REQUIREMENTS.
(5) UP-FLOW COIL.
(6) HORIZONTAL COIL.
(7) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS.

FURNACE SCHEDULE (2)(8)

MARK	MIN.REQ'D OUTPUT BTU/HR (1)	MINIMUM A.C.F.M.	MINIMUM OUTSIDE AIR	EXT. S.P. IN.W.G.	MOTOR MIN. H.P.	MOTOR SPEED (5)	REMARKS
F-1A	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-1B	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-1C	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-1D	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-2A	93,000	1600	250	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-2B	93,000	1600	250	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-2C	93,000	1600	250	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-2D	93,000	1600	250	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-3A	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-3B	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-3C	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-3D	93,000	1600	300	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (6)
F-4	93,000	1600	350	0.60	1/2	MED. HIGH (4)	110,000 BTU INPUT (7)
F-5	68,000	1200	275	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-6	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-7	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-8	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-9	68,000	1200	160	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-10	68,000	1200	160	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-11	112,000	1950	1200	0.60	1	MED. HIGH (4)	120,000 BTU INPUT (6)
F-12	68,000	1200	160	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-13	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-14	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-15	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-16	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-17	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)
F-18	68,000	1200	340	0.60	1/3	MED. HIGH (4)	88,000 BTU INPUT (7)

(1) BTU/HR OUTPUT AT SEA LEVEL RATING
(2) FURNACE MARKS CORRESPOND WITH CONDENSING UNIT AND COOLING COIL MARKS.
(3) ELECTRICAL CHARACTERISTICS - MOTOR: 120V / 1 PHASE / 60 HZ
(4) MAY VARY ACCORDING TO MANUFACTURER. INSTALL NECESSARY JUMPERS SO THAT FAN OPERATES ONLY AT COOLING SPEED WHENEVER THE FAN CIRCUIT IS ENERGIZED.
(5) SET FAN MOTOR SPEED TAP TO LOWEST POSSIBLE SETTING TO ACHIEVE DESIGN AIR FLOW.
(6) UP-FLOW UNIT WITH 14" HIGH PLENUM BASE.
(7) HORIZONTAL UNIT WITH ATTACHED DX COIL.
(8) SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. - 92% MINIMUM AFUE.

DIFFUSER SCHEDULE (2)(4)

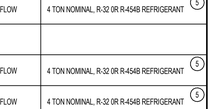
MARK	C.F.M. RANGE (1)	DIFFUSER SIZE	NECK CONN.	BLOW	PATTERN	AIR DIST./SIDE A (%)	AIR DIST./SIDE B (%)
D - 1 CFM	50 - 199	9 x 9	8" Dia.	3 WAY		38	31
D - 2 CFM	50 - 199	9 x 9	8" Dia.	4 WAY		25	25
D - 3 CFM	200-400	12 x 12	10" Dia.	4 WAY		25	25
D - 4 CFM	200-400	24 x 24 MODULE 12 x 12 GRILLE	10" Dia.	4 WAY		25	25
D - 5 CFM	200-400	12 x 12	10" Dia.	4 WAY		38	31
D - 6 CFM	50 - 199	9 x 9	8" Dia.	2 WAY		50	50

NOTE: THE PLACEMENT OF ALL CEILING DIFFUSERS AND GRILLES SHALL BE INSTALLED PER ARCHITECTURAL REFLECTED CEILING PLAN.

ENERGY RECOVERY VENTILATOR

MARK	CFM	ELECTRICAL FLA	MCA	MCOP	H.P.	VOLTS	HERTZ	PHASE	REMARKS
ERV-1A	600	18.0	20.3	25	(2) 3/4	115	60	1	(1)(3)
ERV-1B	600	18.0	20.3	25	(2) 3/4	115	60	1	(1)(3)
ERV-2A	500	18.0	20.3	25	(2) 3/4	120	60	1	(1)(2)
ERV-2B	500	18.0	20.3	25	(2) 3/4	120	60	1	(1)(3)
ERV-3A	600	18.0	20.3	25	(2) 3/4	120	60	1	(1)(2)
ERV-3B	600	18.0	20.3	25	(2) 3/4	120	60	1	(1)(3)
ERV-11	1200	18.0	20.3	25	(2) 3/4	120	60	1	(1)(3)

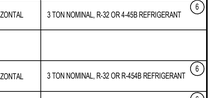
(1) RENEWAIRE MODEL HE1XINV. TWO 0.75 HP FANS .25 MAX. FUSE SIZE.
(2) THIS UNIT TO BE HUNG UPSIDE DOWN AS SHOWN IN DETAIL AT RIGHT.
(3) THIS UNIT TO BE HUNG RIGHT SIDE UP CONNECT DUCTWORK AS LABELED.



CONNECT MATCHING DUCTS TO LABELED CONNECTIONS
ERV-UNITS 1A & 11



CONNECT OPPOSITE DUCTS TO LABELED CONNECTIONS
ERV-UNITS 1B, 2B, & 3B



CONNECT OPPOSITE DUCTS TO LABELED CONNECTIONS
ERV-UNITS 2A & 3A

NOTE: PROVIDE BACKDRAFT DAMPER ON FA DUCT BEFORE CONNECTING TO MAIN RETURN AIR DUCT. TYPICAL ALL ERV UNITS.

ELECTRIC HEATER SCHEDULE

MARK	SERVES ROOM	WATTS	CHAR.	AMPS	REMARKS (1)
EH-1	128	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-2	121	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-3	117	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-4	115	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-5	129	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-6	153	3000	208V / 1 PHASE / 60HZ	14.5	QMARK MODEL MUH03-81 WITH B10 WALL MOUNTING BRACKET.
EH-7	177	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-8	188	2000	208V / 1 PHASE / 60HZ	8.5	QMARK MODEL AWH-4204 WITH SM-1 SEMI-RECESSED FRAME
EH-9	169	3000	208V / 1 PHASE / 60HZ	14.5	QMARK MODEL MUH03-81 WITH WALL BRACKET. MOUNT THERMOSTAT ON UNIT

(1) SEE SPECIFICATIONS FOR OTHER APPROVED MANUFACTURERS.

NOTES:
1- THE MECHANICAL CONTRACTOR SHALL VERIFY MOTOR VOLTAGES WITH THE ELECTRICAL DRAWINGS BEFORE ORDERING MOTORIZED EQUIPMENT AND CONTROLS. STANDARD 200 VOLT FOR 208 VOLT MOTOR NAME PLATE VOLTAGE SHALL BE NEMA STANDARD 230 VOLT FOR THREE PHASE SYSTEM AND SHALL BE NEMA SYSTEM. STARTER HEATERS 240 VOLT THREE PHASE OR SINGLE PHASE INSTALLED SHALL BE COORDINATED WITH THE NAME PLATE DATA.
2- S.C.F.M. LISTED IS STANDARD AIR.

© 2022 BHD Architects The document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in duplication in whole or in part for any other project without written authorization of BHD Architects.

Printed 8/14/2024 4:16:09 PM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

STATE OF UTAH LICENSED PROFESSIONAL ENGINEER DAVID L. HANSEN Aug 15, 2024

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

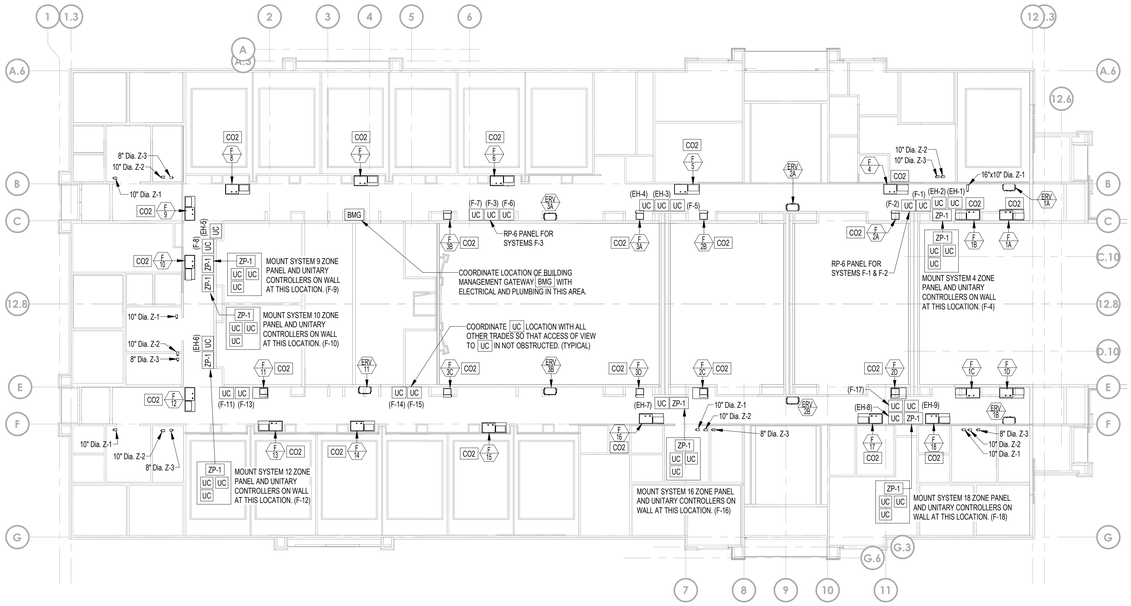
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228-0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule

No.	Date	Description
1	15 Aug 2024	Bid Drawings

MECHANICAL SCHEDULES

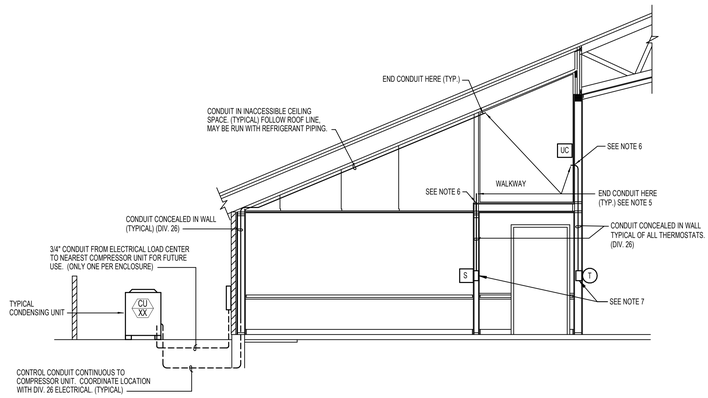
M601



E
N
S
W

EQUIPMENT PLATFORM - TEMPERATURE CONTROLS

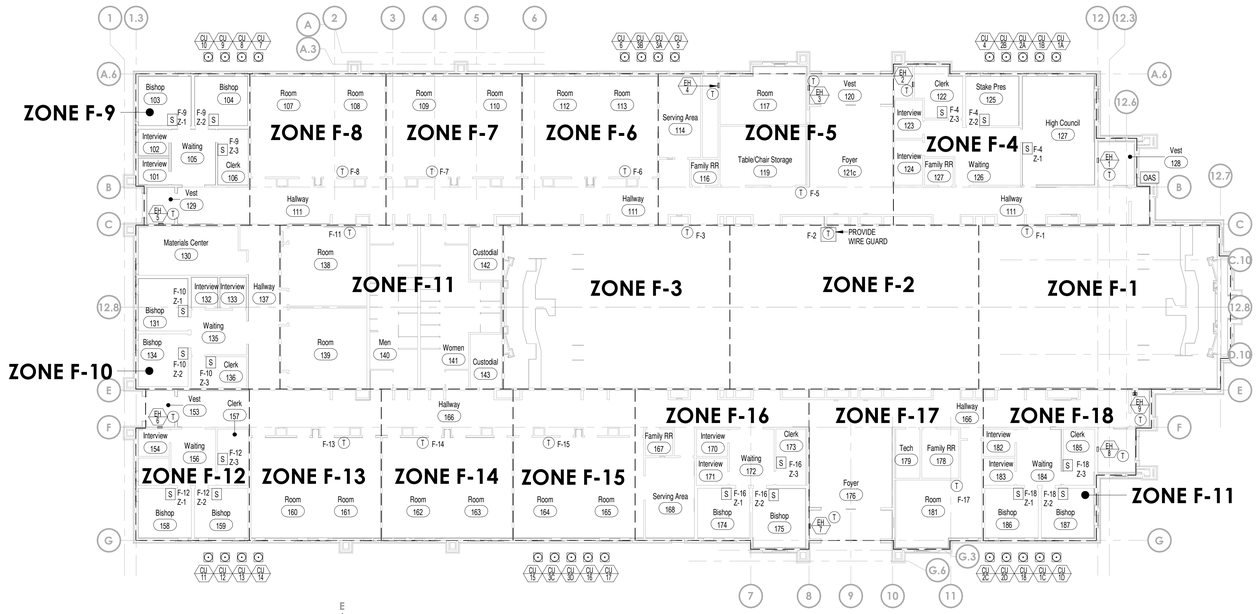
SCALE: 1/16" = 1'-0"



A MINIMUM REQUIRED CONDUIT-TYPICAL DETAIL

SCALE: NONE

NOTE:
ALL TEMPERATURE CONTROL CONDUIT SHALL BE FURNISHED AND INSTALLED BY DIVISION 26.



E
N
S
W

MAIN FLOOR PLAN - TEMPERATURE CONTROLS

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

SYMBOLS

- UC — UNITARY CONTROLLER (DIV. 23). MOUNT MODULE IN ACCESSIBLE LOCATION ON OR NEAR ASSOCIATED FURNACE.
- RP-6 — RELAY PANEL (DIV. 23). MOUNT AT 5'-0" TO BOTTOM OF CABINET.
- T — THERMOSTAT (LCBS) OUTLET (CONDUIT BY DIV. 26)
- S — INDOOR AIR SENSOR OUTLET (CONDUIT BY DIV. 26)
- BMG — BUILDING MANAGEMENT GATEWAY (DIV. 23)
- OAS — GLOBAL OUTDOOR AIR SENSOR (DIV. 23) TO BE INSTALLED ON THE NORTH SIDE OF THE BUILDING (OUT OF DIRECT SUNLIGHT) AND CONNECTED TO ANY ZONE.
- CO2 — CO_2 SENSOR (DIV. 23). INSTALL UPSTREAM OF RELIEF OR OUTSIDE AIR CONNECTION.
- CRO — COMBINATION RELAY AND THERMAL OVERLOAD DISCONNECT (WITH 20 AMP RIB PANEL 240 1B)
- ZP-1 — 3 ZONE PANEL (DIV. 23)
- Z* — ZONE PANEL (* = ZONE NUMBER)
- SD — DUCT SMOKE DETECTOR

NOTES:
1. BOXES FOR THERMOSTAT (T) AND (S) OUTLETS SHALL BE 2"x4" WITH LONG DIMENSION VERTICAL. USE METAL BRACKET OF COVER PLATE ASSEMBLY TO MOUNT THERMOSTAT HORIZONTAL.
2. CONDUIT TO BE 1/2" UNLESS NOTED OTHERWISE.
3. TEMPERATURE CONTROL WIRING THAT IS NOT IN CONDUIT SHALL BE RUN PARALLEL AND PERPENDICULAR TO BUILDING CONSTRUCTION LINES. SEE SPECIFICATIONS FOR ACCEPTABLE FASTENING METHODS AND MAXIMUM ALLOWABLE SPACING BETWEEN FASTENERS.
4. TEMPERATURE CONTROL WIRING THAT IN NOT IN CONDUIT SHALL BE LABELED. PROVIDE A LABEL AT ALL POINTS WHERE TEMPERATURE CONTROL WIRING ENTERS CONDUIT AND AT CONNECTIONS TO DEVICES.
5. SEAL OPEN END OF CONDUIT AIR-TIGHT AROUND THERMOSTAT / SENSOR WIRE WITH SEALANT COMPOUND. SEE SPECIFICATIONS FOR APPROVED PRODUCT.
6. SEAL ANNULAR SPACE BETWEEN CONDUIT AND OPENING IN FLOOR OR WALL PENETRATIONS WITH SEALANT COMPOUND. SEE SPECIFICATIONS FOR APPROVED PRODUCT.
7. SEAL OPEN END OF CONDUIT AT J-BOX AIR-TIGHT AROUND THERMOSTAT / SENSOR WIRE. SEAL ALL AIR GAPS AROUND J-BOX TO ISOLATE J-BOX FROM WALL CAVITY. SEAL BACK OF THERMOSTAT AROUND WIRES. PACK J-BOX WITH GLASS FIRE BAT INSULATION. USE SEALING COMPOUND SPECIFICALLY MADE FOR REFRIGERANT AND AIR-CONDITIONING APPLICATIONS. SEE SPECIFICATIONS FOR APPROVED PRODUCTS.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN — Aug 15, 2024

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228-0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule		
No.	Description	Date
1	15 Aug 2024	Bid Drawings

AUTOMATIC TEMPERATURE CONTROL PLANS

ME101

Printed 8/14/2024 4:16:13 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in any other project without written authorization of BHD Architects.

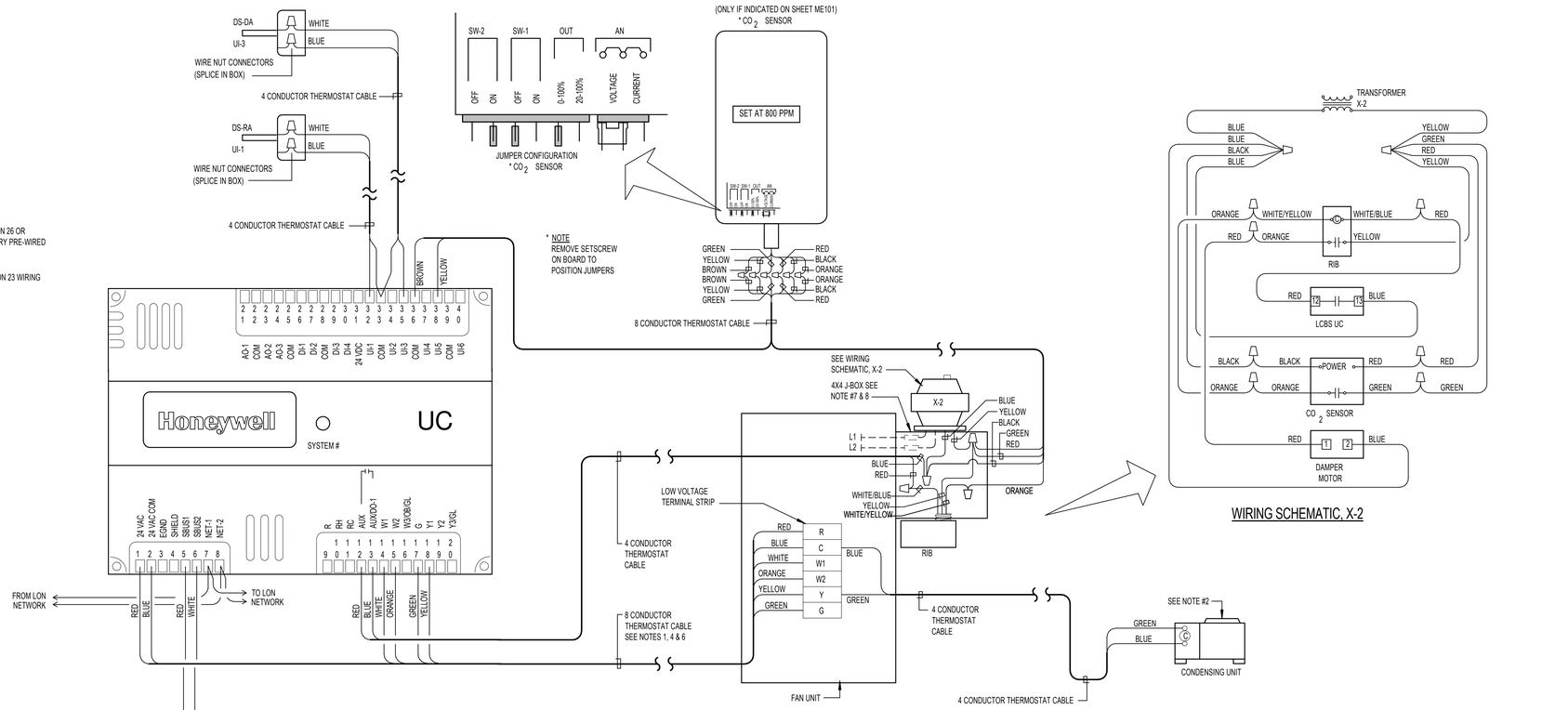
Printed 8/14/2024 4:16:14 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in whole or in part for any other project without written authorization of BHD Architects.

LEGEND:

DIVISION 26 OR FACTORY PRE-WIRED

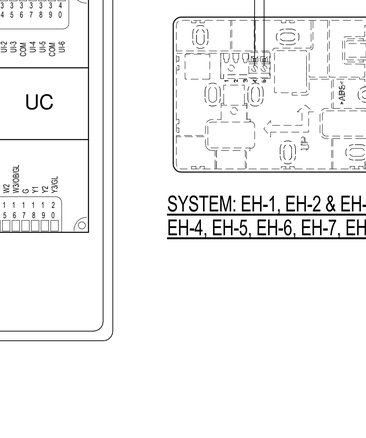
DIVISION 23 WIRING

NOTES
1. ECHELON BUS (E-BUS) MUST BE INSTALLED AT LEAST 12" AWAY FROM ALL ELECTRICAL DEVICES: I.E. MOTORS, LIGHT, ETC.
2. DO NOT USE THERMOSTAT CABLE AS NETWORK CABLE. USE SPECIFIED CABLE.

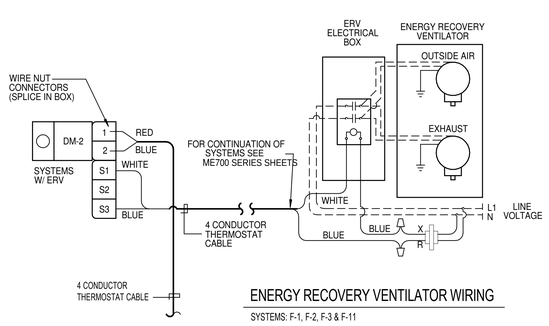


WIRING DIAGRAM

SYSTEMS: F-5, F-6, F-7, F-8, F-11, F-13, F-14, F-15 & F-17



WIRING SCHEMATIC, X-2



ENERGY RECOVERY VENTILATOR WIRING

SYSTEMS: F-1, F-2, F-3 & F-11

ELECTRIC HEATER WIRING DIAGRAM

SYSTEM: EH-1, EH-2 & EH-3 (T)
EH-4, EH-5, EH-6, EH-7, EH-8 & EH-9

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN Aug 15, 2024 — LICENSED PROFESSIONAL ENGINEER — STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1878
Plan Series: 2024 10 Ward S/C
County Parcel: 37:226:0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Drawings

AUTOMATIC TEMPERATURE CONTROL DIAGRAMS

ME701

Printed 8/14/2024 4:16:14 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or published in whole or in part for any other project without written authorization of BHD Architects.

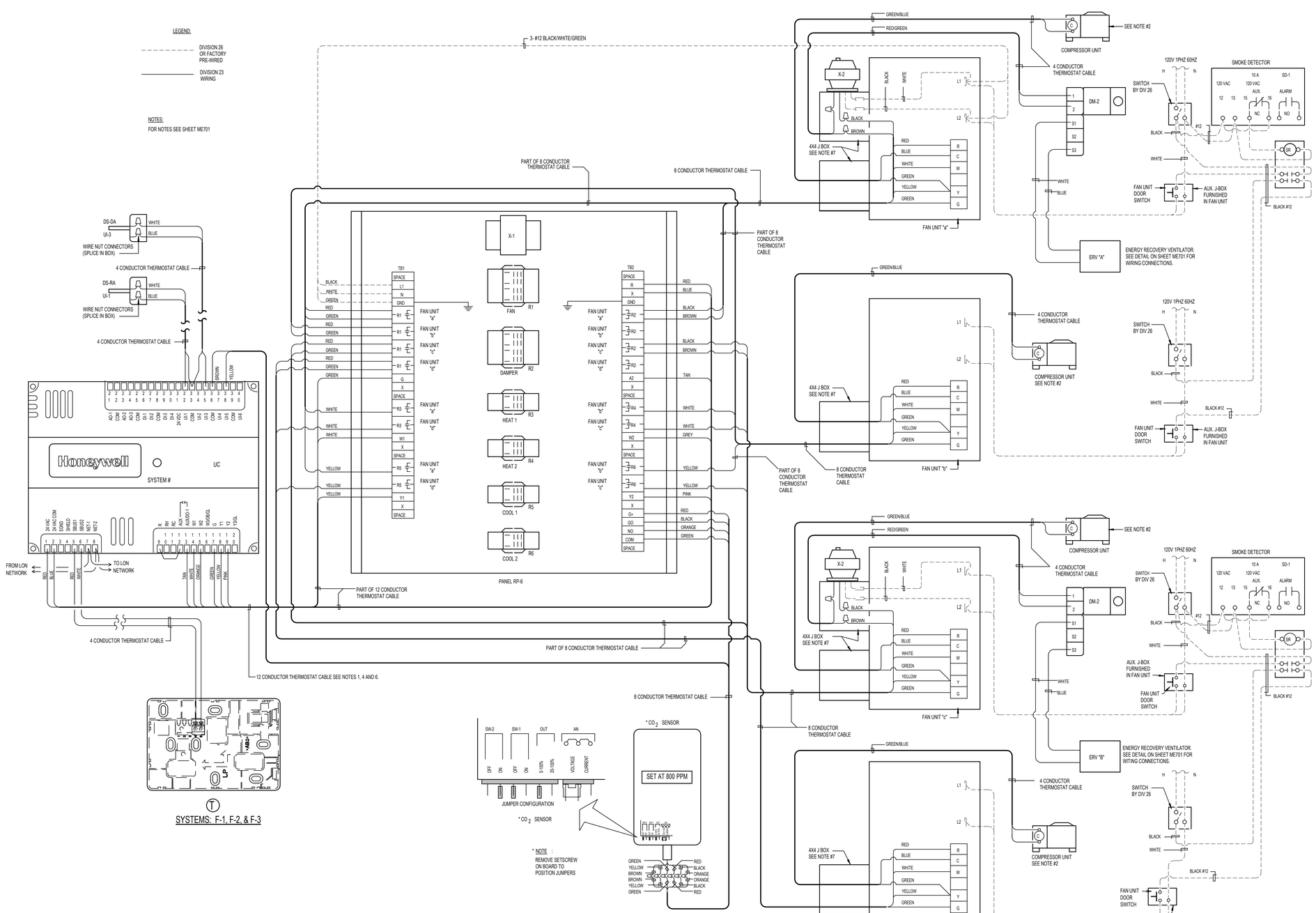
LEGEND:

DIVISION 26 OR FACTORY PRE-WIRED

DIVISION 23 WIRING

NOTES:

FOR NOTES SEE SHEET ME701



WIRING DIAGRAM

SYSTEMS: F-1, F-2 & F-3

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — DAVID L. HANSEN — Aug 15, 2024 — STATE OF UTAH

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

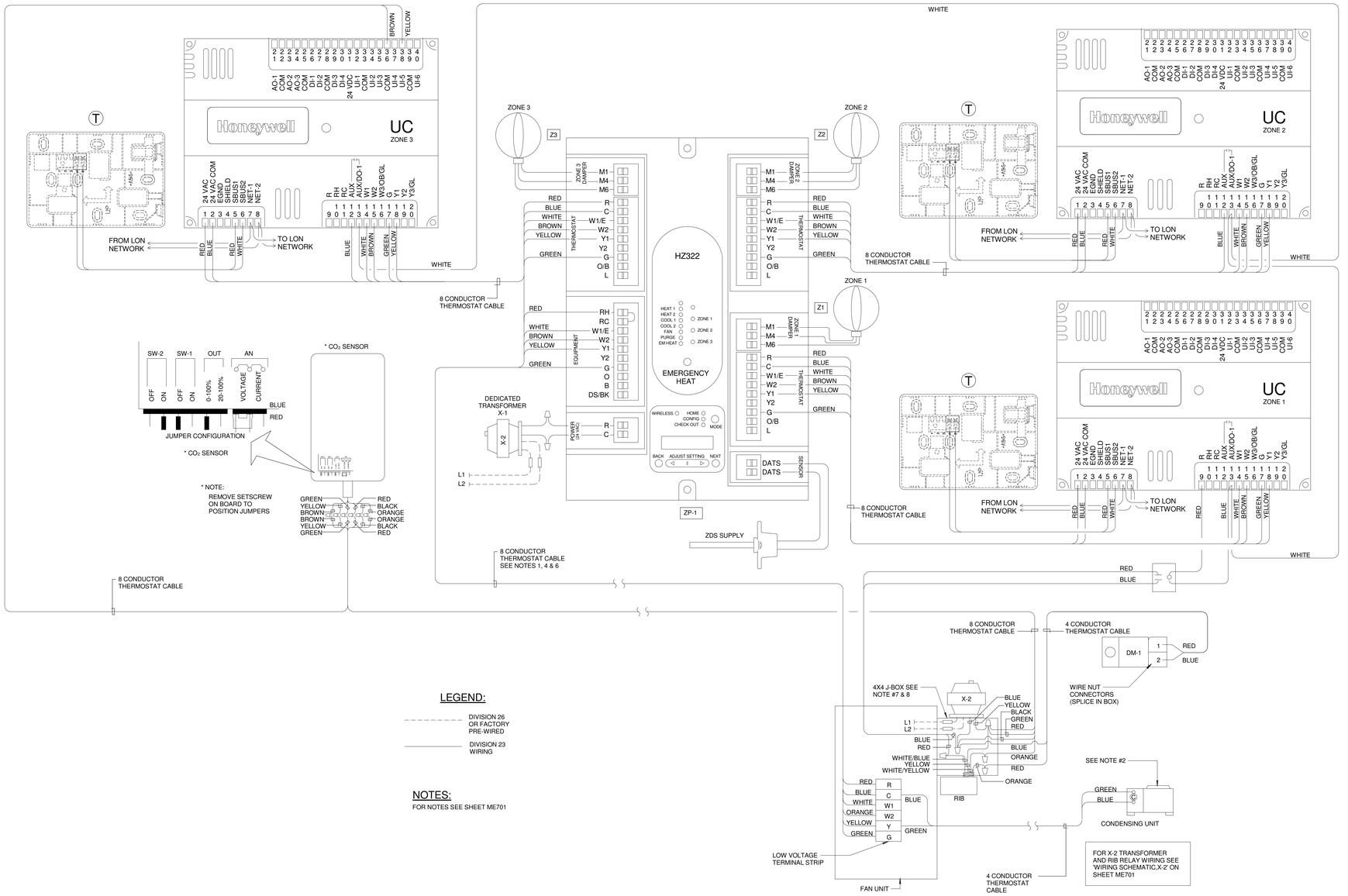
Owner #: 390-186
Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BHD #: 2344
Date: 15 AUG 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Drawings

AUTOMATIC TEMPERATURE CONTROL DIAGRAMS

ME702



WIRING DIAGRAM

SYSTEMS: F-4, 9, 10, 12, 16 & 18

Printed 8/14/2024 4:16:14 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used in duplication whole or in part for any other project without written authorization of BHD Architects.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

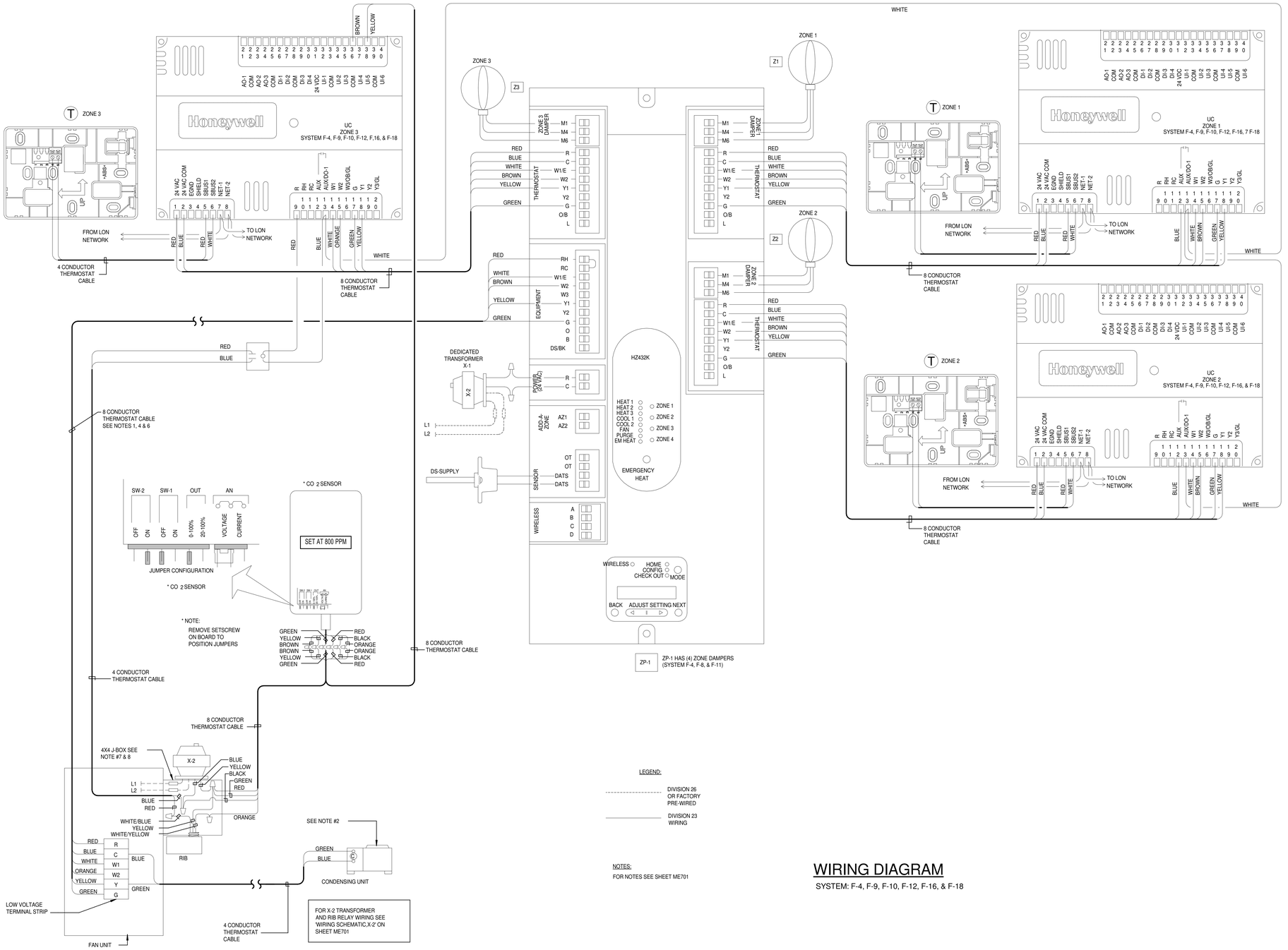
Date: 15 AUG 2024
BHD #: 2344
County Parcel: 39-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-1876

Drawing Issue and Revision Schedule

1	15 Aug 2024	Bid Drawings

AUTOMATIC TEMPERATURE CONTROL DIAGRAMS

ME703



WIRING DIAGRAM

SYSTEM: F-4, F-9, F-10, F-12, F-16, & F-18

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

DAVID L. HANSEN
Aug 15, 2024
STATE OF UTAH

Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAILesa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024 | BHD #: 2344 | County Parcel: 39228300 | Plan Series: 2024 10 Ward SC | Owner #: 590-1876

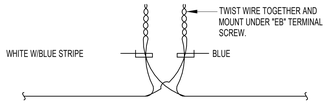
Drawing Issue and Revision Schedule

1	15 Aug 2024	Bid Drawings

AUTOMATIC TEMPERATURE CONTROL PANELS

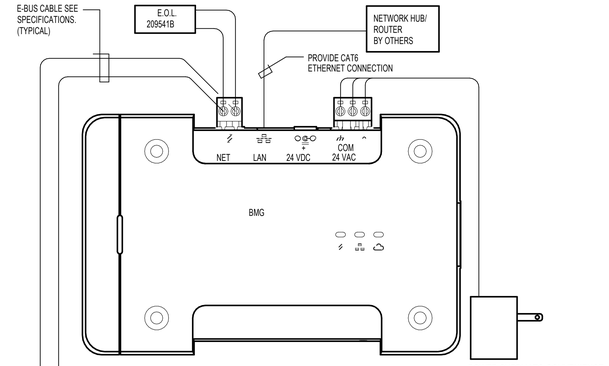
ME704

Printed 8/14/2024 4:14:15 PM © 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.



A E-BUS CONNECTION DETAIL

NO SCALE



BUILDING MANAGEMENT GATEWAY (BMG)

E-BUS WIRING DIAGRAM

NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

PROFESSIONAL ENGINEER — DAVID L. HANSEN — Aug 15, 2024 — STATE OF UTAH

ESA Engineered Systems Associates
1355 EAST CENTER
POCATELLO, IDAHO 83201
PHONE: (208) 233-0501
FAX: (208) 233-0529
EMAIL:esa@engsystems.com
ESA JOB NUMBER: 24065

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 AUG 2024 | BID #: 2344 | County Parcel: 39:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 390-186

Drawing Issue and Revision Schedule

#	Description	Date
1	Bid Drawings	15 Aug 2024

AUTOMATIC TEMPERATURE CONTROL E-BUS WIRING DIAGRAM

ME704

© 2022 BHD Architects This document and the ideas and designs incorporated herein, as an instrument of professional service, are the property of BHD Architects, and may not be used or duplicated in whole or in part for any other project without written authorization of BHD Architects.

Printed 8/14/2024 4:16:15 PM

GENERAL NOTES

1 SEE ME AND ET SHEETS FOR REQUIRED RACEWAY AND BOXES FOR TEMPERATURE CONTROL, TELEPHONE, DATA, SOUND, VIDEO, SATELLITE AND TV SYSTEMS.

2 OUTLETS ON EXTERIOR WALLS MUST BE PROVIDED WITH AIR TIGHT J-BOXES. SEAL AROUND ALL PENETRATIONS TO KEEP THE BOX AIR TIGHT.

KEYED NOTES

1 CIRCUIT EXHAUST FAN TO SAME CIRCUIT AS LIGHTS IN ROOM (ON LINE SIDE OF SWITCH) AND CONTROL WITH LINE VOLTAGE THERMOSTAT.
2 SPLIT WIRE SO UPPER HALF OF RECEPTACLE IS CONTROLLED BY LIGHT SWITCH AND LOWER HALF IN UNSWITCHED ON SAME CIRCUIT.
3 CIRCUIT EXHAUST FAN WITH THE ROOM LIGHTS AND CONTROL WITH OCCUPANCY SENSOR IN ROOM.
4 STUB CONDUIT INTO DOOR HEAD FRAME FOR INSTALLATION OF ACCESS CONTROL SYSTEM WIRING. RUN CONDUIT TO ACCESSIBLE LOCATION IN UPPER MECHANICAL SPACE AND TERMINATE IN BOX LABELED 'ACCESS CONTROL'.
5 LOCATE BOX SO DUPLEX RECEPTACLE CAN BE MOUNTED HORIZONTALLY IN HARDWOOD BASE.
6 REFER TO J/A422 FOR MOUNTING OF DUPLEX RECEPTACLE AND DATA OUTLET ON SIDE OF PULPIT.
7 SEE 1/A401 FOR MOUNTING LOCATION OF RECEPTACLE IN PULPIT.
8 COORDINATE WITH ARCHITECTS DRAWING MOUNT RECEPTACLE ON THE VERTICAL WALL OF THE RECESSED ORGAN BOX. REFER TO 1/A401.
9 (2) 1" CONDUITS FROM JUNCTION BOX TO UPPER SHELF IN ORGAN SPEAKER CHAMBER.
10 CIRCUIT EXHAUST FAN WITH LIGHTS IN THIS ROOM AND CONTROL WITH MANUAL TIMER SWITCH.
11 LOCATE OUTLET SO RANGE WILL SIT TIGHT AGAINST WALL. WIRING TO RANGE TO BE 3#8,#10GR.
12 AUTOMATIC DOOR OPERATOR FURNISHED BY OTHERS. COORDINATE CONDUIT AND CONDUCTOR LENGTHS AND ROUTING FOR COMPLETE, CONCEALED INSTALLATION.
13 PROVIDE A 4" SQUARE 2-1/8" DEEP BOX FOR AUTOMATIC DOOR ACTIVATING SWITCH FURNISHED BY OTHERS. LEAVE EXTRA CONDUCTOR LENGTH FOR CONNECTION.
14 SEPARATE DEDICATED #6 GROUND. COORDINATE WITH TELECOMMUNICATIONS GROUND BUS BAR.

KEYED NOTES

15 INSTALL DUPLEX RECEPTACLE AT TELEPHONE BOARD AT 48" AFF. REFER TO A/V DRAWINGS.
16 OUTLET FOR BMS SERVER.
17 COORDINATE LOCATION OF DEVICES WITH DIVISION 27 PRIOR TO ROUGH-IN.
18 LINE VOLTAGE THERMOSTAT PROVIDED BY DIVISION 23 AND INSTALLED BY DIVISION 26.
19 LOCATE CONTROL CABLE BOX NEXT TO DUPLEX RECEPTACLE.
20 CABLE SHALL BE COPPER, INSULATED, TWISTED PAIR, STRANDED, 22 GAUGE, SHIELDED, ONE RED CONDUCTOR, ONE BLACK CONDUCTOR, WITH OUTSIDE JACKET.
21 LOCATE OUTLET WITHIN FOUR FEET OF MOTOR FOR BASKETBALL STANDARD. MAKE RECEPTACLE CONNECTIONS FOR BASKETBALL STANDARD PER MANUFACTURER REQUIREMENTS.
22 CONTROL SWITCH PROVIDED BY BASKETBALL STANDARD MANUFACTURER. MOUNT SWITCH AT +74" AFF.
23 PROVIDE LIGHTNING PROTECTION TO STEEPLE. SEE SPECIFICATIONS.
24 OUTLET MOUNTED IN THE AV JUNCTION BOX FOR TV MONITOR. COORDINATE LOCATION OF THE TV WITH THE OWNER. COORDINATE LOCATION WITH AV INSTALLER.
25 PROVIDE 4" SQUARE BOX WITH SINGLE GANG MUD RING WITH 0.5" ENT CONDUIT TO THE EQUIPMENT PLATFORM (OVER WALKWAY). PROVIDE PULL STRING IN CONDUIT.

1 MAIN FLOOR POWER PLAN
1/8" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
801-328-3181
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 19 Aug 2024
Drawn By: Author
Checked By: Checker
County Permit: APPLICABLE
Bid #: BID #
Owner #: Owner #

Drawing Issue and Revision Schedule

#	Date	Description
	19 Aug 2024	Bid Documents

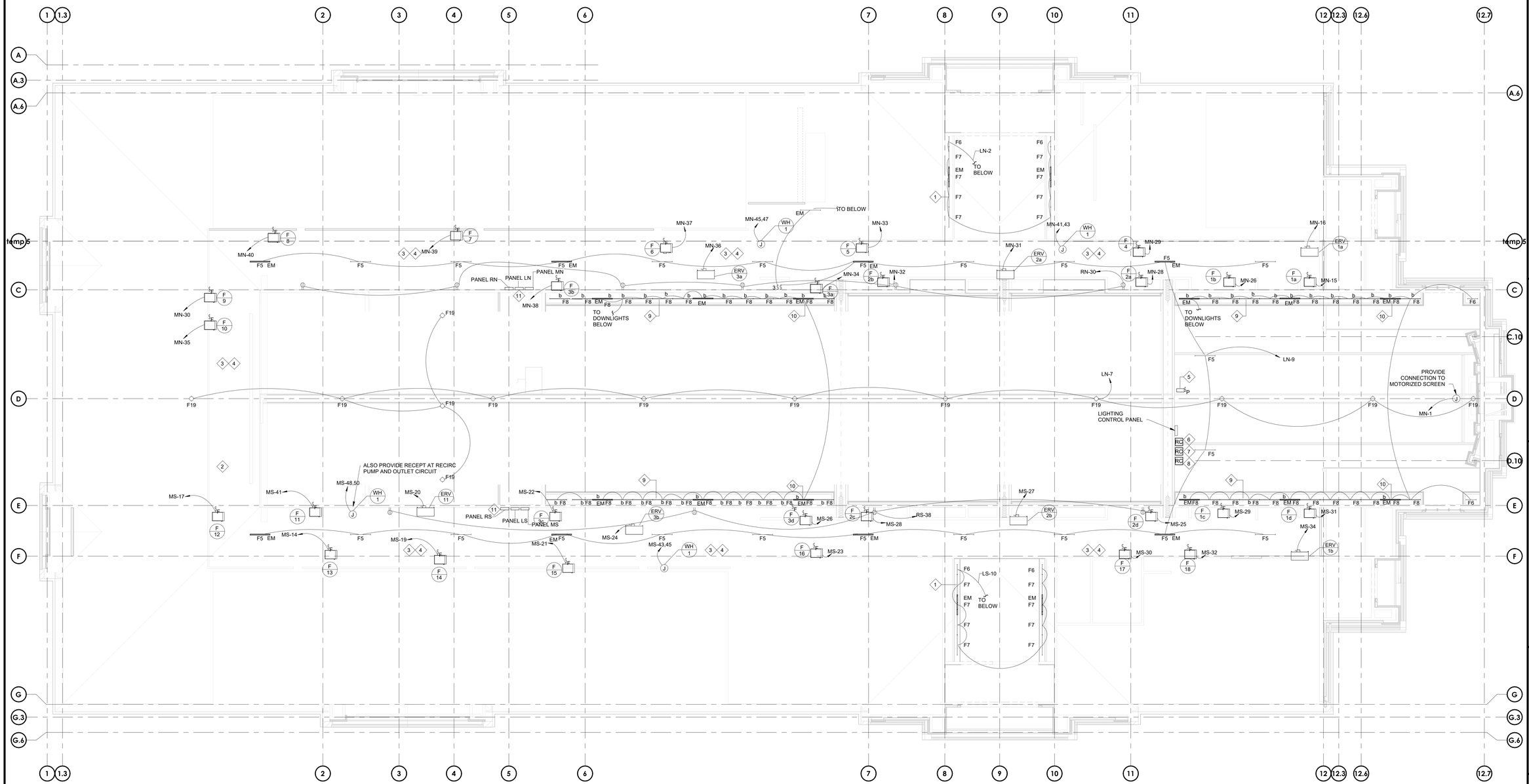
Power Plan

E101

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:10:18 PM

KEYED NOTES

1. SEE C/A152 FOR MOUNTING OF COVE LIGHT FIXTURES.
2. SEE ME AND ET SHEETS FOR REQUIRED RACEWAY AND BOXES FOR TEMPERATURE CONTROL, TELEPHONE, DATA, SOUND, VIDEO, SATELLITE, AND TV SYSTEMS.
3. REFER TO EQUIPMENT SCHEDULE ON SHEET E601 FOR MECHANICAL EQUIPMENT FEEDER INFORMATION.
4. VERIFY MECHANICAL EQUIPMENT AND LOCATIONS WITH MECHANICAL DRAWINGS.
5. PROVIDE DUAL-LITE LG-250-S-I OR EQUAL. CIRCUIT MS-2 SHALL PASS THROUGH THIS INVERTER THEN SPLIT TO FEED EXTERIOR LIGHTING (WITH FIXTURES NOTED "TO INVERTER" TO BE FED FROM INVERTER THROUGH THE RELAY PANEL AND FIXTURES NOTED "TO RELAY PANEL" TO BE FED FROM THE RELAY PANEL AND NOT THE INVERTER.
6. PROVIDE 3-ZONE ROOM CONTROLLER CAPABLE OF RECEIVING DAYLIGHT PHOTOCELL, OCCUPANCY, AND MANUAL DIMMER SWITCH INPUTS. ALL ZONES SHALL SHUT OFF AUTOMATICALLY WHEN THERE IS NO OCCUPANCY IN THE ROOM. ZONE 1 SHALL BE CONTROLLED BY MANUAL DIMMER SWITCH. ZONE 2 SHALL BE CONTROLLED BY BOTH DAYLIGHT SENSOR AND MANUAL DIMMER SWITCH.
7. PROVIDE 1-ZONE ROOM CONTROLLER CAPABLE OF RECEIVING OCCUPANCY AND MANUAL DIMMER SWITCH INPUTS. ALL ZONES SHALL SHUT OFF AUTOMATICALLY WHEN THERE IS NO OCCUPANCY IN THE ROOM.
8. PROVIDE FIRE ALARM WIRELESS COMMUNICATOR (DSC 3G4010-CF) AND PROVIDE INTERCONNECT WIRING BACK TO FIRE ALARM PANEL.
9. SEE B/A152 FOR MOUNTING OF COVE LIGHT FIXTURES.
10. PROVIDE 90 MINUTE BATTERY BACKUP FOR FIXTURE.
11. COORDINATE PLACEMENT OF PANELS W/ MECHANICAL EQUIPMENT/DUCTWORK PRIOR TO ROUGH-IN.



1 EQUIPMENT PLATFORM ELECTRICAL PLAN
1/8" = 1'-0"

0 4' 8' 16'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 370-187s
Plan Series: 2024 10 Ward SC
County Parcel: 37:226:0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Equipment Platform Electrical Plan

E102

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:02:50 PM



1 ELECTRICAL SITE PLAN - SOUTH
1" = 20'-0"

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER. "

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BIID #: 2344
County Parcel: 37-226-0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1915

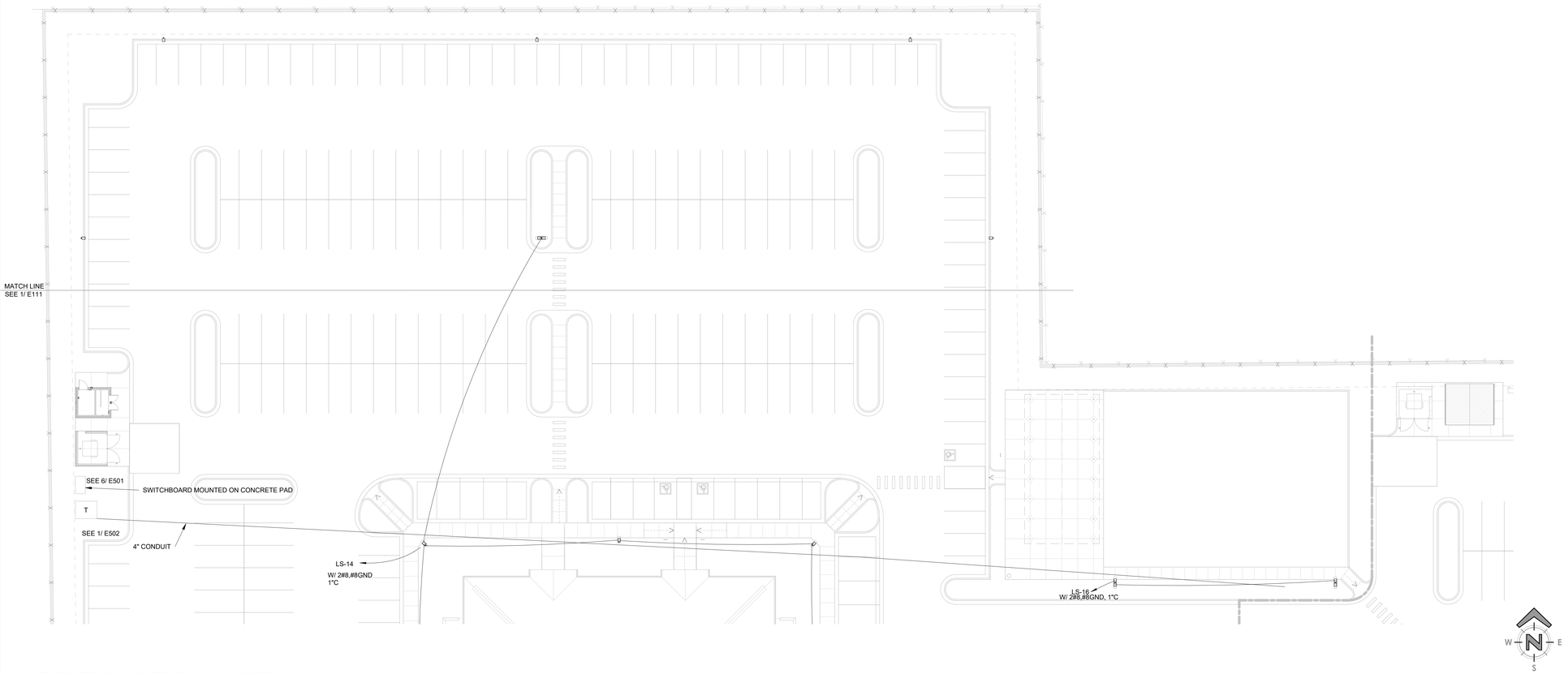
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Electrical Site Plan - South

E111

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:02:53 PM



1 ELECTRICAL SITE PLAN - NORTH
1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 570 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2344
County Parcel: 97-228-0001
Plan Series: 2024 10 Ward SC
Owner #: 590-18-6

Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

Electrical Site Plan - North

E112

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:02:56 PM

GENERAL NOTES

1. SEE ME SHEETS FOR ELECTRICAL WORK FOR CONTROLS.
2. EXACT LOCATION OF LIGHT FIXTURES SHALL BE AS SHOWN ON REFLECTED CEILING PLAN SHEET A151.
3. CEILING MOUNTED OCCUPANCY SENSORS SHALL NOT BE INSTALLED WITHIN 6 FEET OF ANY MECHANICAL DIFFUSER.
4. LOWER CASE LETTERS ON OR NEAR FIXTURES INDICATE CONTROLLING SWITCHES. SWITCH LEGS NOT ALWAYS SHOWN.
5. SEE SHEET E601 FOR ELECTRICAL SYMBOLS LEGEND.
6. FOR RECESSED LIGHTING IN HALLWAYS AND RESTROOMS, DO NOT CUT JOISTS. ROTATE FIXTURES IF REQUIRED.

KEYED NOTES

1. PROVIDE SUFFICIENT BOX DEPTH AND CORRECT PLASTER RING TO ACCOMMODATE ACTUAL RELAY UNIT AND OCCUPANCY SENSOR INSTALLED. ALSO PROVIDE PROPER SEPARATION OF 120V AND CLASS 2 WIRING AS NECESSARY IN ACCORDANCE WITH NEC SET SENSITIVITY AND TIME DELAY OF SENSOR AT MAXIMUM.
2. FIXTURE TO BE ON CONTINUOUSLY (NOT SWITCHED).
3. SEE DETAIL 3/E501 FOR SWITCH LABELING.
4. CIRCUIT THROUGH THE LIGHTING CONTROL PANEL. SEE EXTERIOR LIGHTING CONTROL DIAGRAM SHEET E605.
5. CIRCUIT THIS FIXTURE THROUGH INVERTER AS WELL AS RELAY PANEL.
6. SEE DETAIL 2/E501 FOR SWITCH LABELING.
7. PROVIDE WIRE GUARD.
8. PROVIDE MOMENTARY SWITCH TO CONTROL LIGHTING TIED TO OCCUPANCY SENSOR. WIRE TO OCCUPANCY SENSOR OR POWER PACK (DEPENDING ON MANUFACTURER).
9. PROVIDE TWO ZONE ROOM CONTROLLER. HIGH-BAY OCCUPANCY SENSORS SHALL TIE INTO ROOM CONTROLLER. MULTI-BUTTON SWITCHES SHALL CONTROL ZONES SHOWN ON E501.
10. PROVIDE THREE ZONE ROOM CONTROLLER. HIGH-BAY OCCUPANCY SENSORS SHALL TIE INTO ROOM CONTROLLER. MULTI-BUTTON SWITCHES SHALL CONTROL ZONES SHOWN ON E501.
11. TO SWITCHED OUTLETS, SEE SHEET E101.
12. TO COVE LIGHTS, SEE SHEET E102.

1 MAIN FLOOR LIGHTING PLAN
1/8" = 1'-0"

0 4' 8" 16'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

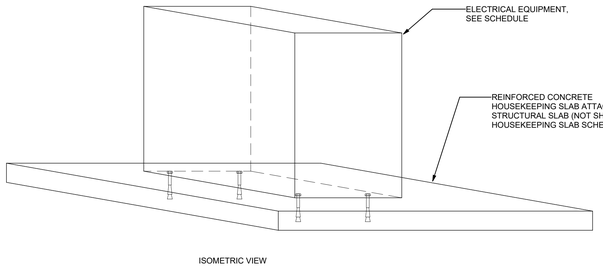
Owner #: 350-1876
Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	13 Aug 2024	Bid Documents

Lighting Plan

E151

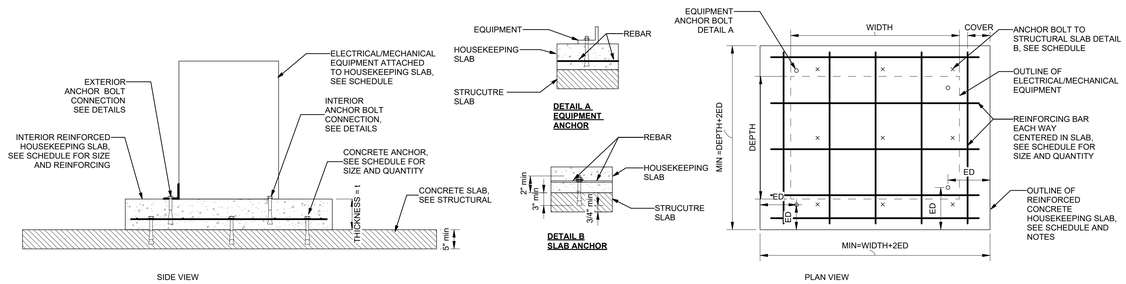
Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:03 PM



ISOMETRIC VIEW

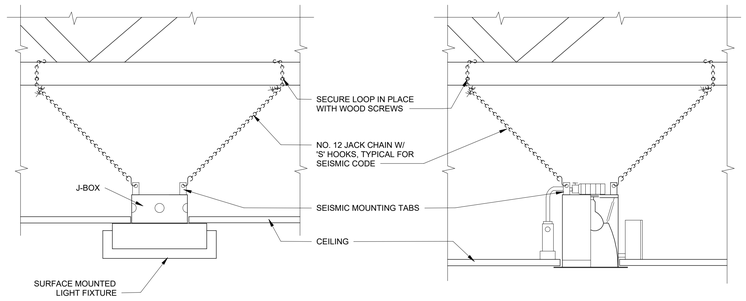
HOUSEKEEPING SLAB SCHEDULE							
LENGTH (in)	THICKNESS (in)	BAR SIZE (#)	QUANTITY	SPACING (in o.c.)	COVER (in)	SLAB ANCHOR DIAMETER	ANCHOR QTY (B) & # ROWS (R)
24	4	3	2	21	1.5	3/8"	2B, 2R
36	4	3	3	16	1.5	3/8"	3B, 2R
48	4	3	4	15	1.5	3/8"	3B, 3R
60	4	3	5	14	1.5	3/8"	4B, 3R
72	6	4	5	17	1.5	1/2"	5B, 3R
84	6	4	6	16	1.5	1/2"	6B, 3R
96	6	4	6	18	1.5	1/2"	6B, 4R
108	6	4	7	17	1.5	1/2"	7B, 4R

NOTE:
1. EDGE DISTANCE (ED) = 6" UNLESS NOTED OTHERWISE.
2. FOR REINFORCING IN THE WIDTH DIRECTION REFER TO SCHEDULE ABOVE AND SUBSTITUTE WIDTH DIMENSION FOR THE LENGTH.
3. ALL REINFORCING IS TO BE TIED IN PLACE AND CHAIRED TO THE CORRECT HEIGHT (CENTER OF SLAB) PRIOR TO PLACING CONCRETE.
4. ICC APPROVED WEDGE ANCHOR BOLTS SHALL BE EQUALLY SPACED AND EMBEDDED 3" MIN. INTO STRUCTURAL SLAB. BOLTS SHALL PROTRUDE FROM SLAB A MIN. OF 2" AND SHALL HAVE DOUBLE NUT WITH FLAT WASHER BETWEEN. ALL ANCHORS BOLTS SHALL BE INSIDE THE PERIMETER REINFORCING STEEL.
5. **THIS SCHEDULE OF FOR BIDDING PURPOSES ONLY!** THE ACTUAL HOUSEKEEPING SLAB DESIGN AND REINFORCING SHALL BE SUBMITTED VIA DEFERRED SUBMITTAL BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
6. 3000 PSI CONCRETE STRENGTH AT 28 DAYS MIN UNLESS NOTED OTHERWISE
7. STRUCTURAL SLAB DESIGN PER OTHERS. DO NOT CUT OR DAMAGE POST TENSION CABLES OR SLAB REINFORCING. VERIFY WITH STRUCTURAL ENGINEER

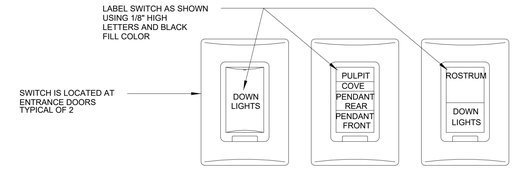


SIDE VIEW

PLAN VIEW



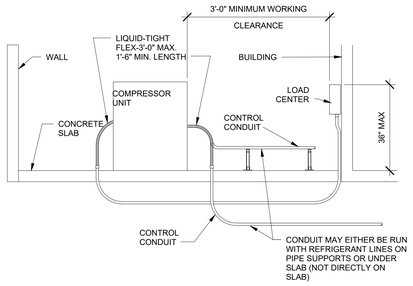
1 LIGHT FIXTURE SEISMIC BRACING
NOT TO SCALE



2 CHAPEL LIGHT SWITCH COVER PLATE DETAIL
NOT TO SCALE



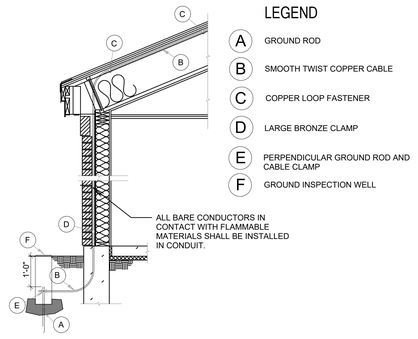
3 CULTURAL HALL LIGHT SWITCH COVER PLATE DETAIL
NOT TO SCALE



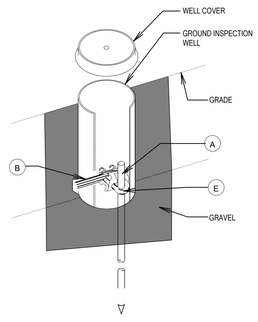
4 COMPRESSOR UNIT CONDUIT DETAIL
NOT TO SCALE

NOTES

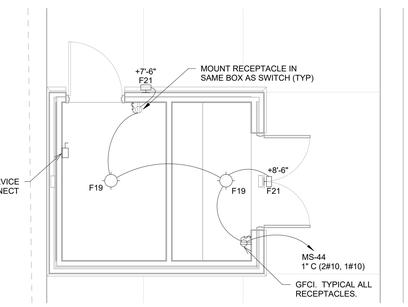
1. SEE SHEETS A206 AND A207 FOR REQUIRED LIGHTNING PROTECTION SYSTEM. COORDINATE CONNECTION TO THE STEEPLE WITH THE GENERAL CONTRACTOR AND STEEPLE SUPPLIER. MAKE ALL REQUIRED CONNECTIONS FOR A COMPLETE LIGHTING PROTECTION SYSTEM.
2. SUPPORT LIGHTNING CABLES EVERY THREE FEET ALONG ENTIRE RUN USING SPECIFIED FASTENERS.
3. BOND METAL BODIES INTO SYSTEM AS REQUIRED.
4. FURNISH AND INSTALL SURGE PROTECTION DEVICE (SPD) FOR MAIN ELECTRICAL PANEL. REFER TO SPECIFICATIONS.
5. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONNECTION REQUIREMENTS TO THE STEEPLE WITH THE GENERAL CONTRACTOR AND STEEPLE SUPPLIER. ELECTRICAL CONTRACTOR SHALL BE ON SITE WHEN THE STEEPLE IS INSTALLED AND MAKE ALL REQUIRED CONNECTIONS TO THE LIGHTNING PROTECTION SYSTEM.
6. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
7. REFER TO THE SPECIFICATIONS FOR FITTING REQUIREMENTS.



P CABLE INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



R GROUND INSPECTION WELL
NOT TO SCALE



5 STORAGE BUILDING ELECTRICAL PLAN
1/4" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Ward S/C
Owner #: 376-1816

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Electrical Details

E501

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:05 PM

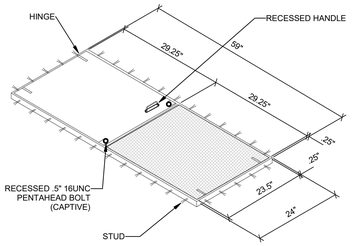
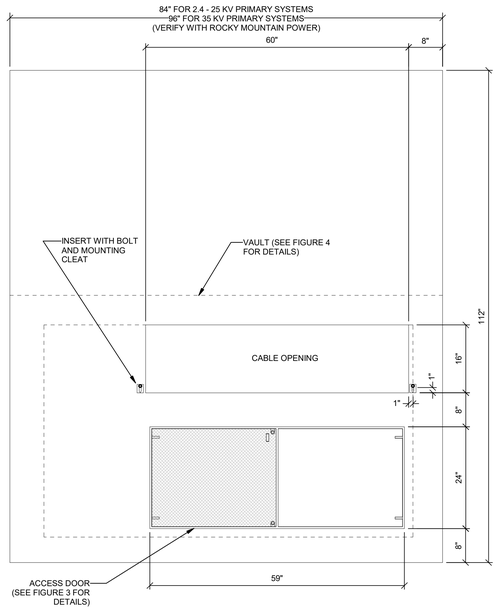


FIGURE 3 - ACCESS DOOR DETAIL



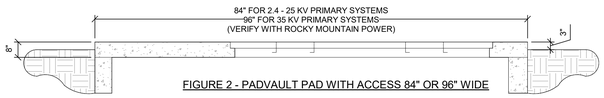
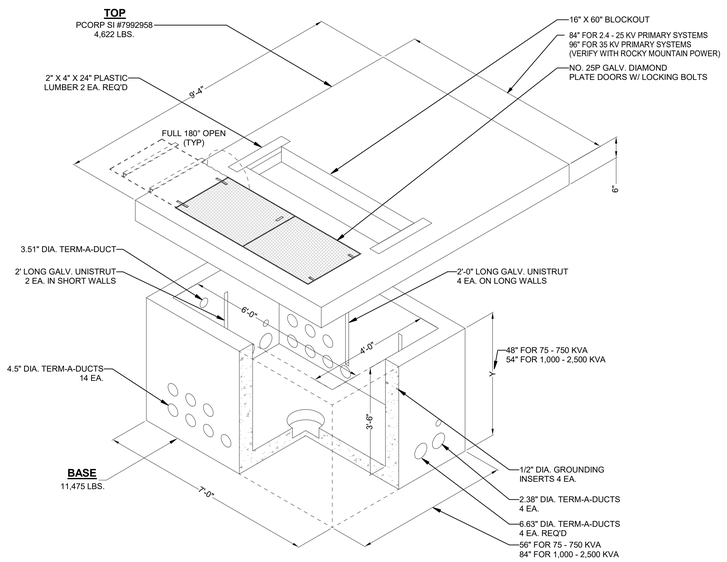
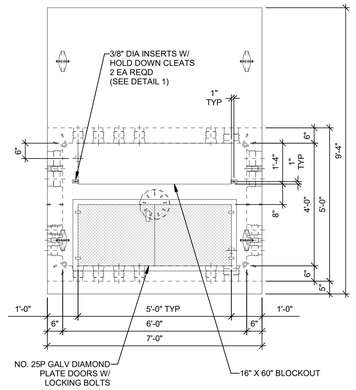


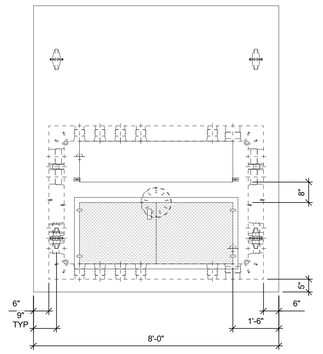
FIGURE 2 - PADVAULT PAD WITH ACCESS 84" OR 96" WIDE

2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992600-STOCK ITEM 1790023

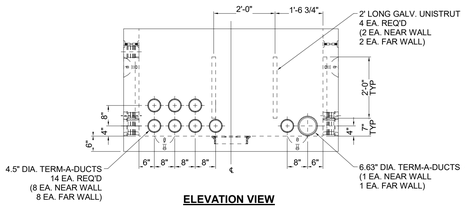




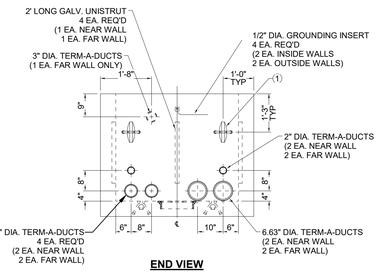
PLAN VIEW
2.4-25 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992600 - SI #1790023



PLAN VIEW
35 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992602 - SI #1008977



ELEVATION VIEW



END VIEW

*LIFTING DEVICE TYPE & LOCATION MAY CHANGE WITHOUT NOTICE.

NOTE: PRIOR TO ORDERING AND INSTALLING THE PADVAULT, SUBMIT PADVAULT TO ROCKY MOUNTAIN POWER FOR APPROVAL AND VERIFICATION, AND COORDINATE EXACT SIZE AND LOCATION OF DUCT OPENINGS WITH ROCKY MOUNTAIN POWER.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 8/19/2024
BIM #: 2024-01
Plan Notes: 2021 IBC/IFC
County Parcel: 00-0000-0000
Owner #: 00-0000

Drawing Issue and Revision Schedule

#	Date	Description
4	19-Aug-2024	Bid Documents

ROCKY MOUNTAIN POWER PAD VAULT

E502

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:08:55 PM

Compressor Unit Circuiting Schedule

Load Name	Wire Size	Wire Type	Breaker Rating	Apparent Current
CONDENSING UNIT CU-1a	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-1b	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-1c	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-1d	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-2a	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-2b	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-2c	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-2d	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-3a	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-3b	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-3c	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-3d	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-4	1-#8, 1-#8, 1-#10	Cu THHN	50 A	22 A
CONDENSING UNIT CU-5	1-#10, 1-#10, 1-#10	Cu THHN	50 A	18 A
CONDENSING UNIT CU-6	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-7	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-8	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-9	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-10	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-11	1-#6, 1-#6, 1-#10	Cu THHN	60 A	28 A
CONDENSING UNIT CU-12	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-13	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-14	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-15	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-16	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-17	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A
CONDENSING UNIT CU-18	1-#10, 1-#10, 1-#10	Cu THHN	35 A	18 A

Exhaust Fan Circuiting Schedule

Load Name	Watts	# of Runs	Wire Size	Wire Type	Breaker Rating	Comments
LTS-RMS,SERV,EF		1		Cu THHN	20 A	
LTS-RMS,CUST,EF		1		Cu THHN	20 A	
LTS-MN,WN,EF		1		Cu THHN	20 A	
LTS-RMS,SERV,EF		1		Cu THHN	20 A	
LTS-BP,CK,TCH,EF		3		Cu THHN	20 A	

Energy Recovery Units Circuiting Schedule

Load Name	# of Runs	Wire Size	Wire Type	Breaker Rating	Apparent Load
ERV-1a	2	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-1b	2	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-2a	2	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-2b	2	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-3a	1	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-3b	1	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA
ERV-11	1	1-#10, 1-#10, 1-#10	Cu THHN	25 A	2064 VA

Fan Circuiting Schedule

Load Name	Wire Size	Wire Type	Breaker Rating	True Current
FAN F-1a	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-1b	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-1c	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-1d	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-2a	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-2b	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-2c	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-2d	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-3a	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-3b	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-3c	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-3d	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-4	1-#12, 1-#12, 1-#12	Cu THHN	20 A	10 A
FAN F-5	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-6	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-7	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-8	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-9	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-10	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-11	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-12	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-13	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-14	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-15	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-16	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-17	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A
FAN F-18	1-#12, 1-#12, 1-#12	Cu THHN	20 A	7 A

Electrical Device Schedule

Description	Manufacturer	Model	Count
			10
20 A Tamper-proof Duplex receptacle	Cooper	TR5362W	2
20 A Wall Switch	Cooper	CSB320	5
20A Duplex Receptacle	Cooper	TR5362W	271
20A GFCI Protected Receptacle	Hubbell	GFR8300H	32
Automatic Door Operating Switch	Refer to Specifications		3
Automatic Door Operator	Refer to Specifications		2
EWC GFCI Protected Receptacle	Hubbell	GFR8300H	2
Fire Alarm Control Panel	Refer to Specifications		1
Flush Floor Receptacle with data outlet	Hubbell	S1PFB-S1SP-S1TFCxx	1
Organ Junction Box	Refer to Specifications		2
Projection Screen	Refer to Specifications		1
Range Receptacle	Specification	Per equipment's manufacturer	2
Scoreboard Junction Box	Refer to Specifications		2
Switched Duplex Receptacle	Cooper	TR5362W	2
Thermal trip switch in NEMA 4 enclosure	Square-D	FG6P	28
Thermostat	Refer to Specifications		1

Lighting Device Schedule

Description	Manufacturer	Model	Count
			7
15 A Pilot Switch	Cooper	294	1
20 A Single Pole Dimmer Switch	Refer to Specifications		9
20 A Single Pole Light Switch	Refer to Specifications		14
Dual technology ceiling mounted occupancy sensor with override switch	Wattstopper or Leviton equivalent	DT-355	52
Dual technology wall mounted occupancy sensor	Wattstopper or Leviton equivalent	DW-100	61
Momentary Light Switch	Refer to Specifications		23

Electric Heater Circuiting Schedule

Load Name	Voltage	Wire Size	Wire Type	Breaker Rating	Apparent Load
EH-1	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-2	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-3	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-4	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-5	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-6	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-7	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-8	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA
EH-9	208 V	1-#12, 1-#12, 1-#12	Cu THHN	20 A	3000 VA

Electrical Symbols Legend

NOTE: ALL SYMBOLS MAY NOT BE USED

S	Wall Switch
S_3	Three-Way Wall Switch
S_4	Four-Way Wall Switch
S_{DT}	Digital Time Switch
S_F	Motor Fan Switch
S_M	Momentary Switch
S_P	Pilot Switch
D	Dimmer Switch
	Duplex 20 A Receptacle
	Switched Duplex Receptacle
EWC GFCI	Electric Water Cooler GFCI Protected Receptacle
	Flush Floor Fire Poke Through With Data Outlet
GFCI	Duplex 20 A GFCI Protected Receptacle
R	Range Receptacle
T	Duplex 20 A Tamper Proof Receptacle
WP GFCI	Duplex 20 A Weather Proof Receptacle. Provide a GFCI outlet and while in-use cover.
	Special Purpose Outlet. Provide per equipment manufacturer requirements.
	4" x 4" x 2-1/8" deep flush j-box with single gang mudring, 3/4" conduit to service entrance.
J	4" x 4" x 2-1/8" deep flush j-box with mudring to match application
M	Dual Technology Wall Mounted Occupancy Sensor
M_{DT}	Dual Technology Ceiling Mounted Occupancy Sensor With Override Switch
	Electric Motor
EF 1	Mechanical Equipment Symbol
	Disconnect Switch
	Panelboard
	Branch Circuit Concealed in Ceiling, Wall or Floor
A-1	Circuit Homerun to Panel
?	Reference Note Callout
P	Photocell
	Fixture With Emergency Battery Pack
F2	Fixture Type

Lighting Fixture Symbols

	F1
	F2
	F3
	F4
	F5
	F6
	F7
	F8
	F10
	F11
	F12
	F13
	F14
	F15
	F16
	F17
	F18
	F19
	F20
	F21
	F22
	F23
	F24

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 19 Aug 2024
BHD #: 2344
County Parcel: 39:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 590-189-a

Drawing Issue and Revision Schedule

#	Date	Description
1	19 Aug 2024	Bid Documents

Schedules & Symbols

E601

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:09 PM

BRANCH PANEL LC1

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC1-1	CONDENSING UNIT	35 A	2	1822 VA	1822 VA		2	35 A	CONDENSING UNIT	LC1-2
LC1-3	CU-10				1822 VA	1822 VA			CU-7	LC1-4
LC1-5	CONDENSING UNIT	35 A	2			1822 VA 180 VA	1	20 A	RCPT EXTERIOR	LC1-6
LC1-7	CU-9			1822 VA --			1	--	Space	LC1-8
LC1-9	CONDENSING UNIT	35 A	2		1822 VA 0 VA		2	50 A	Spare	LC1-10
LC1-11	CU-8					1822 VA 0 VA				LC1-12
				Total Load: 5466 VA	5466 VA	3824 VA				
				Tot. Amps: 48 A	48 A	32 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	14577 VA	100.00%	14577 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	14757 VA
				Total Est. Demand:	14721 VA
				Total Conn.:	41 A
				Total Est. Demand:	41 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LC2

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC2-1	CONDENSING UNIT	35 A	2	1822 VA	2321 VA		2	50 A	CONDENSING UNIT	LC2-2
LC2-3	CU-6				1822 VA	2321 VA			CU-3b	LC2-4
LC2-5	CONDENSING UNIT	50 A	2			2321 VA 1822 VA	2	50 A	CONDENSING UNIT	LC2-6
LC2-7	CU-3a			2321 VA	1822 VA				CU-5	LC2-8
LC2-9	RCPT EXTERIOR	20 A	1		180 VA	0 VA	2	40 A	Spare	LC2-10
LC2-11	Spare	20 A	1			0 VA 0 VA				LC2-12
LC2-13	Spare	35 A	2	0 VA	0 VA		2	50 A	Spare	LC2-14
LC2-15					0 VA	0 VA				LC2-16
				Total Load: 8287 VA	4323 VA	4143 VA				
				Tot. Amps: 69 A	36 A	35 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	16573 VA	100.00%	16573 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	16753 VA
				Total Est. Demand:	16717 VA
				Total Conn.:	47 A
				Total Est. Demand:	46 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LC3

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC3-1	CONDENSING UNIT	50 A	2	2321 VA	2321 VA		2	50 A	CONDENSING UNIT	LC3-2
LC3-3	CU-4				2321 VA	2321 VA			CU-2b	LC3-4
LC3-5	CONDENSING UNIT	50 A	2			2321 VA 2321 VA	2	50 A	CONDENSING UNIT	LC3-6
LC3-7	CU-2a			2321 VA	2321 VA				CU-1b	LC3-8
LC3-9	CONDENSING UNIT	50 A	2		2321 VA	0 VA	1	20 A	Spare	LC3-10
LC3-11	CU-1a					2321 VA 180 VA	1	20 A	RCPT EXTERIOR	LC3-12
LC3-13	Spare	40 A	2	0 VA	0 VA		2	50 A	Spare	LC3-14
LC3-15					0 VA	0 VA				LC3-16
				Total Load: 9285 VA	6964 VA	7144 VA				
				Tot. Amps: 78 A	58 A	60 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	23213 VA	100.00%	23213 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	23393 VA
				Total Est. Demand:	23357 VA
				Total Conn.:	65 A
				Total Est. Demand:	65 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LC4

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC4-1	CONDENSING UNIT	50 A	2	2321 VA	2321 VA		2	50 A	CONDENSING UNIT	LC4-2
LC4-3	CU-2c				2321 VA	2321 VA			CU-2d	LC4-4
LC4-5	CONDENSING UNIT	35 A	2			1822 VA 2321 VA	2	50 A	CONDENSING UNIT	LC4-6
LC4-7	CU-18			1822 VA	2321 VA				CU-1c	LC4-8
LC4-9	CONDENSING UNIT	50 A	2		2321 VA	180 VA	1	20 A	RCPT EXTERIOR	LC4-10
LC4-11	CU-1d					2321 VA 0 VA	2	35 A	Spare	LC4-12
LC4-13	Spare	20 A	1	0 VA	0 VA					LC4-14
LC4-15	Spare	40 A	2		0 VA	0 VA	2	50 A	Spare	LC4-16
LC4-17						0 VA 0 VA				LC4-18
				Total Load: 8786 VA	7144 VA	6465 VA				
				Tot. Amps: 74 A	60 A	54 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	22214 VA	100.00%	22214 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	22394 VA
				Total Est. Demand:	22358 VA
				Total Conn.:	62 A
				Total Est. Demand:	62 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LC5

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC5-1	CONDENSING UNIT	35 A	2	1822 VA	2321 VA		2	50 A	CONDENSING UNIT	LC5-2
LC5-3	CU-15				1822 VA	2321 VA			CU-3d	LC5-4
LC5-5	CONDENSING UNIT	50 A	2			2321 VA 1822 VA	2	35 A	CONDENSING UNIT	LC5-6
LC5-7	CU-3c			2321 VA	1822 VA				CU-16	LC5-8
LC5-9	CONDENSING UNIT	35 A	2		1822 VA	180 VA	1	20 A	RCPT EXTERIOR	LC5-10
LC5-11	CU-17					1822 VA --	1	--	Space	LC5-12
				Total Load: 8287 VA	6145 VA	5965 VA				
				Tot. Amps: 69 A	51 A	50 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	20218 VA	100.00%	20218 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	20398 VA
				Total Est. Demand:	20362 VA
				Total Conn.:	57 A
				Total Est. Demand:	57 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LC6

Location:
Supply From: PANEL M
Mounting: Surface
Enclosure: Type 3R

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22000
Mains Type: MLO
Mains Rating: 100 A
MCB Rating: 100 A

CKT	Circuit Description	Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
LC6-1	CONDENSING UNIT	60 A	2	2879 VA	1822 VA		2	35 A	CONDENSING UNIT	LC6-2
LC6-3	CU-11				2879 VA	1822 VA			CU-14	LC6-4
LC6-5	CONDENSING UNIT	35 A	2			1822 VA 180 VA	1	20 A	RCPT EXTERIOR	LC6-6
LC6-7	CU-12			1822 VA	--		1	--	Space	LC6-8
LC6-9	CONDENSING UNIT	35 A	2		1822 VA	0 VA	2	50 A	Spare	LC6-10
LC6-11	CU-13					1822 VA 0 VA				LC6-12
				Total Load: 6523 VA	6523 VA	3824 VA				
				Tot. Amps: 58 A	58 A	32 A				

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	16690 VA	100.00%	16690 VA		
Receptacle	180 VA	80.00%	144 VA	**Total Conn. Load:**	16870 VA
				Total Est. Demand:	16834 VA
				Total Conn.:	47 A
				Total Est. Demand:	47 A

Notes:
1. ALL LOAD CENTERS SHALL HAVE SPACES AS SHOWN TO ALLOW FOR FUTURE ADDITION OF CONDENSING UNIT ANTI-THEFT SYSTEM (WHEN THIS SYSTEM IS ADDED THE LOAD CENTER WILL FEED A LOW-VOLTAGE TRANSFORMER FOR THE ANTI-THEFT SYSTEM). 2. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Wards SC
Owner #: 376-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Panel Schedules

E602

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:12 PM

BRANCH PANEL LN

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 100 A | **MCB Rating:** 100 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
LN-1	LTS-BHP,CLK,RMS	20 A	1	1818 VA	1008 VA					1	20 A	LTS-VST,FYR,HALL	LN-2
LN-3	LTS-RMS,SERV,EF	20 A	1			1175 VA	840 VA			1	20 A	LTS-HALL,WAIT	LN-4
LN-5	LTS-SK,RR,RM,STR	20 A	1					1410 VA	0 VA	1	20 A	Spare	LN-6
LN-7	LTS-ATTIC	20 A	1	420 VA	500 VA					1	20 A	Ltg Exterior	LN-8
LN-9	LTS-EQ PLAT	20 A	1			728 VA	0 VA			1	20 A	Spare	LN-10
LN-11	Spare	20 A	1					0 VA	--	1	--	Space	LN-12
LN-13	Spare	20 A	1	0 VA	--					1	--	Space	LN-14
LN-15	Spare	20 A	1			0 VA	--			1	--	Space	LN-16
				Total Load:	3704 VA	2721 VA		1410 VA					
				Tot. Amps:	33 A	24 A		12 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Cooling	100 VA	100.00%	100 VA		
Lighting	4309 VA	100.00%	4309 VA	**Total Conn. Load:**	7823 VA
Other	3513 VA	100.00%	3513 VA	**Total Est. Demand:**	7823 VA
				Total Conn.:	22 A
				Total Est. Demand:	22 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL LS

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 100 A | **MCB Rating:** 100 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
LS-1	LTS-MN,WN,EF	20 A	1	1022 VA	1072 VA					1	20 A	LTS-RMS,CUST,EF	LS-2
LS-3	LTS-CHAPEL	20 A	1			2109 VA	1502 VA			1	20 A	LTS-BHP,CLK,RMS	LS-4
LS-5	LTS-CHAPEL PEND	20 A	1					2724 VA	1311 VA	1	20 A	LTS-RMS,SERV,EF	LS-6
LS-7	LTS-CULT CENT	20 A	1	968 VA	1241 VA					1	20 A	LTS-HALL,WAIT,VST	LS-8
LS-9	LTS-CHAPEL	20 A	1			1080 VA	1113 VA			1	20 A	LTS-VST,FYR,HALL	LS-10
LS-11	LTS-CHAPEL PEND	20 A	1					2724 VA	1966 VA	1	20 A	LTS-BP,CK,TCH,EF	LS-12
LS-13	Spare	20 A	1	0 VA	770 VA					1	20 A	LTS - SITE	LS-14
LS-15	Spare	20 A	1			0 VA	280 VA			1	20 A	LTS - SITE	LS-16
				Total Load:	5054 VA	6027 VA		7957 VA					
				Tot. Amps:	42 A	51 A		68 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Cooling	600 VA	100.00%	600 VA		
Lighting	4830 VA	100.00%	4830 VA	**Total Conn. Load:**	17783 VA
Other	12408 VA	100.00%	12408 VA	**Total Est. Demand:**	17783 VA
				Total Conn.:	49 A
				Total Est. Demand:	49 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

Switchboard: PANEL M

Location: Custodial 144 | **Supply From:** | **Mounting:** Surface | **Enclosure:** Type 3R
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MCB | **Mains Rating:** 1000 A | **MCB Rating:** 1000 A

Notes:
1. PROVIDE METER SOCKET AND CT CABINET PER LOCAL UTILITY REQUIREMENTS.
2. PROVIDE UNDERGROUND PARALLEL SERVICE TO THE SWITCHBOARD.
3. PROVIDE ALUMINUM BUSES
4. PANEL TO BE SERIES RATED.
5. ALL BREAKERS TO BE CAPABLE OF BEING LOCKED IN THE OFF POSITION.
6. PROVIDE A POWER QUALITY METER, CT'S AND PT'S MEASURING THE PANEL'S SERVICE ENTRANCE CONDUCTORS. TIE THE POWER QUALITY METER TO THE BUILDING MANAGEMENT SYSTEM.
7. PROVIDE REAL TIME ENERGY METERING ON EVERY BRANCH CIRCUIT IN THIS PANEL. TIE THE METERS TO THE BUILDING MANAGEMENT SYSTEM.

CKT	Circuit Description	# of Poles	Frame Size	Trip Rating	Load	Remarks
M-1	SPD	3	100 A	30 A	0 VA	
M-2	PANEL LS	3	400 A	100 A	17783 VA	
M-3	PANEL LN	3	400 A	125 A	7823 VA	
M-4	PANEL LC3	3	400 A	125 A	23393 VA	
M-5	PANEL LC1	3	400 A	125 A	14757 VA	
M-6	PANEL RN	3	400 A	125 A	22860 VA	
M-7	PANEL LC4	3	400 A	125 A	22394 VA	
M-8	PANEL LC6	3	400 A	125 A	16870 VA	
M-9	PANEL MN	3	400 A	225 A	57948 VA	
M-10	PANEL MS	3	400 A	250 A	56238 VA	
M-11	PANEL RS	3	400 A	150 A	28260 VA	
M-12	Space	1	--	--	--	
				Total Conn. Load:	304262 VA	
				Total Amps:	845 A	

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
HVAC	113485 VA	100.00%	113485 VA		
Lighting	9259 VA	100.00%	9259 VA	**Total Conn. Load:**	304262 VA
Other	42655 VA	100.00%	42655 VA	**Total Est. Demand:**	251447 VA
Power	61608 VA	100.00%	61608 VA	**Total Conn. Current:**	845 A
				Total Est. Dem. Curr.:	698 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL MN

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 225 A | **MCB Rating:** 225 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
MN-1	MOTOR SCREEN	20 A	1	600 VA									MN-2
MN-3	FRIDGE	20 A	1			180 VA	180 VA			1	20 A	RCPT-ROST 155	MN-4
MN-5	RCPT-CLERK 122	20 A	1					180 VA	5000 VA	2	50 A	RANGE (NOTE 2)	MN-6
MN-7	MOTOR BBALL	20 A	1	1150 VA	5000 VA								MN-8
MN-9	MOTOR BBALL	20 A	1			1150 VA	180 VA			1	20 A	RCPT-ROST 145	MN-10
MN-11	ORGAN	20 A	1					180 VA	180 VA	1	20 A	DR FNTN (NOTE 2)	MN-12
MN-13	ORGAN	20 A	1	180 VA	180 VA					1	20 A	COPIER	MN-14
MN-15	FAN F-1a	20 A	1			1176 VA	2064 VA			1	25 A	ERV-1a	MN-16
MN-17	EH-1	20 A	2					1500 VA	1500 VA	2	20 A	EH-5	MN-18
MN-19				1500 VA	1500 VA								MN-20
MN-21	EH-4	20 A	2			1500 VA	1500 VA			2	20 A	EH-3	MN-22
MN-23								1500 VA	1500 VA				MN-24
MN-25	EH-2	20 A	2	1500 VA	1176 VA					1	20 A	FAN F-1b	MN-26
MN-27						1500 VA	1176 VA			1	20 A	FAN F-2a	MN-28
MN-29	FAN F-4	20 A	1					1176 VA	864 VA	1	20 A	FAN F-9	MN-30
MN-31	ERV-2a	25 A	1	2064 VA	1176 VA					1	20 A	FAN F-2b	MN-32
MN-33	FAN F-5	20 A	1			864 VA	1176 VA			1	20 A	FAN F-3a	MN-34
MN-35	FAN F-10	20 A	1					864 VA	2064 VA	1	25 A	ERV-3a	MN-36
MN-37	FAN F-6	20 A	1	864 VA	1176 VA					1	20 A	FAN F-3b	MN-38
MN-39	FAN F-7	20 A	1			864 VA	864 VA			1	20 A	FAN F-8	MN-40
MN-41	WATER HEATER	30 A	2					4500 VA	0 VA	1	20 A	Spare	MN-42
MN-43				0 VA	0 VA					1	20 A	Spare	MN-44
MN-45	WATER HEATER	30 A	2			4500 VA	0 VA			1	20 A	Spare	MN-46
MN-47								0 VA	0 VA	1	20 A	Spare	MN-48
				Total Load:	18066 VA	18874 VA		21008 VA					
				Tot. Amps:	151 A	158 A		176 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Appliance	10180 VA	100.00%	10180 VA		
Other	13416 VA	100.00%	13416 VA	**Total Conn. Load:**	57948 VA
Power	31152 VA	100.00%	31152 VA	**Total Est. Demand:**	56028 VA
Receptacle	3200 VA	40.00%	1280 VA	**Total Conn.:**	161 A
				Total Est. Demand:	156 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION. 2. PROVIDE GFCI CIRCUIT BREAKER

BRANCH PANEL MS

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 225 A | **MCB Rating:** 225 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
MS-1													MS-2
MS-3													MS-4
MS-5													MS-6
MS-7	RCPT-TECH	20 A	1	180 VA	180 VA					1	20 A	RCPT-TECH	MS-8
MS-9	RCPT-TECH	20 A	1			180 VA	180 VA			1	20 A	RCPT-TECH	MS-10
MS-11	RCPT-TECH	20 A	1					180 VA	180 VA	1	20 A	DR FNTN (NOTE 2)	MS-12
MS-13	ADA OPENERS	20 A	1	600 VA	864 VA					1	20 A	FAN F-13	MS-14
MS-15	FRIDGE	20 A	1			180 VA	5000 VA			2	50 A	RANGE (NOTE 2)	MS-16
MS-17	FAN F-12	20 A	1					864 VA	5000 VA				MS-18
MS-19	FAN F-14	20 A	1	864 VA	2064 VA					1	25 A	ERV-11	MS-20
MS-21	FAN F-15	20 A	1			864 VA	1176 VA			1	20 A	FAN F-3c	MS-22
MS-23	FAN F-16	20 A	1					864 VA	2064 VA	1	25 A	ERV-3b	MS-24
MS-25	FAN F-2d	20 A	1	1176 VA	1176 VA					1	20 A	FAN F-3d	MS-26
MS-27	ERV-2b	25 A	1			2064 VA	1176 VA			1	20 A	FAN F-2c	MS-28
MS-29	FAN F-1c	20 A	1					1176 VA	864 VA	1	20 A	FAN F-17	MS-30
MS-31	FAN F-1d	20 A	1	1176 VA	864 VA					1	20 A	FAN F-18	MS-32
MS-33	EH-9	20 A	2			1500 VA	2064 VA			1	25 A	ERV-1b	MS-34
MS-35								1500 VA	1500 VA	2	20 A	EH-8	MS-36
MS-37	EH-6	20 A	2	1500 VA	1500 VA								MS-38
MS-39						1500 VA	1500 VA			2	20 A	EH-7	MS-40
MS-41	FAN F-11	20 A	1					864 VA	1500 VA				MS-42
MS-43	WATER HEATER	30 A	2	4500 VA	555 VA					1	20 A	RCPT/LTS-STOR	MS-44
MS-45						0 VA	600 VA			1	20 A	FACP	MS-46
MS-47	Spare	20 A	1					0 VA	4500 VA	2	30 A	WATER HEATER	MS-48
MS-49	Spare	20 A	1	0 VA	0 VA								MS-50
				Total Load:	17198 VA	17984 VA		21056 VA					
				Tot. Amps:	143 A	151 A		176 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Appliance	10180 VA	100.00%	10180 VA		
Lighting	120 VA	100.00%	120 VA	**Total Conn. Load:**	56238 VA
Other	14048 VA	100.00%	14048 VA	**Total Est. Demand:**	55316 VA
Power	30456 VA	100.00%	30456 VA	**Total Conn.:**	156 A
Receptacle	1440 VA	36.00%	518 VA	**Total Est. Demand:**	154 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION. PROVIDE GFCI CIRCUIT BREAKER

BRANCH PANEL RN

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 100 A | **MCB Rating:** 100 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
RN-1	RCPT-INT 101, 102	20 A	1	720 VA	1080 VA					1	20 A	RCPT-VST,FYR,HLL	RN-2
RN-3	RCPT-BSHP 103	20 A	1			900 VA	900 VA			1	20 A	RCPT-WAIT, RR	RN-4
RN-5	RCPT-BSHP 104	20 A	1					900 VA	720 VA	1	20 A	RCPT-INT 123, 124	RN-6
RN-7	RCPT-WAIT,HALL	20 A	1	720 VA	720 VA					1	20 A	RCPT-CLERK 122	RN-8
RN-9	RCPT-CLERK 106	20 A	1			720 VA	900 VA			1	20 A	RCPT-STK PRES	RN-10
RN-11	RCPT-RM 107	20 A	1					900 VA	1260 VA	1	20 A	RCPT-H COUNCIL	RN-12
RN-13	RCPT-RM 108, 109	20 A	1	1260 VA	360 VA					1	20 A	RCPT-CHPL PULPIT	RN-14
RN-15	RCPT-RM 110	20 A	1			720 VA	900 VA			1	20 A	RCPT-CHPL,S PREP	RN-16
RN-17	RCPT-RM 112	20 A	1					900 VA	900 VA	1	20 A	RCPT-CULT CENT	RN-18
RN-19	RCPT-RM 113	20 A	1	540 VA	720 VA					1	20 A	RCPT-CHPL,ROST	RN-20
RN-21	RCPT-HALL,RR,STR	20 A	1			900 VA	540 VA			1	20 A	RCPT-MN,WN,CUST	RN-22
RN-23	RCPT-RM 117	20 A	1					540 VA	720 VA	1	20 A	RCPT-HALL	RN-24
RN-25	RCPT-SERVING 114	20 A	1	360 VA	720 VA					1	20 A	RCPT-RM 139	RN-26
RN-27	RCPT-SERVING 114	20 A	1			360 VA	540 VA			1	20 A	RCPT-MAT CENT	RN-28
RN-29	RCPT-SERVING 114	20 A	1					360 VA	1080 VA	1	20 A	RCPT-EQ PLAT	RN-30
RN-31	Spare	20 A	1	0 VA	0 VA					1	20 A	Spare	RN-32
RN-33	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	RN-34
RN-35	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	RN-36
RN-37	Spare	20 A	1	0 VA	--					1	--	Space	RN-38
RN-39	Spare	20 A	1			0 VA	--			1	--	Space	RN-40
RN-41	Spare	20 A	1					0 VA	--	1	--	Space	RN-42
				Total Load:	7200 VA	7380 VA		8280 VA					
				Tot. Amps:	60 A	62 A		69 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Receptacle	22860 VA	16.00%	3658 VA		
				Total Conn. Load:	22860 VA
				Total Est. Demand:	3658 VA
				Total Conn.:	63 A
				Total Est. Demand:	10 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.

BRANCH PANEL RS

Location: | **Supply From:** PANEL M | **Mounting:** SURFACE | **Enclosure:** Type 1
Volts: 120/208 Wye | **Phases:** 3 | **Wires:** 4
A.I.C. Rating: 22000 | **Mains Type:** MLO | **Mains Rating:** 125 A | **MCB Rating:** 125 A

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
RS-1	RCPT-BISHOP 132	20 A	1	900 VA	900 VA					1	20 A	RCPT-BSHP 175	RS-2
RS-3	RCPT-BISHOP 135	20 A	1			900 VA	900 VA			1	20 A	RCPT-BSHP 178	RS-4
RS-5	RCPT-CLERK 137	20 A	1					720 VA	720 VA	1	20 A	RCPT-CLERK 177	RS-6
RS-7	RCPT-INT,WAIT	20 A	1	1080 VA	1080 VA					1	20 A	RCPT-INT,WAIT	RS-8
RS-9	RCPT-VEST,HALL	20 A	1			540 VA	540 VA			1	20 A	RCPT-HALL,RR	RS-10
RS-11	RCPT-INT,WAIT	20 A	1					1080 VA	900 VA	1	20 A	RCPT-FOYER,TECH	RS-12
RS-13	RCPT-BISHOP 160	20 A	1	900 VA	1080 VA					1	20 A	RCPT-RM 183, VST	RS-14
RS-15	RCPT-BISHOP 163	20 A	1			900 VA	1080 VA			1	20 A	RCPT-INT,WAIT	RS-16
RS-17	RCPT-CLERK 162	20 A	1					720 VA	720 VA	1	20 A	RCPT-HALL,RISER	RS-18
RS-19	RCPT-RM 164	20 A	1	900 VA	900 VA					1	20 A	RCPT-BISHOP 186	RS-20
RS-21	RCPT-RM 165	20 A	1			540 VA	900 VA			1	20 A	RCPT-BISHOP 189	RS-22
RS-23	RCPT-RM 166	20 A	1					720 VA	720 VA	1	20 A	RCPT-CLERK 188	RS-24
RS-25	RCPT-RM 167	20 A	1	720 VA	540 VA					1	20 A	RCPT-CHAPEL	RS-26
RS-27	RCPT-RM 168	20 A	1			900 VA	720 VA			1	20 A	RCPT-CULT CENT	RS-28
RS-29	RCPT-RM 169	20 A	1					540 VA	720 VA	1	20 A	RCPT-CHAPEL	RS-30
RS-31	RCPT-SERVING 172	20 A	1	360 VA	360 VA					1	20 A	RCPT-CHPL PULPIT	RS-32
RS-33	RCPT-SERVING 172	20 A	1			360 VA	900 VA			1	20 A	RCPT-MN,WN,CUST	RS-34
RS-35	RCPT-SERVING 172	20 A	1					360 VA	720 VA	1	20 A	RCPT-RM 140	RS-36
RS-37	Spare	20 A	1	0 VA	720 VA					1	20 A	RCPT-EQ PLAT	RS-38
RS-39	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	RS-40
RS-41	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	RS-42
RS-43	Spare	20 A	1	0 VA	0 VA					1	20 A	Spare	RS-44
RS-45	Spare	20 A	1			0 VA	--			1	--	Space	RS-46
RS-47	Space	--	1					--	--	1	--	Space	RS-48
RS-49	Space	--	1	--	--					1	--	Space	RS-50
RS-51	Space	--	1			--	--			1	--	Space	RS-52
RS-53	Space	--	1					--	--	1	--	Space	RS-54
				Total Load:	10440 VA	9180 VA		8640 VA					
				Tot. Amps:	88 A	77 A		72 A					

Legend:

Load Classification	Connected Load	Demand Factor	Est. Demand	Panel Totals	
Receptacle	28260 VA	16.00%	4522 VA		
				Total Conn. Load:	28260 VA
				Total Est. Demand:	4522 VA
				Total Conn.:	78 A
				Total Est. Demand:	13 A

Notes:
1. PROVIDE ARC-FLASH HAZARD LABELS PER SPECIFICATION.
2. PROVIDE SHUNT TRIP CIRCUIT BREAKER. SHUNT TRIP SHALL BE CONTROLLED BY FIRE ALARM PANEL.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
63 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 376-1816
Plan Series: 2024 10 Ward SC
County Parcel: 37:226:0001
BID #: 2341
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Panel Schedules

E603

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:15 PM

LIGHTING FIXTURE SCHEDULE

Type Mark	Description	Lamp	Initial Color Temperature	Electrical Data	Manufacturer1	Model1	Manufacturer2	Model2	Manufacturer3	Model3	Manufacturer4	Model4	Manufacturer5	Model5	Manufacturer6	Model6	Manufacturer7	Model7	Manufacturer8	Model8
F1	1'x4' RECESSED MOUNTED FLAT LED PANEL.	40W LED	3500 K	120 V/1-40 VA	DAY-BRITE	1-FXP-38L-835-4-DS-UNV -DIM-FMA14FP	METALUX	14FPX-42-L835-CD-1-DF-14 W-U	HE WILLIAMS	BP-1-4-LS-8-CS-DFK-124 8W	LSI	SFP14-LED-40-UE-DIM-35-642793	EELP	VLFP6-B-14-40L-QT-35/VLFP 6-B-DWK14 FP6-B-SURF	COLUMBIA	CBT14-A-LSCS-EDD/FK14	MERCURY	MP15-1-17-OCT-A-ELBS-UNI-LBF		
F1b	1'x4' RECESSED MOUNTED LOW PROFILE TROFFER 1-10V DIMMING DRIVER, 1% DIMMING (CULTURAL CENTER)	40W LED	3500 K	120 V/1-40 VA	METALUX	14-G-R-FA-LD5-60-A19/ 156-UNV-L835-CD-1-U-DF-14W-U	HE WILLIAMS	50-F-S-1-4-L65-8-35-S-AF19156-DIM-120	COLUMBIA	LJT-14-35-VL-G-FS-A19-ED-U-FK 14										
F1be	1'x4' RECESSED MOUNTED LOW PROFILE TROFFER 1-10V DIMMING DRIVER, 1% DIMMING (CULTURAL CENTER)	40W LED	3500 K	120 V/1-40 VA	METALUX	14-G-R-FA-LD5-60-A19/ 156-UNV-EL10-L835-CD-1-U-DF-14W-U	HE WILLIAMS	50-F-S-1-4-L65-8-35-S-AF19156-EM10W-DIM-120	COLUMBIA	LJT-14-35-VL-G-FS-A19-ED-ELL14-U-FK14										
F1E	1'x4' RECESSED MOUNTED FLAT LED PANEL.	40W LED	3500 K	120 V/1-40 VA	DAY-BRITE	1-FXP-38L-835-4-DS-UNV-EM	METALUX	14FPX-42-L835-CD-1-DF-14-EM	HE WILLIAMS	BP-1-4-LS-8-CS-DFK-124-EM 8W	LSI	SFP14-LED-40-UE-DIM-35-6427-EM	EELP	VLFP6-B-14-40L-QT-35/VLFP	COLUMBIA	CFP14-4035/FK-14-EM	MERCURY	MP15-1-17-OCT-A-ELBS-UNI-LBF		
F2	2'x4' RECESSED FIXTURE FLAT PANEL	40W LED	3500 K	120 V/1-40 VA	ALPHALITE	BFPL-24-L-8-35	METALUX	24FP4735C	HE WILLIAMS	LP-2-4-L50-8-35	LSI	SFP24-LED-50-UE-DIM-35	LITHONIA	CPX 2X4 4000LM 35K M2	COLUMBIA	CBT24-A-LSCS-EDD				
F2b	2X4' RECESSED FIXTURE WITH CENTER ACRYLIC LENS, FLANGE KIT, 90 MIN BATTERY	45W LED	3500 K	120 V/1-65 VA	ALPHALITE	ILT-CB-24L(45S2) /835	METALUX	24CZ2-45-UNV-L835-CD1U	HE WILLIAMS	LT24-L52/835-AF-DIM-UN-FK	LSI	LPASC24-LED-48 LUNV-DIM1-35	LITHONIA	BLC 2X4 5000LM 35K ADSM	COLUMBIA	LCAT24-35MLG-EDU FK24				
F3	2' WALL MOUNTED VANITY FIXTURE WITH ACRYLIC DIFFUSER. MOUNT AT CEILING.	26W LED	3500 K	120 V/1-20 VA	LSI	W442-LED-SS-35 K-UE	METALUX	2BCLED-LD4-16SL-F-UNV-L835-CD1-U	HE WILLIAMS	29-2-L27/835-AF-(L15)-DIM-UNV	LITHONIA	BLWP2 20L ADP GZ10 LP835	COLUMBIA	CWM2-30VWSM-FRFP-EDU	COLUMBIA	CWM2-35VWSM-FRFP-EDU				
F4	4' WALL MOUNTED VANITY FIXTURE WITH ACRYLIC DIFFUSER. MOUNT AT CEILING.	45W LED	3500 K	120 V/1-27 VA	LSI	W444-LED-SS-35 K-UE	METALUX	4BCLED-LD4-24HL-F-UNV-L835-CD1-U	HE WILLIAMS	29-4-L54/835-AF-(L30)-DIM-UNV	LITHONIA	BLWP4 40L ADP GZ10 LP835	COLUMBIA	CWM4-35VWSM-FRFP-ED						
F5	4' LED STRIP LIGHT WITH LENS, SURFACE OR CHAIN SUSPENDED, WITH WIRE GUARD.	50W LED	3500 K	120 V/1-28 VA	DAY-BRITE	FSS430L835-UNV-DIM / FSSWG4	METALUX	4SNLED-LD5-26SL-LW-UN V-L835-CD1-U-WG/SNF-4FT -U	HE WILLIAMS	76-4-L53/835-WG-7614 -DIM-UNV	LSI	AST-4-4L-SA-UNV-835	LITHONIA	CSS L48 ALO3 MVOLT SWW3 80CRI	COLUMBIA	MPS4-30VW-FW-EDU CSHC		LNS-4FT-25-T1-FG2/WIREGUARD		
F6	COVE (AIMABLE) 2' FIXTURE.	20W LED	3500 K	<varies>	LEDALITE	TC08L83515WN-SN-02-DE	COOPER IO LED	LM-05L-935-120-ID-UNV-S-SM-STD-XX	HE WILLIAMS	CXC-2'00-L4/835-25-D-DIM-UNV			FOCAL POINT	FCOL-HN-500LF-35K-1C-UN V-LD1-CV-2'	LITECONTROL	30-CC-AI-2'-WHS -35K9-I05 0-D01-UNV				
F7	COVE (AIMABLE) 4' FIXTURE 3000 LM.	20W LED	3500 K	120 V/1-28 VA	LEDALITE	TC08L83510WN-SN-04-DE	COOPER IO LED	LM-05L-935-120-ID-UNV-S-SM-STD-XX	HE WILLIAMS	CXC-4'00-L6/835-25-D-DIM-UNV			FOCAL POINT	FCOL-HN-500LF-35K-1C-UN V-LD1-CV-4' 35K 80CRI WH MVOLT 35K 80CRI WH	LITECONTROL	30-CC-AI-4'-WHS -35K9-I050-D01-UNV	LUMENSENSE	4-LSC1-550LP-DIM10-MVOLT-120 X120D-35K-90		
F8	COVE (AIMABLE) 4' FIXTURE 5000 LM.	28W LED	3500 K	120 V/1-45 VA	LEDALITE	TC08L83515WN-SN-04-DE	COOPER IO LED	LM-10L-935-120-ID-UNV-S-SM-STD-XX	HE WILLIAMS	CXC-4'00-L10/835-25-D-DIM-UNV			FOCAL POINT	FCOL-HN-1000LF-35K-1C-UNV-LD1-CV-4'35K 80CRI WH	LITECONTROL	30-CC-AI-4'-WHS -35K9-I05 0-D01-UNV	LUMENSENSE	4-LSC1-1100LP-DIM10-MVOLT-12 0X120D-35K-90		
F9	LOW PROFILE COVE	20W LED	3500 K	120 V/1-4 VA	TIVOLI	CVLID-35K-XX-120	COOPER IO LED	CS-SL-8SCT-120-ID-UNV-W -SA-STD-1F	CURRENT	GEWWNL2-35K-A										
F10	6" APERTURE RECESSED DOWNLIGHT WITH LED RETROFIT KIT AND SHALLOW HOUSING. WHITE TRIM AND LENSE. 1-1/4" CEILING FLANGE. RIM.	13W LED 1000 LM	3500 K	120 V/1-40 VA	CURRENT-GLI	LRXBR61X9CWVQ/FRA ME6R	HALO	LT560WH12930 E7ICAT	LITON	CH618UE-D10 CR6L22SW-T30	ELITE	RL679-1100L-CCT	LITHONIA	WF6 LED 27K30K35K MVOLT 90CRI MW	DMF	DRDH-N-IC-6-10O/ DRD2M-10-9-30-A DRD2T-R-6-S-WH	PRESCOLITE	LBRA-6RD-T-10L-CS9-WH / LBRA-RD-H		
F11	6" APERTURE DOWNLIGHT WITH WHITE TRIM. DAMP LOCATION RATED, IC RATING 4000K	27W LED 2000 LM	4000 K	120 V/1-30 VA	CURRENT-GLI	LRXBR61X9CWVQ/FRA ME6R	PEACHTREE	8BLRD-25-40K-80-SH-TRW-120	SPECTRUM	RDF08LEDXT 30L 40K-MD EX BH27 RD8FXT SG	ELCO	E8LF-U-20-D/E810L-2040W	LITON	CH828UE-D10 CR8L22SW-T30	HALO	PR820D010 PR8M34MDMW				
F11b	6" APERTURE DOWNLIGHT WITH WHITE TRIM.	LED 2000 LM	3500 K	120 V/1-20 VA	CURRENT-GLI	LRXBR61X9CWVQ/FRA ME6R	PEACHTREE	8BLRD-25-30K-80-SH-TRW-120	SPECTRUM	RDF08LEDXT 30L 40K-MD EX BH27 RD8FXT SG	ELCO	E8LF-U-20-D/E810L-2040W	LITON	CH828UE-D10 CR8L22SW-T30	HALO	PR820D010 PR8M34MDMW				
F12	30" DIAMETER DOUBLE SEALED BOWL FIXTURE WITH MACHINED ALUMINUM TRIM RING. WITH FULLY SEALEDDOUBLE BOWL BOTTOM OF FIXTURES ELEV. = 113'-0" 50% UPLIGHT, 50% DOWNLIGHT.	96W LED 10,000 LM	3500 K	120 V/1-180 VA	VICTOR ILLUMINATING	VLD4130-ACC 90LED-3K-SA-XX-120-SD-DM7	EVERGREEN	SHP-RBR-P30-136L-9-WF9-30K-DIM-CLPT	LIGHTWAY	MONH-30-LED-L1A-2-SCBA-WSA	CRAFT METAL	SC3612L-EEF-120/277 PC-SA-AD-D1-LDS DBL BOWL	SPECTRUM	SPEC18-0004C	LE LAMPISTE	BWL-S-D-36/XX/36-LED 106-DBWL-LDS-CLA-SA				
F13	36" DIAMETER DOUBLE SEALED BOWL FIXTURE WITH MACHINED ALUMINUM TRIM RING. FULLY SEALED DOUBLE BOWL BOTTOM OF FIXTURES ELEV. = 112'-0". MINIMUM LUMENS 10,000.	133W 14,000 LM	3500 K	120 V/1-270 VA	VICTOR ILLUMINATING	VLD4136-ACC 90LED-3K-SA-XX-120-SD-DM7	EVERGREEN	SHP-RBR-P36-156L-9-WF9-30K-DIM-CLPT	LIGHTWAY	MONH-36-LED-L1A-2-SCBA-WSA	CRAFT METAL	SC1809S-EDS-120/277 PC-SA-AD-D1-LED	SPECTRUM	SPEC18-0007B	LE LAMPISTE	BWL-WS-D-13/7/5-LED 13-LDS-CLA-SA				
F17	SURFACE CYLINDRICAL SPOT LAMP HOLDER COMPATIBLE WITH TRACK.	1-PAR 38 LED REPLACEMENT 2000 LM DIMMABLE REPLACEMENT 2000 LM DIMMABLE (i.e. OSRAM 79363)	3500 K	120 V/1-28 VA	NORA	NTH-131W / NT-366W	HALO	L80815FL9030P	SATCO	90-1502	SISTEMALUX	1590-830-45-120-01-LTE	JUNO	T283L 30K 80CRI PDIM FL WH	LITON	LT850-W/ LP913W				
F19	SURFACE CERAMIC LAMP HOLDER. PROVIDE METAL WIRE GUARD.	1-A19 LED REPLACEMENT 1000 LM	3500 K	120 V/1-60 VA	LEVITON	49875	P&S	274	ARROW-HART	604	BRYANT	5228								
F20	18' ALUMINUM POLE HINGED PARKING AREA LIGHTING 208 VOLTS, SEE FIXTURE SCHEDULE NOTE. TYPE III DISTRIBUTION. POLE MOUNTED LIGHT FIXTURE. PROVIDE WITH VANDAL RESISTANT HARDWARE.	50W DIMMABLE LED 6000 LM	4000 K	Power 120 V/1-70 VA	GARDCO	ECF-S-32L-530-NW-G2 AR-3-UNV-DD-F1 -SCBA	BEACON	VP1-160L-50-4K7-3-UNV-A4 -WHS/RSS-B-S-1 8-40-A-1-B 3-WHS	ALS	P-50-40-3M-RL-WH-UD RSHA-5183-AB-D 1-WH	MCGRAW EDISON	GLEON-AE-01-LED-E1-T3-SCBA/S SA18D4-H-SCBA-DM10-BC	LITHONIA	RSX1 LED P2 40K R3 MVOLT SPA DDBXD SSAH 18 4G DM19AS DDBXD	LSI	MRS-LED-6L-SIL -3-UNV-DIM-30-70C RI-XX-4RHPB3-A 125-18'-S-XX				
F21	WALL MOUNTED. WET LOCATION FINISH TO MATCH PARKING LOT FIXTURES. PROVIDE FIXTURE WITH INTEGRAL BACK BOX. PROVIDE WITH VANDAL RESISTANT HARDWARE.	27W LED 2000 LM	3000 K	120 V/1-40 VA	TRACELITE	TLED112P-42-VS-4K-WH -TRH	LUMARK	AXCS2A DDBXD	STONCO	LPW16-58-WW-G3 UNV-SCBA	LSI	WPSLS-2L-30-XX	LITHONIA	WDGE1LED-P1-40K-80CRI-VW-MVOLT	HUBBELL	SG1-20-4K7-3-UNV-A4-WHS				
F24	EXIT SIGN	5W LED		<varies>	COMPASS	CEG	EVENLITE	TLX-EM-GU-W	HE WILLIAMS	EXIT-G-EM-WHT-D	LSI	EX G U WB WH	ISOLITE	RL-EM-G-WH-(WG2)	CHLORIDE	VEGWEM	LIFE SAFETY LIGHTING	LSX2GWEM/LSCS-1	SYLVANIA	60762

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
63 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 370-187a
Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

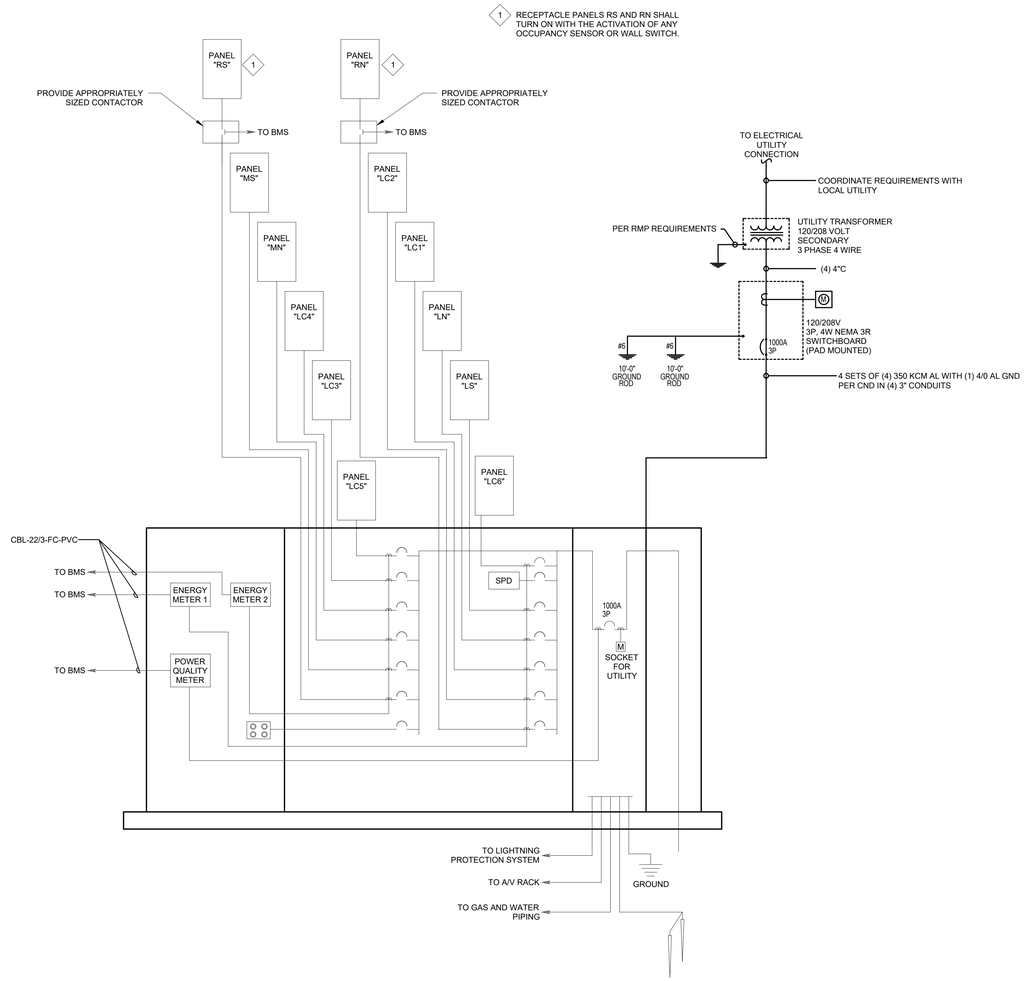
Lighting Fixture Schedule

E604

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:21 PM

Distribution Wiring Schedule

Load Name	# of Runs	Wire Size	Wire Type	Breaker Rating	True Current	Neutral Rating	Bussing
Short Circuit Rating							
PANEL LC1	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	41 A	100%	ALUMINUM
22000							
PANEL LC2	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	46 A		
22000							
PANEL LC3	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	65 A	100%	ALUMINUM
22000							
PANEL LC4	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	62 A	100%	ALUMINUM
22000							
PANEL LC5	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	57 A		
22000							
PANEL LC6	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	47 A	100%	ALUMINUM
22000							
PANEL LN	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	24 A	100%	ALUMINUM
22000							
PANEL LS	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	100 A	44 A	100%	ALUMINUM
22000							
PANEL M	4	4 runs of 3-#350, 1-#350, 1-# 4/0	Al XHHW2	1000 A	857 A	100%	ALUMINUM
22000							
PANEL MN	1	3-#250, 1-#250, 1-#2	Al XHHW2	225 A	161 A	100%	ALUMINUM
22000							
PANEL MS	1	3-#300, 1-#300, 1-#2	Al XHHW2	250 A	169 A	100%	ALUMINUM
22000							
PANEL RN	1	3-#1/0, 1-#1/0, 1-#4	Al XHHW2	125 A	60 A	100%	ALUMINUM
22000							
PANEL RS	1	3-#2/0, 1-#2/0, 1-#4	Al XHHW2	150 A	81 A	100%	ALUMINUM
22000							



1 SINGLE LINE DIAGRAM
NOT TO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 3PO-1816
Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BID #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Power Single Line Diagram

E605

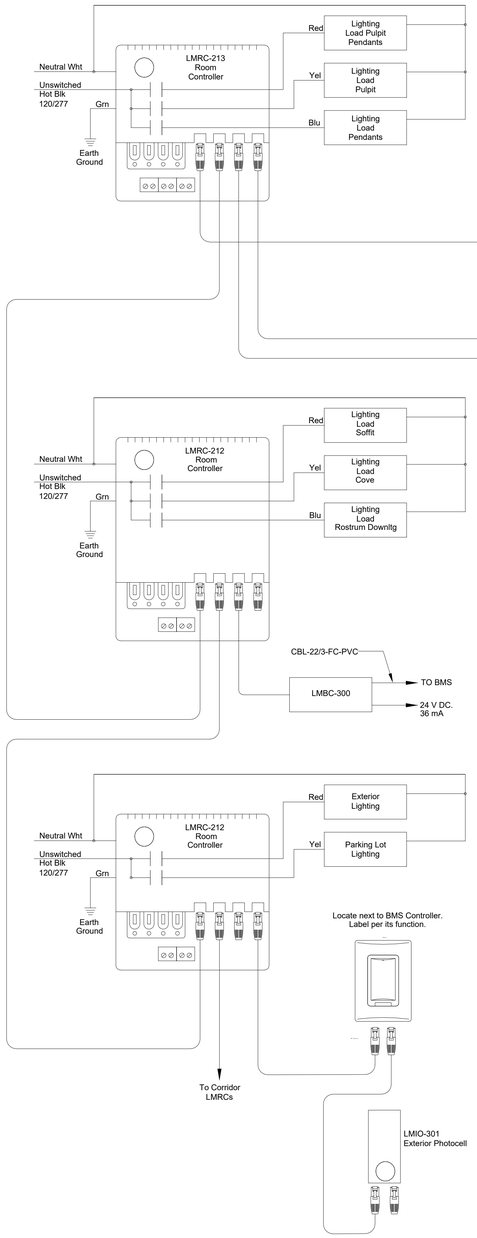
Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:23 PM

Chapel

BILL OF MATERIALS

LMRC_213 (1), Three Relay Room Controller
LMRC_212 (1), Three Relay Room Controller
LMPC_100-5 (4), Digital PIR Ceiling Mount Occupancy Sensor (extended height)
LMSW_101 (3), 1-Button Digital Wall Switch
LMSW_104 (1), 4-Button Digital Wall Switch

SEQUENCE OF OPERATION

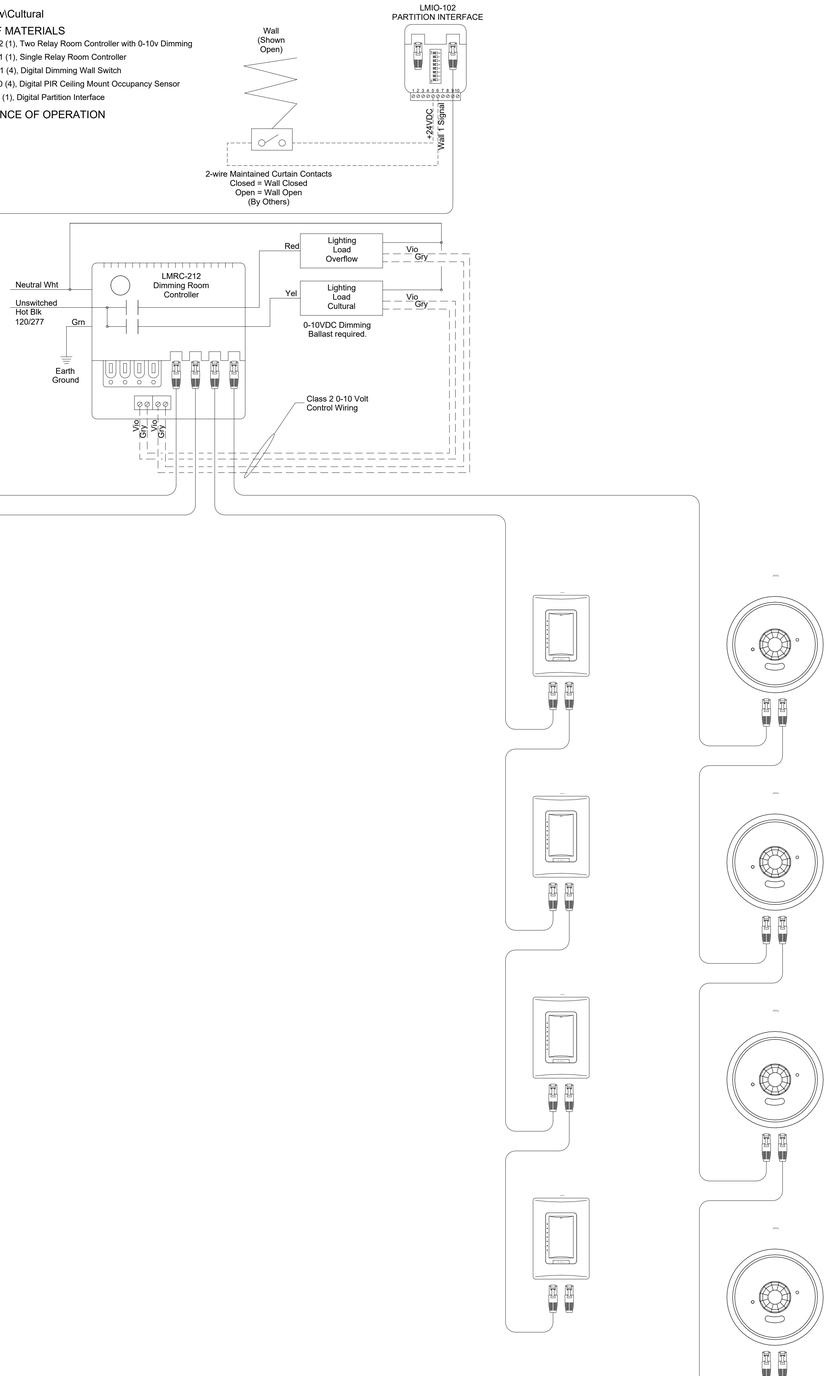


Overflow\Cultural

BILL OF MATERIALS

LMRC_212 (1), Two Relay Room Controller with 0-10v Dimming
LMRC_101 (1), Single Relay Room Controller
LMDM_101 (4), Digital Dimming Wall Switch
LMPC_100 (4), Digital PIR Ceiling Mount Occupancy Sensor
LMIO_102 (1), Digital Partition Interface

SEQUENCE OF OPERATION



2 CHAPEL AND EXTERIOR LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

1 OVERFLOW/CULTURAL CENTER LIGHTING CONTROL WIRING DIAGRAM
NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 13 Aug 2024
BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1818

Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

Lighting Control Wiring Diagrams

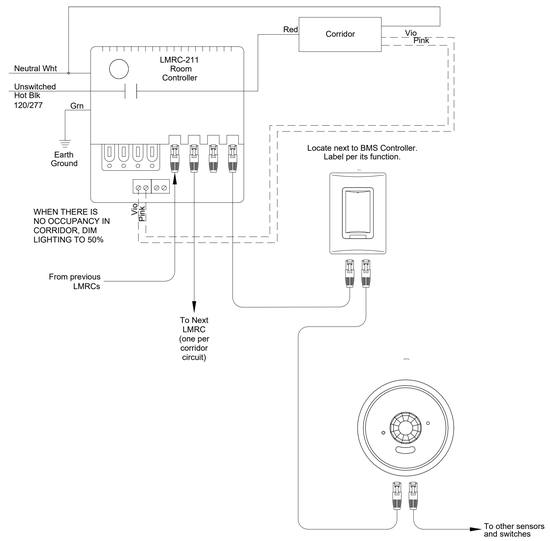
E606

Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:24 PM

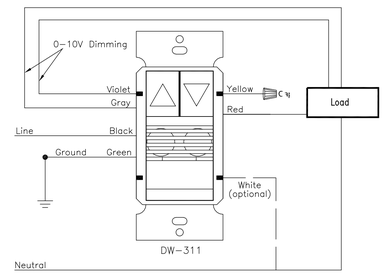
bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com



HALLWAYS/FOYERS
LIGHTING CONTROL WIRING DIAGRAM (2)
NO SCALE



TYPICAL WALL SWITCH WIRING DIAGRAM (1)
12" = 1'-0"

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Plan Series: 2024 10 Ward S/C
Owner #: 390-1874
County Parcel: 37:228:0001
BHD #: 2344
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

Lighting Control Wiring Diagrams

E607

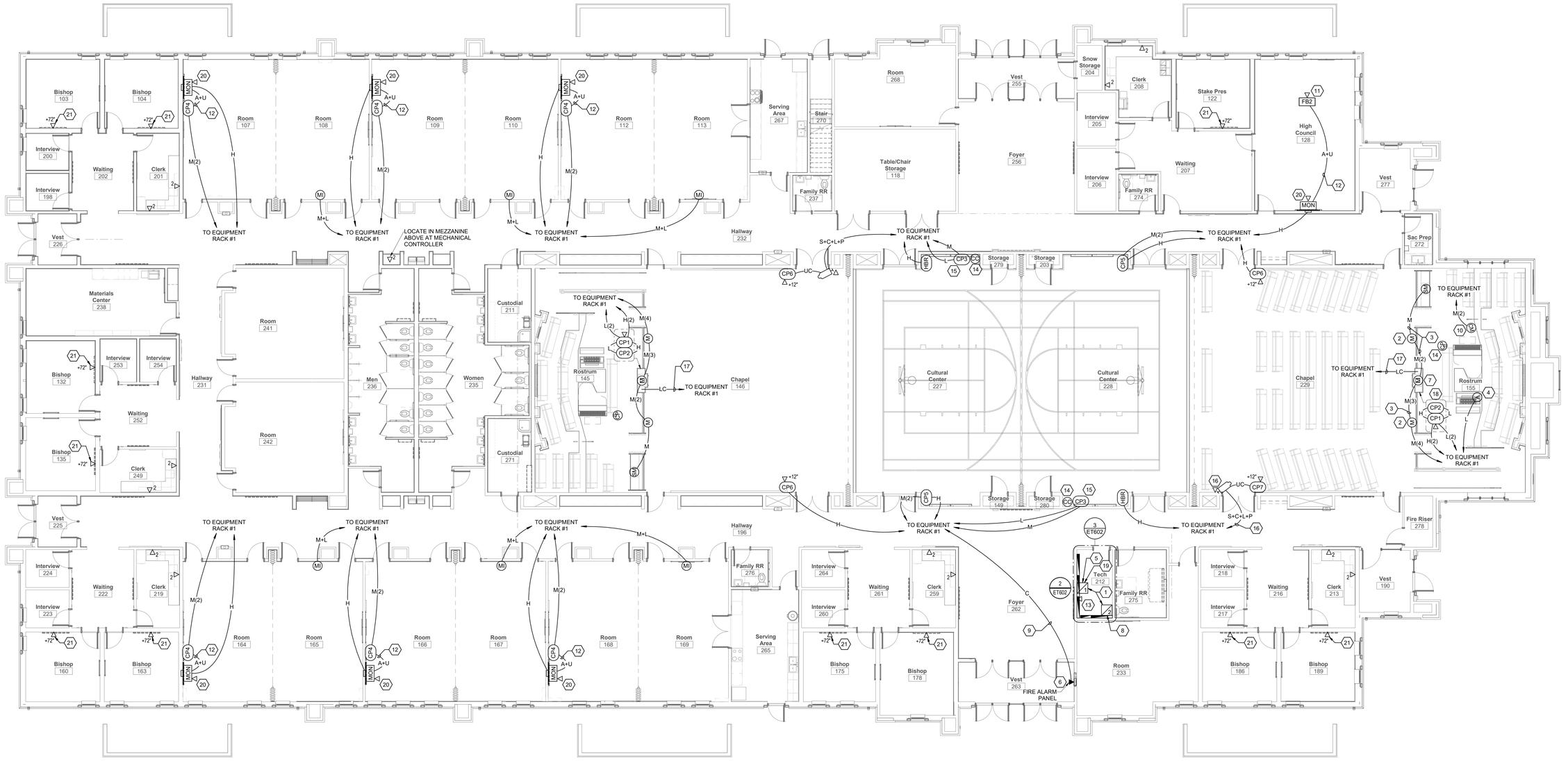
Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:03:25 PM

SHEET KEYNOTES

1. PROVIDE GROUNDING COMPONENTS AS SHOWN ON DETAIL 3/ET602.
2. MOUNT JUNCTION BOXES HORIZONTALLY AND CENTERED IN HARDWOOD BASE ON FRONT OF ROSTRUM.
3. LOOP EXTRA CABLES THROUGH JUNCTION BOXES. DO NOT CUT.
4. ORGAN INPUT. LEAVE 5'-0" PIGTAIL AT ROSTRUM. COIL 10'-0" OF CABLE IN RACK AND LABEL.
5. INSTALL 4 EACH, 2.5" CONDUITS TO MECHANICAL PLATFORM WALKWAY. CONDUIT STUBS TO BE 4" ABOVE PLATFORM FLOOR NEXT TO WALL.
6. PHONE CONNECTION TO FIRE ALARM PANEL.
7. SEE ARCHITECTURAL ROSTRUM MILLWORK DETAILS FOR ROUGH-IN AND MOUNTING OF PULPIT MICROPHONE.
8. PROVIDE 1 EACH, 1.5" CONDUIT WITH 8.25" MINIMUM BEND RADIUS TO IRRIGATION CONTROLLER LOCATION WITH ONE "D" TYPE CABLE AND DATA JACK.
9. FIRE ALARM SOUND SYSTEM MUTE CONNECTION.
10. INSTALL ON VERTICAL FACE OF RISER.
11. MOUNT DATA OUTLET, HDMI AND USB CONNECTION PANEL IN FLOOR BOX. SEE DETAIL 2/ET601 FOR CONDUIT SIZES AND DESTINATIONS.
12. 1.25" CONDUIT.
13. MOUNT DATA OUTLET AT +4'-0" AFF FOR LIGHTING RELAY PANEL. COORDINATE LOCATION WITH ELECTRICAL INSTALLER.
14. SEE SHEET TT601 FOR CABLE TO CP, AND CC. INSTALL CONDUITS PER GENERAL NOTE #1, SHEET ET101.
15. MOUNT 'CP3' BELOW 'CC' AT ELECTRICAL OUTLET HEIGHT. SEE DETAIL 9/ET601.
16. INSTALL DATA OUTLET ADJACENT TO CAMERA ENCLOSURE AT 7'-6" AFF.
17. TO PULPIT MOTOR CONTROL.
18. PROVIDE (1X) 1.25" CONDUIT AND (2X) 1.0" CONDUITS BETWEEN PULPIT AND TECH ROOM 212.
19. REFER TO UTILITY PLAN FOR FIBER OPTIC CONDUITS AND BOXES ON SITE.
20. INSTALL 'HBR' AND DATA JACK IN LARGE BACK BOX BEHIND TV MONITOR.
21. INSTALL DATA JACK FOR FUTURE TV MONITOR AT 72" AFF ADJACENT TO POWER OUTLET.

GENERAL SHEET NOTES

1. EACH VOICE AND DATA OUTLET SHALL HAVE A MINIMUM 1" CONDUIT FROM OUTLET TO EQUIPMENT RACK #2. INSTALLER IS TO BE FAMILIAR WITH, AND COMPLY WITH THE ANSI/TIA/EIA/569-C STANDARDS. CONDUIT SHALL HAVE A TOTAL DISTANCE OF NO MORE THAN 230'-0". IF TOTAL BENDS ARE MORE THAN 180 DEGREES, INCREASE CONDUIT SIZE ONE TRADE SIZE FOR EVERY ADDITIONAL 90 DEGREES. TYPICAL OF ALL LOCATIONS.
2. INSTALL EACH CABLE TYPE IN A SEPARATE CONDUIT.



1 MAIN FLOOR AV FLOOR PLAN
SCALE: 1/8" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1816
Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BHD #: 2344
Date: 9 Jul 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

MAIN FLOOR AV FLOOR PLAN

ET101

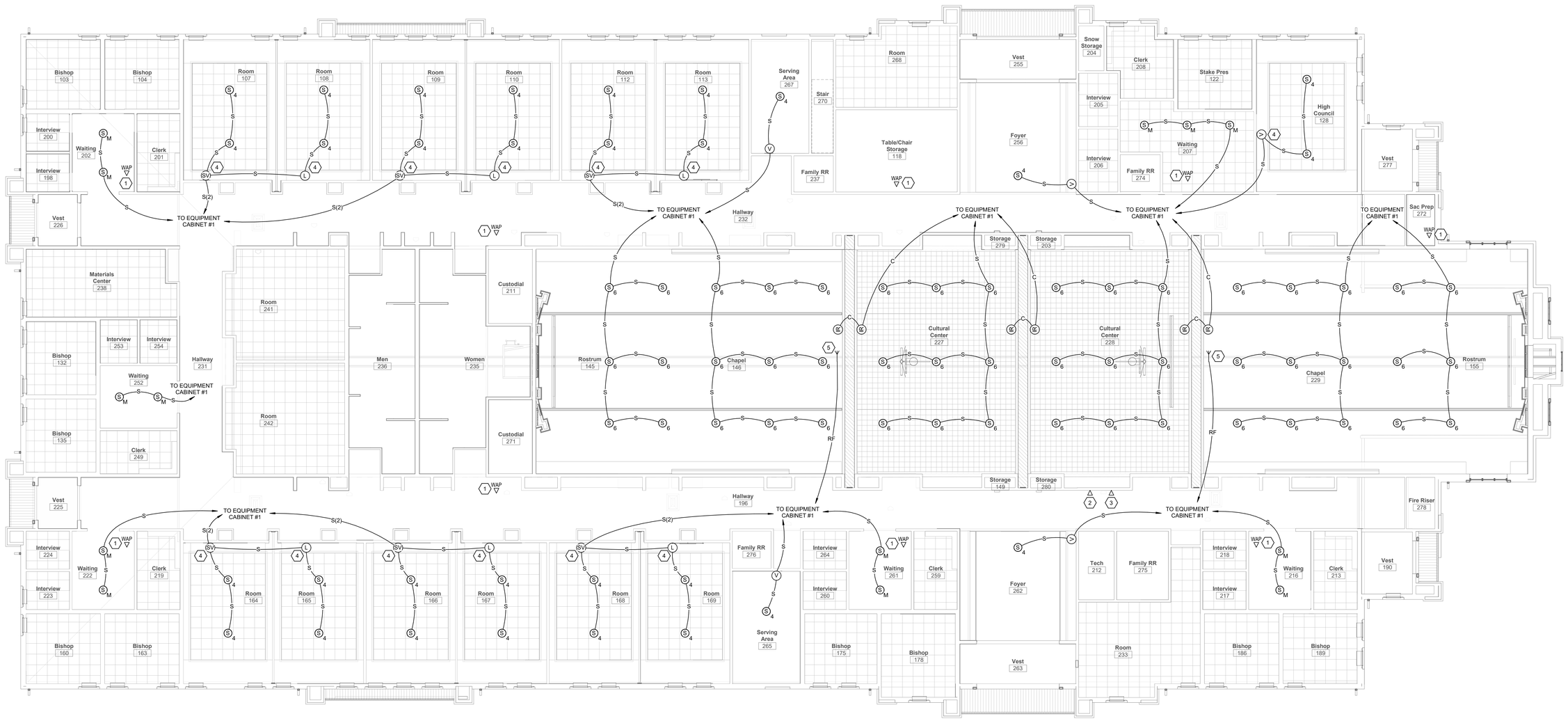
Printed 8/14/2024 8:08:41 PM

SHEET KEYNOTES

1. MOUNT DATA OUTLET FLUSH IN CEILING. COORDINATE WITH DIVISION 27 1501 INSTALLER (TYPICAL).
2. MOUNT DATA OUTLET IN EQUIPMENT MEZZANINE ABOVE, NEXT TO MECHANICAL SYSTEM WEB INTERFACE. COORDINATE WITH MECHANICAL INSTALLER.
3. MOUNT DATA OUTLET IN EQUIPMENT MEZZANINE ABOVE, NEXT TO LIGHTING CONTROLS. COORDINATE EXACT LOCATION WITH LIGHTING INSTALLER.
4. ENSURE THE JUNCTION BOX FOR AUDIO CONTROL IS NOT BEHIND DISPLAY BOARD.
5. INSTALL 'ALS' ANTENNA VERTICALLY IN ATTIC SPACE ABOVE CHAPEL.

GENERAL SHEET NOTES

1. MOUNT ALL LOUDSPEAKER BACKBOXES ON TILE BRIDGES IN SUSPENDED TILE CEILINGS. SECURE ALL BACKBOXES WITH SEISMIC RESTRAINT CABLE ACCORDING TO 4/ET601.



1 MAIN FLOOR AV CEILING PLAN
SCALE: 1/8" = 1'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

Plan Series: 2024 10 Ward SC
Owner #: 390-180's
County Parcel: 37:226:0301
BID #: 2344
Date: 9 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

MAIN FLOOR AV CEILING PLAN

ET102

Printed 8/14/2024 8:08:46 PM

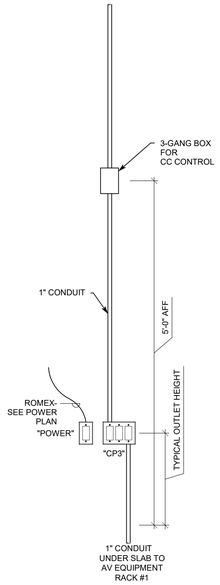
GENERAL PROJECT NOTES

1. NO CHANGES SHALL BE MADE WITHOUT THE PROJECT AV/STRUCTURED CABLING CONSULTANT'S WRITTEN CONSENT.
2. REFER TO DRAWINGS FOR EXACT NUMBER OF COMPONENTS USED IF NOT SPECIFIED IN EQUIPMENT LIST.
3. PROVIDE CONDUIT FOR ALL LOW VOLTAGE CABLES SHOWN ON ET SHEETS AS FOLLOWS:
   - 3.1. PROVIDE CONDUIT FOR H,C,D,V, AND S CABLES FROM DEVICE TO MECHANICAL EQUIPMENT PLATFORM ABOVE TECHNOLOGY ROOM 154. CABLES MAY THEN RUN EXPOSED AND STUB DOWN TO LADDER RACK. PROTECT EXPOSED CABLING ACCORDING TO DIVISION 27. ALLOW NO OTHER CABLE TO ATTACH TO TECHNOLOGY CABLES.
   - 3.2. PROVIDE CONDUITS UNDER SLAB FOR ALL CABLING FROM ROSTRUM TO TECHNOLOGY ROOM EQUIPMENT RACK.
   - 3.3. PROVIDE CONDUIT UNDER SLAB FOR ALL "M", "B", AND "L" CABLES FROM DEVICE TO TECHNOLOGY ROOM EQUIPMENT RACK.
   - 3.4. ALL CABLING IN WALLS SHALL BE IN CONDUIT.
   - 3.5. SIZE CONDUIT AS NOTED OR ACCORDING TO CODE WHICHEVER IS GREATER WITH 0.75" MINIMUM.
   - 3.6. INSTALL DIFFERENT CABLE TYPES IN SEPARATE CONDUITS UNLESS NOTED OTHERWISE. SEPARATE CABLE TYPES OUTSIDE OF CONDUIT BY 12" MINIMUM.
   - 3.7. ALL CONDUITS WITH OR WITHOUT CABLES SHALL HAVE A PULL STRING.
   - 3.8. LABEL ALL CONDUITS WITH DESTINATION.
   - 3.9. DEBUR ALL CONDUIT STUBS AND FIT WITH PLASTIC BUSHING.
   - 3.10. RACEWAY SHALL BE FURNISHED AND INSTALLED BY DIVISION 26. CABLING IS FURNISHED AND INSTALLED BY DIVISION 27. RACEWAY, CABLING, AND TERMINATIONS SHALL BE ACCORDING TO 27 1501.
4. DIVISION 26 INSTALLER IS TO PROVIDE ALL ROUGH-IN INDICATED FOR DIVISION 27 INSTALLER. ALL ROUGH-IN SHALL COMPLY WITH ANSI/TIA/EIA 569-B STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE LIMITATION OF (2) 90° BEND FOR CONDUIT. IT IS THE DIVISION 26 INSTALLERS RESPONSIBILITY TO ENSURE COMPLIANCE WITH STANDARD.
5. REFER TO A400 SERIES SHEETS FOR ADDITIONAL INFORMATION ON ROUGH-IN. SEE "A" SHEETS FOR MOUNTING DETAILS IN MILLWORK.
6. SPEAKER TRIM RINGS ARE FURNISHED BY DIVISION 27 AND INSTALLED BY DIVISION 26.
7. "ET" SHEETS SHOW WORK AND MATERIALS BY DIVISION 26 AND DIVISION 27. SEE SPECIFICATIONS AND DRAWING NOTES FOR RESPONSIBILITY FOR EACH ITEM.
8. PROVIDE GROUNDING AS SHOWN ON DRAWINGS AND IN COMPLIANCE WITH CODE AND ANSI/TIA/EIA 569-B.
9. DIVISION 26 SHALL FURNISH AND INSTALL SEISMIC RESTRAINT CABLE TO ALL SPEAKER BACK BOXES. DIVISION 27 SHALL ATTACH SEISMIC RESTRAINT CABLE TO SPEAKERS.

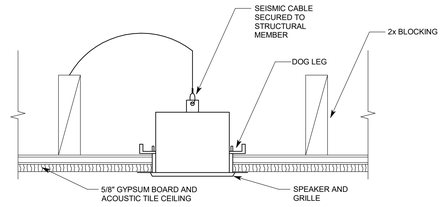
ELECTRICAL SYSTEM EQUIPMENT LIST

SYM	DESCRIPTION	QTY	NOTES
M / MW	2-1/8" DEEP, SINGLE GANG BOX MOUNTED AT ELECTRICAL OUTLET HEIGHT, OR AS NOTED	OFP	
CP1 / CP2	2-1/8" DEEP, TRIPLE GANG BOX, MOUNTED ON PULPIT SIDE	OFP	SEE DETAIL 8/TA501 COORDINATE WITH MILLWORK DETAILS ON ARCHITECTURAL SHEETS
CP4 / CP5	MIN 3" DEEP TRIPLE GANG STEEL BOX, W/ 3/4" DEEP MUD RING, MOUNTED AT ELECTRICAL OUTLET HEIGHT	OFP	SEE DETAILS 4/ET602, 5/ET602, 2/TA502, AND 3/TA502
CP3 / CP6 / CP7 / CP8	3-1/4" DEEP, 4-11/16 SQUARE BOX W/ DOUBLE GANG PLASTER RING MOUNTED AT ELECTRICAL OUTLET HEIGHT	OFP	
HBR	3-1/4" DEEP, 4-11/16 SQUARE BOX W/ 5/8" DEEP SINGLE GANG PLASTER RING MOUNTED AT ELECTRICAL OUTLET HEIGHT, OR AS NOTED	OFP	
V / L	3-1/4" DEEP, 4-11/16 SQUARE BOX W/ 5/8" DEEP SINGLE GANG PLASTER RING MOUNTED AT ELECTRICAL SWITCH HEIGHT	OFP	SEE DETAIL 6/TA501
WAP ▽	2-1/8" DEEP, SINGLE GANG BOX W/ 5/8" DEEP, SINGLE GANG PLASTER RING FLUSH MOUNTED IN CEILING	OFP	
▽ / ▽²	2-1/8" DEEP, DOUBLE GANG BOX MOUNTED AT ELECTRICAL OUTLET HEIGHT OR AS NOTED W/ 5/8" DEEP, SINGLE GANG PLASTER RING	OFP	
▼	2-1/8" DEEP, DOUBLE GANG BOX MOUNTED AT FIRE ALARM PANEL W/ 5/8" DEEP, SINGLE GANG PLASTER RING, OR AS NOTED	OFP	COORDINATE EXACT LOCATION WITH FIRE ALARM INSTALLER
SV	3-1/4" DEEP, 4-11/16" SQUARE BOX W/ 5/8" DEEP, DOUBLE GANG PLASTER RING MOUNTED AT ELECTRICAL SWITCH HEIGHT	OFP	SEE DETAIL 5/TA501
SVM	3-1/4" DEEP, 4-11/16" SQUARE BOX W/ 5/8" DEEP, DOUBLE GANG PLASTER RING MOUNTED AT ELECTRICAL SWITCH HEIGHT	OFP	SEE DETAIL 4/TA501
CC	3-1/2" DEEP, TRIPLE GANG MASONRY BOX ORIENTED W/ LONG DIMENSION VERTICAL AS SHOWN IN WALL AT +5'-0" ABOVE FINISHED FLOOR	1	SEE DETAILS 7/ET601 & 9/ET601
IR	2-1/8" DEEP, DOUBLE GANG BOX MOUNTED IN DOOR HEADER	OFP	SEE DETAIL 4/ET601
SM	2-1/8" DEEP, SINGLE GANG BOX SURFACE MOUNTED	1	SEE DETAIL 3/ET601 COORDINATE WITH MILLWORK DETAILS ON ARCHITECTURAL SHEETS
CM	2-1/8" DEEP, SINGLE GANG BOX MOUNTED IN VERTICAL FACE OF RISER	OFP	
CP	CONTROL PEDESTAL, STUB CONDUITS THROUGH FLOOR	1	COORDINATE WITH MILLWORK DETAILS ON ARCHITECTURAL SHEETS
A	2-1/8" DEEP, SINGLE GANG BOX MOUNTED IN RECESS FOR ORGAN CONSOLE	1	
	CAMERA ENCLOSURE	OFP	CLEAR TOUCH CTS-WMNTB-RL45 PAINT TO MATCH WALL. FURNISHED BY DIV 27, INSTALLED BY DIV 26
FB2	FLOOR BOX, MIN. 4" DEEP, STEEL, WITH ACCESSORIES REQUIRED TO INSTALL ON-GRADE ARCHITECT TO CHOOSE COLOR AND TYPE OF COVER	1	WIREMOLD RFB-9-OG FSR FL-500P-4-B / FL-500-X / FL-GRD4 SEE DETAILS 1/ET601 AND 2/ET601
1	AV EQUIPMENT CABINET W/ 12"x12"x4" METAL JUNCTION BOX RECESSED IN WALL	OFP	CABINET FURNISHED AND INSTALLED BY AV INSTALLER, SEE DETAILS 8/ET601, 2/ET602, 3/ET602, AND 1/TA501
2	DATA EQUIPMENT RACK, SWING FRAME	OFP	FURNISHED AND INSTALLED BY DIVISION 27 SEE DETAILS 2/ET602, 3/ET602, AND 7/TT601
S 4	SPEAKER MOUNTING RING	OFP	FURNISHED BY DIVISION 27, INSTALLED BY DIVISION 26, SEE DETAIL 5/ET601
S M	SPEAKER ENCLOSURE	OFP	FURNISHED BY DIVISION 27, INSTALLED BY DIVISION 26, SEE DETAIL 5/ET601
S 6	SPEAKER MOUNTING RING	OFP	FURNISHED BY DIVISION 27, INSTALLED BY DIVISION 26, SEE DETAIL 5/ET601
	WALL FIELD, PRE-TREATED PAINTED 0.75" PLYWOOD	OFP	FURNISHED AND INSTALLED BY DIVISION 26, SEE DETAIL 2/ET602
MON	LARGE CAPACITY JUNCTION BOX, INCLUDING FLANGET KIT AND COVER, MOUNTED IN WALL AT +6'-0" ABOVE FINISHED FLOOR	OFP	CHIEF PAC 525FCW, SEE DETAIL 1/ET602

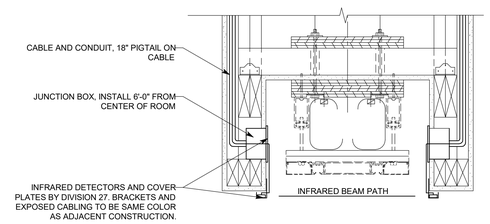
MANUFACTURER'S NAMES AND TELEPHONE NUMBERS ARE LISTED IN THE SPECIFICATIONS
A/R = AS REQUIRED, OFP = OBTAIN FROM PLANS



8 CULTURAL CENTER CC AND CP3 MOUNTING DETAIL
NO SCALE

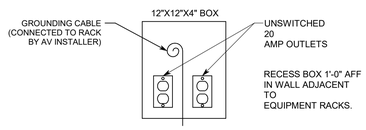


5 SPEAKER SEISMIC DETAIL
NO SCALE



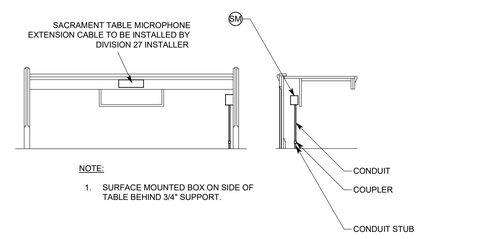
4 HEADER DETAIL (IN CULTURAL CENTER)
NO SCALE

IR



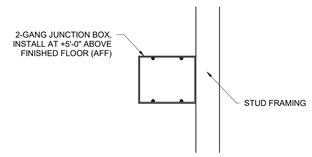
7 AV POWER JUNCTION BOX
NO SCALE

1



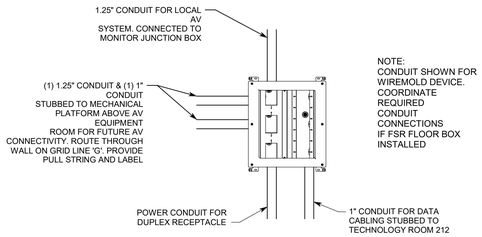
3 SACRAMENT TABLE MICROPHONE DETAIL
NO SCALE

SM



6 CULTURAL CENTER CONTROLS JUNCTION BOX DETAIL
NO SCALE

CC



2 HIGH COUNCIL 128 FLOOR BOX DETAIL
NO SCALE

FB2

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx 1700 West 575 South
Vineyard, Utah 84059

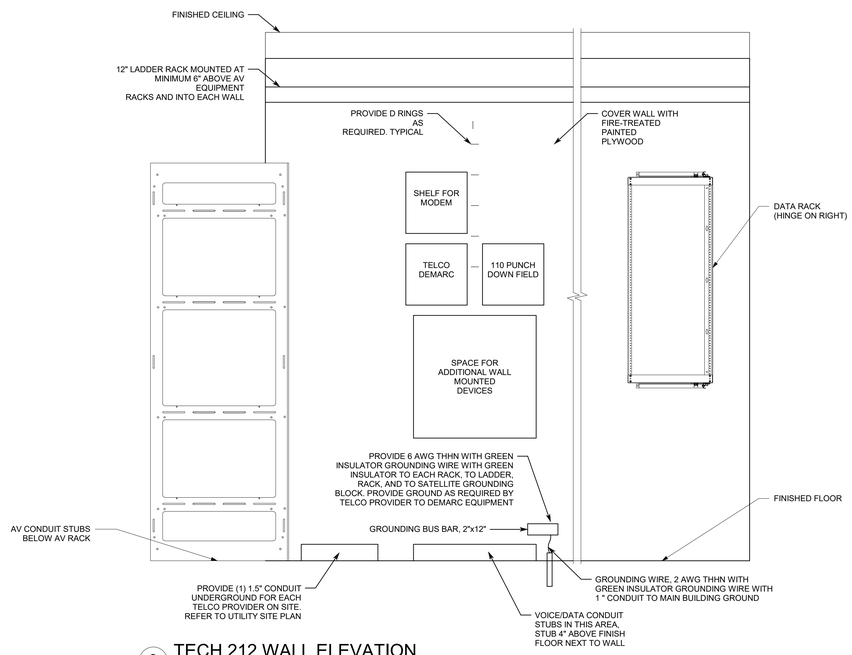
Owner #: 570-1876
Plan Series: 2024 10 Ward SC
County Parcel: 39-228-0001
BID #: 2344
Date: 9 Jul 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

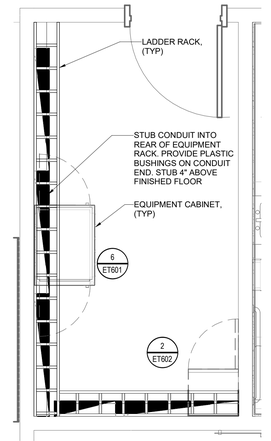
AV ROUGH-IN SCHEDULES, NOTES, DETAILS, AND DIAGRAM

ET601

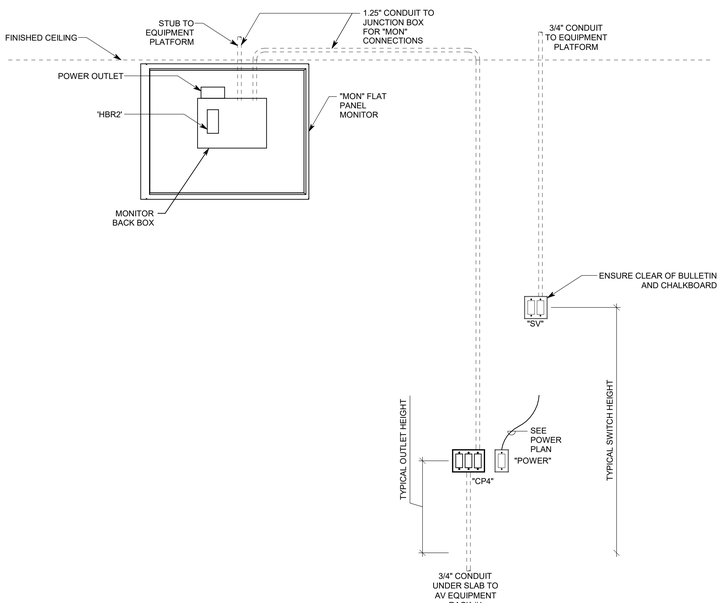
Printed 8/14/2024 8:08:47 PM



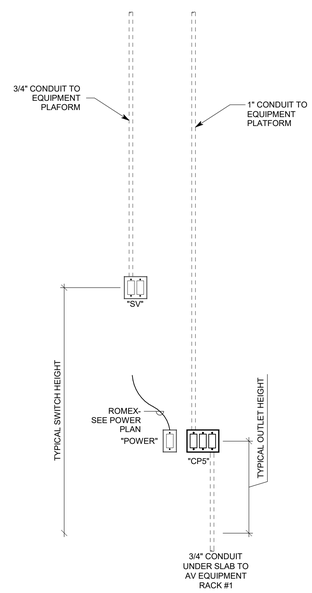
3 TECH 212 WALL ELEVATION
NO SCALE



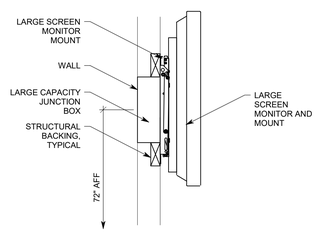
2 TECH ROOM 212 DETAIL
NO SCALE



5 MULTI-PURPOSE ROOM - FRONT ELEVATION DETAIL
NO SCALE



4 MULTI-PURPOSE ROOM - REAR WALL ELEVATION DETAIL
NO SCALE



1 WALL MOUNTED FLAT PANEL DETAIL
NO SCALE

MON

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

BHD #: 2344
County Parcel: 37:228:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876
Date: 9 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

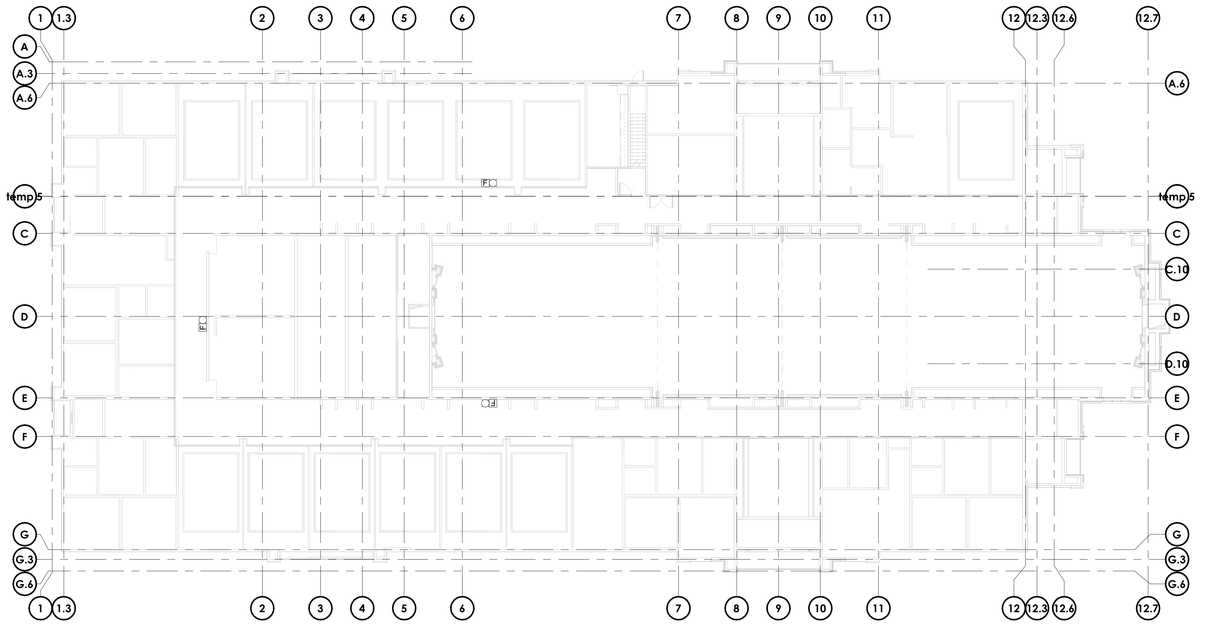
AV ROUGH-IN DETAILS

ET602

Printed 8/14/2024 8:08:47 PM

KEYED NOTES

1
2
3 PROVIDE PROTECTIVE WIRE GUARD ON DEVICES NOTED.
4 PROVIDE CONNECTION FOR FIRE SPRINKLER SYSTEM EXTERNAL BELL/HORN STROBE. SEE H/FS501.
5 SEE L/FS501 FOR LOCATIONS OF DEVICES.
6 PROVIDE OUTPUT FROM FIRE ALARM PANEL TO CONTROL SHUNT TRIP BREAKER SERVING RANGE(S). IF SMOKE DETECTOR IN SERVING AREA GOES INTO ALARM, THE CIRCUIT BREAKER(S) SERVING THE RANGE(S) SHALL SHUNT TRIP.



2 EQUIPMENT PLATFORM FIRE ALARM PLAN
1/16" = 1'-0"

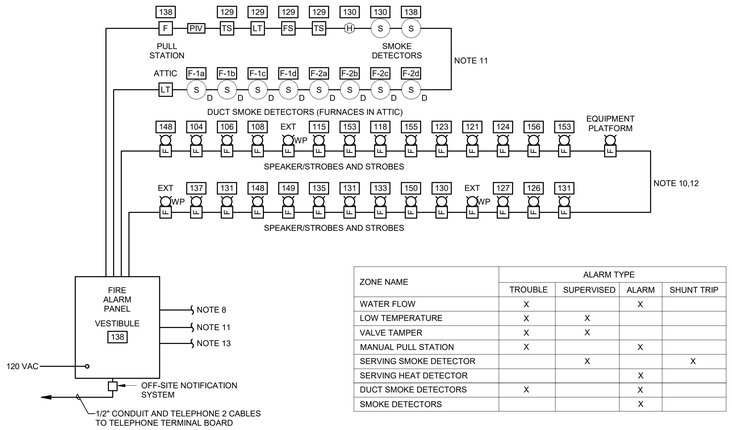
0 8' 16' 32'

FIRE DETECTION SYMBOLS

FACP	FIRE ALARM CONTROL PANEL
F	MANUAL STATION
H	HEAT DETECTOR
S	SMOKE DETECTOR
S D	DUCT SMOKE DETECTOR (BY DIV 23). (COORDINATE CONNECTIONS WITH THE MECHANICAL CONTRACTOR)
F	SPEAKER/STROBE WITH 15cd STROBE (HIGHER OUTPUT STROBES AS NOTED ON DRAWINGS)
	AUDIBLE VOICE ALARM ANNUNCIATION: ALARM SIGNAL SHALL BE ANNUNCIATED BY AUDIBLE VOICE EVACUATION MESSAGE. MESSAGE SHALL BE DIGITALLY RECORDED WITH MESSAGE CONTENT MEETING REQUIREMENTS OF THE NFPA AND LOCAL AUTHORITY. MESSAGE SHALL BE FIELD PROGRAMMABLE AND RETAINED IN MEMORY IF POWER IS INTERRUPTED.
	SPEAKER ONLY
EOL	END OF LINE WIRING DEVICE
FS	WATER FLOW SWITCH
TS	VALVE TAMPER SWITCH
LT	LOW TEMPERATURE SENSOR
WP	DEVICE DESIGNED FOR OUTDOOR USE
PIV	POST INDICATOR VALVE (COORDINATE LOCATION WITH FIRE SPRINKLER CONTRACTOR)

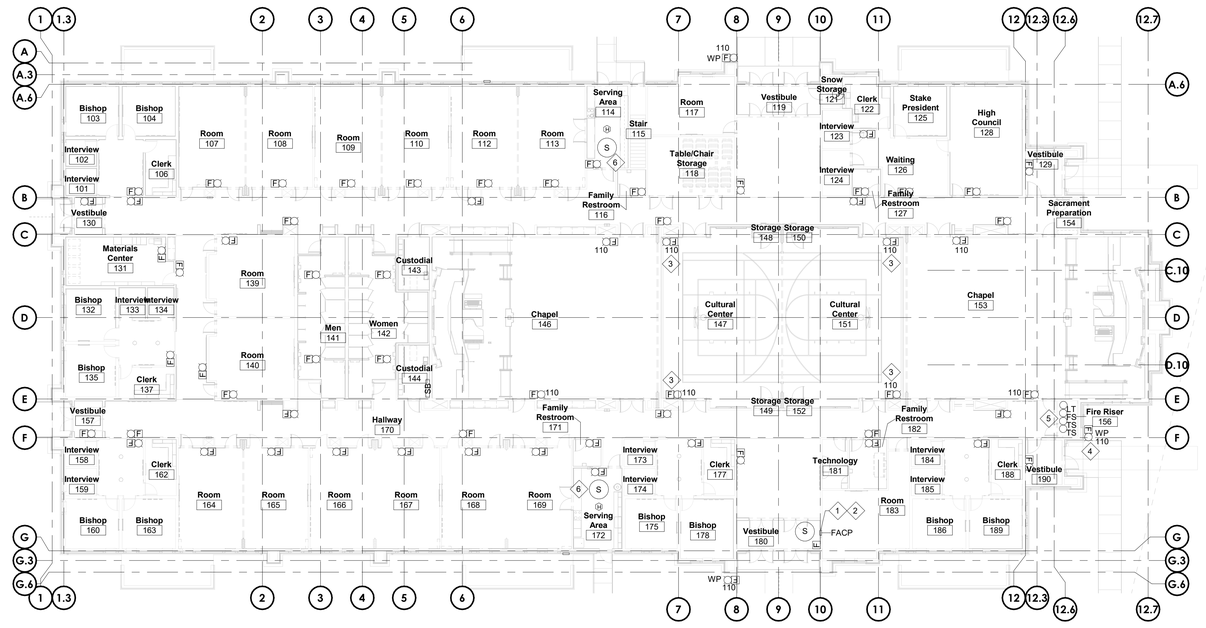
FIRE ALARM RISER NOTES

1. WIRING FROM DIFFERENT ANNUNCIATION AND INITIATING DEVICES LOOPS MAY BE COMBINED IN A COMMON CONDUIT. FOLLOW NEC REQUIREMENTS FOR FILL.
2. COORDINATE FIRE ALARM DEVICES WITH LIGHTING FIXTURES, SPEAKERS, GRILLS, ETC.
3. DO NOT INSTALL SMOKE DETECTORS WITHIN 3' OF ANY MECHANICAL GRILL.
4. NON-POWER LIMITED AND POWER LIMITED WIRING SHALL BE SEPARATED IN FACP.
5. PERMANENTLY IDENTIFY LOCATION OF CIRCUIT BREAKER FEEDING FACP AND PROVIDE RED MARKING ON CIRCUIT BREAKER.
6. PROVIDE PROTECTIVE WIRE GUARD ON DEVICES NOTED.
7. SEE L/FS501 FOR LOCATIONS OF DEVICES.
8. PROVIDE CONNECTION FOR FIRE SPRINKLER SYSTEM EXTERNAL BELL/HORN STROBE. SEE L/FS501.
9. PROVIDE FLUSH MOUNT STI LEXAN COVER.
10. ALL STROBES SHALL BE SYNCHRONIZED PER ALL ADA REQUIREMENTS.
11. FURNACES AS SHOWN ON DRAWINGS SHALL SHUTDOWN UPON GENERAL ALARM. PROVIDE ALL REQUIRED CONNECTIONS NECESSARY FOR SHUTDOWN. COORDINATE ALL WORK AND CONTROL CONNECTIONS WITH THE MECHANICAL CONTRACTOR.
12. INTELLIGIBLY CALCULATIONS FOR THIS PLAN ARE BASED ON SYSTEM SENSOR #SPV SPEAKERS. SUCCESSFUL FIRE ALARM SYSTEM SUPPLIER SHALL SHOW ON INSTALLATION DRAWING COMPLIANCE CALCULATIONS PER ALL NFPA REQUIREMENTS.
13. TO A/V SYSTEM. A/V SYSTEM SHALL MUTE UPON ALARM. COORDINATE ALL WORK AND REQUIREMENTS WITH THE A/V SYSTEM INSTALLER.
14. ALL FIRE ALARM CABLE THAT IS SUBJECT TO DAMAGE SHALL BE INSTALLED IN CONDUIT (ATTIC, EQUIPMENT PLATFORM, ABOVE SUSPENDED CEILINGS, ETC).
15. WHERE FIRE ALARM IS NOT RUN IN CONDUIT (SEE NOTE #14), CABLING SHALL BE RUN PERPENDICULAR AND PARALLEL TO SURFACES OF STRUCTURAL MEMBERS, AND FOLLOW SURFACE CONTOURS WHERE POSSIBLE.
16. DO NOT CONNECT, MOUNT OR SUPPORT ANY FIRE ALARM CABLING FROM DATA/COMM MOUNTING OR WIRE MANAGEMENT.



ZONE NAME	ALARM TYPE			
	TROUBLE	SUPERVISED	ALARM	SHUNT TRIP
WATER FLOW	X		X	
LOW TEMPERATURE	X	X		
VALVE TAMPER	X	X		
MANUAL PULL STATION	X		X	
SERVING SMOKE DETECTOR		X		X
SERVING HEAT DETECTOR			X	
DUCT SMOKE DETECTORS	X		X	
SMOKE DETECTORS			X	

3 FA RISER DIAGRAM
NOT TO SCALE



1 MAIN FLOOR FIRE ALARM PLAN
1/16" = 1'-0"

0 8' 16' 32'

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #:
Plan Series:
Plan Type: 3RD FLOOR SC
County Parcel:
Project #:
BIM #:
Date: 8/19/2024

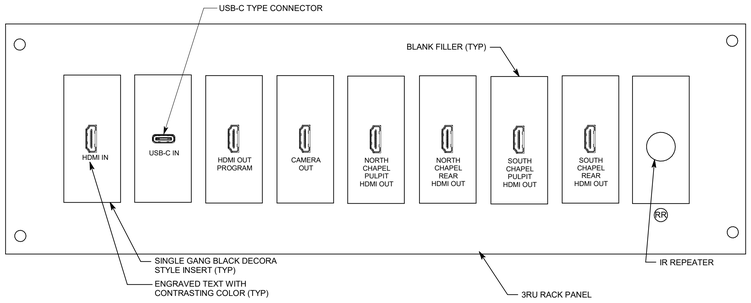
Drawing Issue and Revision Schedule

#	Date	Description

Fire Alarm Plans

FA101

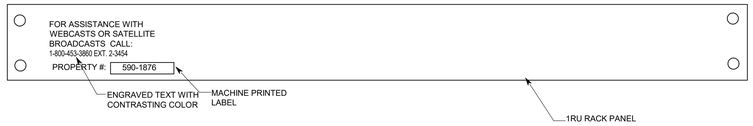
Autodesk Docs://240504 - Orem YSA 3rd 10 Ward Stake Center/240504-Elec Central.rvt
8/19/2024 9:26:40 PM



7 CONNECTION PANEL #11

NO SCALE

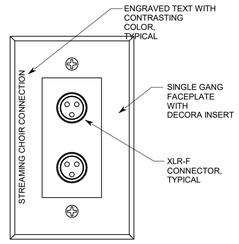
CP11



3 HELP DESK PANEL

NO SCALE

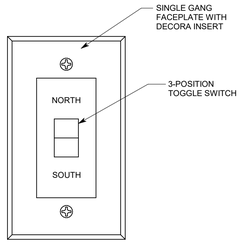
HDP



9 CHOIR MIC CONNECTION PANEL DETAIL 'CM'

NO SCALE

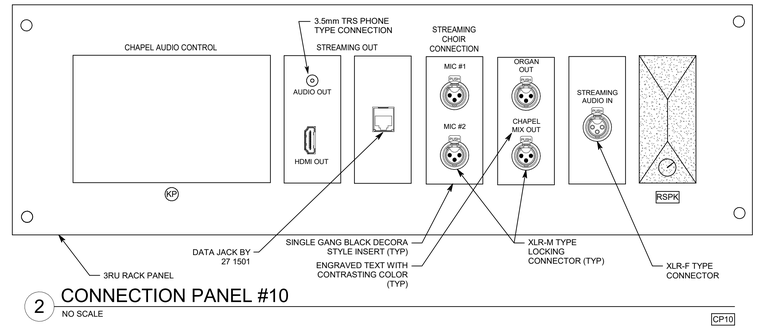
CM



6 SPEAKER SOURCE SWITCH

NO SCALE

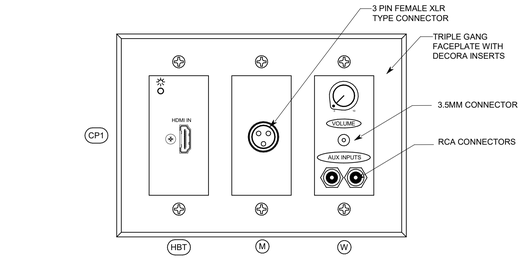
L



2 CONNECTION PANEL #10

NO SCALE

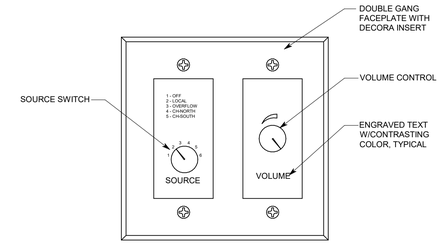
CP10



8 NORTH CHAPEL PULPIT CONNECTION DETAILS

NO SCALE

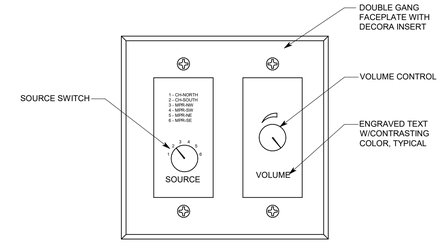
CP1 CP2



5 SOURCE & VOLUME CONTROL DETAIL

NO SCALE

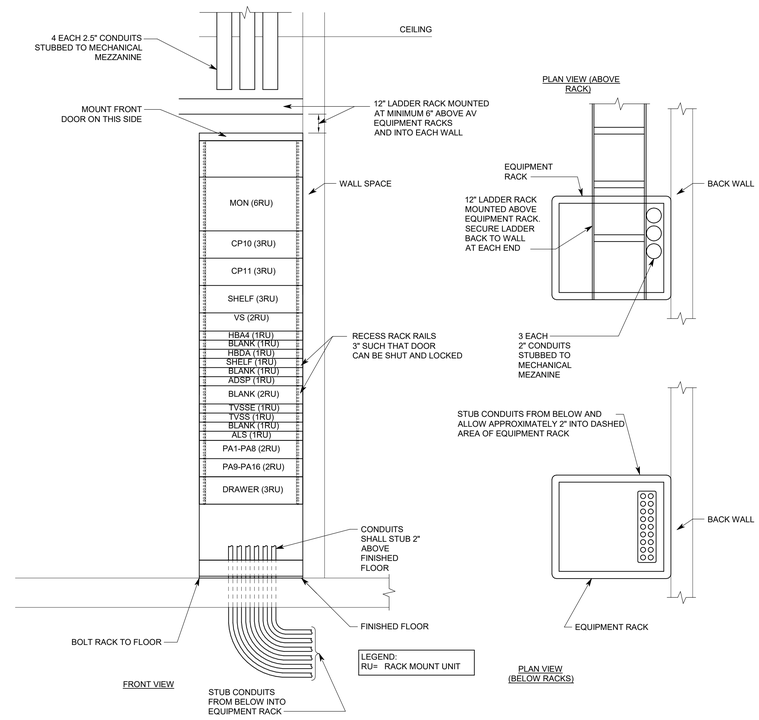
SV



4 MOTHERS ROOM CONTROLLER

NO SCALE

SVM



1 EQUIPMENT RACK ELEVATION AND DETAILS

NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

Plan Series: 2024 10 Ward SC
County Parcel: 37:228:0001
BHD #: 2344
Date: 7 Jul 2024
Owner #: 590-1876

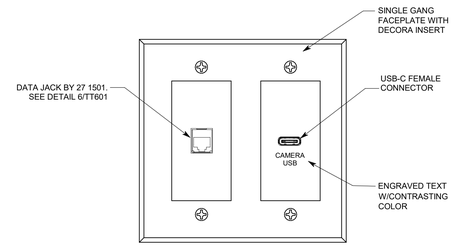
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

AV SYSTEMS DETAILS

TA501

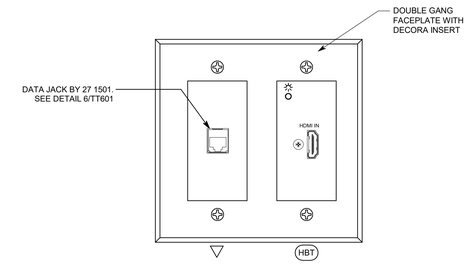
Printed 8/14/2024 8:08:49 PM



7 CONNECTION PANEL #7

NO SCALE

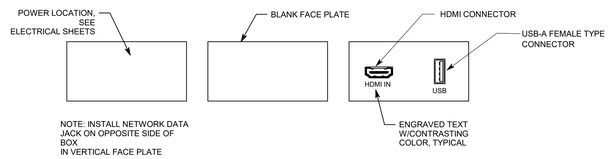
CP7



4 CONNECTION PANEL #6

NO SCALE

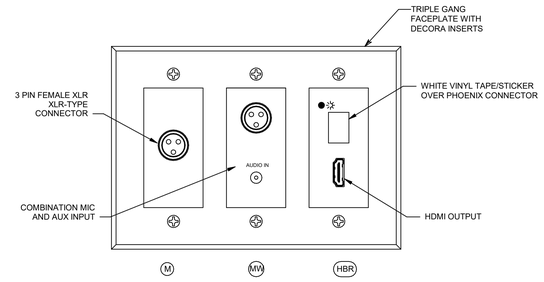
CP6



6 CONNECTION PANEL 'FB2'

NO SCALE

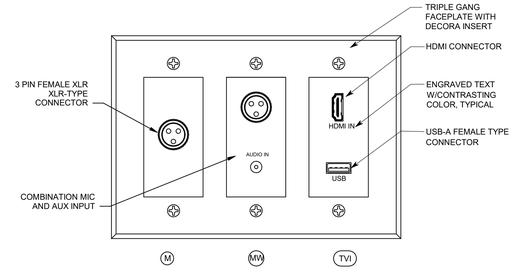
FB2



3 CONNECTION PANEL #5

NO SCALE

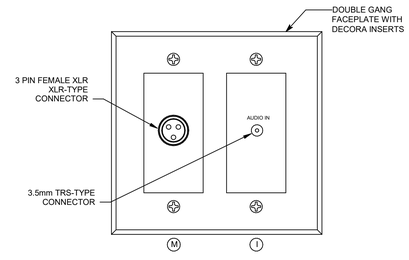
CP5



2 CONNECTION PANEL #4

NO SCALE

CP4



1 CONNECTION PANEL #3

NO SCALE

CP3

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

Plan Series: 2024 10 Ward SC
Owner #: 376-1876
County Parcel: 37:228:0001
BHD #: 2344
Date: 7 Jul 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

AV SYSTEMS DETAILS

TA502

Printed 8/14/2024 8:08:50 PM

AUDIO-VIDEO SYSTEM EQUIPMENT LIST

SYM	DESCRIPTION	QTY	ACCEPTABLE TYPES
	12" LADDER RACK W/ WALL AND RACK ATTACHMENTS	A/R	CHATSWORTH 10250-712 MIDDLE ATLANTIC CLB-6
HDA	HDMI DISTRIBUTION AMPLIFIER, 2 PORT SHELF	OFP	EXTRON DA2 HD 4K EXTRON RSB 123
HBDA	HDBASET DISTRIBUTION AMPLIFIER, 4 PORT	OFP	EXTRON DTP HD DA4 4K 330
HBR	HD BASE T WALL RECEIVER	OFP	EXTRON DTP R HWP 4K 331 D
HBR2	HD BASE T RECEIVER, RACK MOUNT	OFP	EXTRON DTP2 R 211
CP1	HDMI HD BASE T WALL TRANSMITTER	OFP	EXTRON DTP2 T 201D
	MICROPHONE INPUT MODULE	OFP	EMTECH MSC-M RCI LDS002-MF-X (X=COLOR)
	SOUND SYSTEM LINE LEVEL INPUT	OFP	EMTECH MSC-W3 RU RCI LDS002-RCI-M-B
CP2	HDMI HD BASE T WALL RECEIVER	OFP	EXTRON DTP R HWP 4K 331 D
	SOUND SYSTEM OUT	OFP	EMTECH MSC-U3 RU
VS	HDMI MATRIX SWITCHER 10X8	OFP	EXTRON DTP CROSS POINT 108 4K
S2H	SDI TO HDMI CONVERTER	OFP	DECIMATOR 12G-CROSS
CP	CHAPEL CONTROL PEDESTAL PLATE	OFP	QSC TSC-50-G3 W/ 3-GANG 1/16" METAL BLACK ANODIZED MOUNTING PLATE SEE ARCHITECTURAL MILLWORK DETAILS
CC	CULTURAL CENTER & SOUTH CHAPEL REMOTE CONTROL	OFP	QSC TSC-50W-G3
NS	LDS STANDARD NETWORK SWITCH	OFCI	OWNER FURNISHED-INSTALLED BY DIV 271501, SEE DETAIL TT601
FW	LDS STANDARD FIREWALL	OFCI	OWNER FURNISHED-INSTALLED BY DIV 271501, SEE DETAIL TT601
SV	SOURCE & VOLUME CONTROL 6-INPUT, 70V	OFP	LOWELL CS650-DW LABEL ACCORDING TO DETAIL 5/TA501
SVM	SOURCE & VOLUME CONTROL 6-INPUT, 70V, MOTHER'S ROOM	OFP	LOWELL CS650-DW LABEL ACCORDING TO DETAIL 4/TA501
▽(X) ▽ WAP	DATA OUTLET- FURNISHED AND INSTALLED BY STRUCTURED CABLING CONTRACTOR (X) = NUMBER OF DATA CONNECTIONS	OFP	SEE TT601
▽	VOICE OUTLET- FURNISHED AND INSTALLED BY STRUCTURED CABLING CONTRACTOR	OFP	SEE TT601
DPP	DATA PATCH PANEL - FURNISHED AND INSTALLED BY STRUCTURED CABLING CONTRACTOR	OFP	SEE TT601
MON	FLAT SCREEN TV, 19", FRONT PANEL CONTROLS ACCESSIBLE FROM FRONT WITH RACK MOUNT SHELF OR PANEL APPROPRIATE VESA MOUNT	OFP	TOTEVISION LED 1562 HDR OR APPROVED EQUIVALENT
S 4	4" LOUDSPEAKER LOUDSPEAKER GRILLE LOUDSPEAKER ENCLOSURE	OFP	COMMUNITY D4 W/D4NCB JBL CONTROL 14C/T W/ MTC-24NC LOWELL ES-42T W/ ES-4-RIB
S M	4" LOUDSPEAKER	OFP	ATLAS SOUND FC104T72 LOWELL JR410-T470 ELECTRO-VOICE 205-4T
	LOUDSPEAKER GRILLE	OFP	ATLAS SOUND T720-4BT LOWELL CN-4M
	LOUDSPEAKER ENCLOSURE	OFP	ATLAS SOUND E410
S 6	6" LOUDSPEAKER LOUDSPEAKER GRILLE LOUDSPEAKER ENCLOSURE	OFP	COMMUNITY D6 W/D6NCB JBL CONTROL 16C/T W/ MTC-26NC LOWELL ES-62T W/ ES-6-RIB
MON	FLAT SCREEN TV, 65"	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
	FLAT PANEL WALL MOUNT	OFCI	PEERLESS AV HPF650, OWNER FURNISHED, CONTRACTOR INSTALLED
HBR2	HD BASE T RECEIVER, FURNITURE MOUNT	OFP	EXTRON DTP2 R 211
QIF	QSC INTERFACE	OFP	EMTECH QIF ORMADA CHIF-C110F (0010-998-1000)

SYM	DESCRIPTION	QTY	ACCEPTABLE TYPES
	HIGH IMPACT NYLON COVER PLATES FOR ALL DECORA STYLE AV MODULES, NUMBER OF GANGS AS REQUIRED. COLORS TO MATCH NEARBY ELECTRICAL DEVICES	OFP	HUBBELL OR LEVITON
M SM	MICROPHONE INPUT MODULE	OFP	EMTECH MSC-M, (FOR 'SM' SEE DETAILS 3/ET601 AND ARCHITECTURAL MILLWORK DETAILS)
MW	MIC/LINE INPUT	OFP	EMTECH MSC-MW3 OR RCI LDS002-W-X (X=COLOR)
CM	MICROPHONE INPUT, DUAL, W/ CUSTOM LABEL	OFP	EMTECH MSC-D, SEE DETAIL 9/TA501
A	ORGAN INPUT, CABLE MOUNTED MICROPHONE CONNECTOR	OFP	SWITCHCRAFT A3FB NEUTRIK NC3FX-BAG
	50'-0" MICROPHONE EXTENSION CABLES W/ BLACK CONNECTORS	2	CONQUEST B84-50 WHIRLWIND MK450
	25'-0" MICROPHONE EXTENSION CABLES W/ BLACK CONNECTORS	4	CONQUEST B84-25 WHIRLWIND MK425
	MICROPHONE, GENERAL USE	4	AUDIO-TECHNICA ATM610AS AKG D5-S
	MICROPHONE, CHAPEL PULPIT	2	AUDIO-TECHNICA ES905CLA
	MICROPHONE, SACRAMENT TABLE	2	IVIE IM-10 EMTECH BLU-SM
	MICROPHONE,GOOSENECK. INSTALL ON MPR PULPITS WITH METAL PLATE-MOUNTED FEMALE XLR WIRED TO MALE XLR INSIDE PULPIT IN WIREMOLD BOX.	2	AUDIO TECHNICA U855QL W/ CABLE, JUNCTION BOX, AND RCILDS0002-RCI-PMJ
	10'-0" MICROPHONE EXTENSION CABLE W/ BLACK CONNECTORS	2	CONQUEST B84-10 WHIRLWIND MK410
	15'-0" MICROPHONE EXTENSION CABLE W/ BLACK RIGHT ANGLE MALE CONNECTOR FOR PRIMARY ROOM MICROPHONE	2	CONQUEST B84-15 WHIRLWIND MK415
	8'-0" PEDESTRIAN STRIP	2	TECHFLEX DRN 3.00BK
	MICROPHONE STAND, FLOOR TYPE	2	ATLAS SOUND MS-20E W/PB21 XEB KONIG AND MEYER 210/9
ALS	ASSISTED LISTENING SYSTEM	2	LISTEN MH-01-01 PROGRAM ALL RECEIVERS TO WORK WITH BOTH TRANSMITTERS
		A/R	RG-58 50Ω COAX CABLE
V	VOLUME CONTROL MODULE	OFP	EMTECH MSC-V10 OR V35 AS APPROPRIATE FOR SPEAKER LOAD
L	SOURCE SWITCH, 3-POSITION ROCKER	OFP	EMTECH MSC-S WITH CUSTOM LABEL, SEE DETAIL 4/TA501
IR	INFRARED DETECTORS COVER CABLE W/ LIGHT COLORED TUBING	OFP	EMTECH BLU-IR
RR IR HUB	INFRARED RECEIVER W/ HUB, POWER SUPPLY, AND FLASHER	A/R	ATLAS M-1AJW, M-1CB4B, F-1, OR EQUAL
PTZ	CAMERA, PTZ, IP STREAMING & CONTROL, CMOS, SDI, WHITE W/ MOUNT	OFP	CLEAR TOUCH PL500 W/ CTS-WMNTB-RL45
	INSTALLED HDMI INTERCONNECT CABLE, 3'	A/R	HDMI HIGH SPEED
	INSTALLED HDMI INTERCONNECT CABLE, 6'	A/R	
	HDMI CABLE, 15 FEET, FOR OWNER	4	
	HDMI CABLE, 50 FEET, FOR OWNER	2	
1	AV EQUIPMENT CABINET, FLOOR STANDING W/ BACK DOOR, SIDE PANEL AND REAR RACK RAILS	OFP	MIDDLE ATLANTIC MRK-4426, WITH SPN-44-267, MW-LA, MW-LVRD-44 ATLAS 744-25, WITH SPS44-25, FRD-44
	DRAWER	1	MIDDLE ATLANTIC UD3 ATLAS SOUND SD3-14
	SHELF	1	MIDDLE ATLANTIC SS LOWELL RSD-116
2	DATA RACK, SWING FRAME	OFP	SEE DETAIL 7/TT601
ADSP	AUDIO MIXER, DIGITAL SIGNAL PROCESSOR W/ POWER SUPPLY, I/O MODULES, RELAYS, AND ACCESSORIES AS REQUIRED. WITH MANUFACTURER'S DRAWING SHOWING DETAILED WIRING CONNECTIONS FOR THIS DESIGN.	A/R	QSC CORE 110F V2 W/ REFLECT LICENSE 2 YEAR PREPAID FOR CORE AND ALL PERIPHERALS AND SCRIPTING LICENSE
GPIO	GPIO EXPANDER	OFP	QSC QIO-GP8X8
I/O EXP	QSC I/O EXPANDER, 4X MIC/LINE INPUTS	OFP	QSC QIO ML4i
PA	AMPLIFIER, 8 CHANNEL W/ 8 LINE INPUTS PA1-PA8, PA9-PA16	OFP	QSC CX-Q 4K8 OR QSC DPA-4K8Q EITHER IS APPROVED, BASED ON AVAILABILITY

SYM	DESCRIPTION	QTY	ACCEPTABLE TYPES
HDP	HELP DESK PANEL, 1 RU	1	CUSTOM LABELING, SEE DETAIL 3/TA501
TS	STANDARD TERMINAL STRIP	A/R	
IT	ISOLATION TRANSFORMER	A/R	RDL TX-1A PRO CO LOT-1
TVSSE	SURGE SUPPRESSOR AND SWITCHER IP ENABLED W/ UL LISTED PLUG STRIP (IN ADDITION, PROVIDE TVSS FOR TT SHEETS)	OFP	MIDDLE ATLANTIC RLINK P920R-SP/ RLINK-CONT/RLINK-TEMP
	POWER STRIP, UL LISTED	A/R	6 OUTLET POWER STRIP OR EQUAL
TVSS	NON SEQUENCING SURGE SUPPERESSOR	OFP	MIDDLE ATLANTIC PD915R-SP
CP10	CONNECTION PANEL #10	1	LOWELL D9P-ID-3 OR AS APPROVED CUSTOM XLR INPUT CUSTOM DUAL XLR OUTPUTS CUSTOM HDMI AND 3.5mm TRS CONNECTION *CUSTOM DEVICES MUST BE CUSTOM NETWORK JACK FABRICATED ON METAL DECORA INSERTS AS SHOWN ON 2/TA501
KP	CHAPEL MEDIA SELECTOR TOUCH SCREEN	OFP	QSC TSC-50-M3
RSPK	RACK MONITOR SPEAKER, DECORA	1	RDL D-PSP1 / PS-24AS
STR	HDMI TO USB CONVERTER	OFP	RAZER RIPSAW HD
CP11	CONNECTION PANEL #11	OFP	LOWELL D9P-ID-3 OR AS APPROVED CUSTOM HDMI INPUT CUSTOM HDMI OUTPUTS CUSTOM USB-C INPUT CUSTOM IR REPEATER *CUSTOM DEVICES MUST BE FABRICATED ON METAL DECORA INSERTS AS SHOWN ON 7/TA501
CP3	CONNECTION PANEL #3	OFP	EMTECH MSC-M OR RCI LDS002-MF-X (X=COLOR) EMTECH MSC-I OR RCI M9105 EXTRON DTP R HWP 4K 331 D TRIPLE GANG DECORA SURROUND SEE DETAIL 1/TA502
CP4	CONNECTION PANEL #4	OFP	EMTECH MSC-M OR RCI LDS002-MF-X (X=COLOR) EMTECH MSC-MW3 OR RCI LDS002-W-X (X=COLOR) EMTECH MSV-TVI OR RCI MI 9511 TRIPLE GANG DECORA SURROUND HDMI HIGHSPEED CABLE USB 3.0 CABLE SEE DETAIL 2/TA502
CP5	CONNECTION PANEL #5	OFP	EMTECH MSC-M OR RCI LDS002-MF-X (X=COLOR) EMTECH MSC-MW3 OR RCI LDS002-W-X (X=COLOR) EXTRON DTP R HWP 4K 331 D TRIPLE GANG DECORA SURROUND SEE DETAIL 3/TA502
CP6	CONNECTION PANEL #6	OFP	EXTRON DTP2 T 201D CUSTOM NETWORK JACK
CP7	CONNECTION PANEL #7	OFP	CUSTOM NETWORK JACK CUSTOM USB-C CONNECTION SEE DETAIL 7/TA502
FB2	CONNECTION PANEL "FB2"	1	EMTECH MSV-TVI RCI MI9511 OR CUSTOM PLATE THAT INTERFACES WITH INSTALLED FLOOR BOX HDMI HIGHSPEED CABLE USB 2.0 CABLE

MANUFACTURER'S NAMES AND TELEPHONE NUMBERS ARE LISTED IN THE SPECIFICATIONS
A/R = AS REQUIRED, OFP = OBTAIN FROM PLANS, OFCI = OWNER FURNISHED CONTRACTOR INSTALLED EQUIPMENT

GENERAL PROJECT NOTES

1. NO CHANGES SHALL BE MADE WITHOUT THE PROJECT ACOUSTICAL AND TECHNOLOGY CONSULTANT'S WRITTEN CONSENT.
2. REFER TO DRAWINGS FOR EXACT NUMBER OF COMPONENTS USED IF NOT SPECIFIED IN EQUIPMENT LIST.
3. SEE 'ET' SHEETS FOR DEVICE LOCATIONS AND COORDINATION.
4. SEE 'TT' SHEET FOR ADDITIONAL COORDINATION.
5. SECURE ALL LOUDSPEAKER ASSEMBLIES WITH SEISMIC RESTRAINTS. MOUNT ALL LOUDSPEAKER ASSEMBLIES IN SUSPENDED TILE CEILINGS ON TILE BRIDGES EVEN IF NOT SHOWN IN EQUIPMENT LIST.
6. MOUNT ALS ANTENNA VERTICALLY ON EQUIPMENT PLATFORM IN LOCATION CHOSEN TO PROVIDE MAXIMUM COVERAGE OF CHAPEL AND CULTURAL CENTER.

GENERAL SHEET NOTES

1. CONNECT CHAPEL AND ROSTRUM SPEAKERS TOGETHER AT TERMINAL STRIP IN RACK. DISCONNECT CHAPEL SPEAKERS FOR FOLDING PARTITION TESTING.
2. UNLESS OTHERWISE NOTED, MODULES SHALL BE PURCHASED FROM MANUFACTURER LISTED, NOT CUSTOM MADE. COLOR OF INSERTS AND COVER PLATES TO MATCH ELECTRICAL DEVICES.
3. 'TVSSE' DEVICES CAN PROVIDE EMAIL NOTIFICATION WHEN POWER AND TEMPERATURE THRESHOLDS ARE EXCEEDED. SET EMAIL NOTIFICATIONS TO BE SENT TO FM PROVIDED EMAILS ADDRESS WHEN MANUFACTURE RECOMMENDED POWER AND TEMPERATURE LIMITS ARE EXCEEDED.
4. FURNISH SPEAKER ENCLOSURES AND TRIM RINGS TO DIVISION 26 INSTALLER FOR INSTALLATION.
5. REFER TO A SHEETS FOR COORDINATION OF ITEMS MOUNTED IN WOOD MILLWORK.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: SPG-1874
Plan Series: 2024 10 Wards SC
County Parcel: 37-228-0001
BHD #: 2344
Date: 1 Jul 2024

Drawing issue and Revision Schedule

#	Title	Date
1	Bid Documents	15 Aug 2024

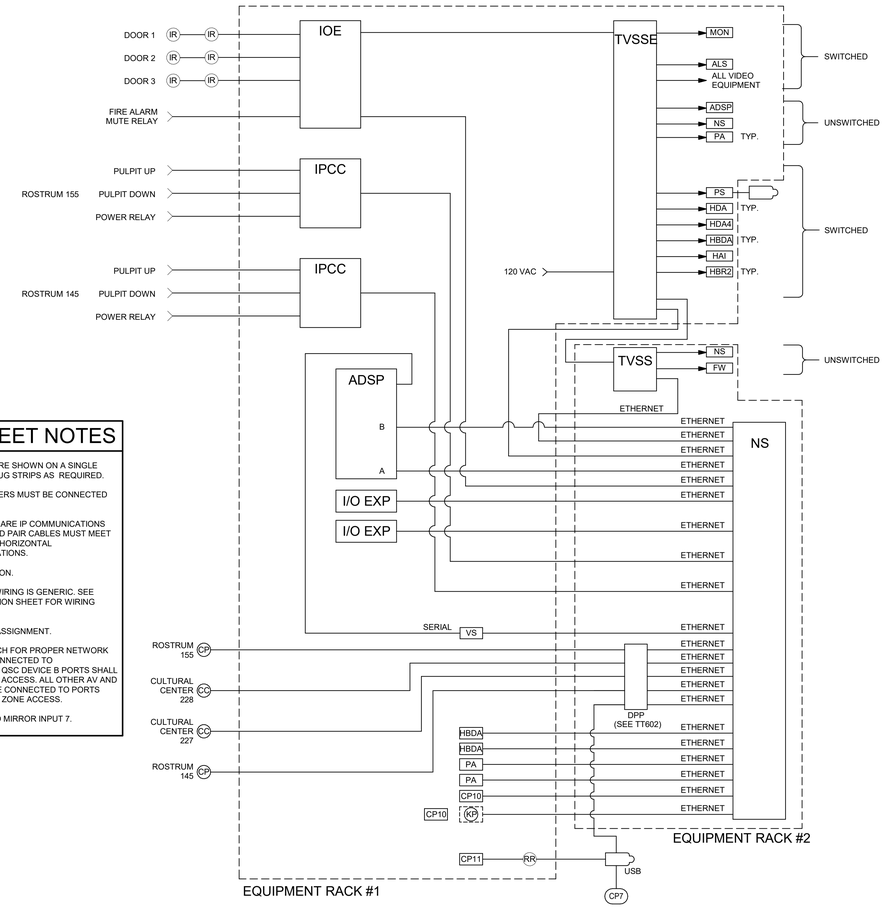
AV SYSTEMS SCHEDULES AND NOTES

TA601

Printed 8/14/2024 8:58:51 PM

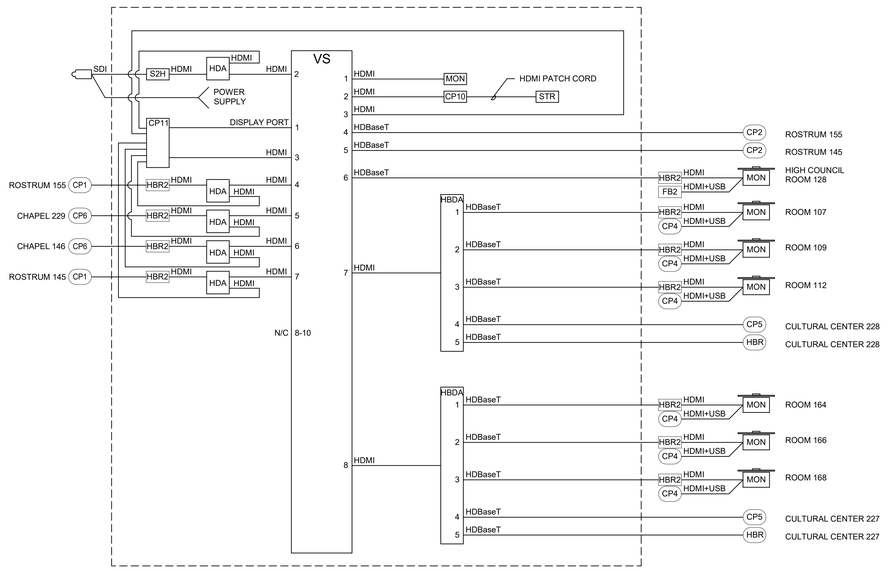
GENERAL SHEET NOTES

1. WHERE MULTIPLE DEVICES ARE SHOWN ON A SINGLE 'TVSSE' OUTLET, PROVIDE PLUG STRIPS AS REQUIRED.
2. QSC 'CP' AND 'CC' CONTROLLERS MUST BE CONNECTED TO POE PORTS.
3. HDBASE T AND QSC DEVICES ARE IP COMMUNICATIONS PROTOCOL DEVICES. TWISTED PAIR CABLES MUST MEET STANDARDS DEFINED IN THE HORIZONTAL COMMUNICATIONS SPECIFICATIONS.
4. N/C INDICATES NO CONNECTION.
5. ADSP AND CONTROL/LOGIC WIRING IS GENERIC. SEE MANUFACTURER'S INSTRUCTION SHEET FOR WIRING DETAILS.
6. USE DHCP FOR IP ADDRESS ASSIGNMENT.
7. CONFIGURE NETWORK SWITCH FOR PROPER NETWORK ZONES. NETWORK PORTS CONNECTED TO CONVENIENCE OUTLETS AND QSC DEVICE B PORTS SHALL BE CONFIGURED FOR PUBLIC ACCESS. ALL OTHER AV AND FACILITIES DEVICES SHALL BE CONNECTED TO PORTS CONFIGURED FOR FACILITIES ZONE ACCESS.
8. CONFIGURE 'VS' LOOPOUT TO MIRROR INPUT 7.



2 CONTROL/LOGIC RISER DIAGRAM

NO SCALE



1 VIDEO SYSTEM RISER DIAGRAM

NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

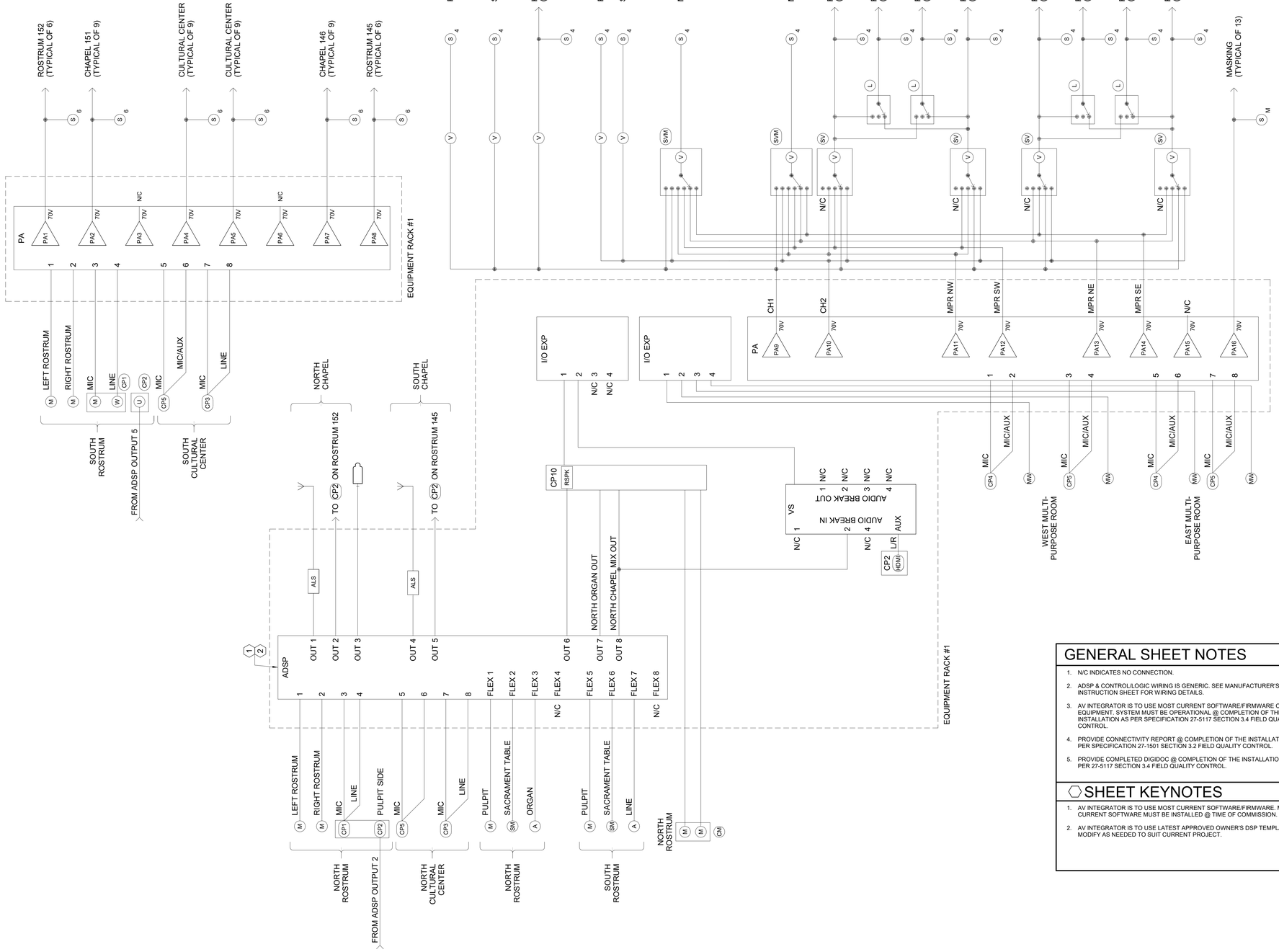
Owner #: 3PP-1876
Plan Series: 2024 10 Ward SC
County Parcel: 57:226:0001
BHD #: 2344
Date: 9 Jul 2024

Drawing Issue and Revision Schedule			
#	Date	Description	
1	15 Aug 2024	Bid Documents	

AV SYSTEMS DIAGRAMS

TA602

Printed 8/14/2024 8:08:51 PM



GENERAL SHEET NOTES

1. N/C INDICATES NO CONNECTION.
2. ADSP & CONTROL/LOGIC WIRING IS GENERIC. SEE MANUFACTURER'S INSTRUCTION SHEET FOR WIRING DETAILS.
3. AV INTEGRATOR IS TO USE MOST CURRENT SOFTWARE/FIRMWARE ON ALL EQUIPMENT. SYSTEM MUST BE OPERATIONAL @ COMPLETION OF THE INSTALLATION AS PER SPECIFICATION 27-5117 SECTION 3.4 FIELD QUALITY CONTROL.
4. PROVIDE CONNECTIVITY REPORT @ COMPLETION OF THE INSTALLATION AS PER SPECIFICATION 27-1501 SECTION 3.2 FIELD QUALITY CONTROL.
5. PROVIDE COMPLETED DIGIDOC @ COMPLETION OF THE INSTALLATION AS PER 27-5117 SECTION 3.4 FIELD QUALITY CONTROL.

SHEET KEYNOTES

1. AV INTEGRATOR IS TO USE MOST CURRENT SOFTWARE/FIRMWARE. MOST CURRENT SOFTWARE MUST BE INSTALLED @ TIME OF COMMISSION.
2. AV INTEGRATOR IS TO USE LATEST APPROVED OWNER'S DSP TEMPLATE. MODIFY AS NEEDED TO SUIT CURRENT PROJECT.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

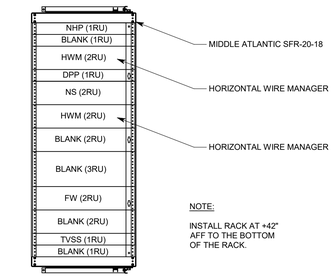
Date: 7 Jul 2024
BHD #: 2344
County Parcel: 37-228-0001
Plan Series: 2024 10 Wards SC
Owner #: SPG-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

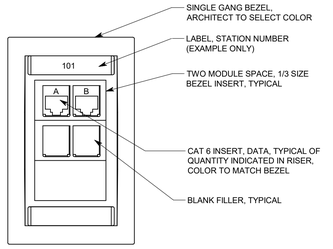
AV SYSTEMS DIAGRAMS

TA603



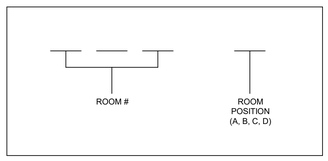
7 DATA RACK ELEVATION

NO SCALE



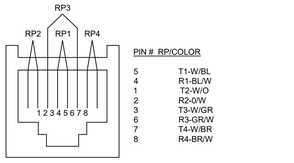
6 TYP DATA OUTLET

NO SCALE



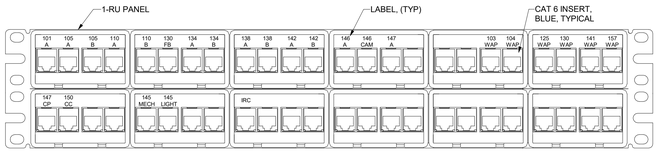
5 CABLE LABEL DETAIL

NO SCALE



4 OUTLET PINNING DETAIL

NO SCALE



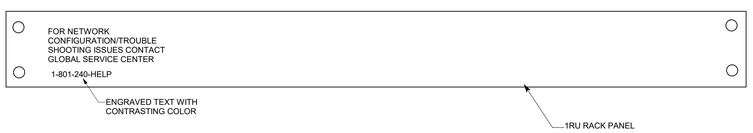
2-RU PANEL = 2 RACK UNIT (3.50")

NOTE:

NUMBERS SHOWN ARE AN EXAMPLE. FINAL LABELING FOR PATCH PANEL AND OUTLETS SHALL MATCH SIGNAGE POSTED FOR ROOMS.

3 PATCH PANEL DETAIL, 48-PORT, TYPICAL

NO SCALE



2 HELP DESK PANEL

NO SCALE

NHP

VOICE-DATA SYSTEM EQUIPMENT/CABLE LIST

THE FOLLOWING IS A PARTIAL LIST OF MATERIALS FOR THE DATA/PHONE SYSTEM. REFER TO SPECIFICATION 27 1501 FOR FULL REQUIREMENTS. VERIFY ALL PART NUMBERS WITH MANUFACTURER'S CATALOG NUMBERS AND NOTIFY CONSULTANT OF DISCREPANCIES PRIOR TO BIDDING. FURNISH MISCELLANEOUS HARDWARE NOT LISTED TO PROVIDE A COMPLETE SYSTEM.

SYM	DESCRIPTION	ACCEPTABLE TYPES
TELCO DEMARC	TELECOMMUNICATIONS PROVIDER DEMARCATION POINT	FURNISHED AND INSTALLED BY PROVIDER
ISP DEMARC	INTERNET SERVICE PROVIDER DEMARCATION POINT	FURNISHED AND INSTALLED BY PROVIDER
DPP	PATCH PANEL, DATA, 48-PORT W/ CAT 6 INSERT, BLUE (QUANTITIES OF PORTS AS REQUIRED +25%)	SEE SPECIFICATION 271501
TVSS	SURGE SUPPRESSOR AND SWITCHER W/ UL LISTED PLUG STRIP	FURNISHED AND INSTALLED BY AV INSTALLER
	UL LISTED POWER STRIP	6 OUTLET POWER STRIP OR EQUAL
D(#)	STATION CABLE, DATA-CAT 6, DATA, BLUE JACKET (#) INDICATES NUMBER OF CABLES IF MORE THAN ONE	SEE SPECIFICATION 271501
WAP	DATA OUTLET, WIRELESS ACCESS POINT SINGLE GANG BEZEL	SEE SPECIFICATION 271501 SEE DETAIL 10/ET601
	BEZEL INSERTS	SEE SPECIFICATION 271501
	CAT 6 JACK-DATA (1)	SEE SPECIFICATION 271501
▼	VOICE OUTLET SINGLE GANG BEZEL	SEE SPECIFICATION 271501
	BEZEL INSERTS	SEE SPECIFICATION 271501
	CAT 6 JACK-DATA (1)	SEE SPECIFICATION 271501
▽ ▽2	DATA OUTLET SINGLE GANG BEZEL	SEE SPECIFICATION 271501
	BEZEL INSERTS	SEE SPECIFICATION 271501
	CAT 6 JACK-DATA (1 OR 2)	SEE SPECIFICATION 271501
FB	DATA OUTLET BEZEL COMPATIBLE WITH FLOOR BOX	SEE SPECIFICATION 271501 SEE ET601
	BEZEL INSERTS	SEE SPECIFICATION 271501
	CAT 6 JACK-DATA	SEE SPECIFICATION 271501
	COPPER CAT 6 PATCH CABLES (INCLUDE CABLES LONG ENOUGH TO CONNECT TO EQUIPMENT IN EQUIPMENT CABINET RACK #1 AS NEEDED)	SEE SPECIFICATION 271501
	CAT 6 J-HOOKS	CADDY CAT32Z34
HWM	HORIZONTAL WIRE MANAGER HORIZONTAL WIRE MANAGER SHALL NOT HAVE A DEPTH OF MORE THAN 3"	SEE SPECIFICATION 271501
NS	NETWORK SWITCH, OWNER STANDARD	OWNER FURNISHED-CONTRACTOR INSTALLED
	RACK MOUNT SHELF	MIDDLE ATLANTIC U2
IRC	IRRIGATION REMOTE CONNECTION	FURNISHED AND INSTALLED BY IRRIGATION CONTRACTOR
BMG	BUILDING MANAGEMENT GATEWAY	FURNISHED AND INSTALLED BY MECHANICAL CONTROLS CONTRACTOR
FW	INTERNET FIREWALL, OWNER STANDARD	OWNER FURNISHED-CONTRACTOR INSTALLED SEE DETAIL 1/TT601
	RACK MOUNT SHELF	MIDDLE ATLANTIC U2
ISP MODEM	INTERNET SERVICE MODEM	OWNER FURNISHED-CONTRACTOR INSTALLED
	RACK MOUNT SHELF	MIDDLE ATLANTIC U4
110 BLOCK	110 PUNCH DOWN BLOCK, CAT6	SEE SPECIFICATIONS 271501
WAP	WIRELESS ACCESS POINT. OWNER STANDARD. INSTALL AT EACH 'WAP' LOCATION SHOWN ON ET102. PROVIDE WALL BRACKET AS SHOWN ON DETAIL	OWNER FURNISHED-CONTRACTOR INSTALLED
/2	DATA RACK, SWING FRAME	MIDDLE ATLANTIC SFR-20-18 SEE DETAILS 3/ET602 AND 7/TT601
CC CP	AUDIO VIDEO USER INTERFACE	INTERFACE BY AV INSTALLER, DATA CONNECTION BY DIVISION 27 1501 SEE SHEETS TA601, AND TA602
	CAT6 DATA JACK	SEE SPECIFICATION 27 1501
NHP	NETWORK HELP DESK PANEL	1RU RACK PANEL WITH CUSTOM LABELING SEE DETAIL 2/TT601

NOTE: ALL PATCH PANELS AND ACCESSORIES SHALL BE BLACK IN COLOR

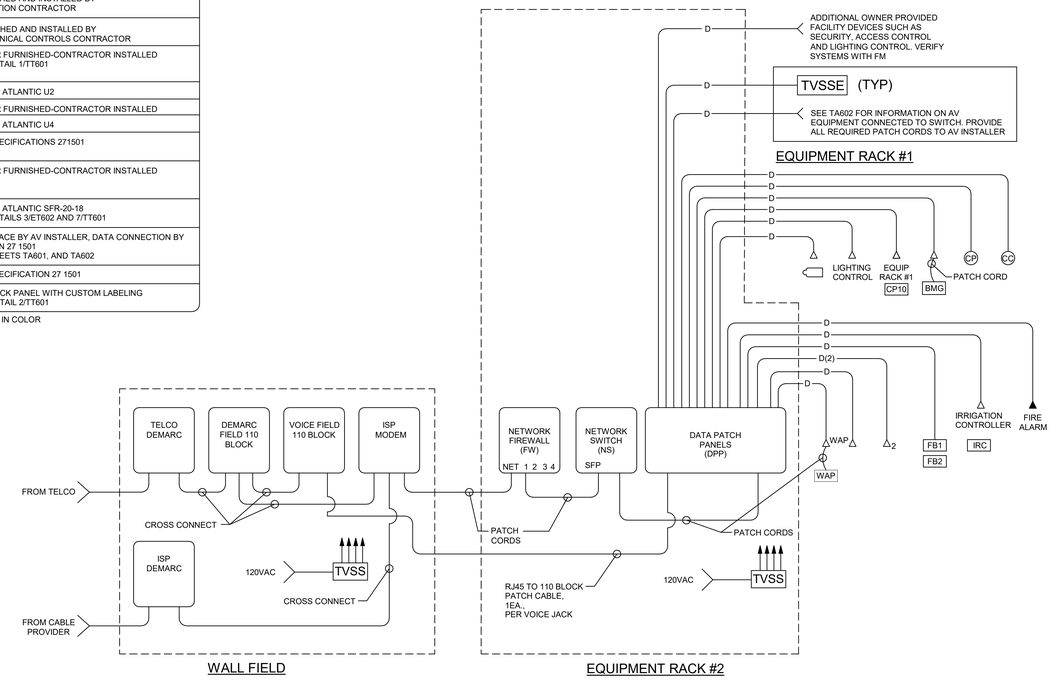
AUDIO-VIDEO CABLE EQUIPMENT LIST

SYM	DESCRIPTION	QTY	ACCEPTABLE TYPES
A(X)	HDMI CABLE (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	BELDEN HD 800-XX LIBERTY HD 1000-XX OR AS APPROVED BY CONSULTANT (XX' = LENGTH REQUIRED)
C(X)	CONTROL CABLE, WHITE JACKET (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	BELDEN 1872A WEST PENN 4246 LIBERTY 24-4P-L6-EN OR AS APPROVED BY CONSULTANT
H(X)	HDBASE T CABLE, BLACK JACKET, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	WEST PENN 4246AF COMMSCOPE 1291B F/UTP BELDEN 10GX62F OR AS APPROVED BY CONSULTANT
LC	CONTROL CABLE FOR PULPIT LIFT MOTOR 3 CONDUCTOR, 20 AWG	A/R	BELDEN 8772 WEST PENN 232 OR AS APPROVED BY CONSULTANT
L(X)	LINE LEVEL CABLE, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	BELDEN 9451 WEST PENN 454 LIBERTY 22-1P-EZ OR AS APPROVED BY CONSULTANT
M(X)	MICROPHONE CABLE, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	LIBERTY 22-1P-EZ BELDEN 9451 WEST PENN 454 OR AS APPROVED BY CONSULTANT
P(X)	HD-SDI CABLE, RG-6, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	WEST PENN 6350 BELDEN 1694A OR AS APPROVED BY CONSULTANT
S(X)	SPEAKER CABLE, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	BELDEN 8471 WEST PENN 225 LIBERTY 16-2C-GRY OR AS APPROVED BY CONSULTANT
U(X)	USB CABLE, (X) INDICATES NUMBER OF CABLES, IF MORE THAN ONE	A/R	USB 2.0 OR GREATER, PRE-MADE LIBERTY U026-20M OR AS APPROVED BY CONSULTANT
UC(X)	USB-C CABLE, TERMIANTED AT EACH END, USB 3.2 COMPLIANT CABLE	A/R	EXTRON USBC PRO/XX (OR APPROVED EQUIVALENT)
RF	RF CABLE, 50 OHM, COAXIAL, RG-59 FOR ALS	A/R	WEST PENN 25812 BELDEN 89907

MANUFACTURER'S NAMES AND TELEPHONE NUMBERS ARE LISTED IN THE SPECIFICATIONS
A/R = AS REQUIRED

GENERAL SHEET NOTES

1. LABEL ALL CABLE REGARDLESS OF LENGTH.
2. THE EQUIPMENT LABELING IDENTIFIED ON DETAILS IN THESE DRAWINGS ARE EXAMPLES ONLY. PRIOR TO FABRICATION, SUBMIT THE NOMENCLATURE FOR ALL CABLING AND EQUIPMENT TO THE CONSULTANT APPROVAL.
3. COIL 5' OF EXTRA CABLE AT THE TECHNOLOGY ROOM AND 18"' AT THE OUTLET FOR EACH CABLE RUN.
4. USE CADDY CLIPS OR BRIDLE RINGS FOR ALL CABLE OUTSIDE OF CONDUIT. GENERAL PROJECT NOTES ET601.
5. ALL CABLE AND UTP TO TERMINATE ON BOTH ENDS.
6. ALL VOICE-DATA OUTLETS ON WALLS SHALL BE MOUNTED WITHIN 6" OF A POWER OUTLET. IF CONTRADICTIONS ARISE ON PLANS, NOTIFY ENGINEER.
7. REFER TO SHEET ET101 AND ET102 FOR VOICE-DATA JACK LOCATIONS AND ROUTING OF AV CABLE.
8. EQUIPMENT RACK TO BE INSTALLED BY AV INSTALLER.
9. ALL VOICE-DATA CABLING AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO DIVISION 27 1501.
10. INSTALL OWNER FURNISHED NETWORK EQUIPMENT SHOWN. AS PART OF INSTALLATION SET UP AND CONFIGURE DEVICES IN ACCORDANCE WITH OWNER REQUIREMENTS. COORDINATE WITH LOCAL FACILITIES MANAGER.
11. COORDINATE WITH FACILITIES MANAGER AND PROJECT MANAGER WELL IN ADVANCE OF PROJECT COMPLETION TO ENSURE INSTALLATION OF ALL OWNER FURNISHED EQUIPMENT IS INSTALLED AND SET UP PROPERLY. IN ADDITION, ENSURE OWNER PROVIDES INTERNET SERVICE TO BUILDING PRIOR TO FINAL INSTALLATION OF AV AND VOICE DATA EQUIPMENT.
12. INSTALL A DATA PATCH CABLE TO 'NS' FOR ALL DATA LOCATIONS SHOWN ON PLANS.
13. FURNISH AND INSTALL ALL AUDIO-VIDEO CABLE SHOWN. PROVIDE 3' EXTRA CABLE AT OUTLET END AND 15' EXTRA CABLE AT EQUIPMENT RACK. COIL AND LABEL.
14. INSTALL, PATCH IN, AND SET-UP OWNER FURNISHED WIRELESS ACCESS POINTS.
15. SEE "TA" AND "ET" SHEETS FOR DEVICE LOCATIONS AND ADDITIONAL COORDINATION.
16. ALL HORIZONTAL CABLING AND TERMINATION SHALL BE FROM SINGLE MANUFACTURER, AS NECCESSARY & PROVIDE EXTENDED SYSTEM WARRANTY OF 25 YEARS OR GREATER.
17. CABLE RUNS ORIGINATING FROM OUTSIDE THE RACK SHALL BE TERMINATED TO DPP. WITH PATCH CABLE TO NETWORK SWITCH. DEVICES IN THE SAME RACK AS THE NETWORK SWITCH MAY BE CABLED DIRECTLY TO THE NETWORK SWITCH.



1 STRUCTURED CABLING RISER DIAGRAM

NO SCALE

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED PROFESSIONAL ENGINEER
No. 5148728
DAVID G. HINCKLEY
8-19-24
STATE OF UTAH

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd Stake
10 Ward Stake Center

Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-18 &
Plan Series: 2024 10 Ward LSC
County Parcel: 37:220:0001
BHD #: 2344
Date: 9 Jul 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents

TELECOM SCHEDULES, NOTES, DETAILS AND DIAGRAM

TT601

Printed 8/14/2024 8:08:53 PM

PROPOSED BUILDING
FFE = 4534.75'

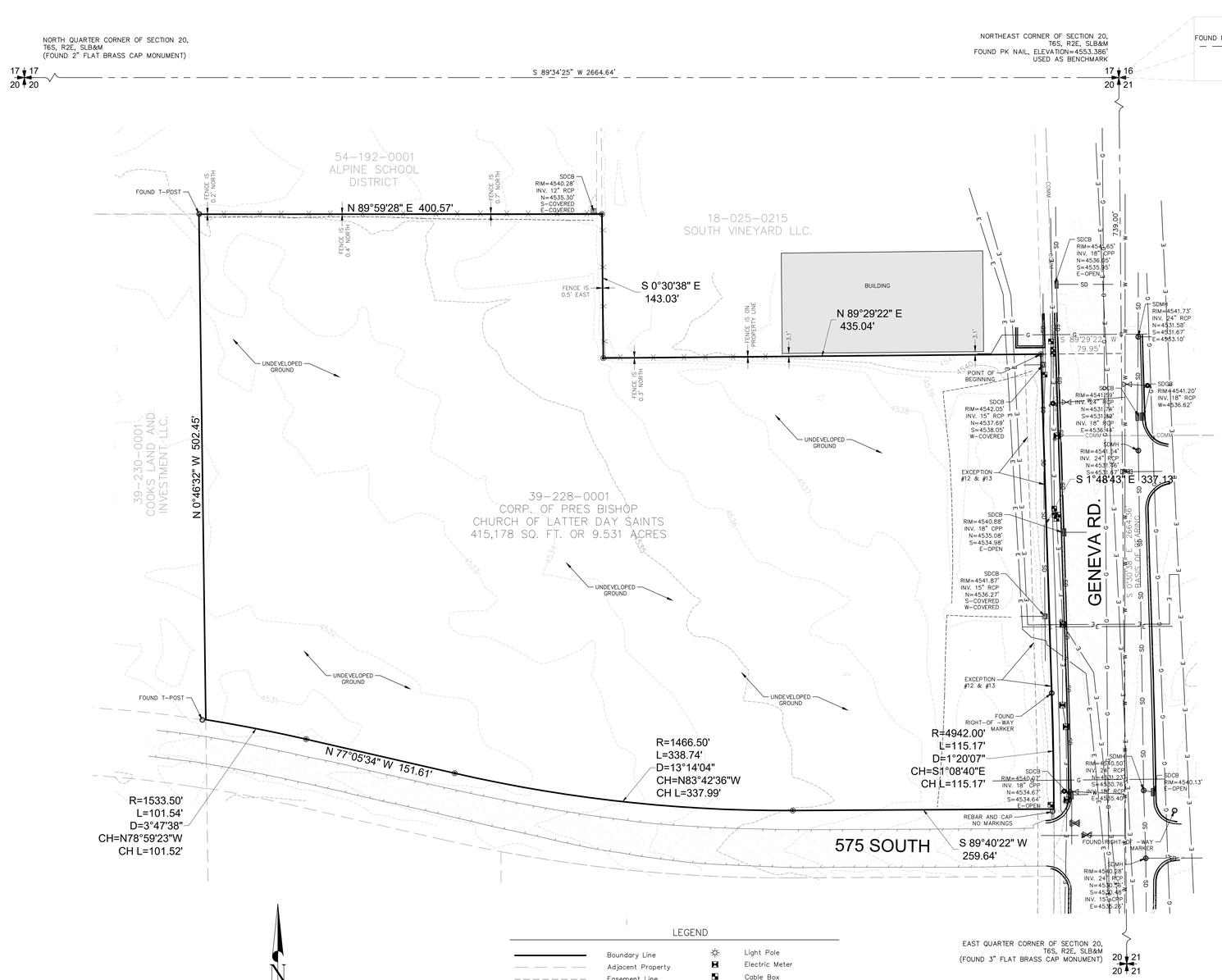
FDC location.

83'-9"

403 L.F. NEW 8" BLUE PVC
C-900 DR-18 WATER MAIN LINE
FROM BEND TO BEND

393 L.F. NEW 8" PVC
SDR-35 SEWER MAIN
LINE @ 0.5%

LENGTH
ANGLE
64.28°
SEGMENT



COMMITMENT NUMBER: BT-20738
COMMITMENT DATE: JULY 13, 2023 AT 8:00 AM
TO: CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
BARTLET TITLE INSURANCE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11, AND 13 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2023.

Date of Plat: SEPTEMBER 15, 2023

Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

LEGAL DESCRIPTION

LOT 1, 575 SOUTH SUBDIVISION, PLAT "A", VINEYARD CITY, UTAH COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

SCHEDULE B, PART II EXCEPTIONS

ITEMS 1-10 ARE NOT SHOWN INTENTIONALLY AS THEY ARE NOT SURVEY ITEMS.

11. EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO, RECORDED JANUARY 2, 1919 AS ENTRY NO. 63 IN BOOK 180 AT PAGE 560 OF OFFICIAL RECORDS.

SURVEY FINDINGS: NOT PLOTTED, BLANKETS ENTIRE SITE ALONG WITH OTHER GROUND.

12. SLOPE EASEMENT AGREEMENT GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED FEBRUARY 4, 2011 AS ENTRY NO. 11244:2011 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

13. EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING IRRIGATION FACILITIES INCLUDING PIPELINE IMPROVEMENTS, RECORDED JUNE 27, 2011 AS ENTRY NO. 46560:2011 OF OFFICIAL RECORDS.

SURVEY FINDINGS: PLOTTED, AFFECTS THE EASTERLY PORTION OF THIS SITE.

NOTES:

THE BASIS OF BEARING IS SOUTH 0°30'38" EAST BETWEEN THE FOUND NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AS SHOWN. THE SURVEY CONTROL WAS ESTABLISHED WITH GPS. THE GPS DATA WAS MEASURED ON THE UTAH STATE PLANE CENTRAL ZONE USF NAD83 SYSTEM AND WAS THEN PROJECTED TO A LOW DISTORTION GROUND SYSTEM FOR THIS SURVEY. A UAS SYSTEM WAS USED TO ASSIST IN MEASURING AND MAPPING THE PROPERTY AND AN ORTHO-RECTIFIED PHOTO OF THE SITE WAS USED FOR MAPPING FEATURES SUCH AS ROADWAYS AND WATERWAYS.

1. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARY OF THE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

2. THIS DOES NOT REPRESENT A TITLE SEARCH BY THE SURVEYOR. TITLE INFORMATION WAS PROVIDED BY OTHERS FOR THE SUBJECT PROPERTY.

3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASE ON ABOVE GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CONTACT APPROPRIATE AGENCIES.

4. THE PURPORTED ADDRESS FOR THIS SITE IS 750 EAST 575 SOUTH, VINEYARD, UTAH 84057 BASED ON DOCUMENTATION PROVIDED AT THE TIME OF THE SURVEY.

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150
Midvale, Utah 84047
Phone (801) 266-5099 Fax (801) 266-5032
office@diamondlandsurveying.com
www.diamondlandsurveying.com

Boundary Surveys
Topography Surveys
Subdivisions
Construction Staking
A.L.T.A. & A.C.S.M. Surveys

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx 1700 West 575 South
Vineyard, Utah 84059

Owner #: 590-1876
Plan Series: 2024 10 Ward S.C.
County Parcel: 39-228-0001
BHD #: 2344
Date: 13 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
1	13 Aug 2024	Bid Documents

Site Survey

C101

Plotted: 12 Aug 2024 12:41 PM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Fax New 866.571.0010
45 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
801-328-2577
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Orem VSA 3rd 10 Ward Building
Orem UT VSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

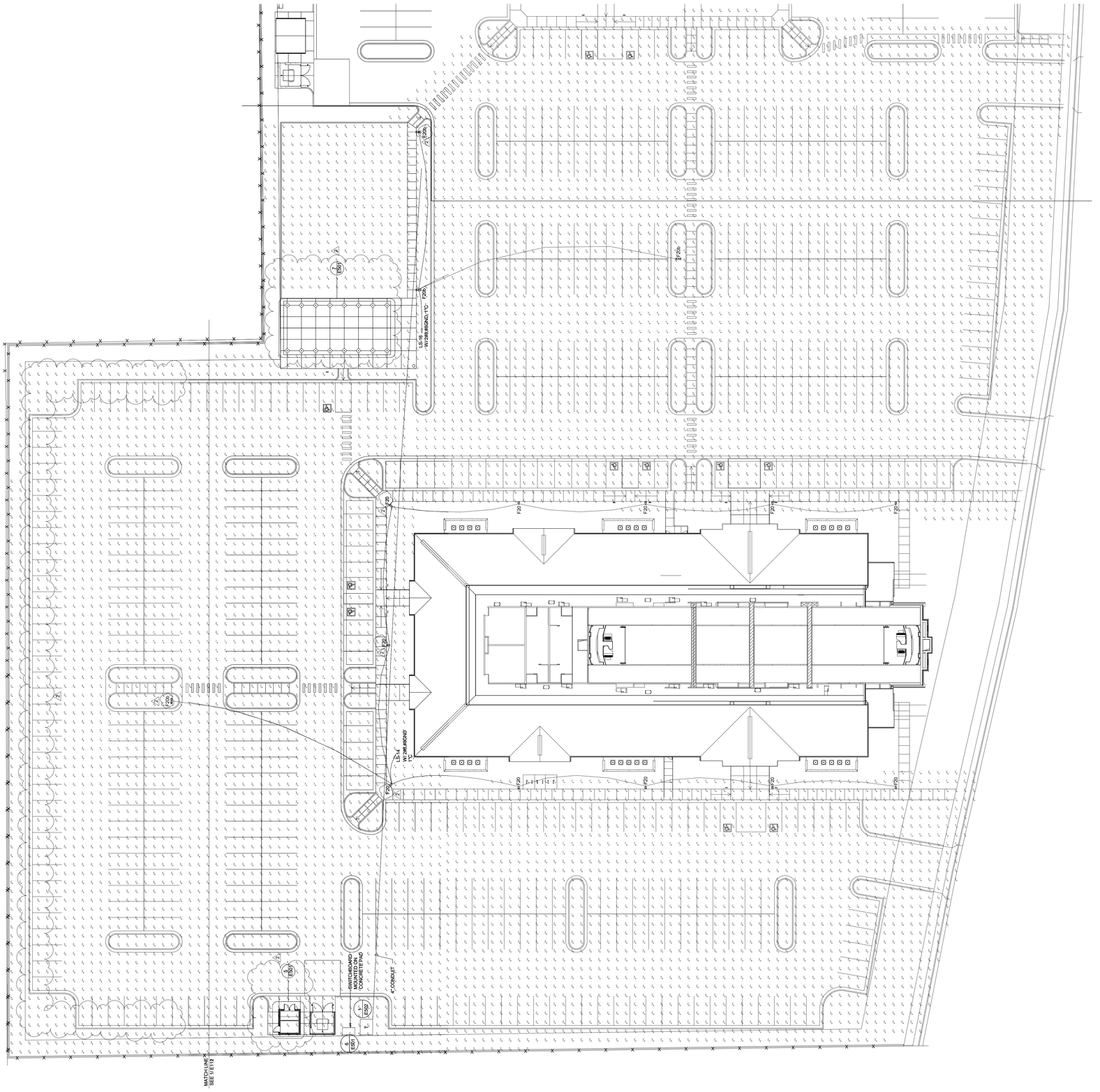
Date: 15 Aug 2024 | BHD #: 2344 | County Parcel: 39:228:0001 | Plan Series: 2024 10 Ward SC | Owner #: 5P0-1876

#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum # 1

Drawing Issue and Revision Schedule

Site Photometrics

E110



Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
bhdarchitects.com

65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Project Narrative

Date

Thu, 16 Jan 2025

BHDA Project Number

2344

Project Designation

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Project Address

Approx. 1700 West 575 South
Vineyard, Utah

Narrative

To Whom it May Concern:

The Church of Jesus Christ of Latter-day Saints is proposing to construct two new meetinghouses in a campus layout on the parcel of land located at the address above. One meetinghouse [Orem YSA 3rd 10 Ward Building] will be a meetinghouse for unmarried college students. The adjacent meetinghouse [Springwater] will serve local residents in the vicinity. We intend to have separate building permits, but not separate the parcels. We also do not intend to do a phased construction, but to build both buildings at the same time.

This project, the YSA building, will be a double-chapel meetinghouse with stake offices and space for 10 young single adult wards. It will also have a cultural hall, offices, and classrooms for religious use. The exterior materials will be earth-toned brick, with asphalt shingles. There will also be a 30 foot by 60 foot pavilion on the northeast corner of the site, between the two meetinghouses, which will include picnic tables and facilitate outdoor activities.

An asphalt parking lot with 425 total parking spaces is provided.

Landscaping will include some lawn, but most of the landscaping will be composed of rock mulch, trees, and shrubs. The design will be drought tolerant but also attractive and will fit in the with neighborhood.

The building and site will be used on Sundays throughout the day and during the week, mostly in the evenings.

If one of the buildings is completed before the other, the completed building will be the only one used. The contractors for both buildings will provide construction fencing for their individual building. This means that if one is completed earlier, a fence will still remain between the completed site and the unfinished site, which will keep parking contained on the completed site.

Building and Site Design Information

Total Parcel Area: 5.89 acres

Building Areas:

- Meetinghouse: 32,713 sf
- Pavilion: 1,800 sf
- Storage Building: 244 sf

Landscape Areas:

- Total: 54,553 sf
- Shrub/Groundcover: 41,261 sf (829 plants)
- Lawn: 13,292 sf
- Trees: 75

Impervious Areas:

- Asphalt pavement: 140,600 sf
- Concrete: 26,513 sf

End of Project Narrative

Orem YSA 3rd / 10 Ward Stake Center

750 East 575 South Traffic Impact Study

Vineyard, Utah

September 2024

TRAFFIC STUDY

TRANSPORTATION ENGINEERING

A-Trans Engineering
P.O. Box 521651
Salt Lake City, Utah 84152
(801) 949-0348 Phone

Orem YSA 3rd / 10 Ward Stake Center

750 East 575 South Traffic Impact Analysis

Vineyard, Utah

Category II

September 2024

Prepared by:

A-Trans Engineering, LLC
Joseph Perrin, PhD, PE, PTOE
P.O. Box City, 521651
Salt Lake City, Utah 84152
(801) 949-0348
atrans@comcast.net

Table of Contents

I. Introduction and Summary 1

II. Proposed Project 2

III. Study Area Conditions 4

IV. Analysis of Existing Condition 7

V. Projected Traffic 9

VI. Growth 13

VII. Traffic Analysis 17

VIII. Conclusions 19

Table of Figures

Figure 1: Conceptual Site Plan 3

Figure 2: Site Location 5

Figure 3: Existing Geometry 6

Figure 4: Existing Traffic 8

Figure 5: Origin Destination 11

Figure 6: Site Trip Distribution 12

Figure 7: 2030 Background Traffic 14

Figure 8: 2025 Total Traffic 15

Figure 9: 2030 Total Traffic 16

Table of Tables

Table 1: Analysis Results and Summary 1

Table 2: Intersection LOS-Delay Relationship 7

Table 3: Existing Level of Service 7

Table 4: Trip Generation for Site 9

Table 5: Analysis Results 17

Table 6: Geneva Road / 575 South Intersection Analysis 18

Table 7: Geneva Road / Access X Analysis 18

Table 8: Geneva Road / Access Y Analysis 18

Table 9: Geneva Road / Access Z Analysis 18

I. Introduction and Summary

This traffic impact analysis is for the proposed Orem YSA 3rd and 10 ward stake center development located at 750 East 575 South on the northwest corner of Geneva Road and 575 South in Vineyard, Utah. The site is planned to include a 32,713 square foot stake center and a 17,000 square foot meetinghouse. Because the site is a chapel, Sunday is the peak period and is projected to generate 249 inbound and 269 outbound Sunday peak hour trips. The site is proposing three accesses on 575 South.

Table 1 shows the results of the analysis.

Table 1: Analysis Results and Summary

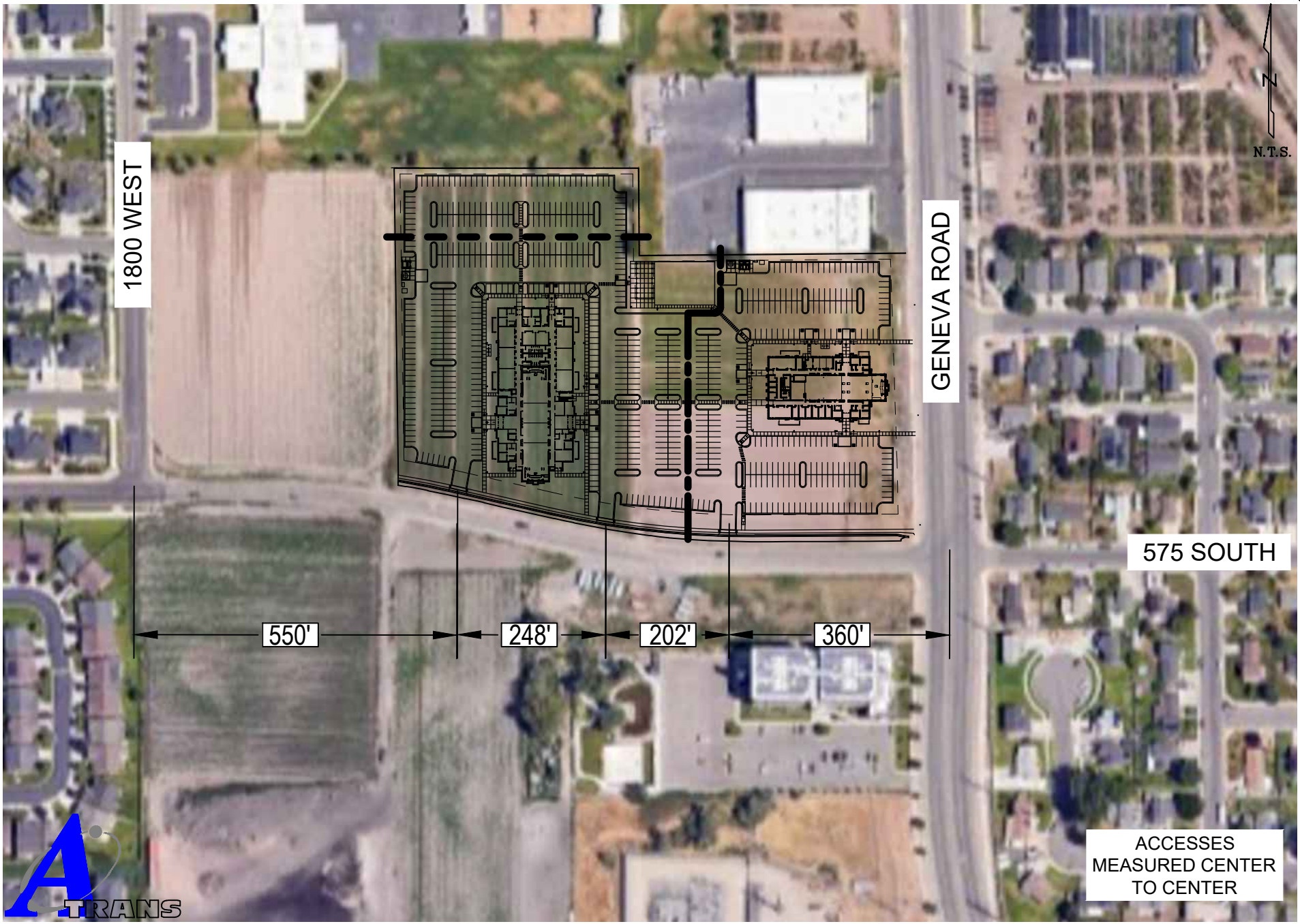
		2024 Existing	2025 Total	2030 Background	2030 Total
Geneva Road / 575 South	SUNDAY	EBL side street delay at 21.3/C	EBL side street delay at >100/F	EBL side street delay at 26.2/D	EBL side street delay at >100/F
575 South / Access X	SUNDAY		Access SBL egress at 14.7/B		Access SBL egress maintained at 14.7/B
575 South / Access Y	SUNDAY		Access SBL egress at 11.9/B		Access SBL egress maintained at 11.9/B
575 South / Access Z	SUNDAY		Access SBL egress at 12.1/B		Access SBL egress at 12.2/B

Recommendations: No auxiliary lanes are recommended for this development.

II. Proposed Project

The site is planning three accesses on 575 South. The eastern access X is located approximately 360 feet west of Geneva Road, the middle access Y is located approximately 202 feet west of access X, and the western access Z is located approximately 248' west of access Y and 550' east of 1800 West. Accesses are measured from center to center.

The proposed conceptual site plan and access spacing are shown in Figure 1.



A-TRANS TRANSPORTATION ENGINEERING
P.O. BOX 521651, SLC, UT 84152
Phone: 801-949-0348 Fax: 801-582-6252

Figure 1

Conceptual Site Plan

III. Study Area Conditions

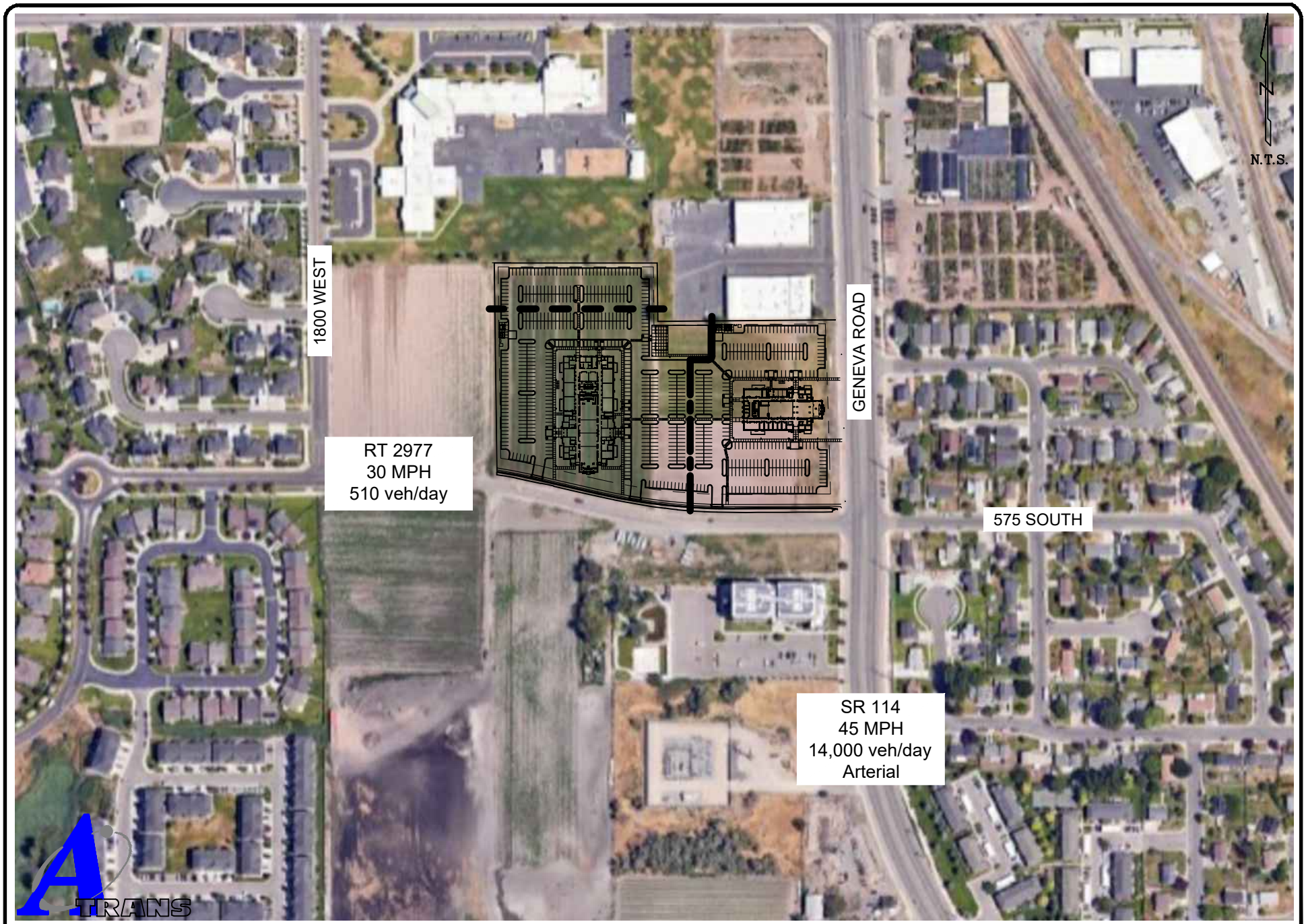
The study area includes the following intersection.

- Geneva Road / 575 South

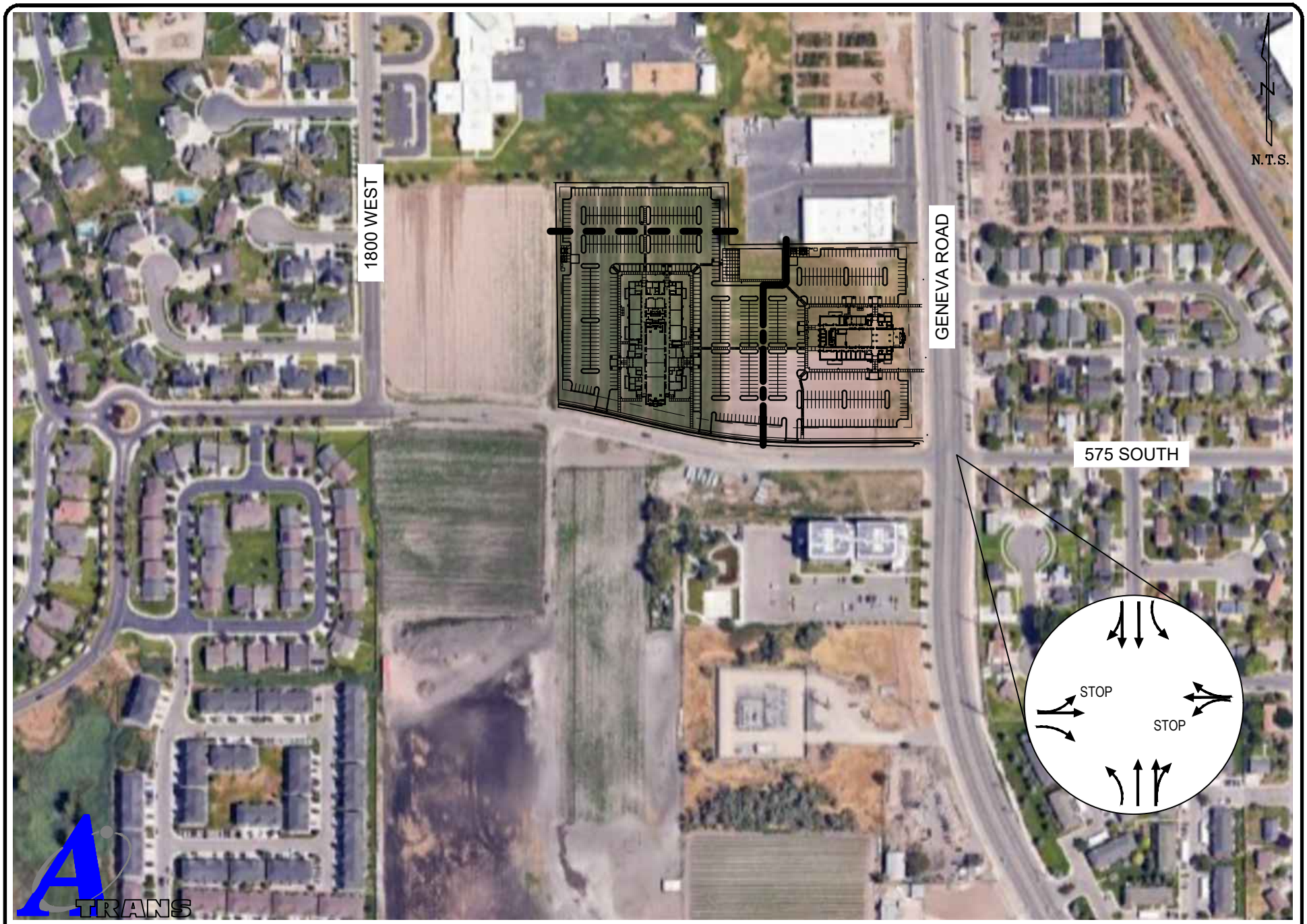
Figure 2 shows the location of the site. Figure 3 shows existing intersection geometry.

Geneva Road
Geneva Road (SR 114) is a 5 lane facility with two lanes in each direction and a center turn lane and shoulder with a bike lane on each side. The 2023 AADT is 14,000 vehicles per day with a posted speed limit of 45 MPH. UDOT classifies Geneva Road as a Category 5 roadway.

575 South
575 South (RT 2977) is a 2 lane facility with one lane in each direction. The 2023 AADT is 510 vehicles per day with a posted speed limit of 30 MPH.



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 2	Site Location



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 3	Existing Geometry

IV. Analysis of Existing Condition

The existing traffic counts were performed September 22, 2023 during the assumed Sunday peak period (10:00AM – 12:00 PM). 2024 Sunday Existing Traffic volumes are shown in Figure 4.

The Highway Capacity Manual defines the Level of Service (LOS) for both signalized and unsignalized intersections as a range of average experienced delay. LOS is a qualitative rating of traveler satisfaction from A to F whereby LOS A is good and LOS F poor. Table 2 shows the LOS range by delay for unsignalized and signalized intersections and accesses.

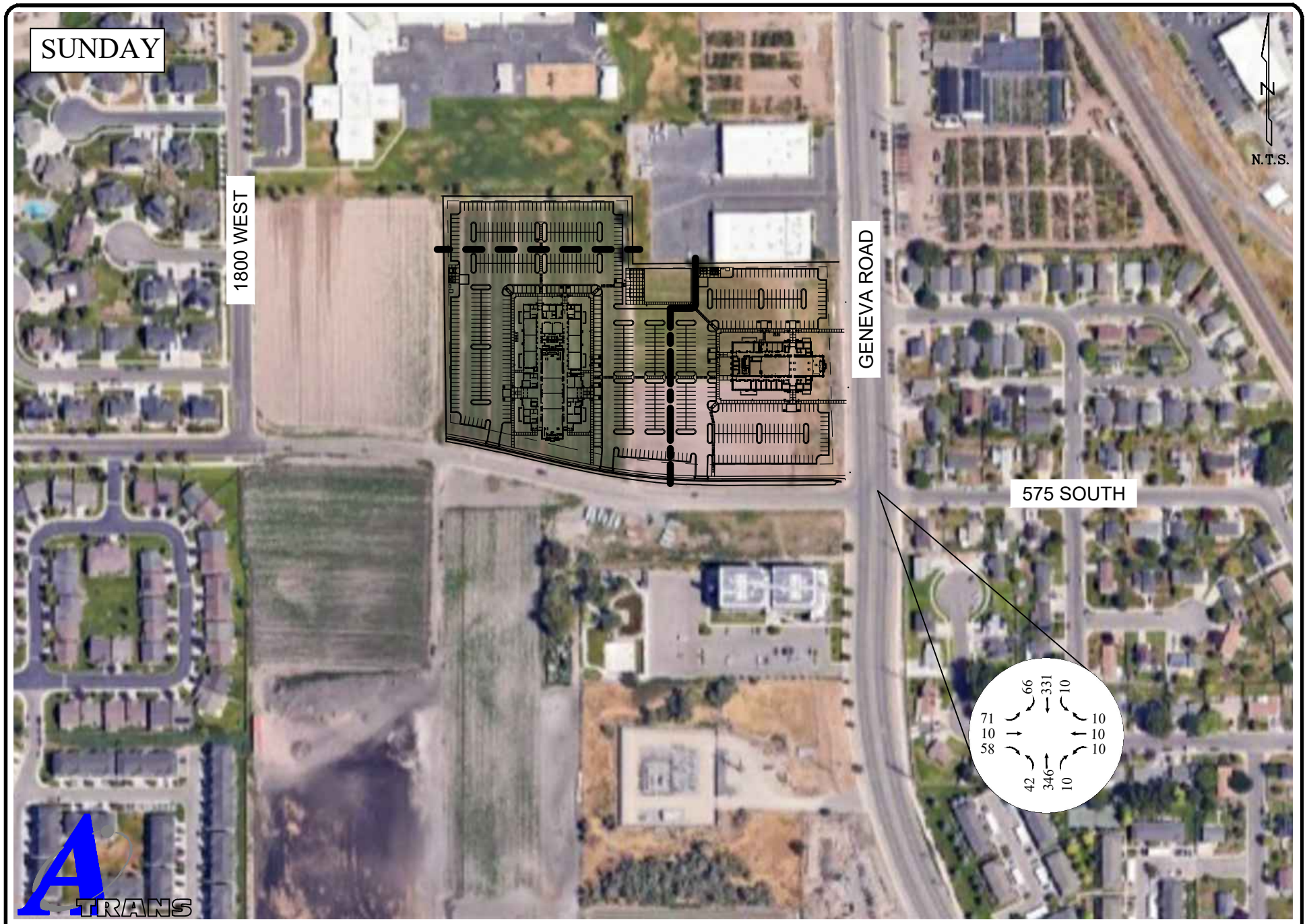
Table 2: Intersection LOS-Delay Relationship

	Unsignalized	Signalized
Level of Service	Total Delay per Vehicle (sec)	Total Delay per Vehicle (sec)
A	$\leq$ 10.0	$\leq$ 10.0
B	> 10.0 and $\leq$ 15.0	> 10.0 and $\leq$ 20.0
C	> 15.0 and $\leq$ 25.0	> 20.0 and $\leq$ 35.0
D	> 25.0 and $\leq$ 35.0	> 35.0 and $\leq$ 55.0
E	> 35.0 and $\leq$ 50.0	> 55.0 and $\leq$ 80.0
F	> 50.0	> 80.0

The analysis shows that Geneva Road / 575 South operates with side street delay at LOS C for the Sunday peak period. Table 3 shows the Existing LOS.

Table 3: Existing Level of Service

	Geneva Road / 575 South (EBL)	
Sunday	21.3	C



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 4	Existing Traffic

V. Projected Traffic

A. Trip Generation

Trip generation for the site was done using The Institute of Transportation Engineers (ITE) *Trip Generation* (11th Edition) handbook. The site is a 32,713 square foot stake center and a 17,000 square foot meetinghouse. The site is projected to generate 518 peak hour trips. The trip generation for the site is shown in Table 4.

The 2-hour session will happen approximately three times during the Sunday as the 9:00 AM, 10:30 AM and noon start times allow for an overlap of two wards at the church at a time. But since the start (entrance) and ending (exit) times are temporally separated by 30 minutes, this allows for much better traffic flow.

Table 4: Trip Generation for Site

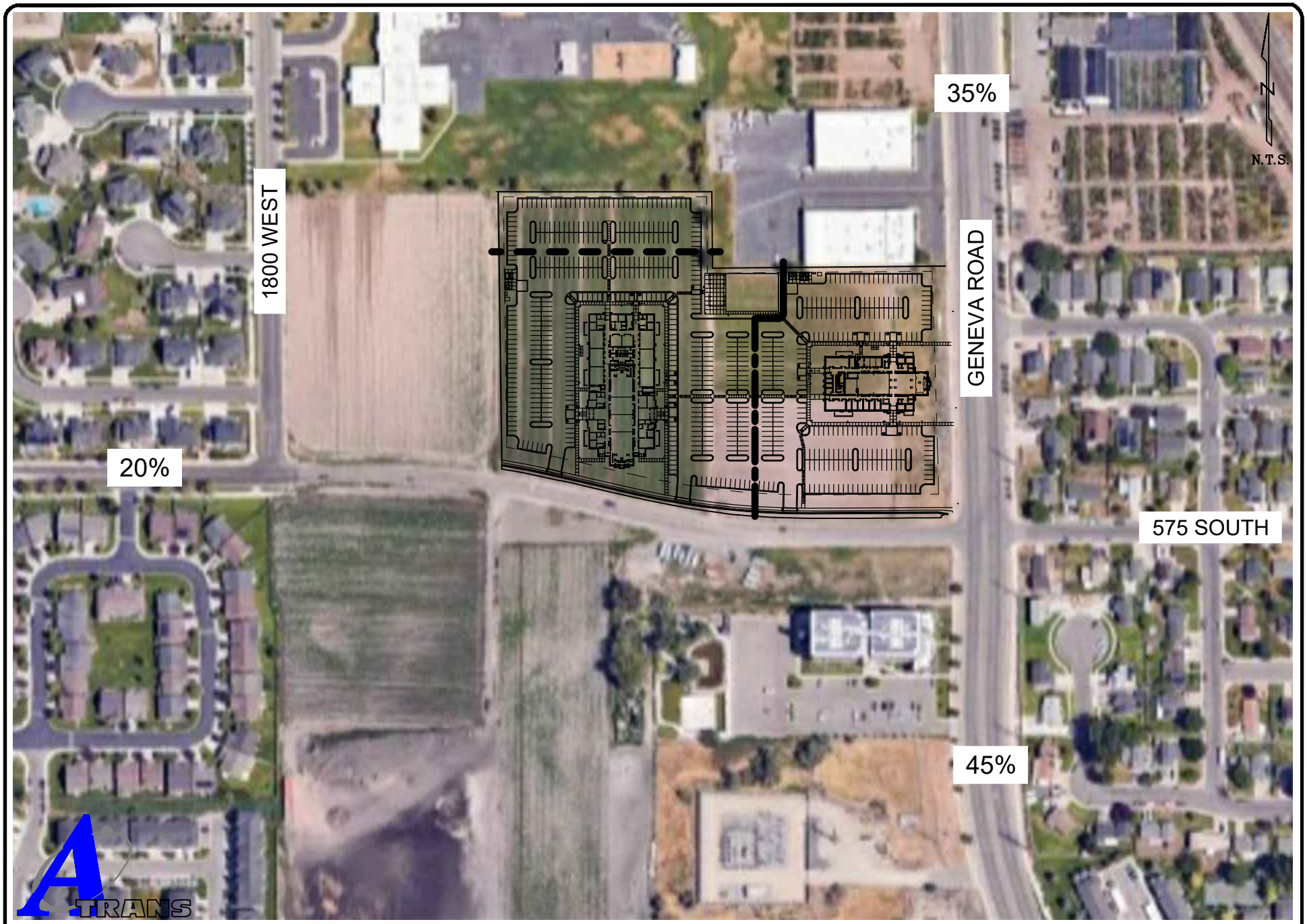
Land Use Type	Density	Land Use #	Trip Rate	Trips	% In	% Out	Trips In	Trips Out
Sunday								
Chapel	32,713 sf	560	10.36	339	48%	52%	163	176
Chapel	17,000 sf	560	10.36	179	48%	52%	86	93
Total								
				518			**249**	**269**

B. Trip Distribution

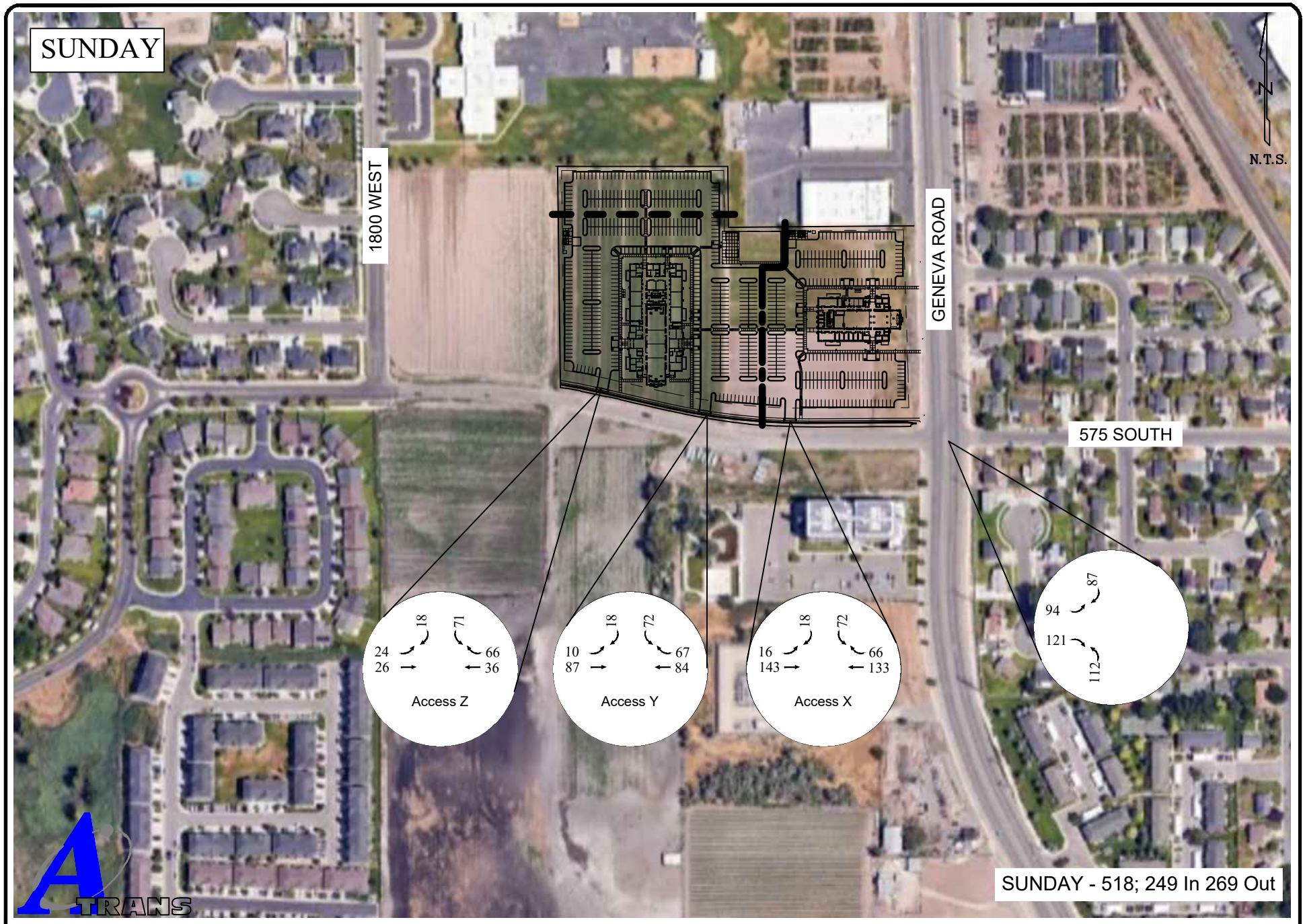
Origin-destination was determined from evaluating the location of neighboring residential development as well as the existing traffic patterns of trips at the counted intersections. This was used as a baseline for origin destination and engineering judgment was applied to this to determine the following OD for the site.

- 35% to/from north on Geneva Road
- 45% to/from south on Geneva Road
- 20% to/from west on 575 South

Origin Destination is shown in Figure 5. Site trip distribution is shown in Figure 6.



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 5	Origin Destination

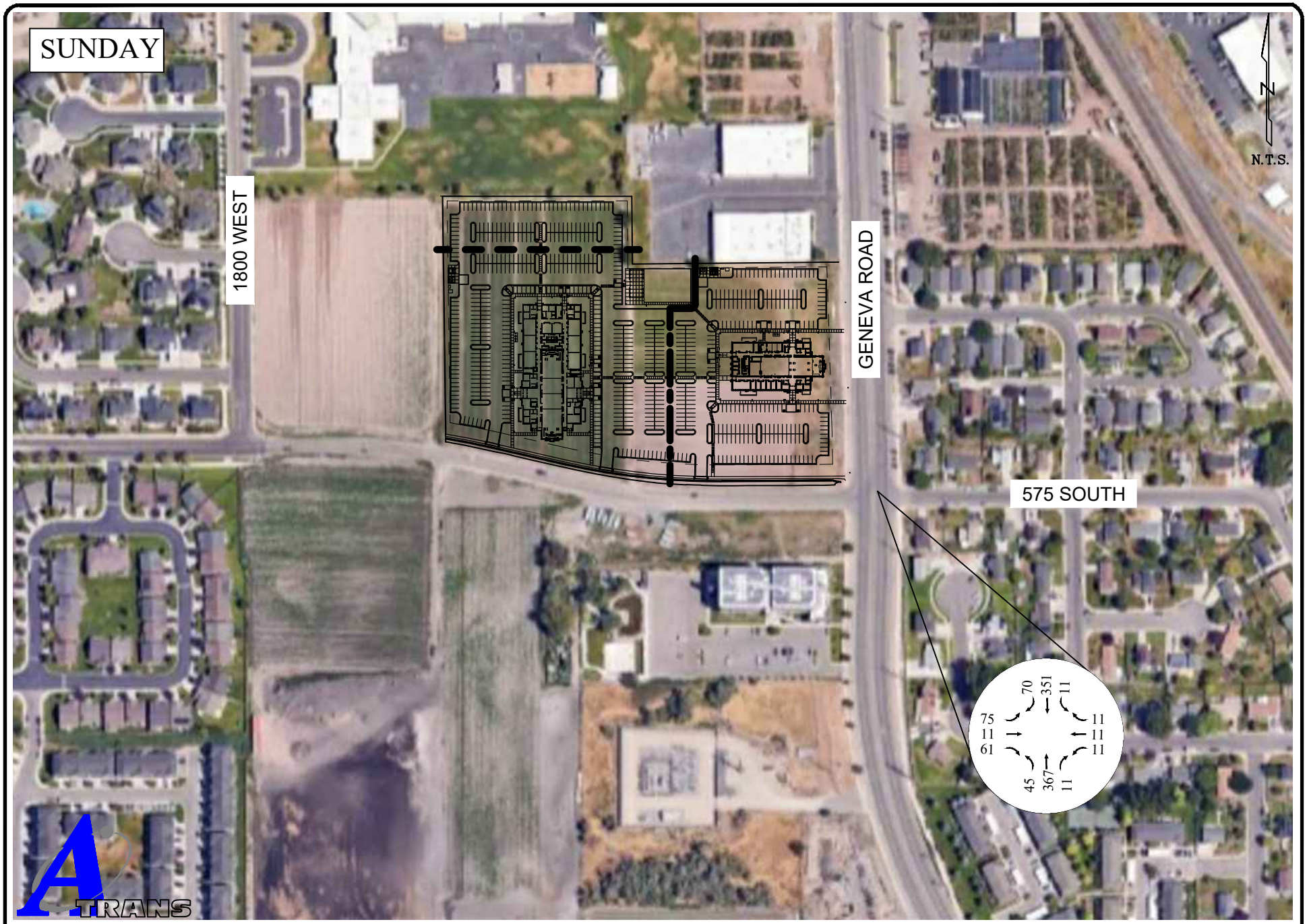


A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 6	Site Trip Distribution

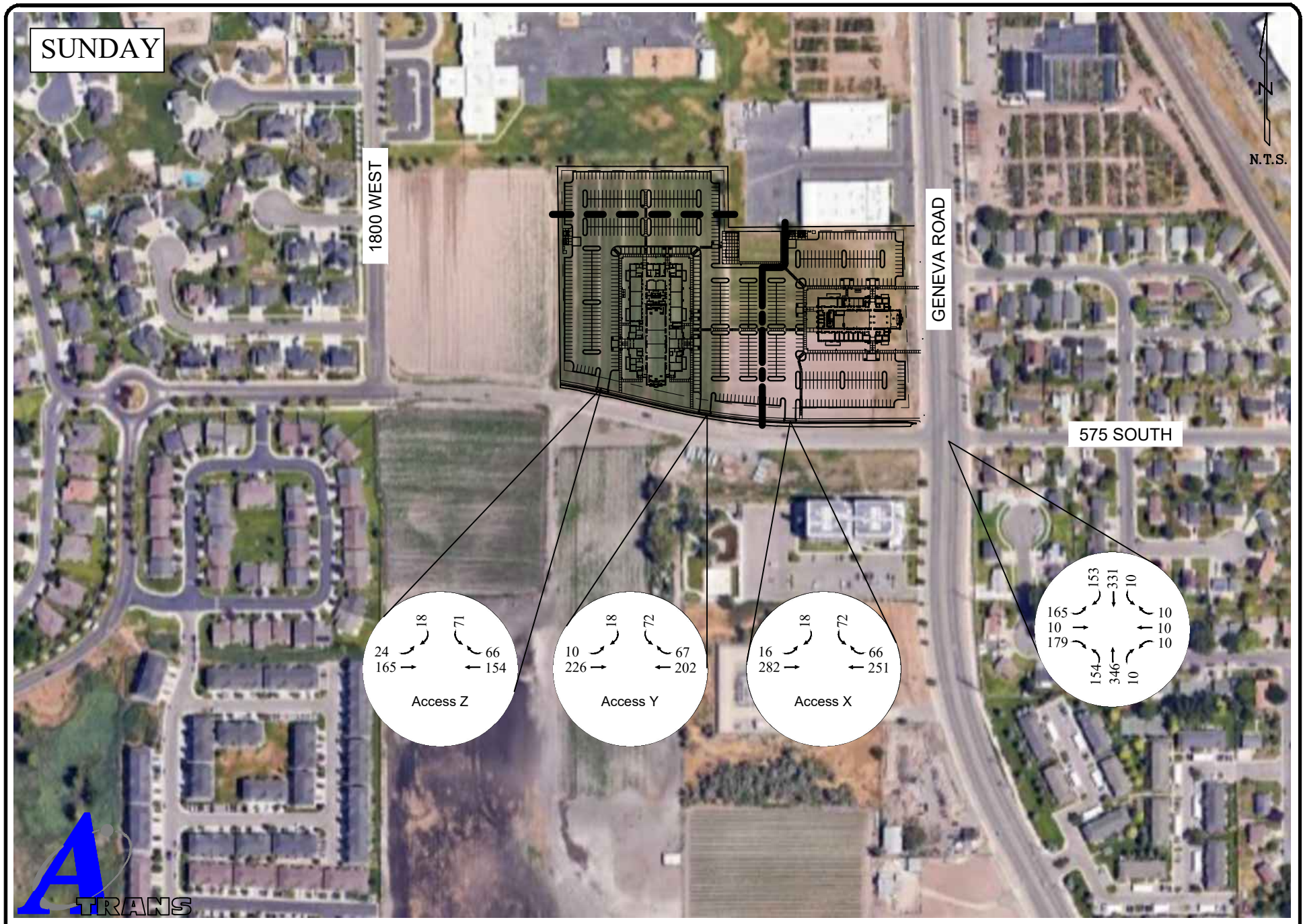
VI. Growth

Growth in the area was determined from UDOT's Traffic on Utah Highways and projections from WFRC. Based on this data an average growth of 1.26% is assumed. The 2030 growth factor is 1.06.

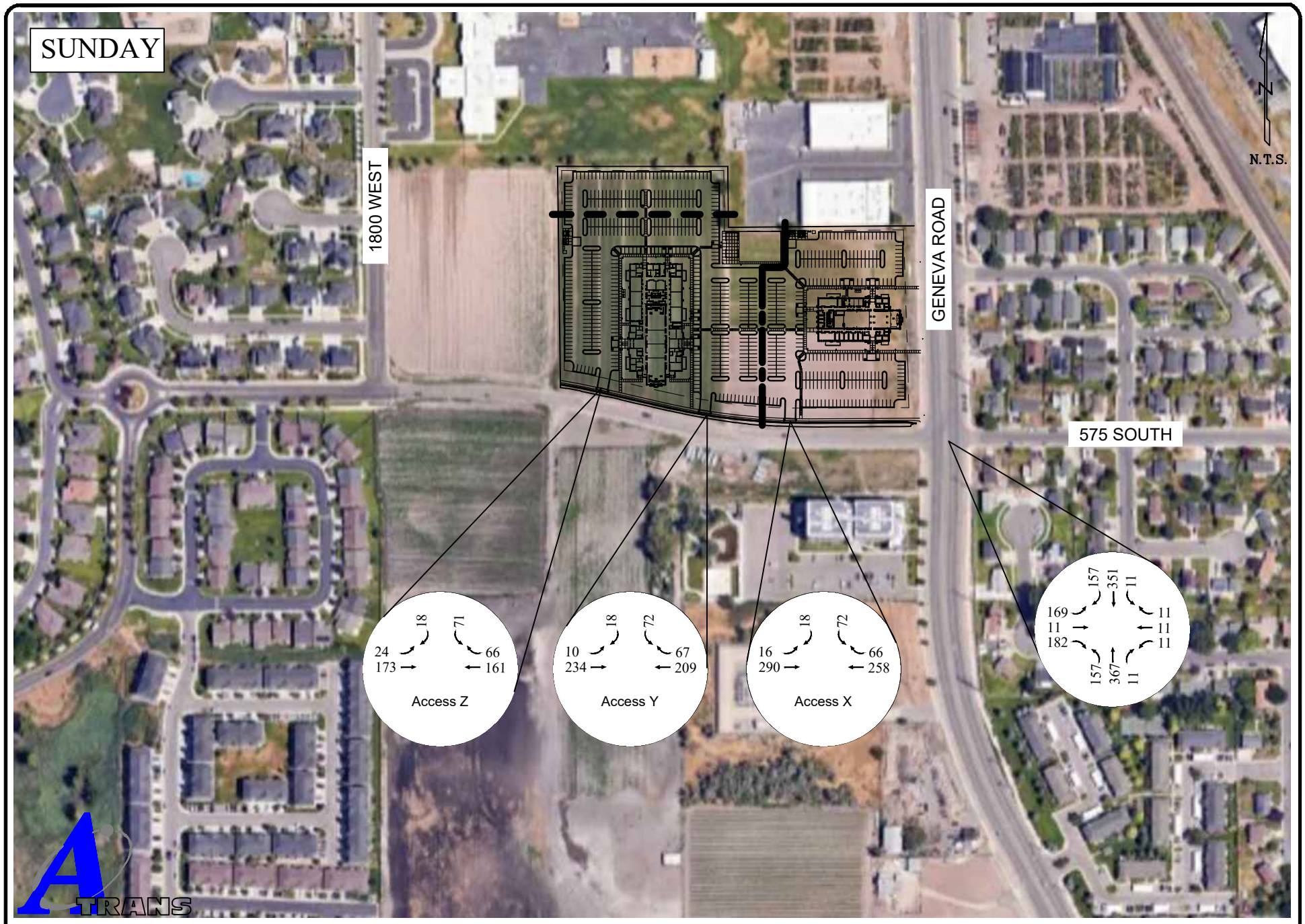
2030 Background Traffic is shown in Figure 7. 2025 Total Traffic is shown in Figure 8 and 2030 Total Traffic is shown in Figure 9.



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 7	2030 Background Traffic



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 8	2025 Total Traffic



A-TRANS TRANSPORTATION ENGINEERING P.O. BOX 521651, SLC, UT 84152 Phone: 801-949-0348 Fax: 801-582-6252	Figure 9	2030 Total Traffic

VII. Traffic Analysis

A. Level of Service Analysis

The intersection and access analysis evaluates the performance of each intersection and access using the measure of performance of delay and level of service (LOS). Table 5 provides a summary of the analysis. Tables 6-9 show the intersection and access analysis.

Table 5: Analysis Results

		2024 Existing	2025 Total	2030 Background	2030 Total
Geneva Road / 575 South	SUNDAY	EBL side street delay at 21.3/C	EBL side street delay at >100/F	EBL side street delay at 26.2/D	EBL side street delay at >100/F
575 South / Access X	SUNDAY		Access SBL egress at 14.7/B		Access SBL egress maintained at 14.7/B
575 South / Access Y	SUNDAY		Access SBL egress at 11.9/B		Access SBL egress maintained at 11.9/B
575 South / Access Z	SUNDAY		Access SBL egress at 12.1/B		Access SBL egress at 12.2/B

Table 6: Geneva Road / 575 South Intersection Analysis

		NBL	EBL	EBR	WBL	SBL
2024 Existing	SUNDAY	8.3 A	21.3 C	11.7 B	16.4 C	8.1 A
2030 Background	SUNDAY	8.7 A	26.2 D	12.8 B	18.6 C	8.2 A
2025 Total	SUNDAY	9.1 A	>100 F	13.8 B	27.7 D	8.1 A
2030 Total	SUNDAY	9.3 A	>100 F	14.6 B	31.0 D	8.2 A

Table 7: Geneva Road / Access X Analysis

		EBL	SBL
2025 Total	SUNDAY	8.0 A	14.7 B
2030 Total	SUNDAY	8.0 A	14.7 B

Table 8: Geneva Road / Access Y Analysis

		EBL	SBL
2025 Total	SUNDAY	7.9 A	11.9 B
2030 Total	SUNDAY	7.9 A	11.9 B

Table 9: Geneva Road / Access Z Analysis

		EBL	SBL
2025 Total	SUNDAY	7.8 A	12.1 B
2030 Total	SUNDAY	7.8 A	12.2 B

VIII. Conclusions

This traffic impact analysis is for the proposed Orem YSA 3rd and 10 ward stake center development located at 750 East 575 South on the northwest corner of Geneva Road and 575 South in Vineyard, Utah. The site is planned to include a 32,713 square foot stake center and a 17,000 square foot meetinghouse. Because the site is a chapel, Sunday is the peak period and is projected to generate 249 in and 269 out Sunday peak hour trips. The site is planning three accesses on 575 South.

The sites peak time is on Sunday. It will support the needs of the neighborhood and the traffic is likely from the immediate area. Because of the focused arrival and departure of traffic to the church, the 575 South at Geneva Road will experience a short time of congestion during the unloading of the parking lot. This short periods of congestion on a Sunday does not warrant any improvements to the intersection control method, i.e. a traffic signal is NOT warranted for this land use.

The proposed three accesses to the church allow for the parking fields to be loaded for the two buildings. With the access spacing shown in Figure 1 as measured from centerline to centerline, the eastern most access is 360 feet from Geneva Road the next access is 202feet to the west and the western most access is 248 feet from the center access and then it is 550 feet to the next City street to the west, 1800 West. There are no anticipated issues with this access spacing or operations as there are no significant accesses to the south and the proposed land use has peak traffic times on Sunday's.

There are no off site recommendations made for this site.

APPENDIX

Appendix A Traffic Counts and Projections

TURNING MOVEMENT COUNT SUMMARY

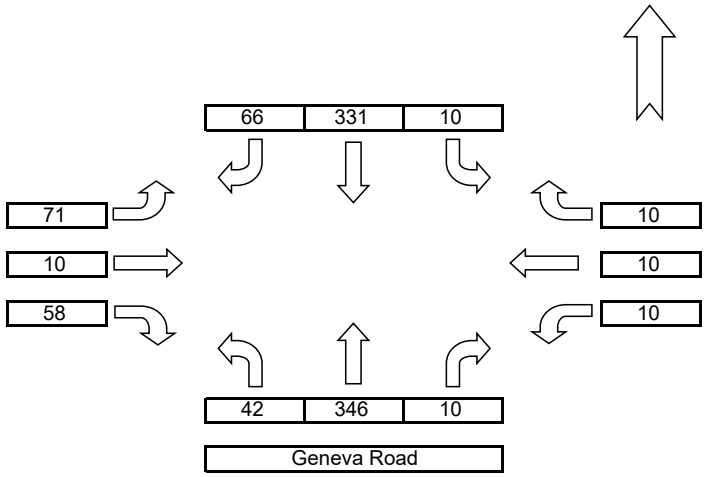
MID PEAK HOUR VOLUMES

INTERSECTION:
N-S STREET: **Geneva Road**
E-W STREET: **575 South**

COUNT DATE: **September 22, 2024**
Day of the Week: **Sunday**
NOTES:

COUNT TIME:
FROM: **10:00 AM**
TO: **12:00 PM**

PK HR VOLUME:	974
PHF:	0.91
PEAK HOUR:	
FROM:	TO:
11:00 AM	12:00 PM



AM Traffic

COUNT DATA INPUT: Name: Jacob Name: Jacob Name: Jacob Name: Jacob

TIME PERIOD		NORTHBOUND			EASTBOUND			SOUTHBOUND			WESTBOUND			TOTAL 15'
FROM:	TO:	L	T	R	L	T	R	L	T	R	L	T	R	VOLUMES
10:00 AM	10:15 AM	10	85	2	17	0	5	3	56	9	0	2	1	190
10:15 AM	10:30 AM	7	90	1	12	2	4	2	99	12	1	1	1	232
10:30 AM	10:45 AM	4	85	3	21	1	9	4	114	9	1	0	2	253
10:45 AM	11:00 AM	0	88	1	7	0	3	3	86	7	2	1	2	200
11:00 AM	11:15 AM	18	86	3	22	2	8	1	67	13	3	2	3	228
11:15 AM	11:30 AM	14	84	3	11	3	18	4	84	15	2	2	4	244
11:30 AM	11:45 AM	6	90	2	22	3	21	3	94	20	2	3	1	267
11:45 AM	12:00 PM	4	86	2	16	2	11	2	86	18	3	3	2	235

			Trip Rate	Trips	In / Out %		Land Use	New		Total	
ITE 11th Edition	Size	Land Use	Sunday Peak	Sun Peak	Sun IN	Sun Out		Sun IN	Sun OUT	Sun IN	Sun OUT
YSA Stake Center	32.713	560	10.36	339	48%	52%	YSA Stake Center	163	176	163	176
Springwater Building	17		10.36	179	48%	52%	Springwater Building	86	93	86	93
Total				**518**			**Total**	**249**	**269**	**249**	**269**

1.26%	Growth Factor	Years
	1.00	0
	1.06	5
	1.38	26

Straight line growth assumed within the study horiz
Source: Traffic on Utah Highways

Road:	Foothill Blvd	
Year	AADT	Growth
2013	12,000	
2014	12,000	0%
2015	12,000	0%
2016	13,000	8%
2017	13,000	0%
2018	13,000	0%
2019	14,000	8%
2020	12,000	-14%
2021	13,000	8%
2022	13,000	0%
Average	14,000	**1.3%**

1 Geneva / 575 South 1.06

	2024	Site	2025	2030	2030
Sunday	Existing	Phase I	Total	Background	Total
EBL	71	94	165	75	169
EBT	10		10	11	11
EBR	58	121	179	61	182
WBL	10		10	11	11
WBT	10		10	11	11
WBR	10		10	11	11
NBL	42	112	154	45	157
NBT	346		346	367	367
NBR	10		10	11	11
SBL	10		10	11	11
SBT	331		331	351	351
SBR	66	87	153	70	157

2. 575 South / Access X

	2024	Site	2025	2030	2030
Sunday	Existing	Phase I	Total	Background	Total
EBL		16	16	0	16
EBT	139	143	282	147	290
EBR			0	0	0
WBL			0	0	0
WBT	118	133	251	125	258
WBR		66	66	0	66
NBL			0	0	0
NBT			0	0	0
NBR			0	0	0
SBL		72	72	0	72
SBT			0	0	0
SBR		18	18	0	18

3. 575 South / Access Y

	2024	Site	2025	2030	2030
Sunday	Existing	Phase I	Total	Background	Total
EBL		10	10	0	10
EBT	139	87	226	147	234
EBR			0	0	0
WBL			0	0	0
WBT	118	84	202	125	209
WBR		67	67	0	67
NBL			0	0	0
NBT			0	0	0
NBR			0	0	0
SBL		72	72	0	72
SBT			0	0	0
SBR		18	18	0	18

4. 575 South / Access Z

	2024	Site	2025	2030	2030
Sunday	Existing	Phase I	Total	Background	Total
EBL		24	24	0	24
EBT	139	26	165	147	173
EBR			0	0	0
WBL			0	0	0
WBT	118	36	154	125	161
WBR		66	66	0	66
NBL			0	0	0
NBT			0	0	0
NBR			0	0	0
SBL		71	71	0	71
SBT			0	0	0
SBR		18	18	0	18

Appendix B Without Site Intersection Analyses

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	71	10	58	10	10	10	42	346	10	10	331	66
Future Vol, veh/h	71	10	58	10	10	10	42	346	10	10	331	66
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	300	-	-	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	77	11	63	11	11	11	46	376	11	11	360	72

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	704	897	216	682	928	194	432	0	0	387	0	0
Stage 1	418	418	-	474	474	-	-	-	-	-	-	-
Stage 2	286	479	-	208	454	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	324	278	789	336	266	815	1124	-	-	1168	-	-
Stage 1	583	589	-	540	556	-	-	-	-	-	-	-
Stage 2	697	553	-	775	568	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	297	264	789	288	253	815	1124	-	-	1168	-	-
Mov Cap-2 Maneuver	297	264	-	288	253	-	-	-	-	-	-	-
Stage 1	559	584	-	518	533	-	-	-	-	-	-	-
Stage 2	646	530	-	693	563	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	16.4	0.9	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1124	-	-	297	610	347	1168	-	-
HCM Lane V/C Ratio	0.041	-	-	0.26	0.121	0.094	0.009	-	-
HCM Control Delay (s)	8.3	-	-	21.3	11.7	16.4	8.1	-	-
HCM Lane LOS	A	-	-	C	B	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1	0.4	0.3	0	-	-

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	75	11	61	11	11	11	45	367	11	11	351	157
Future Vol, veh/h	75	11	61	11	11	11	45	367	11	11	351	157
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	300	-	-	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	82	12	66	12	12	12	49	399	12	12	382	171

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	796	1001	277	724	1080	206	553	0	0	411	0	0
Stage 1	492	492	-	503	503	-	-	-	-	-	-	-
Stage 2	304	509	-	221	577	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	278	241	720	313	217	800	1013	-	-	1144	-	-
Stage 1	527	546	-	519	540	-	-	-	-	-	-	-
Stage 2	681	536	-	761	500	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	250	227	720	261	204	800	1013	-	-	1144	-	-
Mov Cap-2 Maneuver	250	227	-	261	204	-	-	-	-	-	-	-
Stage 1	502	541	-	494	514	-	-	-	-	-	-	-
Stage 2	624	510	-	669	495	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	18.6	0.9	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1013	-	-	250	541	300	1144	-	-
HCM Lane V/C Ratio	0.048	-	-	0.326	0.145	0.12	0.01	-	-
HCM Control Delay (s)	8.7	-	-	26.2	12.8	18.6	8.2	-	-
HCM Lane LOS	A	-	-	D	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1.4	0.5	0.4	0	-	-

Appendix C With Site Intersection Analyses

Intersection	
Int Delay, s/veh	22.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	165	10	179	10	10	10	154	346	10	10	331	153
Future Vol, veh/h	165	10	179	10	10	10	154	346	10	10	331	153
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	300	-	-	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	179	11	195	11	11	11	167	376	11	11	360	166

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	993	1186	263	924	1264	194	526	0	0	387	0	0
Stage 1	465	465	-	716	716	-	-	-	-	-	-	-
Stage 2	528	721	-	208	548	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	200	187	735	224	168	815	1037	-	-	1168	-	-
Stage 1	547	561	-	387	432	-	-	-	-	-	-	-
Stage 2	502	430	-	775	515	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 162	155	735	136	140	815	1037	-	-	1168	-	-
Mov Cap-2 Maneuver	~ 162	155	-	136	140	-	-	-	-	-	-	-
Stage 1	459	556	-	325	362	-	-	-	-	-	-	-
Stage 2	403	361	-	553	510	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	81.6	27.7	2.8	0.2
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1037	-	-	162	614	191	1168	-	-
HCM Lane V/C Ratio	0.161	-	-	1.107	0.335	0.171	0.009	-	-
HCM Control Delay (s)	9.1	-	-	159.3	13.8	27.7	8.1	-	-
HCM Lane LOS	A	-	-	F	B	D	A	-	-
HCM 95th %tile Q(veh)	0.6	-	-	9.4	1.5	0.6	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	16	282	251	66	72	18
Future Vol, veh/h	16	282	251	66	72	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	307	273	72	78	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	345	0	-	0	650	309
Stage 1	-	-	-	-	309	-
Stage 2	-	-	-	-	341	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1214	-	-	-	434	731
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	720	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1214	-	-	-	428	731
Mov Cap-2 Maneuver	-	-	-	-	428	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	720	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	14.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1214	-	-	-	467
HCM Lane V/C Ratio	0.014	-	-	-	0.209
HCM Control Delay (s)	8	-	-	-	14.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	226	202	67	72	18
Future Vol, veh/h	10	226	202	67	72	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	246	220	73	78	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	293	0	-	0	525	257
Stage 1	-	-	-	-	257	-
Stage 2	-	-	-	-	268	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1269	-	-	-	513	782
Stage 1	-	-	-	-	786	-
Stage 2	-	-	-	-	777	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1269	-	-	-	508	782
Mov Cap-2 Maneuver	-	-	-	-	587	-
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	777	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	11.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1269	-	-	-	618
HCM Lane V/C Ratio	0.009	-	-	-	0.158
HCM Control Delay (s)	7.9	-	-	-	11.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.6

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	165	154	66	71	18
Future Vol, veh/h	24	165	154	66	71	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	179	167	72	77	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	239	0	-	0	434	203
Stage 1	-	-	-	-	203	-
Stage 2	-	-	-	-	231	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1328	-	-	-	579	838
Stage 1	-	-	-	-	831	-
Stage 2	-	-	-	-	807	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1328	-	-	-	567	838
Mov Cap-2 Maneuver	-	-	-	-	567	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	807	-

Approach	EB	WB	SB
HCM Control Delay, s	1	0	12.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1328	-	-	-	607
HCM Lane V/C Ratio	0.02	-	-	-	0.159
HCM Control Delay (s)	7.8	-	-	-	12.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6

Intersection	
Int Delay, s/veh	28.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	169	11	182	11	11	11	157	367	11	11	351	157
Future Vol, veh/h	169	11	182	11	11	11	157	367	11	11	351	157
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	300	-	-	300	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	184	12	198	12	12	12	171	399	12	12	382	171

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1040	1245	277	968	1324	206	553	0	0	411	0	0
Stage 1	492	492	-	747	747	-	-	-	-	-	-	-
Stage 2	548	753	-	221	577	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	185	173	720	208	155	800	1013	-	-	1144	-	-
Stage 1	527	546	-	371	418	-	-	-	-	-	-	-
Stage 2	488	416	-	761	500	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 147	142	720	122	128	800	1013	-	-	1144	-	-
Mov Cap-2 Maneuver	~ 147	142	-	122	128	-	-	-	-	-	-	-
Stage 1	438	541	-	308	347	-	-	-	-	-	-	-
Stage 2	386	346	-	534	495	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	108.5	31	2.7	0.2
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1013	-	-	147	584	174	1144	-	-
HCM Lane V/C Ratio	0.168	-	-	1.25	0.359	0.206	0.01	-	-
HCM Control Delay (s)	9.3	-	-	215.8	14.6	31	8.2	-	-
HCM Lane LOS	A	-	-	F	B	D	A	-	-
HCM 95th %tile Q(veh)	0.6	-	-	10.9	1.6	0.7	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	16	282	251	66	72	18
Future Vol, veh/h	16	282	251	66	72	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	307	273	72	78	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	345	0	-	0	650	309
Stage 1	-	-	-	-	309	-
Stage 2	-	-	-	-	341	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1214	-	-	-	434	731
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	720	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1214	-	-	-	428	731
Mov Cap-2 Maneuver	-	-	-	-	428	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	720	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	14.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1214	-	-	-	467
HCM Lane V/C Ratio	0.014	-	-	-	0.209
HCM Control Delay (s)	8	-	-	-	14.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	226	202	67	72	18
Future Vol, veh/h	10	226	202	67	72	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	246	220	73	78	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	293	0	-	0	525	257
Stage 1	-	-	-	-	257	-
Stage 2	-	-	-	-	268	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1269	-	-	-	513	782
Stage 1	-	-	-	-	786	-
Stage 2	-	-	-	-	777	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1269	-	-	-	508	782
Mov Cap-2 Maneuver	-	-	-	-	587	-
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	777	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	11.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1269	-	-	-	618
HCM Lane V/C Ratio	0.009	-	-	-	0.158
HCM Control Delay (s)	7.9	-	-	-	11.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.6

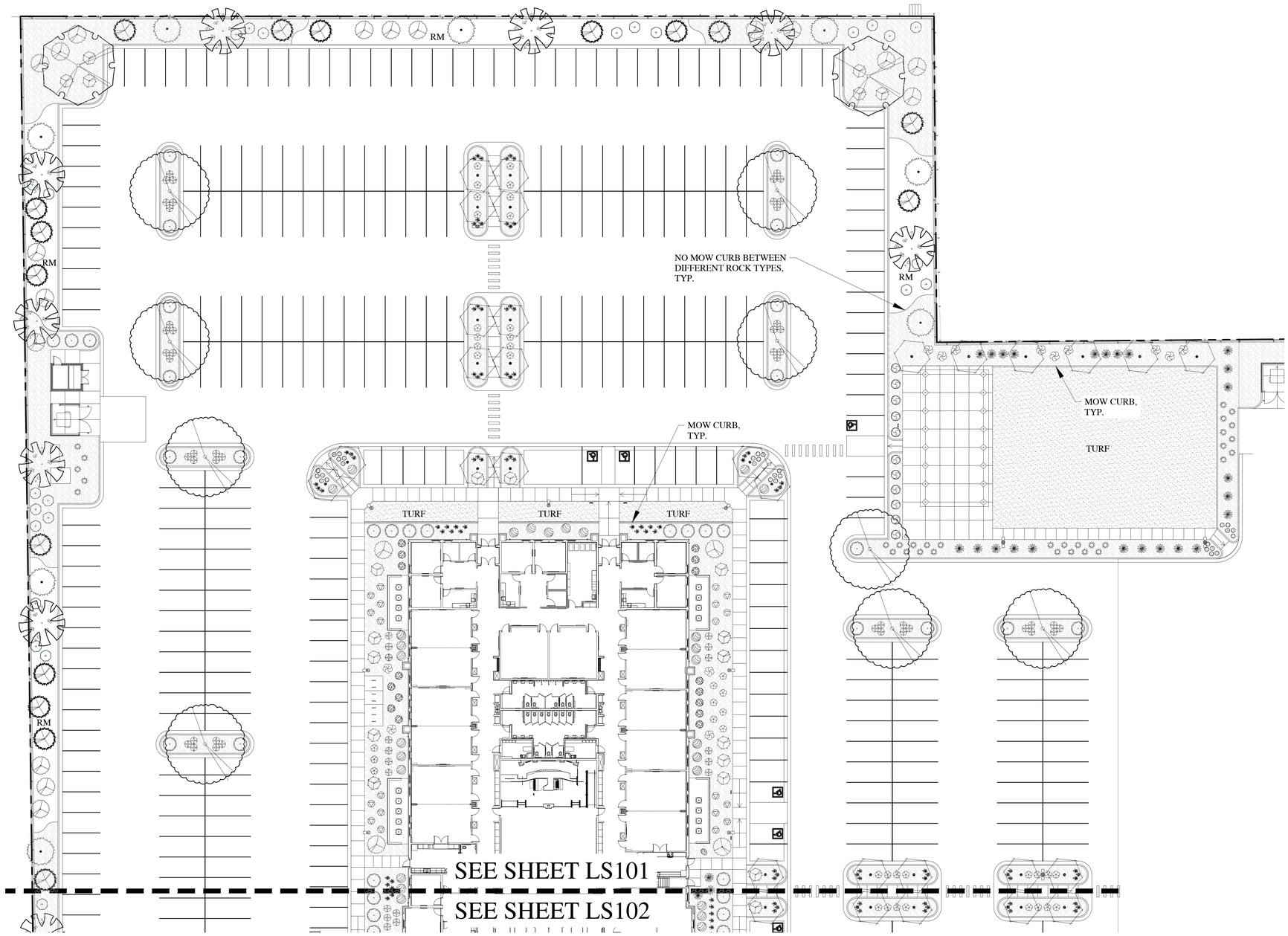
Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	24	173	161	66	71	18
Future Vol, veh/h	24	173	161	66	71	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	100	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	188	175	72	77	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	247	0	-	0	451	211
Stage 1	-	-	-	-	211	-
Stage 2	-	-	-	-	240	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1319	-	-	-	566	829
Stage 1	-	-	-	-	824	-
Stage 2	-	-	-	-	800	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1319	-	-	-	555	829
Mov Cap-2 Maneuver	-	-	-	-	555	-
Stage 1	-	-	-	-	808	-
Stage 2	-	-	-	-	800	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	12.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1319	-	-	-	595
HCM Lane V/C Ratio	0.02	-	-	-	0.163
HCM Control Delay (s)	7.8	-	-	-	12.2
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.6



BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	30	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GINGKO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE MAIDENHAIR*	13	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	7	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	11	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	24	6-7' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	30	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	44	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	43	5 GAL.
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	166	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	42	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	80	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	31	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	56	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	41	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (26,820 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	95,126 SQ.FT.*		23%
PLANTER AREA	68,306 SQ.FT.		72%
LAWN AREA	26,820 SQ.FT.		28%
TREES ON SITE	176**		
		TOTAL REQ'D = NA	PROVIDED = 176
		DECIDUOUS REQ'D = NA	PROVIDED = 129
		EVERGREEN REQ'D = NA	PROVIDED = 47
		SHRUBS REQ'D = NA	PROVIDED = 1,455
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,306 (80%)	

* PARK STRIP LANDSCAPE OF 7,536 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY.)
7. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BID #: 2544
County Parcel: 97:2283:0001
Plan Series: 2024 10 Plans SC
Owner #: 590-1876

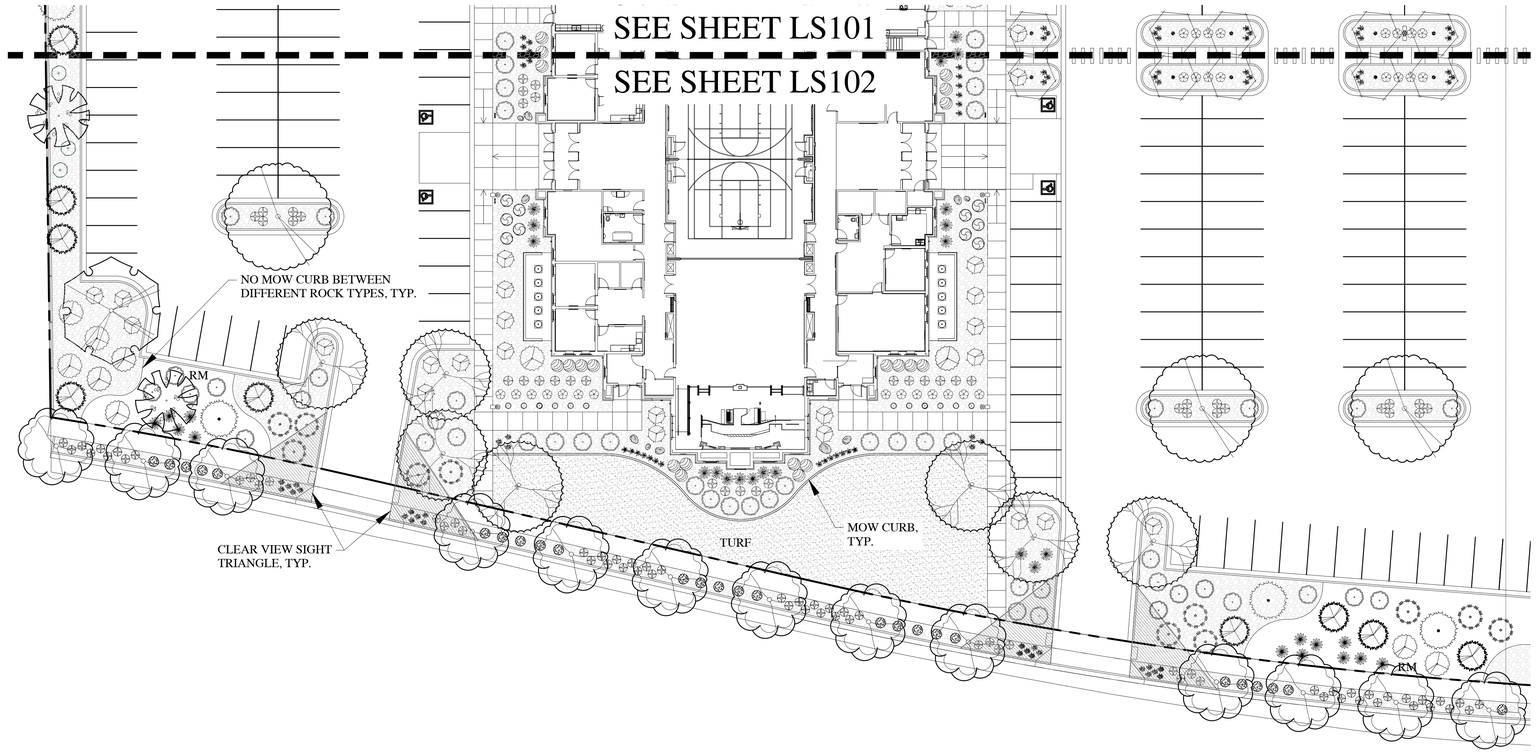
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2
4	12 MAR 2025	ASI

LANDSCAPE PLAN

LS101

Printed: 7 Apr 2025 5:23 PM



DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (26,820 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	95,126 SQ.FT.*		23%
PLANTER AREA	68,306 SQ.FT.		72%
LAWN AREA	26,820 SQ.FT.		28%
TREES ON SITE	176**		
		TOTAL REQ'D = NA	PROVIDED = 176
		DECIDUOUS REQ'D = NA	PROVIDED = 129
		EVERGREEN REQ'D = NA	PROVIDED = 47
		SHRUBS REQ'D = NA	PROVIDED = 1,455
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,306 (80%)	

* PARK STRIP LANDSCAPE OF 7,536 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY.)
7. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	30	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GINGKO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE MAIDENHAIR*	13	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	7	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	11	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	24	6-7' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	30	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	44	1 GAL.

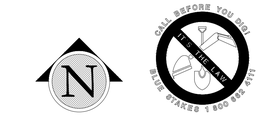
SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	43	5 GAL.
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	166	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	42	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	80	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	31	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	56	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	41	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



SCALE: 1"=20'-0" ON 30X42 SHEET

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT
4884514
Cory B. Whiting
8-15-2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard Utah 84059

Owner #: 570-10454
Plan Series: 2024.10 Ward SC
County Parcel: 37:220:0001
BID #: 2344
Date: 7 Aug 2024

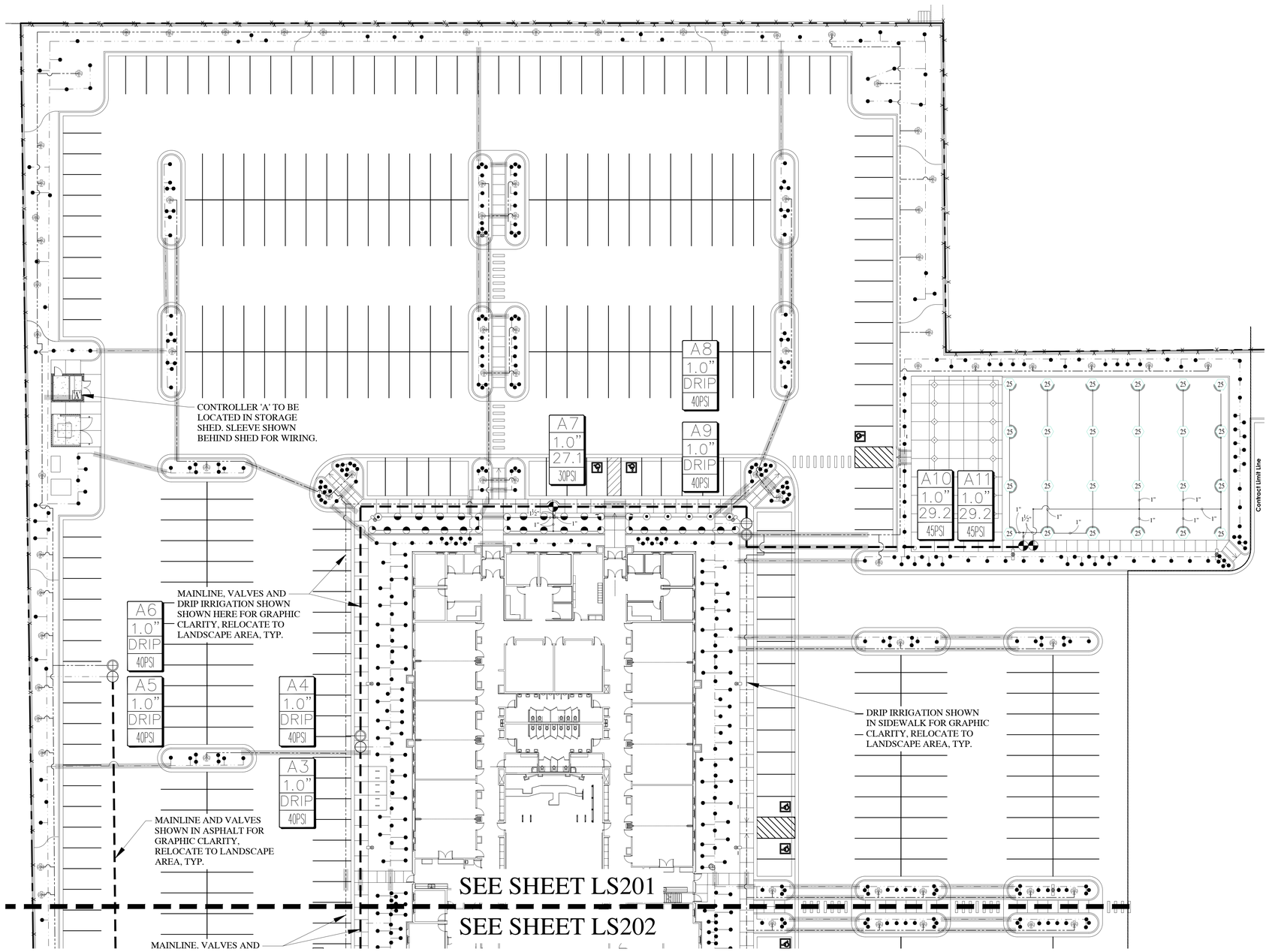
Drawing Issue and Revision Schedule

	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2
4	12 MAR 2025	ASI

LANDSCAPE PLAN

LS102

Printed: 7 Apr 2025 5:23 PM



IRRIGATION LEGEND

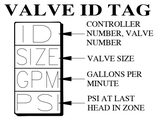
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	18	SEE LEGEND BELOW FOR
⊞	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	.9/12"	15-17	ADDITIONAL INFORMATION
▲	RAIN BIRD 1806-P45 POP-UP ROTARY 18	FULL	13' - 18'	45	.5	--	--	--	--	1.85	--	20-21	ADJUST NOZZLES AS
✕ ✕ ✕ ✕	RAIN BIRD 1806-P45 POP-UP ROTARY 24	Q,H,F	17' - 24'	45	.84	--	1.68	--	--	3.48	--	20-21	NEEDED TO KEEP WATER
● ● ●	RAINBIRD 1806-PRS POP-UP W/10 SERIES NOZZLE	Q,T,H	10'	30	.39	.67	.79	--	--	--	--	20-21	OFF SIDEWALK, ASPHALT
● ● ●	RAIN BIRD 5006-PL-R-SS 25 SERIES MPR NOZZLES	Q,H,F	25'	45	1.00	--	1.98	--	--	3.82	--	22-22	AND BUILDING.
'A'	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-12-CWM)											5-7	COORDINATE LOCATION WITH OWNER
◉	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											10	IN 10" RND. VALVE BOX
⊠	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR IN GUARDSHACK ENCLOSURE											4,11	IN STRONGBOX ENCLOSURE
⊠	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											13	JUMBO VALVE BOX
⊞	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS											14	JUMBO VALVE BOX
⊞	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											14	JUMBO VALVE BOX
⋈	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											4,11	BY GENERAL CONTRACTOR
⊙	HYDROMETER: NETAFIM LHM15TG1-MEL (WITH PE-39 FLOW SENSOR CABLE PER WEATHERTRAK SPECS.)											4,9,11	REFERENCE DETAILS
⊗	DRAIN VALVE: GRACO WELD TOP											5, 7	REFERENCE DETAILS
———	MAINLINE: 1-1/2" SCH 40 PVC											1, 2	REFERENCE DETAILS
———	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											1, 2	REFERENCE DETAILS
— — —	TREE DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
— — —	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											3	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											1,2	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTER AREAS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO XB-10 EMITTERS PER DETAILS ON SHEET LS402.

VALVE ID TAG



IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED), LATERAL LINES SHALL BE NO SMALLER THAN 1". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13 GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
11. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON SURFACE DRIP LINE FOR TREES.
17. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
19. VALVE CONTROL WIRING SHALL BE 14 GAUGE COPPER SINGLE STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.
20. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI. INSTALL THE PRS-D OPTION FOR ROTOR VALVES IF THE STATIC PRESSURE AT ROTOR EXCEEDS 75 PSI.

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT
4884514
Cory B. Whiting
8-15-2024
STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

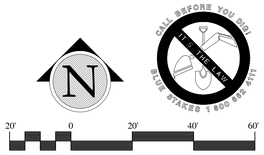
Approx. 1700 West 575 South
Vineyard Utah 84059

Date: 15 Aug 2024 | BID #: 2244 | County Parcel: 37:228:0001 | Plan Series: 2020 10 Ward SC | Owner #: 590-10-8

Drawing Issue and Revision Schedule												
#	Date	Description										
1	15 Aug 2024	Bid Documents										
2	27 Aug 2024	Addendum #1										
3	14 Oct 2024	Addendum #2										

IRRIGATION PLAN

LS201

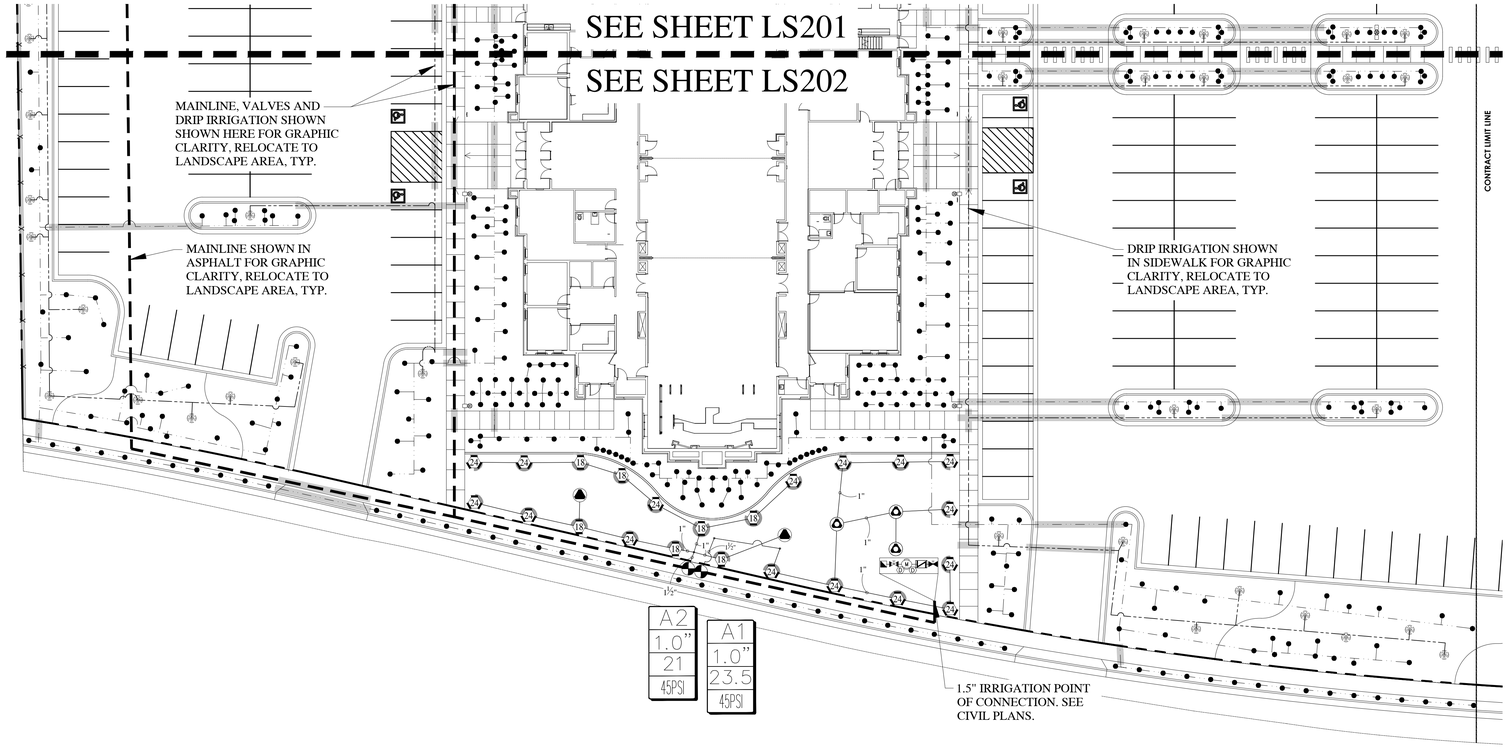


SCALE: 1"=20'-0" ON 30X42 SHEET

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

Printed: 14-Oct-2024 5:07 PM



IRRIGATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
3. PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
4. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
5. CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
6. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
7. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
8. MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13 GPM, 1-1/2" PIPE MAX. 30 GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
9. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
10. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. USE GREEN BOXES IN LAWN AREAS. USE TAN BOXES IN BED AREAS.
11. LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
12. ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
13. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
14. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
15. INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
16. CONTRACTOR TO INSTALL NETAFIM TECHLINE CV TUBING ON-SURFACE DRIP LINE FOR TREES.
17. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
18. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
19. VALVE CONTROL WIRING SHALL BE 14 GAUGE COPPER SINGLE STRAND WIRE. WIRE SHALL BE WHITE FOR COMMON AND COLOR FOR CONTROL.
20. INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI. INSTALL THE PRS-D OPTION FOR ROTOR VALVES IF THE STATIC PRESSURE AT ROTOR EXCEEDS 75 PSI.

IRRIGATION LEGEND

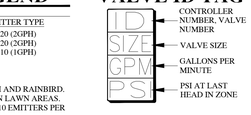
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM Q	GPM T	GPM H	GPM TT	GPM TQ	GPM F	DRIP GPH	DETAILS	REMARKS
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	18	SEE LEGEND BELOW FOR
	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	.9/12"	15-17	ADDITIONAL INFORMATION.
	RAIN BIRD 1806-P4S POP-UP ROTARY 18	FULL	13' - 18'	45	.5	--	--	--	--	1.85	--	20-21	ADJUST NOZZLES AS
	RAIN BIRD 1806-P4S POP-UP ROTARY 24	Q,H,F	17' - 24'	45	.84	--	1.68	--	--	3.48	--	20-21	NEEDED TO KEEP WATER
	RAINBIRD 1806-PRS POP-UP W/10 SERIES NOZZLE	Q,T,H	10'	30	.39	.67	.79	--	--	--	--	20-21	OFF SIDEWALK, ASPHALT
	RAIN BIRD 5006-PL-R-SS 25 SERIES MPR NOZZLES	Q,H,F	25'	45	1.00	--	1.98	--	--	3.82	--	22-22	AND BUILDING.
A1	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-12-CWM)											5-7	COORDINATE LOCATION WITH OWNER
	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											10	IN 10" RND. VALVE BOX
	1-1/2" WILKENS 375B RPZ BACKFLOW PREVENTOR IN GUARDSHACK ENCLOSURE											4,11	IN STRONGBOX ENCLOSURE
	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											13	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS											14	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											14	JUMBO VALVE BOX
	1-1/2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR. SEE CIVIL DRAWINGS.											4,11	BY GENERAL CONTRACTOR
	HYDROMETER: NETAFIM LHM15TG1-MEL (WITH PE-39 FLOW SENSOR CABLE PER WEATHERTRAK SPECS.)											4,9,11	REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP											5, 7	REFERENCE DETAILS
	MAINLINE: 1-1/2" SCH 40 PVC											1, 2	REFERENCE DETAILS
	LATERAL LINE FOR ROTORS AND/OR SPRAYS: SCHEDULE 40 PVC											1, 2	REFERENCE DETAILS
	TREE DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED) SCHEDULE 40 PVC											1,2,15,17-18	REFERENCE DETAILS
	SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											3	REFERENCE DETAILS
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											1,2	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE:	EMITTER QTY	EMITTER TYPE:
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTER AREAS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO XB-10 EMITTERS PER DETAILS ON SHEET LS402.

VALVE ID TAG



bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake
Approx. 1700 West 575 South
Vineyard, Utah 84059

Owner #: 390-1876
Plan Series: 2024.10 Ward SC
County Parcel: 37:220:0001
BHD #: 2344
Date: 15 Aug 2024

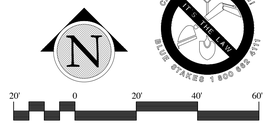
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2

IRRIGATION PLAN

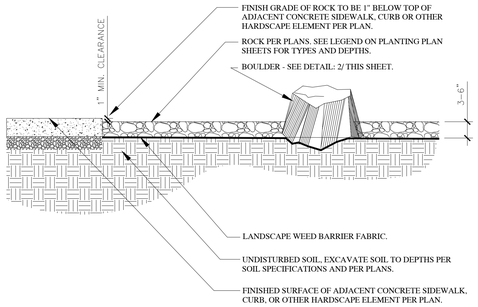
LS202

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.insitedesigngroup.com



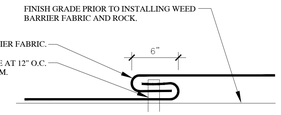
SCALE: 1"=20'-0" ON 30X42 SHEET

Printed: 14 Oct 2024 5:07 PM

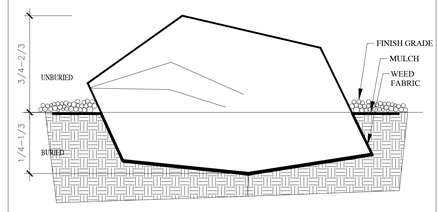


NOTES:
1. ROCK SHALL BE SCREENED & DOUBLE WASHED AND BE FREE OF DEBRIS PRIOR TO INSTALLATION. IF ROCK SUPPLIER DOES NOT HAVE A WASH PLANT, THE LANDSCAPE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR DOUBLE WASHING ALL ROCK AND BOULDERS PRIOR TO INSTALLATION.
2. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
3. KEEP TOP OF ROCK 1"-1½" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
4. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK.
5. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.

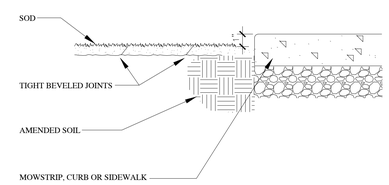
WEED FABRIC NOTE:
INSTALL 6" SOIL STAPLE IN WEED BARRIER FABRIC AT 5' O.C. TRIANGULAR SPACING. INSTALL 6" SOIL STAPLE AT 12" O.C. ALONG ALL WEED BARRIER FABRIC SEAMS. OVERLAP FABRIC MIN. OF 6" AT ALL SEAMS AS SHOWN BELOW. INSTALL SOIL STAPLE 6' O.C. ALONG EDGES & 2 AT EACH CORNER.



1 ROCK AND WEED BARRIER FABRIC WITH BOULDER
SCALE: NTS

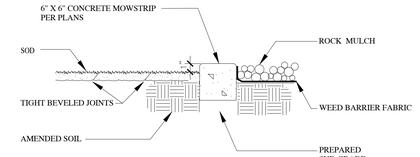


2 BOULDER PLACEMENT DETAIL
SCALE: NTS

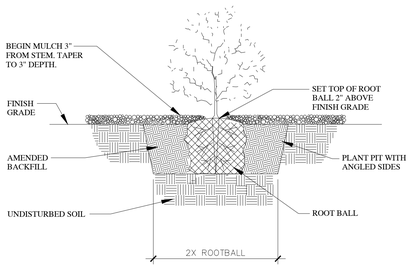


3 SOD INSTALLATION
SCALE: NTS

NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
3. MAXIMUM 1/2" WIDTH VARIATION.
4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING PLAN.

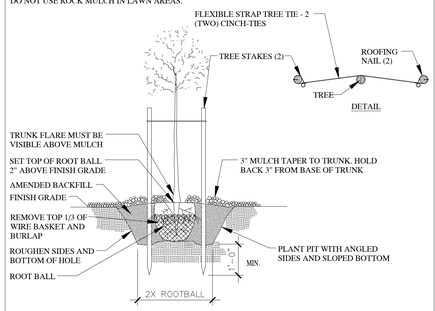


4 CONCRETE MOWSTRIP
SCALE: NTS

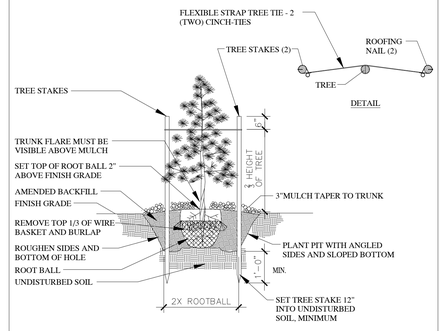


5 SHRUB PLANTING
SCALE: NTS

NOTE:
DO NOT USE ROCK MULCH IN LAWN AREAS.



6 TREE PLANTING AND STAKING
SCALE: NTS



7 CONIFER PLANTING AND STAKING
SCALE: NTS

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024 | BHD #: 2244 | County Parcel: 37:220:0001 | Plan Series: 2024 10 Ward SC | Owner #: 3PS-1874

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2

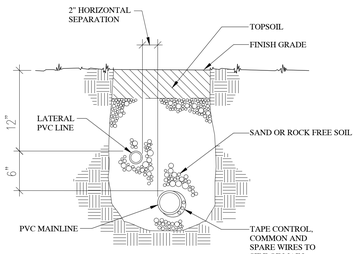
LANDSCAPE DETAILS

LS301

CALL BEFORE YOU DIG 811 BLUE STAKES 1 800 662 4111

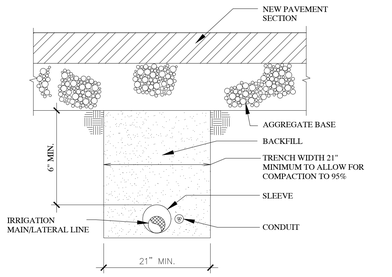
In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

Printed: 14 Oct 2024 5:07 PM



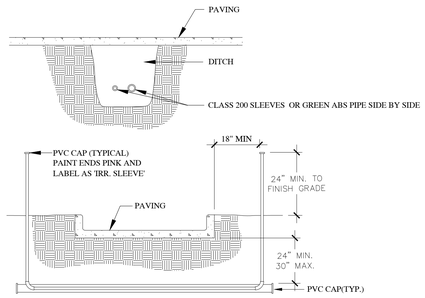
1 TRENCH SECTION - CONVENTIONAL WIRE SYS.

SCALE: NTS



2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS

SCALE: NTS

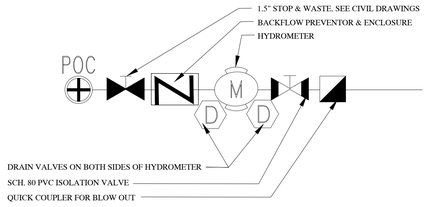


NOTE:
1. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
2. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

3 SLEEVING

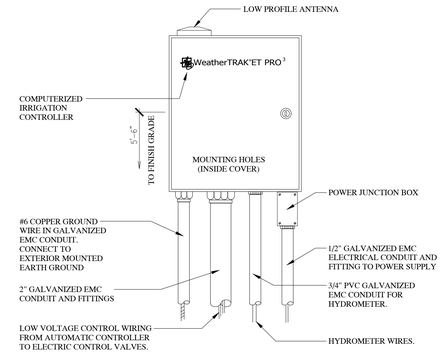
SCALE: NTS

NOTE:
INSTALL ISOLATION VALVE AFTER THE HYDROMETER AND BEFORE THE QUICK COUPLER. THE HYDROMETER IS TO BE DRAINED MANUALLY.



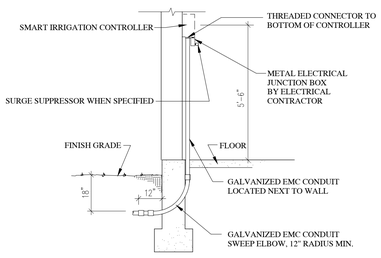
4 1.5" POC W/BACKFLOW SCHEMATIC LAYOUT

SCALE: NTS



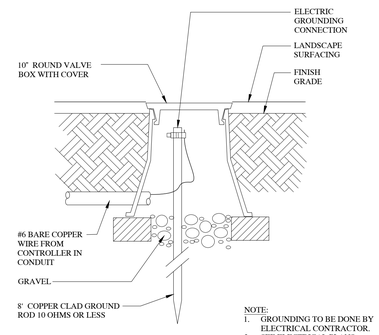
5 SMART CONTROLLER - WEATHER TRAK

SCALE: NTS



6 IRRIGATION CONTROLLER - INTERIOR MOUNT

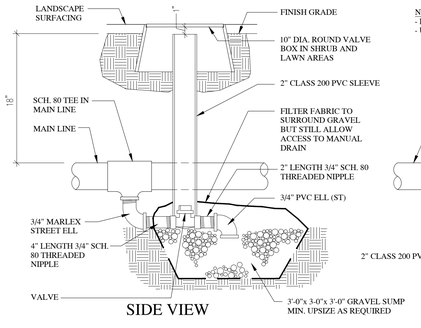
SCALE: NTS



NOTE:
1. GROUNDING TO BE DONE BY ELECTRICAL CONTRACTOR.
2. SEE ELECTRICAL PLANS.

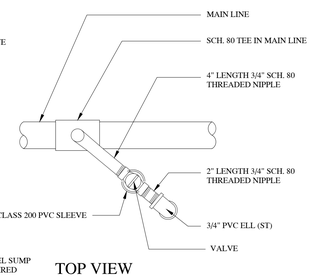
7 LIGHTNING GROUNDING ROD

SCALE: NTS



SIDE VIEW

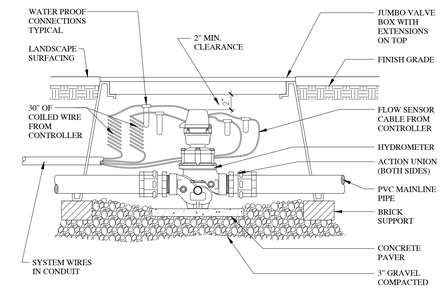
NOTE:
- DRAIN INTO CENTER OF GRAVEL SUMP
- USE AT EVERY LOW SPOT ON MAINLINE



TOP VIEW

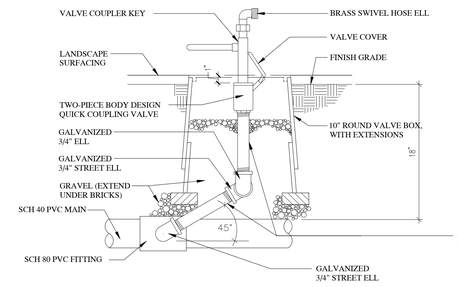
8 MAINLINE MANUAL DRAIN VALVE

SCALE: NTS

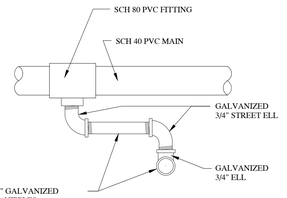


9 HYDROMETER

SCALE: NTS



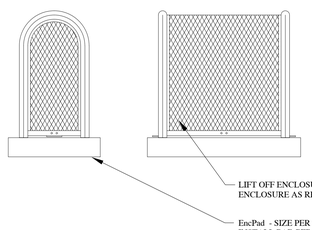
SIDE VIEW



TOP VIEW

10 QUICK COUPLING VALVE

SCALE: NTS



NOTE:
1. ENCLOSURE IS AVAILABLE THROUGH:
BPDI-GUARDSHACK ENCLOSURES
3831 E. GROVE STREET
PHOENIX, ARIZONA 85040
(602) 426-1002
2. CONTRACTOR TO PROVIDE A LOCK TO OWNER UPON INSTALLATION.
3. REFERENCE RPZ DETAIL FOR BACKFLOW INSTALLATION.
4. UPSIZE ENCLOSURE IF NECESSARY.
5. OWNER TO DETERMINE POWDER COAT COLOR PRIOR TO ORDERING UNIT.

GUARDSHACK GENERAL SPECIFICATIONS
1. ALL PIPE SHALL BE 1 ¼" SCHEDULE 40 A.S.T.M. A-53 GRADE A- ELECTRIC WELD PIPE.
2. ANGLE IRON SHALL BE 1" X 1" X ⅛" STEEL.
3. EXPANDED METAL SHALL BE ½" SPACING X # 13 GA. FLATTENED DIAMOND PATTERN STEEL.
4. THERE SHALL BE NO EXPOSED ENDS OF EXPANDED METAL ON THE OUTSIDE OF THE ENCLOSURE.
5. WELDING SHALL BE A MINIMUM OF ¼" LONG WELDS ON 4" SPACING.
6. STANDARD MOUNTING BRACKETS SHALL BE WELDED ON EACH END OF LIFT OFF ENCLOSURES.
7. ONE BRACKET ON HINGED UNITS SHALL BE WELDED ON END OPPOSITE HINGES.
8. HARDWARE KITS PROVIDED FOR MOUNTING ENCLOSURES.
9. ALL HARDWARE SHALL BE SECURELY ATTACHED TO ENCLOSURES.
10. ALL ENCLOSURES SHALL WITHSTAND A MINIMUM OF 200 LBS. PER SQUARE FOOT WITHOUT ANY PERMANENT DEFLECTION OR DISTORTION.
11. 3/8" SPACING BETWEEN ANGLE IRON FRAMEWORK OF ENCLOSURE AND SLAB TO PREVENT RUSTING. ONLY PIPE ENDS TO TOUCH SLAB.

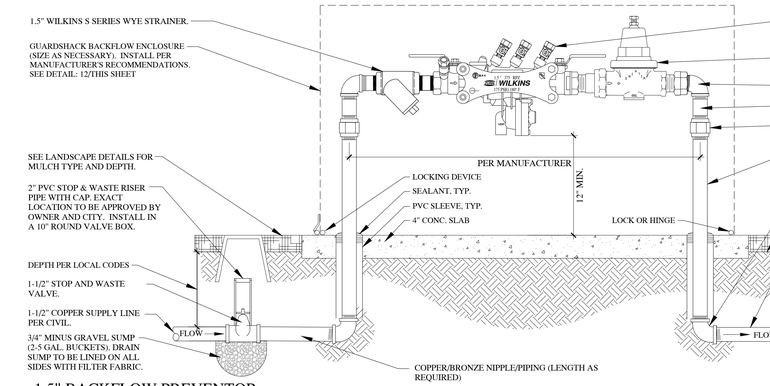
POWDER COATED UNITS

PRE-POWDERCOAT TREATMENT PROCESS
CLEAN GUARDSHACK UNIT WITH A S-44 ALKALINE CLEANER, OVERFLOW RINSE, APPLY AN AC-8115 IRON PHOSPHATE TREATMENT, OVERFLOW RINSE AND FINISH WITH A #198 SEALER RINSE TO PREVENT RUSTING AND IMPROVE ADHESION.

POWDER COAT TREATMENT PROCESS
UNITS SHALL BE PREHEATED AND COATED BY ELECTROSTATIC APPLICATION OF 2.0 TO 3.5 MIL THICKNESS ON ALL SURFACES. POWDER SHALL BE RAL 1019 WOODLANDS TAN OR TCI 8810-6058 FOREST GREEN OR APPROVED EQUAL.IMPACT RESISTANCE FINISH 160 INCH POUNDS DIRECT 160 INCH POUNDS REVERSE, PER ASTM D-2794 SPECS. GLOSS FINISH >85, PER ASTM D-523. ADHESION TO BE RATED EXCELLENT WHEN TESTED TO ASTM D-3359 STANDARDS.

12 STANDARD GUARD SHACK ENCLOSURE

SCALE: NTS

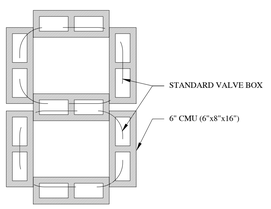


BACKFLOW PREVENTOR NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 24" FROM ANY STRUCTURES OR HARDSCAPING.
2. WHEN UNIT IS NEXT TO STRUCTURE (i.e. WALL BUILDING, ETC.) MOUNT TEST COCKS ON SIDE AWAY FROM STRUCTURE.
3. PROVIDE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON HOW TO DRAIN ENTIRE BACKFLOW UNIT TO PREVENT FREEZING. CONTRACTOR TO PROVIDE BLOW OUT KIT FROM MANUFACTURER.
4. CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER RPZ INSTALLATION.
5. RPZ TO BE WINTERIZED AS NECESSARY TO PREVENT FREEZING. INSULATION IS REQUIRED TO PREVENT RPZ FROM FREEZING TEMPERATURES BEFORE SYSTEM IS BLOWN OUT FOR THE SEASON. CONTRACTOR SHALL INSTALL INSULATION BLANKET FOR RPZ.
6. WHERE CORROSION IS POSSIBLE, USE A DIELECTRIC UNION WHEREVER A COPPER-BASED METAL (COPPER, BRASS, BRONZE) IS JOINED TO AN IRON-BASED METAL (IRON, GALVANIZED STEEL, STAINLESS STEEL).
7. CONTRACTOR SHALL TEST WATER SUPPLY TO ENSURE THERE IS AT LEAST 90 PSI AND 23 GPM AVAILABLE AT THE POC PRIOR TO BEGINNING WORK ON THE SYSTEM.
8. PROVIDE DEDUCTIVE BID ALTERNATE TO REDUCE BACKFLOW, PRESSURE REDUCER AND Y STRAINER 1" VS. 1-1/2" WITH ASSOCIATED REDUCER FITTINGS.

11 1.5" BACKFLOW PREVENTOR

SCALE: NTS

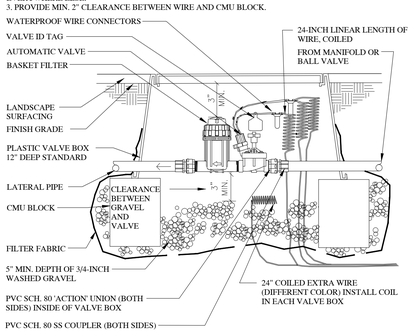
NOTES:
1. VALVE BOX TO REST ON (4) CMU BLOCKS (ONE FOR EACH SIDE).
2. CLUSTERED VALVE BOXES MAY SHARE A CMU BLOCK.



13 CMU PLACEMENT

SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.



14 DRIP VALVE SECTION - CONVENTIONAL WIRE

SCALE: NTS

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BID #: 2364
County Parcel: 37-228-0001
Plan Series: 2024 10 Ward S/C
Owner #: 5PG-1879-6

Drawing Issue and Revision Schedule

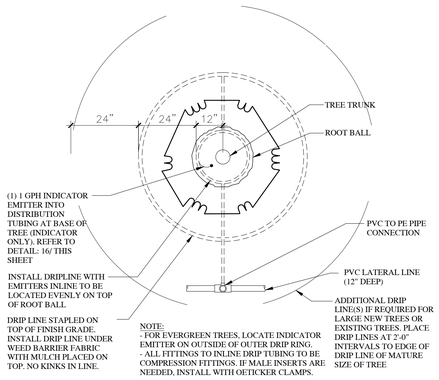
	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2

IRRIGATION DETAILS

LS401

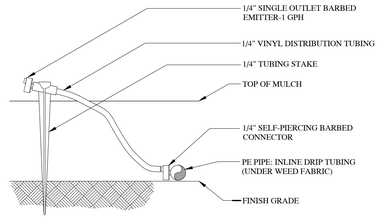
In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

Printed: 14 Oct 2024 5:07 PM



NOTE:
- FOR EVERGREEN TREES, LOCATE INDICATOR EMITTER ON OUTSIDE OF OUTER DRIP RING.
- ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETICKER CLAMPS.

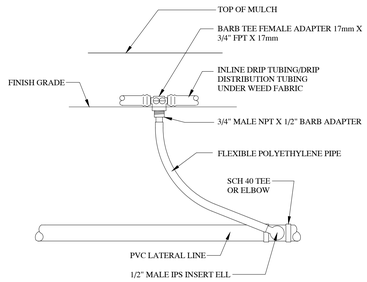
15 TREE DRIP - PLAN VIEW (PLANTER AREAS)
SCALE: NTS



REFER TO DETAIL 15 ON THIS SHEET

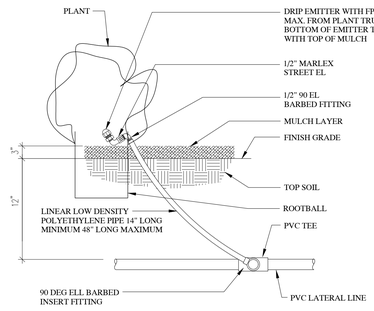
NOTE:
1. CONNECT EMITTER DIRECTLY INTO IN-LINE DRIP TUBING.
2. THIS IS AN INDICATOR ONLY EMITTER. TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE TUBING IS INSTALLED.
3. 1/4" TUBING LENGTH: MINIMUM 14", MAXIMUM 24".
4. REFER TO DETAIL 15 ON THIS SHEET.

16 INDICATOR EMITTER
SCALE: NTS



NOTES:
1. USE AT TREE RINGS ONLY.
2. LIMIT 1 VALVE PER BOX.
3. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
4. PROVIDE MIN. 2" CLEARANCE BETWEEN CONDUIT AND CMU BLOCK.

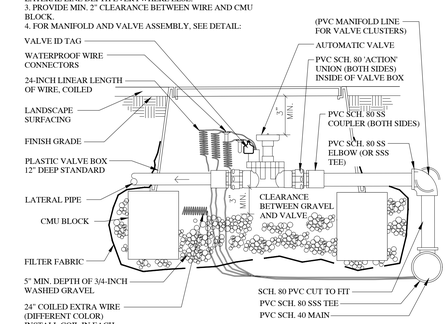
17 PVC TO BE PIPE CONNECTION
SCALE: NTS



NOTE: LOCATE EMITTER ON BLDG OR FENCE SIDE OF PLANT.

18 DRIP EMITTER INSTALLATION
SCALE: NTS

NOTES:
1. LIMIT 1 VALVE PER BOX.
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX. 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.
3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.
4. FOR MANIFOLD AND VALVE ASSEMBLY, SEE DETAIL:



19 AUTOMATIC VALVE - CONVENTIONAL WIRE
SCALE: NTS

20 SPRAY AND ROTARY HEAD ASSEMBLY
SCALE: NTS

21 SPRAY HEAD OR ROTOR NEXT TO CURB / WALK
SCALE: NTS

22 ROTOR POP-UP HEAD
SCALE: NTS

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2244
County Parcel: 37:220:0001
Plan Series: 2024 10 Ward SC
Owner #: 390-1876

Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2

IRRIGATION DETAILS

LS402

STAFF REPORT

Meeting Date: May 15, 2025

Agenda Item: PLAN24-0127 Site Plan with Conditional Use Application- Springwater Church Meetinghouse

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

The Church of Jesus Christ of Latter-day Saints is proposing to construct two new meetinghouses in a campus layout on the parcel of land located at the address above. One meetinghouse [Orem YSA 3rd 10 Ward Building] will be a meetinghouse for unmarried college students. The adjacent meetinghouse [Springwater] will serve local residents in the vicinity. We intend to have separate building permits, but not separate the parcels. We also do not intend to do a phased construction, but to build both buildings at the same time.

This project, the smaller, more typical building, will be a standard meetinghouse space for 4 wards. It will also have a cultural hall, offices, and classrooms for religious use. The exterior materials will be earth-toned brick, with asphalt shingles.

An asphalt parking lot with 231 total parking spaces is provided.

Landscaping will include some lawn, but most of the landscaping will be composed of rock mulch, trees, and shrubs. The Park strip has been updated to 5ft as staff recommended.

The design will be drought tolerant but also attractive and will fit in with the neighborhood.

The building and site will be used on Sundays throughout the day and during the week, mostly in the evenings.

If one of the buildings is completed before the other, the completed building will be the only one used. The contractors for both buildings will provide construction fencing for their individual building. This means that if one is completed earlier, a fence will still remain between the completed site and the unfinished site, which will keep parking
contained on the completed site.

Fiscal Impact:

None

Recommendation:

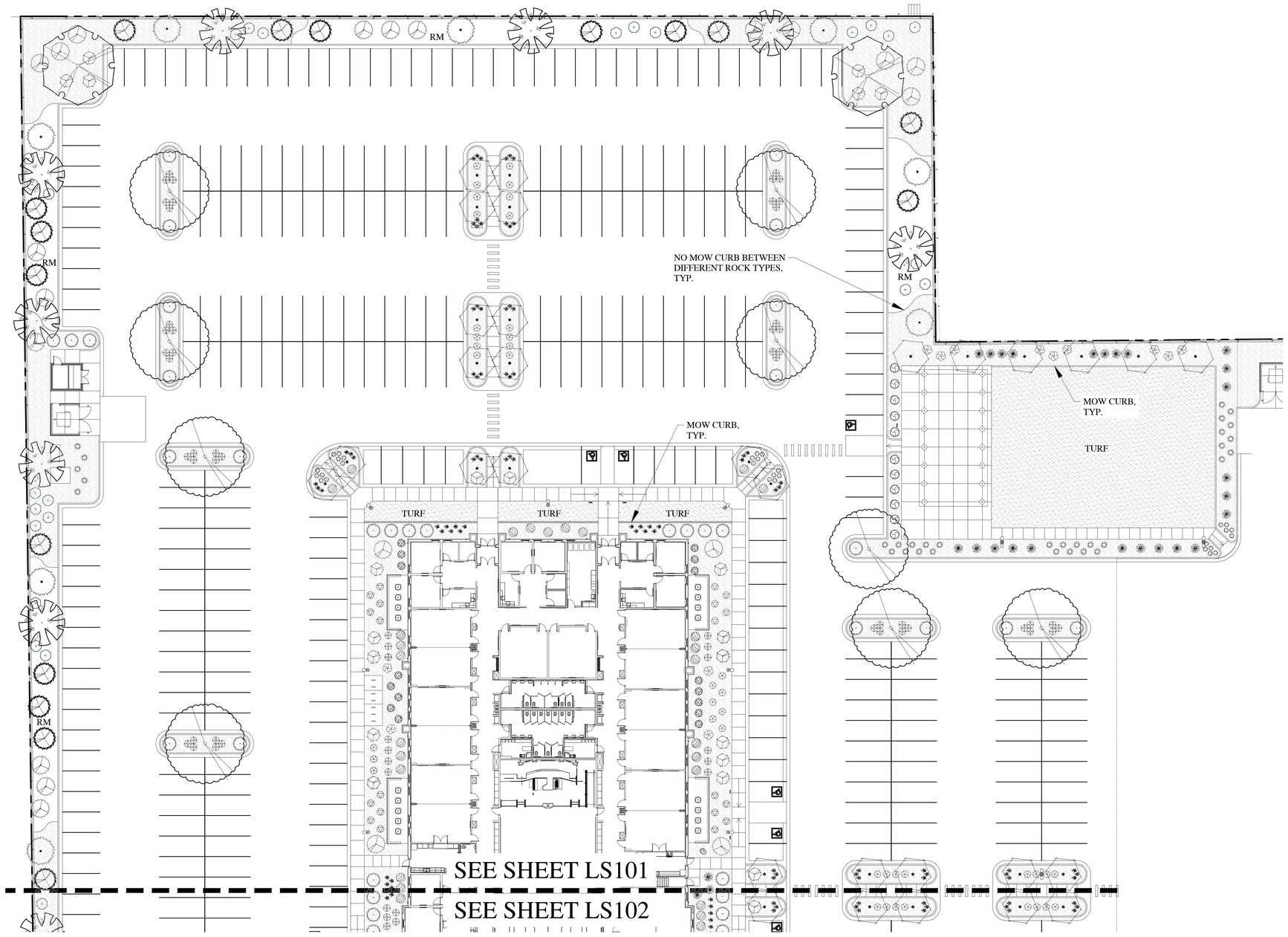
No action will be taken

Sample Motion:

No action will be taken

Attachments:

1. Landscape plan
2. Photometric
3. Site plan 1



BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	30	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GINGKO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE MAIDENHAIR*	13	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	7	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	11	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	24	6-7' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	30	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	44	1 GAL.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	43	5 GAL.
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	166	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	42	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	80	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	31	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	56	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	41	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (26,820 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	95,126 SQ.FT.*		23%
PLANTER AREA	68,306 SQ.FT.		72%
LAWN AREA	26,820 SQ.FT.		28%
TREES ON SITE	176**		
		TOTAL REQ'D = NA	PROVIDED = 176
		DECIDUOUS REQ'D = NA	PROVIDED = 129
		EVERGREEN REQ'D = NA	PROVIDED = 47
		SHRUBS REQ'D = NA	PROVIDED = 1,455
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,306 (80%)	

* PARK STRIP LANDSCAPE OF 7,536 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY.)
7. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 30X42 SHEET

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard, Utah 84059

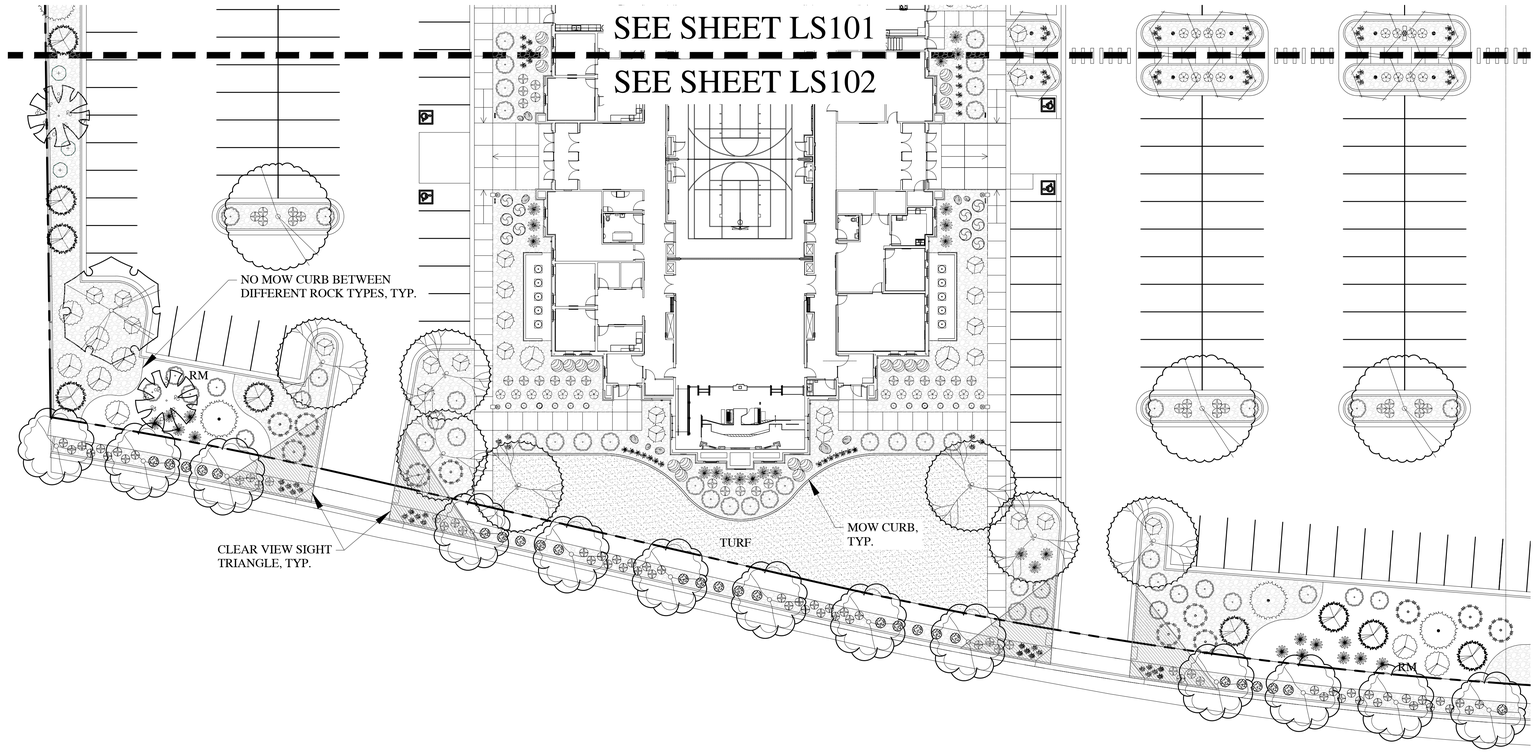
Owner #: 590-1876
Plan Series: 2024 10 Ward SC
County Parcel: 97:2036:0001
BID #: 2544
Date: 15 Aug 2024

Drawing Issue and Revision Schedule		
#	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2
4	12 MAR 2025	ASI

LANDSCAPE PLAN

LS101

Printed: 7 Apr 2025 5:23 PM



DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	VINEYARD CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	28% OF TOTAL LANDSCAPE (26,820 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	415,178 SQ.FT.*		9.5 ACRES
TOTAL LANDSCAPE AREA	95,126 SQ.FT.*		23%
PLANTER AREA	68,306 SQ.FT.		72%
LAWN AREA	26,820 SQ.FT.		28%
TREES ON SITE	176**		
		TOTAL REQ'D = NA	PROVIDED = 176
		DECIDUOUS REQ'D = NA	PROVIDED = 129
		EVERGREEN REQ'D = NA	PROVIDED = 47
		SHRUBS REQ'D = NA	PROVIDED = 1,455
		DROUGHT TOLERANT REQ'D = NA	
ADDITIONAL INFO	NA	DROUGHT TOLERANT PROVIDED = 1,306 (80%)	

* PARK STRIP LANDSCAPE OF 7,536 SQ.FT. NOT INCLUDED IN THIS TOTAL
** TREE/PLANTING COUNT INCLUDES SPRINGWATER BUILDING SECTION OF SITE

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	28%	FRAME BUILDING	0
PRIMARY ENTRIES	30-50%	47%	FRAME ENTRY	4
BUILDING PERIMETER	25-45%	27%	ACCENT BUILDING	8
PERIMETER SIDES	5-15%	12%	SCREEN LOT	29
PERIMETER REAR	5-15%	13%	SCREEN LOT	14

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
2. LAWN TO BE A DESERT SAGE BLUEGRASS BLEND (FROM CHANSHARE SOD) AND BE IMPLEMENTED AS SOD. REFER TO SOD LAYING NOTES FOR MORE INFORMATION.
3. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
4. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
5. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
6. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY.)
7. MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ACER MIYABEI 'MORTON' STATE STREET STATE STREET MAPLE	3	2" CAL.
	CARPINUS CAROLINIANA 'RISING FIRE' RISING FIRE AMERICAN HORNBEAM	30	2" CAL.
	CERCIS CANADENSIS EASTERN REDBUD*	10	2" CAL.
	GINGKO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE MAIDENHAIR*	13	2" CAL.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	7	2" CAL.
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA*	12	2" CAL.

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA OMORIKA SERBIAN SPRUCE*	11	6-7' TALL
	PINUS NIGRA 'OREGON GREEN' OREGON GREEN PINE*	24	6-7' TALL

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	HEMEROCALLIS 'STELLA D'ORO' STELLA D'ORO DAYLILY*	30	1 GAL.
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	113	1 GAL.

GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS*	32	1 GAL.
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' BLUE OAT AVENA GRASS*	44	1 GAL.

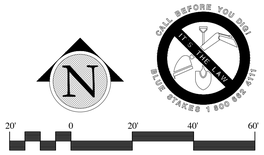
SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK	43	5 GAL.
	BUDDLEIA X 'FLUTTERBY PETITE' DWARF BUTTERFLY BUSH*	166	5 GAL.
	CERCOCARPUS INTRICATUS LITTLELEAF MOUNTAIN MAHOGANY*	27	5 GAL.
	FORSYTHIA X 'COURTASOL' GOLD TIDE FORSYTHIA	21	5 GAL.
	HIBISCUS SYRIACUS 'ANTONG TWO' LIL' KIM ROSE OF SHARON	13	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK*	56	5 GAL.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE*	42	5 GAL.
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	80	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO LOW SUMAC*	31	5 GAL.
	ROSA X 'WEKSCHNEEKOPPE' SNOW PAVEMENT RUGOSA SHRUB ROSES*	56	5 GAL.
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	41	5 GAL.
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA	20	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY* (LOW-SPREADING)	11	5 GAL.

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	ROCK MULCH TO BE 3/4" - 1" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
RM	ROCK MULCH TO BE 2" - 4" SIZE 'OAK CREEK PLUM' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 6" DEPTH OVER WEED BARRIER FABRIC.	PER PLAN	PER PLAN
	DESERT SAGE BLUEGRASS FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	SOD ROLLS
	DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS (MATCH/COMPLIMENT DECORATIVE ROCK MULCH IN PLANTING AREAS)	PER PLAN	PER PLAN

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



SCALE: 1"=20'-0" ON 30X42 SHEET

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED LANDSCAPE ARCHITECT # 4884514 Cory B. Whiting 8-15-2024 STATE OF UTAH

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Orem YSA 3rd 10 Ward Building
Orem UT YSA 3rd Stake

Approx. 1700 West 575 South
Vineyard Utah 84059

Owner #: 570-10454
Plan Series: 2024.10 Ward SC
County Parcel: 37:220:0001
BID #: 2344
Date: 7 Aug 2024

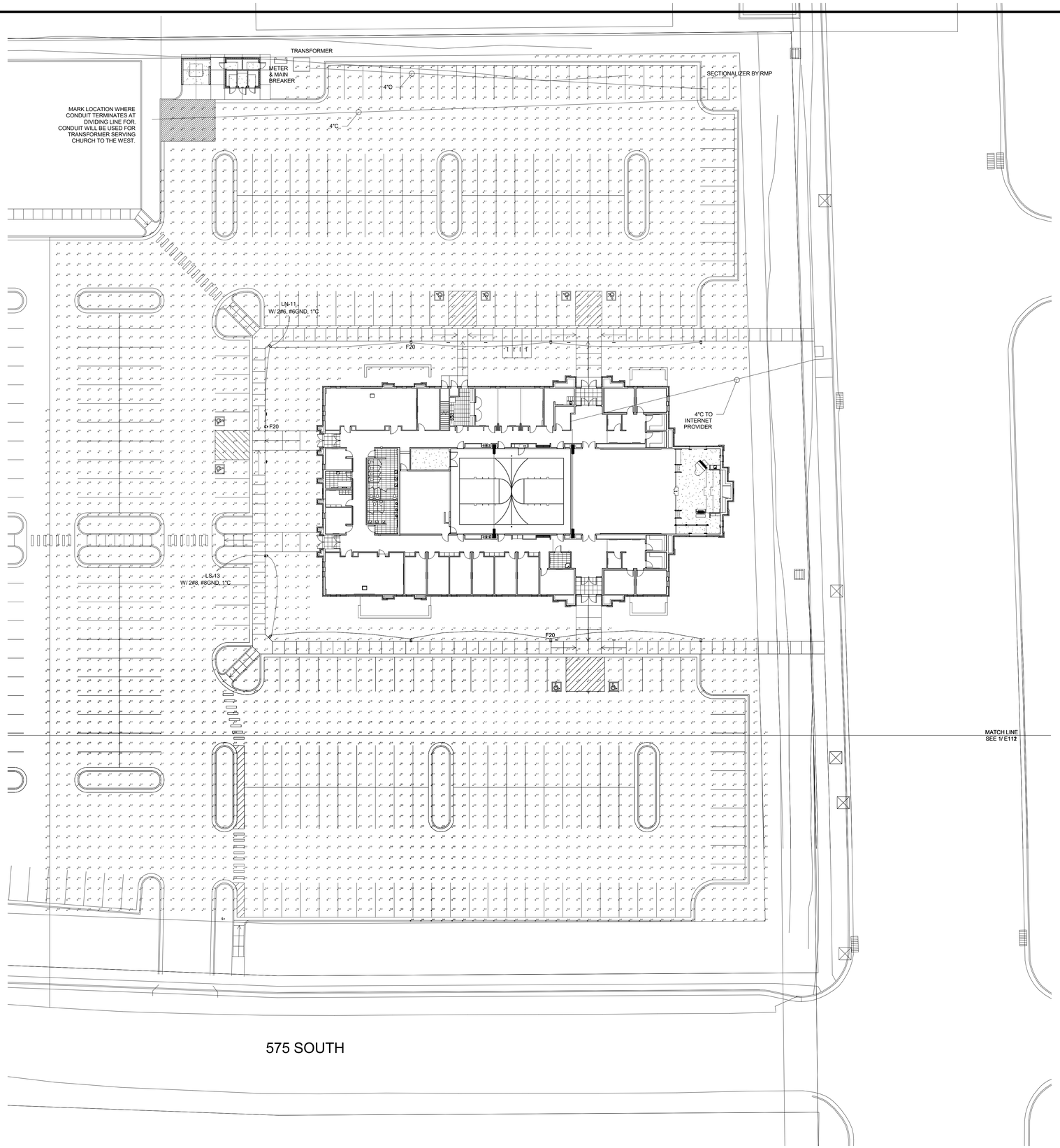
Drawing Issue and Revision Schedule

	Date	Description
1	15 Aug 2024	Bid Documents
2	27 Aug 2024	Addendum #1
3	14 OCT 2024	Addendum #2
4	12 MAR 2025	ASI

LANDSCAPE PLAN

LS102

Printed: 7 Apr 2025 5:23 PM



bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Springwater 9
Vineyard UT Springwater Stake

Approx. 542 South Geneva Road
Vineyard, Utah 84059

Date: 15 Aug 2024
BHD #: 2346
County Parcel: 39:228:0001
Plan Series: G300-MH-11
Owner #: 502-2004

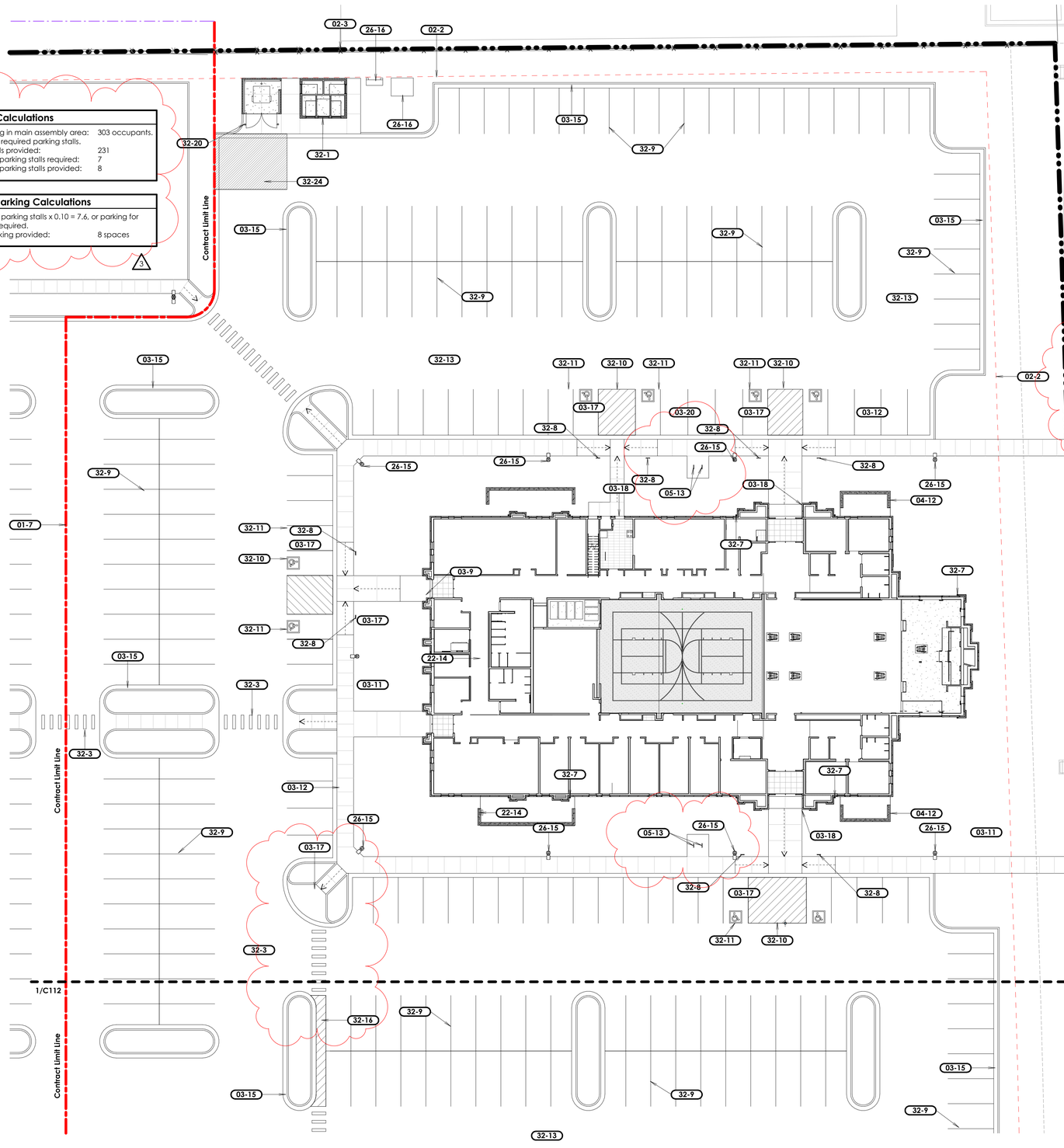
Drawing Issue and Revision Schedule

#	Date	Description
1	15 Aug 2024	Bid Documents

SITE PHOTOMETRICS

E110

Autodesk Docs://240510 - Orem Vineyard Springwater Granger 300 Meetinghouse/240510-Elec Central.rvt
2/27/2025 9:59:21 PM



Parking Calculations

Total seating in main assembly area:	303 occupants.
303 / 4 = 76 required parking stalls.	
Parking stalls provided:	231
Accessible parking stalls required:	7
Accessible parking stalls provided:	8

Bicycle Parking Calculations

76 required parking stalls x 0.10 = 7.6, or parking for 8 bicycles required.
Bicycle parking provided: 8 spaces

General Notes

A. All noted items are new unless noted otherwise.
B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
C. Refer to ConsLog for Information Available to Bidders, including the geotechnical report. Please note that the geotechnical report found groundwater at relatively shallow depths. The Contractor will be responsible for all required shoring, stabilization, and dewatering required for construction.
D. The Contractor shall enclose the entire area of work with a temporary fence and maintain a safe pedestrian route along the rights of way adjacent to the site throughout construction.
E. Omitted.
F. Omitted.
G. Omitted.
H. Refer to the Specifications for required locations of concrete control joints and expansion joints. Submit a proposed control joint and expansion joint plan to the Architect for approval prior to installation of site concrete.
I. The new building and parking lot are parallel or perpendicular to true north.
J. The contractor shall install all components of the building and site to meet accessibility standards as shown in 2017 ICC A117.1.
K. In 575 South right-of-way, patch roadway as required by city standards after utilities and other right-of-way improvements have been removed, modified, or added.

Site Data

	Square Feet	% of Site
Main building	18,298 SF	11.5%
Storage building	244 SF	0.2%
Asphalt Pavement	83,011 SF	52.3%
Concrete	15,616 SF	9.8%
Turfgrass	13,847 SF	8.7%
Other landscaping	27,739 SF	17.5%
Total site	**158,756 SF**	**3.64 acres**

Overexcavation and Fill Notes

A. For Overexcavation and Fill Detail, see F/C503.
B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction. Remove and stockpile topsoil as necessary for landscaped areas. For depth and locations of topsoil, see the Landscape Sheets and Specification Sections.
C. In the area of the building and mechanical enclosures:
   a. Overexcavate the entire footprint and 60" beyond at a 1:1 slope to the elevation as noted on F/C503.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install imported structural fill up to the base course under the building slab.
D. At the storage building:
   a. Excavate the entire footprint of the storage building to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill up to the base course under the storage building slab.
E. At the dumpster enclosure:
   a. Excavate the entire footprint of the dumpster enclosure to an elevation 1 foot below the bottom of footings.
   b. Install imported structural fill up to the bottom of footing level.
   c. Install structural fill to raise the grade to the base course under the dumpster slab and pad. See the Site Details for base course and concrete slab thickness.
F. At a 20 foot x 15 foot area in front of the dumpster [as shown on the Site Architectural Plans], install (2) 3" layers of asphalt with a 14" minimum base.
G. Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and full length of sidewalk from the building to the perimeter sidewalk.
H. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
I. At sidewalks and all site concrete pads and elements:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 4" aggregate base below all site concrete elements, pads, and sidewalks. See site details.
J. At asphalt paving:
   a. Overexcavate as noted in Item B. above.
   b. Install subbase up to the base level.
   c. Install 3" asphalt paving over 9" base over entire parking lot (excluding the area in front of the dumpster enclosure).
K. All structural fill shall be imported.
L. Install imported structural fill full depth at all utility trenches.
M. All topsoil shall be imported. Provide topsoil tests and amendments as required by the Landscape Sheets and Specifications. Areas of landscaping without planting may have existing topsoil used as fill and may have existing topsoil left in place where compatible with finished grades."
N. All compacted soils shall be density tested.
O. On-site native soils may be used as fill only in landscape areas.
P. For the purposes of bidding, assume no unconsolidated fill or deleterious materials other than grubbing and typical removal of organics, etc., beyond that noted in the geotechnical report. A further geotechnical investigation will be completed shortly and the contract adjusted as necessary for its findings.

Note

For site utility information, fire hydrants, storm drain information, storm drain structures, etc., see the Civil Engineer's sheets.
For concrete mow curbs, see the Landscape Architect's sheets.
Coordinated locations will be shown on the sheet prior to installation.

Keyed Notes

01-7 Contract limit line. All work shown on the other side of the contract limit line is not in this projectâ€™s scope of work and is shown for reference only. Coordinate all work at the contract limit line with the other projectâ€™s contractors. Refer to the other site sheets for specific requirements for items that extend past the contract limit line.
02-2 Existing utility easement. See survey and site utility plan.
02-3 Remove existing perimeter fence in preparation for new perimeter fence. See Site Architectural Plan. Coordinate with adjacent paving. fences which tie into this fence, etc. Repair adjacent items to remain as necessary to tie iinto new fence and mow strip.
02-4 Existing utility equipment to remain.
02-12 Existing sidewalk, curb and gutter to remain.
03-9 Building landing. 2% slope maximum.
03-11 New concrete sidewalk. See A & H/C501. Typical.
03-12 New integral sidewalk, curb, and gutter. See B/C501. See Grading and Drainage Plan for infall / outfall of gutter.
03-15 New concrete curb & gutter - typical. See typical details C501 & infall / outfall notation on the Grading & Drainage Site Plans.
03-17 Sloped section of concrete sidewalk at <5% slope. See grading plan for exact slope.
03-18 Align sidewalk with building foundation wall.
03-20 New control joint in concrete flatwork. See H/C501.
04-12 Mechanical enclosure wall. See C and D/C504 and Structural Sheets.
05-13 New stainless steel bike rack. See L/C501.
22-14 Natural Gas Meter. See Plumbing Sheets.
26-15 New pole light and concrete base. See D/C503 and electrical sheets.
26-16 New concrete transformer pad and CT can per power company requirements. See Electrical Sheets.
32-1 New irrigation controller. See landscape sheets.
32-3 New painted crosswalk.
32-7 New roof drain box at downspout. See utility sheets and C/C502. Typical.
32-8 New accessible parking sign. See A/C502.
32-9 New painted parking lines. Parking lines shall be 4" wide reflective white paint centered on top. Typical.
32-10 New accessible parking access aisle. Paint lines shall be 4" wide reflective white, at a 45Â° angle, and have 2'-0" spacing.
32-11 New blue & white painted accessible parking symbol.
32-13 New asphalt paving - typical. See F/C501 and overexcavation and fill notes.
32-16 Painted out "no parking" area. Paint lines shall be 4" wide reflective white, at a 45Â° angle, and have 2'-0" spacing.
32-20 New bollard. See B/C502.
32-24 (2) 3" layers of asphalt over 14" aggregate base in shaded area.

General Notes continued

L. All existing utility lines less than 69KV shall be undergrounded with the first phase of development.
M. All mechanical equipment shall be screened/concealed from street view. See the Mechanical Enclosure Details.
N. All work on this project be covered for dust and weed control during all construction activities.
O. All construction on this project shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard City.
P. This project is subject to the current Vineyard City Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations.

0' 10' 20' 40' 80'

W N E S

1 Site Plan - North

Scale: 1" = 20'-0"

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

Preliminary - Not For Construction

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Springwater 9
Vineyard UT Springwater Stake

Approx. 542 South Geneva Road
Vineyard, Utah 84059

Owner #: 502-2004
Plan Series: G300-MH-11
BHD #: 2346
County Parcel: 39-228:0001
Date: 15 Aug 2024

Drawing Issue and Revision Schedule

#	Date	Description
3	29 Jan 2025	Site Plan Review Responses
2	27 Aug 2024	Addendum #1
1	15 Aug 2024	Bid Documents

Site Plan - North

C111

Printed 3/3/2025 10:49:31 AM

STAFF REPORT

Meeting Date:	May 15, 2025
Agenda Item:	PLAN25-0010 Site Plan Application - Commercial Outdoor Recreation Facility
Department:	Community Development Department
Presenter:	Cache Hancey

Background/Discussion:
This commercial outdoor recreation site will consist of 6 pickleball, 1 basketball, 2 tennis, and 6 padel courts. 103 parking stalls are provided with a requirement of 75. The parking lot will be accessed off of Fourth Avenue. Other facilities on site include a clubhouse, restrooms, and landscaping items. This will be a privately-owned and operated facility.

Fiscal Impact:
N/A

Recommendation:
N/A

Sample Motion:
N/A

Attachments:
1. Utah City Racquet Site Plan
2. Utah City Racquet Scope of Work



LEGEND

PAVING:

SYMBOL	DESCRIPTION
P0	EXISTING CONCRETE TO REMAIN. CONTRACTOR TO INSPECT AND REPAIR.
P1	NEW CONCRETE TO MATCH EXISTING CONCRETE.
P2	ENHANCED CONCRETE COLOR: SIKA U20 SMOKE FINISH: EXPOSED AGGREGATE FINISH UTILIZING TOPCAST #05
P3	ENHANCED CONCRETE COLOR: SIKA U18 GULL GRAY FINISH: EXPOSED AGGREGATE FINISH UTILIZING TOPCAST #75
P4	SYNTHETIC TURF
P5	CRUSHED GRANITE FINES COLOR: SUBMIT SAMPLE FOR APPROVAL
P6	BRICK PAVERS

BOLLARD
RELIANCE FOUNDRY STAINLESS STEEL - R8901

BENCH
LANDSCAPE FORMS - BACKLESS MULTIPLICITY

POWER PEDESTAL / ELECTRICAL OUTLET

LANDSCAPE SPEAKERS

TREE UPLIGHTS PROVIDED BY OTHERS, REFER TO LIGHTING PLANS

DRAINAGE:

TRENCH DRAIN
REFER TO DETAIL

12"x12" AREA DRAIN
REFER TO DETAIL

LANDSCAPE ATRIUM DRAIN
REFER TO DETAIL

PLANTING:

REFER TO LANDSCAPE PLANS.

20 0 20 40 60
Scale 1" = 20'

SITE solutions
LANDSCAPE ARCHITECTURE+ LAND PLANNING
3715 Northside Parkway T: 404.705.9411
300 Northcreek, Bldg. 300 F: 404.705.9491
Atlanta, Georgia 30327 www.sitesolutionsla.com

COPYRIGHT C 2005 BY SITE solutions, LLC. LANDSCAPE ARCHITECTS. ALL RIGHTS RESERVED. THIS DOCUMENT (INCLUDING ELECTRONIC AND REPRODUCTIONS) IS THE PROPERTY OF SITE solutions, LLC. AND ONLY FOR USE ON THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY THE EXPRESSED WRITTEN AGREEMENT WITH SITE solutions, LLC. THIS DOCUMENT AND REPRODUCTIONS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

PROFESSIONAL STAMP:

BLOCK 4 - UTAH CITY

PREPARED FOR
FLAGSHIP HOMES

SHEET STATUS

MARK	DATE	BY	RELEASE
A	03.26.2025	NM	GROCER SET

SHEET TITLE:

HARDSCAPE PLAN

PROJECT NUMBER:
24022.00

H1.03

DATE: - 03.26.2025

NOT ISSUED FOR CONSTRUCTION

FLAGSHIP

Utah City Racquet Club Block 4 Site

April 1, 2025

Vineyard City Staff, Planning Commission -

This application narrative outlines a new proposed racquet club in Utah City. The Utah City Racquet Club is located on the north two sub-blocks of Block 4, just north of the grocery store. The main goal of the racquet club is to activate the area with recreation, entertainment, and food and beverage. Development of these sub-blocks will create attractive edges to the grocery store and Greenline.

The club amenities include the following:

1. Pickleball Courts (6)
2. Padel Courts (6)
3. Tennis Courts (2)
4. Clubhouse
5. Restrooms (4)
6. Food truck / Concessions area
7. Social Gathering Space
8. Entry / Check-in Plaza
9. Benches
10. Raised Planters
11. Shade
12. Landscaping
13. Lighting
14. Off-Street Parking

This will be a privately owned and maintained facility. We are in coordination with an operator who is an expert in racquet sports in particular the up and coming sport of padel. We are excited with their operations team and the unique programming they bring.

Best,



Bronson Tatton
Utah City Director of Planning and Design

STAFF REPORT

Meeting Date:	May 15, 2025
Agenda Item:	PLAN25-0013 Site Plan Amendment - Greenline Block 4 Retail Village
Department:	Communitty Development Department
Presenter:	Cache Hancey

Background/Discussion:
Block 4 of the Greenline, known as The Greenway, was originally approved as part of the whole promenade site plan approval on August 2, 2023. This site plan amendment application updates the site with commercial retail locations consisting of 10 pop-up structures and 1 larger restaurant. These retail locations replace the large pavilion that was part of the original approval. The interactive seating/lounge, kiosk, and splash pad on the eastern end of the site are also being removed and replaced with open lawn space.

Bend Street and Broad Street will provide 99 parking stalls.

Items needed prior to Planning Commission agenda:
-Bike parking details
-Materials list for structures
-Updated landscaping plan

Fiscal Impact:
N/A

Recommendation:
N/A

Sample Motion:
N/A

Attachments:
1. Greenway Scope of Work
2. Greenway Site Plan
3. Greenway Restaurant
4. Small Pop-up
5. Medium Pop-up
6. Large Pop-up

FLAGSHIP

Utah City Greenline Retail Village

May 12, 2025

Vineyard City Staff, Planning Commission -

This site plan amendment introduces a retail village and restaurant in the Greenway section of the Greenline. The previously approved site plan contemplated two restaurant pads. We have since vetted out an improved design with ten (10) retail incubators and one (1) restaurant building. The surrounding open space design is virtually the same as previously approved with the exception of the removal of the east sunken lawn and stairs. The east lawn will now be at grade with The Village so that event programming can seamlessly blend from hardscape plaza space to the lawn area. The west sunken lawn and stairs remains intact for an elevated perspective from The Village to the sunken lawn.

This area will be a privately maintained facility. Leases to retail and restaurant tenants will be controlled by the developer with the goal of keeping the user experience fresh and new year round.

Construction has been going on the surrounding open space and with the site plan amendment approval we are seeking, the utilities and site prep will begin going through City Permitting. We expect The Village to open in the Summer months of 2026, a little over a year from now.

Best,



Bronson Tatton
Utah City Director of Planning and Design



UTAH CITY GREENLINE
(BLOCK 4)

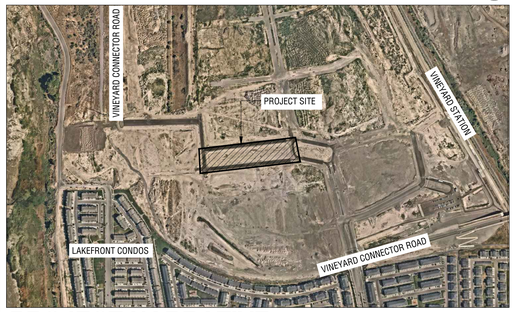
LAKE PROMENADE AND MAIN STREET
VINEYARD, UTAH 84059

BULLETIN 01
APRIL 04, 2025

LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



PROJECT NARRATIVE

THE UTAH CITY GREENLINE PROMENADE IS A 20 ACRE OPEN SPACE COMPRISING OF PARKS, PLAYGROUNDS, AND PLAZA SPACES BOUNDED BY UTAH CITY, N VINEYARD ROAD, AND MAIN ST. THE OPEN SPACE SPINE WILL BE A UNIQUE, VIBRANT, DYNAMIC, PEDESTRIAN-FRIENDLY DESTINATION SERVING AND ACTIVE AND GROWING COMMUNITY.

AS THE SECOND PHASE, THE BLOCK 4 GREENLINE WILL BE COMPRISED OF KEY PROGRAMMING ELEMENTS INCLUDING LARGE PLAZA SPACES TO ACCOMMODATE FOOD TRUCKS AND OTHER AMENITIES, WORK PODS, INTERACTIVE EQUIPMENT FOR ALL AGES, FLEXIBLE EVENT LAWNS AND A VARIETY OF SEATING AREAS. THIS PARK WILL SERVE TO AS LINK TO A PEDESTRIAN ORIENTED OPEN SPACE CONNECTING THE ENTIRE PROMENADE TO THE LAKEFRONT.

PROJECT OWNER

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

DESIGN TEAM

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

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

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

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

WAYFINDING & SIGNAGE
RSM DESIGN
408 WEST 8TH STREET, SUITE 201
DALLAS, TX 75208
PHONE 972.974.3690

GEOTECHNICAL ENGINEER
GEOSTRATA
1216 SOUTH 1580 WEST ST
OREM, UT 84058
PHONE 801.897.5351

PERMITS

SITE ELECTRICAL AND LIGHTING

SHEET #	SHEET NAME	ISSUE FOR PERMIT MEP & CIVIL- EARLY RELEASE PACKAGE	75% CONSTRUCTION DOCUMENTS	ISSUE FOR PERMIT	CONFORMED SET	BULLETIN 01	,	,	,
EE001.4	ELECTRICAL COVER SHEET			X	X	X			
EE601.4	ONE-LINE DIAGRAM AND PANEL SCHEDULES			X	X	X			
EE602.4	GROUNDING AND BONDING DETAILS			X	X	X			
EE701.4	TYPICAL LABELING DETAILS			X	X	X			
ES101.4	ELECTRICAL SITE PLAN - BLOCK 4		X	X	X	X			
ES101.4a	ELECTRICAL SITE PLAN - BLOCK 4 CALCULATIONS		X	X	X	X			
ES102.4	ELECTRICAL SITE PLAN - BLOCK 4		X	X	X	X			
ES102.4a	ELECTRICAL SITE PLAN - BLOCK 4 CALCULATIONS		X	X	X	X			
ES501.4	ELECTRICAL SITE DETAILS	X	X	X	X	X			
ES502.4	ELECTRICAL SITE DETAILS	X		X	X	X			
ES503.4	ELECTRICAL SITE DETAILS	X		X	X	X			
ES601.4	EXTERIOR LIGHTING FIXTURE SCHEDULE & DETAILS	X		X	X	X			
ES602.4	LIGHTING RELAY DIAGRAMS & SCHEDULES		X	X	X	X			

LANDSCAPE, CONTINUED

SHEET #	SHEET NAME	ISSUE FOR PERMIT MEP & CIVIL- EARLY RELEASE PACKAGE	75% CONSTRUCTION DOCUMENTS	ISSUE FOR PERMIT	CONFORMED SET	BULLETIN 01	,	,	,
L501	LANDSCAPE IRRIGATION NOTES AND EQUIPMENT SCHEDULE			X	X	X			
L502	IRRIGATION PLANS			X	X	X			
L503	LANDSCAPE IRRIGATION DETAILS			X	X	X			
L504	IRRIGATION PLANS			X	X	X			
L505	IRRIGATION PLANS			X	X	X			
L506	IRRIGATION PLANS			X	X	X			
L600	PLANTING SCHEDULE		X	X	X	X			
L601A	PLANTING PLANS - TREES AND LANDSCAPE MATERIALS		X	X	X	X			
L601B	PLANTING PLANS - SHRUBS, PERENNIALS, GROUNDCOVER		X	X	X	X			
L602A	PLANTING PLANS - TREES AND LANDSCAPE MATERIALS		X	X	X	X			
L602B	PLANTING PLANS - SHRUBS, PERENNIALS, GROUNDCOVER		X	X	X	X			
L701	PLANTING DETAILS		X	X	X	X			
L800	FURNITURE SCHEDULE		X	X	X	X			
L801	FURNITURE PLANS		X	X	X	X			
L802	FURNITURE PLANS		X	X	X	X			

GENERAL

SHEET #	SHEET NAME	ISSUE FOR PERMIT MEP & CIVIL- EARLY RELEASE PACKAGE	75% CONSTRUCTION DOCUMENTS	ISSUE FOR PERMIT	CONFORMED SET	BULLETIN 01	,	,	,
-	COVER	X	X	X	X	X			
G0.01	SHEET INDEX	X	X	X	X	X			
G0.02	ORIENTATION PLAN, GENERAL NOTES	X	X	X	X	X			
G0.03	GENERAL NOTES	X	X	X	X	X			

CIVIL

C0.0	COVER SHEET	X		X	X	X			
C0.1	DEMOLITION PLAN	X		X	X	X			
C0.2	DEMOLITION PLAN	X		X	X	X			
C1.1	SITE PLAN			X	X	X			
C1.2	SITE PLAN			X	X	X			
C2.1	GRADING PLAN			X	X	X			
C2.2	GRADING PLAN			X	X	X			
C2.3	GRADING DETAILS	X		X	X	X			
C3.1	UTILITY PLAN	X		X	X	X			
C3.2	UTILITY PLAN			X	X	X			
C4.1	DETAILS			X	X	X			
C4.2	DETAILS			X	X	X			
C5.1	EROSION CONTROL PLAN			X	X	X			
C5.2	EROSION CONTROL PLAN			X	X	X			

LANDSCAPE

L100A	CONSTRUCTION SCHEDULE			X	X	X			
L101	CONSTRUCTION PLAN		X	X	X	X			
L102	CONSTRUCTION PLAN		X	X	X	X			
L110	LAYOUT SCHEDULE			X	X	X			
L111	LAYOUT PLAN		X	X	X	X			
L112	LAYOUT PLAN		X	X	X	X			
L200	ENLARGEMENT PLANS		X	X	X	X			
L201	ENLARGEMENT PLANS		X	X	X	X			
L300	CONSTRUCTION DETAILS		X	X	X	X			
L301	CONSTRUCTION DETAILS		X	X	X	X			
L302	CONSTRUCTION DETAILS		X	X	X	X			
L303	CONSTRUCTION DETAILS		X	X	X	X			
L304	CONSTRUCTION DETAILS		X	X	X	X			
L305	CONSTRUCTION DETAILS		X	X	X	X			
L306	CONSTRUCTION DETAILS		X	X	X	X			
L307	CONSTRUCTION DETAILS		X	X	X	X			
L308	CONSTRUCTION DETAILS		X	X	X	X			
L309	CONSTRUCTION DETAILS		X	X	X	X			
L401	SOILS PLAN		X	X	X	X			
L402	SOILS PLAN		X	X	X	X			
L410	GRADING AND DRAINAGE DETAILS		X	X	X	X			

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE (BLOCK 4)

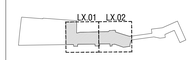
Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and other reserved rights, including the copyright thereto. These drawings are not to be published, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GENERAL

Sheet Number

G0.01

UTILITY NOTES

1. REFERENCE CIVIL UTILITY SHEET (C3.1) FOR ADDITIONAL NOTES
2. ANTICIPATED RESTAURANT (FOR TAKEOUT) UNITS 1000 GROSS SQ. FT. (TWO TOTAL RESTAURANT UNITS = 2000 SQ. FT WITH ANTICIPATED 600 GAL. PER DAY.
   - RESTAURANT AVERAGE DAILY FLOW 300 GPD/ UNIT
   - PAVILION AVERAGE DAILY FLOW 2000 GPD
3. PEAK FLOW = 11.69 GPM (GAL PER MINUTE)

$$\frac{2600\ \text{GAL}}{1\ \text{DAY}} \times \frac{1\ \text{DAY}}{13\ \text{HRS}} \times \frac{1\ \text{HR}}{60\ \text{MIN}} \times \frac{0.134\ \text{CF}}{\text{GAL}} \times \frac{1\ \text{MIN}}{60\ \text{SEC}}$$

   - =0.0074 CF/SEC
   - PEAK FACTOR FOR GEN. CURVE @ 0.0074 = 3.5
   - PEAK FLOW = 0.0074 CFS X 3.5 = 0.026 CFS
4. FOR ANTICIPATED RESTAURANT BUILDINGS INCLUDING A PARK AREA WITH RESTROOMS (ESTIMATED AT 2,000 SQ. FT)
   - CIVIL RECOMMENDS A 1.5" TO 2" Ø WATER METER
5. AT BLOCK 4 ANTICIPATED SEWER IMPACT STUDY IS AS FOLLOWS BELOW:
   - MAX PIPE CAPACITY FOR 4" SANITARY SEWER LATERAL:
     a. 4" Ø PVC @ 2% SLOPE = 143 GPM
     b. 4" Ø PVC @ 1% SLOPE = 101 GPM
     c. 4" Ø PVC @ 0.5% SLOPE = 72 GPM
   - 4" PVC IS ADEQUATE FOR PEAK SEWER FLOWS
   - CIVIL RECOMMENDS A 6" Ø PIPE FOR SEWER LATERALS

GENERAL NOTES

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

LANDSCAPE NOTES

1. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH HIS PLANTING OPERATIONS.
3. REFER TO THE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
4. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE.
5. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR IS TO DO THE FOLLOWING BEFORE BEGINNING PLANTING OPERATIONS.

   -SHRUBS - LAY OUT THE ACTUAL CONTAINERS ONSITE PRIOR TO DIGGING HOLES.

   -TREES - STAKE THE LOCATIONS PRIOR TO DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE CONTRACTOR.
6. TREE LOCATIONS MAY ADJUST TO ACCOMMODATE EXISTING UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT, TYP.
7. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF THE AREAS ON THE SITE AND THE DRAWINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PEST OR PLANT DISEASES. PRE-SELECTED "TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND BE CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY THE PLANT MATERIAL PER SPECIFICATIONS.
9. GROUND COVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT AND SOD QUANTITIES AND ENSURING DESIGN INTENT OF DRAWINGS.
11. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. ALL SHRUB AND GROUND COVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED WITH WOOD PER SPECIFICATIONS. REFER TO THE DRAWINGS FOR SPECIFIC LOCATIONS.
13. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR ALL ON-GRADE PLANTING AREAS, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY A QUALIFIED SOILS TESTING LABORATORY FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY, AND SOIL PREPARATION RECOMMENDATIONS. THE CONTRACTOR MAY BE REQUESTED TO AMEND THE SOIL TO CONFORM TO THE RECOMMENDATIONS HOWEVER ANY AMENDMENT THAT MIGHT BE REQUESTED OF THE CONTRACTOR SHALL ONLY BE UPON RECEIPT OF A WRITTEN CHANGE ORDER FROM THE OWNER.
14. CONTRACTOR TO INSTALL STEEL EDGING TO SEPARATE ALL PLANT VARIETIES FROM LAWN.
15. CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH PICTURES OF ALL SPECIFIED PLANT MATERIAL IN ADDITION TO ALL OTHER PLANT MATERIAL.

LAYOUT NOTES

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

LANDSCAPE GRADING & DRAINAGE NOTES

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

PROJECT TEAM

OWNER

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE
(BLOCK 4)

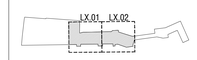
Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, including rights of reproduction and publication, even in the event of publication of notice and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

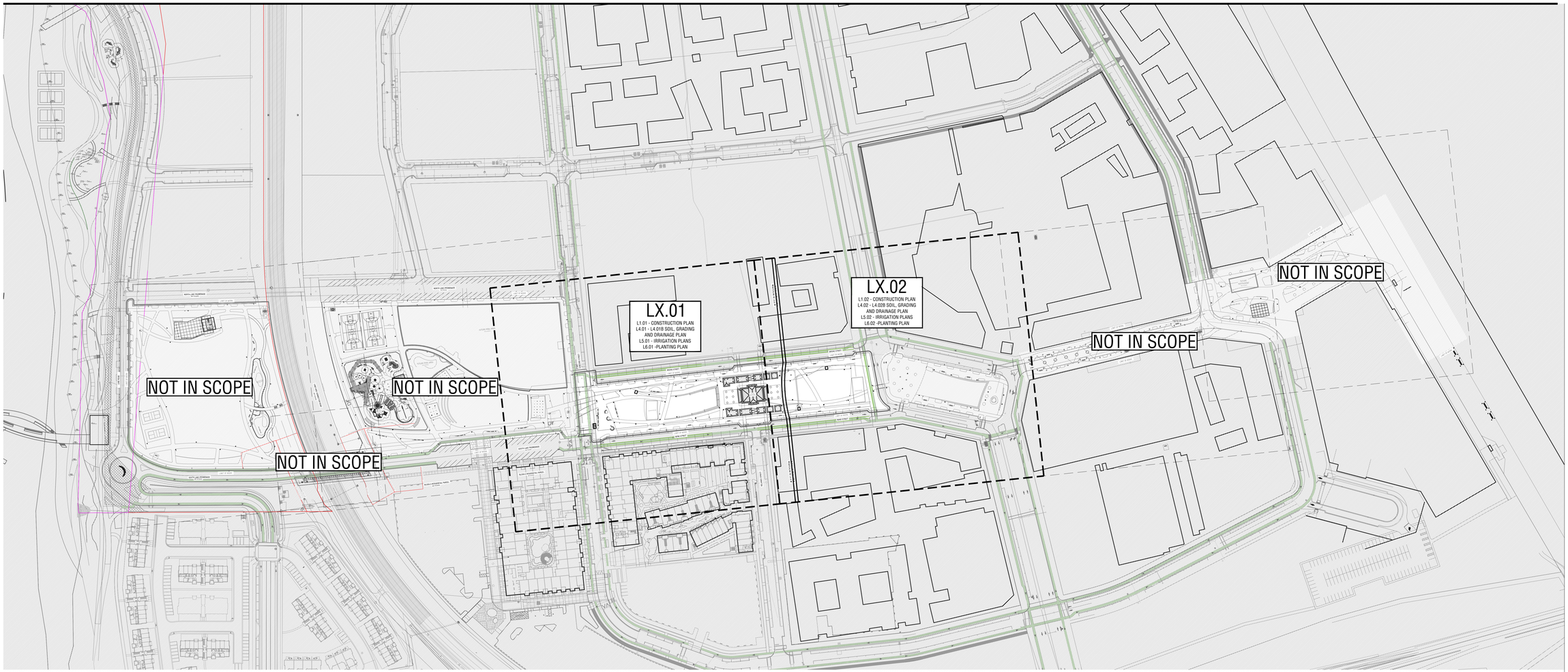
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

GENERAL

Sheet Number

G0.02



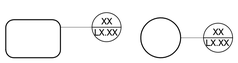
ORIENTATION-PLAN 01

GENERAL ABBREVIATIONS

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

GENERAL DRAWING SYMBOLS

AREA OF DETAIL ENLARGEMENT



ANNOTATION STYLE



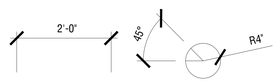
CENTERLINE



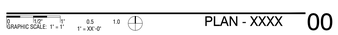
CONSTRUCTION CALLOUT



DIMENSION STYLE



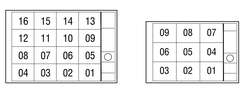
DRAWING TITLE



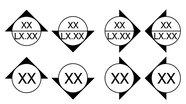
DETAIL TAGS



DETAIL SHEET NUMBERING



ELEVATION TAGS



MATCHLINE

▲MATCH LINE RE: #####▲

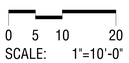
NORTH ARROW



PLANTING CALLOUT



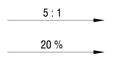
SCALE BAR



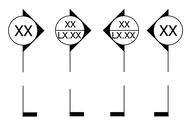
SPOT ELEVATION



SLOPE



SECTION TAGS



PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE (BLOCK 4)

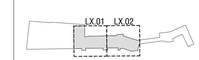
Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ordinary and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

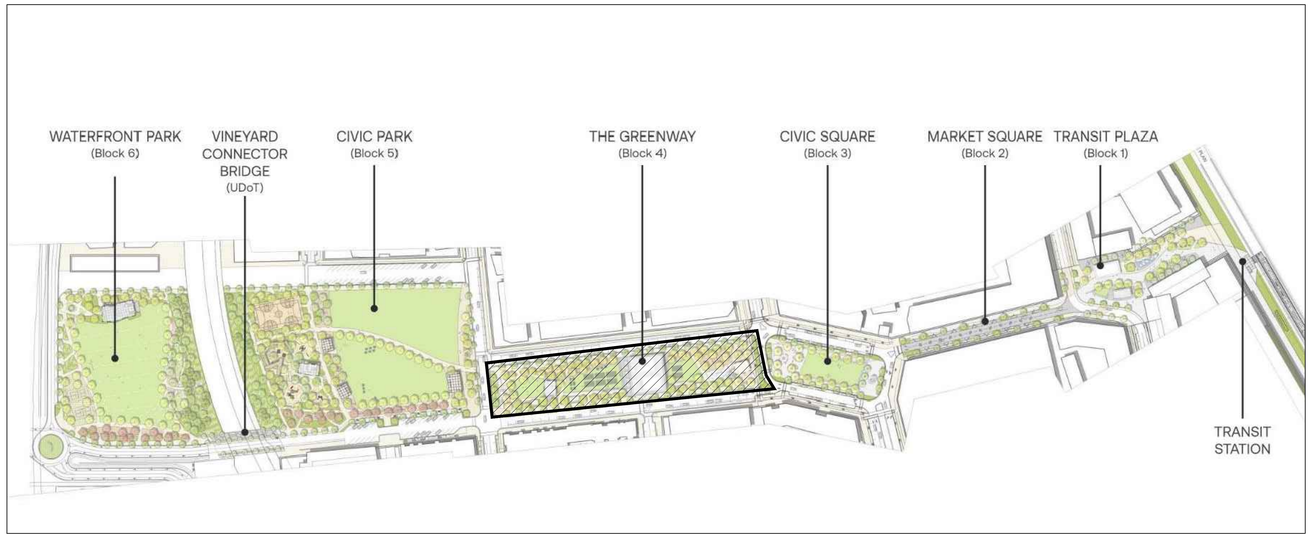
ORIENTATION PLAN & GENERAL NOTES

Sheet Number

G0.03

Utah City Greenline (Block 4)

Lake Promenade and Main Street
Vineyard, Utah 84059



Abbreviations

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

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	100
Proposed Fire Line	F	Existing Spot	+(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number	XX/XX
Existing Post		Sheet Number	XX/XX

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C0.2	Demolition Plan
C1.1	Site Plan
C1.2	Site Plan
C2.1	Grading Plan
C2.2	Grading Plan
C2.3	Grading Details
C3.1	Utility Plan
C3.2	Utility Plan
C4.1	Details
C4.2	Details
C5.1	Erosion Control Plan
C5.2	Erosion Control Plan

General Notes

1. Attention is drawn to the fact that the scale of these drawings may have been distorted during the reproduction process. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by AWA shall be without liability to AWA.
2. These plans do not purport to show all elements to be construction. The contractor is to review the entire construction plan set, including, architectural, structural, mechanical, plumbing, electrical and geotechnical plan sets, in order to comprehensively determine all elements to be installed and their relation to each other. Coordinate with other trade's work to properly execute contractor's work.
3. If any conflicts, discrepancies or any other unsatisfactory conditions are discovered, either on the construction documents or field conditions, the contractor must notify the engineer immediately and shall not commence further operation until the conflicts discrepancies, or other unsatisfactory conditions are resolved.
4. The approval of these plans and the issuance of XXX PERMIT, does not in any way suggest that all other requirements for the legal or appropriate operations for this activity, which may require additional permitting have been met. The onus is on the owner/ developer/ builder to discover what additional permitting or approvals may be necessary to operate from this point in an appropriate legal manner. Plan approval or permit issuance does not absolve the applicant from complying with all applicable laws, standards, or other permits which may be required for this project.

Benchmark - Provided By Northern Engineering

Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 6S, Range 2E, SLB&M
ELEV = 4520.37 (NGVD 29)

Note:
UDOT–Horrocks Downtown Vineyard Benchmark:
Southeast Corner (SE 1/4) of Section 7, Township 6S, Range 2E, SLB&M
ELEV = 4523.65 (NAD 1988)

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA
24–195 CV

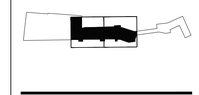
UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	06/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER
NO. 778140-2202
TYLER J. WALMBERG
04/04/2025
STATE OF UTAH

Key Map



Issue Date:	04/04/2025
Job Code:	UT-GRN
Permit Number:	XXXXX
Scale:	As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all rights, including common law copyright, to the ideas, designs and drawings and the designs contained therein in all formats, including printed and digitized. The drawings are not to be altered in any way, nor assigned to any third party, without obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

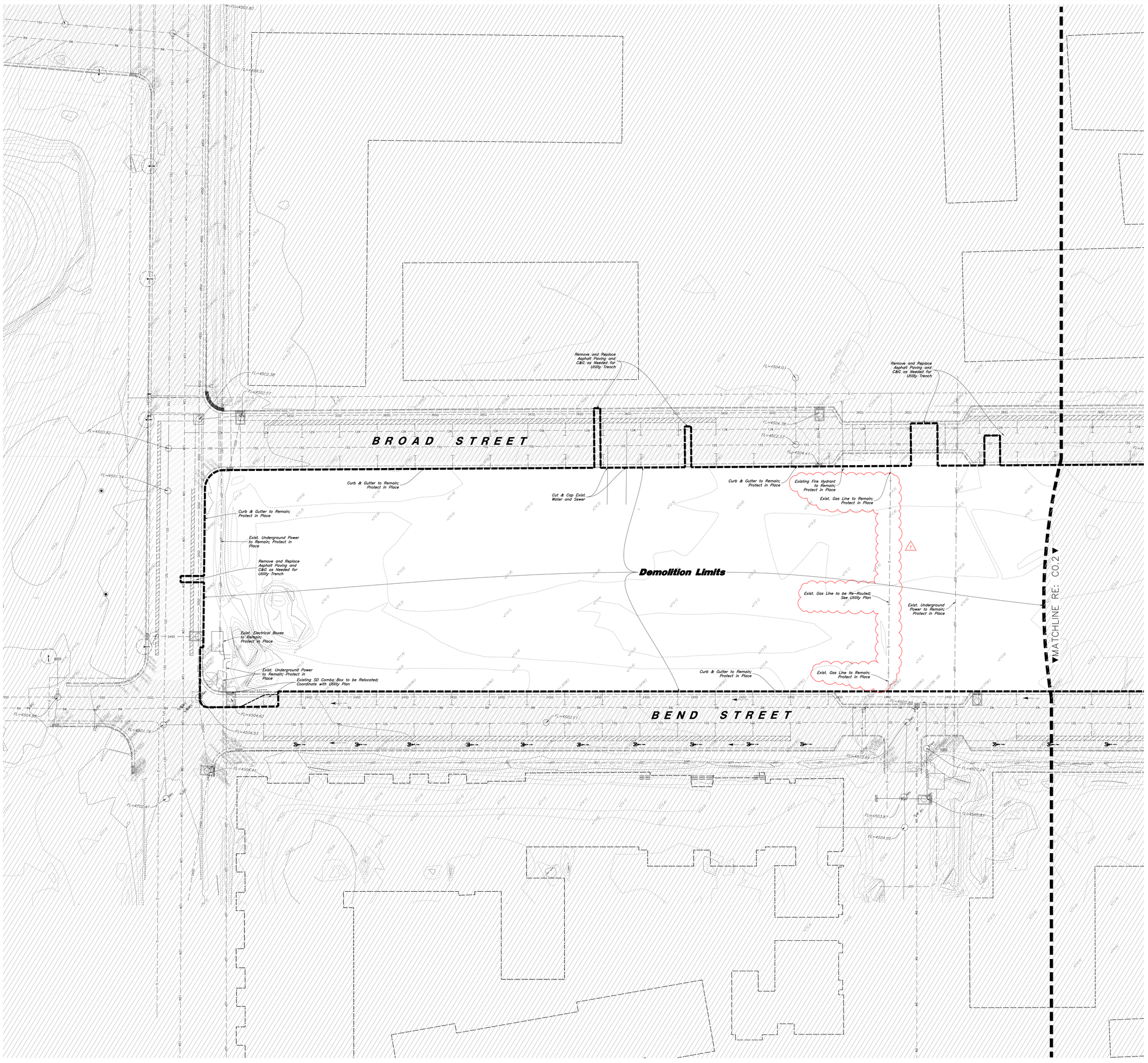
Sheet Title

Cover Sheet

Sheet Number

C0.0

C:\24-195 Utah City Block A\Revit\24-195 CV.rvtexp, 4/4/2025 8:06:07 PM, donnie, 1:1, DWF



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

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

CAUTION :

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

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

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

24-195 DM

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2025	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER
NO. 7764491-2202
GREG H. WILLMORE
STATE OF UTAH

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings. The use of these drawings shall be limited to the purposes and projects for which they are stipulated. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

Demolition Plan

Sheet Number

C0.1

K:\24-195 Utah City Block 4\Revit\24-195 DM.rvt, 4/7/2025 10:16:53 AM, dankiel, 1:1, PUW



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

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

CAUTION :

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

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

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER
JAMES R. MALMBERG
STATE OF UTAH

Key Map

Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights, title to these drawings and the designs contained therein in all formats, including printed and digital. Unauthorized use of these drawings and designs is prohibited by U.S. and local laws without the written permission of or consent from The Office of James Burnett.

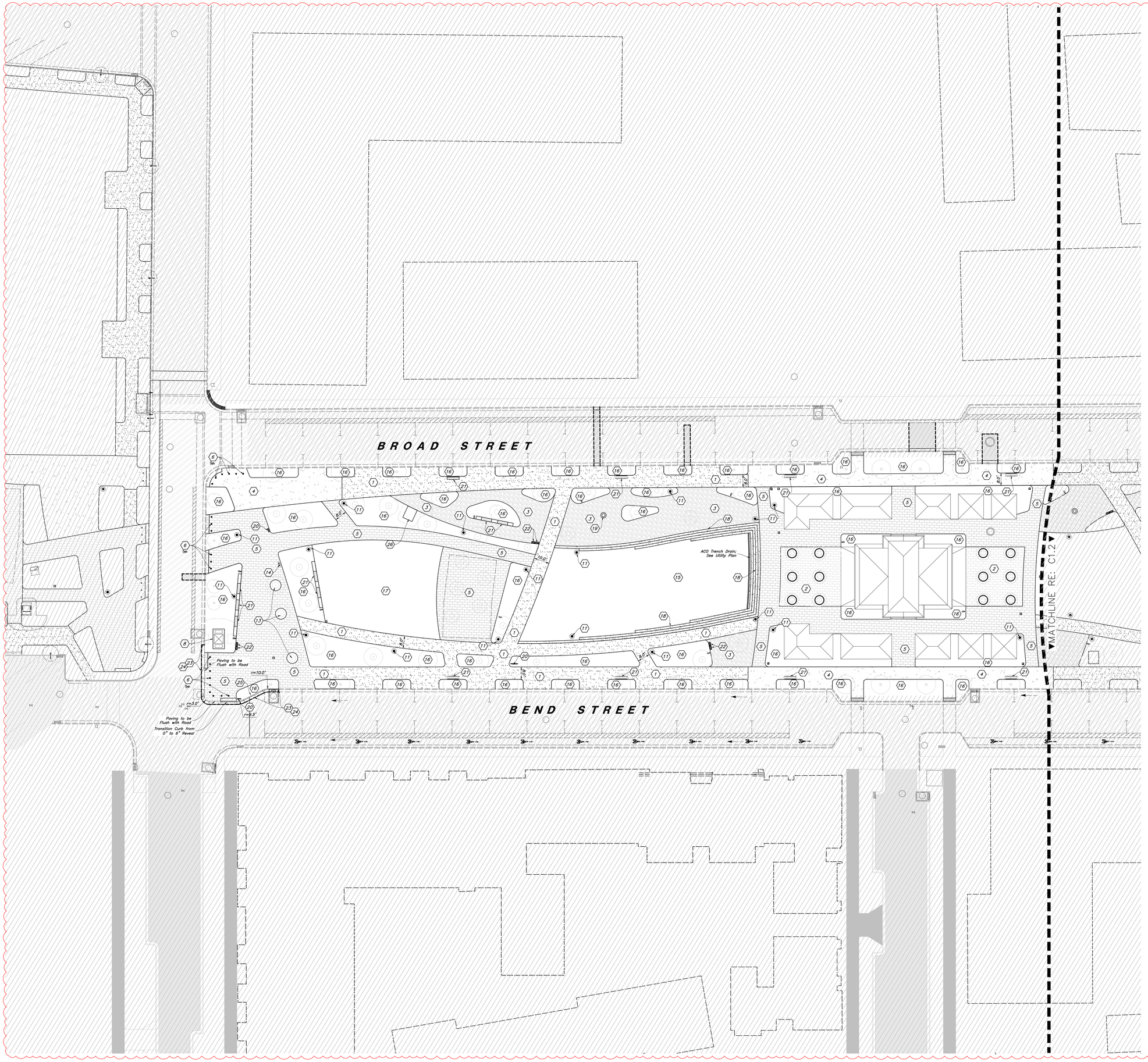
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

Demolition Plan

Sheet Number

C0.2



Scale: 1" = 20'

20' 0' 20' 40'

Hatch Legend

- Standard Asphalt Paving
- Concrete Pavers
- Heavy Duty Vehicle Rated Concrete Pavers
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Vehicle Rated Concrete Paving
- Existing Concrete Paving
- Gravel (Decomposed Granite)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Site Construction Notes

1. Const. Concrete Sidewalk. Refer to Landscape Construction Plans
2. Const. Concrete Pavers. Refer to Landscape Construction Plans
3. Const. Decomposed Granite. Refer to Landscape Construction Plans
4. Const. Heavy Duty Vehicle–Rated Concrete Paving. Refer to Landscape Construction Plans
5. Const. Heavy Duty Vehicle–Rated Concrete Pavers. Refer to Landscape Construction Plans
6. Const. Fixed Bollards. Refer to Landscape Construction Plans
7. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
8. Electrical Strong Box Enclosure. Refer to Electrical Plans
9. Const. Curb Transition (1 / C4.1)
10. Const. New Ramp at location of Exist Curb Cut/Curb Depression; Transition Ramp Flare to High–Back Curb
11. Const. Light Pole (Typ.) Refer to Electrical/Lighting Plans
12. Const. 6" Curb Wall (2 / C4.1)
13. Tree Pit. Refer to Landscape Construction Plans
14. Water Fountain Location (By Others)
15. Artificial Turf (By Others)
16. Planting Area
17. Natural Turf (By Others)
18. Const. Steps. See Architectural Plans
19. Const. Fire Pit. Refer to Landscape Construction Plans
20. Const. Informationol Signage. Refer to Landscape Const. Plans
21. Const. Benches. Refer to Landscape Const. Plans
22. Const. Trash and Recycling Receptacles. Refer to Landscape Const. Plans
23. Sawcut; Provide Smooth Clean Edge
24. Conn. and Match Existing Improvements
25. Const. 24" Curb & Gutter (9 / C4.1)
26. Transformer. See Electrical Plans

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA
24-195 SP

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RI-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER — No. 7764417-2202 — JAMES R. BURNETT MALMBERG — 04/04/2025 — STATE OF UTAH

Key Map

Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein. In all formats, including printed, digital, and electronic, these drawings may not be altered or used in whole or in part by a third party without first obtaining written permission and consent from the Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

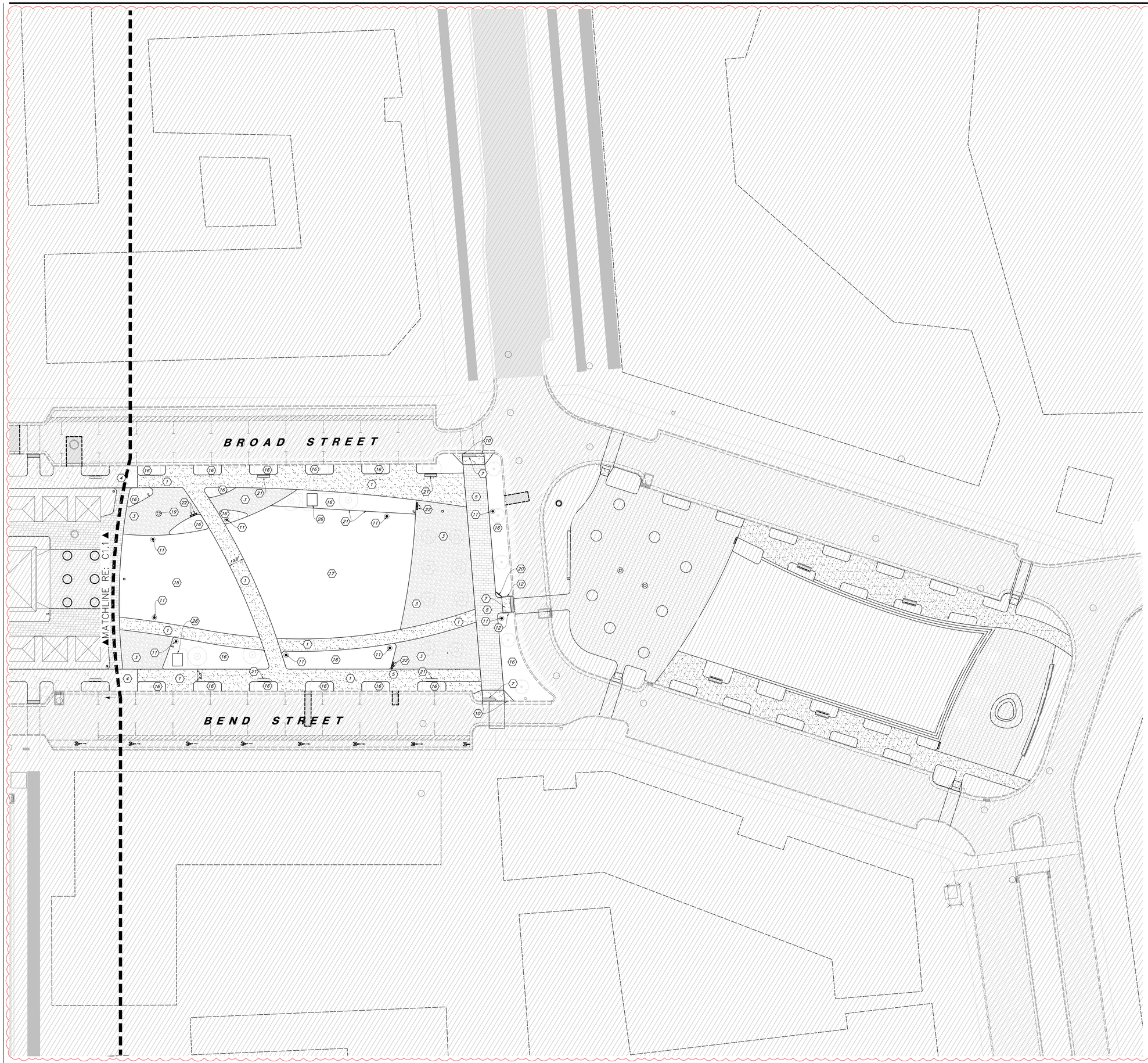
Sheet Title

Site Plan

Sheet Number

C1.1

24-195 Utah City Block 4\Vineyard\24-195_SP.dwg, 4/7/2025 8:50:53 AM, dandrew, 1:1, PLW



Scale: 1" = 20'

20' 0 20' 40'

Hatch Legend

- Standard Asphalt Paving
- Concrete Pavers
- Heavy Duty Vehicle Rated Concrete Pavers
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Vehicle Rated Concrete Paving
- Existing Concrete Paving
- Gravel (Decomposed Granite)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
6. Const. curb transition at all points where curb abuts sidewalk, see detail.
7. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Site Construction Notes

1. Const. Concrete Sidewalk. Refer to Landscape Construction Plans
2. Const. Concrete Pavers. Refer to Landscape Construction Plans
3. Const. Decomposed Granite. Refer to Landscape Construction Plans
4. Const. Heavy Duty Vehicle-Rated Concrete Paving. Refer to Landscape Construction Plans
5. Const. Heavy Duty Vehicle-Rated Concrete Pavers. Refer to Landscape Construction Plans
6. Const. Fixed Bollards. Refer to Landscape Construction Plans
7. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
8. Electrical Strong Box Enclosure. Refer to Electrical Plans
9. Const. Curb Transition (1 / C4.1)
10. Const. New Ramp at location of Exist Curb Cut/Curb Depression; Transition Ramp Flare to High-Back Curb
11. Const. Light Pole (Typ.) Refer to Electrical/Lighting Plans
12. Const. 6" Curb Wall (2 / C4.1)
13. Tree Pit. Refer to Landscape Construction Plans
14. Water Fountain Location (By Others)
15. Artificial Turf (By Others)
16. Planting Area
17. Natural Turf (By Others)
18. Const. Steps. See Architectural Plans
19. Const. Fire Pit. Refer to Landscape Construction Plans
20. Const. Informationol Signage. Refer to Landscape Const. Plans
21. Const. Benches. Refer to Landscape Const. Plans
22. Const. Trash and Recycling Receptacles. Refer to Landscape Const. Plans
23. Sawcut; Provide Smooth Clean Edge
24. Conn. and Match Existing Improvements
25. Const. 24" Curb & Gutter. (9 / C4.1)
26. Transformer. See Electrical Plans

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

REGISTERED PROFESSIONAL ENGINEER
NO. 774141-2202
ERIC L. WILLIAMSON
04/04/2025
STATE OF UTAH

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings, which may not be published, whether by publication or otherwise, without the express written consent of James Burnett. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

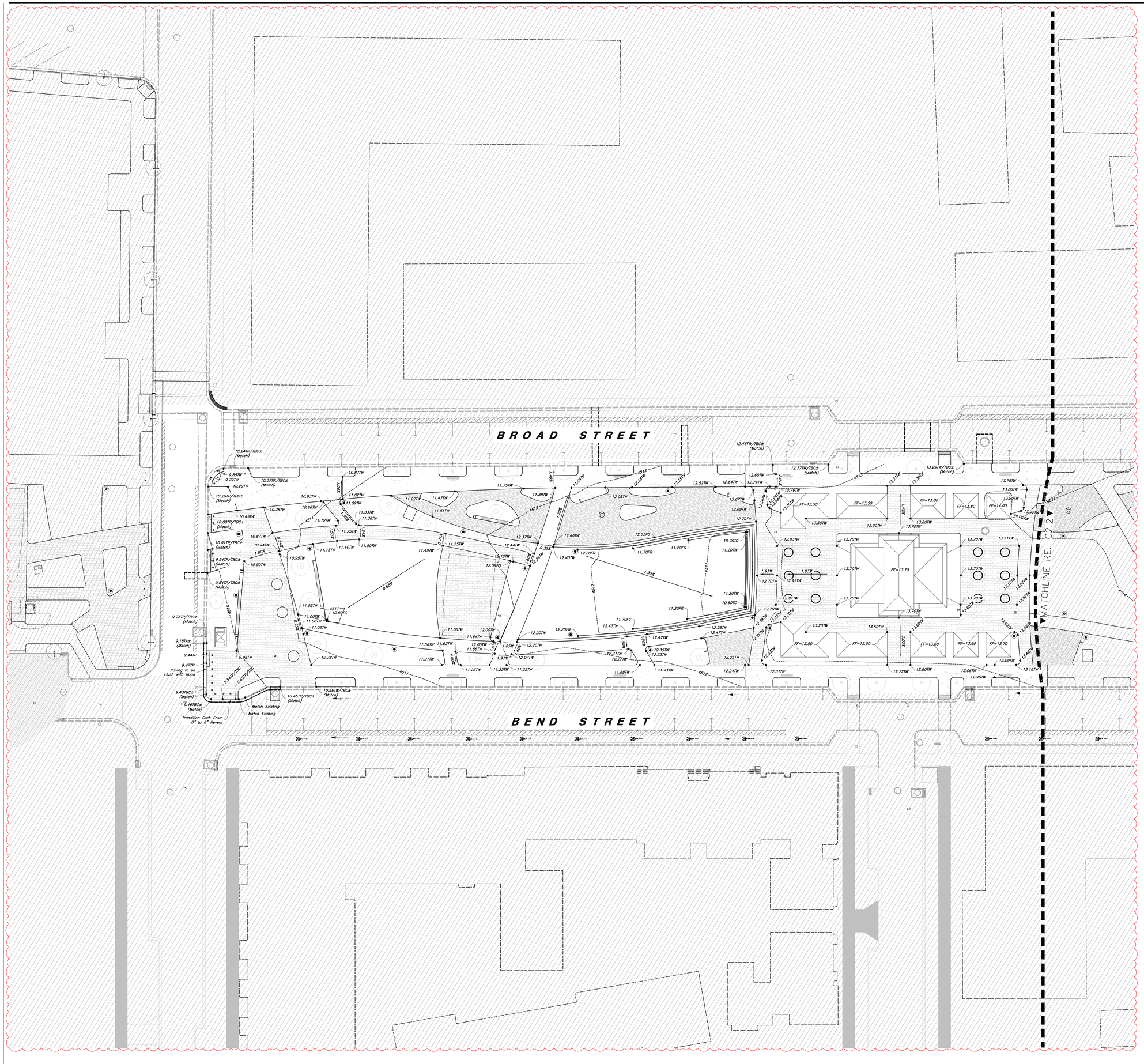
Sheet Title

Site Plan

Sheet Number

C1.2

K:\24-195 Iron City Block A\dwg\24-195 SP.dwg, 4/4/2025 6:07:01 PM, dsouza, 1:1, DWG



Scale: 1" = 20'

20' 0' 20' 40'

General Grading Notes:

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

    Project No.: 1733-002
    Dated: July 14, 2022
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
20. All walls greater than 30" in height shall be designed and permitted by an engineer licensed in the state of Utah.
21. All walls greater than 30" in height shall have fall protection through fencing or handrail at a minimum of 42" tall. Reference landscape plans for details.
22. Critical spot grades are to pavement grade unless noted otherwise.
23. Utilities may exist which are not shown on the plans. The contractor shall be responsible for contacting all utility companies having utilities conflicts relocated when necessary.
24. A pre-construction meeting shall be scheduled a minimum of 48 hours prior to the start of grading with the following attendees: Owner, Grading Contractor, Design Civil Engineer, Soils Engineer, City Engineer or Representative. Required field inspections will be outlined in the meeting.
25. Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including the safety of all persons and property; that this requirement shall be made to apply continuously, and not be limited to normal working hours. Construction contractor further agrees to defend indemnify and hold design professional harmless from any and all liability real or alleged, in connection with the performance of work on this project, accepting liability arising from the sole negligence of the design professional.
26. Licensed civil engineer and landscape architect that prepared the grading and drainage plan shall certify at the completion of the project that the site drainage is in substantial compliance with the approved grading and drainage plans.
27. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Sidewalk Construction Notes:

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

Note:

Contractor is to stub all drain basins (with the exception of precast concrete catch basins) above grade. Final setting of drain basins will be done during landscape finish grading under review of landscape architect. Allow for adjustments horizontally and vertically, if space allows. Edge of catch basin to edge of hardscape shall have a min. clearance of 36". Square catch basins are to be set level and parallel to nearest hardscape element.

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

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

24-195 GR

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER
NO. 7774457-2202
ERIC L. MALMBERG
04/04/2025
STATE OF UTAH

Key Map

Issue Date:	04/04/2025
Job Code:	UT-GRN
Permit Number:	XXXXX
Scale:	As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all rights, including property rights, in the ideas, designs, drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to any third party, without the prior written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

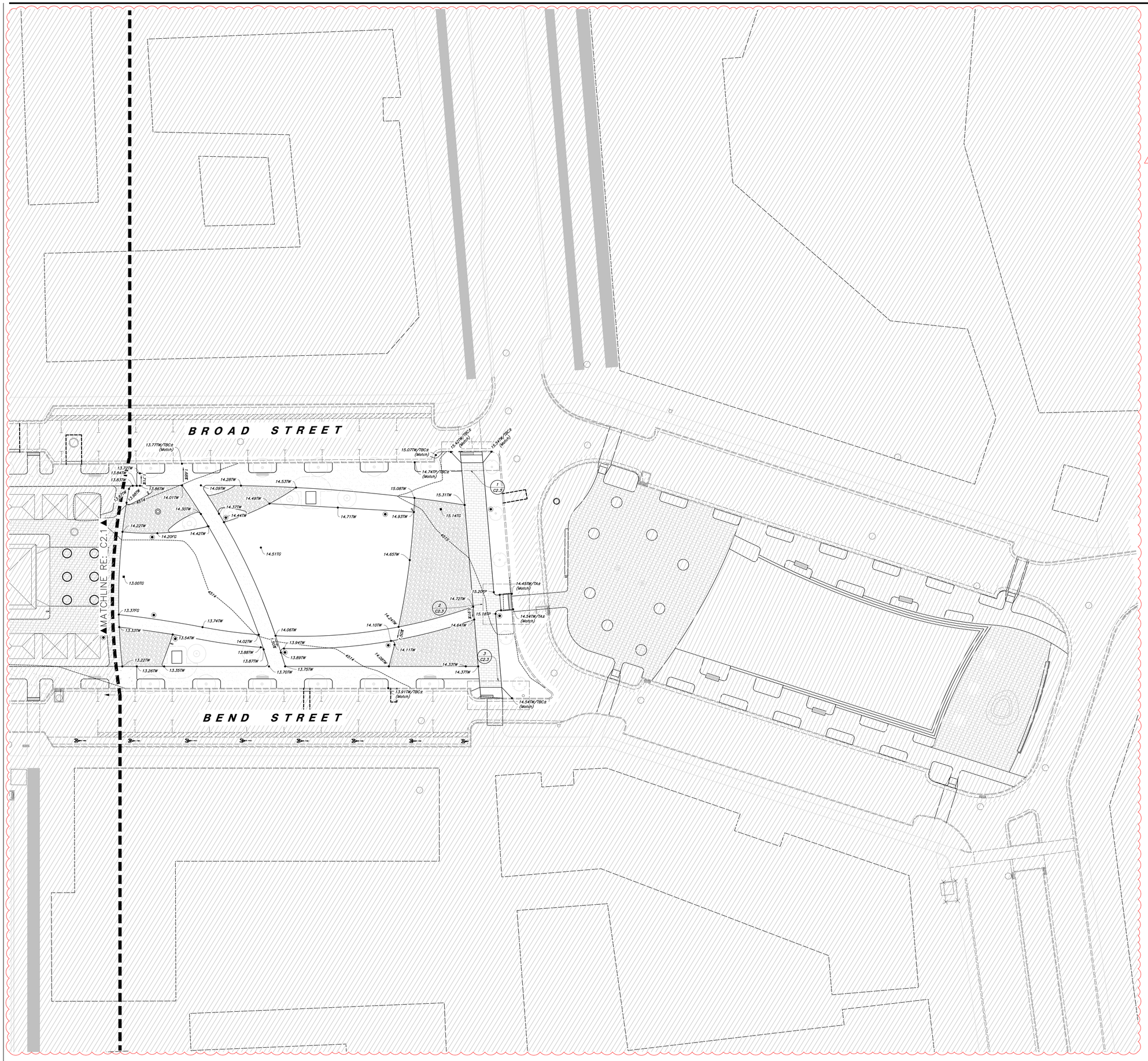
Sheet Title

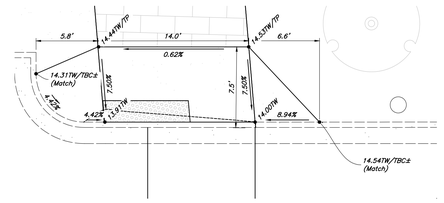
Grading Plan

Sheet Number

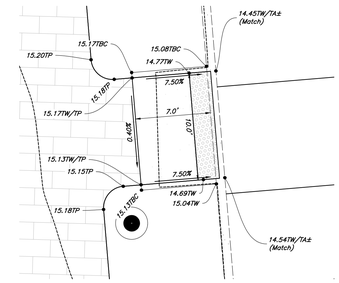
C2.1

24-195 Utah City Block 4\Arch\24-195 GR.dwg, 4/7/2025 9:05:48 AM, donwie, 1:1, DJW

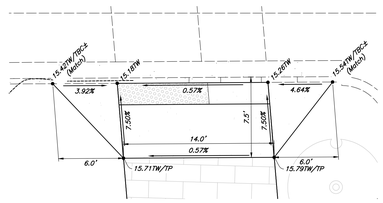

BROAD STREET
BEND STREET
MATCHLINE RE: C2.1
13.77TW/TBCs (Match)
15.07TW/TBCs (Match)
15.42TW/TBCs (Match)
15.54TW/TBCs (Match)
14.74TP/TBCs (Match)
13.72TW
13.84TW
13.83TW
13.86TW
13.88TW
13.97TW
14.01TW
14.30TW
14.28TW
14.09TW
14.49TW
14.53TW
14.37TW
14.44TW
14.71TW
14.93TW
15.08TW
15.31TW
15.14TG
14.22TW
14.20FG
14.42TW
14.51TG
14.65TW
13.00TG
13.37TG
13.74TW
13.33TW
13.54TW
14.02TW
13.94TW
13.88TW
13.87TW
13.89TW
13.22TW
13.26TW
13.35TW
13.70TW
13.75TW
13.91TW/TBCs (Match)
14.72TW
15.20TP
15.18TP
14.10TW
14.24TW
14.64TW
14.11TW
14.08TW
14.33TW
14.37TW
14.45TW/TAs (Match)
14.54TW/TAs (Match)
14.54TW/TBCs (Match)
1 C2.3
2 C2.3
3 C2.3
4514
3.97%
4.83%
4.83%
4.83



3 **Curb Ramp Detail**
Scale : 1" = 5'



2 **Sidewalk Ramp Detail**
Scale : 1" = 5'



1 **Curb Ramp Detail**
Scale : 1" = 5'

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

UTAH CITY GREENLINE (BLOCK 4)

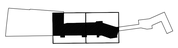
Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER
No. 7776141-2202
ANDREW J. MALMBERG
04/04/2025
STATE OF UTAH

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs exhibited therein. In all formats, including printed and digital, these drawings are not to be altered, copied or distributed to a third party without first obtaining written permission and license from the Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

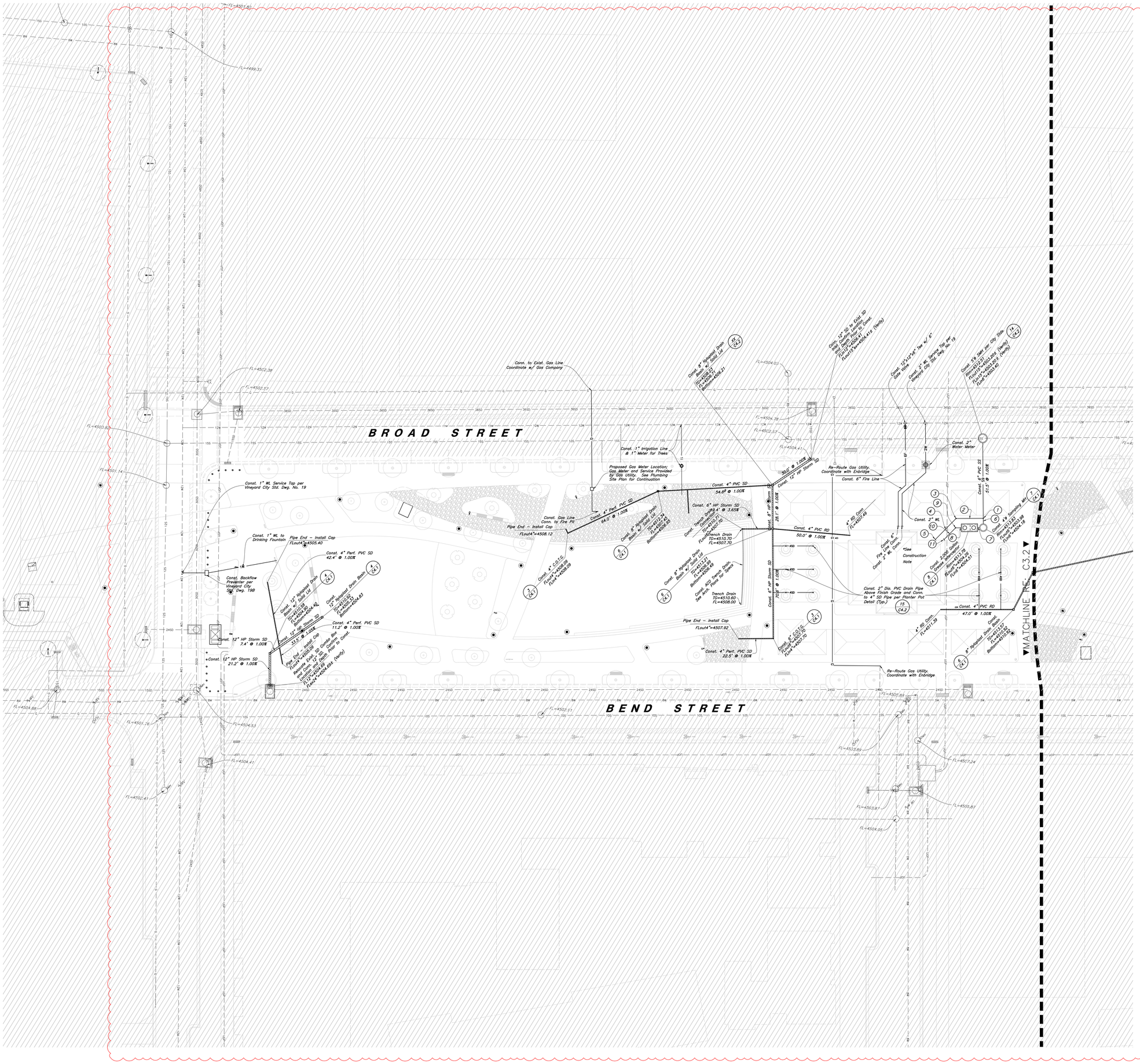
Sheet Title

Grading Plan

Sheet Number

C2.3

UT-GRN-24-195 Utah City Block 4\Design\24-195_GR.dwg, 4/4/2025 8:07:37 PM, daveley, 1:1, PLW



Scale: 1" = 20'

20' 0' 20' 40'

General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

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

Storm Drain Lines

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

CAUTION :

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

Construction Note:

Utility Layout is Diagrammatic. Installing Contractor to Coordinate with Owner for the Final Layout of Temporary Buildings and Associated Utilities Prior to Installation.

1. Const. 6" C.O.T.G. Flout6"=4503.92 FLIN6"=4503.92 FLIN6"=4503.92 (3/C4.1)
2. Const. 6" PVC SS 17.5' @ 1.00%
3. Const. 6" C.O.T.G. Flout6"=4504.09 FLIN6"=4504.09 (3/C4.1)
4. Const. 6" PVC SS 19.0' @ 1.00%
5. Const. 6" Sewer Connection Flout6"=4504.28
6. Const. 6" PVC SS 6.0' @ 1.00%
7. Const. 6" PVC SS 8.9' @ 1.00%
8. Const. 6" PVC SS 18.9' @ 1.00%
9. Const. 6" C.O.T.G. Flout6"=4504.60 FLIN6"=4504.60 (3/C4.1)
10. Const. 6" PVC SS 10.6' @ 1.00%
11. Const. 6" Sewer Connection Flout6"=4504.71

Know what's below. Call811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA
24-195 UT

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal



Key Map



Issue Date:	04/04/2025
Job Code:	UT-GRN
Permit Number:	XXXXX
Scale:	As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings. These drawings are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned or transferred to a third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

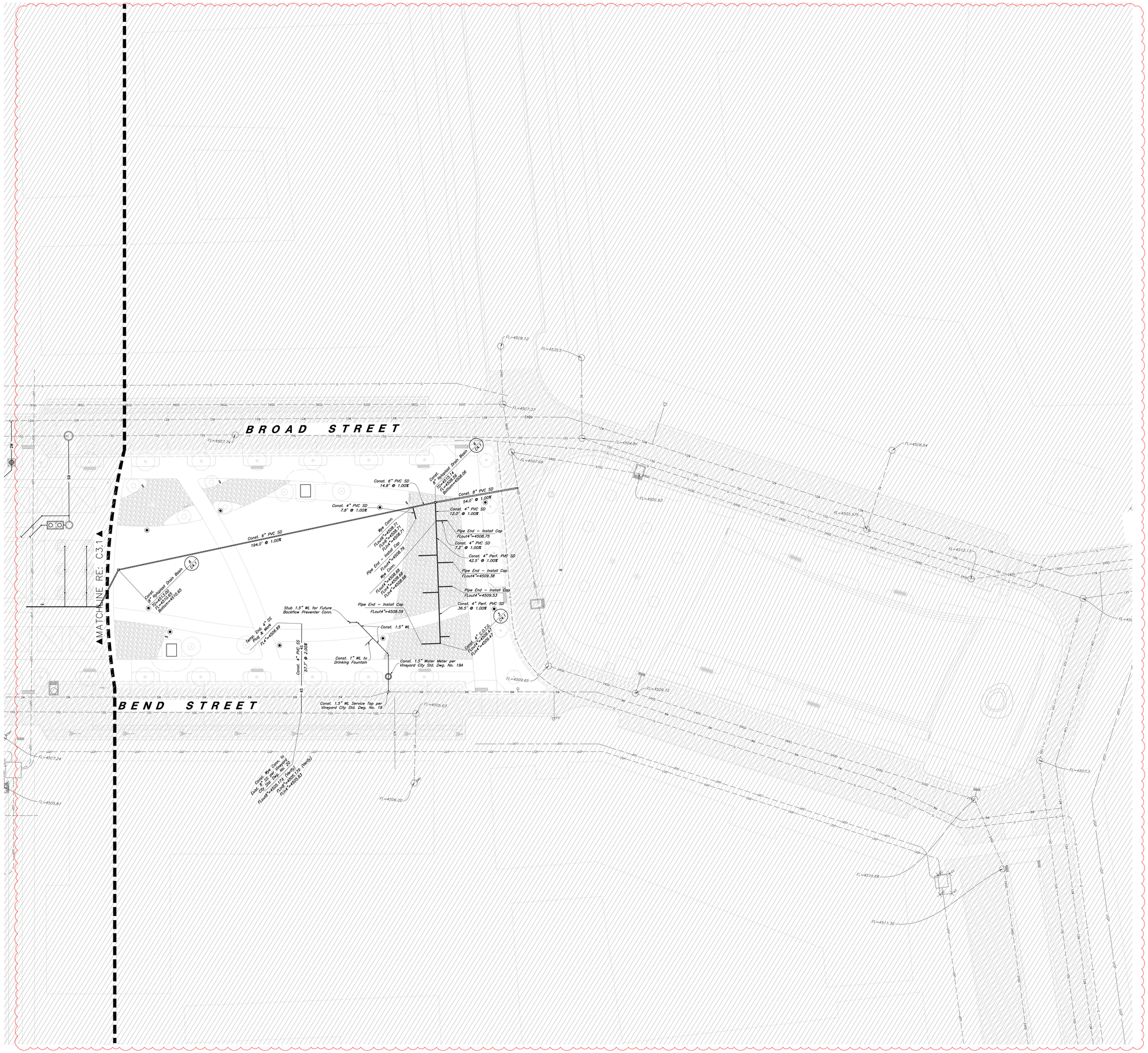
Sheet Title

Utility Plan

Sheet Number

C3.1

C:\24-195 Iron City Block 4\dwg\24-195 UT.dwg, 4/7/2025 10:13:45 AM, dcwine, 1:1, DJW



Scale: 1" = 20'

20' 0 20' 40'

General Utility Notes:

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

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

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

Storm Drain Lines

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

CAUTION :

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

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

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal

LICENSED PROFESSIONAL ENGINEER NO. 7764441-2202 ERIC D. MUMFORD STATE OF UTAH

Key Map

Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all original drawings, models, and computer files. Ideas, designs and arrangements shown on these drawings are the property of The Office of James Burnett. These drawings are not to be shared by any party whatsoever without the prior written authorization and consent from The Office of James Burnett.

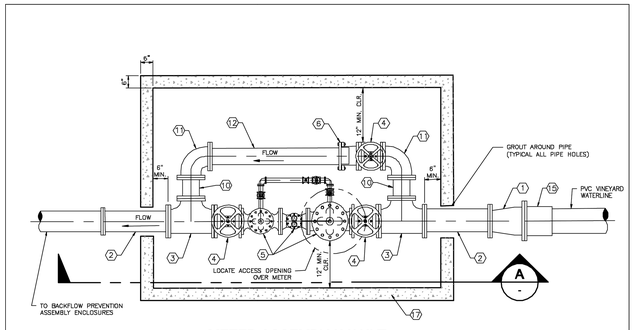
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

Utility Plan

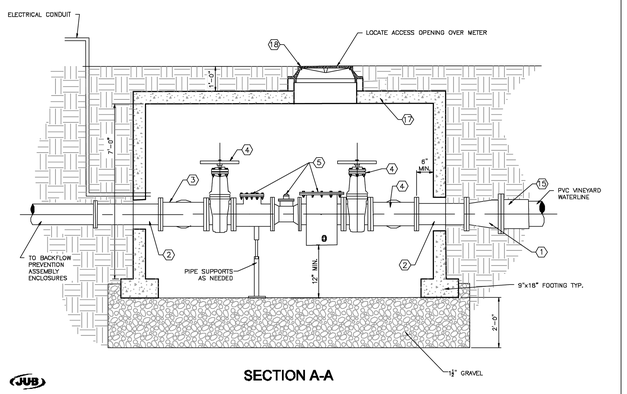
Sheet Number

C3.2



METER ASSEMBLY VAULT

NOTES:
1. FOR LIST OF MATERIALS SEE STANDARD DRAWING 19A.
2. VAULT TO BE LOCATED OUTSIDE OF THE ROADWAY.



SECTION A-A

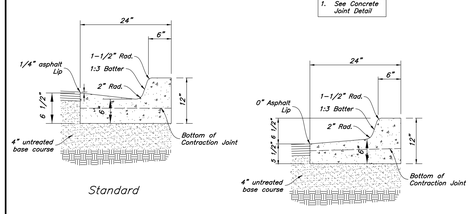
STATEMENT OF USE		TYPICAL METER ASSEMBLY	STANDARD DRAWING NUMBER 19A
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. DEVELOPED THROUGH THE EFFORTS OF THE TOWN OF VINEYARD, UTAH. THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ANYONE OR ANYONES REHANDLING THIS DOCUMENT.		TOWN OF VINEYARD	SCALE (ENG. 1"=30'/ARCH. 3/32"=1'-0")

REVISION			
NUMBER	DESCRIPTION	BY / APP'L	DATE

DESIGNED BY: GMO
DRAWN BY: GMO
CHECKED BY: GMO
APPROVED BY: GMO
ADOPTED DATE: SEPTEMBER 1, 2016

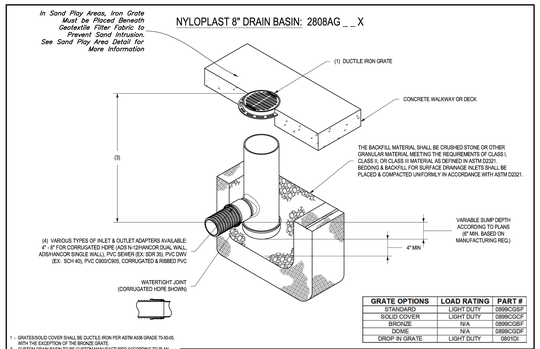
11 **Vineyard Water Meter**
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (¾" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



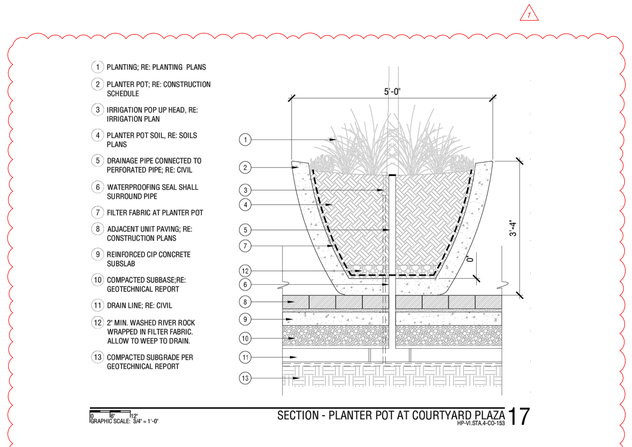
Note: All Curb and Gutter to be Standard Unless Otherwise Noted

9 **24" Curb And Gutter**
Not to Scale

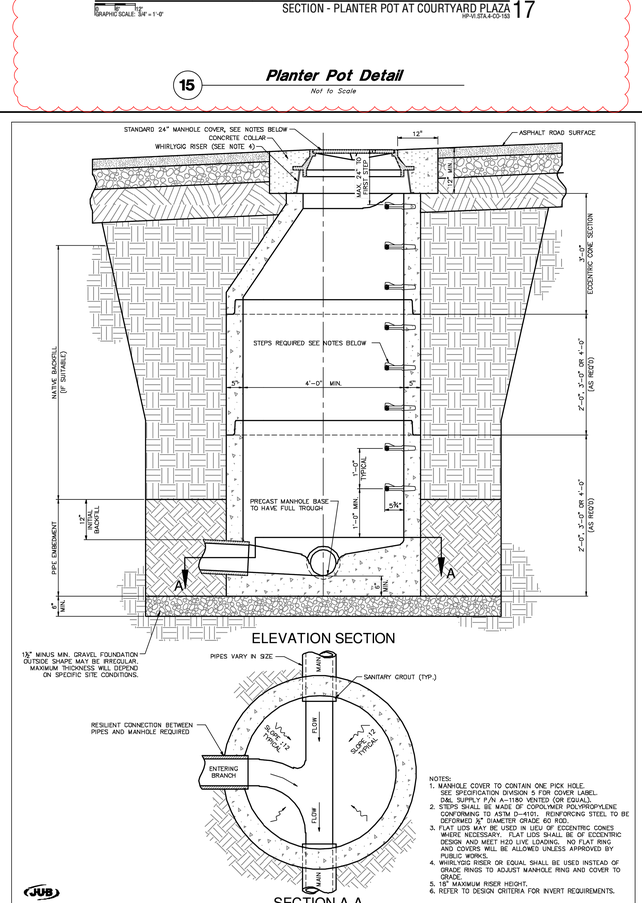


GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	5899CGSF
SOLID COVER	LIGHT DUTY	5899CGCF
BRONZE	N/A	5899CGSF
DOME	N/A	5899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-45-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-010.
3 - CUSTOM DRAIN BASIN WITH CURVED CONFIGURATIONS OF 3' & 90°



15 ***Planter Pot Detail***
Not to Scale



STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL FROM THE TOWN OF VINEYARD, THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OF CHANGES REGARDING THIS DOCUMENT.

REVISION

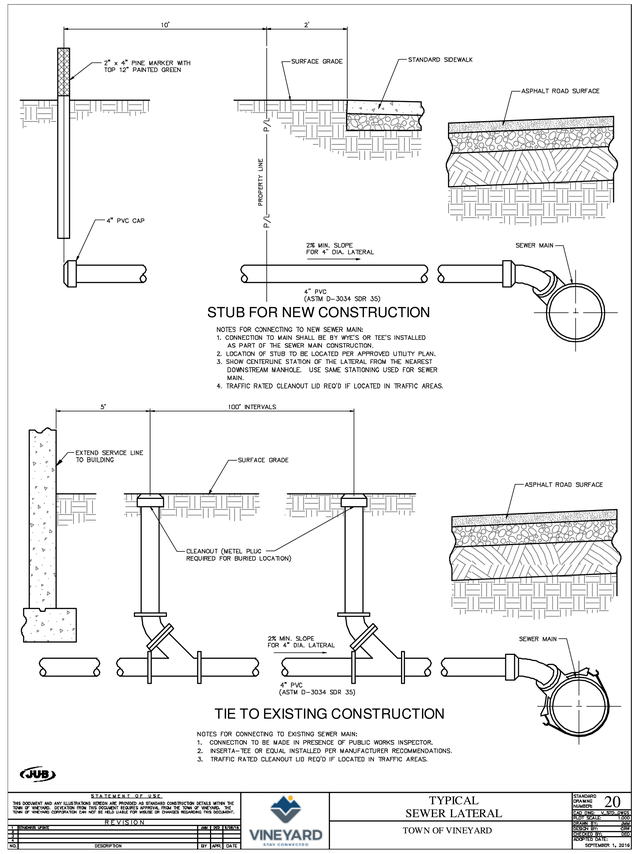
NO.	DESCRIPTION	BY	APP.	DATE
NUMBER UPON REQUEST				

VINEYARD STAY CONNECTED

TYPICAL SEWER MANHOLE DETAIL
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 14
APWA PLAN NO. 330.2
DESIGN BY: DSH
DRAWN BY: DSH
CHECKED BY: DSH
APPROVED BY: DSH
ADOPTED DATE: SEPTEMBER 1, 2016

14 ***Vineyard Sewer Manhole***
Not to Scale



STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL FROM THE TOWN OF VINEYARD, THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OF CHANGES REGARDING THIS DOCUMENT.

REVISION

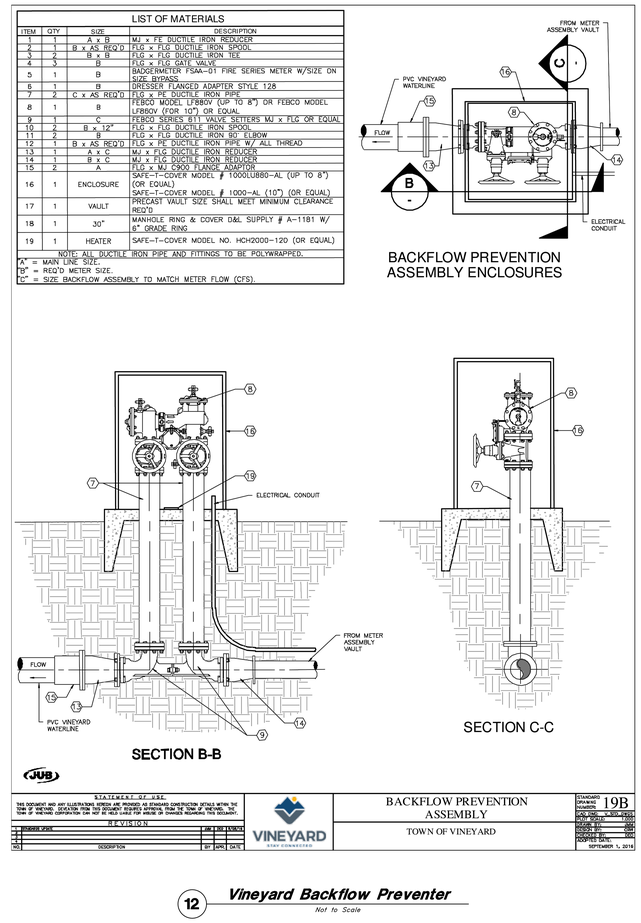
NO.	DESCRIPTION	BY	APP.	DATE
NUMBER UPON REQUEST				

VINEYARD STAY CONNECTED

TYPICAL SEWER LATERAL
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 20
APWA PLAN NO. 330.3
DESIGN BY: DSH
DRAWN BY: DSH
CHECKED BY: DSH
APPROVED BY: DSH
ADOPTED DATE: SEPTEMBER 1, 2016

13 ***Vineyard Sewer Lateral***
Not to Scale



STATEMENT OF USE: THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL FROM THE TOWN OF VINEYARD, THE TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ABUSE OF CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	DESCRIPTION	BY	APP.	DATE
NUMBER UPON REQUEST				

VINEYARD STAY CONNECTED

BACKFLOW PREVENTION ASSEMBLY
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 19B
APWA PLAN NO. 330.2
DESIGN BY: DSH
DRAWN BY: DSH
CHECKED BY: DSH
APPROVED BY: DSH
ADOPTED DATE: SEPTEMBER 1, 2016

12 ***Vineyard Backflow Preventer***
Not to Scale

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA
24-195 DT

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal
STATE OF UTAH — NO. 776440-2202 — PROFESSIONAL ENGINEER — CHAD L. WALMSLEY — REGISTERED

Key Map

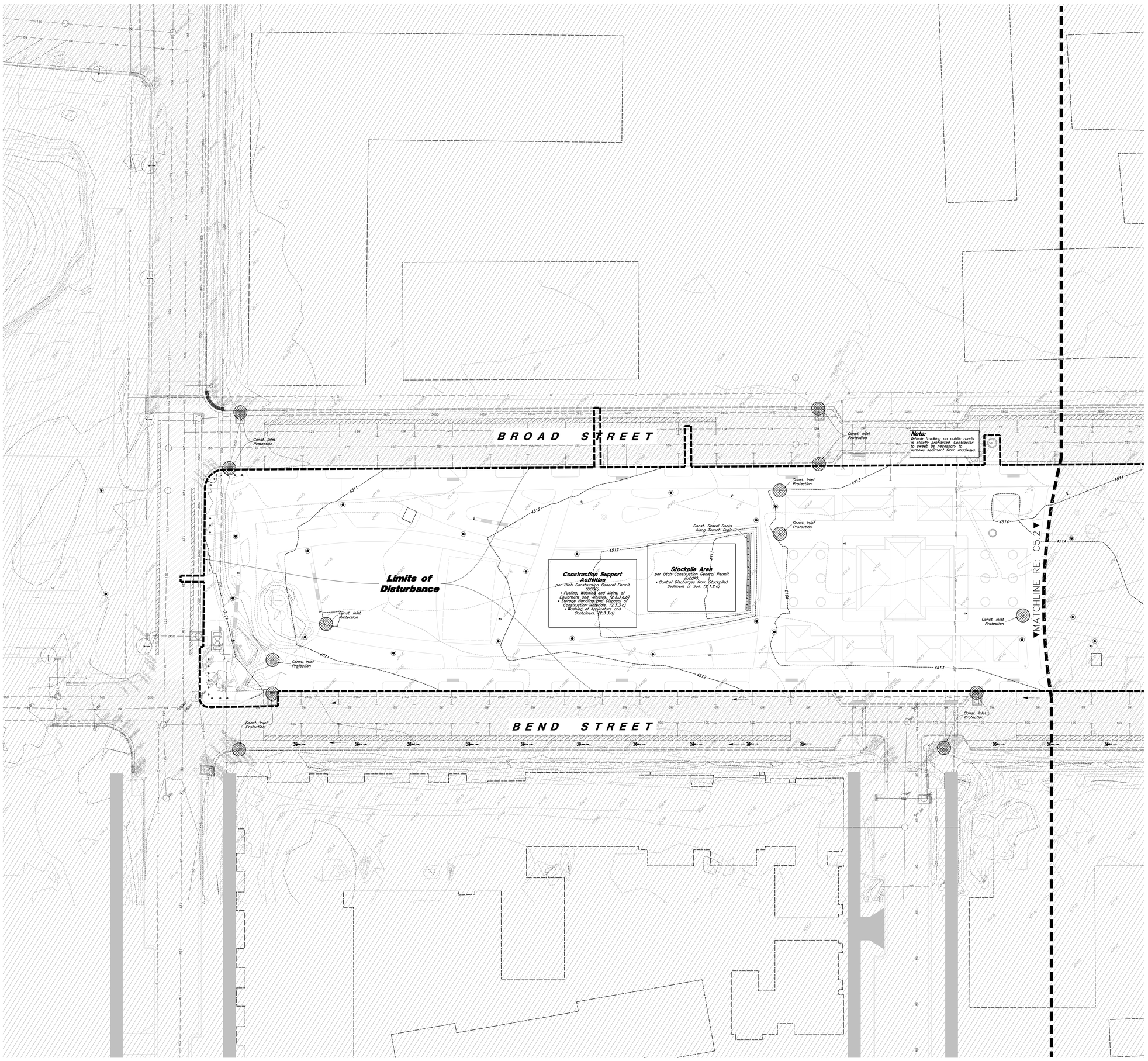
Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent from The Office of James Burnett.
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
Details

Sheet Number
C4.2

W:\24-195 Utah City Block 4\dwg\24-195 DT.dwg, 4/4/2025 8:09:59 PM, donnie, 1:1, DuW



Scale: 1" = 20'

20' 0' 20' 40'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	
Silt Fence	SF
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x24' Min.)	CW/CR
Concrete Washout Area	CW
Portable Toilet	PT
Gravel Sock	
Existing Contour	4510
Existing Spot	+(78.00ex)
Proposed Contour	4512

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.0919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

AWA

24-195 EC

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
1	04/04/2025	BULLETIN 01

Seal



Key Map



Issue Date:	04/04/2025
Job Code:	UT-GRN
Permit Number:	XXXXX
Scale:	As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained herein. These drawings are not to be used on any work and are not to be loaned, copied or disclosed to or through, assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

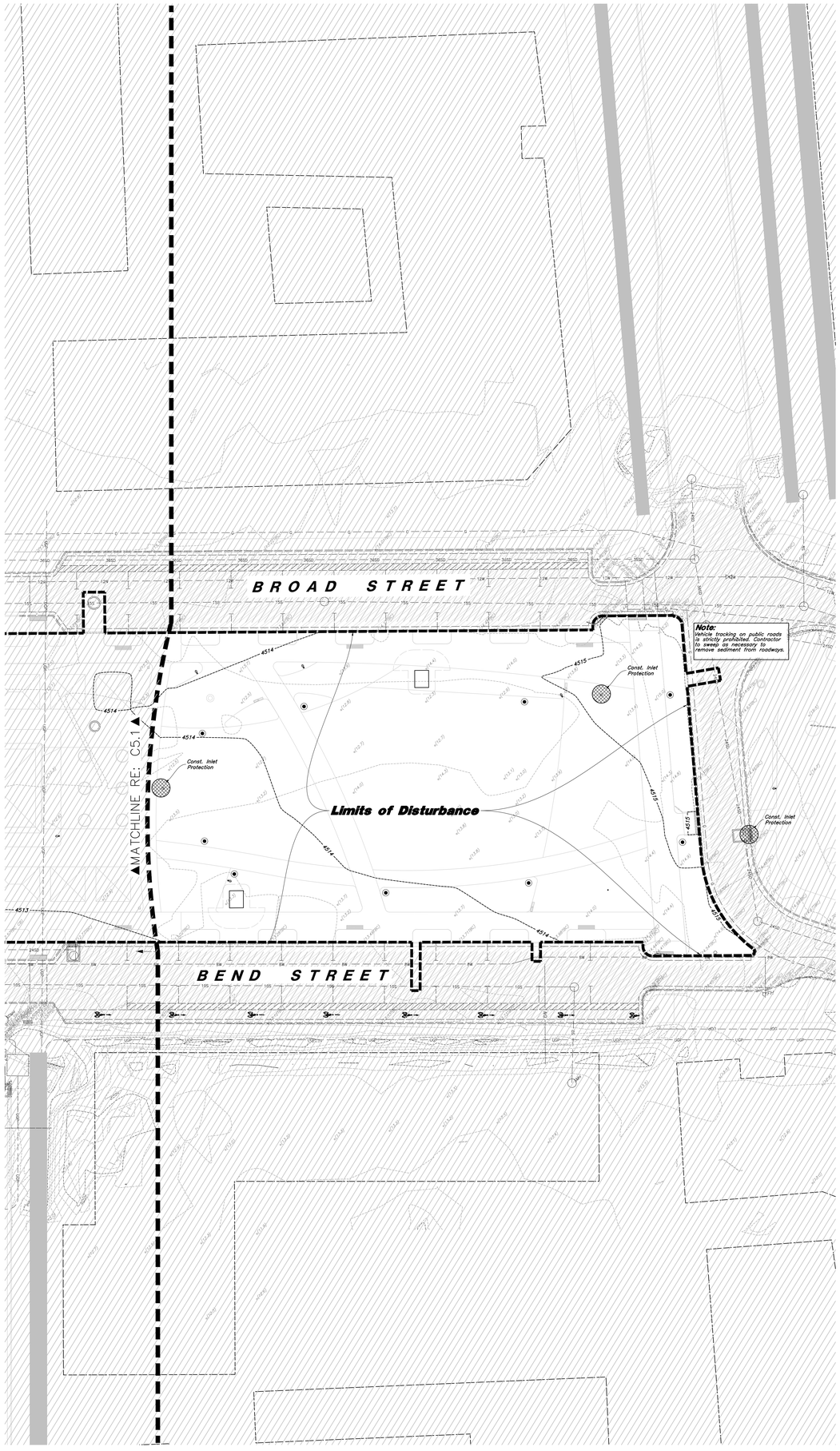
Sheet Title

Erosion Control Plan

Sheet Number

C5.1

K:\24-195 Utah City Block 4\dwg\24-195 EC.dwg, 4/7/2025 10:10:50 AM, dsmelko, 1:1, 1:1


BROAD STREET
BEND STREET
Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.
Limits of Disturbance
Const. Inlet Protection
Const. Inlet Protection
Const. Inlet Protection
MATCHLINE RE: C5.1
4514
4515
4513
3602
3603
3604
3605
3606
3607
3608
3609
3610
3611
3612
3613
3614
3615
3616
3617
3618
3619
3620
3621
3622
3623
3624
3625
3626
3627
3628
3629
3630
3631
3632
3633
3634
3635
3636
3637
3638
3639
3640
3641
3642
3643
3644
3645
3646
3647
3648
3649
3650
3651
3652
3653
3654
3655
3656
3657
3658
3659
3660
3661
3662
3663
3664
3665
3666
3667
3668
3669
3670
3671
3672
3673
3674
3675
3676
3677
3678
3679
3680
3681
3682
3683
3684
3685
3686
3687
3688
3689
3690
3691
3692
3693
3694
3695
3696
3697
3698
3699
3700
3701
3702
3703
3704
3705
3706
3707
3708
3709
3710
3711
3712
3713
3714
3715
3716
3717
3718
3719
3720
3721
3722
3723
3724
3725
3726
3727
3728
3729
3730
3731
3732
3733
3734
3735
3736
3737
3738
3739
3740
3741
3742
3743
3744
3745
3746
3747
3748
3749
3750
3751
3752
3753
3754
3755
3756
3757
3758
3759
3760
3761
3762
3763
3764
3765
3766
3767
3768
3769
3770
3771
3772
3773
3774
3775
3776
3777
3778
3779
3780
3781
3782
3783
3784
3785
3786
3787
3788
3789
3790
3791
3792
3793
3794
3795
3796
3797
3798
3799
3800
3801
3802
3803
3804
3805
3806
3807
3808
3809
3810
3811
3812
3813
3814
3815
3816
3817
3818
3819
3820
3821
3822
3823
3824
3825
3826
3827
3828
3829
3830
3831
3832
3833
3834
3835
3836
3837
3838
3839
3840
3841
3842
3843
3844
3845
3846
3847
3848
3849
3850
3851
3852
3853
3854
3855
3856
3857
3858
3859
3860
3861
3862
3863
3864
3865
3866
3867
3868
3869
3870
3871
3872
3873
3874
3875
3876
3877
3878
3879
3880
3881
3882
3883
3884
3885
3886
3887
3888
3889
3890
3891
3892
3893
3894
3895
3896
3897
3898
3899
3900
3901
3902
3903
3904
3905
3906
3907
3908
3909
3910
3911
3912
3913
3914
3915
3916
3917
3918
3919
3920
3921
3922
3923
3924
3925
3926
3927
3928
3929
3930
3931
3932
3933
3934
3935
3936
3937
3938
3939
3940
3941
3942
3943
3944
3945
3946
3947
3948
3949
3950
3951
3952
3953
3954
3955
3956
3957
3958
3959
3960
3961
3962
3963
3964
3965
3966
3967
3968
3969
3970
3971
3972
3973
3974
3975
3976
3977
3978
3979
3980
3981
3982
3983
3984
3985
3986
3987
3988
3989
3990
3991
3992
3993
3994
3995
3996
3997
3998
3999
4000
4001
4002
4003
4004
4005
4006
4007
4008
4009
4010
4011
4012
4013
4014
4015
4016
4017
4018
4019
4020
4021
4022
4023
4024
4025
4026
4027
4028
4029
4030
4031
4032
4033
4034
4035
4036
4037
4038
4039
4040
4041
4042
4043
4044
4045
4046
4047
4048
4049
4050
4051
4052
4053
4054
4055
4056
4057
4058
4059
4060
4061
4062
4063
4064
4065
4066
4067
4068
4069
4070
4071
4072
4073
4074
4075
4076
4077
4078
4079
4080
4081
4082
4083
4084
4085
4086
4087
4088
4089
4090
4091
4092
4093
4094
4095
4096
4097
4098
4099
4100
4101
4102
4103
4104
4105
4106
4107
4108
4109
4110
4111
4112
4113
4114
4115
4116
4117
4118
4119
4120
4121
4122
4123
4124
4125
4126
4127
4128
4129
4130
4131
4132
4133
4134
4135
4136
4137
4138
4139
4140
4141
4142
4143
4144
4145
4146
4147
4148
4149
4150
4151
4152
4153
4154
4155
4156
4157
4158
4159
4160
4161
4162
4163
4164
4165
4166
4167
4168
4169
4170
4171
4172
4173
4174
4175
4176
4177
4178
4179
4180
4181
4182
4183
4184
4185
4186
4187
4188
4189
4190
4191
4192
4193
4194
4195
4196
4197
4198
4199
4200
4201
4202
4203
4204
4205
4206
4207
4208
4209
4210
4211
4212
4213
4214
4215
4216
4217
4218
4219
4220
4221
4222
4223
4224
4225
4226
4227
4228
4229
4230
4231
4232
4233
4234
4235
4236
4237
4238
4239
4240
4241
4242
4243
4244
4245
4246
4247
4248
4249
4250
4251
4252
4253
4254
4255
4256
4257
4258
4259
4260
4261
4262
4263
4264
4265
4266
4267
4268
4269
4270
4271
4272
4273
4274
4275
4276
4277
4278
4279
4280
4281
4282
4283
4284
4285
4286
4287
4288
4289
4290
4291
4292
4293
4294
4295
4296
4297
4298
4299
4300
4301
4302
4303
4304
4305
4306
4307
4308
4309
4310
4311
4312
4313
4314
4315
4316
4317
4318
4319
4320
4321
4322
4323
4324
4325
4326
4327
4328
4329
4330
4331
4332
4333
4334
4335
4336
4337
4338
4339
4340
4341
4342
4343
4344
4345
4346
4347
4348
4349
4350
4351
4352
4353
4354
4355
4356
4357
4358
4359
4360
4361
4362
4363
4364
4365
4366
4367
4368
4369
4370
4371
4372
4373
4374
4375
4376
4377
4378
4379
4380
4381
4382
4383
4384
4385
4386
4387
4388
4389
4390
4391
4392
4393
4394
4395
4396
4397
4398
4399
4400
4401
4402
4403
4404
4405
4406
4407
4408
4409
4410
4411
4412
4413
4414
4415
4416
4417
4418
4419
4420
4421
4422
4423
4424
4425
4426
4427
4428
4429
4430
4431
4432
4433
4434
4435
4436
4437
4438
4439
4440
4441
4442
4443
4444
4445
4446
4447
4448
4449
4450
4451
4452
4453
4454
4455
4456
4457
4458
4459
4460
4461
4462
4463
4464
4465
4466
4467
4468
4469
4470
4471
4472
4473
4474
4475
4476
4477
4478
4479
4480
4481
4482
4483
4484
4485
4486
4487
4488
4489
4490
4491
4492
4493
4494
4495
4496
4497
4498
4499
4500
4501
4502
4503
4504
4505
4506
4507
4508
4509
4510
4511
4512
4513
4514
4515
4516
4517
4518
4519
4520
4521
4522
4523
4524
4525
4526
4527
4528
4529
4530
4531
4532
4533
4534
4535
4536
4537
4538
4539
4540
4541
4542
4543
4544
4545
4546
4547
4548
4549
4550
4551
4552
4553
4554
4555
4556
4557
4558
4559
4560
4561
4562
4563
4564
4565
4566
4567
4568
4569
4570
4571
4572
4573
4574
4575
4576
4577
4578
4579
4580
4581
4582
4583
4584
4585
4586
4587
4588
4589
4590
4591
4592
4593
4594
4595
4596
4597
4598
4599
4600
4601
4602
4603
4604
4605
4606
4607
4608
4609
4610
4611
4612
4613
4614
4615
4616
4617
4618
4619
4620
4621
4622
4623
4624
4625
4626
4627
4628
4629
4630
4631
4632
4633
4634
4635
4636
4637
4638
4639
4640
4641
4642
4643
4644
4645
4646
4647
4648
4649
4650
4651
4652
4653
4654
4655
4656
4657
4658
4659
4660
4661
4662
4663
4664
4665
4666
4667
4668
4669
4670
4671
4672
4673
4674
4675
4676
4677
4678
4679
4680
4681
4682
4683
4684
4685
4686
4687
4688
4689
4690
4691
4692
4693
4694
4695
4696
4697
4698
4699
4700
4701
4702
4703
4704
4705
4706
4707
4708
4709
4710
4711
4712
4713
4714
4715
4716
4717
4718
4719
4720
4721
4722
4723
4724
4725
4726
4727
4728
4729
4730
4731
4732
4733
4734
4735
4736
4737
4738
4739
4740
4741
4742
4743
4744
4745
4746
4747
4748
4749
4750
4751
4752
4753
4754
4755
4756
4757
4758
4759
4760
4761
4762
4763
4764
4765
4766
4767
4768
4769
4770
4771
4772
4773
4774
4775
4776
4777
4778
4779
4780
4781
4782
4783
4784
4785
4786
4787
4788
4789
4790
4791
4792
4793
4794
4795
4796
4797
4798
4799
4800
4801
4802
4803
4804
4805
4806
4807
4808
4809
4810
4811
4812
4813
4814
4815
4816
4817
4818
4819
4820
4821
4822
4823
4824
4825
4826
4827
4828
4829
4830
4831
4832
4833
4834
4835
4836
4837
4838
4839
4840
4841
4842
4843
4844
4845
4846
4847
4848
4849
4850
4851
4852
4853
4854
4855
4856
4857
4858
4859
4860
4861
4862
4863
4864
4865
4866
4867
4868
4869
4870
4871
4872
4873
4874
4875
4876
4877
4878
4879
4880
4881
4882
4883
4884
4885
4886
4887
4888
4889
4890
4891
4892
4893
4894
4895
4896
4897
4898
4899
4900
4901
4902
4903
4904
4905
4906
4907
4908
4909
4910
4911
4912
4913
4914
4915
4916
4917
4918
4919
4920
4921
4922
4923
4924
4925
4926
4927
4928
4929
4930
4931
4932
4933
4934
4935
4936
4937
4938
4939
4940
4941
4942
4943
4944
4945
4946
4947
4948
4949
4950
4951
4952
4953
4954
4955
4956
4957
4958
4959
4960
4961
4962
4963
4964
4965
4966
4967
4968
4969
4970
4971
4972
4973
4974
4975
4976
4977
4978
4979
4980
4981
4982
4983
4984
4985
4986
4987
4988
4989
4990
4991
4992
4993
4994
4995
4996
4997
4998
4999
5000
5001
5002
5003
5004
5005
5006
5007
5008
5009
5010
5011
5012
5013
5014
5015
5016
5017
5018
5019
5020
5021
5022
5023
5024
5025
5026
5027
5028
5029
5030
5031
5032
5033
5034
5035
5036
5037
5038
5039
5040
5041
5042
5043
5044
5045
5046
5047
5048
5049
5050
5051
5052
5053
5054
5055
5056
5057
5058
5059
5060
5061
5062
5063
5064
5065
5066
5067
5068
5069
5070
5071
5072
5073
5074
5075
5076
5077
5078
5079
5080
5081
5082
5083
5084
5085
5086
5087
5088
5089
5090
5091
5092
5093
5094
5095
5096
5097
5098
5099
5100
5101
5102
5103
5104
5105
5106
5107
5108
5109
5110
5111
5112
5113
5114
5115
5116
5117
5118
5119
5120
5121
5122
5123
5124
5125
5126
5127
5128
5129
5130
5131
5132
5133
5134
5135
5136
5137
5138
5139
5140
5141
5142
5143
5144
5145
5146
5147
5148
5149
5150
5151
5152
5153
5154
5155
5156
5157
5158
5159
5160
5161
5162
5163
5164
5165
5166
5167
5168
5169
5170
5171
5172
5173
5174
5175
5176
5177
5178
5179
5180
5181
5182
5183
5184
5185
5186
5187
5188
5189
5190
5191
5192
5193
5194
5195
5196
5197
5198
5199
5200
5201
5202
5203
5204
5205
5206
5207
5208
5209
5210
5211
5212
5213
5214
5215
5216
5217
5218
5219
5220
5221
5222
5223
5224
5225
5226
5227
5228
5229
5230
5231
5232
5233
5234
5235
5236
5237
5238
5239
5240
5241
5242
5243
5244
5245
5246
5247
5248
5249
5250
5251
5252
5253
5254
5255
5256
5257
5258
5259
5260
5261
5262
5263
5264
5265
5266
5267
5268
5269
5270
5271
5272
5273
5274
5275
5276
5277
5278
5279
5280
5281
5282
5283
5284
5285
5286
5287
5288
5289
5290
5291
5292
5293
5294
5295
5296
5297
5298
5299
5300
5301
5302
5303
5304
5305
5306
5307
5308
5309
5310
5311
5312
5313
5314
5315
5316
5317
5318
5319
5320
5321
5322
5323
5324
5325
5326
5327
5328
5329
5330
5331
5332
5333
5334
5335
5336
5337
5338
5339
5340
5341
5342
5343
5344
5345
5346
5347
5348
5349
5350
5351
5352
5353
5354
5355
5356
5357
5358
5359
5360
5361
5362
5363
5364
5365
5366
5367
5368
5369
5370
5371
5372
5373
5374
5375
5376
5377
5378
5379
5380
5381
5382
5383
5384
5385
5386
5387
5388
5389
5390
5391
5392
5393
5394
5395
5396
5397
5398
5399
5400
5401
5402
5403
5404
5405
5406
5407
5408
5409
5410
5411
5412
5413
5414
5415
5416
5417
5418
5419
5420
5421
5422
5423
5424
5425
5426
5427
5428
5429
5430
5431
5432
5433
5434
5435
5436
5437
5438
5439
5440
5441
5442
5443
5444
5445
5446
5447
5448
5449
5450
5451
5452
5453
5454
5455
5456
5457
5458
5459
5460
5461
5462
5463
5464
5465
5466
5467
5468
5469
5470
5471
5472
5473
5474
5475
5476
5477
5478
5479
5480
5481
5482
5483
5484
5485
5486
5487
5488
5489
5490
5491
5492
5493
5494
5495
5496
5497
5498
5499
5500
5501
5502
5503
5504
5505
5506
5507
5508
5509
5510
5511
5512
5513
5514
5515
5516
5517
5518
5519
5520
5521
5522
5523
5524
5525
5526
5527
5528
5529
5530
5531
5532
5533
5534
5535
5536
5537
5538
5539
5540
5541
5542
5543
5544
5545
5546
5547
5548
5549
5550
5551
5552
5553
5554
5555
5556
5557
5558
5559
5560
5561
5562
5563
5564
5565
5566
5567
5568
5569
5570
5571
5572
5573
5574
5575
5576
5577
5578
5579
5580
5581
5582
5583
5584
5585
5586
5587
5588
5589
5590
5591
5592
5593
5594
5595
5596
5597
5598
5599
5600
5601
5602
5603
5604
5605
5606
5607
5608
5609
5610
5611
5612
5613
5614
5615
5616
5617
5618
5619
5620
5621
5622
5623
5624
5625
5626
5627
5628
5629
5630
5631
5632
5633
5634
5635
5636
5637
5638
5639
5640
5641
5642
5643
5644
5645
5646
5647
5648
5649
5650
5651
5652
5653
5654
5655
5656
5657
5658
5659
5660
5661
5662
5663
5664
5665
5666
5667
5668
5669
5670
5671
5672
5673
5674
5675
5676
5677
5678
5679
5680
5681
5682
5683
5684
5685
5686
5687
5688
5689
5690
5691
5692
5693
5694
5695
5696
5697
5698
5699
5700
5701
5702
5703
5704
5705
5706
5707
5708
5709
5710
5711
5712
5713
5714
5715
5716
5717
5718
5719
5720
5721
5722
5723
5724
5725
5726
5727
5728
5729
5730
5731
5732
5733
5734
5735
5736
5737
5738
5739
5740
5741
5742
5743
5744
5745
5746
5747
5748
5749
5750
5751
5752
5753
5754
5755
5756
5757
5758
5759
5760
5761
5762
5763
5764
5765
5766
5767
5768
5769
5770
5771
5772
5773
5774
5775
5776
5777
5778
5779
5780
5781
5782
5783
5784
5785
5786
5787
5788
5789
5790
5791
5792
5793
5794
5795
5796
5797
5798
5799
5800
5801
5802
5803
5804
5805
5806
5807
5808
5809
5810
5811
5812
5813
5814
5815
5816
5817
5818
5819
5820
5821
5822
5823
5824
5825
5826
5827
5828
5829
5830
5831
5832
5833
5834
5835
5836
5837
5838
5839
5840
5841
5842
5843
5844
5845
5846
5847
5848
5849
5850
5851
5852
5853
5854
5855
5856
5857
5858
5859
5860
5861
5862
5863
5864
5865
5866
5867
5868
5869
5870
5871
5872
5873
5874
5875
5876
5877
5878
5879
5880
5881
5882
5883
5884
5885
5886
5887
5888
5889
5890
5891
5892
5893
5894
5895
5896
5897
5898
5899
5900
5901
5902
5903
5904
5905
5906
5907
5908
5909
5910
5911
5912
5913
5914
5915
5916
5917
5918
5919
5920
5921
5922
5923
5924
5925
5926
5927
5928
5929
5930
5931
5932
5933
5934
5935
5936
5937
5938
5939
5940
5941
5942
5943
5944
5945
5946
5947
5948
5949
5950
5951
5952
5953
5954
5955
5956
5957
5958
5959
5960
5961
5962
5963
5964
5965
5966
5967
5968
5969
5970
5971
5972
5973
5974
5975
5976
5977
5978
5979
5980
5981
5982
5983
5984
5985
5986
5987
5988
5989
5990
5991
5992
5993
5994
5995
5996
5997
5998
5999
6000
6001
6002
6003
6004
6005
6006
6007
6008
6009
6010
6011
6012
6013
6014
6015
6016
6017
6018
6019
6020
6021
6022
6023
6024
6025
6026
6027
6028
6029
6030
6031
6032
6033
6034
6035
6036
6037
6038
6039
6040
6041
6042
6043
6044
6045
6046
6047
6048
6049
6050
6051
6052
6053
6054
6055
6056
6057
6058
6059
6060
6061
6062
6063
6064
6065
6066
6067
6068
6069
6070
6071
6072
6073
6074
6075
6076
6077
6078
6079
6080
6081
6082
6083
6084
6085
6086
6087
6088
6089
6090
6091
6092
6093
6094
6095
6096
6097
6098
6099
6100
6101
6102
6103
6104
6105
6106
6107
6108
6109
6110
6111
6112
6113
6114
6115
6116
6117
6118
6119
6120
6121
6122
6123
6124
6125
6126
6127
6128
6129
6130
6131
6132
6133
6134
6135
6136
6137
6138
6139
6140
6141
6142
6143
6144
6145
6146
6147
6148
6149
6150
6151
6152
6153
6154
6155
6156
6157
6158
6159
6160
6161
6162
6163
6164
6165
6166
6167
6168
6169
6170
6171
6172
6173
6174
6175
6176
6177
6178
6179
6180
6181
6182
6183
6184
6185
6186
6187
6188
6189
6190
6191
6192
6193
6194
6195
6196
6197
6198
6199
6200
6201
6202
6203
6204
6205
6206
6207
6208
6209
6210
6211
6212
6213
6214
6215
6216
6217
6218
6219
6220
6221
6222
6223
6224
6225
6226
6227
6228
6229
6230
6231
6232
6233
6234
6235
6236
6237
6238
6239
6240
6241
6242
6243
6244
6245
6246
6247
6248
6249
6250
6251
6252
6253
6254
6255
6256
6257
6258
6259
6260
6261
6262
6263
6264
6265
6266
6267
6268
6269
6270
6271
6272
6273
6274
6275
6276
6277
6278
6279
6280
6281
6282
6283
6284
6285
6286
6287
6288
6289
6290
6291
6292
6293
6294
6295
6296
6297
6298
6299
6300
6301
6302
6303
6304
6305
6306
6307
6308
6309
6310
6311
6312
6313
6314
6315
6316
6317
6318
6319
6320
6321
6322
6323
6324
6325
6326
6327
6328
6329
6330
6331
6332
6333
6334
6335
6336
6337
6338
6339
6340
6341
6342
6343
6344
6345
6346
6347
6348
6349
6350
6351
6352
6353
6354
6355
6356
6357
6358
6359
6360
6361
6362
6363
6364
6365
6366
6367
6368
6369
6370
6371
6372
6373
6374
6375
6376
6377
6378
6379
6380
6381
6382
6383
6384
6385
6386
6387
6388
6389
6390
6391
6392
6393
6394
6395
6396
6397
6398
6399
6400
6401
6402
6403
6404
6405
6406
6407
6408
6409
6410
6411
6412
6413
6414
6415
6416
6417
6418
6419
6420
6421
6422
6423
6424
6425
6426
6427
6428
6429
6430
6431
6432
6433
6434
6435
6436
6437
6438
6439
6440
6441
6442
6443
6444
6445
6446
6447
6448
6449
6450
6451
6452
6453
6454
6455
6456
6457
6458
6459
6460
6461
6462
6463
6464
6465
6466
6467
6468
6469
6470
6471
6472
6473
6474
6475
6476
6477
6478
6479
6480
6481
6482
6483
6484
6485
6486
6487
6488
6489
6490
6491
6492
6493
6494
6495
6496
6497
6498
6499
6500
6501
6502
6503
6504
6505
6506
6507
6508
6509
6510
6511
6512
6513
6514
6515
6516
6517
6518
6519
6520
6521
6522
6523
6524
6525
6526
6527
6528
6529
6530
6531
6532
6533
6534
6535
6536
6537
6538
6539
6540
6541
6542
6543
6544
6545
6546
6547
6548
6549
6550
6551
6552
6553
6554
6555
6556
6557
6558
6559
6560
6561
6562
6563
6564
6565
6566
6567
6568
6569
6570
6571
6572
6573
6574
6575
6576
6577
6578
6579
6580
6581
6582
6583
6584
6585
6586
6587
6588
6589
6590
6591
6592
6593
6594
6595
6596
6597
6598
6599
6600
6601
6602
6603
6604
6605
6606
6607
6608
6609
6610
6611
6612
6613
6614
6615
6616
6617
6618
6619
6620
6621
6622
6623
6624
6625
6626
6627
6628
6629
6630
6631
6632
6633
6634
6635
6636
6637
6638
6639
6640
6641
6642
6643
6644
6645
6646
6647
6648
6649
6650
6651
6652
6653
6654
6655
6656
6657
6658
6659
6660
6661
6662
6663
6664
6665
6666
6667
6668
6669
6670
6671
6672
6673
6674
6675
6676
6677
6678
6679
6680
6681
6682
6683
6684
6685
6686
6687
6688
6689
6690
6691
6692
6693
6694
6695
6696
6697
6698
6699
6700
6701
6702
6703
6704
6705
6706
6707
6708
6709
6710
6711
6712
6713
6714
6715
6716
6717
6718
6719
6720
6721
6722
6723
6724
6725
6726
6727
6728
6729
6730
6731
6732
6733
6734
6735
6736
6737
6738
6739
6740
6741
6742
6743
6744
6745
6746
6747
6748
6749
6750
6751
6752
6753
6754
6755
6756
6757
6758
6759
6760
6761
6762
6763
6764
6765
6766
6767
6768
6769
6770
6771
6772
6773
6774
6775
6776
6777
6778
6779
6780
6781
6782
6783
6784
6785
6786
6787
6788
6789
6790
6791
6792
6793
6794
6795
6796
6797
6798
6799
6800
6801
6802
6803
6804
6805
6806
6807
6808
6809
6810
6811
6812
6813
6814
6815
6816
6817
6818
6819
6820
6821
6822
6823
6824
6825
6826
6827
6828
6829
6830
6831
6832
6833
6834
6835
6836
6837
6838
6839
6840
6841
6842
6843
6844
6845
6846
6847
6848
6849
6850
6851
6852
6853
6854
6855
6856
6857
6858
6859
6860
6861
6862
6863
6864
6865
6866
6867
6868
6869
6870
6871
6872
6873
6874
6875
6876
6877
6878
6879
6880
6881
6882
6883
6884
6885
6886
6887
6888
6889
6890
6891
6892
6893
6894
6895
6896
6897
6898
6899
6900
6901
6902
6903
6904
6905
6906
6907
6908
6909
6910
6911
6912
6913
6914
6915
6916
6917
6918
6919
6920
6921
6922
6923
6924
6925
6926
6927
6928
6929
6930
6931
6932
6933
6934
6935
6936
6937
6938
6939
6940
6941
6942
6943
6944
6945
6946
6947
6948
6949
6950
6951
6952
6953
6954
6955
6956
6957
6958
6959
6960
6961
6962
6963
6964
6965
6966
6967
6968
6969
6970
6971
6972
6973
6974
6975
6976
6977
6978
6979
6980
6981
6982
6983
6984
6985
6986
6987
6988
6989
6990
6991
6992
6993
6994
6995
6996
6997
6998
6999
7000
7001
7002
7003
7004
7005
7006
7007
7008
7009
7010
7011
7012
7013
7014
7015
7016
7017
7018
7019
7020
7021
7022
7023
7024
7025
7026
7027
7028
7029
7030
7031
7032
7033
7034
7035
7036
7037
7038
7039
7040
7041
7042
7043
7044
7045
7046
7047
7048
7049
7050
7051
7052
7053
7054
7055
7056
7057
7058
7059
7060
7061
7062
7063
7064
7065
7066
7067
7068
7069
7070
7071
7072
7073
7074
7075
7076
7077
7078
7079
7080
7081
7082
7083
7084
7085
7086
7087
7088
7089
7090
7091
7092
7093
7094
7095
7096
7097
7098
7099
7100
7101
7102
7103
7104
7105
7106
7107
7108
7109
7110
7111
7112
7113
7114
7115
7116
7117
7118
7119
7120
7121
7122
7123
7124
7125
7126
7127
7128
7129
7130
7131
7132
7133
7134
7135
7136
7137
7138
7139
7140
7141
7142
7143
7144
7145
7146
7147
7148
7149
7150
7151
7152
7153
7154
7155
7156
7157
7158
7159
7160
7161
7162
7163
7164
7165
7166
7167
7168
7169
7170
7171
7172
7173
7174
7175
7176
7177
7178
7179
7180
7181
7182
7183
7184
7185
7186
7187
7188
7189
7190
7191
7192
7193
7194
7195
7196
7197
7198
7199
7200
7201
7202
7203
7204
7205
7206
7207
7208
7209
7210
7211
7212
7213
7214
7215
7216
7217
7218
7219
7220
7221
7222
7223
7224
7225
7226
7227
7228
7229
7230
7231
7232
7233
7234
7235
7236
7237
7238
7239
7240
7241
7242
7243
7244
7245
7246
7247
7248
7249
7250
7251
7252
7253
7254
7255
7256
7257
7258
7259
7260
7261
7262
7263
7264
7265
7266
7267
7268
7269
7270
7271
7272
7273
7274
7275
7276
7277
7278
7279
7280
7281
7282
7283
7284
7285
7286
7287
7288
7289
7290
7291
7292
7293
7294
7295
7296
7297
7298
7299
7300
7301
7302
7303
7304
7305
7306
7307
7308
7309
7310
7311
7312
7313
7314
7315
7316
7317
7318
7319
7320
7321
7322
7323
7324
7325
7326
7327
7328
7329
7330
7331
7332
7333
7334
7335
7336
7337
7338
7339
7340
7341
7342
7343
7344
7345
7346
7347
7348
7349
7350
7351
7352
7353
7354
7355
7356
7357
7358
7359
7360
7361
7362
7363
7364
7365
7366
7367
7368
7369
7370
7371
7372
7373
7374
7375
7376
7377
7378
7379
7380
7381
7382
7383
7384
7385
7386
7387
7388
7389
7390
7391
7392
7393
7394
7395
7396
7397
7398
7399
7400
7401
7402
7403
7404
7405
7406
7407
7408
7409
7410
7411
7412
7413
7414
7415
7416
7417
7418
7419
7420
7421
7422
7423
7424
7425
7426
7427
7428
7429
7430
7431
7432
7433
7434
7435
7436
7437
7438
7439
7440
7441
7442
7443
7444
7445
7446
7447
7448
7449
7450
7451
7452
7453
7454
7455
7456
7457
7458
7459
7460
7461
7462
7463
7464
7465
7466
7467
7468
7469
7470
7471
7472
7473
7474
7475
7476
7477
7478
7479
7480
7481
7482
7483
7484
7485
7486
7487
7488
7489
7490
7491
7492
7493
7494
7495
7496
7497
7498
7499
7500
7501
7502
7503
7504
7505
7506
7507
7508
7509
7510
7511
7512
7513
7514
7515
7516
7517
7518
7519
7520
7521
7522
7523
7524
7525
7526
7527
7528
7529
7530
7531
7532
7533
7534
7535
7536
7537
7538
7539
7540
7541
7542
7543
7544
7545
7546
7547
7548
7549
7550
7551
7552
7553
7554
7555
7556
7557
7558
7559
7560
7561
7562
7563
7564
7565
7566
7567
7568
7569
7570
7571
7572
7573
7574
7575
7576
7577
7578
7579
7580
7581
7582
7583
7584
7585
7586
7587
7588
7589
7590
7591
7592
7593
7594
7595
7596
7597
7598
7599
7600
7601
7602
7603
7604
7605
7606
7607
7608
7609
7610
7611
7612
7613
7614
7615
7616
7617
7618
7619
7620
7621
7622
7623
7624
7625
7626
7627
7628
7629
7630
7631
7632
7633
7634
7635
7636
7637
7638
7639
7640
7641
7642
7643
7644
7645
7646
7647
7648
7649
7650
7651
7652
7653
7654
7655
7656
7657
7658
7659
7660
7661
7662
7663
7664
7665
7666
7667
7668
7669
7670
7671
7672
7673
7674
7675
7676
7677
7678
7679
7680
7681
7682
7683
7684
7685
7686
7687
7688
7689
7690
7691
7692
7693
7694
7695
7696
7697
7698
7699
7700
7701
7702
7703
7704
7705
7706
7707
7708
7709
7710
7711
7712
7713
7714
7715
7716
7717
7718
7719
7720
7721
7722
7723
7724
7725
7726
7727
7728
7729
7730
7731
7732
7733
7734
7735
7736
7737
7738
7739
7740
7741
7742
7743
7744
7745
7746
7747
7748
7749
7750
7751
7752
7753
7754
7755
7756
7757
7758
7759
7760
7761
7762
7763
7764
7765
7766
7767
7768
7769
7770
7771
7772
7773
7774
7775
7776
7777
7778
7779
7780
7781
7782
7783
7784
7785
7786
7787
7788
7789
7790
7791
7792
7793
7794
7795
7796
7797
7798
7799
7800
7801
7802
7803
7804
7805
7806
7807
7808
7809
7810
7811
7812
7813
7814
7815
7816
7817
7818
7819
7820
7821
7822
7823
7824
7825
7826
7827
7828
7829
7830
7831
7832
7833
7834
7835
7836
7837
7838
7839
7840
7841
7842
7843
7844
7845
7846
7847
7848
7849
7850
7851
7852
7853
7854
7855
7856
7857
7858
7859
7860
7861
7862
7863
7864
7865
7866
7867
7868
7869
7870
7871
7872
7873
7874
7875
7876
7877
7878
7879
7880
7881
7882
7883
7884
7885
7886
7887
7888
7889
7890
7891
7892
7893
7894
7895
7896
7897
7898
7899
7900
7901
7902
7903
7904
7905
7906
7907
7908
7909
7910
7911
7912
7913
7914
7915
7916
7917
7918
7919
7920
7921
7922
7923
7924
7925
7926
7927
7928
7929
7930
7931
7932
7933
7934
7935
7936
7937
7938
7939
7940
7941
7942
7943
7944
7945
7946
7947
7948
7949
7950
7951
7952
7953
7954
7955
7956
7957
7958
7959
7960
7961
7962
7963
7964
7965
7966
7967
7968
7969
7970
7971
7972
7973
7974
7975
7976
7977
7978
7979
7980
7981
7982
7983
7984
7985
7986
7987
7988
7989
7990
7991
7992
7993
7994
7995
7996
7997
7998
7999
8000
8001
8002
8003
8004
8005
8006
8007
8008
8009
8010
8011
8012
8013
8014
8015
8016
8017
8018
8019
8020
8021
8022
8023
8024
8025
8026
8027
8028
8029
8030
8031
8032
8033
8034
8035
8036
8037
8038
8039
8040
8041
8042
8043
8044
8045
8046
8047
8048
8049
8050
8051
8052
8053
8054
8055
8056
8057
8058
8059
8060
8061
8062
8063
8064
8065
8066
8067
8068
8069
8070
8071
8072
8073
8074
8075
8076
8077
8078
8079
8080
8081
8082
8083
8084
8085
8086
8087
8088
8089
8090
8091
8092
8093
8094
8095
8096
8097
8098
8099
8100
8101
8102
8103
8104
8105
8106
8107
8108
8109
8110
8111
8112
8113
8114
8115
8116
8117
8118
8119
8120
8121
8122
8123
8124
8125
8126
8127
8128
8129
8130
8131
8132
8133
8134
8135
8136
8137
8138
8139
8140
8141
8142
8143
8144
8145
8146
8147
8148
8149
8150
8151
8152
8153
8154
8155
8156
8157
8158
8159
8160
8161
8162
8163
8164
8165
8166
8167
8168
8169
8170
8171
8172
8173
8174
8175
8176
8177
8178
8179
8180
8181
8182
8183
8184
8185
8186
8187
8188
8189
8190
8191
8192
8193
8194
8195
8196
8197
8198
8199
8200
8201
8202
8203
8204
8205
8206
8207
8208
8209
8210
8211
8212
8213
8214
8215
8216
8217
8218
8219
8220
8221
8222
8223
8224
8225
8226
8227
8228
8229
8230
8231
8232
8233
8234
8235
8236
8237
8238
8239
8240
8241
8242
8243
8244
8245
8246
8247
8248
8249
8250
8251
8252
8253
8254
8255
8256
8257
8258
8259
8260
8261
8262
8263
8264
8265
8266
8267
8268
8269
8270
8271
8272
8273
8274
8275
8276
8277
8278
8279
8280
8281
8282
8283
8284
8285
8286
8287
8288
8289
8290
8291
8292
8293
8294
8295
8296
8297
8298
8299
8300
8301
8302
8303
8304
8305
8306
8307
8308
8309
8310
8311
8312
8313
8314
8315
8316
8317
8318
8319
8320
8321
8322
8323
8324
8325
8326
8327
8328
8329
8330
8331
8332
8333
8334
8335
8336
8337
8338
8339
8340
8341
8342
8343
8344
8345
8346
8347
8348
8349
8350
8351
8352
8353
8354
8355
8356
8357
8358
8359
8360
8361
8362
8363
8364
8365
8366
8367
8368
8369
8370
8371
8372
8373
8374
8375
8376
8377
8378
8379
8380
8381
8382
8383
8384
8385
8386
8387
8388
8389
8390
8391
8392
8393
8394
8395
8396
8397
8398
8399
8400
8401
8402
8403
8404
8405
8406
8407
8408
8409
8410
8411
8412
8413
8414
8415
8416
8417
8418
8419
8420
8421
8422
8423
8424
8425
8426
8427
8428
8429
8430
8431
8432
8433
8434
8435
8436
8437
8438
8439
8440
8441
8442
8443
8444
8445
8446
8447
8448
8449
8450
8451
8452
8453
8454
8455
8456
8457
8458
8459
8460
8461
8462
8463
8464
8465
8466
8467
8468
8469
8470
8471
8472
8473
8474
8475
8476
8477
8478
8479
8480
8481
8482
8483
8484
8485
8486
8487
8488
8489
8490
8491
8492
8493
8494
8495
8496
8497
8498
8499
8500
8501
8502
8503
8504
8505
8506
8507
8508
8509
8510
8511
8512
8513
8514
8515
8516
8517
8518
8519
8520
8521
8522
8523
8524
8525
8526
8527
8528
8529
8530
8531
8532
8533
8534
8535
8536
8537
8538
8539
8540
8541
8542
8543
8544
8545
8546
8547
8548
8549
8550
8551
8552
8553
8554
8555
8556
8557
8558
8559
8560
8561
8562
8563
8564
8565
8566
8567
8568
8569
8570
8571
8572
8573
8574
8575
8576
8577
8578
8579
8580
8581
8582
8583
8584
8585
8586
8587
8588
8589
8590
8591
8592
8593
8594
8595
8596
8597
8598
8599
8600
8601
8602
8603
8604
8605
8606
8607
8608
8609
8610
8611
8612
8613
8614
8615
8616
8617
8618
8619
8620
8621
8622
8623
8624
8625
8626
8627
8628
8629
8630
8631
8632
8633
8634
8635
8636
8637
8638
8639
8640
8641
8642
8643
8644
8645
8646
8647
8648
8649
8650
8651
8652
8653
8654
8655
8656
8657
8658
8659
8660
8661
8662
8663
8664
8665
8666
8667
8668
8669
8670
8671
8672
8673
8674
8675
8676
8677
8678
8679
8680
8681
8682
8683
8684
8685
8686
8687
8688
8689
8690
8691
8692
8693
8694
8695
8696
8697
8698
8699
8700
8701
8702
8703
8704
8705
8706
8707
8708
8709
8710
8711
8712
8713
8714
8715
8716
8717
8718
8719
8720
8721
8722
8723
8724
8725
8726
8727
8728
8729
8730
8731
8732
8733
8734
8735
8736
8737
8738
8739
8740
8741
8742
8743
8744
8745
8746
8747
8748
8749
8750
8751
8752
8753
8754
8755
8756
8757
8758
8759
8760
8761
8762
8763
8764
8765
8766
8767
8768
8769
8770
8771
8772
8773
8774
8775
8776
8777
8778
8779
8780
8781
8782
8783
8784
8785
8786
8787
8788
8789
8790
8791
8792
8793
8794
8795
8796
8797
8798
8799
8800
8801
8802
8803
8804
8805
8806
8807
8808
8809
8810
8811
8812
8813
8814
8815
8816
8817
8818
8819
8820
8821
8822
8823
8824
8825
8826
8827
8828
8829
8830
8831
8832
8833
8834
8835
8836
8837
8838
8839
8840
8841
8842
8843
8844
8845
8846
8847
8848
8849
8850
8851
8852
8853
8854
8855
8856
8857
8858
8859
8860
8861
8862
8863
8864
8865
8866
8867
8868
8869
8870

CONSTRUCTION SCHEDULE (cont...)

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
MISCELLANEOUS								
MI-01		ROADWAY CURB, TYPICAL	RE: CIVIL ENG.	RE: CIVIL ENG.	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS FOR STREETSCAPES. NOT ASSOCIATED WITH BLOCK 4 SCOPE OF WORK.
MI-02		CURB RAMP, TYPICAL	RE: CIVIL ENG.	RE: CIVIL ENG.	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS FOR STREETSCAPES. NOT ASSOCIATED WITH BLOCK 4 SCOPE OF WORK.
MI-03		CROSSWALK	RE: CIVIL ENG.	RE: CIVIL ENG.	REFERENCE CIVIL ENG. STREETSCAPE PLANS	-	-	REFERENCE CIVIL ENGINEERING PLANS FOR STREETSCAPES. NOT ASSOCIATED WITH BLOCK 4 SCOPE OF WORK.
MI-08		ELECTRICAL TRANSFORMER	RE: ELECT. PLANS	RE: ELECT. PLANS	-	PAINTED	MATCH RAL 7021	REFERENCE SHEET ES1.05 FOR ADDITIONAL INFORMATION. ALLOW FOR CUSTOM COLOR SELECTION OF ENCLOSURE.
MI-09		ELECTRICAL STRONG BOX METER ENCLOSURE	RE: ELECT. PLANS	RE: ELECT. PLANS	-	PAINTED	MATCH RAL 7021	REFERENCE SHEET ES1.05 FOR ADDITIONAL INFORMATION. ALLOW FOR CUSTOM COLOR SELECTION OF ENCLOSURE.
MI-10		COMPANY SWITCH	RE: ELECT. PLANS	RE: ELECT. PLANS	-	PAINTED	MATCH RAL 7021	REFERENCE SHEET ES1.05 FOR ADDITIONAL INFORMATION. ALLOW FOR CUSTOM COLOR SELECTION OF ENCLOSURE.
MI-12		CONVENIENCE OUTLET	12/L3.02 A1/ES503.04	12 93 00	PEDOC POWER SOLUTIONS OR EQUAL, 18-IN. HT., HINGE TOP	PAINTED	MATCH RAL 7021	REFERENCE SHEET ES1.05 FOR ADDITIONAL INFORMATION. ALLOW FOR CUSTOM COLOR SELECTION OF ENCLOSURE.
MI-13		PROTECTIVE CAGE AT REMOTE GAS METER	RE: CIVIL & MEP PLANS	12 93 00	GUARDIAN ENCLOSURES GE-2 LIFT OFF ENCLOSURE	PAINTED	MATCH RAL 7021	REMOTE GAS METER TO BE INSTALLED BY DOMINION ENERGY. CONTRACTOR TO COORDINATE AND INSTALL LIMITS AROUND GAS METER AS SHOWN IN CONSTRUCTION PLANS. VERIFY METER SIZE AND DIMENSIONS IN FIELD PRIOR TO PURCHASING ENCLOSURE. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO PUNCH LISTS. PROVIDE TWO (2) SETS OF PADLOCK AND KEY S
MI-14		TRENCH DRAIN AT LAWN	RE: CIVIL &	12 93 00	IRON AGE GRATES, LOAD CLASS C RAIN GATE	NATURAL	DUCTILE IRON	ACODRAIN K100 KLASSICDRAIN BODY WITH 4" INTERNAL WIDTH, SLOPE CHANNEL AND WITH A STAINLESS STEEL EDGE RAIL PER CIVIL ENGINEER'S PLANS. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR STORM DRAIN CONNECTION, SEGMENT LENGTHS, LAYOUT AND CLEAN OUT LOCATION. CONTRACTOR TO PROVIDE COORDINATED AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL. VERIFY AL LAYOUTS IN FIELD.

ALLOWANCES

BIKE PARKING SCOPE: CONTRACTOR TO PROVIDE ALLOWANCE WITH APPROVAL FROM OWNER FOR BIKE RACKS. LOCATE A MINIMUM OF TWO (2) GROUPS OF BIKE RACKS IN BLOCK 5. MINIMUM QUANTITY OF BIKE RACKS TO MEET CITY REQUIREMENTS.

CONSTRUCTION SCHEDULE

KEY	SYMBOL	DESCRIPTION	DETAIL	SPECIFICATION	MANUFACTURER/ MATERIAL	FINISH	COLOR	COMMENTS
CONCRETE PAVING								
CP-01A		VEHICULAR RATED CONCRETE PAVING - TYPE 1	02 / L3.00	32 13 16	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT. PROVIDE MOCK UP PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
CP-01B		PEDESTRIAN RATED CONCRETE PAVING - TYPE 1	03 / L3.00	32 13 16	REINFORCED CAST IN PLACE CONCRETE	GRACE NA TOP CAST 15 OR EQUAL	NATURAL GRAY	SAWCUT JOINTS AND EXPANSION JOINTS PER PLANS AND DETAILS. THICKNESS, SUBGRADE AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT. PROVIDE MOCK UP PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
UNIT PAVERS								
UP-01A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 1	06 / L3.00	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, MICROCHAMFER	PALOMINO	100MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-01B		PEDESTRIAN RATED CONCRETE UNIT PAVING - TYPE 1	07 / L3.00	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, MICROCHAMFER	PALOMINO	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02A		VEHICULAR RATED CONCRETE UNIT PAVING - TYPE 2	06 / L3.00	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, MICROCHAMFER	STANFORD SAND	100MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-02B		PEDESTRIAN RATED CONCRETE UNIT PAVING -TYPE 2	07 / L3.00	32 14 00	ACKERTSTONE OR APPROVED EQUAL	STANDARD, MICROCHAMFER	STANFORD SAND	60MM THICK CONCRETE UNIT PAVERS. SAND SET PAVERS ATOP REINFORCED CONCRETE SUB-SLAB. RECTANGULAR 6x12 PAVER SIZE. SUBMIT SAMPLES AND PROVIDE MOCK UP PER SPECIFICATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
UP-04		TACTILE PAVING	09/ L3.00	32 14 00	D&L SUPPLY COMPANY H-882 DETECTABLE PLATE	SEALED	GRAY IRON	PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR ALL SITE CONDITIONS INCLUDING RADIUSES AND STRAIGHT PLATES. FIELD CUT AS REQUIRED.
STAIRS AND RAMPS								
SR-02		BLOCK 4 STAIRS AT LAWN, WEST	L3.04/L3.05	03 30 01	REINFORCED CAST IN PLACE CONCRETE	**STRUCTURE:** N/A **TREAD/ RISER:** TOP CAST 15	**STRUCTURE:** N/A **TREAD/ RISER:** NATURAL GRAY	PROVIDE SHOP DRAWINGS w/ REINFORCEMENT COORDINATED WITH SITE GRADING FOR REVIEW AND APPROVAL. PROVIDE MOCK-UP FOR REVIEW AND APPROVALS BY LANDSCAPE ARCHITECT. COORDINATE HANDRAIL EMBEDMENT WITH ON SITE CONDITIONS.
SR-09		STAIRS/RAMP HANDRAIL, TYPICAL	L3.04/L3.05	05 52 13	TYPE 316 STAINLESS STEEL	BRUSHED	STAINLESS STEEL	SUBMIT SAMPLES AND PROVIDE MOCK-UP FOR APPROVALS BY LANDSCAPE ARCHITECT. PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT AND LANDSCAPE ARCHITECT.
SITE ELEMENTS								
SE-04A SE-04B SE-04C SE-04D SE-04E SE-04F SE-04G		BLOCK 4 SEAT WALL	01, 05-13/ L3.03	03 30 01 05 50 10 06 15 37 12 93 00	**FOUNDATION:** REINFORCED CAST IN PLACE CONCRETE	N/A	NATURAL GREY	QUANTITY, LAYOUT AND DIMENSIONS PER PLANS. CONTRACTOR TO STAKE AND VERIFY ALL LOCATIONS IN FIELD. CONTRACTOR TO PROVIDE PRODUCT DATA, COORDINATED SHOP DRAWINGS, PRECAST, WOOD AND STEEL FRAMING/ FASTENER SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
					SEAT BAR:REINFORCED CAST IN PLACE CONCRETE	FORMLINER FINISH	NATURAL GREY	
					SEAT FRAME: CARBON STEEL	POWDERCOATED	MATCH RAL 7021	
					SEAT TOP: STREETLIFE ROUGH AND READY ACCOYA	SEMI-TRANSPARENT STAIN	MATCH TRELLIS CANOPY	
SE-05		BLOCK 4 PAVILION, EAST (NOT IN SCOPE)	N/A	-	-	-	-	REFERENCE ARCHITECTURAL DRAWINGS. INSTALLING CONTRACTOR TO VERIFY LOCATION IN FIELD WHILE PROVIDING ALL NOTED SITE UTILITIES TO MEET ALL APPLICABLE LOCAL AND STATE BUILDING CODES.
OMITTED								
SE-13A		FIXED BOLLARDS	01-03/L3.02	09 91 13 12 93 10	1-800-BOLLARDS FLAT TOP 4" DIA. CARBON STEEL	HIGH PERFORMANCE PAINT	TNEMEC, MATCH RAL 7021	PROVIDE PRODUCT DATA AND DETAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL.
SE-13B		REMOVABLE BOLLARDS	04/L3.02	09 91 13 12 93 10	1-800-BOLLARDS FLAT TOP 4" DIA. CARBON STEEL WITH CAM-LOC	HIGH PERFORMANCE PAINT	TNEMEC, MATCH RAL 7021	PROVIDE PRODUCT DATA AND DETAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL.
SE-16		FIRE FEATURE	14 /L3.01	12 93 00	PALOFORM BOL CORTEN FIRE PIT	NATURAL	NATURAL	CONTRACTOR TO PROVIDE GAS, AUTOMATIC SHUT OFF, ALL POWER, AND ELECTRICAL CONNECTIONS. SUBMIT SHOP DRAWINGS AND SAMPLES FOR LANDSCAPE ARCHITECT'S APPROVAL. RE: CIVIL, MEP AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
WATER FEATURES								
OMITTED								
TREE GRATES								
TG-01		TREE GRATE	10-11/ L3.02	32 94 43	URBAN ACCESSORIES FLAT RAINBOW OR APPROVED EQUAL	CAST IRON w/ BAKED ON OIL	NATURAL	PROVIDE 7' DIA. TREE GRATE. PROVIDE ADA ACCESSIBLE AND HEEL SAFE GRATE TYPE. FRAME IS TO BE STAINLESS STEEL CAST INTO CONCRETE SUPPORT CURB. CONTRACTOR IS TO PROVIDE PRODUCT DATA, SAMPLES AND DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
SITE LIGHTING								
OSL-1		FESTOON LIGHTING (NOT IN SCOPE)	-	-	-	-	-	-
OP1		POLE MOUNTED LED FLOOD LIGHTS - 4 PER POLE	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	POWDERCOATED	MATCH RAL 7021	REFERENCE CONSTRUCTION PLANS FOR LIGHT FIXTURE LAYOUT. REFERENCE SITE LIGHTING PLANS FOR LIGHT FIXTURE ORIENTATION, CONTROLS, SPECIFICATIONS AND MOUNTING. REFERENCE SITE ELECTRICAL PLANS FOR POWER PROVISIONS AND PANEL SCHEDULES.
OP3		POLE MOUNTED LED STREET/ AREA LIGHT	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	POWDERCOATED	MATCH RAL 7021	REFERENCE CONSTRUCTION PLANS FOR LIGHT FIXTURE LAYOUT. REFERENCE SITE LIGHTING PLANS FOR LIGHT FIXTURE ORIENTATION, CONTROLS, SPECIFICATIONS AND MOUNTING. REFERENCE SITE ELECTRICAL PLANS FOR POWER PROVISIONS AND PANEL SCHEDULES.
OP5		POLE MOUNTED LED FLOOD LIGHTS - 6 PER POLE	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	RE: SITE LIGHTING PLANS	POWDERCOATED	MATCH RAL 7021	REFERENCE CONSTRUCTION PLANS FOR LIGHT FIXTURE LAYOUT. REFERENCE SITE LIGHTING PLANS FOR LIGHT FIXTURE ORIENTATION, CONTROLS, SPECIFICATIONS AND MOUNTING. REFERENCE SITE ELECTRICAL PLANS FOR POWER PROVISIONS AND PANEL SCHEDULES.
SITE SIGNAGE								
SS-01		VEHICULAR DIRECTIONAL SIGN, TYPE 1 - POLE	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.
SS-02		VEHICULAR DIRECTIONAL SIGN, TYPE 2 - BIKE WAYFINDING	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.
SS-03		PEDESTRIAN DIRECTIONAL SIGN, TYPE 1 - POLE	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.
SS-04		PEDESTRIAN DIRECTIONAL SIGN, TYPE 2 - TOTEM	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.
SS-05		PEDESTRIAN DIRECTIONAL SIGN, TYPE 3 - INFORMATIONAL PLAQUE/ MAP	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.
SS-06		GREENLINE IDENTITY MONUMENT	PER SIGNAGE DESIGNER	PER SIGNAGE DESIGNER	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.	-	-	REFERENCE SIGNAGE AND WAYFINDING PACKAGE.

PROJECT TEAM

OWNER

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE
(BLOCK 4)

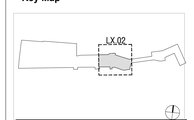
Lake Promenade and Main Street
Vineyard, UT 84059

DATE	ISSUE
01/17/2023	100% SCHEMATIC DESIGN
06/16/2023	100% DESIGN DEVELOPMENT
09/20/2024	75% MEP & CIVIL EARLY RELEASE
10/01/2024	MEP & CIVIL EARLY RELEASE
10/04/2024	75% CONS. DOCUMENTS
11/08/2024	ISSUE FOR PERMIT
01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
02/28/2025	CONFORMED SET
04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION SCHEDULE

Sheet Number

L1.00A



LANDSCAPE CONSTRUCTION PLAN AREA 02
SCALE 1:20

GRAPHIC SCALE: 1" = 20'

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.00
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.00
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	06 / L3.00
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	07 / L3.00
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	06 / L3.00
	UP-02B	PEDESTRIAN RATED UNIT PAVING -TYPE 2	07 / L3.00
	UP-04	TACTILE PAVING	09/ L3.00
STAIRS AND RAMPS			
	SR-02	BLOCK 4 STAIRS AT LAWN, WEST	L3.04/L3.05
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	L3.04/L3.05
SITE ELEMENTS			
	SE-04A		
	SE-04B		
	SE-04C		
	SE-04D	BLOCK 4 SEAT WALL	01, 05-13/ L3.03
	SE-04E		
	SE-04F		
	SE-04G		
	SE-05	BLOCK 4 PAVILION, EAST (NOT IN SCOPE)	N/A
		OMITTED	
	SE-13A	FIXED BOLLARDS	01-03/L3.02
	SE-13B	REMOVABLE BOLLARDS	04/L3.02
	SE-16	FIRE FEATURE	14 /L3.01
WATER FEATURES			
		OMITTED	
TREE GRATE			
	TG-01	TREE GRATE	10-11/ L3.02
SITE LIGHTING			
	OSL-1	FESTOON LIGHTING (NOT IN SCOPE)	-
	OP1	POLE MOUNTED LED FLOOD LIGHTS - 4 PER POLE	RE: LIGHTING
	OP3	POLE MOUNTED LED STREET/ AREA LIGHT	RE: LIGHTING
	OP5	POLE MOUNTED LED FLOOD LIGHTS - 6 PER POLE	RE: LIGHTING
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL ENG.
	MI-02	CURB RAMP, TYPICAL	RE: CIVIL ENG.
	MI-03	CROSSWALK	RE: CIVIL ENG.
	MI-08	ELECTRICAL TRANSFORMER	RE: CIVIL ENG.
	MI-09	ELECTRICAL STRONG BOX METER ENCLOSURE	
	MI-10	SPRINKLER SWITCH	
	MI-12	CONVENIENCE OUTLET	12/L3.02
	MI-13	PROTECTIVE CAGE AT REMOVABLE MAGNET	RE: ELECTRICAL
	MI-14	TRENCH DRAIN AT LAWN	RE: ELECTRICAL
SITE SIGNAGE			
	SS-01	VEHICULAR DIRECTIONAL SIGN, TYPE 1 - POLE	RE: SIGNAGE DESIGNER
	SS-02	VEHICULAR DIRECTIONAL SIGN, TYPE 2 - BIKE WAYFINDING	RE: SIGNAGE DESIGNER
	SS-03	PEDESTRIAN DIRECTIONAL SIGN, TYPE 1 - POLE	RE: SIGNAGE DESIGNER
	SS-04	PEDESTRIAN DIRECTIONAL SIGN, TYPE 2 - TOTEM	RE: SIGNAGE DESIGNER
	SS-05	PEDESTRIAN DIRECTIONAL SIGN, TYPE 3 - INFORMATION PLAQUE/MAP	RE: SIGNAGE DESIGNER
	SS-06	GREENLINE IDENTITY MONUMENT	RE: SIGNAGE DESIGNER
SYMBOLS AND ABBREVIATIONS			
		TREE ROOTBALL LOCATION	RE: PLANTING
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01
	PA	PLANTING AREA	RE: PLANTING
	TA	NATURAL TURFGRASS AREA	RE: PLANTING
	DG-01	DECORATIVE AGGREGATE	RE: PLANTING
	DG-02	AGGREGATE MAINTENANCE BAND	RE: PLANTING
	AS-01	SYNTHETIC TURF	RE: PLANTING
	AS-02	ENGINEERED WOOD FIBER PLAY MULCH	RE: PLANTING

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE
(BLOCK 4)

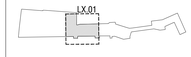
Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
378944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and otherwise, in these drawings. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCTION PLANS

Sheet Number

L1.01



LANDSCAPE CONSTRUCTION PLAN AREA 02

CONSTRUCTION SCHEDULE

REFERENCE L1.00 FOR FULL CONSTRUCTION SCHEDULE

SYM	KEY	DESCRIPTION	DETAILS
CONCRETE PAVING			
	CP-01A	VEHICULAR RATED PAVING - TYPE 1	02 / L3.00
	CP-01B	PEDESTRIAN RATED PAVING - TYPE 1	03 / L3.00
UNIT PAVERS			
	UP-01A	VEHICULAR RATED UNIT PAVING - TYPE 1	06 / L3.00
	UP-01B	PEDESTRIAN RATED UNIT PAVING - TYPE 1	07 / L3.00
	UP-02A	VEHICULAR RATED UNIT PAVING - TYPE 2	06 / L3.00
	UP-02B	PEDESTRIAN RATED UNIT PAVING -TYPE 2	07 / L3.00
	UP-04	TACTILE PAVING	09/ L3.00
STAIRS AND RAMPS			
	SR-02	BLOCK 4 STAIRS AT LAWN, WEST	L3.04/L3.05
	SR-09	STAIRS/RAMP HANDRAIL, TYPICAL	L3.04/L3.05
SITE ELEMENTS			
	SE-04A SE-04B SE-04C SE-04D SE-04E SE-04F SE-04G	BLOCK 4 SEAT WALL	01, 05-13/ L3.03
	SE-05	BLOCK 4 PAVILION, EAST (NOT IN SCOPE)	N/A
		OMITTED	
	SE-13A	FIXED BOLLARDS	01-03/L3.02
	SE-13B	REMOVABLE BOLLARDS	04/L3.02
	SE-16	FIRE FEATURE	14 /L3.01
WATER FEATURES			
		OMITTED	
TREE GRATE			
	TG-01	TREE GRATE	10-11/ L3.02
SITE LIGHTING			
	OSL-1	FESTOON LIGHTING (NOT IN SCOPE)	-
	OP1	POLE MOUNTED LED FLOOD LIGHTS - 4 PER POLE	RE: LIGHTING
	OP3	POLE MOUNTED LED STREET/ AREA LIGHT	RE: LIGHTING
	OP5	POLE MOUNTED LED FLOOD LIGHTS - 6 PER POLE	RE: LIGHTING
MISCELLANEOUS			
	MI-01	ROADWAY CURB, TYPICAL	RE: CIVIL ENG.
	MI-02	CURB RAMP, TYPICAL	RE: CIVIL ENG.
	MI-03	CROSSWALK	RE: CIVIL ENG.
	MI-08	ELECTRICAL TRANSFORMER	RE: CIVIL ENG.
	MI-09	ELECTRICAL STRONG BOX METER ENCLOSURE	-
	MI-10	COMPANY SWITCH	-
	MI-12	CONVENIENCE OUTLET	12/L3.02
	MI-13	PROTECTIVE CAGE AT REMOTE GAS METER	RE: ELECTRICAL
	MI-14	TRENCH DRAIN AT LAWN	RE: ELECTRICAL
SITE SIGNAGE			
	SS-01	VEHICULAR DIRECTIONAL SIGN, TYPE 1 - POLE	RE: SIGNAGE DESIGNER
	SS-02	VEHICULAR DIRECTIONAL SIGN, TYPE 2 - BIKE WAYFINDING	RE: SIGNAGE DESIGNER
	SS-03	PEDESTRIAN DIRECTIONAL SIGN, TYPE 1 - POLE	RE: SIGNAGE DESIGNER
	SS-04	PEDESTRIAN DIRECTIONAL SIGN, TYPE 2 - TOTEM	RE: SIGNAGE DESIGNER
	SS-05	PEDESTRIAN DIRECTIONAL SIGN, TYPE 3 - INFORMATION PLAQUE/MAP	RE: SIGNAGE DESIGNER
	SS-06	GREENLINE IDENTITY MONUMENT	RE: SIGNAGE DESIGNER
SYMBOLS AND ABBREVIATIONS			
		TREE ROOTBALL LOCATION	RE: PLANTING
		SAWCUT JOINT	04/L3.01
		EXPANSION JOINT	04/L3.01
	PA	PLANTING AREA	RE: PLANTING
	TA	NATURAL TURFGRASS AREA	RE: PLANTING
	DG-01	DECORATIVE AGGREGATE	RE: PLANTING
	DG-02	AGGREGATE MAINTENANCE BAND	RE: PLANTING
	AS-01	SYNTHETIC TURF	RE: PLANTING
	AS-02	ENGINEERED WOOD FIBER PLAY MULCH	RE: PLANTING

CONSTRUCTION NOTES

1. REFER TO CIVIL ENGINEER DRAWINGS FOR THE VERTICAL CONTROL OF ALL CONSTRUCTION FEATURES.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY TO CURRENT UTAH ACCESSIBILITY CODE.
4. RIGHT OF WAY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS EXPLICITLY NOTED IN CIVIL ENGINEER OR LANDSCAPE CONSTRUCTION PLANS. DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADE WORK TO PROPERLY EXECUTE CONTRACTOR S WORK.
6. THE LIMIT OF WORK LINE IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ACTUAL LIMITS OF WORK SHOULD BE REVIEWED AND VERIFIED IN FIELD WITH OWNER AND CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

CONSTRUCION PLANS

Sheet Number

L1.02

HARDSCAPE

POINT	NORTHING	EASTING
1	N 7284574.06	E 1568706.76
2	N 7284586.65	E 1568715.14
3	N 7284584.75	E 1568715.73
4	N 7284574.27	E 1568708.75
5	N 7284575.26	E 1568718.65
6	N 7284574.25	E 1568719.97
7	N 7284562.90	E 1568725.99
8	N 7284560.13	E 1568724.63
9	N 7284556.72	E 1568710.41
10	N 7284556.24	E 1568708.45
11	N 7284544.09	E 1568709.60
12	N 7284544.60	E 1568711.56
13	N 7284549.13	E 1568729.00
14	N 7284547.69	E 1568731.44
15	N 7284544.19	E 1568732.33
16	N 7284541.86	E 1568731.09
17	N 7284534.18	E 1568712.54
18	N 7284533.28	E 1568710.62
19	N 7284518.32	E 1568712.04
20	N 7284519.24	E 1568713.97
21	N 7284527.45	E 1568732.08
22	N 7284525.66	E 1568734.87
23	N 7284472.08	E 1568736.13
24	N 7284470.05	E 1568734.32
25	N 7284468.55	E 1568718.85
26	N 7284468.38	E 1568716.78
27	N 7284458.38	E 1568717.80
28	N 7284458.59	E 1568719.79
29	N 7284440.32	E 1568719.65
30	N 7284437.91	E 1568721.39
31	N 7284439.69	E 1568722.30
32	N 7284437.64	E 1568722.95
33	N 7284440.43	E 1568730.08
34	N 7284438.44	E 1568730.30
35	N 7284439.36	E 1568738.64
36	N 7284444.49	E 1568739.60
37	N 7284447.10	E 1568741.59
38	N 7284453.71	E 1568753.44
39	N 7284455.67	E 1568759.67
40	N 7284456.11	E 1568763.78
41	N 7284454.33	E 1568765.98
42	N 7284450.35	E 1568766.40
43	N 7284452.80	E 1568789.69
44	N 7284535.34	E 1568757.18
45	N 7284538.04	E 1568758.32
46	N 7284549.06	E 1568752.68
47	N 7284550.14	E 1568750.31
48	N 7284562.20	E 1568744.53
49	N 7284565.04	E 1568745.89
50	N 7284588.63	E 1568731.03
51	N 7284584.16	E 1568733.38
52	N 7284583.10	E 1568735.37
53	N 7284586.17	E 1568762.73
54	N 7284588.36	E 1568764.50
55	N 7284592.35	E 1568764.08
56	N 7284594.36	E 1568781.98
57	N 7284590.39	E 1568782.40
58	N 7284588.62	E 1568784.61
59	N 7284590.18	E 1568798.53
60	N 7284592.37	E 1568800.30
61	N 7284596.36	E 1568799.88
62	N 7284598.37	E 1568817.77
63	N 7284594.40	E 1568818.19
64	N 7284592.62	E 1568820.40
65	N 7284594.18	E 1568834.31
66	N 7284596.38	E 1568836.08
67	N 7284600.37	E 1568835.66
68	N 7284602.37	E 1568853.55
69	N 7284598.41	E 1568853.97
70	N 7284596.63	E 1568856.18
71	N 7284598.19	E 1568870.09
72	N 7284600.39	E 1568871.86
73	N 7284604.38	E 1568871.43
74	N 7284606.38	E 1568889.32
75	N 7284602.41	E 1568889.74
76	N 7284600.64	E 1568891.95
77	N 7284602.20	E 1568905.86
78	N 7284604.39	E 1568907.63
79	N 7284602.38	E 1568907.20
80	N 7284610.39	E 1568925.09
81	N 7284606.42	E 1568925.51
82	N 7284604.64	E 1568927.72
83	N 7284606.20	E 1568941.64
84	N 7284608.40	E 1568943.40
85	N 7284612.39	E 1568942.98
86	N 7284614.39	E 1568960.87
87	N 7284610.43	E 1568961.29
88	N 7284608.65	E 1568963.50
89	N 7284610.27	E 1568977.41
90	N 7284612.41	E 1568979.18
91	N 7284616.40	E 1568978.76
92	N 7284618.40	E 1568996.65
93	N 7284614.43	E 1568997.07
94	N 7284612.66	E 1568999.28
95	N 7284614.22	E 1569013.19
96	N 7284616.41	E 1569014.96
97	N 7284620.40	E 1569014.53
98	N 7284622.41	E 1569032.43
99	N 7284618.44	E 1569032.85
100	N 7284616.66	E 1569035.06
101	N 7284618.22	E 1569048.97
102	N 7284620.42	E 1569050.74
103	N 7284624.41	E 1569050.32
104	N 7284626.41	E 1569068.20
105	N 7284622.45	E 1569068.62
106	N 7284620.67	E 1569070.83
107	N 7284622.23	E 1569084.74
108	N 7284624.43	E 1569086.50
109	N 7284628.42	E 1569086.08
110	N 7284630.42	E 1569103.97
111	N 7284626.45	E 1569104.39
112	N 7284624.68	E 1569106.60
113	N 7284638.56	E 1569123.19
114	N 7284637.66	E 1569115.25
115	N 7284639.71	E 1569115.02
116	N 7284640.60	E 1569122.96
117	N 7284625.57	E 1569114.59
118	N 7284627.78	E 1569116.36
119	N 7284633.98	E 1569189.59
120	N 7284636.17	E 1569191.36
121	N 7284640.16	E 1569190.94
122	N 7284642.17	E 1569208.83
123	N 7284638.20	E 1569209.25
124	N 7284636.43	E 1569211.46
125	N 7284637.98	E 1569225.36
126	N 7284640.18	E 1569227.13
127	N 7284644.17	E 1569226.71
128	N 7284646.18	E 1569244.60
129	N 7284642.21	E 1569245.02
130	N 7284640.43	E 1569247.23
131	N 7284641.99	E 1569261.14
132	N 7284644.19	E 1569262.91
133	N 7284648.18	E 1569262.48
134	N 7284650.18	E 1569280.38
135	N 7284646.22	E 1569280.80
136	N 7284644.44	E 1569283.01
137	N 7284646.00	E 1569296.92
138	N 7284648.20	E 1569298.69
139	N 7284652.19	E 1569298.27
140	N 7284654.19	E 1569316.16
141	N 7284650.23	E 1569316.58
142	N 7284648.45	E 1569318.79
143	N 7284650.01	E 1569332.69
144	N 7284652.21	E 1569334.46
145	N 7284656.20	E 1569334.04
146	N 7284658.20	E 1569351.94
147	N 7284654.24	E 1569352.36
148	N 7284652.46	E 1569354.57
149	N 7284654.02	E 1569368.47
150	N 7284656.21	E 1569370.24
151	N 7284660.20	E 1569369.82
152	N 7284662.21	E 1569387.71
153	N 7284658.24	E 1569388.13
154	N 7284656.47	E 1569390.34
155	N 7284658.02	E 1569404.25
156	N 7284660.22	E 1569406.01
157	N 7284664.21	E 1569405.58
158	N 7284560.28	E 1568932.80
159	N 7284482.47	E 1568877.53
160	N 7284484.81	E 1568879.27
161	N 7284504.68	E 1568877.04
162	N 7284497.59	E 1568989.77
163	N 7284545.31	E 1568916.80
164	N 7284542.85	E 1568918.45
165	N 7284495.69	E 1568791.68
166	N 7284484.48	E 1568867.00
167	N 7284483.27	E 1568868.92
168	N 7284598.18	E 1568941.71
169	N 7284596.50	E 1568927.16
170	N 7284584.53	E 1568845.31
171	N 7284580.74	E 1568823.58
172	N 7284575.15	E 1568794.02
173	N 7284572.35	E 1568780.00
174	N 7284552.03	E 1568861.76
175	N 7284546.60	E 1568907.82
176	N 7284534.08	E 1568780.72
177	N 7284544.25	E 1568777.81
178	N 7284505.23	E 1568788.96
179	N 7284533.53	E 1568778.79
180	N 7284559.62	E 1568866.68
181	N 7284559.50	E 1568805.95
182	N 7284560.10	E 1568804.31
183	N 7284571.80	E 1568792.96
184	N 7284571.78	E 1568781.84
185	N 7284560.98	E 1568792.32
186	N 7284557.61	E 1568791.19
187	N 7284560.04	E 1568922.50
188	N 7284593.67	E 1568929.28
189	N 7284596.54	E 1568939.96
190	N 7284497.74	E 1568774.22
191	N 7284495.60	E 1568905.22
192	N 7284495.24	E 1568915.58
193	N 7284482.63	E 1568911.56
194	N 7284480.02	E 1568913.68
195	N 7284478.40	E 1568898.39
196	N 7284479.75	E 1568900.08
197	N 7284494.20	E 1568903.39
198	N 7284488.98	E 1568779.71
199	N 7284499.06	E 1568772.60
200	N 7284486.28	E 1568777.60
201	N 7284467.96	E 1568784.39
202	N 7284456.38	E 1568788.46
203	N 7284458.88	E 1568790.19
204	N 7284466.55	E 1568786.57
205	N 7284461.19	E 1568812.17
206	N 7284459.41	E 1568814.37
207	N 7284455.43	E 1568814.79
208	N 7284457.35	E 1568832.69
209	N 7284461.33	E 1568832.26
210	N 7284463.53	E 1568834.04
211	N 7284465.01	E 1568847.97
212	N 7284463.23	E 1568850.16
213	N 7284459.25	E 1568850.59
214	N 7284461.15	E 1568868.49
215	N 7284465.12	E 1568868.06
216	N 7284467.32	E 1568869.84
217	N 7284468.80	E 1568883.76
218	N 7284467.02	E 1568885.96
219	N 7284463.04	E 1568886.39
220	N 7284464.94	E 1568904.29
221	N 7284468.91	E 1568903.86
222	N 7284471.11	E 1568905.64
223	N 7284472.59	E 1568919.56
224	N 7284470.81	E 1568921.76
225	N 7284466.83	E 1568922.19
226	N 7284475.27	E 1568868.89
227	N 7284476.56	E 1568881.05
228	N 7284477.85	E 1568870.59
229	N 7284477.96	E 1568878.92
230	N 7284468.73	E 1568940.08
231	N 7284472.71	E 1568939.66
232	N 7284474.90	E 1568941.44
233	N 7284476.38	E 1568955.36
234	N 7284474.60	E 1568957.56
235	N 7284470.62	E 1568957.99
236	N 7284472.52	E 1568975.89
237	N 7284476.50	E 1568975.46
238	N 7284478.70	E 1568977.24
239	N 7284480.17	E 1568991.16
240	N 7284478.39	E 1568993.36
241	N 7284474.42	E 1568993.79
242	N 7284488.41	E 1568992.86
243	N 7284491.59	E 1568994.25
244	N 7284490.67	E 1569004.92
245	N 7284489.88	E 1569006.73
246	N 7284476.31	E 1569011.69
247	N 7284480.29	E 1569011.26
248	N 7284482.49	E 1569013.04
249	N 7284483.96	E 1569026.96
250	N 7284482.18	E 1569029.16
251	N 7284478.21	E 1569029.59
252	N 7284480.10	E 1569047.49
253	N 7284484.08	E 1569047.06
254	N 7284486.28	E 1569048.84
255	N 7284487.75	E 1569062.76
256	N 7284485.98	E 1569064.96
257	N 7284482.00	E 1569065.38
258	N 7284483.89	E 1569083.28
259	N 7284487.87	E 1569082.86
260	N 7284490.07	E 1569084.64
261	N 7284491.55	E 1569098.56
262	N 7284489.77	E 1569100.76
263	N 7284485.79	E 1569101.18
264	N 7284492.47	E 1568866.09
265	N 7284485.22	E 1568823.28
266	N 7284487.69	E 1569119.08
267	N 7284491.66	E 1569118.66
268	N 7284493.86	E 1569120.44
269	N 7284494.71	E 1569128.38
270	N 7284492.93	E 1569130.58
271	N 7284482.99	E 1569131.63
272	N 7284483.85	E 1569139.59
273	N 7284493.77	E 1569138.54
274	N 7284495.97	E 1569140.32
275	N 7284500.92	E 1569187.05
276	N 7284499.14	E 1569189.25
277	N 7284489.21	E 1569190.30
278	N 7284490.10	E 1569198.26
279	N 7284499.99	E 1569197.21
280	N 7284502.19	E 1569198.99
281	N 7284502.66	E 1569203.48
282	N 7284500.88	E 1569205.68
283	N 7284496.90	E 1569206.10
284	N 7284485.88	E 1568899.36
285	N 7284483.55	E 1568901.34
286	N 7284504.98	E 1569225.36
287	N 7284502.78	E 1569223.58
288	N 7284498.80	E 1569224.00
289	N 7284506.45	E 1569239.28
290	N 7284504.67	E 1569241.48
291	N 7284500.70	E 1569241.90
292	N 7284485.77	E 1568912.59
293	N 7284554.82	E 1568921.31
294	N 7284553.29	E 1568919.09
295	N 7284487.09	E 1568914.41
296	N 7284502.59	E 1569259.80
297	N 7284506.57	E 1569259.38
298	N 7284508.77	E 1569261.16
299	N 7284510.25	E 1569275.08
300	N 7284497.87	E 1568999.54
301	N 7284501.14	E 1569000.51
302	N 7284493.26	E 1569038.60
303	N 7284520.44	E 1569066.96
304	N 7284509.97	E 1569033.98
305	N 7284528.81	E 1569066.87
306	N 7284608.88	E 1569057.40
307	N 7284610.83	E 1569053.58
308	N 7284496.19	E 1569066.29
309	N 7284497.35	E 1569077.26
310	N 7284499.96	E 1569074.50
311	N 7284521.54	E 1569074.94
312	N 7284523.43	E 1569076.33
313	N 7284588.79	E 1569061.26
314	N 7284596.18	E 1569076.57
315	N 7284598.36	E 1569068.97
316	N 7284600.26	E 1569067.33
317	N 7284602.37	E 1569058.76
318	N 7284612.29	E 1569067.66
319	N 7284609.28	E 1569065.50
320	N 7284536.87	E 1569081.76
321	N 7284538.78	E 1569079.55
322	N 7284634.74	E 1569275.80
323	N 7284572.51	E 1569076.75
324	N 7284555.67	E 1569078.48
325	N 7284574.74	E 1569078.52
326	N 7284635.42	E 1569274.07
327	N 7284634.35	E 1569175.01
328	N 7284626.91	E 1569126.52
329	N 7284599.75	E 1569145.41
330	N 7284628.67	E 1569124.31
331	N 7284558.90	E 1569065.14
332	N 7284578.61	E 1569114.95
333	N 7284584.92	E 1569114.29
334	N 7284587.12	E 1569116.06
335	N 7284540.82	E 1569118.97
336	N 7284525.89	E 1569084.01
337	N 7284534.50	E 1569119.63
338	N 7284532.73	E 1569121.83
339	N 7284535.85	E 1569151.33
340	N 7284522.53	E 1569115.54
341	N 7284540.74	E 1569197.41
342	N 7284542.94	E 1569199.18
343	N 7284549.25	E 1569198.51
344	N 7284530.65	E 1569190.61
345	N 7284523.24	E 1569120.66
346	N 7284531.18	E 1569195.58
347	N 7284590.79	E 1569229.95
348	N 7284587.04	E 1569194.52
349	N 7284571.94	E 1569232.94
350	N 7284588.85	E 1569232.16
351	N 7284526.68	E 1569153.15
352	N 7284505.63	E 1569155.38
353	N 7284528.26	E 1569168.07
354	N 7284507.21	E 1569170.30
355	N 7284537.61	E 1569167.93
356	N 7284552.87	E 1569232.66
357	N 7284593.35	E 1569193.84
358	N 7284595.13	E 1569191.64
359	N 7284592.00	E 1569162.16
360	N 7284590.24	E 1569145.56
361	N 7284532.89	E 1569211.66
362	N 7284533.41	E 1569216.63
363	N 7284535.11	E 1569232.70
364	N 7284535.35	E 1569234.90
365	N 7284533.75	E 1569237.39
366	N 7284525.57	E 1569238.85
367	N 7284517.42	E 1569240.48
368	N 7284514.42	E 1569238.31
369	N 7284644.26	E 1569173.89
370	N 7284632.14	E 1569173.24
371	N 7284646.28	E 1569173.68
372	N 7284647.17	E 1569181.62
373	N 7284633.48	E 1569185.17
374	N 7284622.42	E 1569158.09
375	N 7284620.75	E 1569143.19
376	N 7284601.33	E 1569160.33
377	N 7284595.78	E 1569107.95
378	N 7284645.15	E 1569181.85
379	N 7284635.24	E 1569182.96
380	N 7284586.62	E 1569183.12
381	N 7284555.08	E 1569234.44
382	N 7284596.31	E 1569112.93
383	N 7284604.24	E 1569187.84
384	N 7284603.72	E 1569182.87
385	N 7284605.95	E 1569203.92
386	N 7284606.47	E 1569208.89
387	N 7284613.72	E 1569230.91
388	N 7284615.91	E 1569232.43
389	N 7284611.17	E 1569224.65
390	N 7284627.85	E 1569233.14
391	N 7284630.52	E 1569230.36
392	N 7284632.00	E 1569243.52
393	N 7284629.71	E 1569241.30
394	N 7284633.11	E 1569253.46
395	N 7284516.54	E 1569258.32
396	N 7284515.56	E 1569249.06
397	N 7284540.57	E 1569244.41
398	N 7284548.58	E 1569243.28
399	N 7284601.79	E 1569240.06
400	N 7284618.52	E 1569289.12
401	N 7284612.49	E 1569293.72
402	N 7284615.64	E 1569303.85
403	N 7284619.91	E 1569300.66
404	N 7284593.23	E 1569307.26
405	N 7284592.19	E 1569319.83
406	N 7284546.84	E 1569344.60
407	N 7284545.08	E 1569331.24
408	N 7284547.95	E 1569333.00
409	N 7284637.29	E 1569290.83
410	N 7284634.12	E 1569289.44
411	N 7284546.18	E 1568963.01
412	N 7284547.90	E 1569270.56
413	N 7284539.36	E 1569280.87
414	N 7284536.02	E 1569338.46
415	N 7284537.21	E 1569336.57
416	N 7284512.56	E 1569296.96
417	N 7284510.36	E 1569295.18
418	N 7284506.39	E 1569295.60
419	N 7284545.69	E 1569346.54
420	N 7284514.04	E 1569310.88
421	N 7284512.26	E 1569313.08
422	N 7284508.26	E 1569313.50
423	N 7284516.36	E 1569332.76
424	N 7284514.16	E 1569330.98
425	N 7284528.03	E 1569341.98
426	N 7284525.24	E 1569340.36
427	N 7284538.20	E 1569297.13
428	N 7284518.39	E 1569275.74
429	N 7284538.01	E 1569351.43
430	N 7284535.21	E 1569349.75
431	N 7284527.97	E 1569352.94
432	N 7284526.79	E 1569354.98
433	N 7284517.83	E 1569346.68
434	N 7284516.05	E 1569348.88
435	N 7284510.18	E 1569331.40
436	N 7284512.09	E 1569349.30
437	N 7284513.98	E 1569367.20
438	N 7284517.95	E 1569366.78
439	N 7284520.15	E 1569368.55
440	N 7284515.88	E 1569385.10
441	N 7284519.85	E 1569384.68
442	N 7284521.63	E 1569382.48
443	N 7284517.77	E 1569403.00
444	N 7284521.74	E 1569402.58
445	N 7284523.94	E 1569404.35
446	N 7284519.67	E 1569420.90
447	N 7284523.64	E 1569420.48
448	N 7284525.42	E 1569418.28
449	N 7284521.56	E 1569438.80
450	N 7284525.54	E 1569438.38
451	N 7284527.74	E 1569440.15
452	N 7284531.81	E 1569478.59
453	N 7284521.49	E 1569480.56
454	N 7284539.73	E 1569477.08
455	N 7284522.34	E 1569488.52
456	N 7284522.97	E 1569494.53
457	N 7284521.01	E 1569495.01
458	N 7284642.19	E 1569457.50
459	N 7284519.52	E 1569480.94
460	N 7284574.57	E 1569484.68
461	N 7284576.91	E 1569486.27
462	N 7284588.32	E 1569482.05
463	N 7284586.73	E 1569484.39
464	N 7284588.04	E 1569491.26
465	N 7284588.42	E 1569493.23
466	N 7284578.22	E 1569493.14
467	N 7284578.59	E 1569495.10
468	N 7284569.50	E 1569471.39
469	N 7284577.61	E 1569469.84
470	N 7284663.72	E 1569451.78
471	N 7284660.40	E 1569425.29
472	N 7284662.15	E 1569423.07
473	N 7284666.12	E 1569422.60
474	N 7284673.91	E 1569451.43
475	N 7284675.88	E 1569451.02
476	N 7284677.44	E 1569465.01
477	N 7284675.47	E 1569465.39
478	N 7284641.95	E 1569348.27
479	N 7284559.62	E 1569423.41
480	N 7284550.97	E 1569422.40
481	N 7284643.30	E 1569424.83
482	N 7284533.67	E 1569419.88
483	N 7284674.85	E 1569459.78
484	N 7284665.83	E 1569452.98
485	N 7284641.39	E 1569471.90

LANDSCAPE EDGES

POINT	NORTHING	EASTING
500	N 7284604.61	E 1569033.89
501	N 7284589.01	E 1568946.60
502	N 7284596.64	E 1568963.01
503	N 7284600.44	E 1568961.95
504	N 7284602.38	E 1568979.21
505	N 7284598.90	E 1568978.06
506	N 7284597.81	E 1568979.98
507	N 7284601.46	E 1569006.09
508	N 7284605.27	E 1569005.05
509	N 7284591.58	E 1568994.32
510	N 7284587.71	E 1568995.11
511	N 7284580.93	E 1568978.46
512	N 7284584.34	E 1568973.04
513	N 7284586.82	E 1568972.93
514	N 7284590.84	E 1568976.73
515	N 7284587.45	E 1568919.13
516	N 7284590.36	E 1568909.35
517	N 7284594.26	E 1568909.65
518	N 7284572.81	E 1568909.06
519	N 7284569.45	E 1568906.45
520	N 7284572.02	E 1568877.66
521	N 7284579.66	E 1568876.39
522	N 7284583.31	E 1568884.64
523	N 7284580.64	E 1568845.08
524	N 7284577.27	E 1568856.68
525	N 7284578.76	E 1568862.57
526	N 7284585.28	E 1568867.72
527	N 7284587.82	E 1568865.49
528	N 7284544.92	E 1568905.56
529	N 7284599.47	E 1569055.63
530	N 7284496.27	E 1568898.31
531	N 7284522.00	E 1568860.54
532	N 7284608.40	E 1569032.96
533	N 7284628.39	E 1569255.37
534	N 7284619.59	E 1569242.56
535	N 7284620.74	E 1569240.68
536	N 7284613.84	E 1569277.25
537	N 7284619.24	E 1569286.06
538	N 7284606.76	E 1569269.72
539	N 7284604.72	E 1569270.90
540	N 7284623.90	E 1569302.39
541	N 7284610.55	E 1569293.12
542	N 7284629.86	E 1569332.34
543	N 7284634.25	E 1569425.41
544	N 7284631.92	E 1569291.24
545	N 7284631.10	E 1569293.89
546	N 7284636.96	E 1569306.22
547	N 7284638.79	E 1569305.56
548	N 7284623.35	E 1569317.14
549	N 7284508.43	E 1569037.04
550	N 7284496.36	E 1569040.76
551	N 7284519.96	E 1569274.41
552	N 7284537.79	E 1569278.80
553	N 7284601.43	E 1569426.01

STAIRS

POINT	NORTHING	EASTING
600	N 7284558.76	E 1568932.46
601	N 7284559.94	E 1568948.26
602	N 7284558.44	E 1568948.42
603	N 7284564.94	E 1568984.24
604	N 7284563.49	E 1568984.62
605	N 7284573.77	E 1569019.26
606	N 7284572.32	E 1569019.67
607	N 7284581.58	E 1569056.33
608	N 7284583.39	E 1569057.57
609	N 7284585.18	E 1569058.79
610	N 7284586.99	E 1569060.03
611	N 7284533.15	E 1569060.75
612	N 7284532.06	E 1569062.28
613	N 7284530.98	E 1569063.82
614	N 7284529.89	E 1569065.34
615	N 7284511.43	E 1568989.41
616	N 7284509.96	E 1568989.72
617	N 7284503.26	E 1568954.51
618	N 7284501.77	E 1568954.75
619	N 7284496.79	E 1568916.05
620	N 7284521.58	E 1569023.67
621	N 7284520.13	E 1569024.07
622	N 7284532.86	E 1569059.86
623	N 7284581.38	E 1569055.45
624	N 7284557.19	E 1569058.37

SITE LIGHTING

POINT	NORTHING	EASTING
700	N 7284591.03	E 1568760.22
701	N 7284599.45	E 1568834.43
702	N 7284611.84	E 1568941.51
703	N 7284623.93	E 1569049.01
704	N 7284640.27	E 1569127.04
705	N 7284647.66	E 1569261.21
706	N 7284659.76	E 1569368.49
707	N 7284675.07	E 1569439.99
708	N 7284641.17	E 1569473.98
709	N 7284573.34	E 1569486.95
710	N 7284523.77	E 1569503.05
711	N 7284515.35	E 1569383.80
712	N 7284488.93	E 1569135.94
713	N 7284504.17	E 1569275.98
714	N 7284482.71	E 1569143.73
715	N 7284477.65	E 1569028.18
716	N 7284466.66	E 1568920.92
717	N 7284454.90	E 1568813.23
718	N 7284505.91	E 1568731.80
719	N 7284546.00	E 1568730.20
720	N 7284542.60	E 1568776.91
721	N 7284487.64	E 1568778.69
722	N 7284573.68	E 1568794.06
723	N 7284483.60	E 1568837.39
724	N 7284563.48	E 1568873.84
725	N 7284543.88	E 1568917.34
726	N 7284495.58	E 1568903.38
727	N 7284502.85	E 1568949.82
728	N 7284558.78	E 1568946.84
729	N 7284499.48	E 1569001.03
730	N 7284527.55	E 1569065.96
731	N 7284522.31	E 1569076.99
732	N 7284602.49	E 1569002.48
733	N 7284589.51	E 1569060.04
734	N 7284599.77	E 1569069.22
735	N 7284533.46	E 1569236.16
736	N 7284615.75	E 1569230.34
737	N 7284601.46	E 1569259.34
738	N 7284549.65	E 1569265.69
739	N 7284537.19	E 1569281.46
740	N 7284536.06	E 1569351.13
741	N 7284617.11	E 1569304.33
742	N 7284632.42	E 1569407.16
743	N 7284548.27	E 1569417.75
744	N 7284487.22	E 1569186.49
745	N 7284645.08	E 1569169.79

TREES

POINT	NORTHING	EASTING
1000	N 7284559.21	E 1568771.10
1001	N 7284561.64	E 1568753.21
1002	N 7284516.03	E 1568757.47
1003	N 7284498.33	E 1568762.81
1004	N 7284507.00	E 1568779.65
1005	N 7284480.24	E 1568787.56
1006	N 7284452.52	E 1568761.00
1007	N 7284500.70	E 1568719.52
1008	N 7284511.35	E 1568718.40
1009	N 7284540.42	E 1568715.34
1010	N 7284566.07	E 1568712.85
1011	N 7284588.00	E 1568746.68
1012	N 7284592.58	E 1568791.22
1013	N 7284596.59	E 1568827.02
1014	N 7284600.57	E 1568862.78
1015	N 7284604.58	E 1568898.56
1016	N 7284608.61	E 1568934.33
1017	N 7284612.61	E 1568970.11
1018	N 7284616.61	E 1569005.88
1019	N 7284620.62	E 1569041.66
1020	N 7284624.63	E 1569077.44
1021	N 7284628.53	E 1569112.94
1022	N 7284630.91	E 1569135.46
1023	N 7284633.54	E 1569160.29
1024	N 7284636.45	E 1569186.94
1025	N 7284640.40	E 1569218.06
1026	N 7284644.39	E 1569253.84
1027	N 7284648.40	E 1569289.62
1028	N 7284652.41	E 1569325.39
1029	N 7284656.41	E 1569361.17
1030	N 7284660.43	E 1569396.94
1031	N 7284525.18	E 1569447.17
1032	N 7284521.39	E 1569411.37
1033	N 7284517.60	E 1569375.57
1034	N 7284513.81	E 1569339.77
1035	N 7284510.01	E 1569303.97
1036	N 7284506.22	E 1569268.17
1037	N 7284502.43	E 1569232.37
1038	N 7284498.88	E 1569201.20
1039	N 7284493.57	E 1569149.54
1040	N 7284491.27	E 1569127.23
1041	N 7284487.51	E 1569091.66
1042	N 7284483.72	E 1569055.86
1043	N 7284479.93	E 1569020.06
1044	N 7284476.13	E 1568984.26
1045	N 7284472.33	E 1568948.46
1046	N 7284468.56	E 1568912.66
1047	N 7284464.77

CONCORD STREET

BROAD STREET

LIMIT OF WORK

▼MATCHLINE RE: LX.02▼

(NOT IN SCOPE)

FUTURE RESTAURANT (NOT IN SCOPE)

(FUTURE PAVILION)

"COMPANY SWITCH"

(2)EA 2"COND "LDP-2"

"SB2"

"SB4.2-LA"

LIMIT OF WORK

BEND STREET

RELIANCE STREET

▼MATCHLINE RE: LX.02▼

GRAPHIC SCALE: 1" = 20'

LANDSCAPE CONSTRUCTION PLAN AREA 02
SCALE 1"=20'

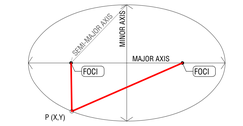
LAYOUT SCHEDULE

XXX LOCATION POINT

TYPICAL RADIAL LAYOUT DIAGRAM WITH TANGENTIAL RADIUS



TYPICAL ELLIPTICAL LAYOUT DIAGRAM WITH FOCI POINTS



THE SUM OF THE DISTANCES FROM THE FOCI TO ANY POINT ON THE CURVE IS CONSTANT

LOCATION POINT SERIES

1-499	HARDSCAPE
500-599	LANDSCAPE EDGES
600-699	STAIRS
700-799	SITE LIGHTING
1000-1111	TREES

RE	REFERENCE
CL	CENTER LINE
TYP	TYPICAL
EQ	EQUAL
SIM	SIMILAR
CLR	CLEAR

ROOTBALL LOCATIONS; RE: PLANTING PLANS

LAYOUT NOTES

1. THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY PROJECT CIVIL ENGINEER, STRUCTURAL ENGINEER, ARCHITECT OR ELECTRICAL ENGINEER DRAWINGS AND FOR CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY WITH LOCAL AND STATE ACCESSIBILITY REQUIREMENTS.
4. REFER TO PLANTING PLANS FOR DECOMPOSED GRANITE / AGGREGATE PAVING.
5. REFER TO SHEET G-002 FOR FULL GENERAL AND DEMOLITION NOTES.
6. REFER TO SHEET G-002 FOR FULL CONSTRUCTION & LAYOUT NOTES.
7. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL ARCHITECTURE, LANDSCAPE, IRRIGATION, STRUCTURAL, WATER FEATURE, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES TO PROPERLY EXECUTE CONTRACTOR'S WORK.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE (BLOCK 4)

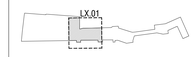
Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
378944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and otherwise, in these drawings. These drawings are not to be changed or copied in any form or manner whatsoever nor are rights to be assigned or reproduced without first obtaining written permission and consent from The Office of James Burnett.

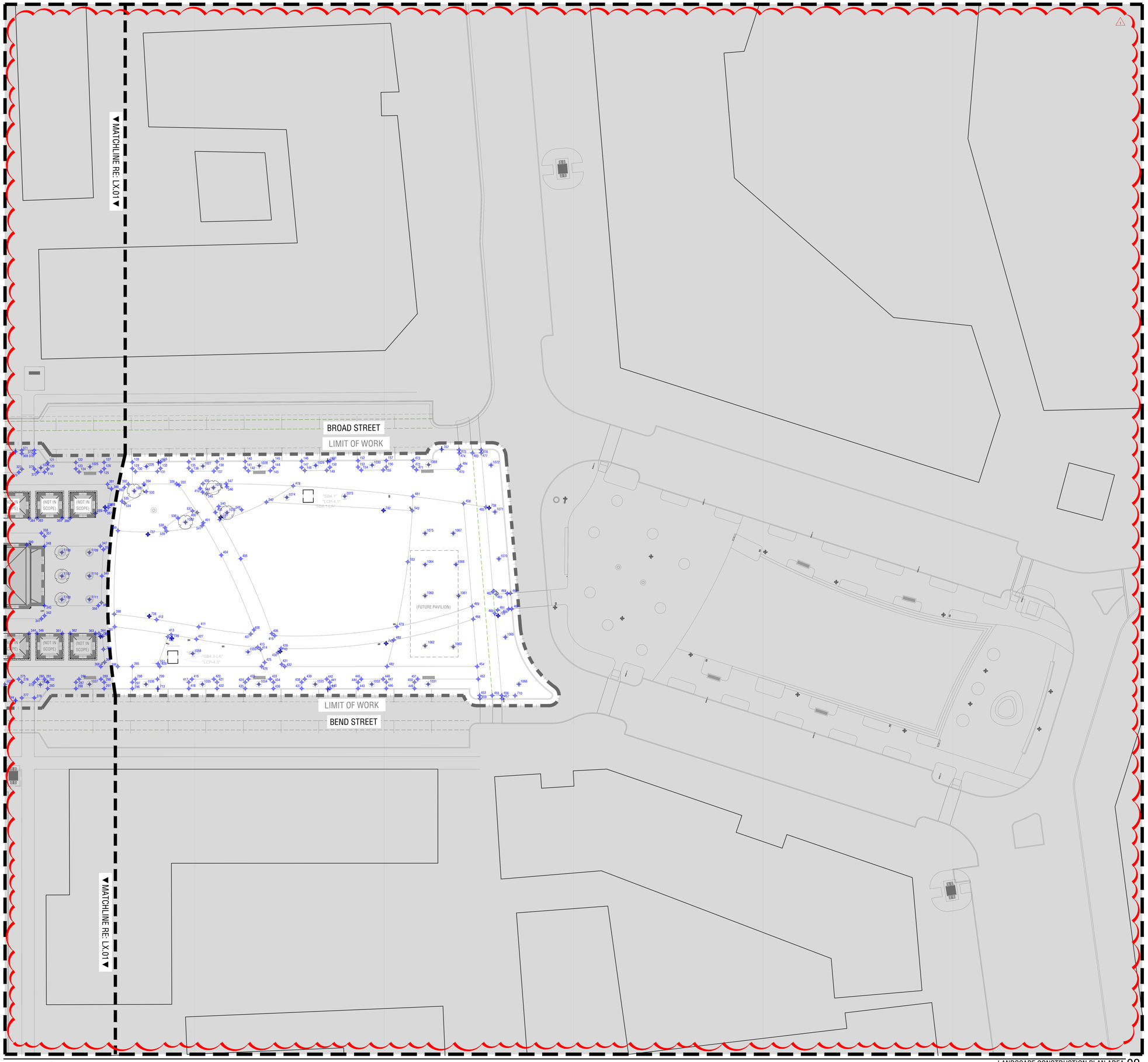
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

LAYOUT PLANS

Sheet Number

L1.11

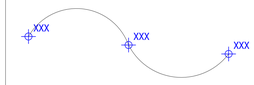


LANDSCAPE CONSTRUCTION PLAN AREA 02

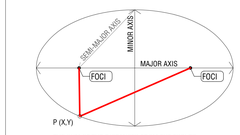
LAYOUT SCHEDULE

XXX LOCATION POINT

TYPICAL RADIAL LAYOUT DIAGRAM WITH TANGENTIAL RADIUS



TYPICAL ELLIPTICAL LAYOUT DIAGRAM WITH FOCI POINTS



THE SUM OF THE DISTANCES FROM THE FOCI TO ANY POINT ON THE CURVE IS CONSTANT

LOCATION POINT SERIES

1-499	HARDSCAPE
500-599	LANDSCAPE EDGES
600-699	STAIRS
700-799	SITE LIGHTING
1000-1111	TREES

RE	REFERENCE
CL	CENTER LINE
TYP	TYPICAL
EQ	EQUAL
SIM	SIMILAR
CLR	CLEAR

ROOTBALL LOCATIONS; RE: PLANTING PLANS

LAYOUT NOTES

1. THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY PROJECT CIVIL ENGINEER, STRUCTURAL ENGINEER, ARCHITECT OR ELECTRICAL ENGINEER DRAWINGS AND FOR CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
2. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
3. ALL ACCESSIBILITY REFERENCES SHALL COMPLY WITH LOCAL AND STATE ACCESSIBILITY REQUIREMENTS.
4. REFER TO PLANTING PLANS FOR DECOMPOSED GRANITE / AGGREGATE PAVING.
5. REFER TO SHEET G-002 FOR FULL GENERAL AND DEMOLITION NOTES.
6. REFER TO SHEET G-002 FOR FULL CONSTRUCTION & LAYOUT NOTES.
7. CONTRACTOR IS TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS, IN ADDITION TO CIVIL ARCHITECTURE, LANDSCAPE, IRRIGATION, STRUCTURAL, WATER FEATURE, ELECTRICAL AND PLUMBING IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO DEMOLISH, REMOVE AND BUILD IN RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT AND TRADES TO PROPERLY EXECUTE CONTRACTOR'S WORK.

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

OJB
OJB LANDSCAPE ARCHITECTURE
2850 CLINTON DRIVE, SUITE 302
HOUSTON, TX 77020
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM
324 STATE ST SUITE 400
SALT LAKE CITY, UT 84111
PHONE 801.328.5151

OJB

UTAH CITY GREENLINE (BLOCK 4)

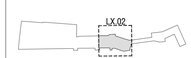
Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

Seal

LICENSED LANDSCAPE ARCHITECT
LICENSED
376944-5301
STATE OF UTAH
JAMES DARRELL BURNETT
04/04/25

Key Map



Issue Date: 04/04/2025
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

LAYOUT PLANS

Sheet Number

L1.12

ELEC. DEVICE SCH. - BLOCK 4

Family and Type	Count
(PG) UNDERGROUND JUNCTION BOX: PG12	11

PWR PEDESTAL SCH. - BLOCK 4

Family and Type	Count
Pedestal - Power: Pedestal - PP1G	12
Pedestal - Power: Pedestal - PP2F	2
Pedestal - Power: Pedestal - PPFT	1

ELEC. EQPM. SCH. - BLOCK 4

Family and Type	Panel Name	Count
LTG_Panel_LCP_Level: 120/208 - (Univeral Voltage)	LCP-4.1	1
LTG_Panel_LCP_Level: 120/208 - (Univeral Voltage)	LCP-4.2	1
LTG_Panel_LCP_Level: 120/208 - (Univeral Voltage)	LCP-4.3	1
PWR_Panel_Inverter_Level: 100 A - 208/3	SB4.1	1
PWR_Panel_Branch_Surface_Level: 120/208	SB4.1-LA	1
PWR_Panel_Inverter_Level: 100 A - 208/3	SB4.2	1
PWR_Panel_Branch_Surface_Level: 120/208	SB4.2-LA	1
PWR_Panel_Inverter_Level: 100 A - 208/3	SB4.3	1
PWR_Panel_Branch_Surface_Level: 120/208	SB4.3-LA	1

CONDUIT ELBOW SCHEDULE - BLOCK 4

Type	Family	Bend Radius	Size	Count
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	Conduit Elbow - without Fittings - RNC	48"	4"x4"x1"a	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	Conduit Elbow - without Fittings - RNC	48"	4"x4"x"a	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	Conduit Elbow - without Fittings - RNC	48"	4"x4"x"a	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	Conduit Elbow - without Fittings - RNC	48"	4"x4"x"a	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	Conduit Elbow - without Fittings - RNC	48"	4"x4"x"a	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	Conduit Elbow - without Fittings - RNC	48"	6"x45"x	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	Conduit Elbow - without Fittings - RNC	48"	6"x45"x	1
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	Conduit Elbow - without Fittings - RNC	96"	6"x45"x	1

CONDUIT SCHEDULE - BLOCK 4

Type	Diameter(Trade Size)	Length
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	4' - 6 15/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	4' - 6 17/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	4' - 0 7/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	3' - 7 1/4"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	3' - 1 9/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	2' - 7 29/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	2' - 9 7/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	23' - 11 7/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	45' - 1 3/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	82' - 9 7/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	120' - 5 7/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	4' - 1 5/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	3' - 7 11/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	3' - 2 1/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	1 1/2"	2' - 8 13/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	3"	5' - 10"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	3"	5' - 10"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	3"	5' - 10"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	29' - 8 7/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	57' - 2 3/4"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	6' - 2 1/2"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	6' - 5 21/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	58' - 0 31/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	30' - 3 1/2"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	9' - 0 21/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	29' - 5 25/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	28' - 10 17/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 208	4"	5' - 11"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	5' - 4 23/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	59' - 5 7/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	60' - 9 21/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	180' - 8 27/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	47' - 3 7/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	76' - 6 11/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	119' - 6 5/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	77' - 4 9/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	6' - 4 5/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	59' - 5 7/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	59' - 11 3/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	181' - 10 1/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	119' - 6 5/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	76' - 4 1/4"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	47' - 1 31/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	78' - 2 23/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	78' - 8 15/16"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	79' - 7 1/8"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	98' - 5 1/4"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	97' - 5 1/4"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	21' - 2 15/32"
Rigid Nonmetallic Conduit (RNC Sch 40) POWER 480	6"	21' - 4 1/32"

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: AS INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
ROOM NAME 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
X-X XMDP	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
MATCH LINE SEE A/A'A-XXX	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	PROPERTY LINE: DASHED, WIDE LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
XXX EF-X	ELECTRICAL EQUIPMENT INDICATOR. "XXX" INDICATES TYPE OF EQUIPMENT OR EQUIPMENT ID. "EF-X" IDENTIFIES MECHANICAL EQUIPMENT BEING SERVED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
X-X 1LA-3	EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "1LA-3" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
WIRING METHODS	
	WIRING.
A-1	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
1 A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	LOW VOLTAGE WIRING: DIVIDE, MEDIUM LINE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
1	CONDUCTOR & CONDUIT ("CC") SCHEDULE INDICATOR. REFER TO ONE-LINE DIAGRAM.
HC	ADA ACCESS PUSH PLATE
	JUNCTION BOX.
PB	PULL BOX.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.
EV	ELECTRIC VEHICLE CHARGING STATION.
	GROUND BUSBAR. REFER TO GROUNDING RISER DIAGRAM FOR ADDITIONAL INFORMATION.
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
A	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
C	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.
DF	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, DRINKING FOUNTAIN: CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
X $	SWITCH, SINGLE POLE ("x" INDICATES FIXTURES CONTROLLED).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
—3ØUP—	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY POLE.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
E	UTILITY, PRIMARY ELECTRICAL HAND HOLE.
M	UTILITY SERVICES, MANHOLE.
C	UTILITY, COMMUNICATIONS MANHOLE.
E	UTILITY, ELECTRICAL MANHOLE.
T	UTILITY, TELEPHONE MANHOLE.
C	PRECAST CONCRETE, COMMUNICATION VAULT.
E	PRECAST CONCRETE, ELECTRICAL VAULT.
T	PRECAST CONCRETE, TELEPHONE VAULT.
TM	PRECAST CONCRETE, MANHOLE, TRANSFORMER VAULT.
TP	PRECAST CONCRETE, TRANSFORMER PAD.
H	HAND HOLE.
S	SUBSTATION.
T	TRANSFORMER.
ELECTRICAL POWER AND DISTRIBUTION	
	CIRCUIT BREAKER, MOLDED CASE (ONE-LINE DIAGRAM).
MCP	CIRCUIT BREAKER, MOTOR CIRCUIT PROTECTION (ONE-LINE DIAGRAM).
	TRANSFORMER (ONE-LINE DIAGRAM).
"1DPHA"	DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER, PLUG-IN BUSWAY, MEDIUM VOLTAGE SWITCHBOARD (ONE-LINE DIAGRAM).
"1PH"	PANELBOARD (ONE-LINE DIAGRAM).
225/3 "1HF"	PANELBOARD WITH MAIN LUGS ONLY. BUS SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1HF"	PANELBOARD WITH MAIN CIRCUIT BREAKER. SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1HF" 60/3	PANELBOARD WITH MAIN AND SUB FEED CIRCUIT BREAKER (ONE-LINE DIAGRAM).
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
DP#	DISTRIBUTION PANEL OR SWITCHBOARD.
LP	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
LIGHTING	
(W-3)	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
(W-3E)	FIXTURE IDENTIFICATION: EMERGENCY LIGHTING FIXTURE WITH BATTERY PACK AND/ OR GENERATOR AND/ OR CENTRALIZED INVERTER AND/ OR CENTRALIZED UPS CONNECTION AS INDICATED IN PLANS. (W-3E) INDICATES FIXTURE TYPE AS SCHEDULED.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE
1PH	SINGLE-PHASE
1WAY	ONE-WAY
2/C	TWO-CONDUCTOR
2WAY	TWO-WAY
3/C	THREE-CONDUCTOR
3WAY	THREE-WAY
4OUT	QUADRUPLE RECEPTACLE OUTLET
4PDT	FOUR-POLE DOUBLE THROW
4PST	FOUR-POLE SINGLE THROW
4W	FOUR-WIRE
4WAY	FOUR-WAY
A	ABOVE COUNTER
AC	ARMORED CABLE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AMP	AMPERE
ANN	ANNUNCIATOR
AP	ACCESS POINT (WIRELESS DATA)
AR	AS REQUIRED
ASC	AMPS SHORT CIRCUIT
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAGE
BB	BUCK-BOOST TRANSFORMER
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C	CEILING MOUNTED
CAT	CATEGORY
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT
CCTV	CLOSED CIRCUIT TELEVISION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CND	CONDUIT
CO	CONVENIENCE OUTLET
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CP	CONTROL PANEL
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION
CU	COPPER
dBA	UNIT OF SOUND LEVEL
DPDT	DOUBLE POLE, DOUBLE THROW
DS	DISCONNECT SWITCH
E	ENHANCED
EA	EACH
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ER	EQUIPMENT ROOM
EX	EXISTING
F	FURNITURE MOUNTED
FA	FIRE ALARM
FCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FOB	FREIGHT ON BOARD
FPP	FIBER PATCH PANEL
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GFCI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GIG	GIGA HERTZ
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HWM	HORIZONTAL WIRE MANAGEMENT
HZ	HERTZ
I/O	INPUT/ OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED/ ISOLATED
IR	INFRARED
J-BOX	JUNCTION BOX
kV	KILOVOLT
kVA	KILOVOLT AMPERE
kVAR	KILOVOLT AMPERE REACTIVE
kW	KILOWATT
kWh	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW PRESSURE SODIUM
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MDP	MAIN DISTRIBUTION PANEL
MG	MOTOR GENERATOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVER CURRENT PROTECTION
OE	OWNER ELECTRONICS
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFP	OBTAIN FROM PLANS
OH DR	OVERHEAD (COILING) DOOR
OL	OVERLOAD
PB	PUSHBUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PTZ	PAN/TILT/ZOOM
QTY	QUANTITY
R	REMOVE
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETAL CONDUIT
RPM	REVOLUTIONS PER MINUTE
RPP	RISER PATCH PANEL
RR	REMOVE AND RELOCATE
S/S	START/STOP
SCA	SHORT CIRCUIT AMPS
SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
SF	SQUARE FOOT (FEET)
SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPP	STATION PATCH PANEL
SPST	SINGLE POLE, SINGLE THROW
ST	SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TL	TWIST LOCK
TP	TELEPHONE POLE
TP	TWISTED PAIR
TR	TELECOMMUNICATIONS ROOM
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP	TYPICAL
UF	UNDERFLOOR
UGND	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VFC/VF	VARIABLE FREQUENCY MOTOR CONTROLLER
VWM	VERTICAL WIRE MANAGEMENT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WPP	WIRELESS PATCH PANEL
XFMR	TRANSFORMER

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC..

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC, SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.

2. OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.
   A. THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.
   B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.
   C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE.THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE. INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.

3. EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.

4. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.

5. REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.

6. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRIC CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

ELECTRICAL SHEET INDEX...

EE001.4	ELECTRICAL COVER SHEET
EE001.4	ONE-LINE DIAGRAM AND PANEL SCHEDULES
EE602.4	GROUNDING AND BONDING DETAILS
EE701.4	TYPICAL LABELING DETAILS
ES100.4	ELECTRICAL SITE PLAN OVERALL
ES101.4	ELECTRICAL SITE PLAN - BLOCK 4
ES102.4	ELECTRICAL SITE PLAN - BLOCK 4
ES111.4	ELECTRICAL SITE LIGHTING PLAN - BLOCK 4
ES111.4a	ELECTRICAL SITE LIGHTING PLAN - BLOCK 4 CALCULATIONS
ES112.4	ELECTRICAL SITE LIGHTING PLAN - BLOCK 4
ES112.4a	ELECTRICAL SITE LIGHTING PLAN - BLOCK 4 CALCULATIONS
ES501.4	ELECTRICAL SITE DETAILS
ES502.4	ELECTRICAL SITE DETAILS
ES503.4	ELECTRICAL SITE DETAILS
EL601.4	EXTERIOR LIGHTING FIXTURE SCHEDULE & DETAILS
EL602.4	LIGHTING RELAY DIAGRAMS & SCHEDULES

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard

DISTRIBUTION PANEL "SB4.1"

VOLTS/PHASE/WIRE:	MAIN SIZE & TYPE:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	1200 AMPERE MAIN		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 0

CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	PANEL / EQUIPMENT	PHASE LOAD (kVA) A	PHASE LOAD (kVA) B	PHASE LOAD (kVA) C
1	200	3		0.824	0.210	0.000	SB4.1-LA	0.8	0.5	0.6
2	200	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
3	100	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
4	60	3		0.000	0.000	0.000	SPD	0.0	0.0	0.0
5	--	3		0.000	0.000	0.000	SPACE	--	--	--
6	--	3		0.000	0.000	0.000	SPACE	--	--	--
TOTALS:							CONNECTED kVA PER PHASE	0.8	0.5	0.6
							CONNECTED AMPS PER PHASE	7	4	5
							TOTAL CONNECTED kVA =	1.9		
							AVERAGE CONNECTED AMPS PER PHASE =	5		

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **0.824 kVA @ 125% = 1.030...** - 100% CONNECTED LOAD PLUS 25% — TOTAL DIVERSIFIED kVA = **2.140**
RECEPTACLES: **0.900 kVA @ 100% = 0.900...** - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **6**
ALL OTHER LOADS @ 100%: **0.210 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER...

DISTRIBUTION PANEL "SB4.2"

VOLTS/PHASE/WIRE:	MAIN SIZE & TYPE:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	800 AMPERE MAIN		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 0

CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	PANEL / EQUIPMENT	PHASE LOAD (kVA) A	PHASE LOAD (kVA) B	PHASE LOAD (kVA) C
1	225	3		0.574	0.210	0.205	SB4.2-LA	0.7	0.9	0.9
2	400	3		0.000	0.000	0.000	COMPANY SWITCH	0.0	0.0	0.0
3	200	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
4	100	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
5	60	3		0.000	0.000	0.000	SPD	0.0	0.0	0.0
6	--	3		0.000	0.000	0.000	SPACE	--	--	--
TOTALS:							CONNECTED kVA PER PHASE	0.7	0.9	0.9
							CONNECTED AMPS PER PHASE	6	8	8
							TOTAL CONNECTED kVA =	2.6		
							AVERAGE CONNECTED AMPS PER PHASE =	7		

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **1.108 kVA @ 125% = 1.385...** - 100% CONNECTED LOAD PLUS 25% — TOTAL DIVERSIFIED kVA = **2.845**
RECEPTACLES: **1.260 kVA @ 100% = 1.260...** - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **8**
ALL OTHER LOADS @ 100%: **0.200 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER...

DISTRIBUTION PANEL "SB4.3"

VOLTS/PHASE/WIRE:	MAIN SIZE & TYPE:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	800 AMPERE MAIN		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 0

CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	PANEL / EQUIPMENT	PHASE LOAD (kVA) A	PHASE LOAD (kVA) B	PHASE LOAD (kVA) C
2	200	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
3	100	3		0.000	0.000	0.000	SPARE	0.0	0.0	0.0
4	60	3		0.000	0.000	0.000	SPD	0.0	0.0	0.0
5	--	3		0.000	0.000	0.000	SPACE	--	--	--
6	--	3		0.000	0.000	0.000	SPACE	--	--	--
TOTALS:							CONNECTED kVA PER PHASE	0.0	0.0	0.0
							CONNECTED AMPS PER PHASE	0	0	0
							TOTAL CONNECTED kVA =	0.0		
							AVERAGE CONNECTED AMPS PER PHASE =	0		

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: - 100% CONNECTED LOAD PLUS 25% — TOTAL DIVERSIFIED kVA = **0.000**
RECEPTACLES: - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **0**
ALL OTHER LOADS @ 100%: **0.000 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER...

PANEL: "SB4.1-LA"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	FED FROM:	CABINET:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	SB4.1	SURFACE		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 19,398

CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	DESCRIPTION	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	DESCRIPTION	LOAD (kVA) CO	LOAD (kVA) PWR	LOAD (kVA) LTG	OCP BKR	OCP POLE	OCP AMP	CKT NO
1	20	1		0.2...	0.000	0.000	STREET LIGHTING (LCP-4.1-5)	0.3	0.4		CO PEDESTAL	0.360	0.000	0.0...		1	20	2
3	20	1		0.1...	0.000	0.000	WALK WAY LIGHTING (LCP-4.1-1)			0.2	CO PEDESTAL	0.180	0.000	0.0...		1	20	4
5	20	1		0.2...	0.000	0.000	WALK WAY LIGHTING (LCP-4.1-7)			0.2	CO PEDESTAL	0.360	0.000	0.0...		1	20	6
7	20	1		0.0...	0.000	0.000	PWR - FUTURE LTG (LCP-4.1-3)	0.0	0.2		PWR FIRE PIT	0.000	0.200	0.0...		1	20	8
9	20	1		0.1...	0.000	0.000	EVENT LAWN LIGHTING...		0.1	0.0	IRR. CONTROLLER	0.000	0.010	0.0...		1	20	10
11	20	1	--	0.0...	0.000	0.000	SPARE			0.0	SPARE	0.000	0.000	0.0...	--	1	20	12
13	20	1	--	0.0...	0.000	0.000	SPARE	0.0	0.0		SPARE	0.000	0.000	0.0...	--	1	20	14
15	20	1	--	0.0...	0.000	0.000	SPARE		0.0	0.0	SPARE	0.000	0.000	0.0...	--	1	20	16
17	20	1	--	0.0...	0.000	0.000	SPARE			0.0	SPARE	0.000	0.000	0.0...	--	1	20	18
19	20	1	--	0.0...	0.000	0.000	SPARE	0.0	0.0		SPARE	0.000	0.000	0.0...	--	1	20	20
21	20	1	--	0.0...	0.000	0.000	SPARE		0.0	0.0	SPARE	0.000	0.000	0.0...	--	1	20	22
23	20	1	--	0.0...	0.000	0.000	SPARE			0.0	SPARE	0.000	0.000	0.0...	--	1	20	24
25	--	1	--	0.0...	0.000	0.000	SPACE	--	0.0		SPACE	0.000	0.000	0.0...	--	1	20	26
27	--	1	--	0.0...	0.000	0.000	SPACE		--	--	SPACE	0.000	0.000	0.0...	--	1	--	28
29	--	1	--	0.0...	0.000	0.000	SPACE	--		--	SPACE	0.000	0.000	0.0...	--	1	--	30
31	--	1	--	0.0...	0.000	0.000	SPACE	--	--		SPACE	0.000	0.000	0.0...	--	1	--	32
33	--	1	--	0.0...	0.000	0.000	SPACE		--	--	SPACE	0.000	0.000	0.0...	--	1	--	34
35	--	1	--	0.0...	0.000	0.000	SPACE	--		--	SPACE	0.000	0.000	0.0...	--	1	--	36
37	--	1	--	0.0...	0.000	0.000	SPACE	--	--		SPACE	0.000	0.000	0.0...	--	1	--	38
39	--	1	--	0.0...	0.000	0.000	SPACE		--	--	SPACE	0.000	0.000	0.0...	--	1	--	40
41	--	1	--	0.0...	0.000	0.000	SPACE	--		--	SPACE	0.000	0.000	0.0...	--	1	--	42
TOTALS:							CONNECTED kVA PER PHASE	1	1	1	CONNECTED TOTAL kVA =	2						
							CONNECTED AMPS PER PHASE	7	4	5	AVERAGE CONNECTED AMPS PER PHASE =	5						

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **0.824 kVA @ 125% = 1.030 kVA** - 100% CONNECTED LOAD PLUS 25% — DIVERSIFIED TOTAL kVA = **2**
RECEPTACLES: **0.900 kVA @ 100% = 0.900 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **6**
ALL OTHER LOADS @ 100% : **0.210 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI

PANEL: "SB4.2-LA"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	FED FROM:	CABINET:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	SB4.2	SURFACE		

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 19,398

CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	DESCRIPTION	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	DESCRIPTION	LOAD (kVA) CO	LOAD (kVA) PWR	LOAD (kVA) LTG	OCP BKR	OCP POLE	OCP AMP	CKT NO
1	20	1		0.1...	0.000	0.000	EVENT LAWN LIGHTING...	0.1	0.0		FOOD TRUCK PEDESTAL	0.000	0.000	0.0...	--	3	100	2
3	20	1		0.1...	0.000	0.000	WALKWAY LIGHTING (LCP-4.2-7)			0.2	0.0	--	--	--	--	--	--	4
5	20	1		0.2...	0.000	0.000	STREET LIGHTING (LCP-4.2-4)				0.2 0.0	--	--	--	--	--	--	6
7									0.4		CO PODS	0.360	0.000	0.0...		1	20	8
9	20	1		0.2...	0.000	0.000	WALKWAY LIGHTING (LCP-4.2-3)			0.2	0.4	CO PEDESTAL	0.360	0.000	0.0...		1	20	10
11	20	1		0.1...	0.000	0.000	WALKWAY LIGHTING (LCP-4.2-2)				0.1 0.5	CO PEDESTAL	0.540	0.000	0.0...		1	20	12
13	20	1		0.0...	0.000	0.000	POWER - FUTURE LIGHTING...	0.0	0.2			PWR FIRE PIT	0.000	0.200	0.0...		1	20	14
15	20	1		0.1...	0.000	0.000	WALKWAY LIGHTING (LCP-4.2-8)			0.2	0.0	SPARE	0.000	0.000	0.0...	--	1	20	16
17	20	1	--	0.0...	0.000	0.000	SPARE				0.0 0.0	SPARE	0.000	0.000	0.0...	--	1	20	18
19	20	1	--	0.0...	0.000	0.000	SPARE	0.0	0.0			SPARE	0.000	0.000	0.0...	--	1	20	20
21	20	1	--	0.0...	0.000	0.000	SPARE		0.0	0.0		SPARE	0.000	0.000	0.0...	--	1	20	22
23	20	1	--	0.0...	0.000	0.000	SPARE			0.0	0.0	SPARE	0.000	0.000	0.0...	--	1	20	24
25	--	1	--	0.0...	0.000	0.000	SPACE	--	0.0			SPACE	0.000	0.000	0.0...	--	1	20	26
27	--	1	--	0.0...	0.000	0.000	SPACE		--	--		SPACE	0.000	0.000	0.0...	--	1	--	28
29	--	1	--	0.0...	0.000	0.000	SPACE	--		--		SPACE	0.000	0.000	0.0...	--	1	--	30
31	--	1	--	0.0...	0.000	0.000	SPACE	--	--			SPACE	0.000	0.000	0.0...	--	1	--	32
33	--	1	--	0.0...	0.000	0.000	SPACE		--	--		SPACE	0.000	0.000	0.0...	--	1	--	34
35	--	1	--	0.0...	0.000	0.000	SPACE	--		--		SPACE	0.000	0.000	0.0...	--	1	--	36
37	--	1	--	0.0...	0.000	0.000	SPACE	--	--			SPACE	0.000	0.000	0.0...	--	1	--	38
39	--	1	--	0.0...	0.000	0.000	SPACE		--	--		SPACE	0.000	0.000	0.0...	--	1	40	
41	--	1	--	0.0...	0.000	0.000	SPACE	--		--		SPACE	0.000	0.000	0.0...	--	1	--	42
TOTALS:							CONNECTED kVA PER PHASE	1	1	1		CONNECTED TOTAL kVA =	3						
							CONNECTED AMPS PER PHASE	6	8	8		AVERAGE CONNECTED AMPS PER PHASE =	7						

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **1.076 kVA @ 125% = 1.345 kVA** - 100% CONNECTED LOAD PLUS 25% — DIVERSIFIED TOTAL kVA = **3**
RECEPTACLES: **1.260 kVA @ 100% = 1.260 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **8**
ALL OTHER LOADS @ 100% : **0.200 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI

PANEL: "SB4.3-LA"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	FED FROM:	CABINET:	LOCATION:	NOTES:
120/208V, 3 PH 4 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	SB4.3	SURFACE		

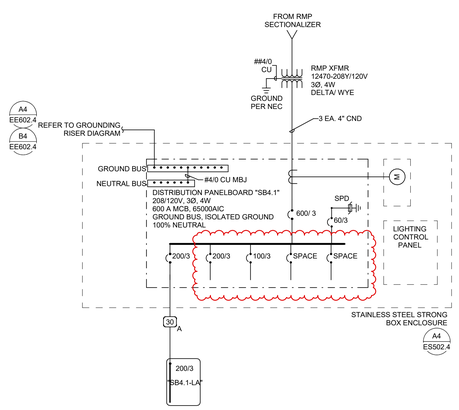
ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR — AIC RATING: 19,398

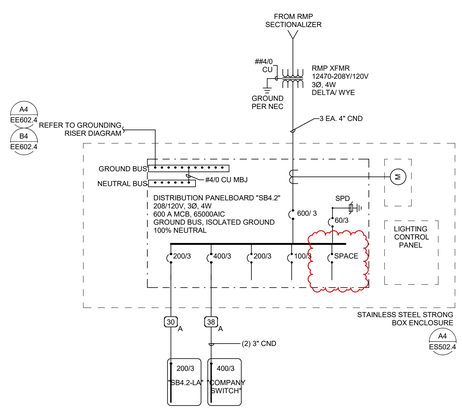
CKT NO	OCP AMP	OCP POLE	OCP BKR	LOAD (kVA) LTG	LOAD (kVA) PWR	LOAD (kVA) CO	DESCRIPTION	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	DESCRIPTION	LOAD (kVA) CO	LOAD (kVA) PWR	LOAD (kVA) LTG	OCP BKR	OCP POLE	OCP AMP	CKT NO
1																		2
3																		4
5																		6
7																		8
9																		10
11																		12
13																		14
15																		16
17																		18
19																		20
21																		22
23																		24
25																		26
27																		28
29																		30
31																		32
33																		34
35																		36
37																		38
39																		40
41																		42
TOTALS:							CONNECTED kVA PER PHASE	0	0	0		CONNECTED TOTAL kVA =	0					
							CONNECTED AMPS PER PHASE	0	0	0		AVERAGE CONNECTED AMPS PER PHASE =	0					

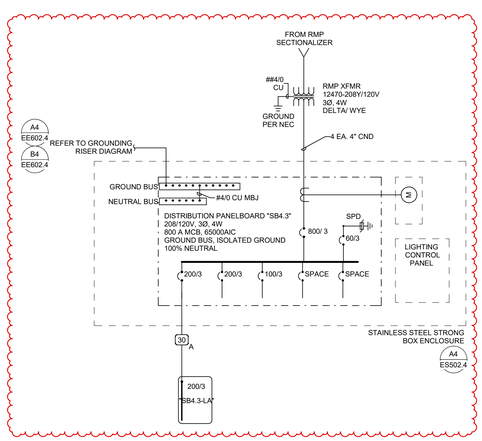
NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: - 100% CONNECTED LOAD PLUS 25% — DIVERSIFIED TOTAL kVA = **0**
RECEPTACLES: - FIRST 10kVA @ 100%, REMAINDER @ 50% — AVERAGE AMPS PER PHASE = **0**
ALL OTHER LOADS @ 100% : **0.000 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI







PROVIDE PERMANENT LABEL ON "MAIN SWITCHBOARD" STATING:
"MAXIMUM CALCULATED AIC - 16398A, 2023-09- 23"

CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
- INFINITE PRIMARY
- UTILITY TRANSFORMNER SIZE 300kVA
- TRANSFORMER IMPEDANCE OF 4.68%
- SUPPLY FEEDER LENGTH OF 5'

NOTES:

1. CONTRACTOR SHALL SUBMIT VARIATIONS FROM ASSUMPTIONS PRIOR TO ORDERING EQUIPMENT.
2. THE SERVICE EQUIPMENT SHALL BE PROVIDED WITH A PERMANENT LABEL INCLUDING: NOMINAL SYSTEM VOLTAGE, AVAILABLE FAULT CURRENT, AND CLEARING TIME ON MAIN OVERCURRENT PROTECTIVE DEVICE BASED ON THE AVAILABLE FAULT CURRENT.

A1 EE601.4 **ONE-LINE DIAGRAM**
SCALE: NTS

ALUMINUM CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER
SUBSCRIPT (NOTE 5) (E.G. S IG)

SYM	AMP	CONDUIT SIZE	CONDUCTOR (NOTE 1) QTY	SIZE	G	IG	SE	NOTES
1	20	-	2	12	12	12	8	2
2	20	-	2	10	10	10	8	2
3	20	-	3	12	12	12	8	2,3
4	30	-	2	10	10	10	8	2
5	30	-	3	10	10	10	8	2
6	30	-	4	10	10	10	8	2
7	40	-	2	8	10	8	6	2
8	40	-	3	8	10	8	6	2
9	40	-	4	8	10	8	6	2
10	55	-	2	6	10	8	4	2
11	55	-	3	6	10	8	4	2
12	55	-	4	6	10	8	4	2
13	70	-	2	4	8	4	2	2
14	70	-	3	4	8	4	2	2
15	70	-	4	4	8	4	2	2
16	85	-	2	3	8	3	2	2
17	85	-	3	3	8	3	2	2
18	85	-	4	3	8	3	2	2
19	95	-	2	2	8	2	2	2
20	95	-	3	2	8	2	2	2
21	130	-	4	1	6	2	2	2
22	130	-	3	1/0	6	2	2	2
23	150	-	2	3	1/0	6	2	1/0 2
24	150	-	4	1	6	2	2	1/0 2
25	175	-	2	3	2/0	6	2	2/0 2
26	175	-	3	3	2/0	6	2	2/0 2
27	175	-	4	3	2/0	6	2	2/0 2
28	200	180	2	2/0	4	2	2/0	2
29	200	180	3	2/0	4	2	2/0	2
30	200	180	4	2/0	4	2	2/0	2
31	230	208	2	3/0	4	2	2/0	2
32	230	208	3	3/0	4	2	2/0	2
33	230	208	4	3/0	4	2	2/0	2
34	255	-	2	4/0	4	2	2/0	2
35	255	-	3	4/0	4	2	2/0	2
36	255	-	4	4/0	4	2	2/0	2
37	310	-	2	250	4	1	2/0	2
38	310	-	3	250	4	1	2/0	2
39	310	-	4	250	4	1	2/0	2
40	380	-	2	300	3	1/0	3/0	2
41	380	-	3	300	3	1/0	3/0	2
42	380	-	4	300	3	1/0	3/0	2
43	380	-	2	350	3	2/0	3/0	2
44	380	-	3	350	3	2/0	3/0	2
45	380	-	4	350	3	2/0	3/0	2
46	430	-	2	400	3	3/0	3/0	2
47	430	-	3	400	3	3/0	3/0	2
48	430	-	4	400	3	3/0	3/0	2
49	475	-	2	500	3	4/0	3/0	2
50	475	-	3	500	3	4/0	3/0	2
51	475	-	4	500	3	4/0	3/0	2
52	520	-	2	600	3	4/0	3/0	2
53	520	-	3	600	3	4/0	3/0	2
54	520	-	4	600	3	4/0	3/0	2
55	585	-	2	750	3	4/0	3/0	2
56	585	-	3	750	3	4/0	3/0	2
57	585	-	4	750	3	4/0	3/0	2
58	650	-	2	800	3	4/0	3/0	2
59	650	-	3	800	3	4/0	3/0	2
60	650	-	4	800	3	4/0	3/0	2
61	730	-	2	1000	3	4/0	3/0	2
62	730	-	3	1000	3	4/0	3/0	2
63	730	-	4	1000	3	4/0	3/0	2
64	770	-	2	1000	3	4/0	3/0	2
65	770	-	3	1000	3	4/0	3/0	2
66	770	-	4	1000	3	4/0	3/0	2
67	855	-	2	1250	3	4/0	3/0	2
68	855	-	3	1250	3	4/0	3/0	2
69	855	-	4	1250	3	4/0	3/0	2
70	950	-	2	1250	3	4/0	3/0	2
71	950	-	3	1250	3	4/0	3/0	2
72	950	-	4	1250	3	4/0	3/0	2
73	1045	-	2	1500	3	4/0	3/0	2
74	1045	-	3	1500	3	4/0	3/0	2
75	1045	-	4	1500	3	4/0	3/0	2
76	1140	-	2	1500	3	4/0	3/0	2
77	1140	-	3	1500	3	4/0	3/0	2
78	1140	-	4	1500	3	4/0	3/0	2
79	1235	-	2	2000	3	4/0	3/0	2
80	1235	-	3	2000	3	4/0	3/0	2
81	1235	-	4	2000	3	4/0	3/0	2

CONDUCTOR AND CONDUIT SCHEDULE NOTES

1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.
2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.
4. GROUND (G) C

GENERAL SHEET NOTES

1. GROUND ELECTRODES SHALL BE INSTALLED AS SHOWN BUT IN NO INSTANCE SHALL THEY BE LESS THAN 1'-0" BELOW GRADE AND 2'-0" FROM FOUNDATION WALL. DRIVEN RODS SHALL PENETRATE EARTH AT LEAST 10-0".
2. BOND TO WATER SERVICE AND OTHER PIPING SYSTEMS AS SHOWN AND AS REQUIRED BY CODES.
3. SYSTEM SHALL BE INSTALLED AS SHOWN TO INSURE PROPER CODE COMPLIANCE AND SYSTEM CERTIFICATION. ANY MAJOR VARIANCE SHALL ENTAIL RESUBMITTAL AND NEW APPROVAL.
4. PROVIDE NATIONAL ELECTRICAL CODE COMPLIANT GROUNDING AND BONDING TO ALL TRANSFORMERS.
5. PROVIDE ALL GROUNDING AND BONDING TO UTILITY TRANSFORMERS AS REQUIRED BY THE UTILITY'S WRITTEN INSTALLTION REQUIREMENTS.

SHEET KEYNOTES

1 BOND METAL RACEWAY.

2 NO NEUTRAL TO GROUND BOND WITHIN GEAR, REMOVE NEUTRAL TO GROUND BOND CONNECTION IF IT EXISTS.

3 COMMON BUILDING GROUNDING ELECTRODE BUS.

4 BOND ALL AVAILABLE GROUNDING ELECTRODES AT BUILDING.

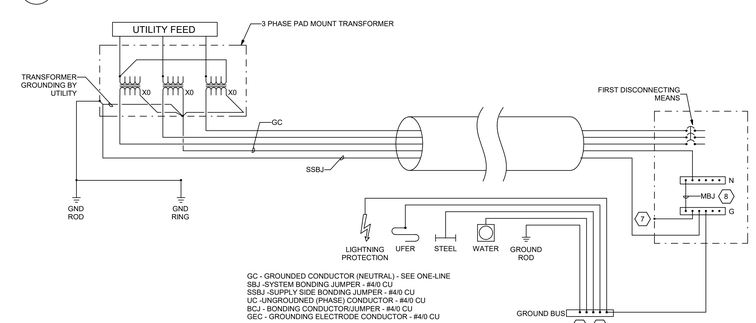
5 SYSTEM BONDING JUMPER BONDING TRANSFORMER X0 TERMINAL TO TRANSFORMER ENCLOSURE / GROUND BUS.

6 EQUIPMENT GROUND BOND TO ENCLOSURE.

7 BOND TO METAL ENCLOSURE

8 NEUTRAL TO GROUND BOND HERE.

B4 TYPICAL OUTDOOR TRANSFORMER SEPARATELY DERIVED SYSTEM GROUNDING AND BONDING DETAIL - OWNER
EE602.4 SCALE: NTS



TYPICAL OUTDOOR UTILITY TRANSFORMER SEPARATELY DERIVED SYSTEM GROUNDING AND BONDING
A4 DETAIL - UTILITY
EE602.4 SCALE: NTS

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

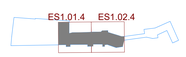
UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

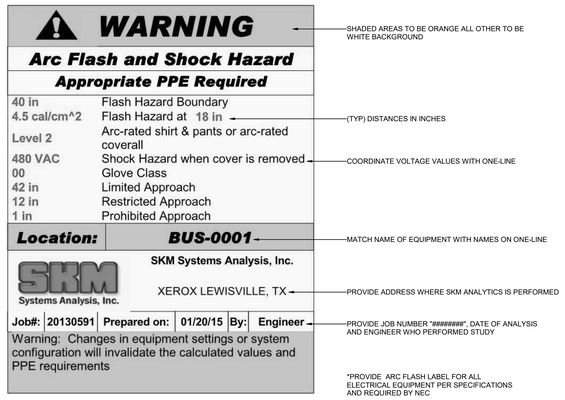
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor used by any person or third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
GROUNDING AND BONDING DETAILS

Sheet Number
EE602.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:02 AM



SHADED AREAS TO BE ORANGE ALL OTHER TO BE WHITE BACKGROUND

(TYP) DISTANCES IN INCHES

COORDINATE VOLTAGE VALUES WITH ONE-LINE

MATCH NAME OF EQUIPMENT WITH NAMES ON ONE-LINE

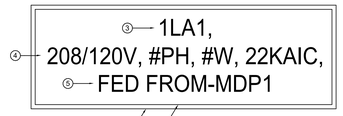
PROVIDE ADDRESS WHERE SKM ANALYTICS IS PERFORMED

PROVIDE JOB NUMBER "########", DATE OF ANALYSIS AND ENGINEER WHO PERFORMED STUDY

*PROVIDE ARC FLASH LABEL FOR ALL ELECTRICAL EQUIPMENT PER SPECIFICATIONS AND REQUIRED BY NEC

C1 TYPICAL ARC FLASH LABEL
EE701.4 SCALE: NTS

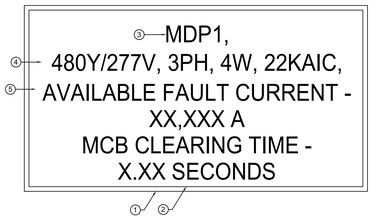
1. LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.

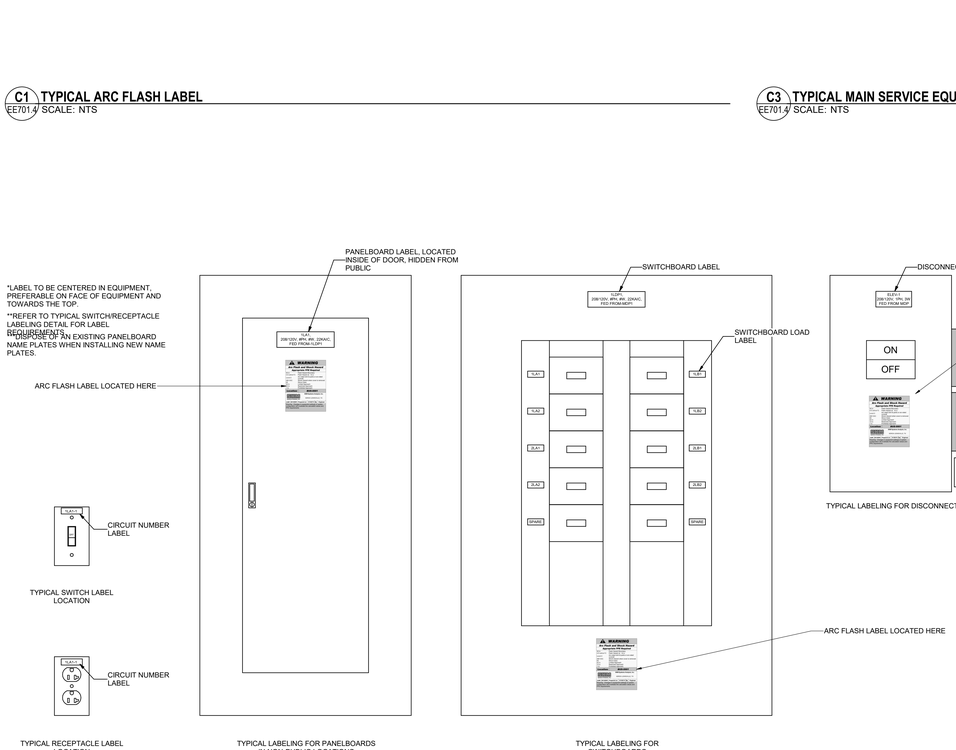


NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V). LAST '#' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

D3 TYPICAL PANELBOARD/SWITCHBOARD LABEL
EE701.4 SCALE: NTS

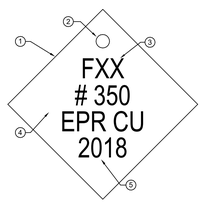
1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
5. THIRD & FOURTH LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.





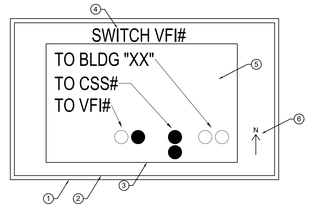
C3 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL
EE701.4 SCALE: NTS

1. FEEDER LABELS ARE TO BE PROVIDED FOR EACH FEEDER. LABEL IS TO BE 2 1/2" X 2 1/2" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH. LABELS ARE TO BE PROVIDE IN MANHOLES NEAR EACH DUCTBANK ENTRANCE
THE FEEDER PASSES THROUGH, AND NEAR EACH SWITCH SECTION THE FEEDER CONNECTS TO. LABELS ARE ALSO TO BE PROVIDED ON THE FEEDERS OF SWITCHES AT EACH PAD OR VAULT, AND INSIDE THE PRIMARY COMPARTMENT OF EACH TRANSFORMER.
2. TAG IS TO BE ATTACHED TO PHASE B OF EACH FEEDER USING A BLACK WEATHER RESISTANT ZIP TIE. TAG IS TO BE FIXED SUCH THAT THE LETTERING IS VISIBLE AND NOT PULLED SO TIGHT THAT IT CAN NOT BE ADJUSTED.
3. LETTERING IS TO BE 3/8" HIGH, CENTERED AND FORMATTED AS SHOWN. COORDINATE AND MATCH FEEDER NAME WITH ONE-LINE FEEDER NAME.
4. IDENTIFY CABLE SIZE/TYPE.
5. YEAR INSTALLED.



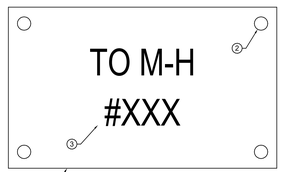
A4 MEDIUM VOLTAGE FEEDER LABEL
EE701.4 SCALE: NTS

1. MV DUCTBANK ROUTING LABEL TO BE PROVIDED AT EACH SWITCH, INSIDE OF CABINET DOORS, CONFIRM LOCATION WITH OWNER. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. PROVIDE LAYOUT OF SWITCH, PAD AND ALL CONDUITS AT PAD.
4. SECOND LINE, DEVICE BEING SERVED. LETTERING IS TO BE 1/4" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "SWITCH" AND "S#" WITH DEVICES NAME THAT LABEL IS BEING INSTALLED IN. NAME SHALL MATCH ONE-LINE.
5. LETTERING IS TO BE 1/4" HIGH, LEFT ALIGNED, AND FORMATTED AS SHOWN. REPLACE WITH BUILDING NAME/SWITCH/TRANSFORMER THAT CONDUIT IS ROUTED TO. CONTRACTOR SHALL TRACE ALL SPARE CONDUITS AND PROVIDE ROUTING LOCATION ON LABEL, CONFIRM NAMING WITH OWNER PRIOR TO ORDERING.
6. PROVIDE NORTH ARROW IN RELATIONSHIP TO SWITCHGEAR.

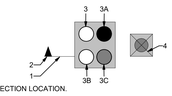


C5 MV DUCTBANK AT SWITCHES LABEL
EE701.4 SCALE: NTS

1. DUCTBANK LABEL TO BE PROVIDED AT EACH DUCTBANK START AND END LOCATIONS AS WELL AS AT EACH MANHOLE ENTRANCE AND EXIT THAT WORK IS HAPPENING AT IN PROJECT. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING 1/4" PLASTIC ANCHORS. LABEL IS TO BE LOCATED DIRECTLY ADJACENT TO THE DUCTBANK IN A WAY TO CLEARLY INDICATE WHICH DUCTBANK THE LABEL IS DEFINING.
3. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. "TO M-H #XXX" IS TO BE REPLACE WITH THE DESTINATION OF THE DUCTBANK, SUCH AS THE NEXT MANHOLE, A VAULT, OR A PAD. CONFIRM NAME WITH OWNER PRIOR TO ORDERING.



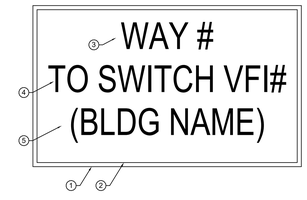
A5 DUCTBANK LABEL
EE701.4 SCALE: NTS



1. INDICATES SECTION LOCATION.
2. ARROW INDICATES THE DIRECTION DETAIL IS LOOKING ALONG DUCTBANK.
3. CIRCLES INDICATE NUMBER OF CONDUITS IN DUCTBANK.
3A. DARK FILLED CONDUIT INDICATES A CONDUIT WITH NEW CABLING IN CONDUIT.
3B. CONDUIT WITH NO FILL INDICATES AN EMPTY CONDUIT.
3C. LIGHT FILLED CONDUIT INDICATES A CONDUIT WITH EXISTING CABLING IN CONDUIT.
4. X IN DUCTBANK INDICATES CABLING TO BE DEMOLISHED

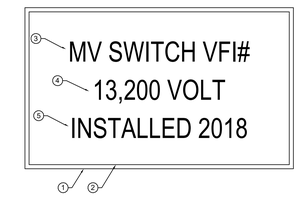
C4 DUCTBANK SECTION LEGEND
EE701.4 SCALE: NTS

1. MV SWITCH SECTION LABEL TO BE PROVIDED AT EACH SWITCH SECTION/WAY. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. "#" IS TO BE REPLACE WITH THE ASSOCIATED WAY'S NUMBER
4. SECOND LINE, DEVICE BEING SERVED. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "SWITCH" AND "S#" WITH DEVICE NAME BEING SUPPLIED POWER TOO. NAME SHALL MATCH ONE-LINE.
5. THIRD LINE, SECTION. LETTERING IS TO BE 1/2" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE "BLDG NAME" WITH BUILDING NAME THAT IS ADJACENT TO DEVICE. CONFIRM NAMING WITH OWNER PRIOR TO ORDERING.



C6 MV SWITCH SECTION/WAY LABEL
EE701.4 SCALE: NTS

1. MV SWITCH LABEL TO BE PROVIDED AT EACH SWITCH AND ITS CABINET. INSTALL ON EXTERIOR OF ENCLOSURE WHERE EASILY VISIBLE. LABEL IS TO BE 3" X 5" X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER YELLOW PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE. LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. "##" IS TO BE REPLACED WITH THE NAME OF THE SWITCH AND SHALL CORRESPOND WITH ONE-LINE.
4. SECOND LINE, LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN AND INDICATE THE SWITCH VOLTAGE
5. THIRD LINE, LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN AND INDICATE THE YEAR INSTALLED.



A6 MV SWITCH CABINET LABEL
EE701.4 SCALE: NTS

A1 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL
EE701.4 SCALE: NTS

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

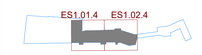
0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor transferred to any third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
TYPICAL LABELING DETAILS

Sheet Number
EE701.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:03 AM

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

13 ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

RMP GROUND SLEEVE
RMP SECTIONALIZER PME-9 XXXX
RMP SECTIONALIZER PME-11 XXXX
2 EA. 6" CND
4 EA. 6" CND
DYNAMO 12

A1 ELECTRICAL SITE PLAN OVERALL
ES100.4 SCALE: 1" = 100'-0"

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map
ES1.01.4 ES1.02.4

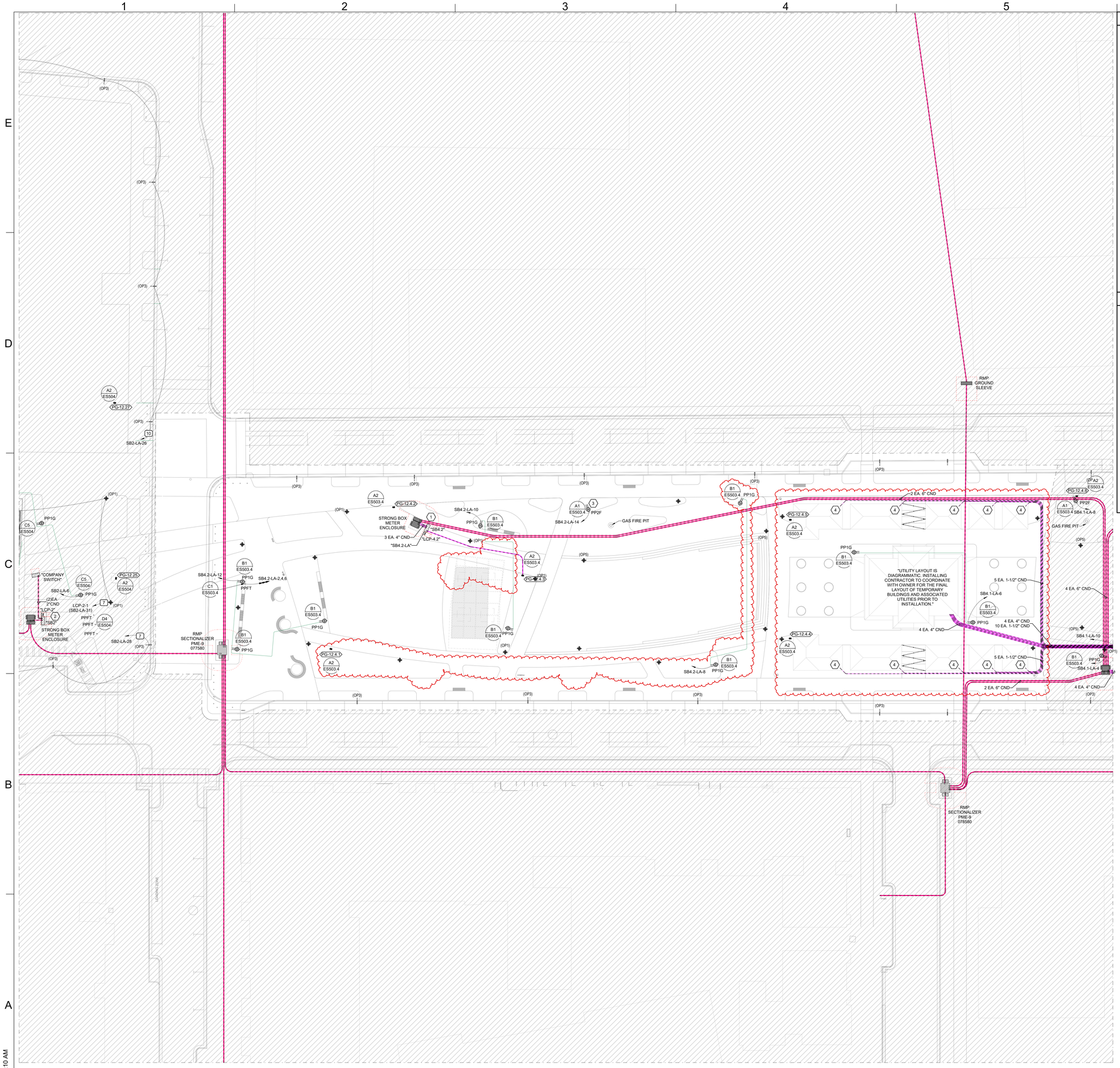
Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights in these plans, including the right of reuse at any time in any and all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE PLAN OVERALL

Sheet Number
ES100.4



1 **ELECTRICAL SITE PLAN - 1.01.4**
ES101.4 SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
5. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
10. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
11. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
12. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.
2. COORDINATE EXACT LOCATION OF STRONG BOX METER ENCLOSURE WITH OWNER/ARCHITECT PRIOR TO INSTALL
3. PROVIDE POWER TO GAS FIRE PIT.
4. COORDINATE LOCATION OF STUB UP LOCATIONS FOR POWER SERVING KIOSK SHOPS WITH MANUFACTURER.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

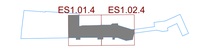
0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

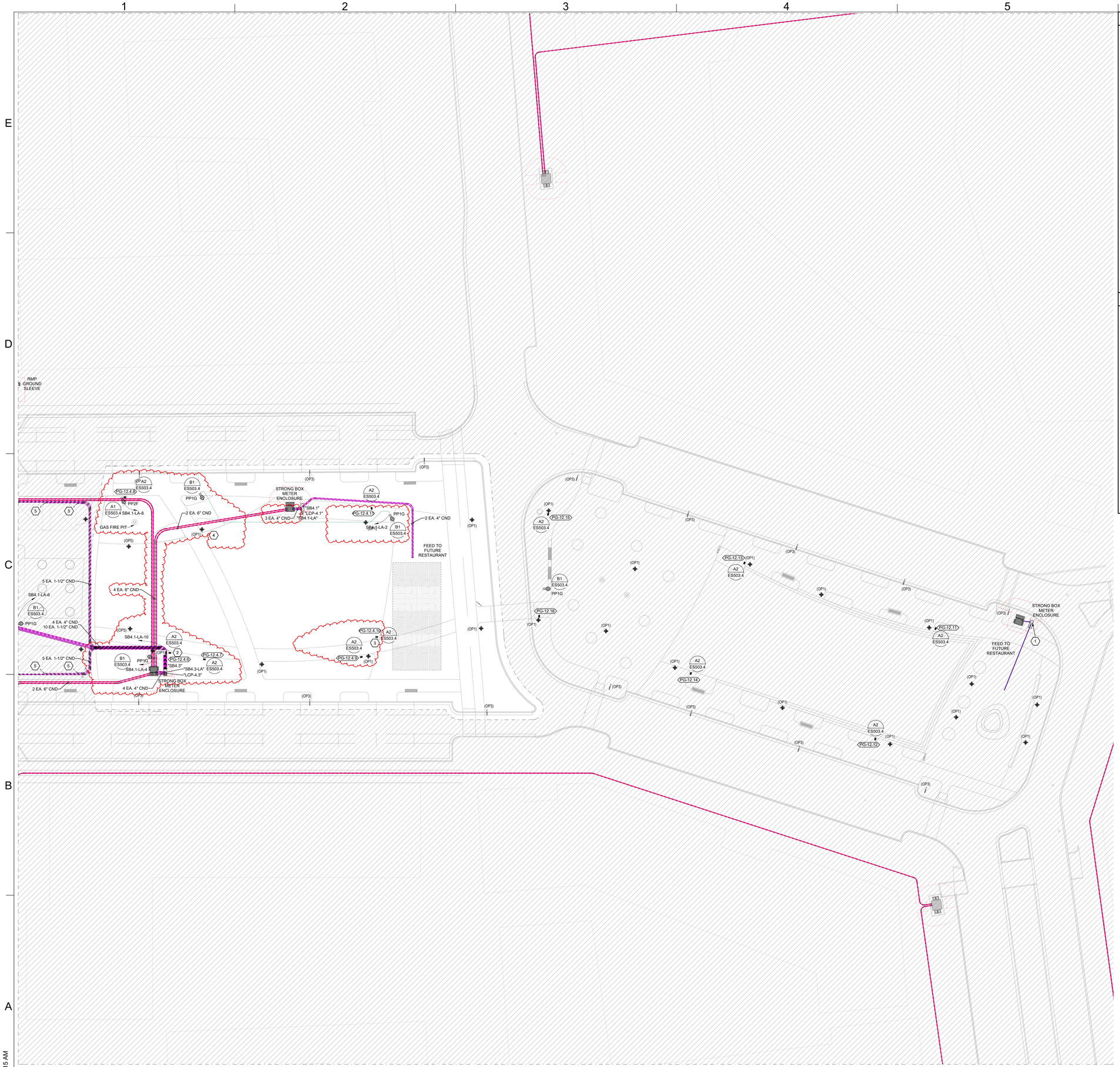
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights in these plans, including all designs and drawings contained therein, in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE PLAN - BLOCK 4

Sheet Number
ES101.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:10 AM



A1 ELECTRICAL SITE PLAN - 1.02.4
ES102.4 SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
5. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
10. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
11. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
12. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1. LOCATE LIGHTING CONTROLS FOR BLOCK IN THIS AREA.
2. PROVIDE PROVISIONS OF FOR POWER AND CONTROLS CONNECTIONS FOR IRRIGATION CONTROLLER. ASSUME 120V, 60 HZ, - 0.3A.
3. PROVIDE PROVISIONS OF FOR POWER AND CONTROLS CONNECTIONS FOR FUTURE WATER FEATURE AND PLAY EQUIPMENT.
4. STUB IN ADDITIONAL CONDUIT FOR FUTURE LIGHTING CIRCUIT.
5. COORDINATE LOCATION OF STUB UP LOCATIONS FOR POWER SERVING KIOSK SHOPS WITH MANUFACTURER.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

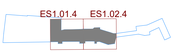
0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

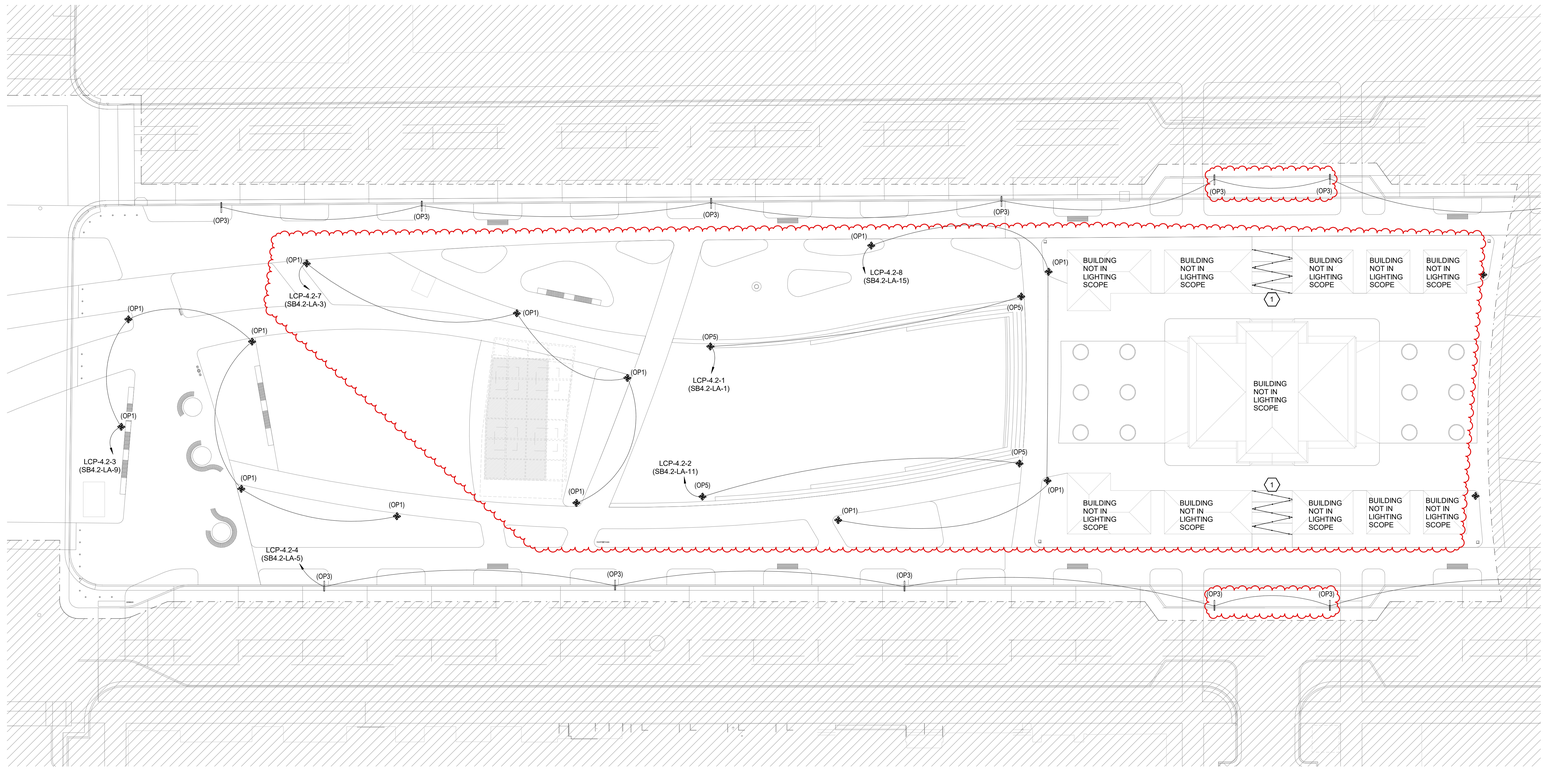
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor distributed to any third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE PLAN - BLOCK 4

Sheet Number
ES102.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:15 AM



1 ELECTRICAL SITE LIGHTING PLAN - 1.11.4
SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
5. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
10. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
11. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
12. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1. CATENARY LIGHTING PART OF TIEK SCOPE.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

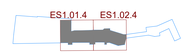
UTAH CITY GREENLINE
(BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

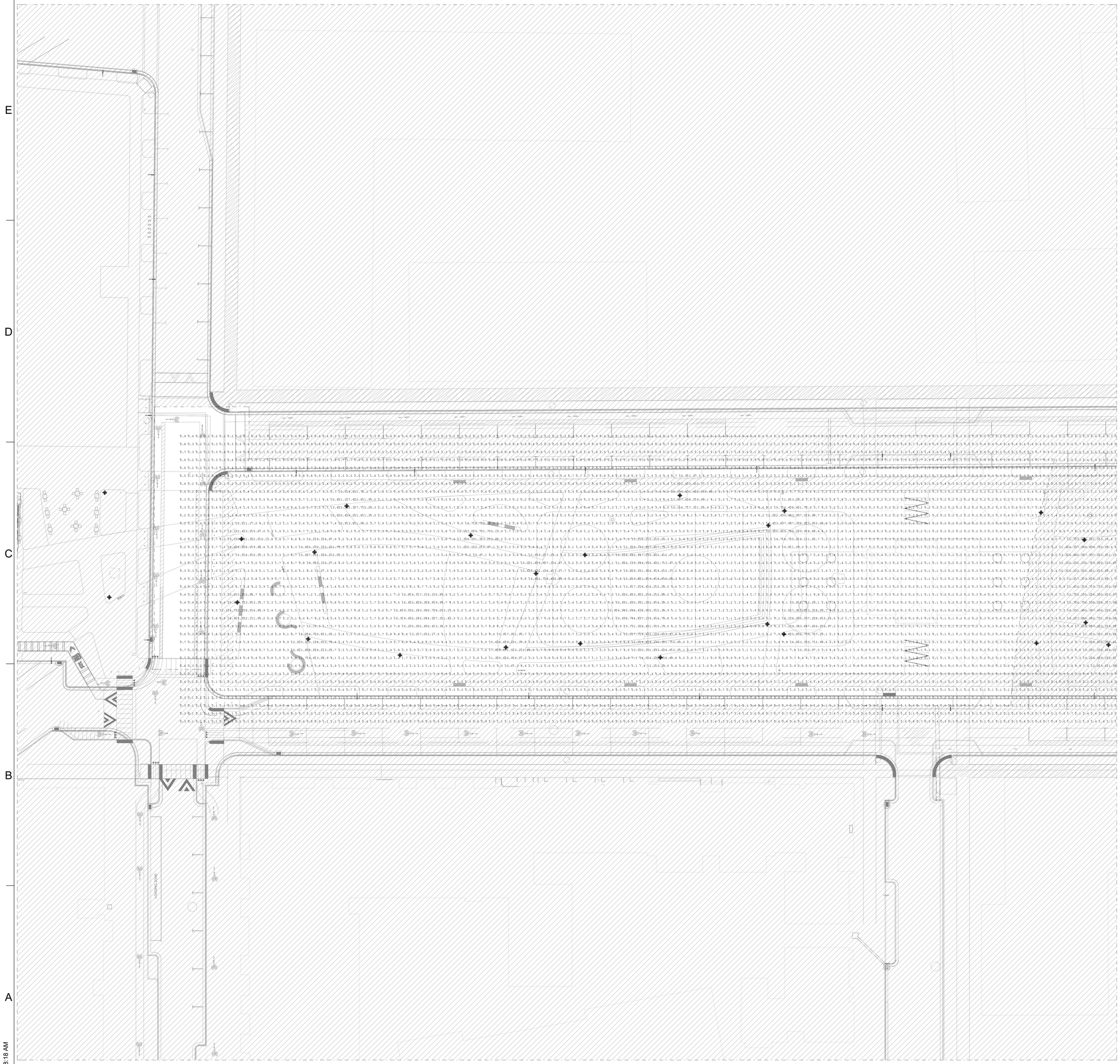
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, (statutory and common law) right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor used by any third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE LIGHTING PLAN - BLOCK 4

Sheet Number
ES111.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:16 AM



ELECTRICAL SITE PLAN - 1.01.4 CALCULATIONS
SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

13 ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
0JB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

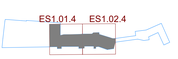
0JB

UTAH CITY GREENLINE (BLOCK 4)
Lake Promenade and Main Street Vineyard, UT 84059

	DATE	ISSUE
1	01/17/2023	100% SCHEMATIC DESIGN
2	06/16/2023	100% DESIGN DEVELOPMENT
3	09/20/2024	75% MEP & CIVIL EARLY RELEASE
4	10/01/2024	MEP & CIVIL EARLY RELEASE
5	10/04/2024	75% CONS. DOCUMENTS
6	11/08/2024	ISSUE FOR PERMIT
7	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
8	02/28/2025	CONFORMED SET
9	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

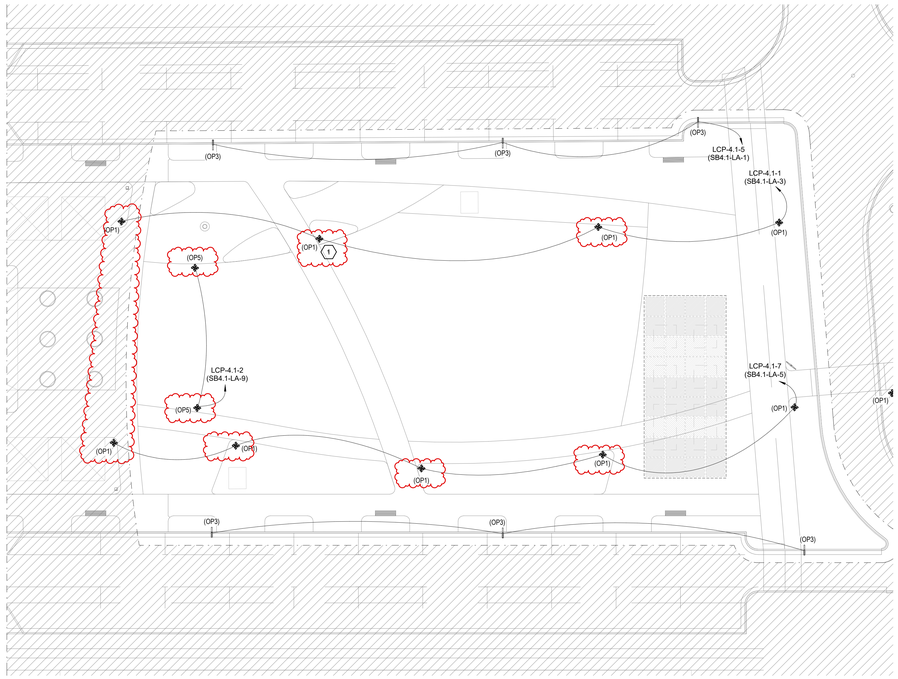
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights to these plans whether the project for which they are made is executed or not, in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE LIGHTING PLAN - BLOCK 4 CALCULATIONS

Sheet Number
ES111.4a

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:18 AM



1 ELECTRICAL SITE LIGHTING PLAN - 1.12.4
SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

13 ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1 STUB IN ADDITIONAL CONDUIT FOR FUTURE LIGHTING CIRCUIT.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

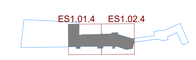
UTAH CITY GREENLINE
(BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights in these plans, including the right of reproduction and publication in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE LIGHTING PLAN - BLOCK 4

Sheet Number
ES112.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:20 AM



A1 ELECTRICAL SITE PLAN - 1.02.4 CALCULATIONS

ES112.4 SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
5. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
6. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
7. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
8. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
10. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
11. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
12. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)
13. ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

PROJECT TEAM

OWNER

FLAGSHIP HOMES
WOODBURY CORPORATION

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

LANDSCAPE ARCHITECT

0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER

adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER

AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER

SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

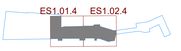
UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258090
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor used by any other party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title

ELECTRICAL SITE LIGHTING PLAN - BLOCK 4 CALCULATIONS

Sheet Number

ES112.4a

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:22 AM

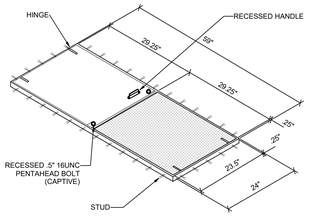
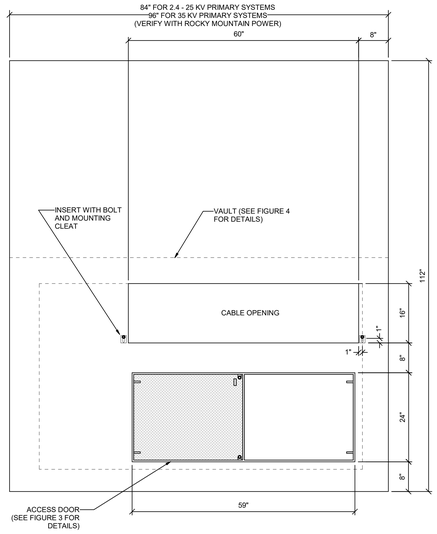


FIGURE 3 - ACCESS DOOR DETAIL



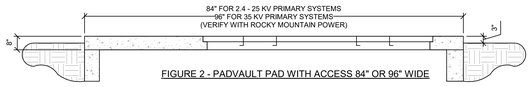
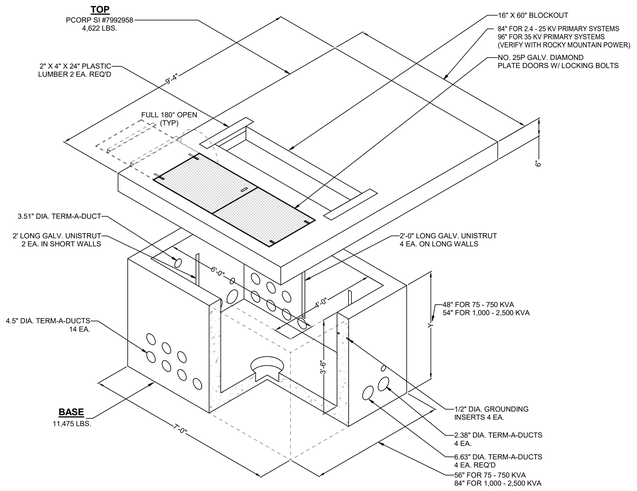
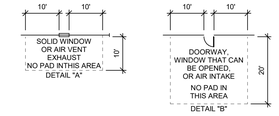


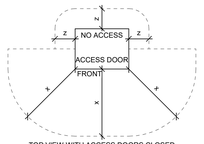
FIGURE 2 - PADVAULT PAD WITH ACCESS 84" OR 96" WIDE

2.4 - 25kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS, STOCK ITEM 7992600-STOCK ITEM 1790023



A2 ES501.4 **THREE-PHASE TRANSFORMER PADVAULT (ROCKY MOUNTAIN POWER STANDARD)**
SCALE: NTS





TOP VIEW WITH ACCESS DOORS CLOSED
DETAIL "C"

CLEARANCE GENERAL NOTES:

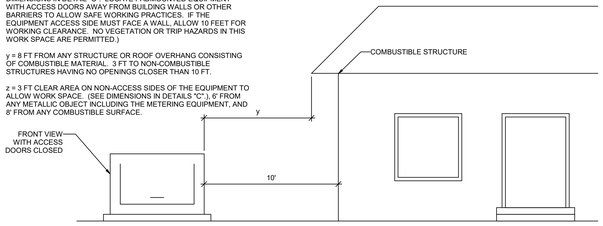
1. CLEARANCES: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST 3 FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURE. THE EDGES OF THE PAD MUST BE AT LEAST 10 FEET FROM ANY COMBUSTIBLE STRUCTURE. IF AN ADJACENT STRUCTURE HAS ANY OVERHANG OR EAVE WITHIN 27 VERTICAL FEET OF THE TOP OF THE PAD, CLEARANCES MUST BE MEASURED FROM THE OUTSIDE OF THE OVERHANG. THE PAD MUST NOT BE PLACED IN AN AREA 10 FEET IN LINE WITH OR 10 FEET TO EITHER SIDE OF ANY WINDOW IN AN ADJACENT STRUCTURE (SEE DETAIL "A"). CLEARANCE FOR A DOOR MUST BE 20 FEET IN LINE WITH IT AND 10 FEET ON THE SIDES (SEE DETAIL "B"). PADS MUST NOT BE PLACED WITHIN 15 FEET OF ANY VALVE OR WITHIN 25 FEET OF ANY PLUMBING OR STORAGE FACILITY CONTAINING FLAMMABLE MATERIAL. NO WALLS, FENCES, OR ANY OTHER OBSTRUCTIONS WILL BE PLACED WITHIN 3 FEET OF THE SIDES OR BACK OF THE PAD, OR WITHIN 10 FEET OF THE FRONT OF THE PAD (SEE DETAIL "C"). THE AREA IN FRONT OF THE PAD MUST HAVE 10 FEET OF CLEAR, LEVEL WORKING AREA FOR MAINTENANCE OF THE TRANSFORMER. THE PAD MAY NOT BE PLACED IN LINE WITH AN AIR INTAKE WITHIN 32 VERTICAL FEET OF THE SURFACE PAD. ALSO VERTICALLY, IT MUST NOT BE PLACED WITHIN 12 FEET OF A DOOR OR WINDOW. VAULTS SHALL BE LOCATED WITHIN 15 FEET OF A GRAVELED OR PAVED SURFACE SUITABLE FOR INCIDENTAL HEAVY TRUCK ACCESS.
2. BARRIERS: IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC) CONTACT ROCKY MOUNTAIN POWER FOR PROTECTIVE BARRIER REQUIREMENTS.
3. IF THE TRANSFORMER WILL NOT COVER THE CABLE OPENINGS ON THESE STANDARD PADS, SEAL THE SIDES OF THE CABLE OPENING TO FIT THE TRANSFORMER USING SACKRETE OR COMPARABLE.

MINIMUM DISTANCE REQUIRED FROM PAD:

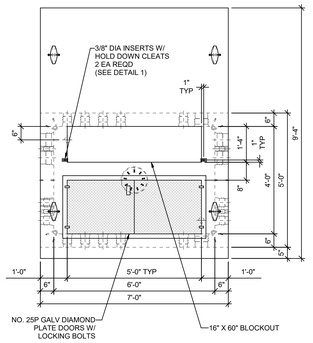
x = 10 FT. CLEAR AREA IN FRONT OF, ANY EQUIPMENT ACCESS DOOR OR OPENING TO ALLOW THE USE OF HOT STICKS. (SEE DIMENSIONS IN DETAIL "C". LOCATE PADMOUNTED EQUIPMENT WITH ACCESS DOORS AWAY FROM BUILDING WALLS OR OTHER BARRIERS TO ALLOW SAFE WORKING PRACTICES. IF THE EQUIPMENT ACCESS SIDE MUST FACE A WALL, ALLOW 10 FEET FOR WORKING CLEARANCE. NO VEGETATION OR TRIP HAZARDS IN THIS WORK SPACE ARE PERMITTED.)

y = 8 FT FROM ANY STRUCTURE OR ROOF OVERHANG CONSISTING OF COMBUSTIBLE MATERIAL. 3 FT TO NON-COMBUSTIBLE STRUCTURES HAVING NO OPENINGS CLOSER THAN 10 FT.

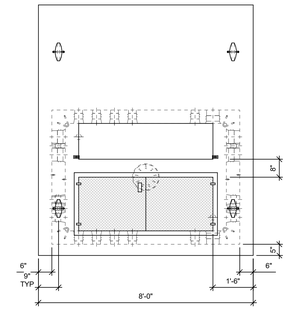
z = 3 FT CLEAR AREA ON NON-ACCESS SIDES OF THE EQUIPMENT TO ALLOW WORK SPACE. (SEE DIMENSIONS IN DETAILS "C"), 6' FROM ANY METALLIC OBJECT INCLUDING THE METERING EQUIPMENT, AND 8' FROM ANY COMBUSTIBLE SURFACE.



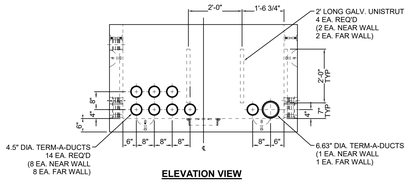
D4 ES501.4 **TRANSFORMER CLEARANCE DETAIL**
SCALE: NTS



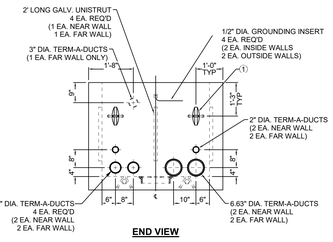
PLAN VIEW
2.4-25 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992600 - SI #1790023



PLAN VIEW
35 kV, 3-PHASE TRANSFORMER PADVAULT WITH ACCESS
PCORP #7992602 - SI #1008977



ELEVATION VIEW



END VIEW

*LIFTING DEVICE TYPE & LOCATION MAY CHANGE WITHOUT NOTICE.

NOTE: PRIOR TO ORDERING AND INSTALLING THE PADVAULT, SUBMIT PADVAULT TO ROCKY MOUNTAIN POWER FOR APPROVAL AND VERIFICATION, AND COORDINATE EXACT SIZE AND LOCATION OF DUCT OPENINGS WITH ROCKY MOUNTAIN POWER.

GENERAL SHEET NOTES

1. SCOPE

   THIS MATERIAL SPECIFICATION OUTLINES THE MINIMUM REQUIREMENTS FOR PADVAULTS TO BE USED IN CONJUNCTION WITH PACIFICORP- OWNED THREE-PHASE TRANSFORMERS (SEE FIGURE 1). THE MATERIAL SPECIFICATION APPLIES WHETHER THE PADVAULT IS TO BE INSTALLED BY COMPANY PERSONNEL, CONTRACTOR, CUSTOMER, OR THE SUPPLIER.

2. APPLICABLE DOCUMENTS

   THE LATEST REVISIONS OF THE DOCUMENTS, STANDARDS, CODES, AND REQUIREMENTS LISTED IN 2.1, PACIFICORP, AND 2.2, CODES AND STANDARDS, IN EFFECT ON THE DATE OF INVITATION TO BID APPLY TO THE EXTENT SPECIFIED HEREIN.

   2.1 PACIFICORP

   ZG 301 GENERAL EQUIPMENT BASE AND ENCLOSURE REQUIREMENTS

   ZG 311 CONCRETE REQUIREMENTS

   2.2 CODES AND STANDARDS

   WESTERN UNDERGROUND COMMITTEE GUIDE 2.13, SECURITY FOR PADMOUNTED EQUIPMENT ENCLOSURES

   APPLICABLE CODES

   ANSI STANDARDS

   IEEE STANDARDS

   NEMA STANDARDS

3. GENERAL

   3.1 APPLICATION INFORMATION

   THIS MATERIAL SPECIFICATION STATES MATERIAL AND CONSTRUCTION REQUIREMENTS THAT ARE APPLICABLE TO ALL THREE-PHASE TRANSFORMER PADVAULTS.

   3.2 AUTHORIZED MATERIAL SPECIFICATION

   THIS MATERIAL SPECIFICATION IS NOT CONSIDERED VALID UNTIL EACH PAGE CONTAINS THE APPROVAL SIGNATURE OR INITIALS OF THE PERSONS NAMED IN THE TITLE BLOCKS.

4. APPLICABLE STOCK ITEM NUMBERS

   MATERIALS BEING SUBMITTED FOR THE FOLLOWING PACIFICORP STOCK ITEM NUMBERS ARE SUBJECT TO EVALUATION IN ACCORDANCE WITH REQUIREMENTS IN THIS MATERIAL SPECIFICATION.

   7992600, PADVAULT, TRANSFORMER, 3-PHASE, 75-750 KVA

   7992958, PADVAULT, TRANSFORMER, 3-PHASE, 1000-2500 KVA

5. PRODUCT AND INSTALLATION REQUIREMENTS

   THE PURPOSE OF A THREE-PHASE TRANSFORMER PADVAULT IS TO SUPPORT A THREE-PHASE TRANSFORMER.

   5.1 PADVAULT LAYOUT

   THE THREE-PHASE TRANSFORMER PADVAULT IS COMPOSED OF TWO PIECES: (1) THE PAD, AND (2) THE ENCLOSURE. UNLESS OTHERWISE APPROVED BY PACIFICORP ENGINEERING, ALL DIMENSIONS AND PLACEMENT OF HARDWARE SHALL CONFORM TO THOSE SHOWN ON THIS SHEET. THE ENCLOSURE IS COMMON TO ALL PADVAULTS COVERED BY THIS MATERIAL SPECIFICATION, ZG 531, PADVAULT-THREE-PHASE SECTIONALIZING CABINET, AND ZG 551, PADVAULT-THREE-PHASE FUSING CABINET.

   5.2 INSERTS

   TWO .375" 16UNC STAINLESS STEEL OR NYLON THREADED INSERTS AND STAINLESS STEEL BOLTS WITH CLEATS FOR MOUNTING THE TRANSFORMER SHALL BE PLACED IN THE PAD AS SHOWN IN FIGURE 2.

   5.3 PULLING ATTACHMENTS

   CABLE PULLING ATTACHMENTS SHALL BE INSTALLED OPPOSITE OF EACH SET OF CONDUIT BREAKOUTS SUCH THAT BLOCKS MAY BE ATTACHED FOR A STRAIGHT CABLE PULL. PULLING ATTACHMENTS SHALL HAVE A MINIMUM PULLOUT STRENGTH OF 6000 POUNDS. ATTACHMENTS SHALL ALLOW THE ATTACHMENT OF A CLEVIS WITH A ONE-INCH DIAMETER THROUGH BOLT. PULLING ATTACHMENTS MAY BE DESIGNED BY THE MANUFACTURER TO MEET THESE REQUIREMENTS.

   5.4 CONDUIT ENTRANCES

   BANKS OF NINE (9) SIX-INCH SQUARE BREAKOUTS SHALL BE USED FOR CONDUIT ENTRANCES. TWO BANKS OF KNOCKOUTS SHALL BE PLACED IN EACH SIDE AND IN EACH END OF THE ENCLOSURE.

   5.5 LIFTING ATTACHMENTS

   ENOUGH LIFTING ATTACHMENTS SHALL BE PROVIDED TO ENSURE SAFE INSTALLATION OF ALL PIECES AT THE SITE.
   ENOUGH LIFTING ATTACHMENTS SHALL BE PROVIDED TO ENSURE SAFE INSTALLATION OF ALL PIECES AT THE SITE.

   5.6 INSTALLATION

   THIS UNIT SHALL BE INSTALLED AT THE SITE BY THE SUPPLIER OR CONTRACTOR. ALL EARTH UNDER THE PADVAULT SHALL BE COMPACTED AND LEVEL PRIOR TO SETTING THE PADVAULT. PROVIDE 6" OF 3/4-INCH-MINUS GRAVEL BACKFILL BASE. THE JOINT BETWEEN THE PAD AND ENCLOSURE SHALL BE SEALED USING TAR OR MASTIC. THE TOP OF THE PAD SHOULD BE TWO TO FOUR INCHES ABOVE FINAL GRADE, WHEN INSTALLED.

6. TESTING

   6.1 TEST COMPLIANCE

   PADVAULTS SUBMITTED UNDER THIS MATERIAL SPECIFICATION SHALL MEET ALL TESTS AND REQUIREMENTS CONTAINED IN ZG 301, GENERAL EQUIPMENT BASE AND ENCLOSURE REQUIREMENTS, ZG 311, CONCRETE REQUIREMENTS, AND THIS MATERIAL SPECIFICATION. PADVAULTS WILL ALSO COMPLY WITH REQUIREMENTS IN APPLICABLE NATIONAL STANDARDS.

   6.2 SECURITY TEST

   TRANSFORMER PADVAULTS MUST BE ABLE TO PASS THE FOLLOWING SECURITY TEST. THE SECURITY TEST IS DESIGNED TO ENSURE THAT PADMOUNT EQUIPMENT, WHICH COMPLIES WITH WESTERN UNDERGROUND COMMITTEE GUIDE 2.13, SECURITY FOR PADMOUNTED EQUIPMENT ENCLOSURES, IS NOT COMPROMISED BY UNEVEN PAD SETTING.

   WITH THE APPROPRIATE TRANSFORMER MOUNTED, ATTEMPT TO PASS A #14 AWG SOFT-DRAWN COPPER WIRE THROUGH THE INTERFACE BETWEEN THE CABINET AND PAD. IF THE WIRE CAN BE PASSED THROUGH, THE PADVAULT HAS FAILED THE TEST AND IS NOT ACCEPTABLE.

7. PROVIDE AMCOR TYPE GV151 PADVAULT OR AS APPROVED OR DIRECTED BY ROCKY MOUNTAIN POWER.

8. REQUIREMENTS ARE SUBJECT TO CHANGE. SUBMIT PADVAULT TO ROCKY MOUNTAIN POWER FOR APPROVAL PRIOR TO THE PURCHASE AND INSTALLATION OF THE PADVAULT, AND INCLUDE ALL COSTS IN BID.

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

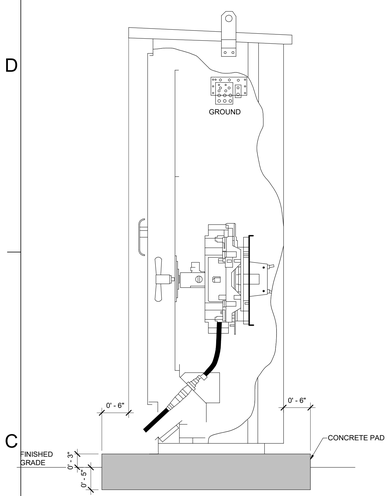
These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, statutory and common law rights with regard to these drawings and the designs contained herein to the exclusion of any publication or reproduction. These drawings shall not be used by or disclosed to a third party without first obtaining written permission and consent from The Office of James Burnett.

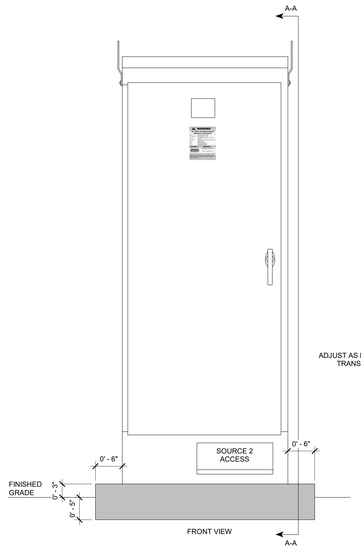
© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE DETAILS

Sheet Number
ES501.4

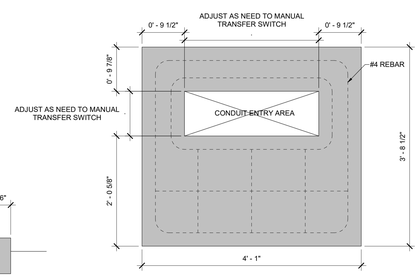
Autodesk Docs://2301146 - Utah City Block 5/2301146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:23 AM



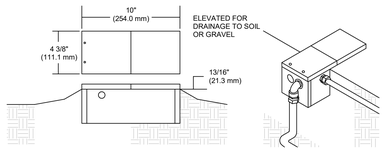


C1 COMPANY SWITCH DETAIL
ES502.4 SCALE: NTS

DEFERRED DESIGN SUBMITTAL:
CONTRACTOR IS RESPONSIBLE TO PROVIDE DETAILED DEFERRED DESIGN FOR EQUIPMENT PAD INCLUDING STRUCTURAL CALCULATIONS AND STAMPED/SIGNED DRAWINGS BY A UTAH LICENSED PROFESSIONAL STRUCTURAL ENGINEER/CONTRACTOR SHALL MODIFY PAD DIMENSIONS AS REQUIRED FOR ACTUAL APPROVED MANUAL TRANSFER SWITCH



CONCRETE PAD DETAIL

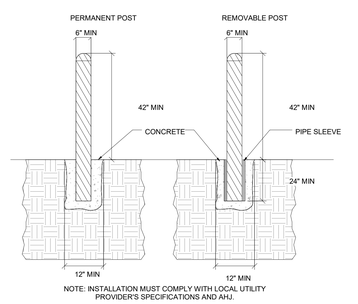


LANDSCAPE LIGHTING TRANSFORMER:

IN-GRADE: BASIS OF DESIGN: KIM LIGHTING; KLV 665

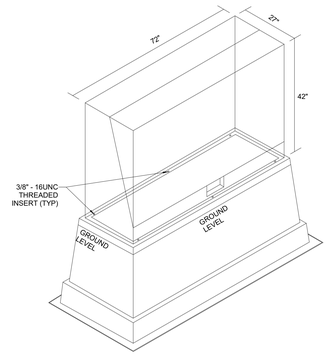
NOTE: OUTPUT WATTAGE IS NOT TO EXCEED 25 AMPS ON EACH CIRCUIT. WEATHER CONDITIONS MUST BE CONSIDERED WHEN DETERMINING LOAD ON TRANSFORMERS. HOT WEATHER AREAS SHOULD REDUCE THE OUTPUT WATTAGE TO PREVENT HEAT BUILD-UP ON CIRCUIT BREAKERS. THE VOLTAGE AT EACH TIXTURE MUST NOT EXCEED 12 VOLT. LOAD AND DISTANCE MUST BE CONSIDERED WHEN DETERMINING WHICH VOLTAGE TAP TO USE. A GOOD MAINTENANCE PROGRAM IS REQUIRED TO REPLACE LAMPS AS THEY BURN OUT TO PREVENT OVER-VOLTAGE OF REMAINING LAMPS.

D4 LANDSCAPE TRANSFORMER DETAIL
ES502.4 SCALE: NTS

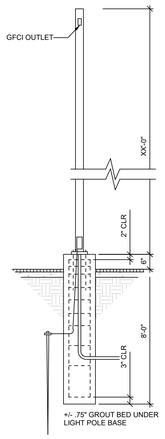


NOTE: INSTALLATION MUST COMPLY WITH LOCAL UTILITY PROVIDER'S SPECIFICATIONS AND AHJ.

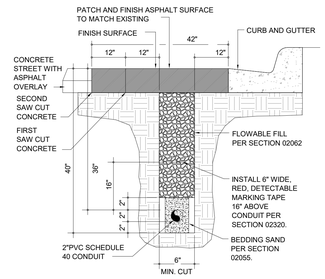
C4 BARRIER BOLLARD DETAIL (RMP COMPLIANT)
ES502.4 SCALE: NTS



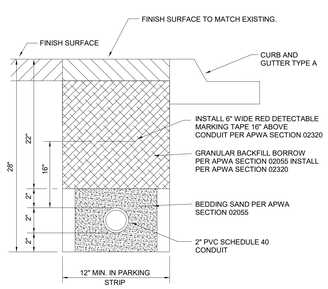
C5 RMP GROUND SLEEVE DETAIL
ES502.4 SCALE: NTS



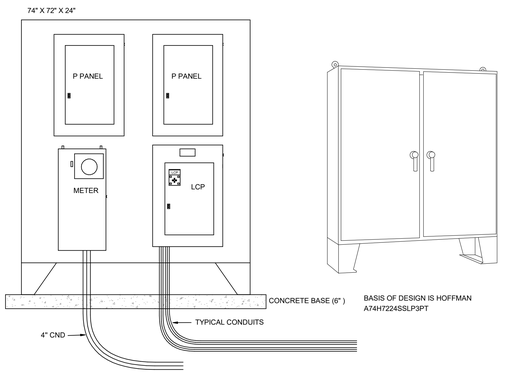
C6 SHADE CANOPY POLE BASE DETAIL
ES502.4 SCALE: NTS



B2 TRENCH DETAIL - IN STREET
ES502.4 SCALE: NTS



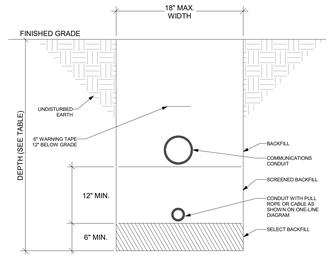
B3 TRENCH DETAIL - NON TRAFFIC AREA
ES502.4 SCALE: NTS



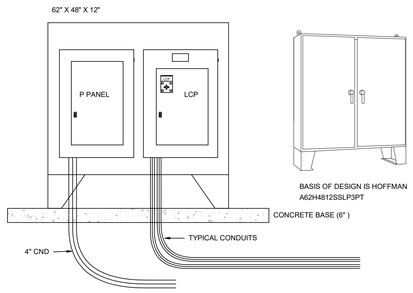
GENERAL NOTES:
1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

A4 FREESTANDING STRONG BOX WITH PANEL AND GEAR DETAIL
ES502.4 SCALE: NTS

LOCATION DESCRIPTION	DEPTH
BELOW CONCRETE SLAB (NOT TRAFFIC) BELOW ASPHALT PAVED PARKING LOT (PAVED OR NON-PAVED) OTHER LOCATIONS UTILITY SECONDARY UTILITY PRIMARY	14 INCHES 30 INCHES 34 INCHES 26 INCHES 34 INCHES* 48 INCHES*
(SEE NEC TABLE 300.5) *VERIFY ALL DIMENSIONS WITH LOCAL POWER COMPANY STANDARDS AND SPECIFICATIONS	

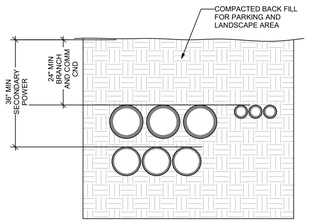


A6 TRENCHING DETAIL
ES502.4 SCALE: NTS



GENERAL NOTES:
1. PROVIDE NEMA 4X STAINLESS STEEL ENCLOSURE.
2. ELECTRICAL CONTRACTOR MUST CONFIRM ENCLOSURE WITH ELECTRICAL ENGINEER BEFORE INSTALLATION.

A1 FREESTANDING STRONG BOX WITH PANEL DETAIL
ES502.4 SCALE: NTS



NOTES:
1. ALL BENDS SHALL BE LARGE RADIUS.
2. ALL CONDUIT ABOVE GROUND, ALL BENDS AND FIRST 10' BELOW GROUND SHALL BE PVC WRAPPED RMC. CONDUIT BELOW GROUND MAY BE PVC.
3. PROVIDE POLYPROPYLENE PULL ROPE IN EMPTY CONDUITS.

A3 TYPICAL CONDUIT DIRECT BURY DETAIL
ES502.4 SCALE: NTS

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:24 AM

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
0JB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

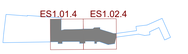
UTAH CITY GREENLINE (BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights in these plans, including all designs and drawings contained therein, in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE DETAILS

Sheet Number
ES502.4

APPLICATION TIERS	TYPE	DESCRIPTION
LIGHT DUTY	VERTICAL	PEDESTRIAN TRAFFIC ONLY.
TIER 5	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 8	VERTICAL	SIDEWALK APPLICATIONS WITH A SAFTEY FACTOR FOR OCCCASIONAL ACCIDENTAL VEHICULAR TRAFFIC.
	LATERAL	
TIER 15	VERTICAL	DRIEVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC.
	LATERAL	
TIER 22	VERTICAL	DRIVEWAY, PARKING LOT, AND OFF ROAD APPLICATIONS SUBJECT TO NON-DELIBERATE HEAVY VEHICULAR TRAFFIC.
	LATERAL	

BOX OPTIONS	DESCRIPTION
BA	BOX WITH OPEN BOTTOM
BB	BOX WITH MOUSE HOLES
BC	DIVIDED BOX
BG	GASKETED BOX WITH OPEN BOTTOM
DA	BOX WITH SOLID BOTTOM
DG	GASKETED BOX WITH SOLID BOTTOM
JA	FOOTED BOX
EA	EXTENSION
RA	SOLID BASE EXTENSION

COVER OPTIONS	DESCRIPTION
CA	BOLT DOWN COVER
WA	STANDARD WITH NO BOLTS
LR	CAST IRON 6 4-1/2" X 7-1/2" LID
LP	CAST IRON 6"X12" LID
LQ	CAST IRON 9"X12" LID
LK	POLYMER CONCRETE 6"X9" DROP-IN LID
LL	POLYMER CONCRETE 7" X 13" DROP-IN LID
LS	THROUGH SLOT (NO METER LID)
O2	OPENS UNDER 90°
OO	USED WITH DROP-IN LID

SYMBOLS LEGEND

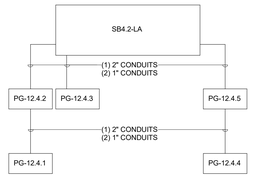
NOTES:
1. CONTRACTOR SHALL PROVIDE A SUBMITTAL ON ALL UNDERGROUND ENCLOSURES FOR THIS PROJECT.
2. ALL ENCLOSURES SHALL BE UL LISTED
3. CONTRACTOR SHALL COORDINATE THE TIER RATING WITH CIVIL ENGINEER AND ARCHITECT IN THE SUBMITTAL PROCESS.
4. CONTRACTOR SHALL ADJUST THE SIZE OF THE ENCLOSURE AS REQUIRED FOR INSTALLATION. SUBMIT AN RFI OR PROVIDE SOME OTHER DOCUMENTATION SO THAT THE DESIGN TEAM AND OWNER UNDERSTAND THIS MODIFICATION PRIOR TO MOVING FORWARD WITH ADJUSTED SIZE OF ENCLOSURE.
5. PROVIDE BASIS OF DESIGN (BOD) ENCLOSURE OR PRE-APPROVED EQUAL.

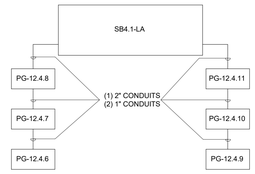
FIXTURE STYLES

STYLE NAME	DESCRIPTION	IMAGES
PG	STRAIGHT SIDES ALLOW FOR EASY ADJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. USED FOR A VARIETY OF PURPOSES. PG BOXES ARE STACKABLE AND ARE AVAILABLE WITH GASKETING FOR ANY APPLICATION REQUIRING EASY ACCESS TO AN UNDERGROUND SERVICE. PG BOXES ARE STACKABLE FOR INCREASED DEPTH.	
PC	STRAIGHT SIDES ALLOW FOR EASY ADJUSTMENT OF BOX SHOULD THE GRADE LEVEL CHANGE. ALL PC BOXES ARE STACKABLE AND ARE AVILABLE WITH GASKETING.	
PX	PX STYLES ARE EXCELLENT FOR SERVICE BOX ASSEMBLIES AND OFFER FLARED DESIGN TO PREVENT FROST HEAVE. PX BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PT	THE FLARED DESIGN PREVENTS FROST HEAVE AND COVERS ARE AVAILABLE WITH GASKETING FOR ANY APPLICATION. PT BOXES ARE ALSO NESTABLE FOR COMPACT STORAGE.	
PD	THESE ENCLOSURES FEATURE A 1 DEGREE FLARE FOR MAXIMUM STRENGTH. FLARED DESIGN OPTIMIZES INTERNAL VOLUME AND MINIMIZES FROST HEAVE.	

UNDER GROUND ENCLOSURE SCHEDULE

ID	IMAGE	BOX DESCRIPTION	LENGTH	WIDTH	DEPTH	ABOVE GRADE HEIGHT	BASIS OF DESIGN MANUFACTURE PART NO.	BOX OPTIONS	COVER LOGO	COVER OPTIONS	STYLE	TRAFFIC TIER NO.
PG-12.XX		UNDERGROUND ENCLOSURE: PRECAST POLYMER CONCRETE WITH REINFORCED WITH FIBER GLASS. PROVIDE WITH BOLT ON COVER.	0' - 11"	1' - 6"	1' - 6"	INSTALL FLUSH WITH GRADE	QUAZITE (PG1324-18)	BA - BOX WITH OPEN BOTTOM	"ELECTRICAL"	WITH TWO BOLTS AND A SINGLE LOGO	PG	TIER 15





GENERAL SHEET NOTES

1 THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PREFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.

2 FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.

3 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.

4 CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.

5 THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.

6 PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.

8 ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."

9 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.

10 REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.

11 PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.

12 SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24. (B)

13 ROCKY MOUNTAIN POWER SECTIONALIZERS, GROUND SLEEVES, AND CONDUIT ARE APPROXIMATE LOCATIONS. REFER TO ROCKY MOUNTAIN POWER FOR EXACT LOCATIONS.

SHEET KEYNOTES

1 PROVIDE MARKTIME 933 SERIES TIMER, INPUT: 20A - 125 VAC, 60 HZ RESISTIVE, PART NUMBER 93302 30 MINUTE TIMER. OR EQUIVALENT.

2 PROVIDE OUTDOOR GREATROOM COMPANY EMERGENCY STOP BUTTON WITH CONTROL PANEL PART NUMBER CFP-ESO-CP. OR EQUIVALENT.

HEAVY DUTY POWER PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PPFT	PEDOC POWER	1P18-C-HZ-COLOR
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PEDESTAL DESIGN FROM MANUFACTURER TO ENGINEER FOR REVIEW PRIOR TO ORDERING.		ORDER CONTACT:

C1 FOOD TRUCK PEDESTAL 6 DEVICES
ES503.4 SCALE: NTS

1 PREMANUFACTURED FIRE PIT - RE: CONSTRUCTION SCHEDULE FOR COLOR AND FINISH -RE: SPECIFICATIONS

2 UNREINFORCED FOUNDATION - RE: STRUCTURAL

3 GAS LINE - CONNECT TO SYSTEM-WIDE EMERGENCY SHUT OFF PER CIVIL AND MEP

4 CONDUIT TO TIMER AND LOCALIZED EMERGENCY SHUT-OFF -RE: CIVIL

5 30"H HINGE-TOP OUTLET TO RECEIVE TIMER AND EMERGENCY SHUT-OFF, CO-03 -5LB OPERABLE FORCE MAX FOR ALL CONTROLS -RE:SPECIFICATIONS

6 10" DIA UNREINFORCED CONCRETE FOUNDATION TO RECEIVE HINGE TOP CONTROLS -RE:STRUCTURAL

7 DECOMPOSED GRANITE PER PLANTING PLANS

8 PLANTING AREA PER PLANS

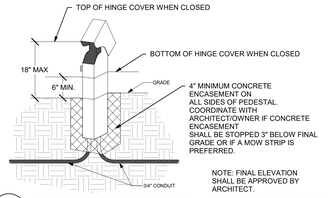
9 JUNCTION BOX, FIT WITH-IN HINGE-TOP OUTLET

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

C3 FIRE PIT SECTION
ES503.4 SCALE: NTS

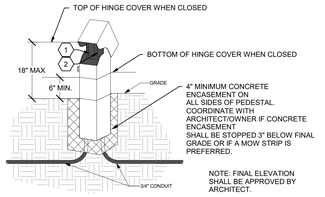
D4 POWER RACEWAY RISER DIAGRAM BLOCK 4
ES503.4 SCALE: NTS

HINGE TOP POWER PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PP1G	PEDOC POWER SOLUTIONS	142-C-HT-B OR APPROVED EQUAL
PP1B	PEDOC POWER SOLUTIONS	1P18-C-HT-B OR APPROVED EQUAL
PP2G	PEDOC POWER SOLUTIONS	542-C-HT-3-B OR APPROVED EQUAL
PP2B	PEDOC POWER SOLUTIONS	5P18-C-HT-3-B OR APPROVED EQUAL

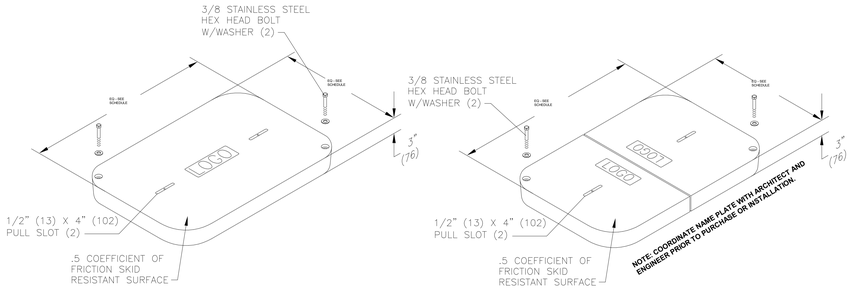


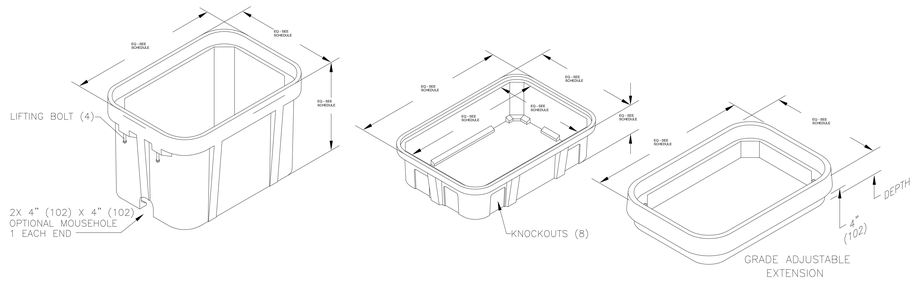
B1 HINGE TOP POWER PEDESTAL DETAIL AND SCHEDULE
ES503.4 SCALE: NTS

HINGE TOP FIRE PIT TIMER AND EMERGENCY SHUTOFF PEDESTAL		
TAG	MANUFACTURER	CATALOG NUMBER
PP2F	PEDOC POWER SOLUTIONS	5P18-C-HT-1-CUSTOM (RAL 8019)

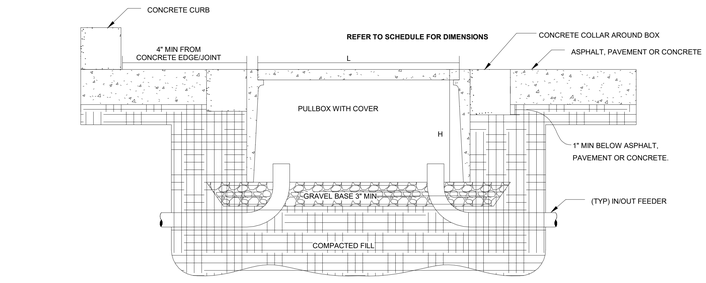


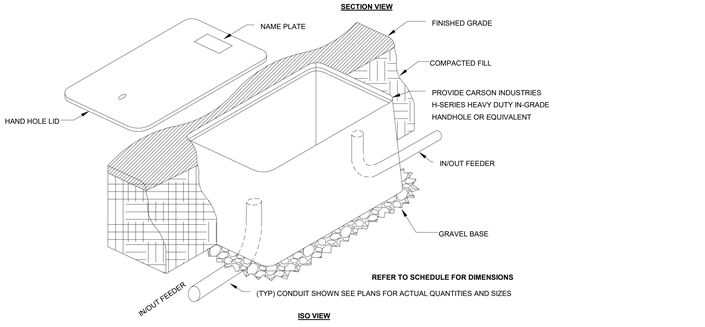
A1 HINGE TOP FIRE PIT TIMER AND EMERGENCY SHUTOFF PEDESTAL DETAIL
ES503.4 SCALE: NTS





A2 TYPICAL UNDERGROUND JUNCTION BOX DETAIL
ES503.4 SCALE: NTS





NOTES:
1. ENSURE HAND HOLES/ELECTRICAL BOXES ARE MIN. 4" FROM EDGE OF CONCRETE EDGE OR JOINT.
2. ENSURE TOP OF BOX ELEVATION IS COORDINATED WITH FINISH SURFACE OF PAVING. SET FLUSH WITH TOP OF PAVING.

A5 TYPICAL AT-GRADE PULLBOX ENCLOSURE DETAIL
ES503.4 SCALE: NTS

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

0JB

UTAH CITY GREENLINE
(BLOCK 4)

Lake Promenade and Main Street
Vineyard, UT 84059

△	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



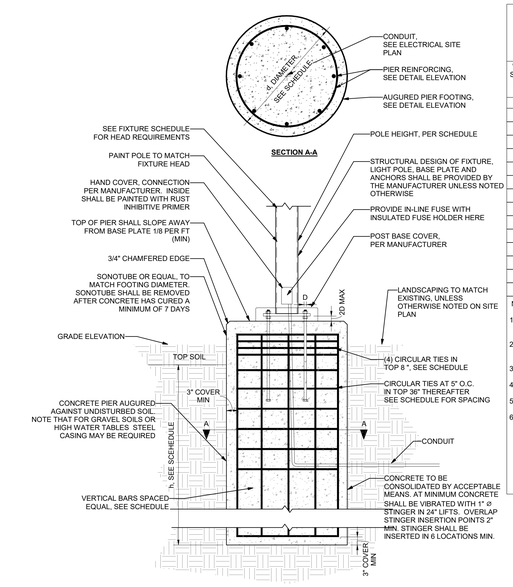
Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights to these plans whether the project for which they are made is executed or not. All formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
ELECTRICAL SITE DETAILS

Sheet Number
ES503.4



D1 TYPICAL LIGHT POLE FOOTING SCHEDULE Block 4
EL601.4 SCALE: NTS

LIGHT POLE PIER FOOTING SCHEDULE[1]

LEGEND
X[2] ← SUPERSCRIPT, SEE CORRESPONDING NOTE

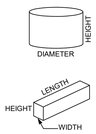
WIND SPEED (mph)	MAX EPA (FT²)	LIGHT POLE HEIGHT (ft)	LIGHT POLE DIA (in) max	FOOTING DIAMETER .d (in)	h=MIN FOUNDATION[2] EMBED. (ft)	VERTICAL REINF. BAR SIZE	VERTICAL BAR QUANTITY	CIRC.TIE BAR SIZE	CIRC. TIE SPACING (in)
120	2	30	8	24	7'-6"	#5	8	#4	12" O.C.
120	2	25	8	24	6'-6"	#5	8	#4	12" O.C.
120	2	20	8	24	6'-0	#5	8	#4	12" O.C.
120	2	15	8	24	5'-0"	#5	8	#4	12" O.C.
120	2	10	8	24	4'-6"	#5	8	#4	12" O.C.
120	2	30[3]	8	18	-	-	-	-	-
120	2	25[3]	8	18	-	-	-	-	-
120	2	20	8	18	6'-0"	#5	5	#4	12" O.C.
120	2	15	8	18	5'-0"	#5	5	#4	12" O.C.
120	2	10	8	18	4'-6"	#5	5	#4	12" O.C.
120	2	30[3]	6	16	-	-	-	-	-
120	2	25[3]	6	16	-	-	-	-	-
120	2	20	6	16	6'-6"	#5	4	#4	12" O.C.
120	2	15	6	16	5'-6"	#5	4	#4	12" O.C.
120	2	10	6	16	4'-6"	#5	4	#4	12" O.C.

NOTE:

1. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR LIGHT POST FOOTING TO ENGINEER OF RECORD. SCHEDULE ABOVE IS FOR BIDDING PURPOSES ONLY.
2. SCHEDULE ABOVE ASSUMES CLAY OR SILT SOIL CONDITIONS WITH SEISMIC CLASS D AND DEFAULT SOIL PARAMETERS FROM IBC SECTION 1806.2
3. EXCEEDS THE MAXIMUM BEARING CAPACITY OF 1500 PSF. VERIFY ALLOWABLE SOIL BEARING WITH SOILS REPORT.
4. TOP SOIL SHALL NOT BE USED TO RESIST LATERAL LOAD IN FOOTING. THE EMBED DEPTH IN THE TABLE SHALL BE BEGIN BELOW THE BASE OF THE TOP SOIL AS SHOWN IN THE ELEVATION.
5. SECTION VIEW IS FOR VISUAL REPRESENTATION ONLY. VERIFY BAR QUANTITY WITH SCHEDULE60,000 PSI REBAR YIELD STRENGTH
6. CONCRETE MIX SHALL BE FOR EXTERIOR CONCRETE SUBJECT TO FREEZE THAW CONATIONS WITH THE MINIMUM PROPERTIES.
   A. 3000 PSI
   B. TYPE II PORTLAND CEMENT
   C. WATER TO CEMENT RATIO = 0.5%
   D. AIR ENTRAINMENT = 5%
   E. MAX AGGREGATE SIZE= 1"
   F. CONCRETE EXPOSURE CLASS= F2, S0, C1
   G. 4" SLUMP BEFORE ADDITION OF PLASTICIZER

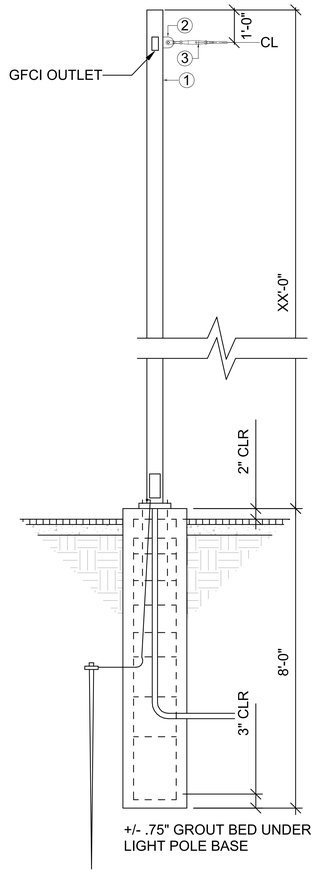
EXTERIOR LIGHTING FIXTURE SCHEDULE

GENERAL NOTES



1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

			LUMINAIRE					DRIVER			
			BUG RATING								
SSSS	DESCRIPTION	SIZE (NOMINAL)	BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	MANUFACTURER	Count
(OP1)	DESCRIPTION: POLE MOUNTED LED FLOOD LIGHTS, 4 PER POLE, FLOOD DISTRIBUTION, HEADS MOUNTED 15° APERT VERTICALLY WITH FIRST HEAD 16" FROM TOP OF POLE MOUNTING:POLE FINISH:SCBA OPTICS:FLOOD OPTIONS: EM:	HEAD: 3" DIAMETER BY 7" LONG POLE: 4" DIAMETER BY 20' TALL	-	-	-	3,000	3000K	80	LED DRIVER	120/277	44	BK LIGHTING (HUME POLE TOP SERIES) LIGMAN (ODESSA OD-21078 SERIES) OR APPROVED EQUAL	17
(OP3)	DESCRIPTION: POLE MOUNTED LED STREET/AREA LIGHT, 16' TALL POLE, FLUSH BASE MOUNTING:ROUND POLE FINISH:SCBA OPTICS:TYPE III OPTIONS: EM:NONE	HEAD: 19-7/8" WIDE BY 37-3/8" TALL POLE: 4" DIAMETER BY 16' TALL	1	0	1	3,625	3000K	80	LED DRIVER	120/277	32	OWNER FURNISHED CONTRACTOR INSTALLED (LANDSCAPE FORMS ASHBERY SERIES)	17
(OP5)	DESCRIPTION: POLE MOUNTED LED FLOOD LIGHTS, 6 PER POLE, FLOOD DISTRIBUTION, HEADS MOUNTED 15° APERT VERTICALLY WITH FIRST HEAD 16" FROM TOP OF POLE MOUNTING:POLE FINISH:SCBA OPTICS:FLOOD OPTIONS: EM:	HEAD: 3" DIAMETER BY 7" LONG POLE: 4" DIAMETER BY 30' TALL	-	-	-	8,038	3000K	80	LED DRIVER	120/277	70	BK LIGHTING (ORION 12 POLE TOP SERIES) LIGMAN (ODESSA OD-21042 SERIES) OR APPROVED EQUAL	4

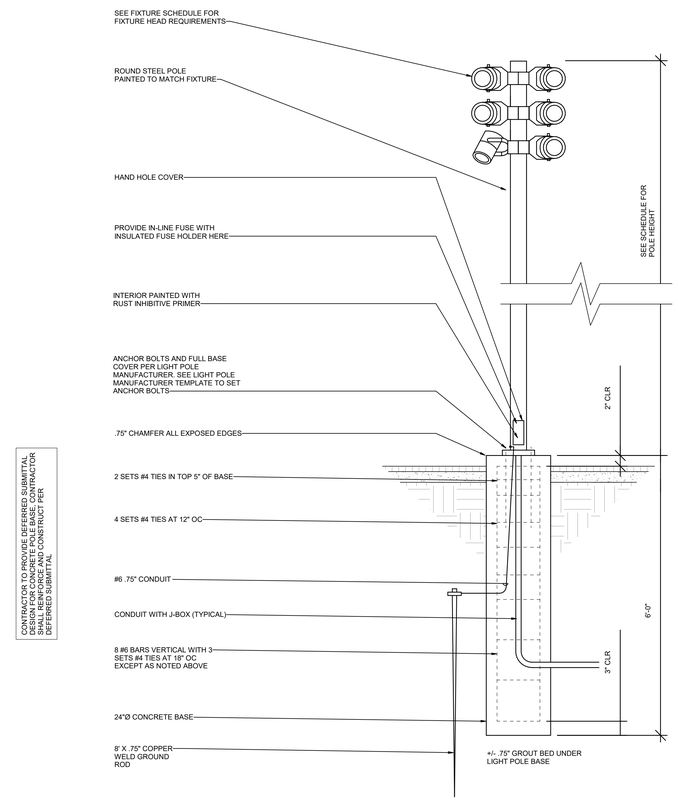


① SCHEDULED LIGHT POLE, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. RE: CONSTRUCTION PLANS FOR FIXTURE TYPE; COORDINATE SIZE OF FOOTERS ACCORDING TO LIGHTING FIXTURE. RE: CONSTRUCTION SCHEDULE FOR FINISH AND COLOR.

② SIDE MOUNT STEEL TAB FOR CABLE CONNECTION; FULLY WELD AND FINISH TO MATCH POLE. ENGINEERING TO BE PROVIDED BY POLE MANUFACTURER

③ STEEL SUPPORT CABLE

A1 CANTENARY LIGHT DETAIL BLOCK 4
EL601.4 SCALE: NTS



A5 MULTI-HEAD POLE DETAIL
EL601.4 SCALE: NTS

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

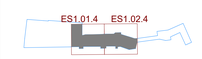
0JB

UTAH CITY GREENLINE (BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258080
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

These drawings are instruments of service. The Office of James Burnett shall retain all copyrights, ownership and property rights in these plans, including all design and construction documents in all formats, including printed and digitized. These drawings are not to be altered in any way, nor assigned to a third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
EXTERIOR LIGHTING FIXTURE SCHEDULE & DETAILS

Sheet Number
EL601.4

LIGHTING RELAY CONTROL CHANNELS

GENERAL NOTES:
1. PROGRAMMING OF SYSTEM SHALL COMPLY WITH CURRENT IECC REQUIREMENTS.
2. COORDINATE INITIAL PROGRAMMING WITH OWNER AND MODIFY CONTROL TIMES AND OPERATION AS REQUESTED BY OWNER.
3. PROVIDE FINE TUNING PROGRAMMING AND ADJUSTMENTS UPON REQUEST BY OWNER WITHIN FIRST 6 MONTHS AFTER SUBSTANTIAL COMPLETION.
4. ALL SPARE RELAYS AND CHANNELS SHALL BE INCLUDED WITH ORIGINAL SYSTEM INSTALLATION.
5. UPON LOSS OF NORMAL POWER, ALL EMERGENCY LIGHTING RELAYS SHALL TURN ON TO 100% UNTIL NORMAL POWER IS RESTORED, THEN GO BACK TO STANDARD MODE.
**CHANNEL SHALL BE PROGRAMMED WITH 10 MINUTE WARNING PRIOR TO TURNING LIGHTS OFF BY BLINKING THE LIGHTS OFF/ON/OFF/ON.

CONTROL CHANNEL	CHANNEL DESCRIPTION	CHANNEL PROGRAMMING REQUIREMENTS
(none)		
A	MANUAL ON, AUTO SWEEP OFF	SWEEP OFF AT (10PM), MANUAL ON/OFF VIA LOW VOLTAGE SWITCH**
D	EXTERIOR LIGHTS OUT AT MIDNIGHT	EXTERIOR PHOTOCELL ON/TIME OFF (12AM)
E	EXTERIOR LIGHTING ALL NIGHT	EXTERIOR PHOTOCELL ON/OFF
F	MANUAL ON/OFF, AUTO SWEEP OFF	SWEEP OFF AT (12PM), MANUAL ON/OFF VIA LOW VOLTAGE SWITCH**

BLOCK 4 LIGHTING RELAY PANEL "LCP-4.1"

LOCATION: MOUNTING: SURFACE ENCLOSUR... NEMA 1

RELAY	DIMMING	PANEL CIRCUIT	DESCRIPTION	CONTROL CHANNEL	LOAD (WATTS)	CONTROL CHANNEL	DESCRIPTION	PANEL CIRCUIT	DIMMING	RELAY
1	NO	SB4.1-L...	WALK WAY LIGHTING	E	176 140	F	EVENT LAWN LIGHTING	SB4.1-L...	NO	2
3		SB4.1-L...	PWR - FUTURE LTG		0					4
5	NO	SB4.1-L...	STREET LIGHTING	E	288					6
7	NO	SB4.1-L...	WALK WAY LIGHTING	E	220					8
9										10
11										12
13										14
15										16

BLOCK 4 LIGHTING RELAY PANEL "LCP-4.2"

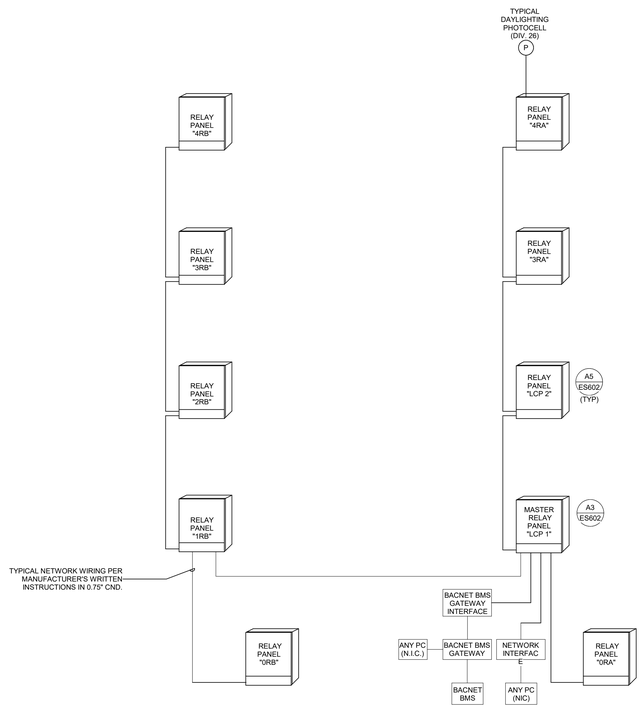
LOCATION: MOUNTING: SURFACE ENCLOSUR... NEMA 1

RELAY	DIMMING	PANEL CIRCUIT	DESCRIPTION	CONTROL CHANNEL	LOAD (WATTS)	CONTROL CHANNEL	DESCRIPTION	PANEL CIRCUIT	DIMMING	RELAY
1	NO	SB4.2-L...	EVENT LAWN LIGHTING	F	140 140	E	WALKWAY LIGHTING	SB4.2-L...	NO	2
3	NO	SB4.2-L...	WALKWAY LIGHTING	E	220 224	E	STREET LIGHTING	SB4.2-L...	NO	4
5		SB4.2-L...	POWER - FUTURE LIGHTING		0					6
7	NO	SB4.2-L...	WALKWAY LIGHTING	E	176 176	E	WALKWAY LIGHTING	SB4.2-L...	NO	8
9										10
11										12
13										14
15										16

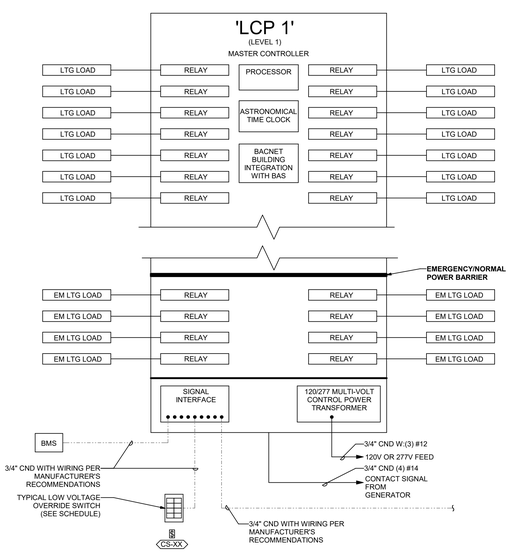
BLOCK 4 LIGHTING RELAY PANEL "LCP-4.3"

LOCATION: MOUNTING: SURFACE ENCLOSUR... NEMA 1

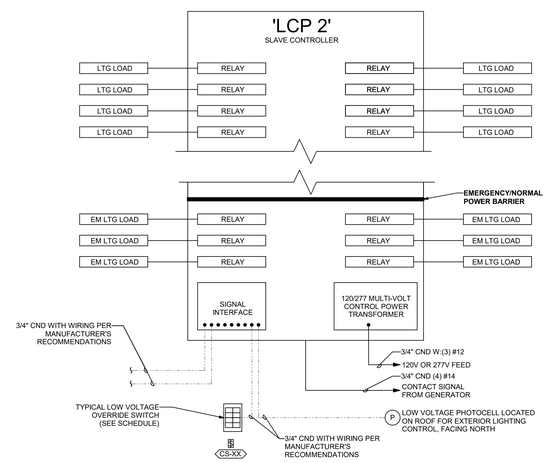
RELAY	DIMMING	PANEL CIRCUIT	DESCRIPTION	CONTROL CHANNEL	LOAD (WATTS)	CONTROL CHANNEL	DESCRIPTION	PANEL CIRCUIT	DIMMING	RELAY
1										2
3										4
5										6
7										8
9										10
11										12
13										14
15										16



A1 NETWORKED LIGHTING CONTROL RISER DIAGRAM Block 4
EL602.4 SCALE: NTS



A3 TYPICAL MASTER LIGHTING RELAY PANEL Block 4
EL602.4 SCALE: NTS



A5 TYPICAL SLAVE LIGHTING RELAY PANEL Block 4
EL602.4 SCALE: NTS

PROJECT TEAM

OWNER
FLAGSHIP HOMES
WOODBURY CORPORATION
FLAGBOROUGH, LLC
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH, 84109
PHONE 801.485.7770

LANDSCAPE ARCHITECT
0JB
OJB LANDSCAPE ARCHITECTURE
711 LOUISIANA SUITE 111
HOUSTON, TX 77002
PHONE 713.529.9919

ARCHITECT, STRUCTURAL ENGINEER
adbc
ADBC
460 MANDALA BLVD
OAKLAND, CA 94610
PHONE 510.604.6059

CIVIL ENGINEER
AWA
AWA
2010 N REDWOOD RD
SALT LAKE CITY, UT 84116
PHONE 801.521.8529

MECHANICAL, ELECTRICAL & PLUMBING, LIGHTING DESIGNER
SPECTRUM ENGINEERS
324 S. State St., Suite 400
Salt Lake City, UT 84111
800-678-7077
801-328-5151
fax: 801-328-5155
www.spectrum-engineers.com

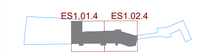
0JB

UTAH CITY GREENLINE
(BLOCK 4)
Lake Promenade and Main Street
Vineyard, UT 84059

	DATE	ISSUE
	01/17/2023	100% SCHEMATIC DESIGN
	06/16/2023	100% DESIGN DEVELOPMENT
	09/20/2024	75% MEP & CIVIL EARLY RELEASE
	10/01/2024	MEP & CIVIL EARLY RELEASE
	10/04/2024	75% CONS. DOCUMENTS
	11/08/2024	ISSUE FOR PERMIT
	01/06/2025	RE-ISSUE MEP & CIVIL EARLY RELEASE
	02/28/2025	CONFORMED SET
	04/04/2025	BULLETIN 01

LICENSED PROFESSIONAL ENGINEER
No. 7258090
SPENCER C. LITTLE
04-04-2025
STATE OF UTAH

Key Map



Issue Date: 11/08/2024
Job Code: UT-GRN
Permit Number: XXXXX
Scale: As Indicated

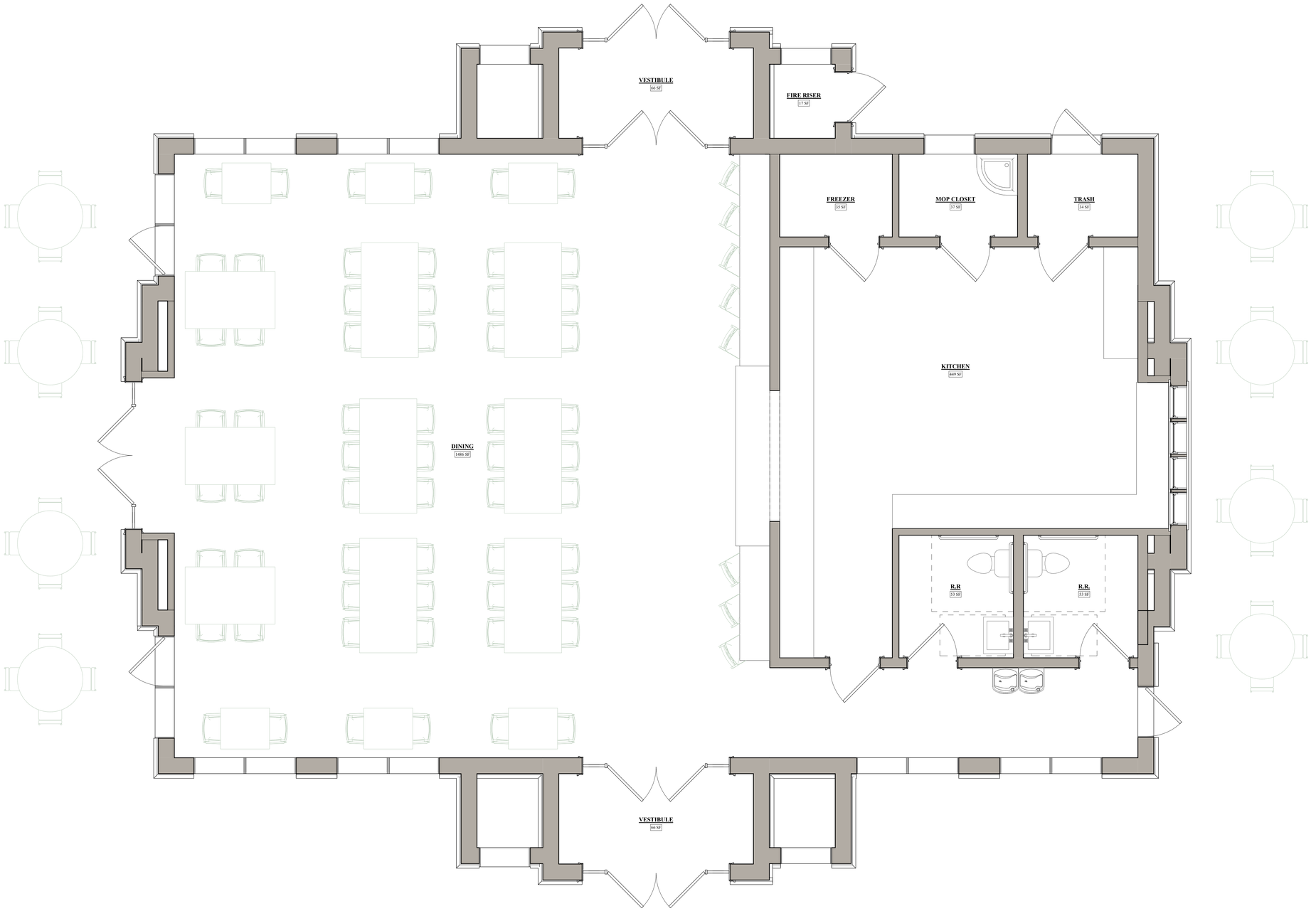
These drawings are instruments of service. The Office of James Burnett retain all copyrights, statutory and common law right with regard to these drawings and the designs contained therein in all formats, including printed and digitized. These drawings are not to be altered in any way, nor used by any person or third party without first obtaining written permission and consent from The Office of James Burnett.

© 2023 THE OFFICE OF JAMES BURNETT

Sheet Title
LIGHTING RELAY DIAGRAMS & SCHEDULES

Sheet Number
EL602.4

Autodesk Docs://230146 - Utah City Block 5/230146-Elec Central - Vineyard Station Park (R23).rvt
4/4/2025 11:48:03 AM



N

1 / A110 MAIN FLOOR PLAN
3/8" = 1'-0"

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved
These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:
Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

GREENLINE RESTAURANT

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
03/10/2025

DRAWN BY

CHECKED BY

MAIN FLOOR PLAN

A110

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 A200 FRONT ELEVATION
1/4" = 1'-0"



2 A200 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/ owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

GREENLINE RESTAURANT

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
03/10/2025

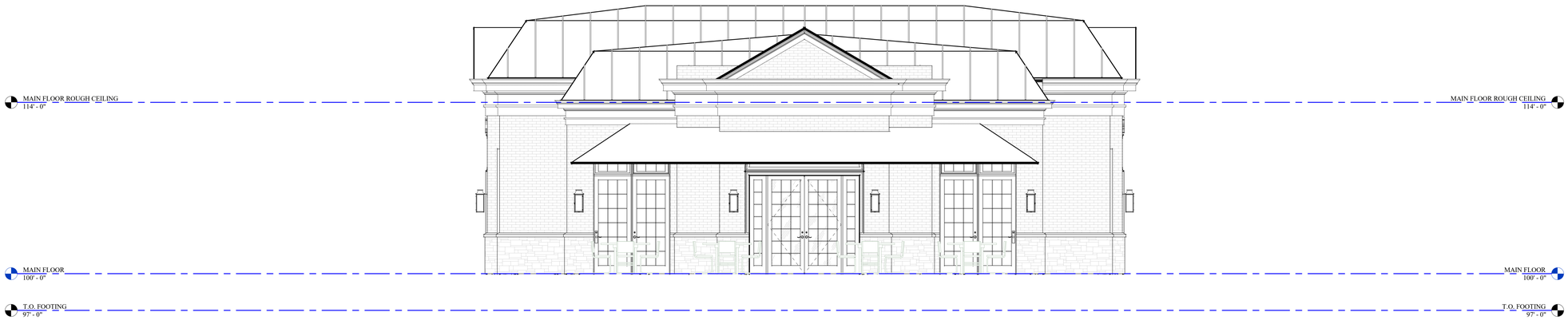
DRAWN BY
ZH

CHECKED BY
HH

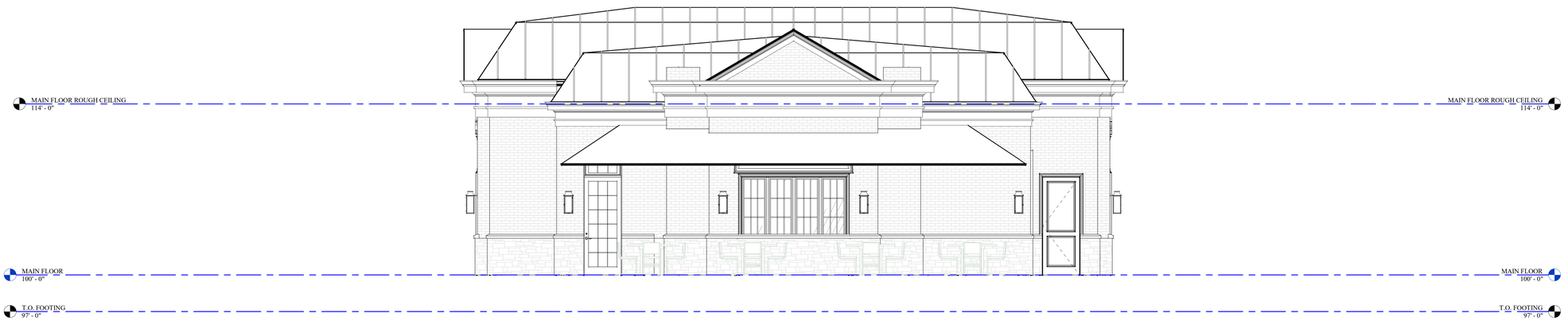
ELEVATIONS

A200

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



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



2 A201 RIGHT ELEVATON
1/4" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to assure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

GREENLINE RESTAURANT

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
03/10/2025

DRAWN BY

CHECKED BY

ELEVATIONS

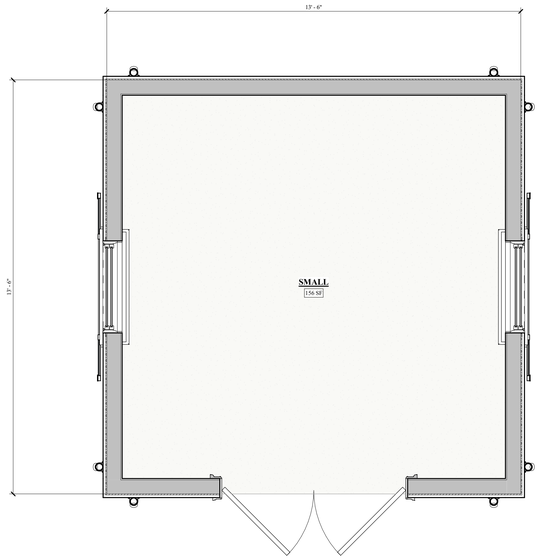
A201

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"

FLOOR PLAN NOTES:

1. EXACT FLOOR FINISH MATERIAL, COLOR AND PATTERN PER INTERIOR DESIGN
2. REFERENCE ELEVATIONS FOR EXTERIOR FINISHES
3. FURNITURE PLACEMENT IS SHOWN FOR REFERENCE ONLY. EXACT FURNITURE SIZE AND PLACEMENT PER INTERIOR DESIGN
4. EXACT CASEWORK DIMENSIONS AND LOCATION PER INTERIOR DESIGN

KEYED NOTES



1 / A110 MAIN FLOOR PLAN
1/2" = 1'-0"

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

UTAH CITY - SMALL POP UP SHOP

UTAH CITY
GREENLINE PROMENADE

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

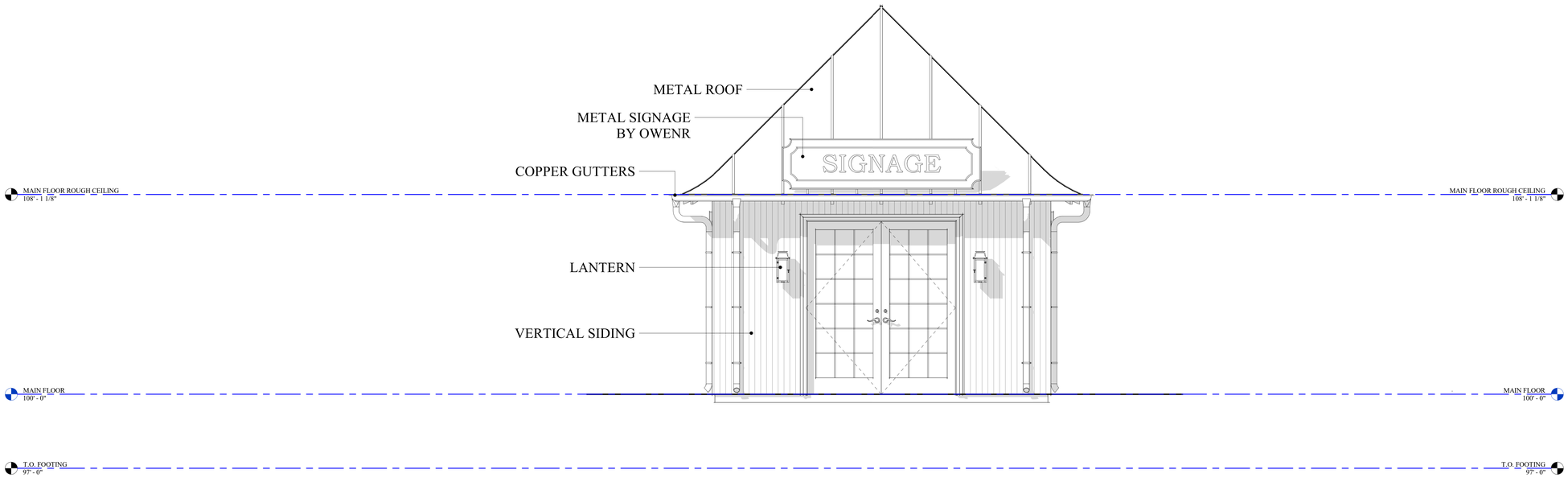
DRAWN BY

CHECKED BY

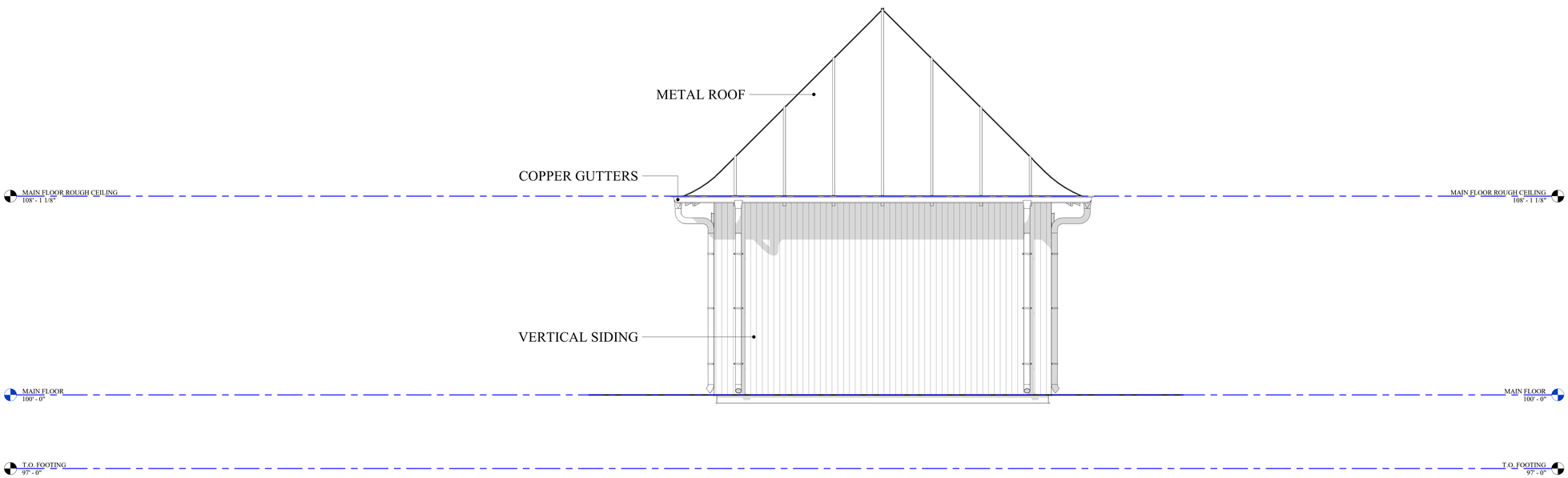
MAIN FLOOR PLAN

A110

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 A200 FRONT ELEVATION
1/2" = 1'-0"



2 A200 REAR ELEVATION
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/ owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

UTAH CITY - SMALL POP UP SHOP

UTAH CITY
GREENLINE PROMENADE

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

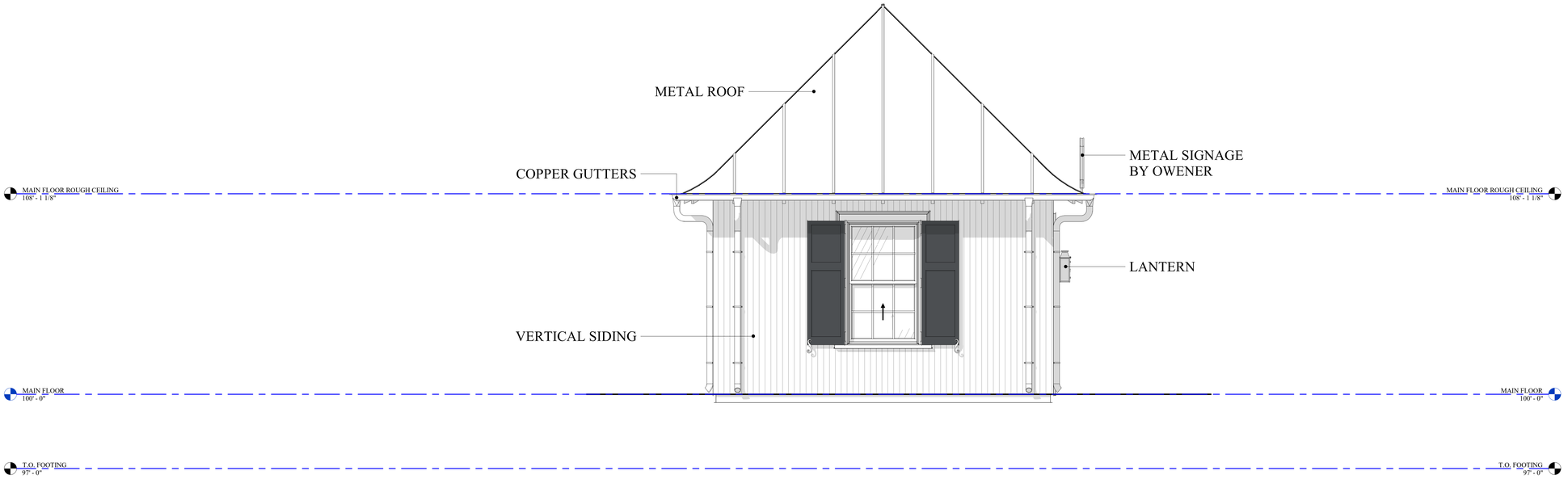
DRAWN BY

CHECKED BY

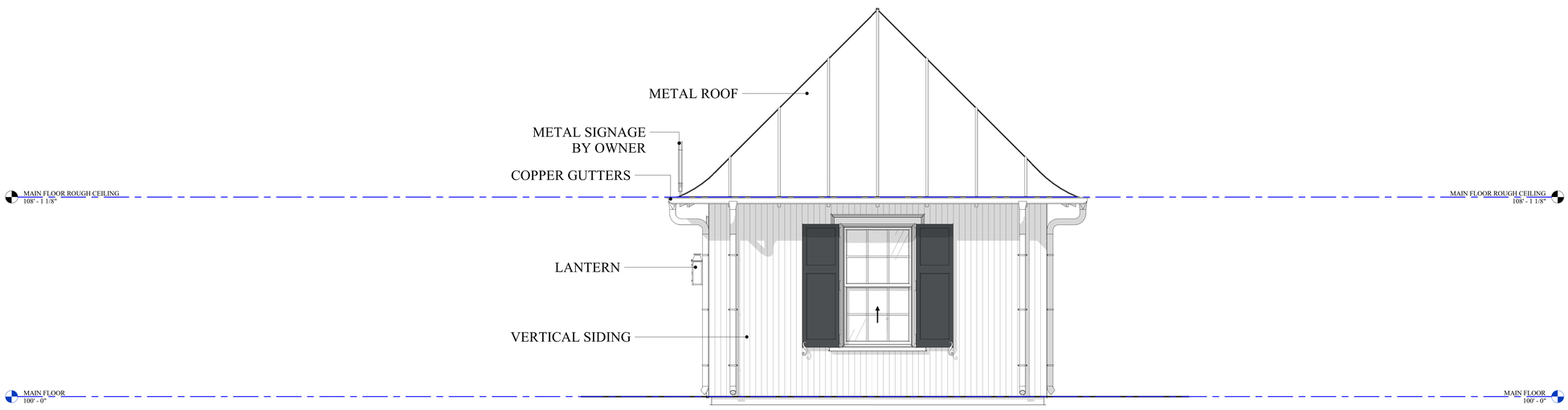
ELEVATIONS

A200

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 A201 LEFT ELEVATION
1/2" = 1'-0"



2 A201 RIGHT ELEVATON
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/ owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

UTAH CITY - SMALL POP UP SHOP

UTAH CITY
GREENLINE PROMENADE

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

DRAWN BY

CHECKED BY

ELEVATIONS

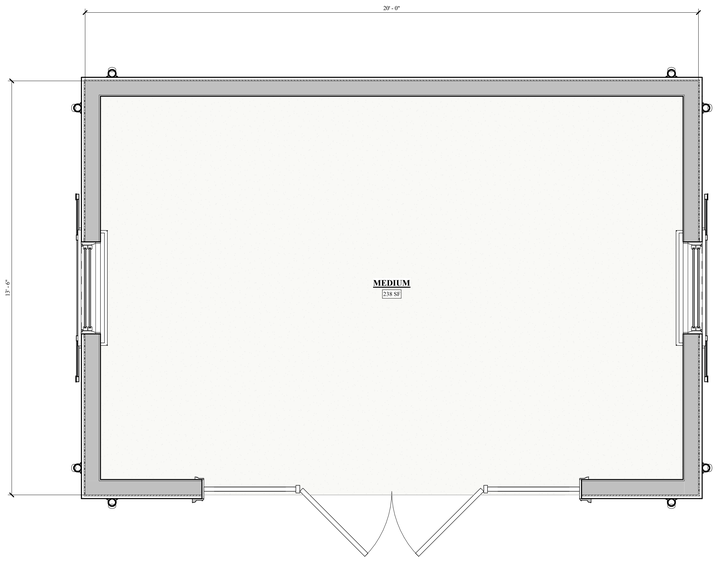
A201

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"

FLOOR PLAN NOTES:

1. EXACT FLOOR FINISH MATERIAL, COLOR AND PATTERN PER INTERIOR DESIGN
2. REFERENCE ELEVATIONS FOR EXTERIOR FINISHES
3. FURNITURE PLACEMENT IS SHOWN FOR REFERENCE ONLY. EXACT FURNITURE SIZE AND PLACEMENT PER INTERIOR DESIGN
4. EXACT CASEWORK DIMENSIONS AND LOCATION PER INTERIOR DESIGN

KEYED NOTES



1 / A110 MAIN FLOOR PLAN
1/2" = 1'-0"

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved
These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:
Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

MEDIUM POP UP SHOP
-
UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

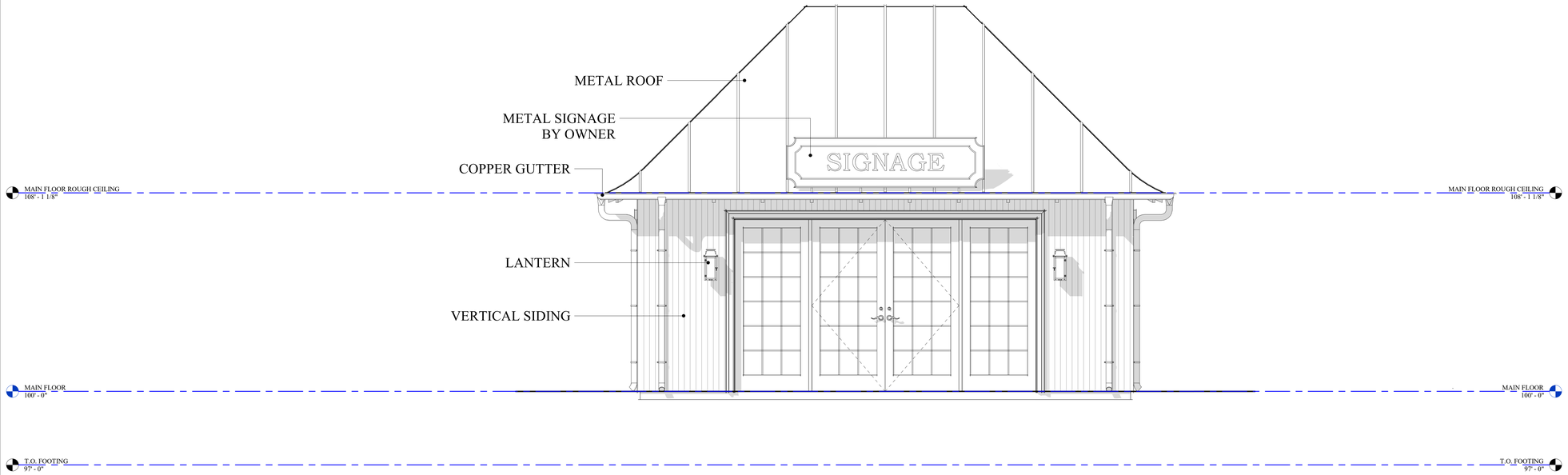
DRAWN BY

CHECKED BY

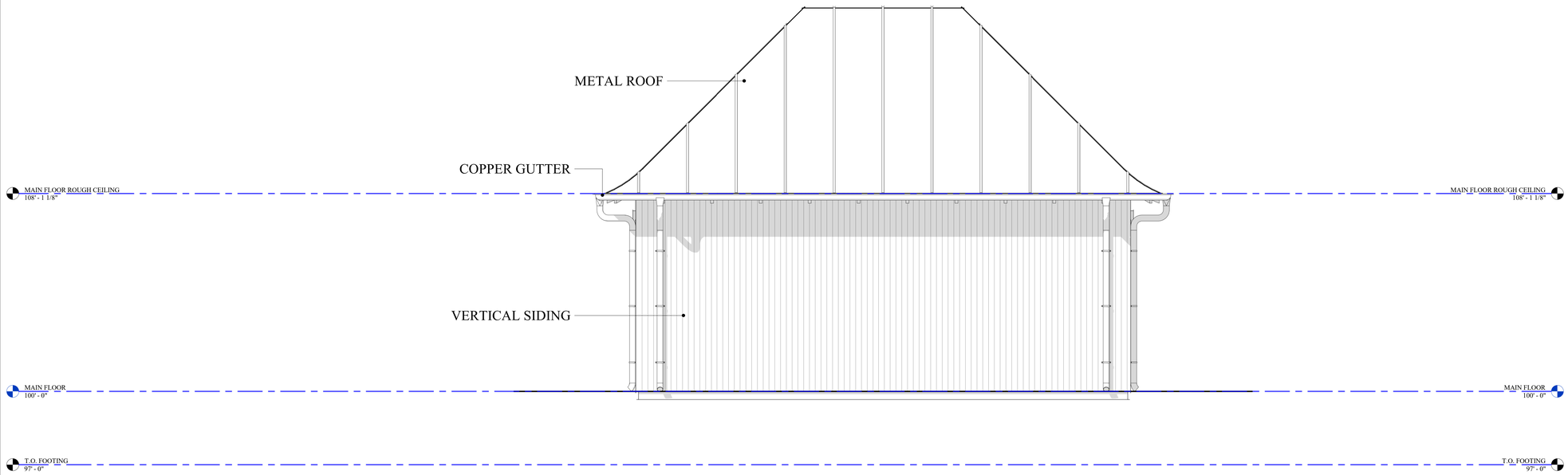
MAIN FLOOR PLAN

A110

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 A200 FRONT ELEVATION
1/2" = 1'-0"



2 A200 REAR ELEVATION
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK DESIGN GROUP
SINCE 2007
136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved
These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:
Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

MEDIUM POP UP SHOP

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE: 04/28/2025

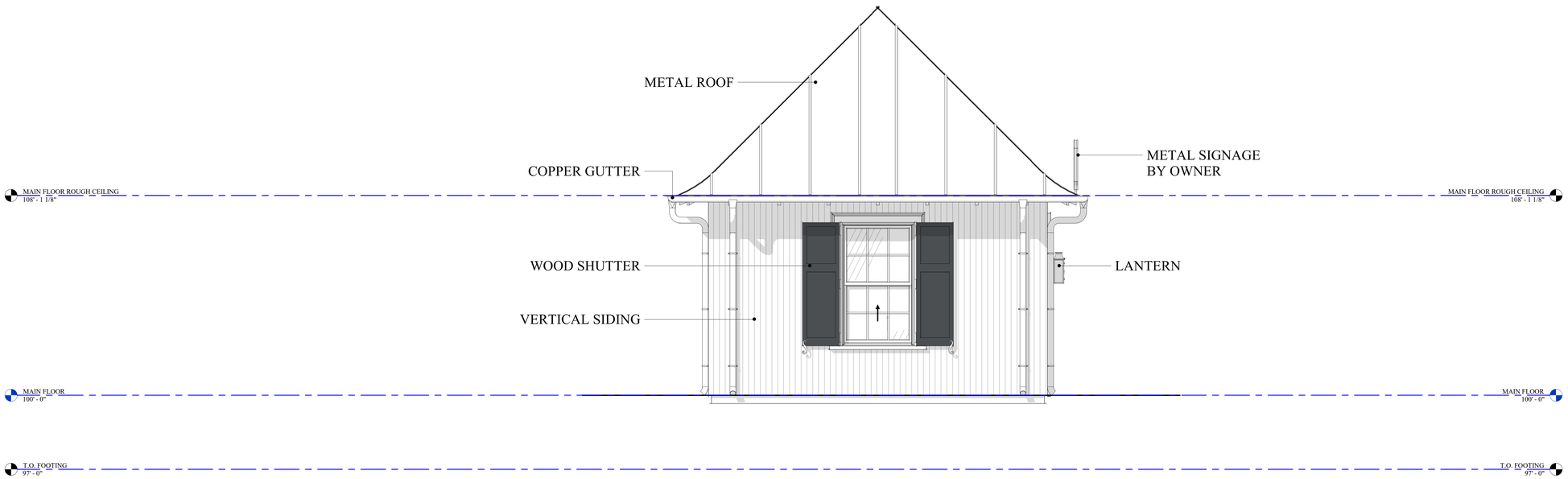
DRAWN BY:

CHECKED BY:

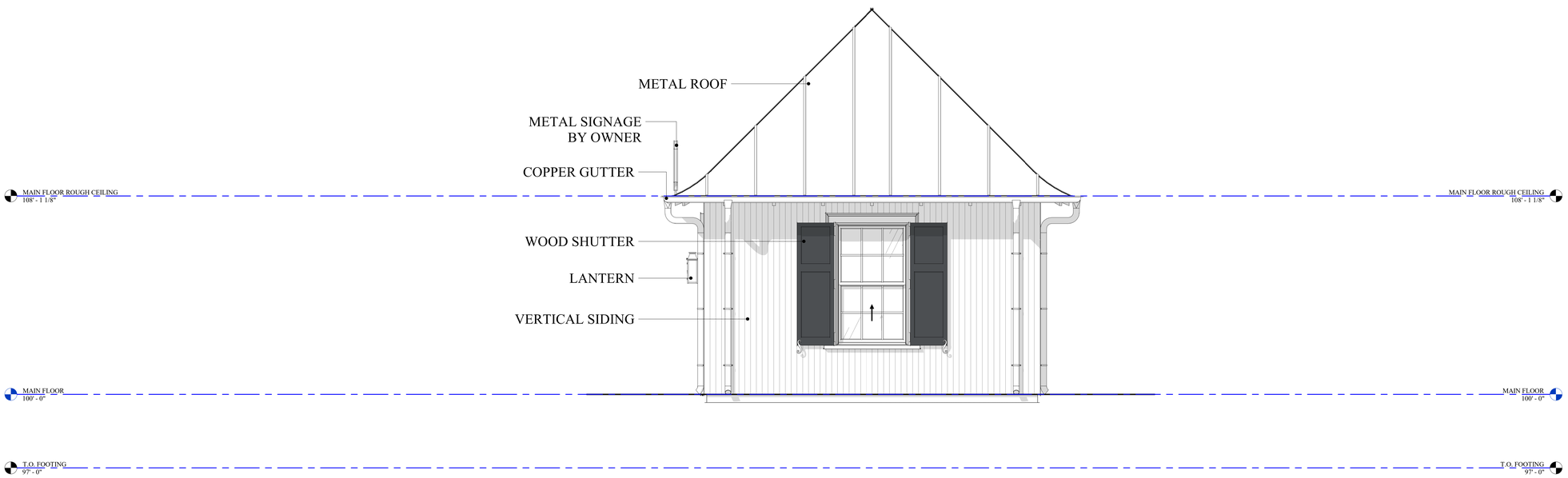
ELEVATIONS

A200

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 A201 LEFT ELEVATION
1/2" = 1'-0"



2 A201 RIGHT ELEVATON
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:
Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/ owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

MEDIUM POP UP SHOP

- UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

DRAWN BY

CHECKED BY

ELEVATIONS

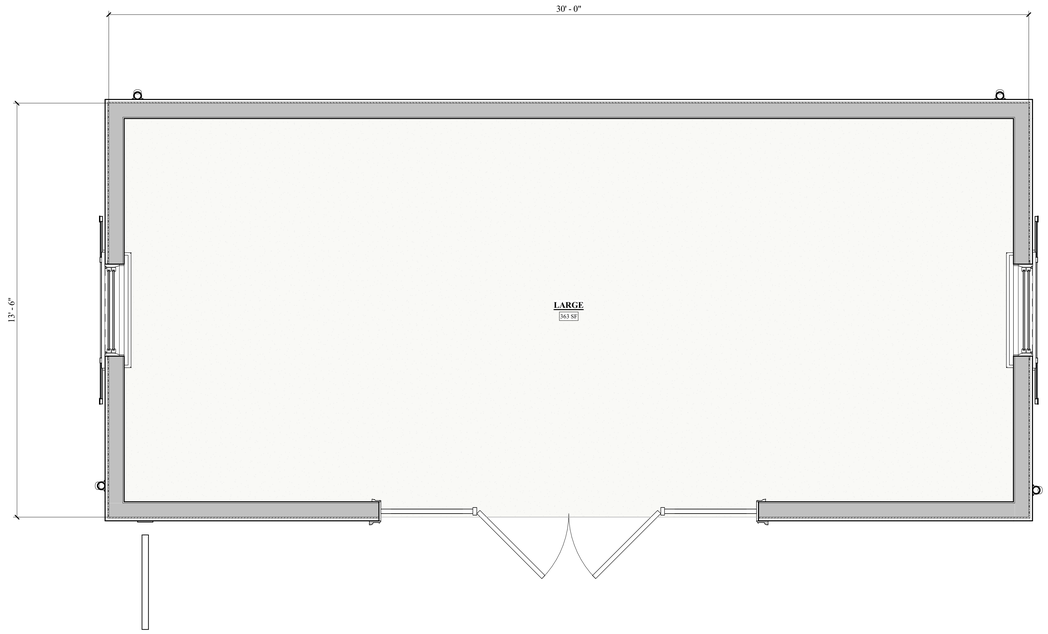
A201

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"

FLOOR PLAN NOTES:

1. EXACT FLOOR FINISH MATERIAL, COLOR AND PATTERN PER INTERIOR DESIGN
2. REFERENCE ELEVATIONS FOR EXTERIOR FINISHES
3. FURNITURE PLACEMENT IS SHOWN FOR REFERENCE ONLY. EXACT FURNITURE SIZE AND PLACEMENT PER INTERIOR DESIGN
4. EXACT CASEWORK DIMENSIONS AND LOCATION PER INTERIOR DESIGN

KEYED NOTES



1 / A110 MAIN FLOOR PLAN
1/2" = 1'-0"

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved
These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:
Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

LARGE POP UP SHOP

-

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

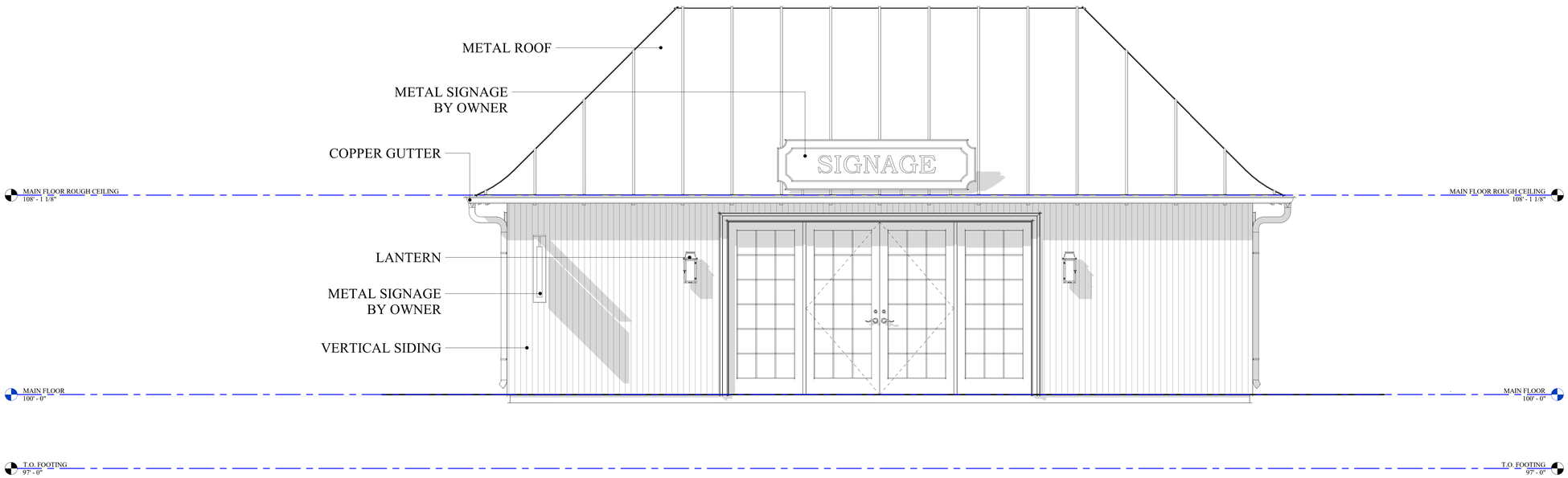
DRAWN BY

CHECKED BY

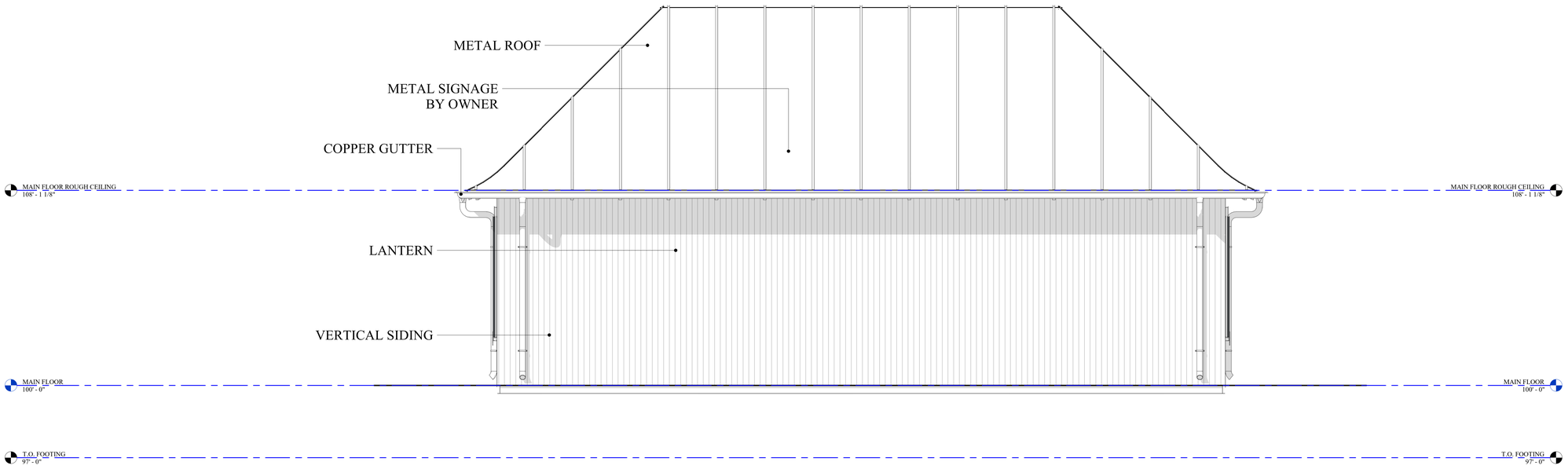
MAIN FLOOR PLAN

A110

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 / A200 FRONT ELEVATION
1/2" = 1'-0"



2 / A200 REAR ELEVATION
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/ owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

LARGE POP UP SHOP

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

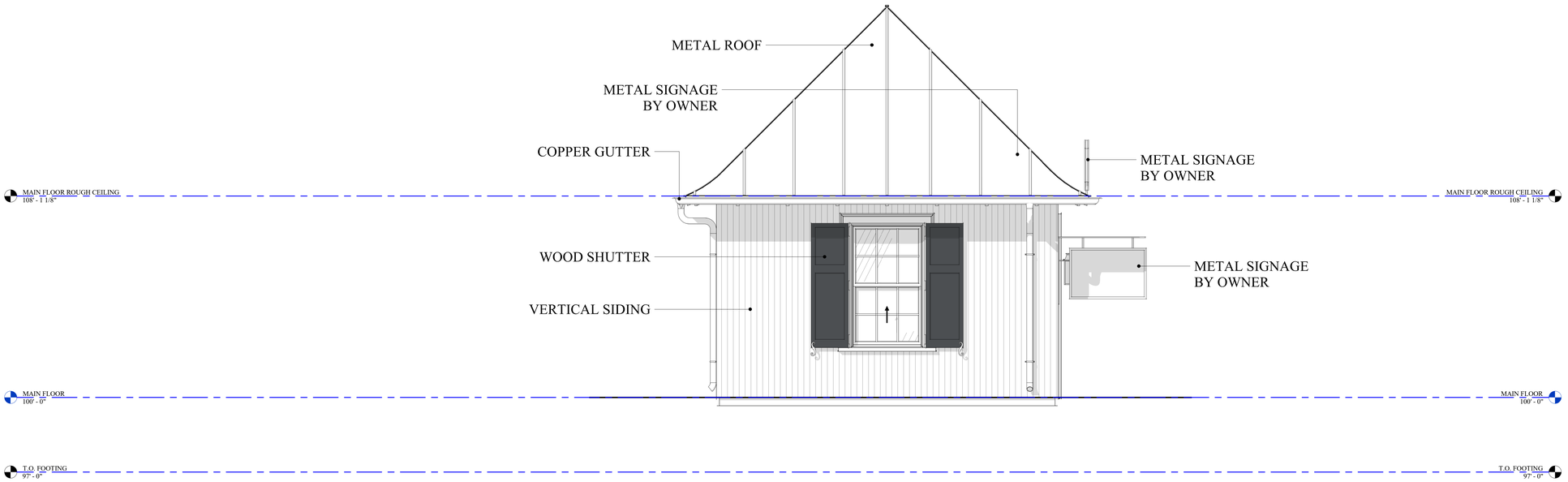
DRAWN BY

CHECKED BY

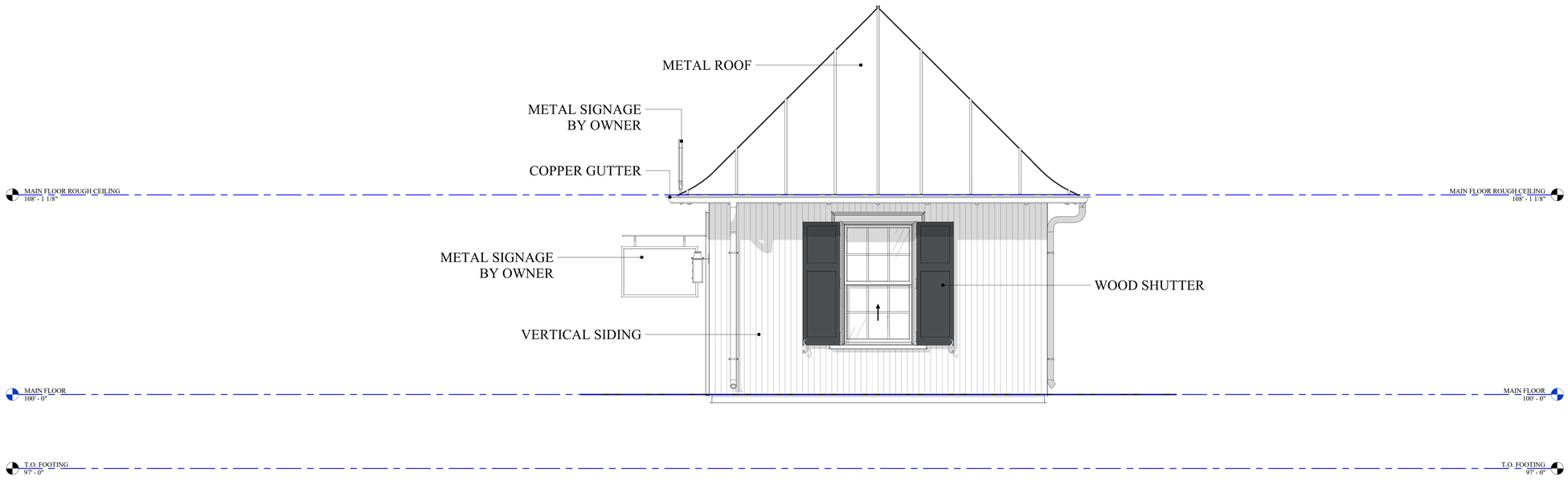
ELEVATIONS

A200

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"



1 / A201 LEFT ELEVATION
1/2" = 1'-0"



2 / A201 RIGHT ELEVATON
1/2" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

TIEK
DESIGN GROUP
SINCE 2007

136 East Main Street
Lehi, UT 84043
office@tiekdesigngroup.com
801-234-0445

© Copyright Tiek Design Group, LLC.
All Rights Reserved

These plans are protected under Federal Laws and is the property of Tiek Design Group. All rights are reserved and any use or reproduction other than that authorized is expressly prohibited. These plans should not be re-used, distributed, copied, emailed, and/or used for any purpose but this one project. This plan is to be used only for the Client who's Name, Address, and/or Lot# is listed in the Title Block. Contact Tiek Design Group for any other Authorization.

Disclaimer:

Tiek Design Group assumes no liability for structural design integrity and/or errors and omissions in this plan set. Every effort will be made to insure all dimensions, information, and notes are correct. If an error or omission does occur, it is the sole responsibility of the owner/builder to notify our office if further supplementary design is needed. Contractor/builder/owner shall make all neccessary modifications during construction process to comply with the I.R.C. (International Residential Code), latest editions, or applicable codes at site. Contractor to verify all dimensions & existing site conditions prior to construction.

LARGE POP UP SHOP

UTAH CITY

SCHEMATIC DESIGN

PLAN SET DATE
04/28/2025

DRAWN BY

CHECKED BY

ELEVATIONS

A201

FULL SIZE: ARCH E1 (30" x 42")
HALF SIZE: 15" x 21"

STAFF REPORT

Meeting Date:	May 15, 2025
Agenda Item:	PLAN25-0009 Site Plan Amendment Application - Utah City Block 13c
Department:	Community Development Department
Presenter:	Cache Hancey

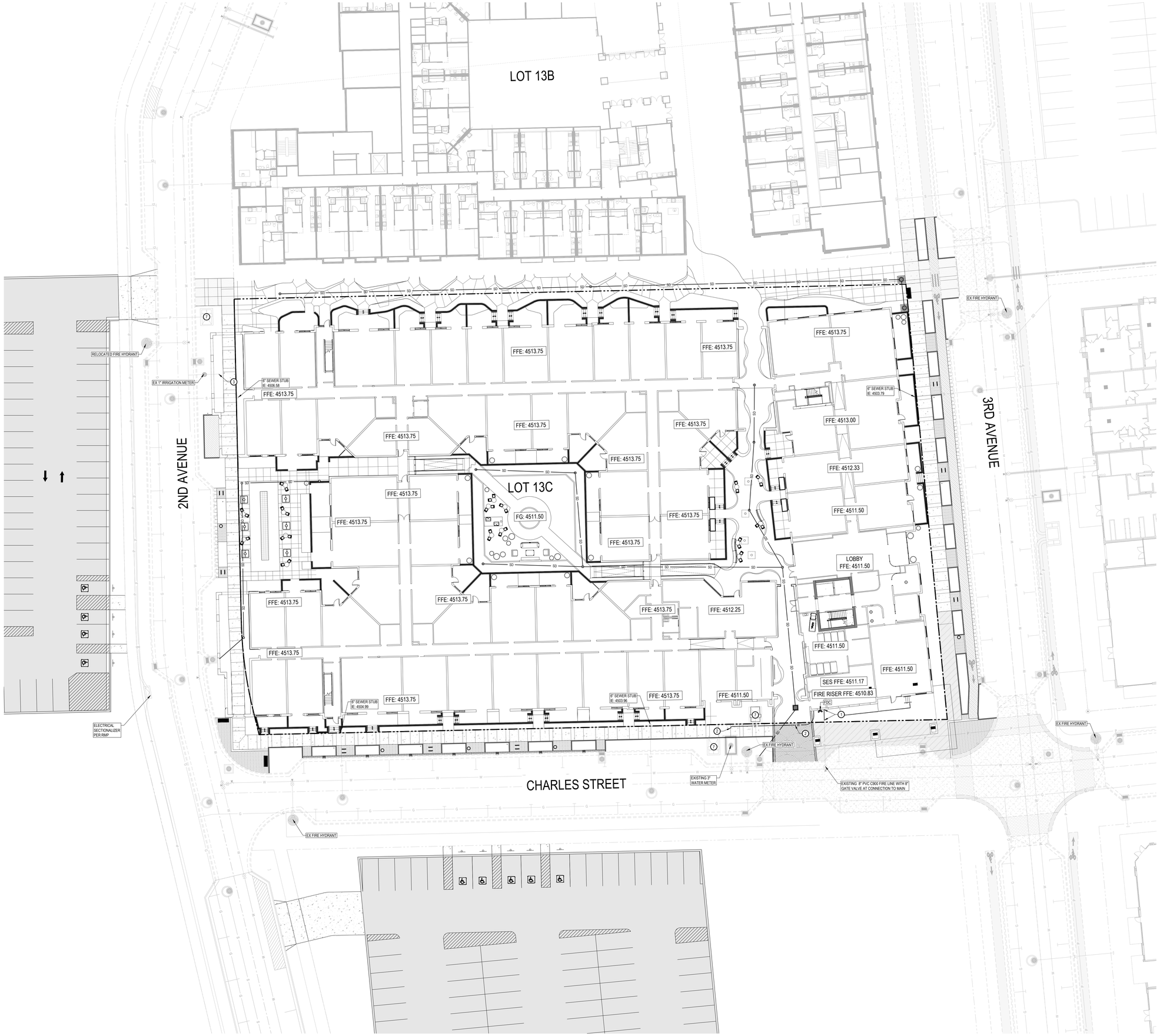
Background/Discussion:
Block 13c was originally approved in October 2024. This site plan amendment adds additional units and an arcade entrance. Additional parking is being provided.

Fiscal Impact:

Recommendation:

Sample Motion:

Attachments:
1. Block 13c Site Plan
2. Block 13c Landscaping
3. Block 13c Elevations
4. Parking Exhibit
5. Block 13c Renderings



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH VINEYARD CITY STANDARDS STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL SEWER LINES.

A MINIMUM COVER OF 48-INCHES IS REQUIRED ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

CONTRACTOR TO FIELD VERIFY BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. CONTRACTOR TO REPORT ANY DESIGN DISCREPANCIES IN HORIZONTAL OR VERTICAL LOCATIONS TO ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND/OR REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE, OR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES AND WORK UPSTREAM. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY LINES OR STRUCTURES ARE TO BE FIELD VERIFIED FOR BOTH VERTICAL AND HORIZONTAL LOCATION. PRIOR TO CONSTRUCTING ANY NEW UTILITY LINE OR STRUCTURE. ANY DESIGN DISCREPANCIES ARE TO BE REPORTED TO ENGINEER. PRIOR TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK HAVING TO BE DONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

UTILITY PROVIDERS:
- WATER: VINEYARD CITY
- SEWER: VINEYARD CITY/ TIMPANOGOS SPECIAL SERVICE DISTRICT
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK/ COMCAST

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 8" BLUE PVC C-900 DR-18 FIRE LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. TRENCHING PER VINEYARD CITY PLANS NO. 13 ON SHEET C5.01 AND THRUST BLOCKING PER VINEYARD CITY PLANS NO. 18 ON SHEET C5.01. SEE DETAIL 'A' THIS SHEET FOR FIRE RISER DETAIL. COORDINATE RISER LOCATION IN THE BUILDING WITH PLUMBING AND FIRE PLANS.
2. CONTINUE 3" CTS SDR9 POLY CULINARY WATER PIPE TO BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
3. CONTINUE 1" LANDSCAPE SERVICE PER VINEYARD CITY STD DRAWING '19'. SEE LANDSCAPE PLANS FOR POINT OF CONNECTION AND BACK FLOW PREVENTION DEVICE. INSTALL "RP" TYPE BACKFLOW PREVENTER PER VINEYARD STANDARDS AND SPECIFICATIONS. ALL BACKFLOW PREVENTERS SHALL BE TESTED PRIOR TO FINAL INSPECTION.
4. SANITARY SEWER CLEANOUT, PER VINEYARD CITY PLAN NO. 20.
5. 6" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE VINEYARD CITY PLANS NO. 20 AND NO. 13 FOR PIPING AND TRENCHING. 1.0% MINIMUM SLOPE.
6. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
7. APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

905 Congress Avenue
Austin, Texas 78701
t. 512.457.8400
nelsenpartners.com

McNEIL ENGINEERING™
8610 SOUTH SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
(801) 255-7700
mcneilengineering.com

Vineyard Station - Block 13 Bldg 13C

Woodbury Corporation & Flagship Homes

Vineyard, UT

Date
26 MARCH 2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005-13C

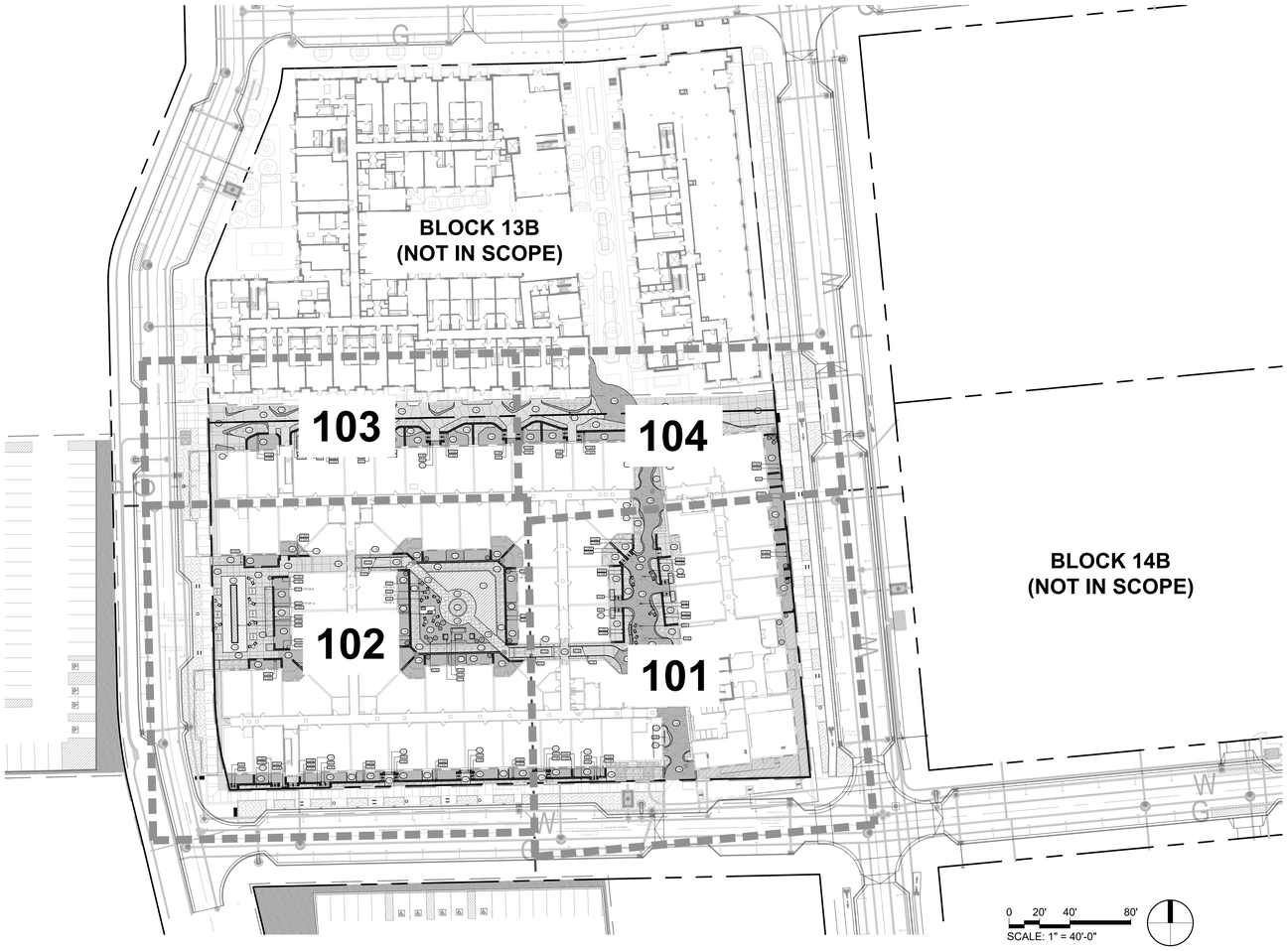
C4.01

CIVIL SITE UTILITY PLAN

VINEYARD MULTIFAMILY BLOCK 13C - ON SITE

100% DESIGN DEVELOPMENT

SHEET KEY PLAN:



LAYOUT NOTES

1. VERIFY EXISTING SITE INFORMATION INCLUDING, BUT NOT LIMITED TO STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
3. TAKE ALL DIMENSIONS FROM BACK OF CURB, FACE OF WALL OR BUILDING, AND CENTERLINE OF TREES UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS CALLED OUT AS 'EQUAL' OR 'EQ' ARE EQUIDISTANT MEASUREMENTS.
5. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSIONS, CONTACT DIG STUDIO FOR VERIFICATION.
6. ALL ANGLES TO MATCH THOSE NOTED ON DRAWING AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
7. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
8. CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS WHERE SHOWN ON THE PLAN.
9. PROVIDE EXPANSION JOINTS IN CONCRETE PAVING A MAXIMUM DISTANCE OF 30' ON CENTER, EACH WAY, AND AT ALL INTERSECTIONS, WHERE NEW CONCRETE ABUTS EXISTING CONCRETE PAVING, BUILDINGS, CURBS, WALLS, AND COLUMNS UNLESS OTHERWISE NOTED.
10. PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL SCORE JOINT PATTERN IS SPECIFIED.
11. SLEEVES AND CONDUITS SHALL BE INSTALLED A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AND SHALL EXTEND 12 INCHES BEYOND BACK OF CURBS, WALLS, AND PAVING.
12. COORDINATE AND FIELD VERIFY ALL SLEEVING LOCATIONS FOR ALL UTILITY, ELECTRICAL, AND IRRIGATION PRIOR TO CONSTRUCTION.
13. PROPOSED TREES IN THE RIGHT-OF-WAY SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE, OUTSIDE OF 33' CORNER SIGHT TRIANGLES AND 10' FROM EDGE OF DRIVEWAYS, ALLEYS AND HYDRANTS.

GRADING NOTES

1. EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL GRADE AND WORK LINES. HAVE LANDSCAPE ARCHITECT REVIEW GRADE STAKES PRIOR TO FINAL GRADING.
2. ALL PROPOSED GRADES SHALL MEET AND BLEND WITH EXISTING GRADES AT PROJECT LIMITS AND AT CURBS SIDEWALKS AND ROADWAYS. EXISTING ELEVATIONS INDICATED ON PLANS SHALL BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
3. EROSION CONTROL - SEE CIVIL ENGINEERING DRAWINGS FOR CONTRACTOR RESPONSIBILITIES, MEANS, AND METHODS.
4. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT BECOMES EVIDENT THAT UNFORESEEN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. ALL LANDSCAPE GRADES ARE BASED UPON ELEVATIONS SHOWN ON THE CIVIL ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL GRADING OPERATIONS.
7. MAINTAIN POSITIVE DRAINAGE, UNLESS SPECIFICALLY DESIGNED FOR PONDING, AT ALL TIMES. MINIMUM 2% SLOPE IN PLANTED AREAS.
8. ALL WALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE TO ENSURE POSITIVE DRAINAGE OFF OF TRAVELED SURFACE.
9. MAXIMUM SLOPES ON WALKS SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL, WITHOUT A HANDRAIL.
10. SUBSURFACE DRAINAGE LINES SHALL BE PLACED WITH A MINIMUM OF 12" COVER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERT ELEVATIONS AT ALL DRAINS AND PIPE DEPTHS TO ENSURE POSITIVE DRAINAGE AT THE SLOPE INDICATED TO THE OUTLET SHOWN ON THE PLANS.
11. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ONTO SITE.

TEAM INFORMATION:

OWNER/DEVELOPER:
WOODBURY CORPORATION
2733 E PARLEYS WAY
SUITE 300
SALT LAKE CITY, UT 84109
801-485-7770
CONTACT: MACK WOODBURY

FLAGSHIP HOMES
300S 1350 E S. 2ND FL
LEHI, UT 84043
801-485-7770
CONTACT: NATE HUTCHINSON

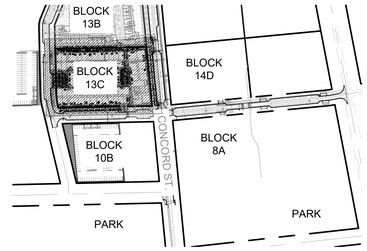
ARCHITECT:
NELSEN PARTNERS, INC.
905 CONGRESS AVENUE
AUSTIN, TX 78701
512-457-8400
CONTACT: MATTHEW BEATON

LANDSCAPE ARCHITECT:
DIG STUDIO INC.
3003 N. CENTRAL AVE., SUITE 800
PHOENIX, AZ 85012
602.595.4101
CONTACT: LAUREN JARRETT

CIVIL & STRUCTURAL ENGINEER:
MCNEIL ENGINEERING
8610 SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801-255-7700
CONTACT: TED DIDAS

MEP ENGINEER:
SPECTRUM ENGINEERS
324 STATE STREET
SUITE 400
SALT LAKE CITY, UT 84111
801-23-5151
CONTACT:
MECH: RYAN BOOGAARD
ELECTRICAL: SPENCER C. LITTLE

VICINITY MAP



ABBREVIATIONS

ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BTWN	BETWEEN
BC	BOTTOM OF CURB
BLDG	BUILDING
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CIP	CAST IN PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CLR	CLEAR
CL	CENTER LINE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CP	CENTER POINT
CTR	CONTRACTOR
DEMO	DEMOLISH, DEMOLITION
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING(S)
EA	EACH
EG	EXISTING GRADE
ELEC	ELECTRICAL
ELEV	ELEVATION
EJ	EXPANSION JOINT
EQ	EQUAL
EWF	ENGINEERED WOOD FIBER
EXIST	EXISTING
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FOW	FACE OF WALL
FS	FINISH SURFACE
GB	GRADE BREAK
GALV	GALVANIZED
HB	HOSE BIB
HT	HEIGHT
HORIZ	HORIZONTAL
HP	HIGH POINT
IN	INCHES
INCL	INCLUDE (S), (D), (ING)
INV	INVERT OF PIPE
L	LENGTH, LONG
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MSRY	MASONRY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER(S)
PA	PLANTING AREA
PED	PEDESTRIAN
PG	PROPOSED GRADE
PIP	POUR IN PLACE
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PVMY	PAVEMENT
QTY	QUANTITY
R	RADIUS
RIM	RIM ELEVATION
REF	REFER(ENCE)
REQD	REQUIRED
ROW	RIGHT OF WAY
SCHED	SCHEDULED
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S), SPECIFIED
STA	STATION
STD	STANDARD
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
TG	TOP OF GRATE
TP	TANGENT POINT
TR	TOP OF RAMP
TW	TOP OF WALL
THK	THICK(NESS)
VERT	VERTICAL
VOL	VOLUME
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W/	WITH
W/O	WITHOUT
TYP	TYPICAL

ABBREVIATION SYMBOLS

∠	ANGLE
℄	CENTERLINE
Ø	DIAMETER
°	DEGREES
±	PLUS/MINUS

ADDITIONAL LANDSCAPE NOTE

1. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREE PLANTINGS WITHIN 10 FEET OF WATER LINES.

MAINTENANCE RESPONSIBILITY

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.

SHEET INDEX

DESCRIPTION	NO.
LANDSCAPE COVER SHEET	LC100
ILLUSTRATIVE SITE PLAN	LC101
MATERIALS SCHEDULE	LM100
MATERIALS PLAN	LM101
MATERIALS PLAN	LM102
MATERIALS PLAN	LM103
MATERIALS PLAN	LM104
PLANTING SCHEDULE	LP100
PLANTING PLAN	LP101
PLANTING PLAN	LP102
PLANTING PLAN	LP103
PLANTING PLAN	LP104
HARDSCAPE DETAILS	LS501
HARDSCAPE DETAILS	LS502
HARDSCAPE DETAILS	LS503
HARDSCAPE DETAILS	LS504
PLANTING DETAILS	LP501

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

LANDSCAPE COVER SHEET

LC100



0 20' 40' 80'
SCALE: 1" = 40'-0"

NORTH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	ACE ANX	ACER TATARICUM X PLANTANOIDES PACIFIC SUNSET PACIFIC SUNSET MAPLE	2.5" CAL
	AME OBE	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
	ULM CAR	ULMUS X 'FRONTIER' FRONTIER ELM	3" CAL
ACCENTS			
	BOU BL2	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	FES BOU	FESTUCA GLAUCA 'BOULDER BLUE' BOULDER BLUE FESCUE	1 GAL
	HEL SE3	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
	SCH BLU	SCHIZACHYRIUM SCOPARIUM `MINNBLUEA` BLUE HEAVEN® LITTLE BLUESTEM	1 GAL
DECIDUOUS SHRUBS			
	CAR CLA	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	CAR BMS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	5 GAL
	COR ETF	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS			
	BUX WGM	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS			
	CAR BLZ	CAREX FLACCA `BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS			
	ECH MAG	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	PEN PEN	PENSTEMON EATONII FIRECRACKER PENSTEMON	1 GAL
	RUD GO2	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE			
	HED DIA	HEDERA HELIX ENGLISH IVY	5 GAL

BLOCK 13C LANDSCAPE CALCULATIONS

ON-SITE TOTAL: 32,810 SF
ON-SITE HARDSCAPE: 23,430 SF (71%)
ON-SITE LANDSCAPE: 9,380 SF (29%)

R.O.W. TOTAL: 16,967 SF
R.O.W. HARDSCAPE: 11,846 SF (70%)
R.O.W. LANDSCAPE: 5,121 SF (30%)

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

ILLUSTRATIVE SITE PLAN

LC101

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	THICKNESS	SUBMITTAL	SHOP DRAWING	MOCK-UP
1 - PAVING & SURFACING												
	1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	8,821 SF	2/LS501	DAYTON PRODUCTS / DAVIS COLORS	TOP CAST 25	EXPOSED AGGREGATE	SAN DIEGO BUFF	PER DETAIL	X		X
	1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	7,004 SF	6/LS501	ACKERSTONE	4X16 RUNNING BOND	SMOOTH, MICRO CHAMFER	MESA BEIGE	8 CM	X		X
	1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	871 SF	6/LS501	ACKERSTONE	3X18 HERRINGBONE	33% SHOTBLAST, 33% SMOOTH, 33% SHOTBLAST AND GRIND	LIGHT SLATE	8 CM	X		
	1-07	PRECAST CONC. PAVER TYPE D (PEDESTRIAN)	15 SF	6/LS501	ACKERSTONE	6 X 12 RUNNING BOND	SMOOTH - STANDARD CHAMFER	MESA BEIGE	8 CM	X		X
	1-08	PRECAST CONC. PAVER TYPE E (PEDESTRIAN)	4,883 SF	4/LS501	TECHO-BLOC, INC.	SQUADRA 03	SLATE; FISH SCALE PATTERN	MOUNTAIN VALLEY NATURAL	3"	X		X
	1-09	SHINGLE STONE	535 SF	5/LS501	DELTA STONE	FLAGSTONE	NATURAL	TBD		X		X
	1-10	1"-3" DECORATIVE ROCK MULCH	82 SF	1/LP501	BLACK BUTTE MINING	DECORATIVE ROCK MULCH	WASHED AND RAKED	HONEYCOMB	1" - 3"	X		X
	1-11	1/4" COMPACTED ROCK MULCH	12,199 SF	1/LP501	BLACK BUTTE MINING	DECORATIVE ROCK MULCH	COMPACTED	HONEYCOMB	1/4"	X		X
	1-12	WOOD MULCH	6,492 SF	2/LP501	LOCAL	SHREDDED WESTERN CEDAR		NATURAL		X		
	1-13	SYNTHETIC TURF (STANDARD)	808 SF	9/LS501	SYNLAWN	PLAY PREMIUM - 80 OZ.		FIELD GREEN / LIME & TURF GREEN	1-1/2"	X		
	1-14	SYNTHETIC TURF (PLAY)	799 SF	10/LS501	SYNLAWN	STX43_PLAY	PER MANUF.	PER MANUF.	100 OZ.	X		
	1-15	CONCRETE PAVING TYPE D (PEDESTRIAN)	779 SF									

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	HEIGHT	SUBMITTAL	SHOP DRAWING	MOCK-UP
2 - WALLS & FENCES												
	2-01	FLUSH CONCRETE HEADER	44 LF	7/LS501	DAYTON SUPERIOR	TOP CAST 05 BLUE	ACID ETCH	NATURAL GREY	RE: DTL	X		X
	2-02	RAISED CONCRETE HEADER	193 LF	8/LS501	DAYTON SUPERIOR	TOP CAST 05 BLUE	ACID ETCH	NATURAL GREY	RE: DTL	X		X
	2-03B	CMU BLOCK WALL WITH BRICK VENEER TYPE B	227 LF	14/LS501	PACIFIC CLAY	MODULAR-FLAT	FLASHED	BROWN	PER DTL	X		X
	2-03C	CMU BLOCK WALL WITH BRICK VENEER TYPE C	375 LF	14/LS501	PACIFIC CLAY	MODULAR-FLAT	FLASHED	RED	PER DTL	X		X
	2-04A	CMU BLOCK WALL WITH STONE VENEER TYPE A	361 LF	4/LP501	DELTA STONE PRODUCTS	INDIANA LIMESTONE	NATURAL	NATURAL	PER DTL	X		X
	2-04B	CMU BLOCK WALL WITH STONE VENEER TYPE B	543 LF	4/LP501	DELTA STONE PRODUCTS	IVORY	NATURAL	NATURAL	PER DTL	X		X
	2-05A	PATIO FENCE TYPE A	1,495 LF	13/LS501			PRIMED & PAINTED	MATCH ARCH	20"	X	X	
	2-07	PATIO PRIVACY SCREEN	42 LF	4/LS502					RE: DETL	X	X	
	2-08	TRELLIS PANEL	8 LF	3/LS503	AMERISTAR	WIREWORKS PLUS	POWDER COAT	TBD	PER DTL	X	X	
	2-09	CIP CONCRETE STEPS	264 LF	12/LS501	DAYTON SUPERIOR / DAVIS	TOP CAST 05	ACID ETCH	NATURAL	RE: DTL	X		
	2-10	CIP CONCRETE RAMP		11/LS501								

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	MOCK-UP
3 - METALS												
	3-01	HANDRAIL (STAIRS)	176 LF	12/LS501			STAINLESS STEEL	NATURAL	RE: DTL	X	X	
	3-02	HANDRAIL (RAMP)	176 LF	11/LS501			STAINLESS STEEL	NATURAL	RE: DTL			

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER	MODEL	FINISH	COLOR	SIZE	SUBMITTAL	SHOP DRAWING	SAMPLE
5 - FURNISHINGS												
	5-01	TREE GRATE	6	10/LS504	RELIANCE FOUNDRY	R-8852	CAST IRON	NATURAL	48" X 48"	X		
	5-02	TREE GRATE TYPE 2	4	14/LS504	IRONSMITH	PAVER-GRATE	RE: MATERIALS PLANS	RE: MATERIALS PLANS		X		
	5-03	WALLHOLLA PLAY WALL	1	14/LS501	GORIC	WALLHOLLA				X	X	
	5-04	BISTRO CHAIR	32	5/LS504	LANDSCAPE FORMS	BRAVO BISTRO CHAIR	STANDARD	CADMIUM	17.25" X 16" X 32.5"	X		
	5-05	BISTRO TABLE	16	6/LS504	LANDSCAPE FORMS	BRAVO BISTRO TABLE	STANDARD	CADMIUM	27" X 27" X 28"	X		
	5-07	PRECAST CONCRETE POT TYPE A	7	3/LS504	ATELIER VIERKANT	OF70	N/A	WHITE	23.6" X 29.5" X 25.6"	X		
	5-08	PRECAST CONCRETE POT TYPE B	13	3/LS504	ATELIER VIERKANT	OF80	N/A	WHITE	28.7" X 35.4" X 31.5"	X		
	5-09	PRECAST CONCRETE POT TYPE C	5	3/LS504	ATELIER VIERKANT	OF90	N/A	WHITE	33.5" X 41.3" X 33.5"	X		
	5-10	LOUNGE SOFA	1	7/LS504	DEDON	TIBBO 3-SEAT	NATURAL	VOLCANO MATTE	33 3/4" X 38 1/2" X 113 1/2"	X		
	5-11	LOUNGE CHAIR	2	8/LS504	DEDON	TIBBO LOUNGE CHAIR XL	NATURAL	VOLCANO MATTE		X		
	5-12	COFFEE TABLE	1	9/LS504	DEDON	TIBBO COFFEE TABLE L	NATURAL	TEAK	13 3/4" X 54 3/4" X 40 1/2"	X		
	5-17	CONCAVE BENCH SURFACE MOUNTED	1		PIKUS	RPA1-CA1	FINE GRAIN	STONE MOUNTAIN	6` LONG	X		X
	5-18	CONVEX BENCH SURFACE MOUNTED	2		PIKUS	RPA1-CX1	FINE GRAIN	STONE MOUNTAIN		X		X
	5-19	RAISED GFRC PLANTER TYPE 1	4	2/LS503	TOURNESOL	WILLSHIRE CUSTOM	TRAVERTINE	MOSS	3` W X 7` L X 2`-6" H	X	X	X

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

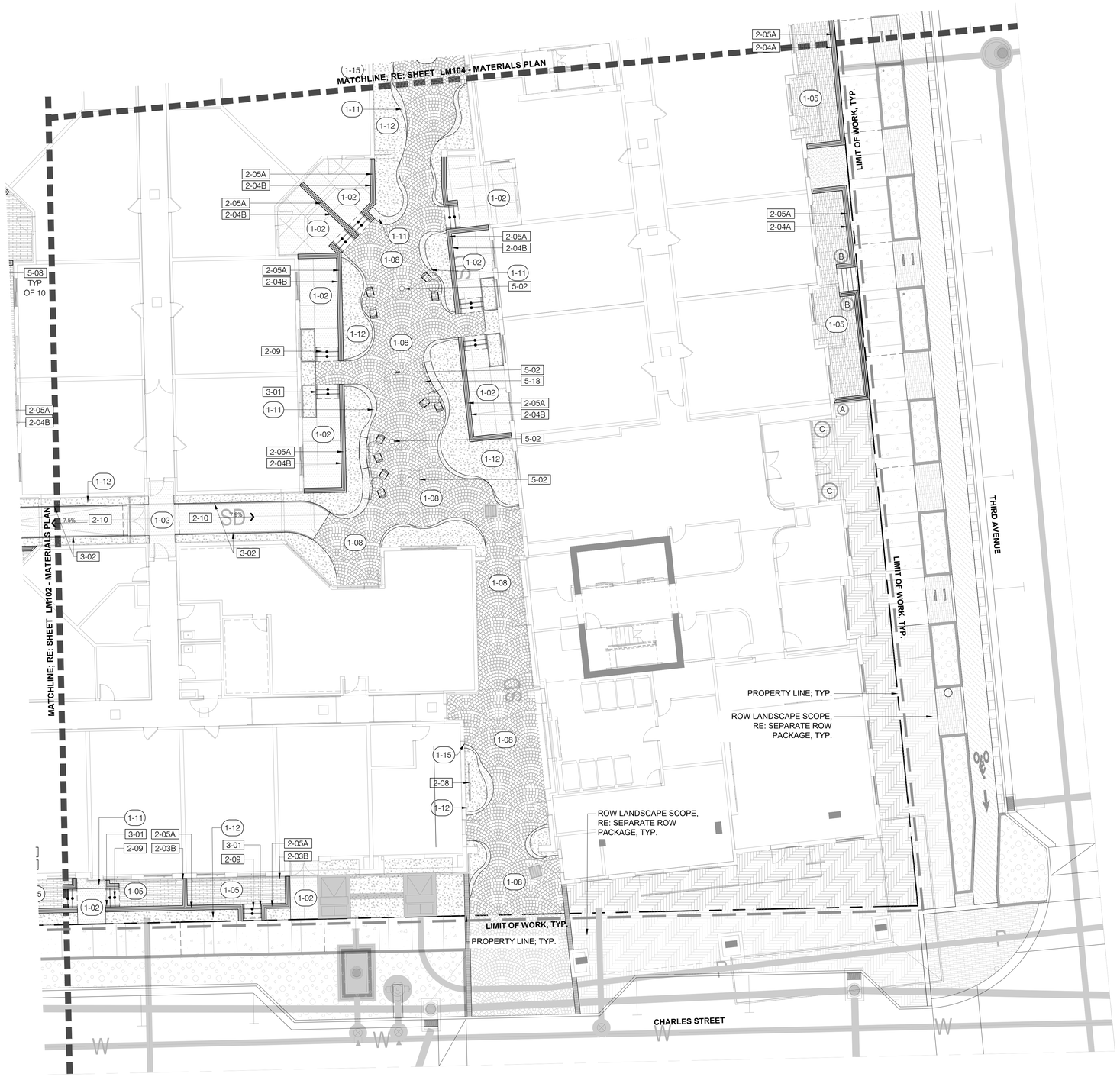
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

MATERIALS SCHEDULE

LM100



1 MATERIALS PLAN
ViewportScale

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

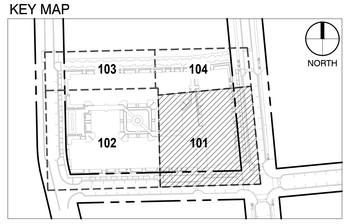
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
1 - PAVING & SURFACING			
	1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	2/LS501
	1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	6/LS501
	1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	6/LS501
	1-07	PRECAST CONC. PAVER TYPE D (PEDESTRIAN)	6/LS501
	1-08	PRECAST CONC. PAVER TYPE E (PEDESTRIAN)	4/LS501
	1-09	SHINGLE STONE	5/LS501
	1-10	1"-3" DECORATIVE ROCK MULCH	1/LP501
	1-11	1/4" COMPACTED ROCK MULCH	1/LP501
	1-12	WOOD MULCH	2/LP501
	1-13	SYNTHETIC TURF (STANDARD)	9/LS501
	1-14	SYNTHETIC TURF (PLAY)	10/LS501
	1-15	CONCRETE PAVING TYPE D (PEDESTRIAN)	
2 - WALLS & FENCES			
	2-01	FLUSH CONCRETE HEADER	7/LS501
	2-02	RAISED CONCRETE HEADER	8/LS501
	2-03B	CMU BLOCK WALL WITH BRICK VENEER TYPE B	14/LS501
	2-03C	CMU BLOCK WALL WITH BRICK VENEER TYPE C	14/LS501
	2-04A	CMU BLOCK WALL WITH STONE VENEER TYPE A	4/LP501
	2-04B	CMU BLOCK WALL WITH STONE VENEER TYPE B	4/LP501
	2-05A	PATIO FENCE TYPE A	13/LS501
	2-07	PATIO PRIVACY SCREEN	4/LS502
	2-08	TRELLIS PANEL	3/LS503
	2-09	CIP CONCRETE STEPS	12/LS501
	2-10	CIP CONCRETE RAMP	11/LS501
3 - METALS			
	3-01	HANDRAIL (STAIRS)	12/LS501
	3-02	HANDRAIL (RAMP)	11/LS501
5 - FURNISHINGS			
	5-01	TREE GRATE	10/LS504
	5-02	TREE GRATE TYPE 2	14/LS504
	5-03	WALLHOLLA PLAY WALL	14/LS501
	5-04	BISTRO CHAIR	5/LS504
	5-05	BISTRO TABLE	6/LS504
	5-07	PRECAST CONCRETE POT TYPE A	3/LS504
	5-08	PRECAST CONCRETE POT TYPE B	3/LS504
	5-09	PRECAST CONCRETE POT TYPE C	3/LS504
	5-10	LOUNGE SOFA	7/LS504
	5-11	LOUNGE CHAIR	8/LS504
	5-12	COFFEE TABLE	9/LS504
	5-17	CONCAVE BENCH SURFACE MOUNTED	
	5-18	CONVEX BENCH SURFACE MOUNTED	
	5-19	RAISED GFRC PLANTER TYPE 1	2/LS503

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

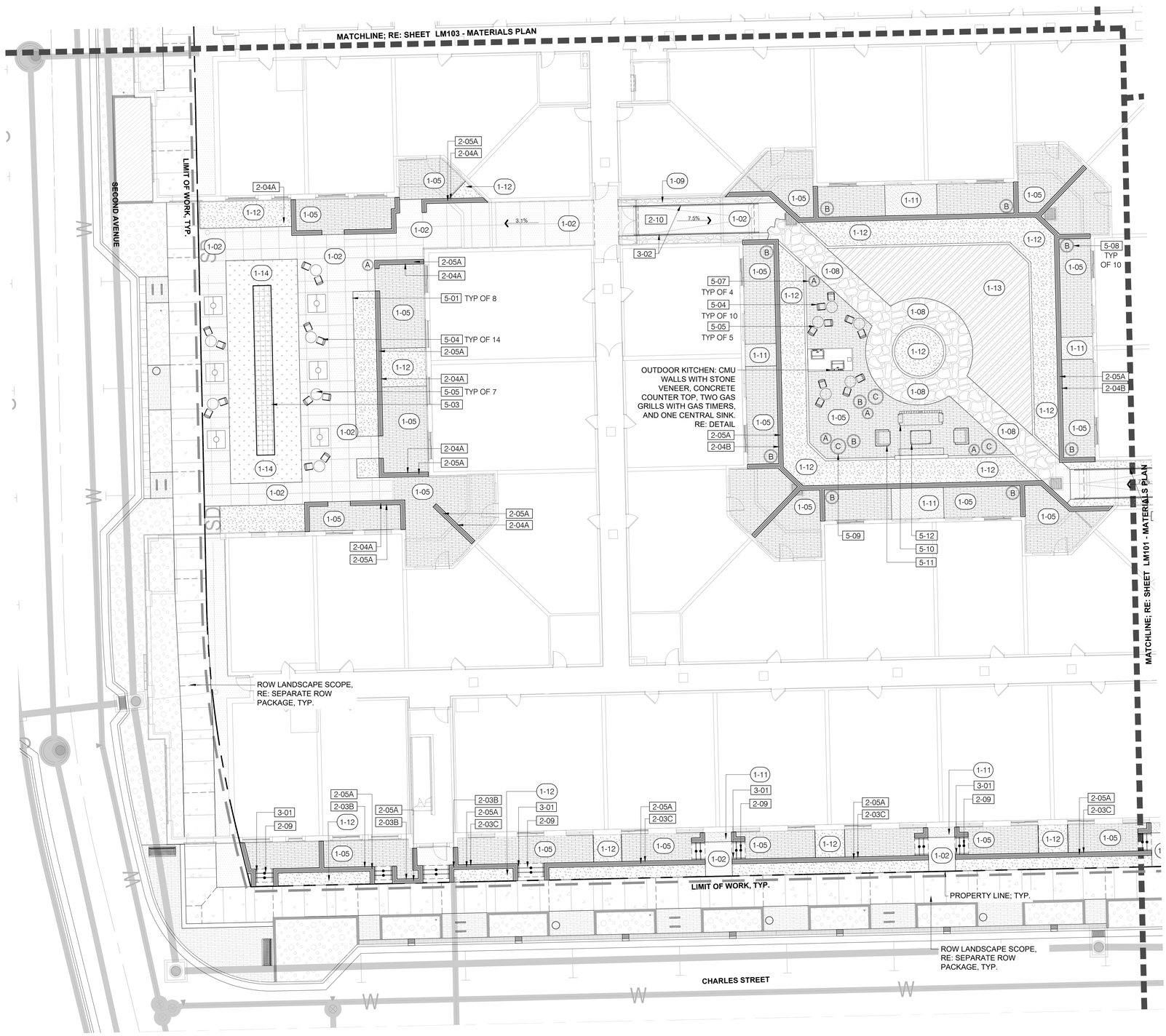
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

MATERIALS PLAN

LM101



1 MATERIALS PLAN
ViewportScale

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

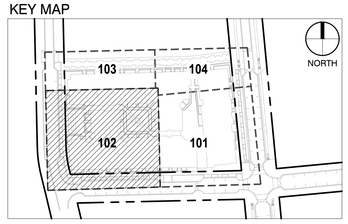
REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
1 - PAVING & SURFACING			
	1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	2/LS501
	1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	6/LS501
	1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	6/LS501
	1-07	PRECAST CONC. PAVER TYPE D (PEDESTRIAN)	6/LS501
	1-08	PRECAST CONC. PAVER TYPE E (PEDESTRIAN)	4/LS501
	1-09	SHINGLE STONE	5/LS501
	1-10	1"-3" DECORATIVE ROCK MULCH	1/LP501
	1-11	1/4" COMPACTED ROCK MULCH	1/LP501
	1-12	WOOD MULCH	2/LP501
	1-13	SYNTHETIC TURF (STANDARD)	9/LS501
	1-14	SYNTHETIC TURF (PLAY)	10/LS501
	1-15	CONCRETE PAVING TYPE D (PEDESTRIAN)	
2 - WALLS & FENCES			
	2-01	FLUSH CONCRETE HEADER	7/LS501
	2-02	RAISED CONCRETE HEADER	8/LS501
	2-03B	CMU BLOCK WALL WITH BRICK VENEER TYPE B	14/LS501
	2-03C	CMU BLOCK WALL WITH BRICK VENEER TYPE C	14/LS501
	2-04A	CMU BLOCK WALL WITH STONE VENEER TYPE A	4/LP501
	2-04B	CMU BLOCK WALL WITH STONE VENEER TYPE B	4/LP501
	2-05A	PATIO FENCE TYPE A	13/LS501
	2-07	PATIO PRIVACY SCREEN	4/LS502
	2-08	TRELLIS PANEL	3/LS503
	2-09	CIP CONCRETE STEPS	12/LS501
	2-10	CIP CONCRETE RAMP	11/LS501
3 - METALS			
	3-01	HANDRAIL (STAIRS)	12/LS501
	3-02	HANDRAIL (RAMP)	11/LS501
5 - FURNISHINGS			
	5-01	TREE GRATE	10/LS504
	5-02	TREE GRATE TYPE 2	14/LS504
	5-03	WALLHOLLA PLAY WALL	14/LS501
	5-04	BISTRO CHAIR	5/LS504
	5-05	BISTRO TABLE	6/LS504
	5-07	PRECAST CONCRETE POT TYPE A	3/LS504
	5-08	PRECAST CONCRETE POT TYPE B	3/LS504
	5-09	PRECAST CONCRETE POT TYPE C	3/LS504
	5-10	LOUNGE SOFA	7/LS504
	5-11	LOUNGE CHAIR	8/LS504
	5-12	COFFEE TABLE	9/LS504
	5-17	CONCAVE BENCH SURFACE MOUNTED	
	5-18	CONVEX BENCH SURFACE MOUNTED	
	5-19	RAISED GFRC PLANTER TYPE 1	2/LS503

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
EV	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

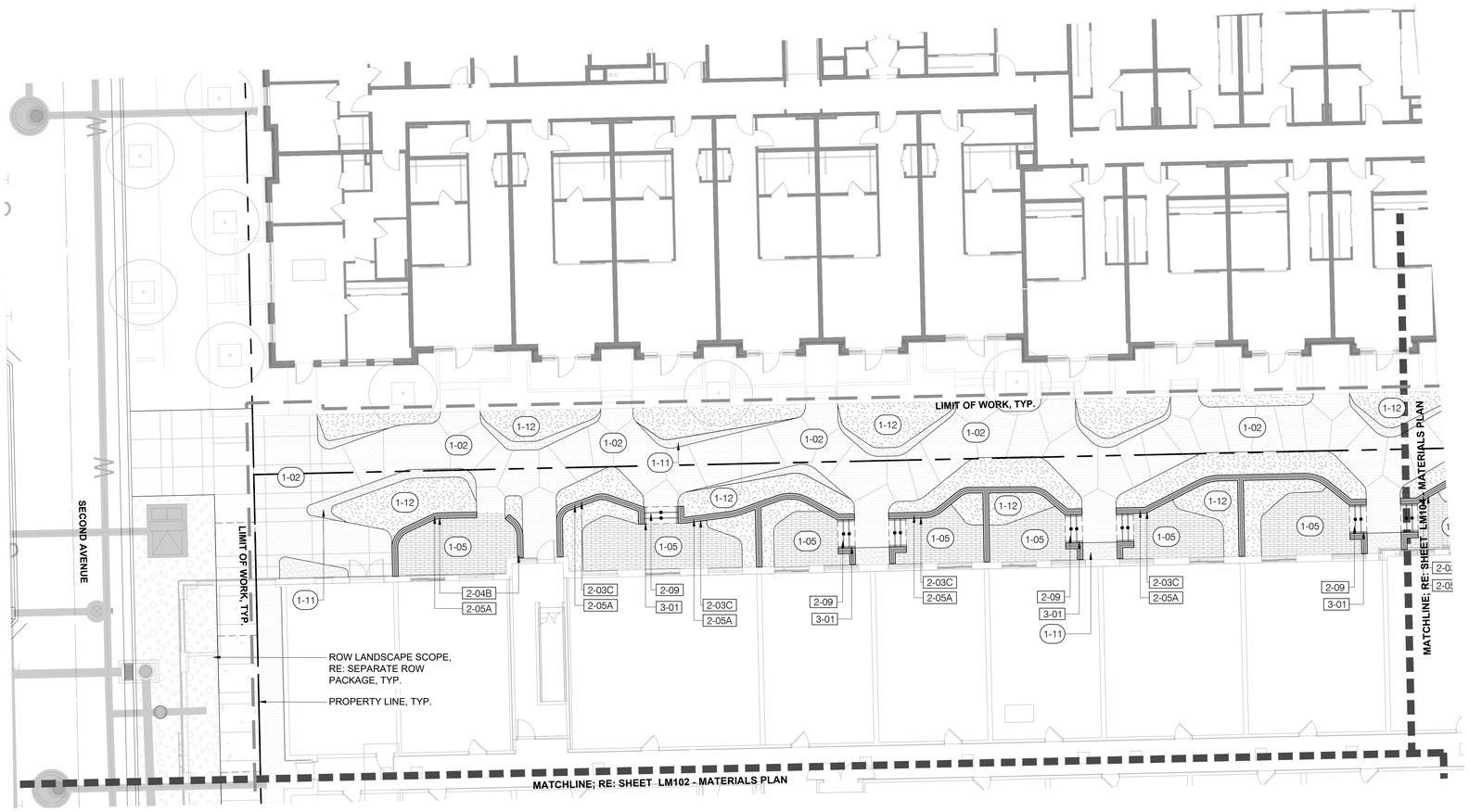
© 2024 NELSEN PARTNERS, INC.

Project No.
24005

MATERIALS PLAN
LM102

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
1 - PAVING & SURFACING			
	1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	2/LS501
	1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	6/LS501
	1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	6/LS501
	1-07	PRECAST CONC. PAVER TYPE D (PEDESTRIAN)	6/LS501
	1-08	PRECAST CONC. PAVER TYPE E (PEDESTRIAN)	4/LS501
	1-09	SHINGLE STONE	5/LS501
	1-10	1"-3" DECORATIVE ROCK MULCH	1/LP501
	1-11	1/4" COMPACTED ROCK MULCH	1/LP501
	1-12	WOOD MULCH	2/LP501
	1-13	SYNTHETIC TURF (STANDARD)	9/LS501
	1-14	SYNTHETIC TURF (PLAY)	10/LS501
	1-15	CONCRETE PAVING TYPE D (PEDESTRIAN)	
2 - WALLS & FENCES			
	2-01	FLUSH CONCRETE HEADER	7/LS501
	2-02	RAISED CONCRETE HEADER	8/LS501
	2-03B	CMU BLOCK WALL WITH BRICK VENEER TYPE B	14/LS501
	2-03C	CMU BLOCK WALL WITH BRICK VENEER TYPE C	14/LS501
	2-04A	CMU BLOCK WALL WITH STONE VENEER TYPE A	4/LP501
	2-04B	CMU BLOCK WALL WITH STONE VENEER TYPE B	4/LP501
	2-05A	PATIO FENCE TYPE A	13/LS501
	2-07	PATIO PRIVACY SCREEN	4/LS502
	2-08	TRELLIS PANEL	3/LS503
	2-09	CIP CONCRETE STEPS	12/LS501
	2-10	CIP CONCRETE RAMP	11/LS501
3 - METALS			
	3-01	HANDRAIL (STAIRS)	12/LS501
	3-02	HANDRAIL (RAMP)	11/LS501
5 - FURNISHINGS			
	5-01	TREE GRATE	10/LS504
	5-02	TREE GRATE TYPE 2	14/LS504
	5-03	WALLHOLLA PLAY WALL	14/LS501
	5-04	BISTRO CHAIR	5/LS504
	5-05	BISTRO TABLE	6/LS504
	5-07	PRECAST CONCRETE POT TYPE A	3/LS504
	5-08	PRECAST CONCRETE POT TYPE B	3/LS504
	5-09	PRECAST CONCRETE POT TYPE C	3/LS504
	5-10	LOUNGE SOFA	7/LS504
	5-11	LOUNGE CHAIR	8/LS504
	5-12	COFFEE TABLE	9/LS504
	5-17	CONCAVE BENCH SURFACE MOUNTED	
	5-18	CONVEX BENCH SURFACE MOUNTED	
	5-19	RAISED GFRC PLANTER TYPE 1	2/LS503



1 MATERIALS PLAN
ViewportScale

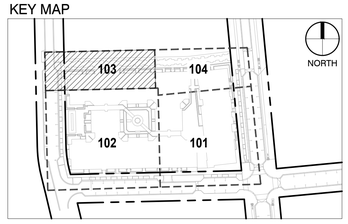
NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
EV	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

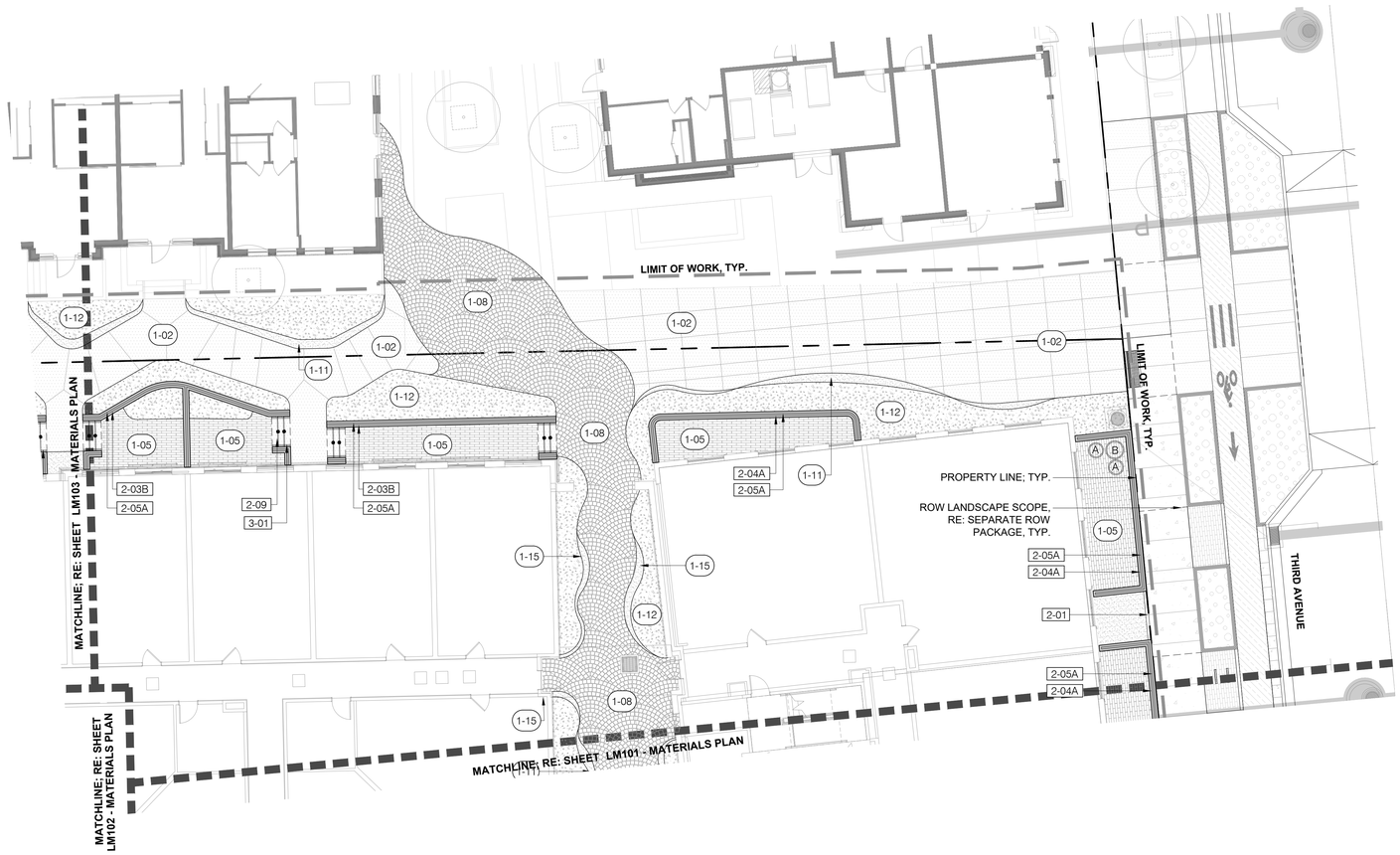
Project No.
24005

MATERIALS PLAN

LM103

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL
1 - PAVING & SURFACING			
	1-02	CONCRETE PAVING TYPE B (PEDESTRIAN)	2/LS501
	1-05	PRECAST CONC. PAVER TYPE B (PEDESTRIAN)	6/LS501
	1-06	PRECAST CONC. PAVER TYPE C (PEDESTRIAN)	6/LS501
	1-07	PRECAST CONC. PAVER TYPE D (PEDESTRIAN)	6/LS501
	1-08	PRECAST CONC. PAVER TYPE E (PEDESTRIAN)	4/LS501
	1-09	SHINGLE STONE	5/LS501
	1-10	1"-3" DECORATIVE ROCK MULCH	1/LP501
	1-11	1/4" COMPACTED ROCK MULCH	1/LP501
	1-12	WOOD MULCH	2/LP501
	1-13	SYNTHETIC TURF (STANDARD)	9/LS501
	1-14	SYNTHETIC TURF (PLAY)	10/LS501
	1-15	CONCRETE PAVING TYPE D (PEDESTRIAN)	
2 - WALLS & FENCES			
	2-01	FLUSH CONCRETE HEADER	7/LS501
	2-02	RAISED CONCRETE HEADER	8/LS501
	2-03B	CMU BLOCK WALL WITH BRICK VENEER TYPE B	14/LS501
	2-03C	CMU BLOCK WALL WITH BRICK VENEER TYPE C	14/LS501
	2-04A	CMU BLOCK WALL WITH STONE VENEER TYPE A	4/LP501
	2-04B	CMU BLOCK WALL WITH STONE VENEER TYPE B	4/LP501
	2-05A	PATIO FENCE TYPE A	13/LS501
	2-07	PATIO PRIVACY SCREEN	4/LS502
	2-08	TRELLIS PANEL	3/LS503
	2-09	CIP CONCRETE STEPS	12/LS501
	2-10	CIP CONCRETE RAMP	11/LS501
3 - METALS			
	3-01	HANDRAIL (STAIRS)	12/LS501
	3-02	HANDRAIL (RAMP)	11/LS501
5 - FURNISHINGS			
	5-01	TREE GRATE	10/LS504
	5-02	TREE GRATE TYPE 2	14/LS504
	5-03	WALLHOLLA PLAY WALL	14/LS501
	5-04	BISTRO CHAIR	5/LS504
	5-05	BISTRO TABLE	6/LS504
	5-07	PRECAST CONCRETE POT TYPE A	3/LS504
	5-08	PRECAST CONCRETE POT TYPE B	3/LS504
	5-09	PRECAST CONCRETE POT TYPE C	3/LS504
	5-10	LOUNGE SOFA	7/LS504
	5-11	LOUNGE CHAIR	8/LS504
	5-12	COFFEE TABLE	9/LS504
	5-17	CONCAVE BENCH SURFACE MOUNTED	
	5-18	CONVEX BENCH SURFACE MOUNTED	
	5-19	RAISED GFRC PLANTER TYPE 1	2/LS503



1 MATERIALS PLAN
ViewportScale

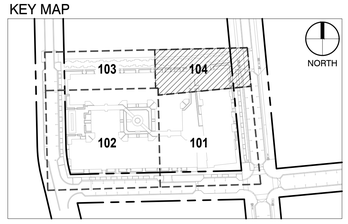
NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

MATERIALS PLAN

LM104

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AME OBE	2	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	10	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	15	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	8	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	12	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
ACCENTS				
	BOU BL2	32	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	90	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	HEL SE3	18	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS				
	CAR CLA	7	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	COR ETF	14	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	98	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS				
	BUX WGM	86	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	253	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	52	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	40	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	23	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	11	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS				
	CAR BLZ	88	CAREX FLACCA `BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	45	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS				
	ECH MAG	147	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	93	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	151	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	116	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	RUD GO2	134	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	14	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE				
	HED DIA	15	HEDERA HELIX ENGLISH IVY	5 GAL

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

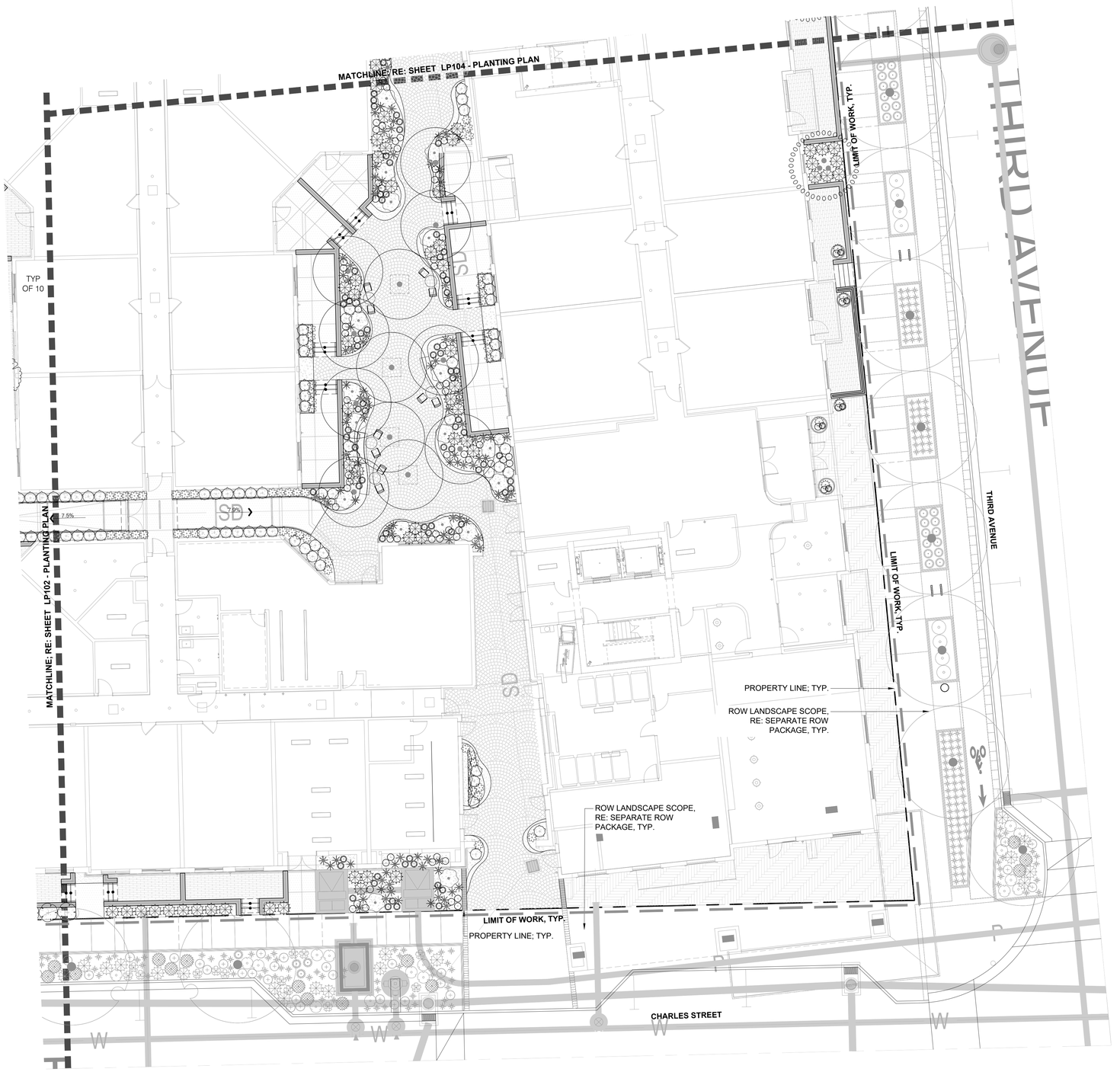
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

PLANTING SCHEDULE

LP100



1 PLANTING PLAN
ViewportScale

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

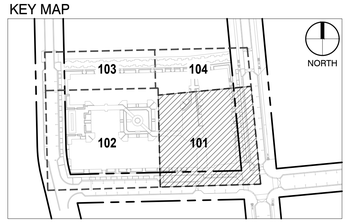
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AME OBE	2	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	10	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	15	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	8	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	12	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
ACCENTS				
	BOU BL2	32	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	90	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	HEL SE3	18	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS				
	CAR CLA	7	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	COR ETF	14	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	98	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS				
	BUX WGM	86	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	253	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	52	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	40	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	23	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	11	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS				
	CAR BLZ	88	CAREX FLACCA `BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	45	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS				
	ECH MAG	147	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	93	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	151	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	116	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	RUD GO2	134	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	14	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE				
	HED DIA	15	HEDERA HELIX ENGLISH IVY	5 GAL

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

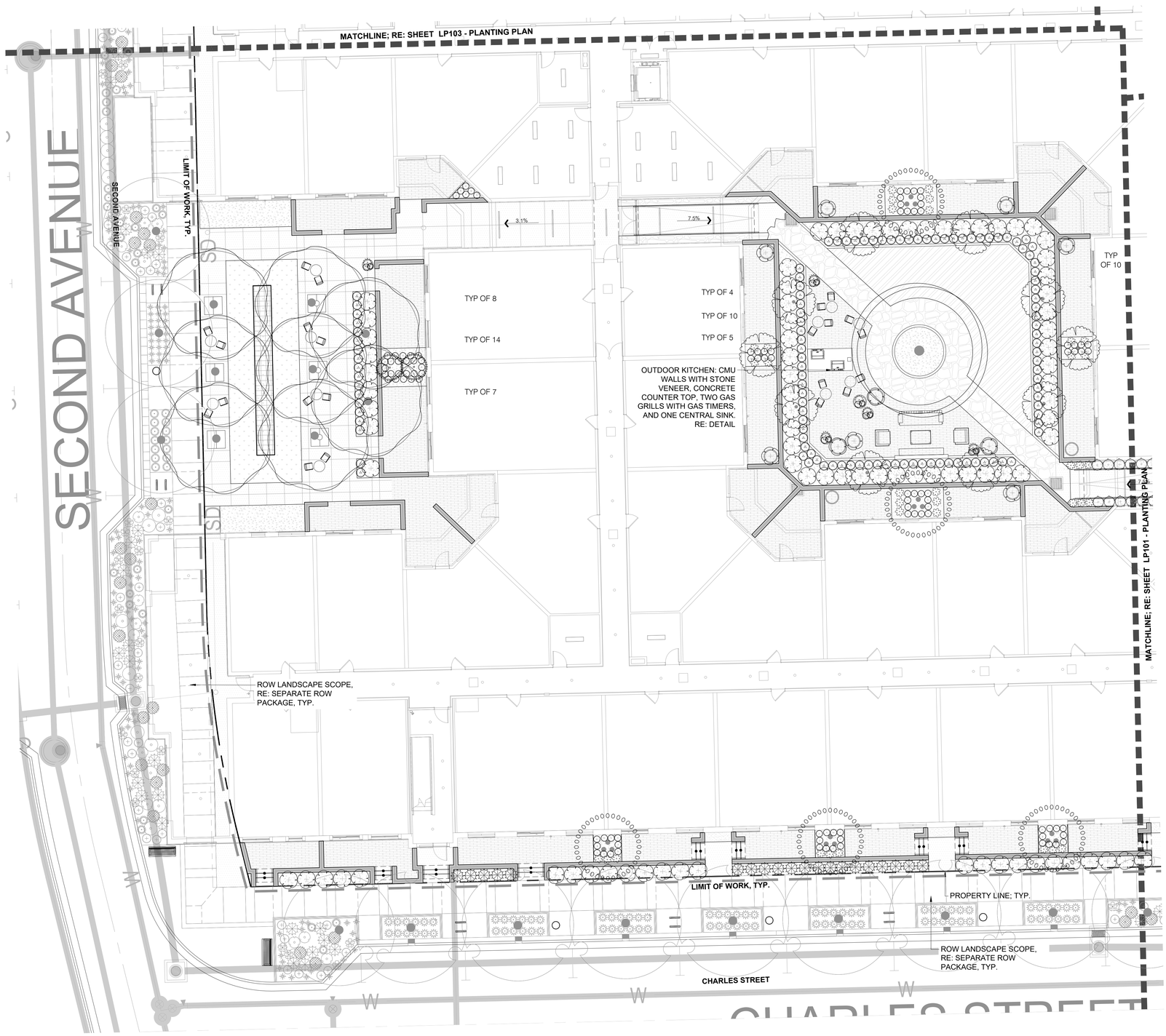
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

PLANTING PLAN

LP101



1 PLANTING PLAN
ViewportScale

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

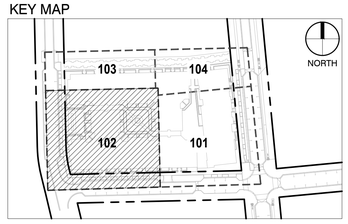
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AME OBE	2	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	10	CARPINUS BETULUS `LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	15	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	8	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	12	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
ACCENTS				
	BOU BL2	32	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	90	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	HEL SE3	18	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS				
	CAR CLA	7	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	COR ETF	14	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	98	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS				
	BUX WGM	86	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	253	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	52	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	40	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	23	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	11	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS				
	CAR BLZ	88	CAREX FLACCA `BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	45	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS				
	ECH MAG	147	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	93	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	151	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	116	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	RUD GO2	134	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	14	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE				
	HED DIA	15	HEDERA HELIX ENGLISH IVY	5 GAL

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

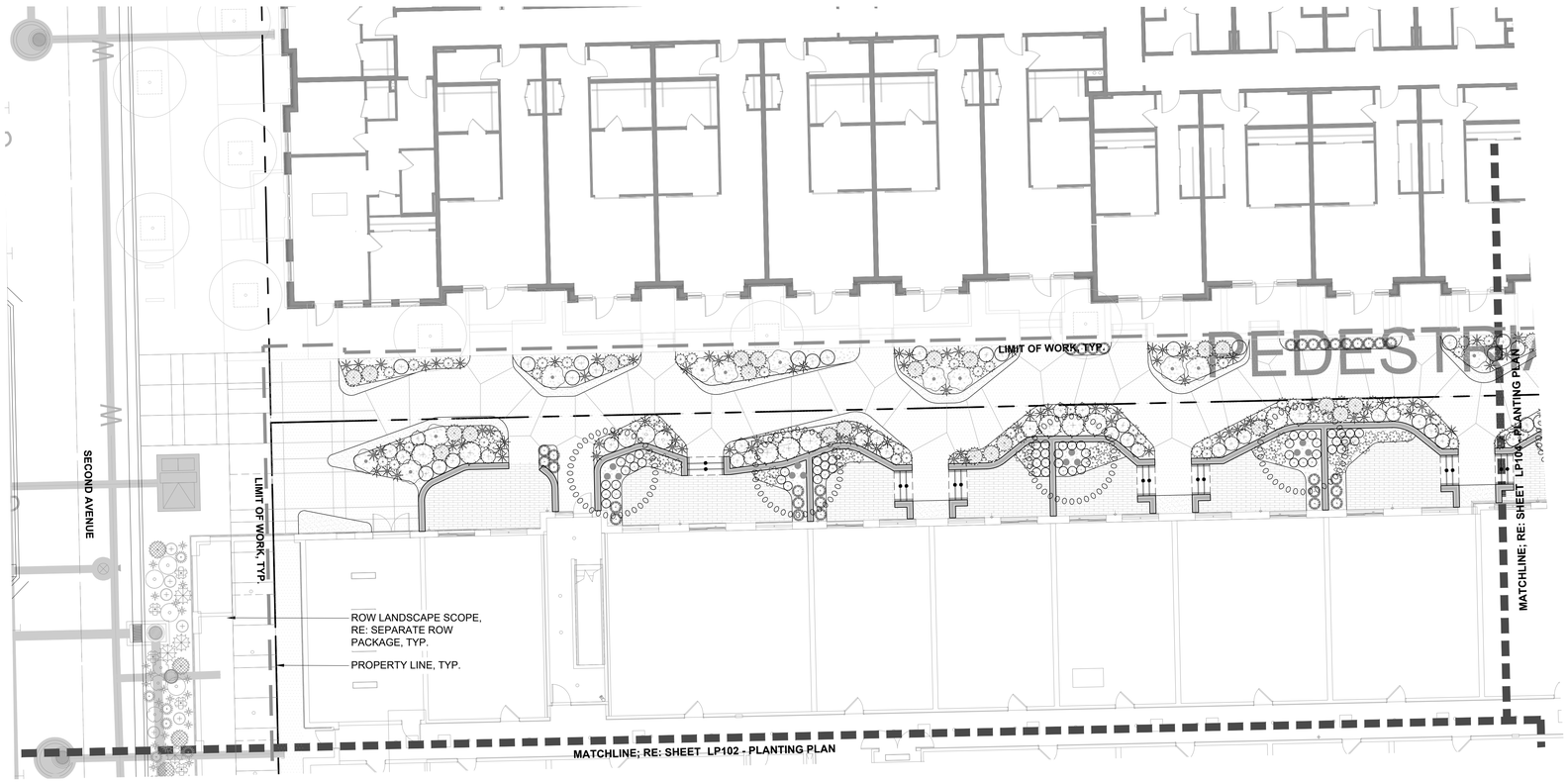
Project No.
24005

PLANTING PLAN

LP102

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AME OBE	2	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	10	CARPINUS BETULUS `LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	15	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	8	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	12	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
ACCENTS				
	BOU BL2	32	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	90	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	HEL SE3	18	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS				
	CAR CLA	7	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	COR ETF	14	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	98	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS				
	BUX WGM	86	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	253	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	52	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	40	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	23	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	11	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS				
	CAR BLZ	88	CAREX FLACCA `BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	45	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS				
	ECH MAG	147	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	93	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	151	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	116	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	RUD GO2	134	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	14	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE				
	HED DIA	15	HEDERA HELIX ENGLISH IVY	5 GAL



1 PLANTING PLAN
ViewportScale

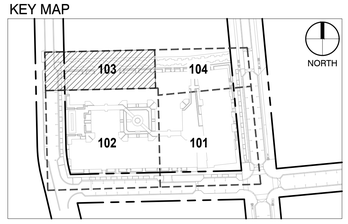
NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
EV	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

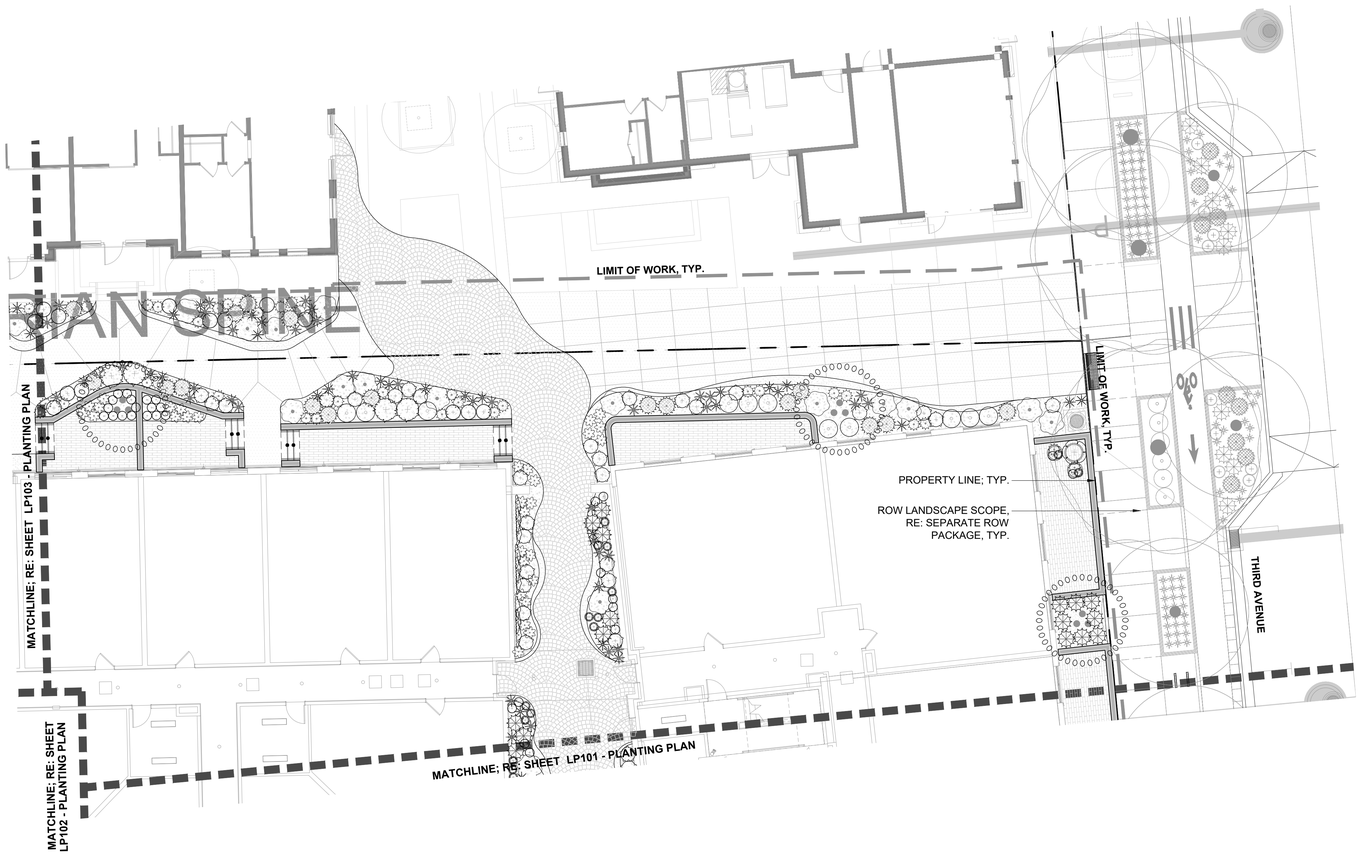
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

PLANTING PLAN

LP103



1 PLANTING PLAN
ViewportScale

NORTH

0 5' 10' 20'
SCALE: 1" = 10'-0"

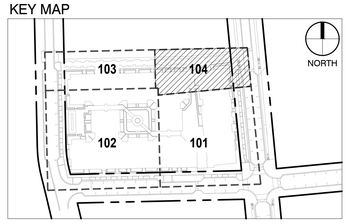
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
TREES				
	AME OBE	2	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY	24" BOX
	CAR LCS	10	CARPINUS BETULUS 'LUCAS' LUCAS EUROPEAN HORNBEAM	24" BOX
	CER HEA	15	CERCIS CANADENSIS `HEARTS OF GOLD` HEARTS OF GOLD EASTERN REDBUD	10` HT, B&B
	GLE INE	8	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` SKYLINE® HONEY LOCUST	2.5" CAL
	POP PRG	12	POPULUS TREMULOIDES 'NE ARB' PRAIRIE GOLD® QUAKING ASPEN	24" BOX
	SS	1	SALVAGED SPECIMEN TREE SALVAGED SPECIMEN TREE	96" BOX
ACCENTS				
	BOU BL2	32	BOUTELOUA GRACILIS `BLONDE AMBITION` BLONDE AMBITION BLUE GRAMA	1 GAL
	CAL KAR	90	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
	HEL SE3	18	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS				
	CAR CLA	7	CARYOPTERIS X CLANDONENSIS BLUEBEARD	5 GAL
	COR ETF	14	CORNUS SERICEA `ARCTIC FIRE` TM ARCTIC FIRE DOGWOOD	5 GAL
	SAL EOE	98	SALVIA FARINACEA 'VICTORIA WHITE' VICTORIA WHITE MEALY SAGE	5 GAL
EVERGREEN SHRUBS				
	BUX WGM	86	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM JAPANESE BOXWOOD	5 GAL
	LAV MUN	253	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	5 GAL
	LIR VAR	52	LIRIOPE MUSCARI 'VARIEGATA' VARIEGATED LILYTURF	1 GAL
	MAH REP	40	MAHONIA REPENS CREEPING MAHONIA	5 GAL
	TAX HU5	23	TAXUS X MEDIA 'HUBER'S TAWNY GOLD' HUBER'S TAWNY GOLD ANGLOJAP YEW	5 GAL
	THU RW3	11	THUJA OCCIDENTALIS 'TOM THUMB' TOM THUMB AMERICAN ARBORVITAE	5 GAL
GROUND COVERS				
	CAR BLZ	88	CAREX FLACCA ` BLUE ZINGER` BLUE ZINGER SEDGE	1 GAL
	ROS DWA	45	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY	5 GAL
PERENNIALS				
	ECH MAG	147	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL
	EUP XNO	93	EUPHORBIA X 'NOTHOWLEE' BLACKBIRD	1 GAL
	HEL GLS	151	HELLEBORUS X HYBRIDUS 'EPB 25' FROSTKISS™ GLENDA'S GLOSS® HELLEBORE	1 GAL
	HOS GUA	116	HOSTA X 'GUACAMOLE' GUACAMOLE HOSTA	1 GAL
	RUD GO2	134	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL
	SED AU3	14	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL
VINE				
	HED DIA	15	HEDERA HELIX ENGLISH IVY	5 GAL

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LIMIT OF WORK
EJ	EXPANSION JOINT
	CONTROL JOINT
	EV CHARGING
	POLE LIGHT (DUAL)
	POLE LIGHT (SINGLE)
	BOLLARD
	STORM DRAIN
	FIRE HYDRANT

KEY MAP



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

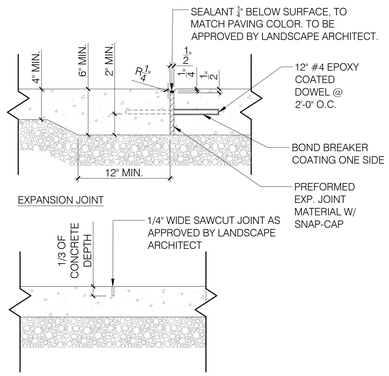
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

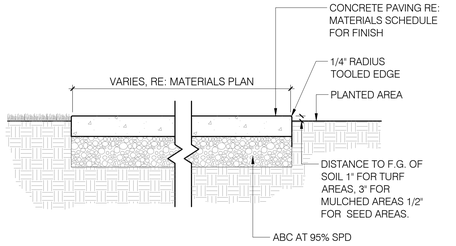
PLANTING PLAN

LP104



1 EXPANSION AND CONTROL JOINTS

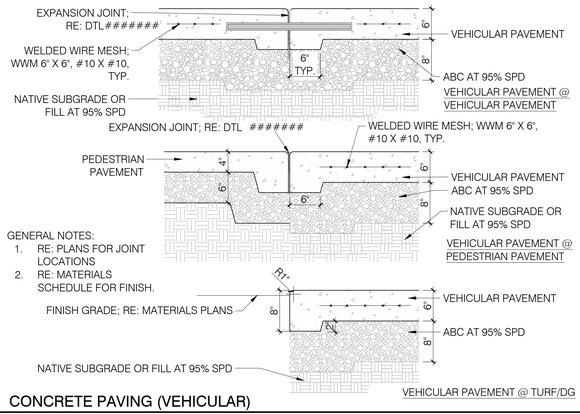
1 1/2" = 1'-0" P-24040-09



NOTES:
1. RE: STRUCTURAL DWGS FOR ALL REINFORCING.
2. PROVIDE 2% SLOPE MIN. UNLESS OTHERWISE NOTED. MAX 1.8% CROSS SLOPE ON SIDEWALKS. SIDEWALK EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM, AT SIDEWALK INTERSECTIONS AND WHERE CONCRETE PAVING ABUTS STRUCTURES, U.N.O. RE: PLAN FOR CONTROL JOINT LOCATIONS.

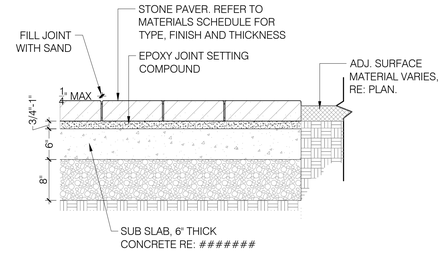
2 CONCRETE PAVING (PEDESTRIAN)

1" = 1'-0" P-24040-07



3 CONCRETE PAVING (VEHICULAR)

1" = 1'-0" P-24040-08

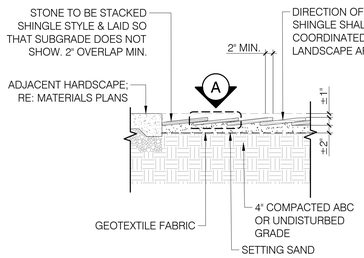


4 NATURAL STONE PAVERS (PEDESTRIAN)

1" = 1'-0" P-24040-10

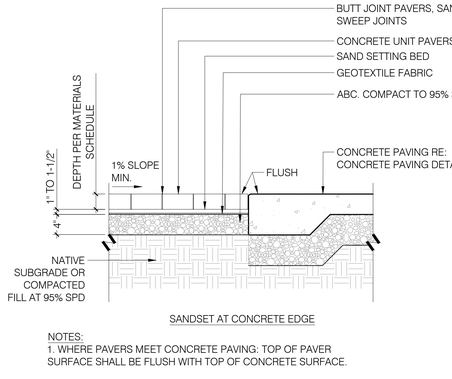
NOTE:
1. 6'x6' MOCKUP TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL
2. STONE SAMPLE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL
3. FOR STONE TYPE SEE INERT MATERIALS SCHEDULE





5 SHINGLE STONE

3/4" = 1'-0" P-24040-81

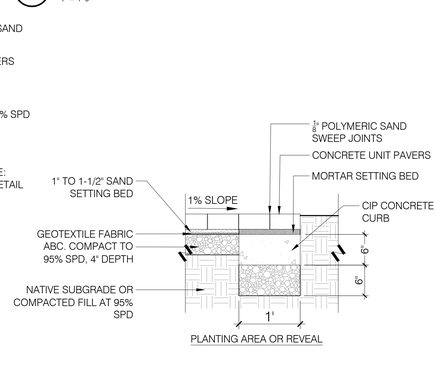


SANDSET AT CONCRETE EDGE

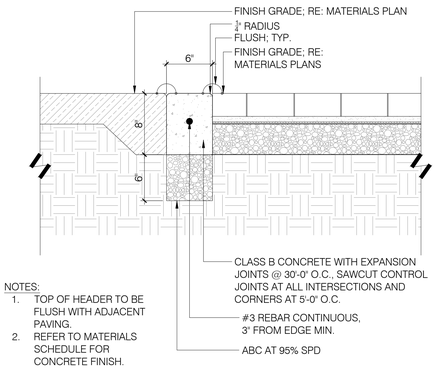
NOTES:
1. WHERE PAVERS MEET CONCRETE PAVING: TOP OF PAVER SURFACE SHALL BE FLUSH WITH TOP OF CONCRETE SURFACE.

6 PRECAST CONCRETE PAVERS (PEDESTRIAN)

1" = 1'-0" P-24040-11



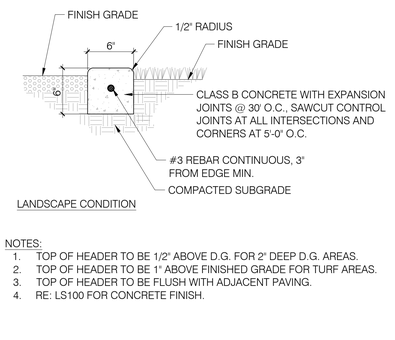
PLANTING AREA OR REVEAL



NOTES:
1. TOP OF HEADER TO BE FLUSH WITH ADJACENT PAVING.
2. REFER TO MATERIALS SCHEDULE FOR CONCRETE FINISH.

7 FLUSH CONCRETE HEADER

1 1/2" = 1'-0" P-24040-29



LANDSCAPE CONDITION

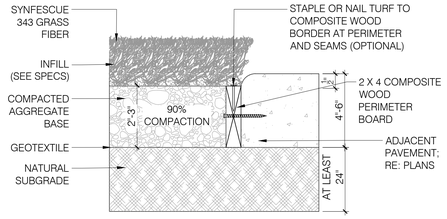
NOTES:
1. TOP OF HEADER TO BE 1/2" ABOVE D.G. FOR 2" DEEP D.G. AREAS.
2. TOP OF HEADER TO BE 1" ABOVE FINISHED GRADE FOR TURF AREAS.
3. TOP OF HEADER TO BE FLUSH WITH ADJACENT PAVING.
4. RE: LS100 FOR CONCRETE FINISH.

8 RAISED CONCRETE HEADER

1 1/2" = 1'-0" P-24040-13

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SYNLAWN
2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com



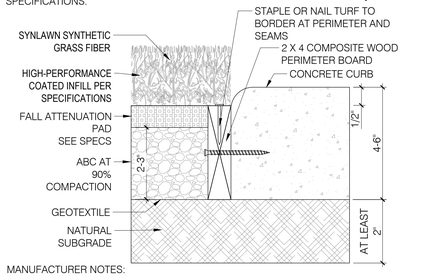
MANUFACTURER NOTES:
1. THE GRASS TO BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION. SEAMS TO BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

9 SYNTHETIC TURF

1" = 1" P-24040-14

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SYNLAWN
2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com



MANUFACTURER NOTES:
1. THE GRASS TO BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION. SEAMS TO BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

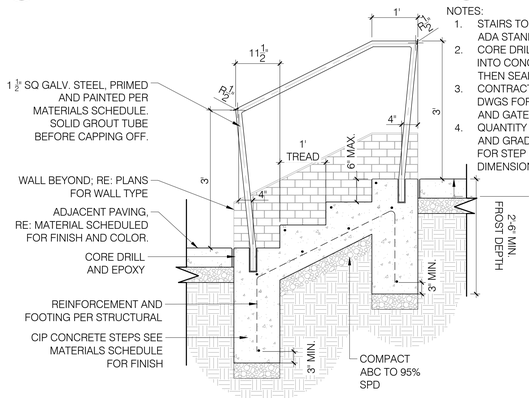
10 SYNTHETIC TURF AT PLAY

NTS P-24040-30

NOTES:
1. RAMP TO COMPLY WITH CURRENT ADA STANDARDS.
2. CORE DRILL AND EMBED ALL POSTS INTO CONCRETE A MINIMUM OF 6" THEN SEAL WITH EPOXY GROUT.
3. CONTRACTOR TO PROVIDE SHOP DWGS FOR ALL ORNAMENTAL FENCE AND GATE PATTERN/DTLS TYP.
4. EQUALLY SPACE INTERMEDIATE SUPPORTS EVERY 8'-0" O.C. MAX
5. LANDSCAPE ARCHITECT TO REVIEW SHOP DRAWINGS FOR ALL RAILINGS

11 RAMP AND HANDRAIL

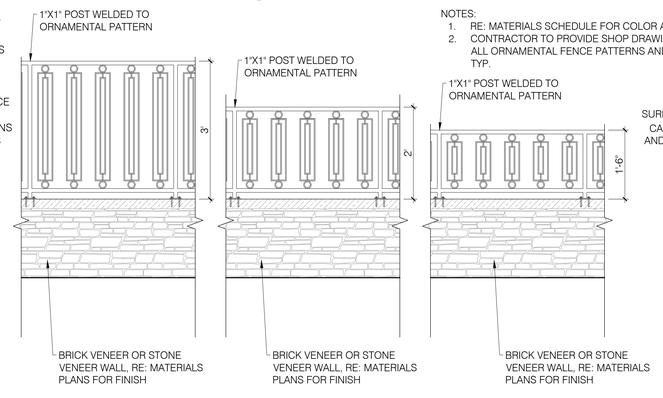
3/4" = 1'-0" P-24040-22



NOTES:
1. STAIRS TO COMPLY WITH CURRENT ADA STANDARDS.
2. CORE DRILL AND EMBED ALL POSTS INTO CONCRETE A MINIMUM OF 6" THEN SEAL WITH EPOXY GROUT.
3. CONTRACTOR TO PROVIDE SHOP DWGS FOR ALL ORNAMENTAL FENCE AND GATE PATTERN/DTLS TYP.
4. QUANTITY OF STEPS VARY; RE: PLANS AND GRADING & MATERIALS PLANS FOR STEP QUANTITY AND STEP DIMENSION.

12 CIP CONCRETE STAIRS AND HANDRAIL

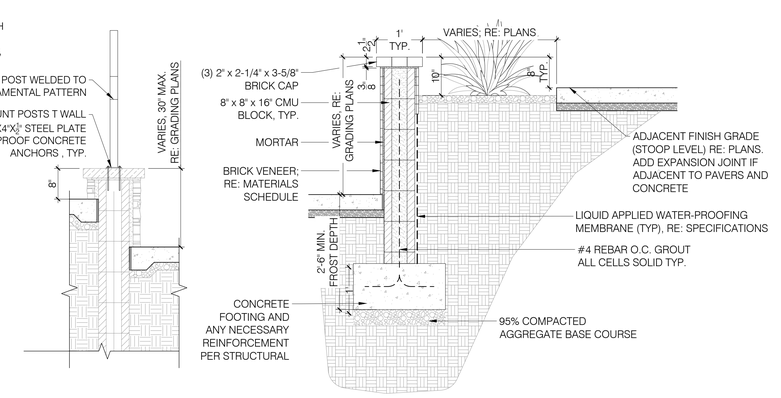
3/4" = 1'-0" P-24040-31



NOTES:
1. RE: MATERIALS SCHEDULE FOR COLOR AND FINISH
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL ORNAMENTAL FENCE PATTERNS AND DETAILS, TYP.

13 PATIO FENCE

3/4" = 1'-0" P-24040-97



14 CMU BLOCK LANDSCAPE WALL WITH BRICK VENEER

3/4" = 1'-0" P-24040-01

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

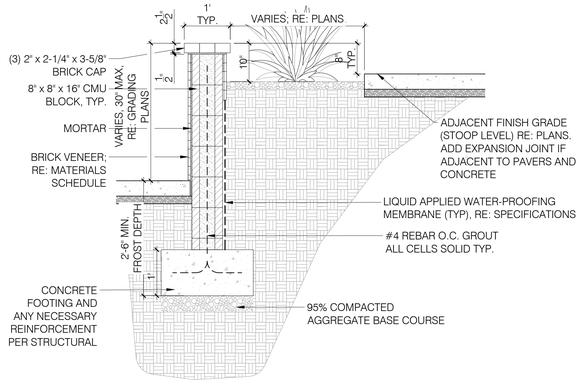
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

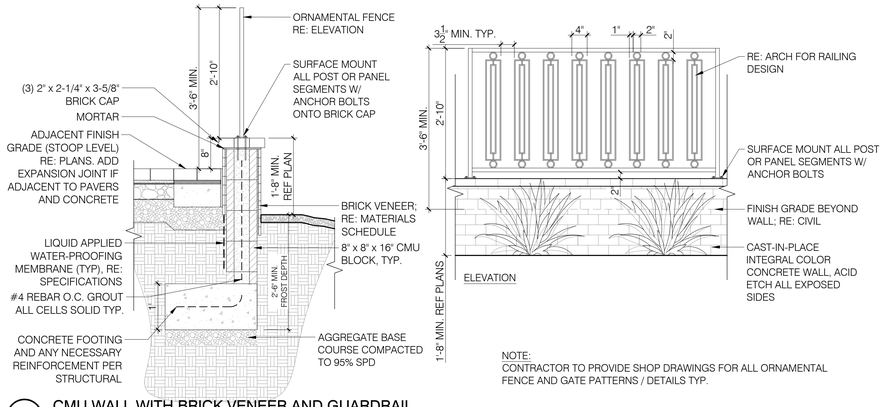
HARDSCAPE DETAILS

LS501



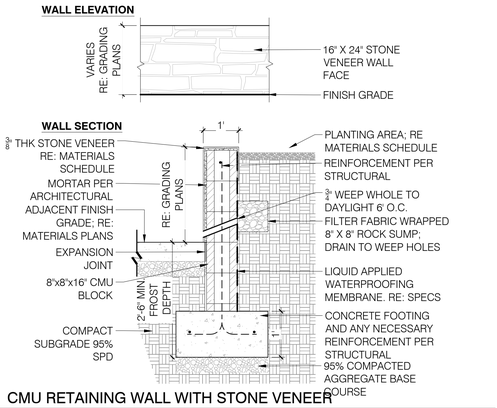
1 CMU BLOCK LANDSCAPE WALL WITH BRICK VENEER

3/4" = 1'-0" P-24040-16



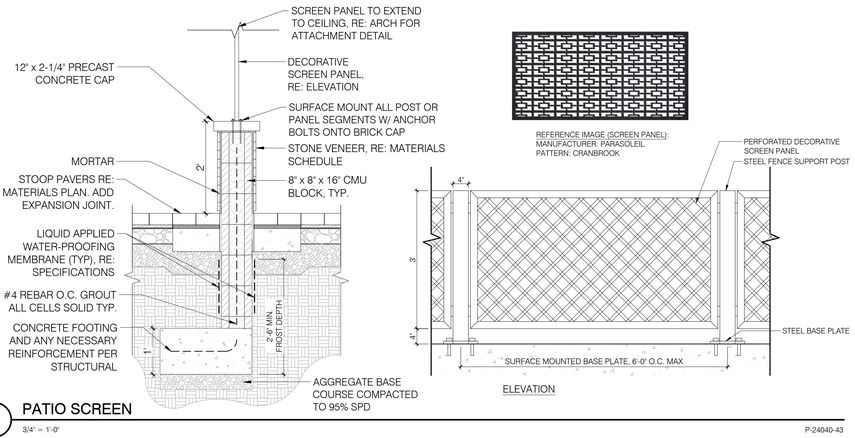
2 CMU WALL WITH BRICK VENEER AND GUARDRAIL

3/4" = 1'-0" P-24040-18



3 CMU RETAINING WALL WITH STONE VENEER

3/4" = 1'-0" P-24040-17

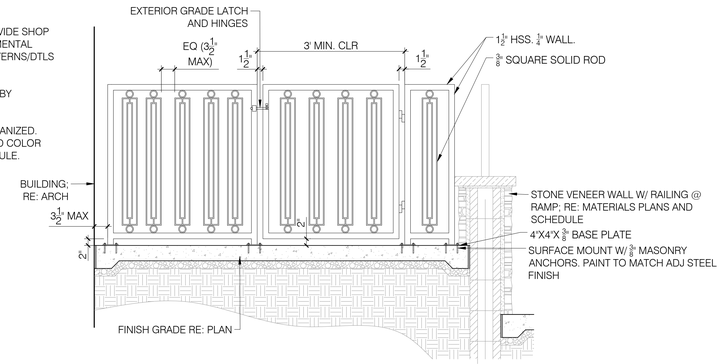


4 PATIO SCREEN

3/4" = 1'-0" P-24040-43

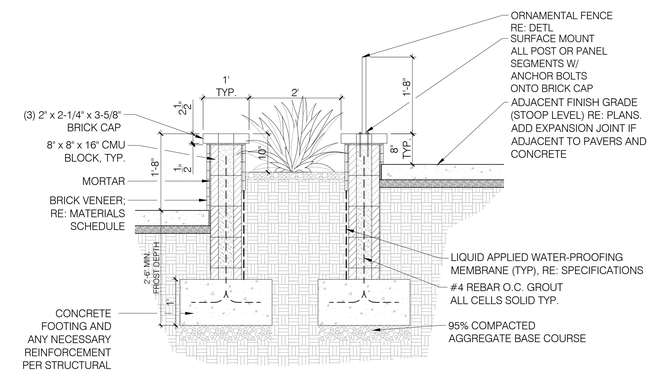
NOTE:

1. CONTRACTOR TO PROVIDE SHOP DWGS FOR ALL ORNAMENTAL FENCE AND GATE PATTERNS/DTLS TYP.
2. LOCKING MECHANISM BY CONTRACTOR
3. ALL STEEL TO BE GALVANIZED. GUARDRAIL FINISH AND COLOR RE: MATERIALS SCHEDULE.



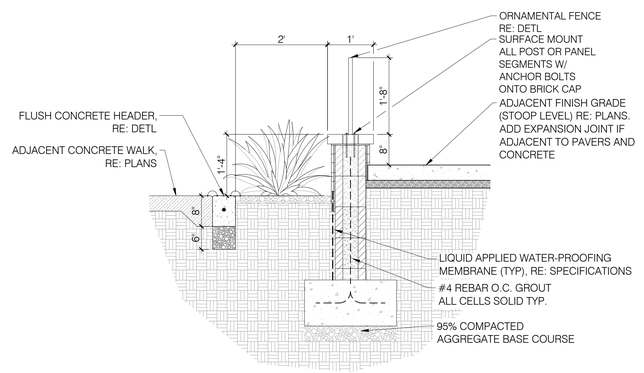
5 PEDESTRIAN GATE AND FENCE

3/4" = 1'-0" P-24040-40



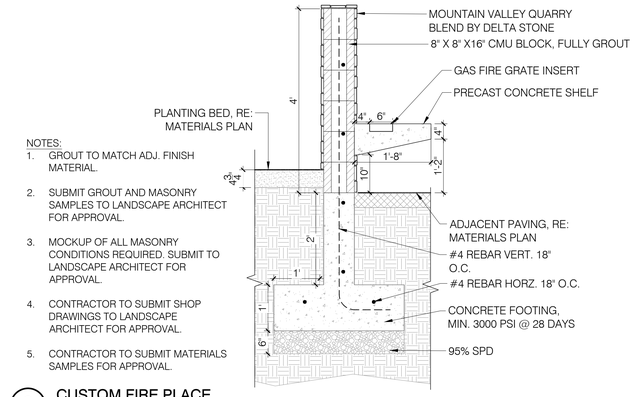
6 CMU BLOCK LANDSCAPE WALL TO PATIO WITH FENCE

3/4" = 1'-0" P-24040-12



7 FLUSH CONCRETE HEADER TO PATIO WITH FENCE

3/4" = 1'-0" P-24040-23



8 CUSTOM FIRE PLACE

3/4" = 1'-0" P-24040-42

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

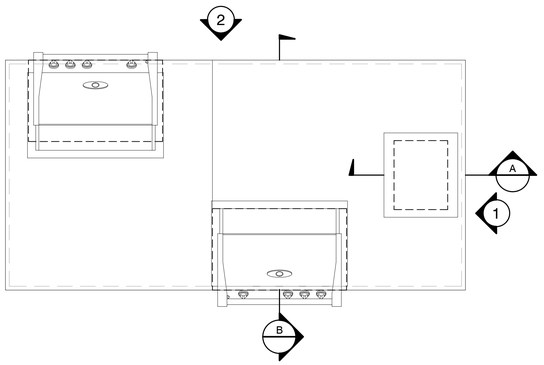
Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

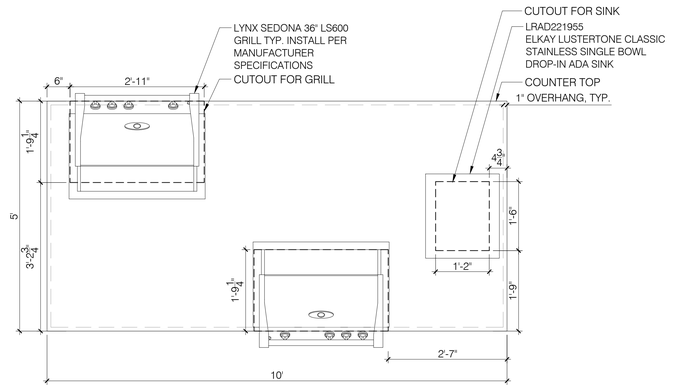
© 2024 NELSEN PARTNERS, INC.

Project No.
24005

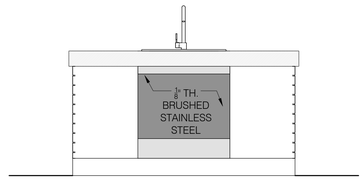
HARDSCAPE DETAILS
LS502



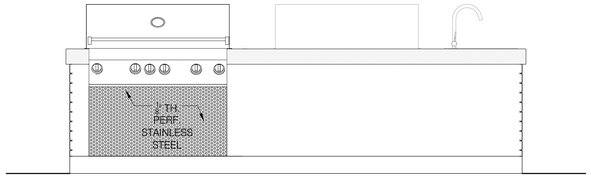
SECTION / ELEVATION KEY PLAN



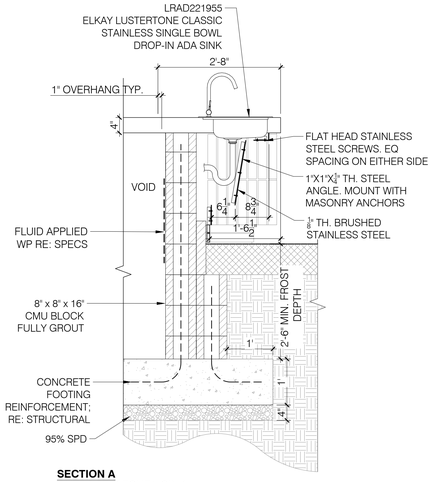
PLAN VIEW



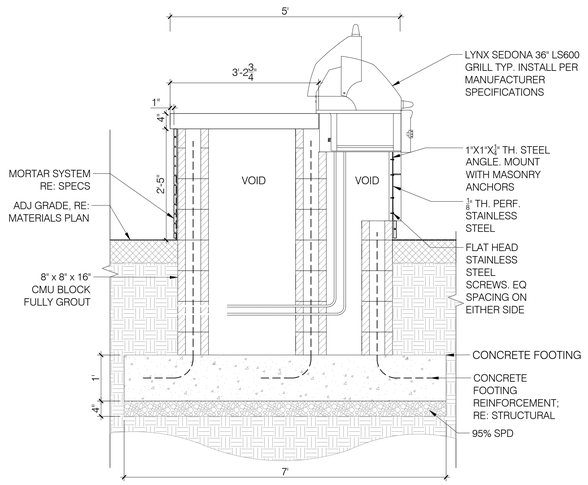
ELEVATION 1



ELEVATION 2



SECTION A
OUTDOOR KITCHEN SINK



SECTION B
OUTDOOR KITCHEN GRILL

NOTES:
GROUT TO MATCH ADJ. FINISH MATERIAL

SUBMIT GROUT AND MASONRY SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

MOCKUP OF ALL MASONRY CONDITIONS REQUIRED. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL.

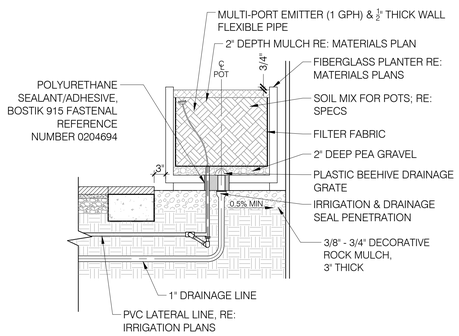
CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL

CONTRACTOR TO SUBMIT MATERIALS SAMPLES FOR APPROVAL

1 OUTDOOR KITCHEN ISLAND

3/4" = 1'-0"

P-24040-41



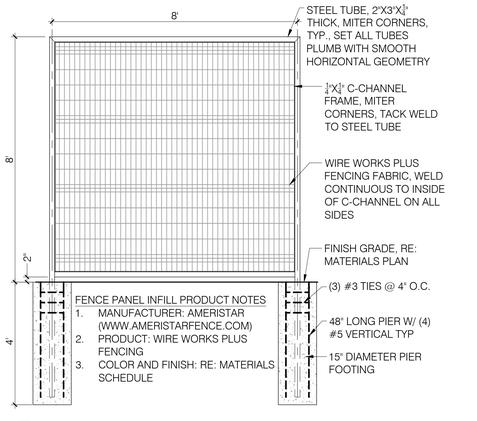
NOTES:
1. ALL PLANTERS TO HAVE A SEPARATE IRRIGATION VALVE ON CONTROLLER.
2. SOIL BACKFILL PER SPEC.
3. CENTER DRAIN ON POT.
4. POT SHALL DRAIN TO 18" X 18" LEACH PIT UNDER LANDSCAPE AREA.
5. POTS TO BE WATERPROOFED BY MANUFACTURER

NOTES:
RE: MATERIALS SCHEDULE FOR PRODUCT, COLOR AND SIZE.
RE: SHEET LM001 FOR PLANTER SIZING

2 RAISED PLANTERS

3/4" = 1'-0"

P-24040-47



3 TRELLIS PANEL

1/2" = 1'-0"

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C

FLAGBOROUGH

VINEYARD, UTAH

Date
03/25/2025
Revisions

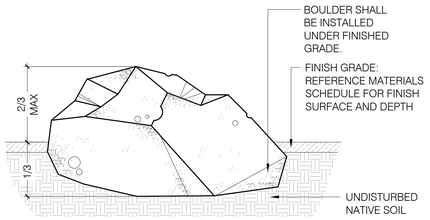
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

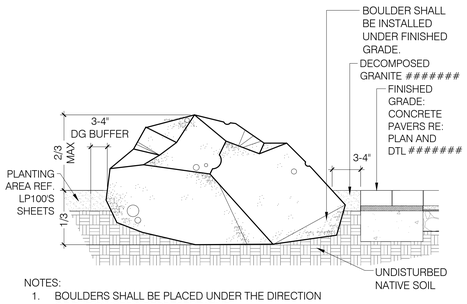
HARDSCAPE DETAILS

LS503



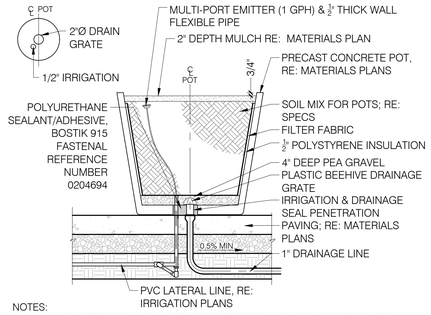
NOTES:
1. BOULDERS SHALL BE PLACED UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
2. SEE MATERIALS SCHEDULE FOR SIZE AND COLOR.

1 LANDSCAPE BOULDER
1" = 1'-0"



NOTES:
1. BOULDERS SHALL BE PLACED UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
2. BOULDERS SHALL BE SALVAGED FROM SITE.

2 BOULDER AT CONCRETE EDGE
1" = 1'-0"



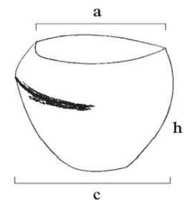
NOTES:
1. ALL PLANTERS TO HAVE A SEPARATE IRRIGATION VALVE ON CONTROLLER.
2. SOIL BACKFILL PER SPEC.
3. CENTER DRAIN ON POT.
4. POT SHALL DRAIN TO 18" X 18" LEACH PIT UNDER LAW OR LANDSCAPE AREA.
5. POT TO BE LEVELED WITH MORTAR BASE PRIOR TO SEALING POT.
6. POTS TO BE WATERPROOFED BY MANUFACTURER

3 PRECAST CONCRETE POTS
3/4" = 1'-0"



PRECAST CONCRETE POT TYPE A:
MANUFACTURER: ATELIER VERKANT
PRODUCT: OF70
SIZE: a23.6" x c29.5" x h25.6"
COLOR: RE: MATERIALS SCHEDULE

PRECAST CONCRETE POT TYPE B:
MANUFACTURER: ATELIER VERKANT
PRODUCT: OF80
SIZE: a28.7" x c35.4" x h31.5"
COLOR: RE: MATERIALS SCHEDULE



PRECAST CONCRETE POT TYPE C:
MANUFACTURER: ATELIER VERKANT
PRODUCT: OF90
SIZE: a33.5" x c41.3" x h33.5"
COLOR: RE: MATERIALS SCHEDULE

P-24040-33

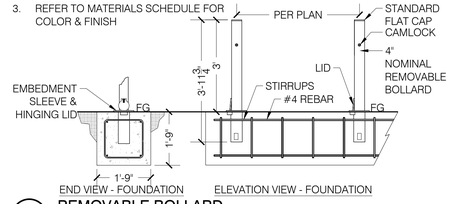
Calpipe Security Bollards

PRODUCT #SSR04040
TYPE 316 STAINLESS STEEL

CALPIPE SECURITY BOLLARDS
18440 S DOMINGUEZ HILLS DRIVE
RANCHO DOMINGUEZ, CA 90220
TOLL FREE: 1-877-283-4388
PHONE: 562-803-4388
FAX: 562.803.9883
www.calpipebollards.com

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR PRODUCT AND COMPANY INFORMATION, VISIT: www.CADdetails.com/info AND ENTER REFERENCE # P-GRP1B-98
3. REFER TO MATERIALS SCHEDULE FOR COLOR & FINISH

Ø8.75"
PLAN VIEW OF CLOSED LID



4 REMOVABLE BOLLARD
1/2" = 1'-0"

P-24040-39



NOTES:
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: BRAVO BISTRO CHAIR
COLOR: RE: MATERIALS SCHEDULE

5 BISTRO CHAIR
1" = 1"

P-24040-34



NOTES:
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: BRAVO BISTRO TABLE
COLOR: RE: MATERIALS SCHEDULE

6 BISTRO TABLE
1" = 1"

P-24040-35



NOTES:
MANUFACTURER: DEDON
PRODUCT: TIBBO LOUNGE 3-SEATER
COLOR: RE: MATERIALS SCHEDULE

7 LOUNGE SOFA
1" = 1"

P-24040-36



NOTES:
MANUFACTURER: DEDON
PRODUCT: TIBBO LOUNGE CHAIR XL
COLOR: RE: MATERIALS SCHEDULE

8 LOUNGE CHAIR
1" = 1"

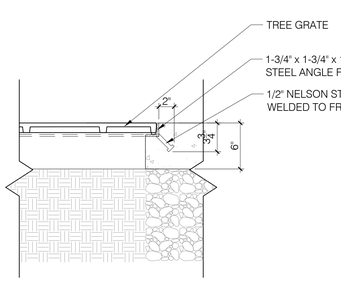
P-24040-37



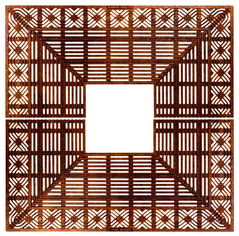
NOTES:
MANUFACTURER: DEDON
PRODUCT: TIBBO COFFEE TABLE L
COLOR: RE: MATERIALS SCHEDULE

9 COFFEE TABLE
1" = 1"

P-24040-38



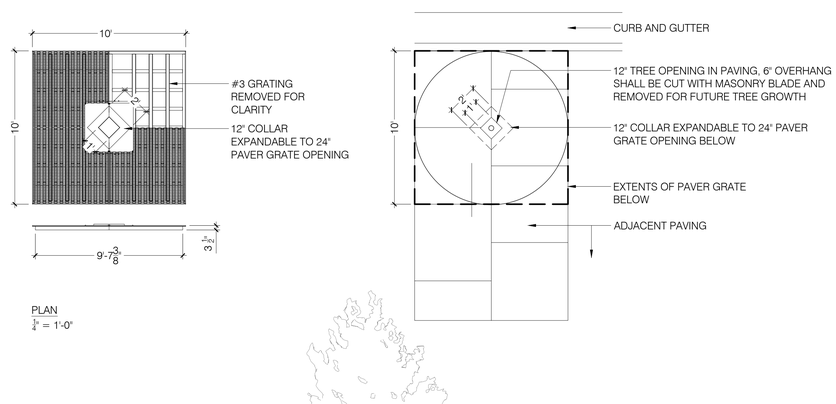
10 TREE GRATE CONCRETE CONNECTION
1 1/2" = 1'-0"



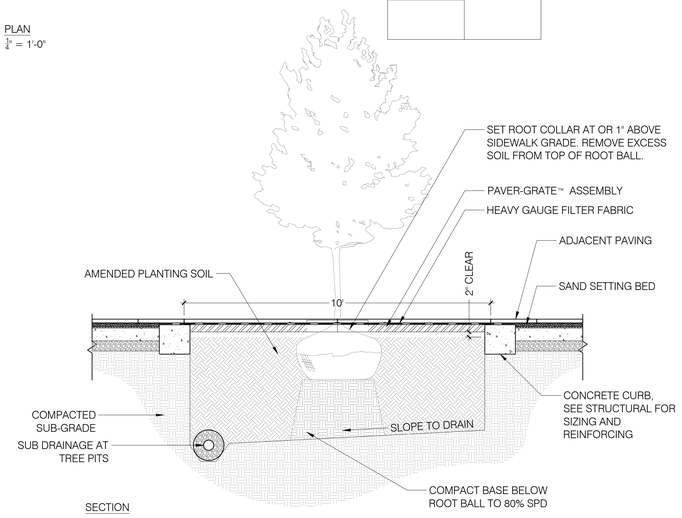
NOTES:
MANUFACTURER: RELIANCE FOUNDRY
PRODUCT: RIVERWALK TREE GRATE
MODEL: R-8852
FINISH: CAST IRON
COLOR: NATURAL

11 TREE GRATE
1" = 1"

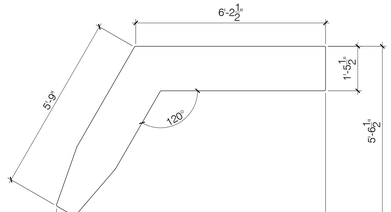
P-24040-44



PLAN
¾" = 1'-0"



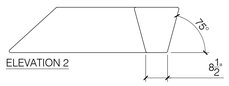
SECTION



PLAN VIEW



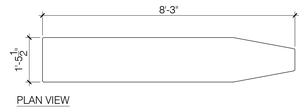
ELEVATION 1



ELEVATION 2

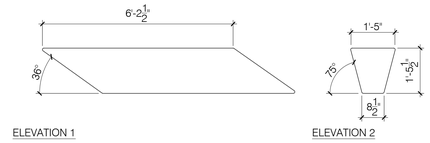
12 BENCH TYPE 1
1/2" = 1'-0"

P-24040-46



PLAN VIEW

NOTES:
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: MILENIO BENCH (STAIGHT)
COLOR: RE: MATERIALS SCHEDULE



ELEVATION 1

ELEVATION 2

NOTES:
MANUFACTURER: LANDSCAPE FORMS
PRODUCT: MILENIO BENCH (STAIGHT)
COLOR: RE: MATERIALS SCHEDULE

13 BENCH TYPE 2
1/2" = 1'-0"

P-24040-45

14 TREE GRATE TYPE 2
1/2" = 1'-0"

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

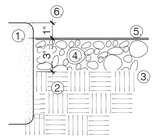
Project No.
24005

HARDSCAPE DETAILS

LS504

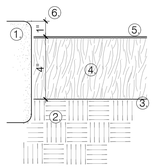
GENERAL NOTES:
EACH APPLICATION OF SURFLAN TO BE APPLIED AT 2 QUARTS PER ACRE, OR AS RECOMMENDED BY MANUFACTURER. CONTRACTOR TO VERIFY EACH APPLICATION WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
VERIFY ROCK MULCH COLOR/SIZE WITH OWNER OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR ASSUMES RESPONSIBILITY FOR NON-APPROVED SUBSTITUTIONS.

NOTES:
1. CURB, SIDEWALK OR ROADWAY.
2. SUBGRADE TO BE APPROVED AND ALLOW FOR SPECIFIED DEPTH OF ROCK MULCH.
3. APPLY PRE-EMERGENT TO SUBGRADE
4. 3" DEPTH OF ROCK MULCH. SEE LEGEND FOR SIZE AND COLOR.
5. SECOND APPLICATION OF PRE-EMERGENT TO BE APPLIED AFTER ALL ROCK MULCH WORK. RAKE SMOOTH AND UNIFORM.
6. FINISH GRADE OF ROCK MULCH TO BE 1" BELOW TOP ADJACENT HARDSCAPE



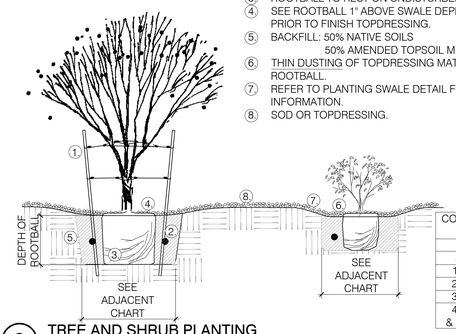
1 DECORATIVE ROCK MULCH
1" = 1" P-24040-02

NOTES:
1. CURB, SIDEWALK OR ROADWAY
2. COMPACT SUBGRADE TO 95% SPD.
3. APPLY PRE-EMERGENT TO SUBGRADE
4. 4" DEPTH OF WOOD MULCH. SEE LEGEND FOR SIZE AND COLOR.
5. SECOND APPLICATION OF PRE-EMERGENT TO BE APPLIED AFTER INSTALL. RAKE SMOOTH AND UNIFORM.
6. FINISH GRADE OF WOOD MULCH TO BE 1" BELOW TOP ADJACENT HARDSCAPE



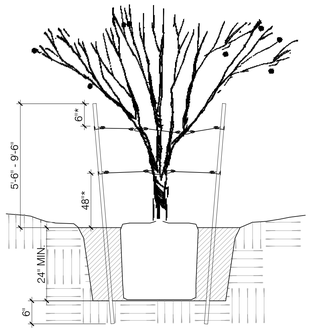
2 WOOD MULCH IN PLANTING AREAS
1" = 1" P-24040-03

NOTES:
1. CURB, SIDEWALK OR ROADWAY
2. 'AGRIFORM' FERTIZLIER TABLETS (SEE CHART FOR QUANTITY).
3. ROOTBALL TO REST ON UNDISTURBED SOIL.
4. SEE ROOTBALL 1" ABOVE SWALE DEPRESSION. PRIOR TO FINISH TOPDRESSING.
5. BACKFILL: 50% NATIVE SOILS
   50% AMENDED TOPSOIL MIX
6. THIN DUSTING OF TOPDRESSING MATERIAL OVER ROOTBALL.
7. REFER TO PLANTING SWALE DETAIL FOR MORE INFORMATION.
8. SOD OR TOPDRESSING.



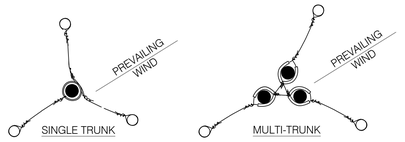
CONTAINER SIZE	PLANT PIT SIZE	FERTILIZER TABLET (QTY)
1 GAL.	24" DIA.	1
5 GAL.	24" DIA.	2
15 GAL.	32" DIA.	3
24" BOX	48" X 48"	4
36" BOX	54" X 54"	4
48" BOX & LARGER	BOX X 1.5	4

3 TREE AND SHRUB PLANTING
1" = 1" P-24040-04



*GHOST GUM OR COTTONWOOD ONLY

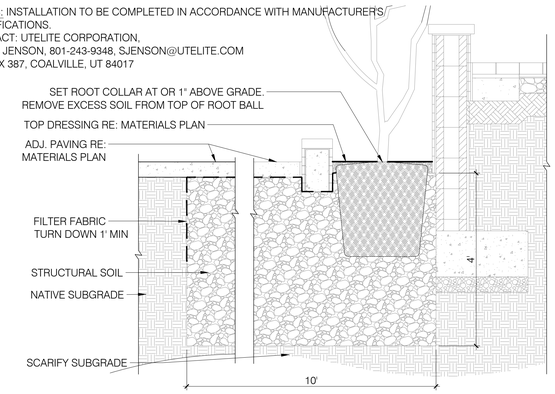
4 TREE STAKING
1" = 1" P-24040-05



NOTES:
1. REMOVE ALL NURSERY SUPPORTS/STAKES. FILL AND TAMP HOLES PRIOR TO STAKING.
2. LOCATE TREE STAKES BETWEEN UNDISTURBED ROOTBALL AND EDGE OF TREE PIT.
3. (3) LODGE POLE STAKES DRIVEN AT A SLIGHT ANGLE:
   -2" DIA. POLES FOR ALL SPECIES (3" FOR EUC.)
   -8' POLE FOR MULTI-TRUNK
   -10' POLE FOR SINGLE TRUNK
   -12' POLE FOR ALL TALL SPECIES
4. STAKES EQUALLY SPACES, 120° APART. GUY WIRE CONNECTING THIRD STABILIZING STAKE TO MAIN GUY WIRE. NOTCH TUBING, LOOP WIRE THRU EXPOSED WIRE.
5. HEAVY DUTY 5/8" O.D. RUBBER TUBING (V.I.T. PRODUCTS OR APPROVED EQUAL) 16" LONG MINIMUM (BLACK) OR AS REQUIRED TO ENCIRCLE TREE TRUNK. MULTI-TRUNK TREES TO HAVE EACH MAJOR LEADER STAKED OR SUPPORTED.
6. 24" BOX TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER HAVE SINGLE TIE BETWEEN STAKES.
7. DOUBLE #10 GAUGE GREEN PLASTIC COATED STRANDED GUY WIRE. CONNECTING TWO STAKES ON PREVAILING WIND SIDE. WRAP TWICE AROUND STAKE. SET GUY WIRE 20-30" ABOVE FINISHED GRADE, 48" FOR GHOST GUM OR OTHER TALL SPECIES AS DIRECTED BY OWNER'S REP. FIX GUY WIRE TO STAKE WITH STAPLE.
8. WRAP WIRE AROUND ITSELF 7 TIMES (MIN) ALONG EACH END.

5 STRUCTURAL SOIL
3/4" = 1'-0" P-24040-26

NOTES: INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
CONTACT: UTELITE CORPORATION,
SCOTT JENSON, 801-243-9348, SJENSON@UTELITE.COM
PO BOX 387, COALVILLE, UT 84017



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

Dig Studio

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
03/25/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

PLANTING DETAILS

LP501



06 NORTH ELEVATION - TOWER

SCALE: 1/16" = 1'-0" REF: 01 / A201

05 NORTH ELEVATION - BASE

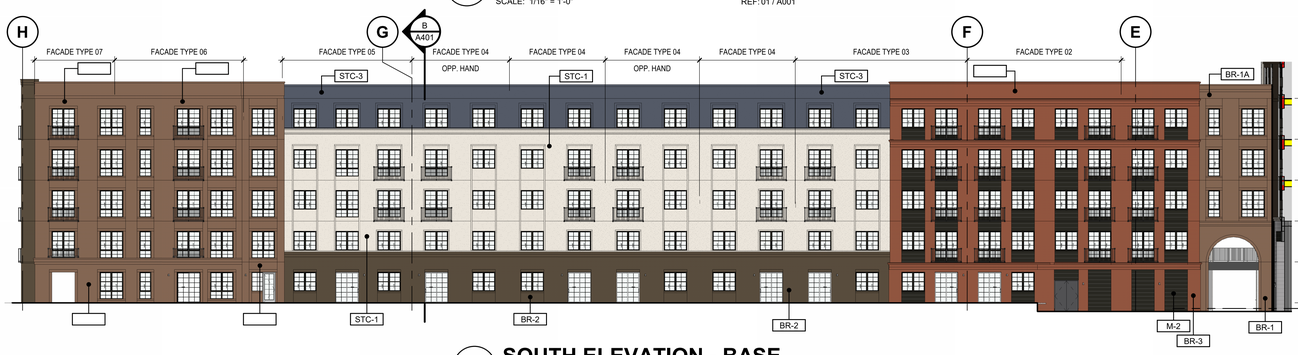
SCALE: 1/16" = 1'-0" REF: 01 / A201



04 WEST ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A001



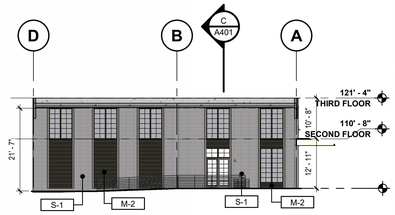


03 SOUTH ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A001

02 SOUTH ELEVATION - TOWER

SCALE: 1/16" = 1'-0" REF: 01 / A201



INTERIOR ELEVATION



01 EAST ELEVATION - TOWER

SCALE: 1/16" = 1'-0" REF: 01 / A201

BUILDING ELEVATION NOTES

A. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.

B. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.

C. ALIGN ALL EXTERIOR MECHANICAL VENTS HORIZONTALLY AND/OR VERTICALLY.

D. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKERS RODS AS REQUIRED) SHALL BE PROPERLY INSTALLED AROUND ALL DOORS, WINDOWS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.

E. REFR TO MATERIAL FINISH SCHEDULE ON SHEET **A801** FOR MATERIAL DESCRIPTIONS.

F. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.

G. REFER TO WINDOW TYPES ON SHEET **A803** FOR TEMPERED GLAZING LOCATIONS NOT SHOWN ON ELEVATIONS.

H. E.J. INDICATES EXPANSION JOINT, TYPICAL.

NELSEN PARTNERS
ARCHITECTS & PLANNERS

NELSEN PARTNERS, INC.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800
nelsenpartners.com

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAHCITY

UTAH CITY | BLOCK 13C
FLAGBOROUGH
VINEYARD, UTAH

Date
01/28/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

A301
EXTERIOR ELEVATIONS



06 EAST PASEO ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A201



05 WEST COURTYARD ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A201

BUILDING ELEVATION NOTES

A. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.

B. ALL PORCHES, PATIOS AND BALCONIES TO BE SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.

C. ALIGN ALL EXTERIOR MECHANICAL VENTS HORIZONTALLY AND/OR VERTICALLY.

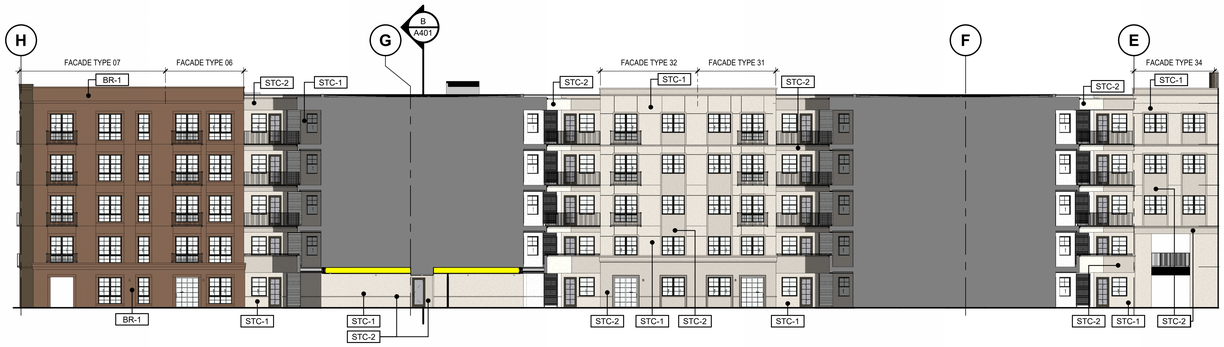
D. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKERS RODS AS REQUIRED) SHALL BE PROPERLY INSTALLED AROUND ALL DOORS, WINDOWS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.

E. REFR TO MATERIAL FINISH SCHEDULE ON SHEET **A801** FOR MATERIAL DESCRIPTIONS.

F. EXPOSED PREFINISHED METAL FLASHING SHALL MATCH COLOR OF ADJACENT FINISH, U.N.O.

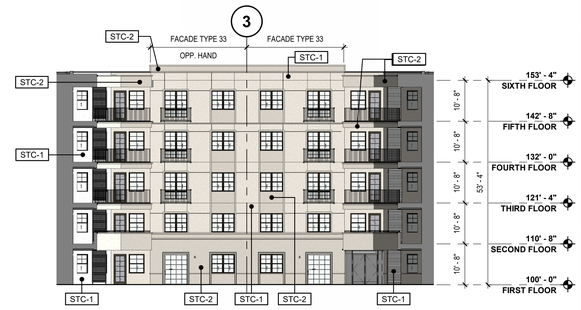
G. REFER TO WINDOW TYPES ON SHEET **A803** FOR TEMPERED GLAZING LOCATIONS NOT SHOWN ON ELEVATIONS.

H. E.J. INDICATES EXPANSION JOINT, TYPICAL.



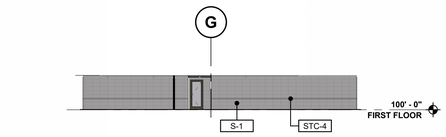
04 SOUTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201



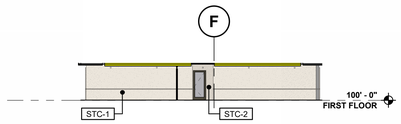
03 EAST COURTYARD ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A201



07 NW BREEZEWAY ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201



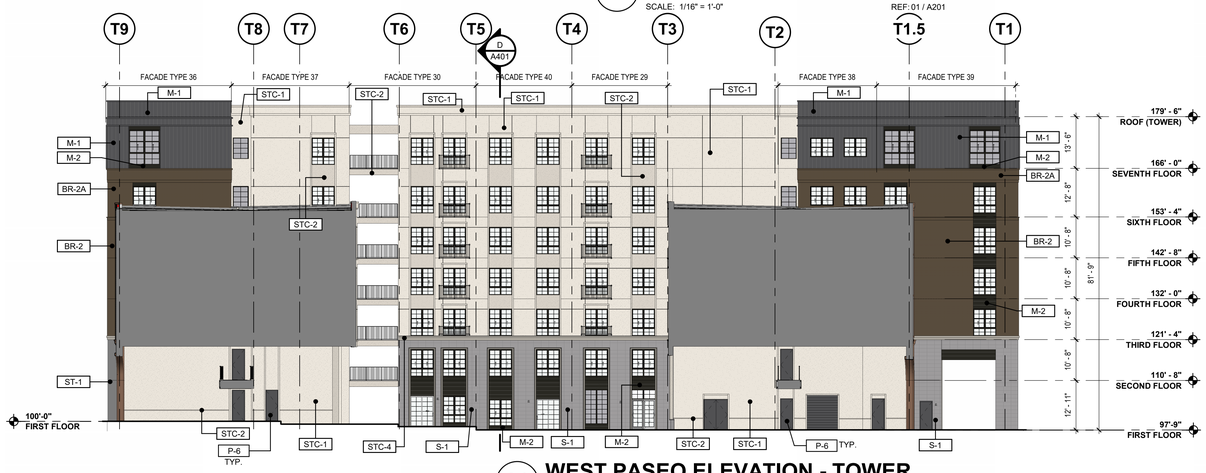
08 SW BREEZEWAY ELEVATION

SCALE: 1/16" = 1'-0" REF: 01 / A201



02 NORTH COURTYARD ELEVATION - BASE

SCALE: 1/16" = 1'-0" REF: 01 / A201



01 WEST PASEO ELEVATION - TOWER

SCALE: 1/16" = 1'-0" REF: 01 / A201

NELSEN PARTNERS
ARCHITECTS & PLANNERS

NELSEN PARTNERS, INC.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800
nelsenpartners.com

PRELIMINARY:
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

UTAHCITY

UTAH CITY | BLOCK 13C

FLAGBOROUGH

VINEYARD, UTAH

Date
01/28/2025
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2024 NELSEN PARTNERS, INC.

Project No.
24005

A302
EXTERIOR ELEVATIONS



NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'

PARKING SUMMARY

NAME	PARKING REQUIRED	OFF STREET PARKING PROVIDED	ON STREET PARKING PROVIDED	TOTAL PROVIDED
8A	368	327	46	373
13B	431	380	57	437
13C	530	488	48	536
14D	370	331	44	375
18C	433	406	38	444
TOTAL	2132		TOTAL PROVIDED	2165

THIS PARKING EXHIBIT DOES NOT ACCOUNT FOR ANY LANDSCAPE REQUIREMENTS.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 290 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
03/26/2025
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD STATION PARKING EXHIBIT

VINEYARD, UTAH

REVISIONS

REV/	DATE	DESCRIPTION

PROJECT NO: 23472.B
DESIGNED BY: TJO/ CCW
CHECKED BY: TJD
DATE: 03-26-2025

PARKING EXHIBIT

S:\2023\Files\23472\23472A\Civil\Xfiles\Dwg\23472A Parking Exhibit.dwg Cody M Mar 26, 2025 - 2:12pm

-

UTAH CITY | BLOCK 13C

Vineyard, Utah

Renderings

MARCH 17, 2024

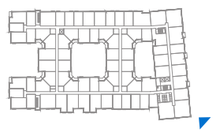
NELSENPARTNERS.COM

UTAHCITY

NELSEN PARTNERS
ARCHITECTS & PLANNERS

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

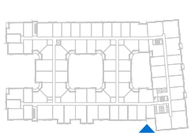


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 2
SE Corner

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



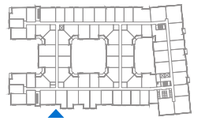
UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN

Perspective 3
South Facade

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



UTAH CITY | BLOCK 13C

DESIGN REVISIONS

VINEYARD, UT | 24005 | MARCH 17, 2024

© Nelsen Partners, Inc. 2024

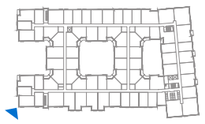
REVISED DESIGN

Perspective 4

Southwest Facade

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



UTAH CITY | BLOCK 13C

DESIGN REVISIONS

VINEYARD, UT | 24005 | MARCH 17, 2024

© Nelsen Partners, Inc. 2024

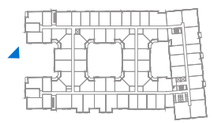
REVISED DESIGN

Perspective 5

SW Corner

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

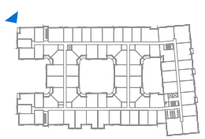
REVISED DESIGN

Perspective 6
West Facade



NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

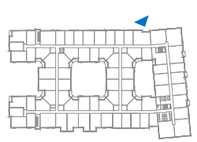


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 7
West Facade

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

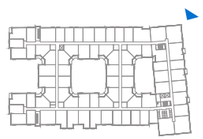


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 8
North Facade

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

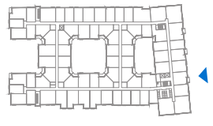


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective
NE Corner

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

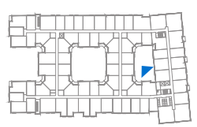


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 10
East / Lobby Facade

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



UTAH CITY | BLOCK 13C

DESIGN REVISIONS

VINEYARD, UT | 24005 | MARCH 17, 2024

© Nelsen Partners, Inc. 2024

REVISED DESIGN

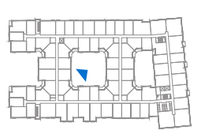
Perspective

East Courtyard

11

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY

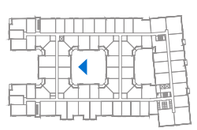


UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 12
West Courtyard

NELSEN PARTNERS
ARCHITECTS & PLANNERS

UTAHCITY



UTAH CITY | BLOCK 13C
DESIGN REVISIONS
VINEYARD, UT | 24005 | MARCH 17, 2024
© Nelsen Partners, Inc. 2024

REVISED DESIGN
Perspective 13
West Courtyard

-

THE END

UTAHCITY

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 15, 2025
Agenda Item: PLAN25-0014 Site Plan Amendment Application - Utah City Wellness Center and Resort Pool
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:
The Promenade aquatics facility was originally approved in December 2023. This amendment intends on breaking up the wellness center and aquatic facility into phased stages so that portions of it may be delivered sooner than others. There is a redesign of the pool element and elevations as well.

Phase 1 will consist of the concessions stand, restroom building, splash pad, and kids' pool area.
Phase 2 will consist of the main pool, elevated spas, and the upper amenity deck.
The spa building and restaurant will be approved through a separate site plan amendment.

Fiscal Impact:
N/A

Recommendation:
N/A

Sample Motion:
N/A

Attachments:
1. Aquatic Center Site Plan and Landscaping
2. Aquatic Center Elevations

REFERENCE NOTES

FUTURE CITY HALL

CONDO TOWER

W CIVIC WY

W CIVIC WY

N THIRD AVE

N THIRD AVE

LIMIT OF WORK

RESTROOMS

PHASE 1

PHASE 2

KID'S POOL DECK

KID'S POOL

OVERLOOK

THERAPY SPA

QUIET SPA

UPPER AMENITY DECK

SPA

CONCESSIONS

MAIN POOL

MAIN POOL DECK

PUBLIC SPLASH PAD

SPLASH PAD

ELEVATED DECKS

SPAS

RESTAURANT

A1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

0" 20' 40'

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

UTAH CITY PROMENADE | RESORT POOL
VINEYARD CITY, UTAH
FLAGSHIP COMPANIES & WOODBURY CORPORATION
SITE PLAN AMENDMENT - MAY 1, 2025

△ DATE REVISION

PROJECT NUMBER 23123

OVERALL SITE PLAN

LA001

30/04/2025 6:01:54 p. m.



REFERENCE NOTES

ILLUSTRATIVE PLAN LEGEND

- STANDARD CONCRETE
- CONCRETE - TYPE 1
- CONCRETE - TYPE 2
- CONCRETE - TYPE 3
- CONCRETE PAVER BANDING
- PAVERS 1
- PAVERS 2
- PORCELAIN PAVERS
- WOOD DECK
- RUBBERIZED SURFACE - COLOR 1
- RUBBERIZED SURFACE - COLOR 2
- RUBBERIZED SURFACE - COLOR 3
- PLANTING
- ARTIFICIAL LAWN
- WATER

A1 OVERALL ILLUSTRATIVE PLAN

SCALE: 1" = 20'-0"

0" 20' 40'

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

UTAH CITY PROMENADE | RESORT POOL
VINEYARD CITY, UTAH
FLAGSHIP COMPANIES & WOODBURY CORPORATION
SITE PLAN AMENDMENT - MAY 1, 2025

△ DATE REVISION

PROJECT NUMBER 23123

ILLUSTRATIVE SITE PLAN

LA002

30/04/2025 6:02:13 p. m.

FUTURE CITY HALL

CONDO TOWER

W CIVIC WY

W CIVIC WY

N THIRD AVE

N THIRD AVE

LIMIT OF WORK

RESTROOMS

PHASE 1

PHASE 2

KID'S POOL DECK

KID'S POOL

OVERLOOK

THERAPY SPA

QUIET SPA

UPPER AMENITY DECK

SPA

CONCESSIONS

MAIN POOL

MAIN POOL DECK

PUBLIC SPLASH PAD

SPLASH PAD

ELEVATED DECKS

SPAS

RESTAURANT

REFERENCE NOTES

MATERIALS PLAN LEGEND

- STANDARD CONCRETE
- CONCRETE - TYPE 1
- CONCRETE - TYPE 2
- CONCRETE - TYPE 3
- CONCRETE PAVER BANDING
- PAVERS 1
- PAVERS 2
- PORCELAIN PAVERS
- RUBBERIZED SURFACE - COLOR 1
- RUBBERIZED SURFACE - COLOR 2
- RUBBERIZED SURFACE - COLOR 3
- PLANTING
- ARTIFICIAL LAWN
- WATER

0" 20' 40'

A1 OVERALL MATERIAL PLAN

SCALE: 1" = 20'-0"

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

UTAH CITY PROMENADE | RESORT POOL
VINEYARD CITY, UTAH
FLAGSHIP COMPANIES & WOODBURY CORPORATION
SITE PLAN AMENDMENT - MAY 1, 2025

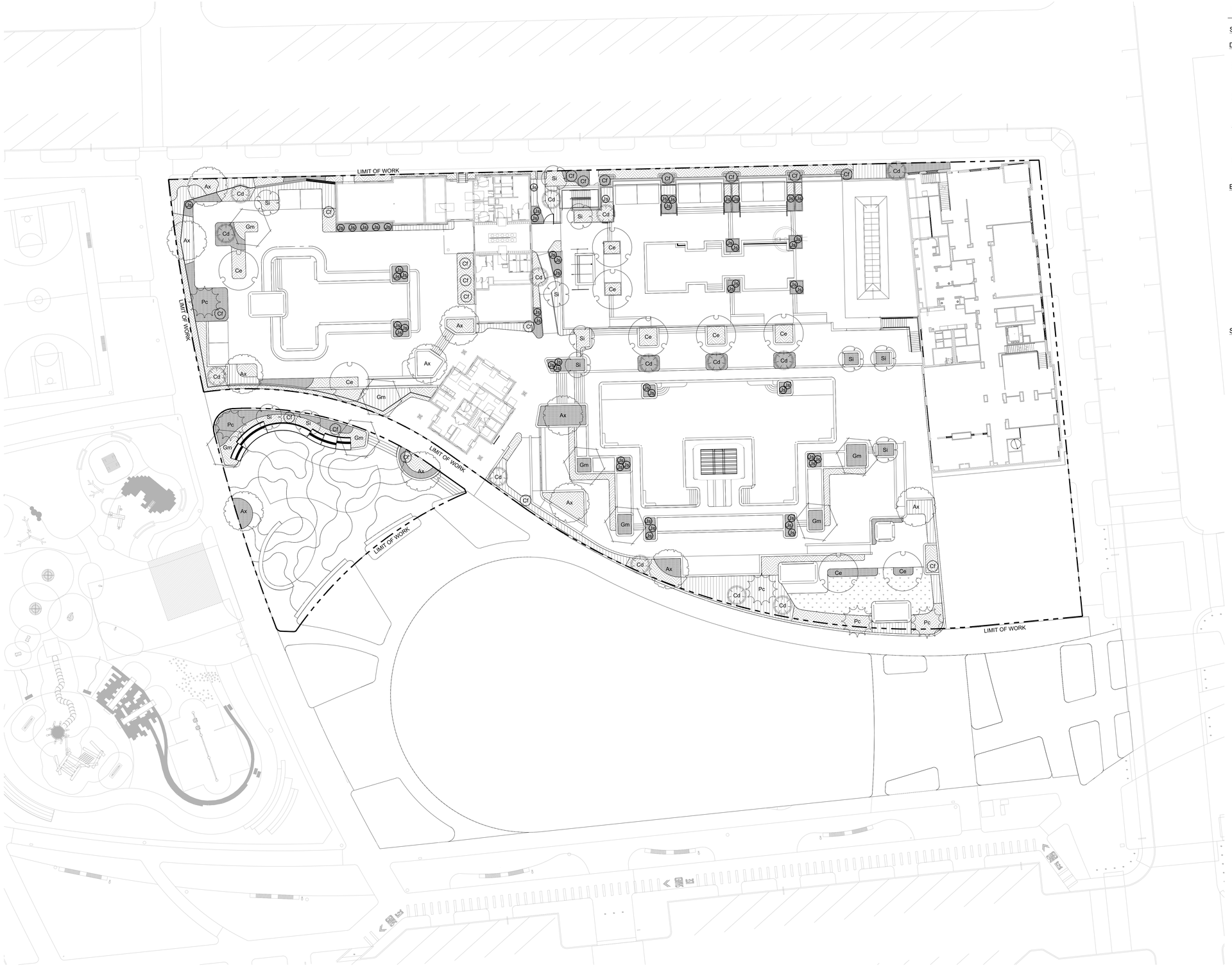
△ DATE REVISION

PROJECT NUMBER 23123

OVERALL MATERIALS PLAN

LA100

30/04/2025 6:02:19 p. m.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
DECIDUOUS TREES				
Ax	Ax	Acer truncatum x platanoides 'Warrenred' Pacific Sunset® Maple	2.5" Cal.	11
Ce	Ce	Carpinus betulus 'JFS-KW1CB' Emerald Avenue® European Hornbeam	2" Cal.	9
Gm	Gm	Ginkgo biloba 'Golden Colonnade Maidenhair Tree	2" Cal.	8
Si	Si	Syringa reticulata 'Ivory Silk' (Multi-Trunk) Ivory Silk Japanese Tree Lilac	6`-8` CLMP	11
EVERGREEN TREES				
Cf	Cf	Cedrus atlantica 'Fastigiata' Columnar Blue Atlas Cedar	B&B - 6`-8`H	18
Cd	Cd	Cedrus deodara 'Karl Fuchs' Deodor Himalayan Cedar	B&B - 6`-8`H	14
Js	Js	Juniperus scopulorum 'Skyrocket' Rock Mountain Upright Juniper	B&B - 4'-6'H	55
Pc	Pc	Picea pungens Colorado Spruce	B&B - 6`-8`H	5

SHRUBS & GROUNDCOVER

HIGH SHRUBS 3,065 sf
Cornus sericea 'Baileyi' / Bayley's Red Twig Dogwood
Forsythia x intermedia 'Lynwood Gold' / Lynwood Gold Forsythia
Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark
Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew

MEDIUM SHRUBS 5,484 sf
Cenchrus alopecuroides 'Hameln' / Hameln Fountain Grass
Hesperaloe parviflora / Red Yucca
Salvia yangii 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Taxus baccata 'Repandens' / Spreading English Yew
Viburnum carlesii 'SMVCB' / Spice Baby™ Koreanspice Viburnum

LOW SHRUBS 3,989 sf
Arctostaphylos uva-ursi / Kinnikinnick
Festuca glauca 'Boulder Blue' / Boulder Blue Fescue
Prunus pumila besseyi 'P011S' / Pawnee Buttes® Sand Cherry
Sedum rupestre / Reflexed Stonecrop

ARTIFICIAL TURF 1,133 sf

A1 LANDSCAPE PLANTING PLAN
SCALE: 1" = 20'

0 20 40 60 feet
SCALE: 1" = 20'

FFKR | LANDSCAPE & PLANNING

UTAH CITY PROMENADE | RESORT POOL
VINEYARD CITY, UTAH
FLAGSHIP COMPANIES & WOODBURY CORPORATION
SITE PLAN AMENDMENT - MAY 1, 2025

△	DATE	REVISION

PROJECT NUMBER 23032

LANDSCAPE PLANTING PLAN

LA500

8/11/2022 4:04:59 PM

DECIDUOUS TREES



Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple



Carpinus betulus 'Emerald Avenue'
Emerald Avenue European Hornbeam



Ginkgo biloba 'Golden Colonnade'
Maidenhair Tree



Syringa reticulata 'Ivory Silk'
Multi-Trunk Japanese Tree Lilac

EVERGREEN TREES



Cedrus atlantica 'Fastigiata'
Columnar Blue Atlas Cedar



Cedrus deodara 'Karl Fuchs'
Deodor Himalayan Cedar



Juniperus scopulorum 'Skyrocket'
Skyrocket Juniper



Picea pungens
Colorado Spruce

HIGH SHRUBS



Cornus sericea 'Baileyi'
Bayley's Red Twig Dogwood



Forsythia x intermedia 'Lynwood Gold'
Lynwood Gold Forsythia



Physocarpus opulifolius 'Seward'
Summer Wine Ninebark



Taxus x media 'Hicksii'
Hicks Yew

MEDIUM SHRUBS



Cenchrus alopencuroides 'Hameln'
Hameln Fountain Grass



Hesperaloe parviflora
Red Yucca



Salvia yangii 'Blue Jean Baby'
Blue Jean Baby Russian Sage



Taxus baccata 'Repandens'
Spreading English Yew



Viburnum carlesii 'SMVCB'
Spice Baby Koreanspice Viburnum

LOW SHRUBS



Arctostaphylos uva-ursi
Kinnikinnick



Festuca glauca 'Boulder Blue'
Boulder Blue Fescue



Prunus pumila besseyi 'P011S'
Pawnee Buttes Sand Cherry



Sedum rupestre
Reflexed Stonecrop

FFKR | LANDSCAPE & PLANNING

UTAH CITY PROMENADE | RESORT POOL
VINEYARD CITY, UTAH
FLAGSHIP COMPANIES & WOODBURY CORPORATION
SITE PLAN AMENDMENT - MAY 1, 2025

△ DATE REVISION

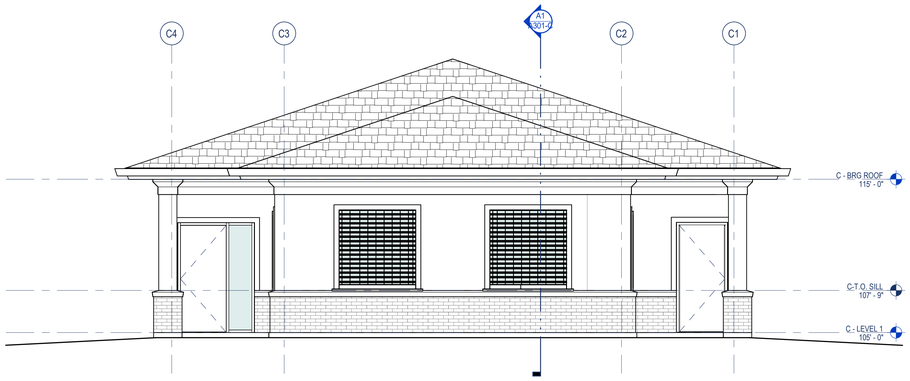
PROJECT NUMBER 23032

LANDSCAPE PLANTING IMAGES

LA501

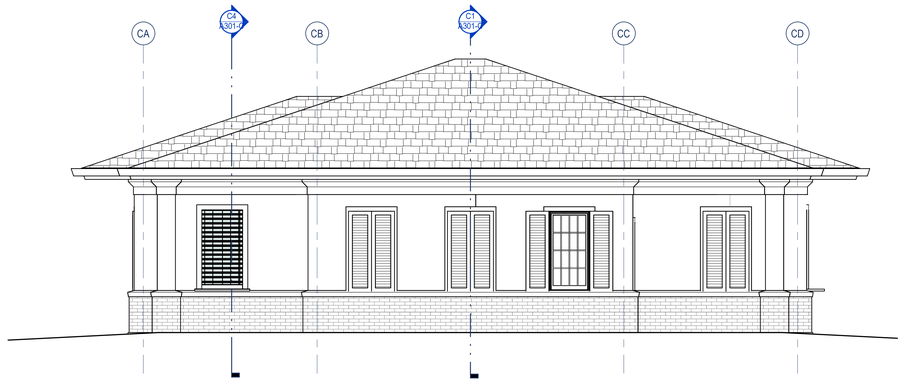
8/11/2022 4:04:59 PM

REFERENCE NOTES



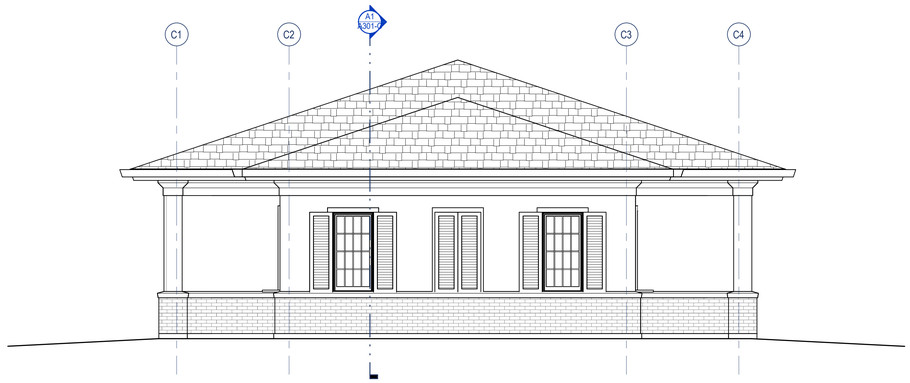
C1 NORTH EAST - CONCESSION - ELEVATION

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



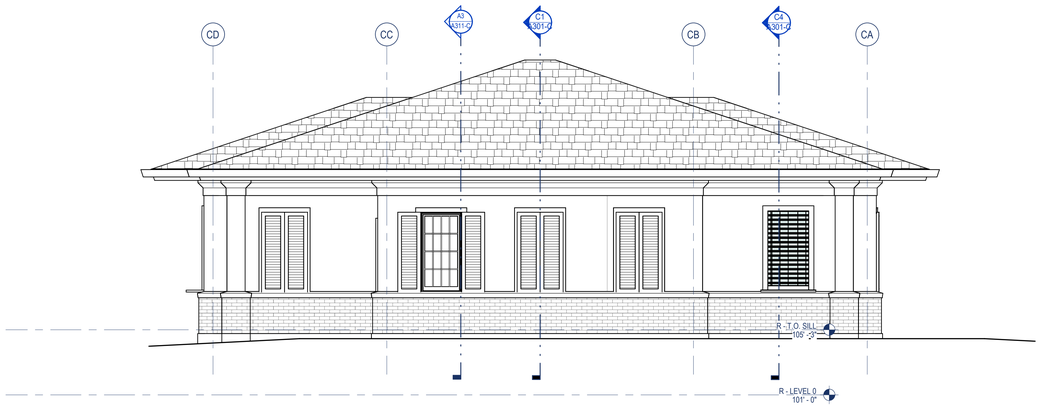
C4 SOUTH EAST - CONCESSION - ELEVATION

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



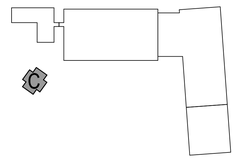
A1 SOUTH WEST - CONCESSION - ELEVATION

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



A4 NORTH WEST - CONCESSION - ELEVATION

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



FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

UTAH CITY POOL - PHASE 1 - CONCESSION & RESTROOM BUILDINGS

VINEYARD UT 84059

. SITE PLAN ADMENMENT - 05.01.2025

△	DATE	REVISION

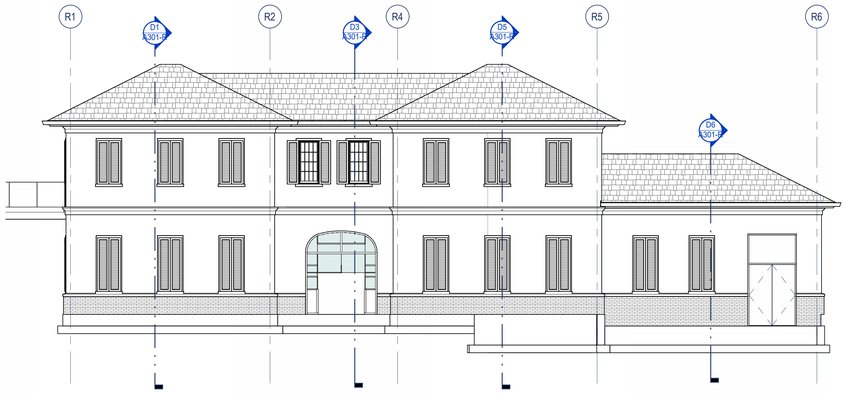
PROJECT NUMBER 23123

CONCESSION BUILDING - EXTERIOR ELEVATIONS

A201-C

5/12/2025 4:01:18 PM

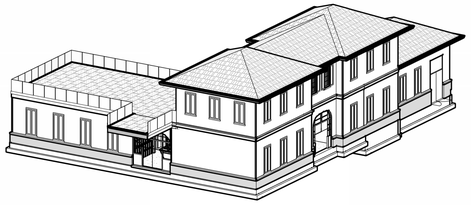
REFERENCE NOTES



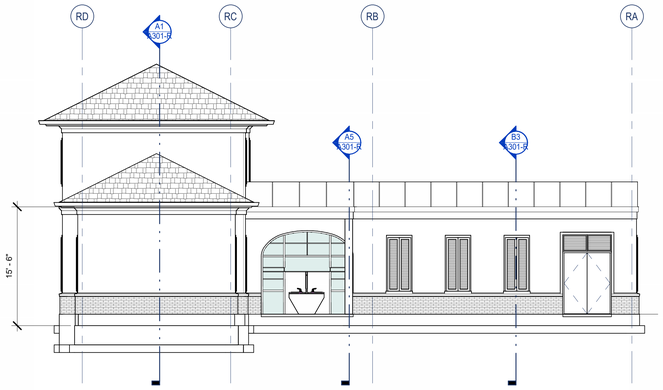
D1 NORTH ELEVATION - RESTROOM BUILDING
SCALE: 1/8" = 1'-0"



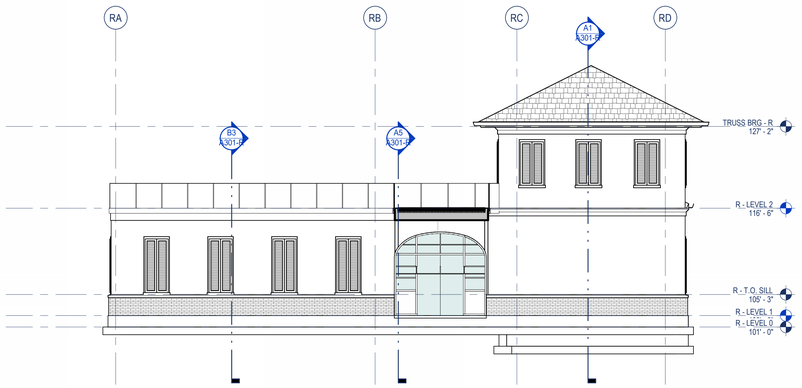
D4 A201 - Axon 1 - NORTH/EAST VIEW
SCALE:



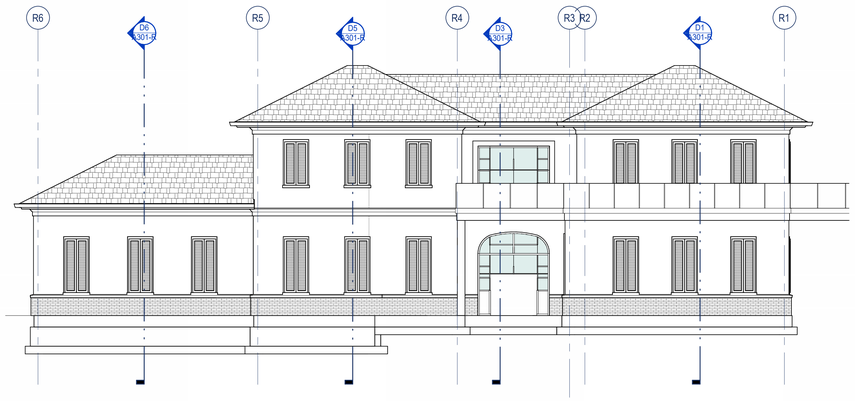
D6 A201 - Axon 2 - NORTH/WEST VIEW
SCALE:



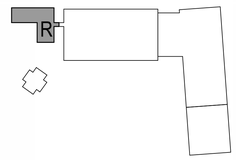
C1 WEST ELEVATION - RESTROOM BUILDING
SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION - RESTROOM BUILDING
SCALE: 1/8" = 1'-0"



A4 SOUTH ELEVATION - RESTROOM BUILDING
SCALE: 1/8" = 1'-0"



FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

UTAH CITY POOL - PHASE 1 - CONCESSION & RESTROOM BUILDINGS
VINEYARD UT 84059
. SITE PLAN ADMENMENT - 05.01.2025

△ DATE REVISION

PROJECT NUMBER 23123

RESTROOM BUILDING - EXTERIOR ELEVATIONS

A201-R

5/1/2025 4:01:50 PM

STAFF REPORT

Meeting Date:	May 15, 2025
Agenda Item:	PLAN24-0116 Site Plan Application - Vineyard Gateway Phase 2B
Department:	Community Development
Presenter:	Rachel Stevens

Background/Discussion:
Steve Pruitt, has applied to construct phase 2b of the Vineyard Gateway project. The site plan proposes 8,525 square foot multi-tenant building. The architecture, landscaping, and land use will be a continuation from phase 2a of this project. The project is located at 145 N Geveva Road and in the RMU zone.

The site plan proposes 54 parking spaces, which is greater than the required 34. The site plan proposes 4 bike parking spaces, which exceeds the minimum requirement of 3 spaces. The proposed site plan also meets the minimum landscaping requirements. The project proposes a total of 138 shrubs and 27 trees, which includes leaving 7 existing deciduous trees to remain along the street frontage. A full technical review will be completed before a building permit is issued to ensure that no deep rooted trees are located within 10 feet of utility lines.

Fiscal Impact:
None

Recommendation:
No action will be taken

Sample Motion:
No action will be taken

Attachments:
1. Vineyard Gateway Phase 2b Project Narrative
2. Vineyard Gateway Phase 2b Construction Plans
3. Vineyard Gateway Phase 2b Landscape Plans
4. Floor Plan
5. Elevations
6. Material Board

PROJECT NARRATIVE
VINEYARD GATEWAY – PHASE 2-2

The proposed project is consistent with the Vineyard General Plan and will be in compliance with the Development Code and other city codes and regulations including adjacent properties within the RMU zone and the adjacent multi-family property. The site will consist of a multi-tenant building employing the same architectural elevations and materials as used in Phase 1 and will employ the same photometrics as Phase 1 for building and non-building areas. The site will have multiple ingress and egress points, the main one from Geneva Road with secondary ingress/egress from the property known as Vineyard Gateway Phase 1 enabling use of the ingress/egress easement over the adjacent property to the west landing at the overpass intersection with Mill Road. Internal vehicular circulation will be as depicted on the site plan fully enabling access by emergency and delivery vehicles. Pedestrian access will be by sidewalk along Geneva Road. The projected volume and character of traffic will be similar to that of Phase 1 and off-street parking will meet code as depicted on the site plan.

There will be no anticipated impact on public services, utilities or schools.

Screening along non-commercial property lines will consist of landscaping in conjunction with existing screen walls. There will be no anticipated outdoor activities or storage. Hours of operation will be user dependent but not expected to occur prior to 7am nor later than 11pm. No anticipated user will generate noise, smoke, odor, dust or vibration and illumination will be as necessary for nighttime pedestrian and vehicular safety.

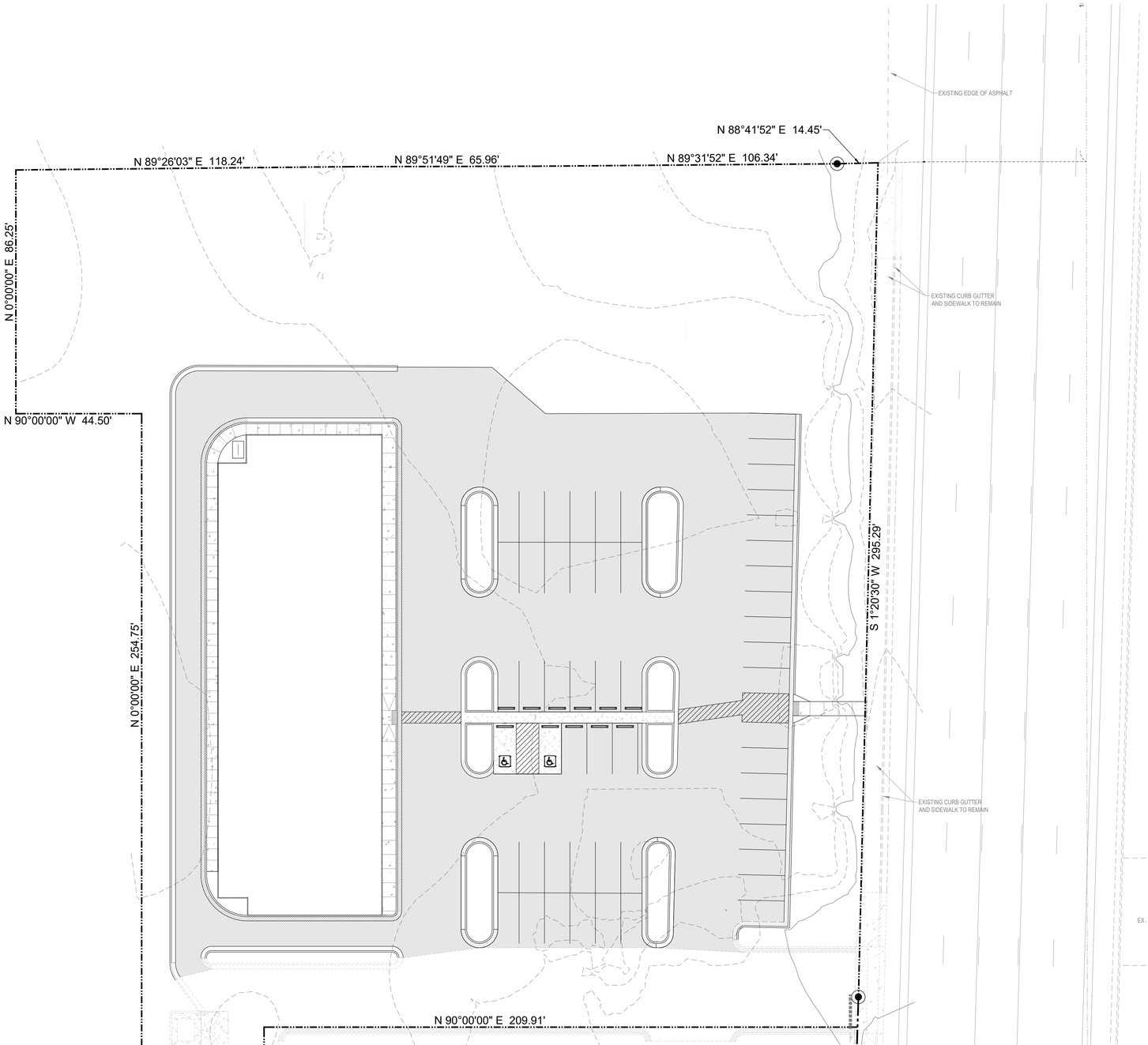
Fire safety will include individual addresses for each developed space. Hydrant locations will be per the site plan and all FDCs and Knox Box will be as depicted on the architectural plans as and when submitted for permitting. Fire exit locations will be determined by each individual occupant once they have submitted their plans for tenant improvement permits. Fire alarms and emergency lighting will also be determined at the time of tenant improvement application. Fire sprinklers will be provided as use dependent.

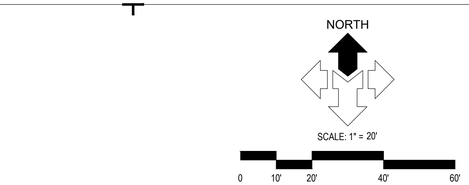
Landscaping is proposed per the Site Plan which will be a continuation of the Phase 1 design.

VINEYARD GATEWAY PHASE 2

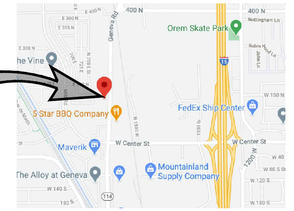
CONSTRUCTION PLANS

145 GENEVA ROAD
VINEYARD, UT 84057
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN





SITE



VICINITY MAP
N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN NORTH
C2.01	GRADING AND DRAINAGE PLAN NORTH
C3.01	EROSION CONTROL PLAN NORTH
C4.01	SITE UTILITY PLAN NORTH
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO VINEYARD TOWN STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO VINEYARD TOWN STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO VINEYARD TOWN STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
EQUIWEST
STEVE PRUITT
3963 EAST ALPINE CIRCLE
SANDY, UT 84093
801-541-3733

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

S:\2018\Dwgs\18125\18125-E\Civil\Prod Dwg\18125-E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:40pm

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION

1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
4. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS

1. SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION.
   A. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
   B. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED (1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

GENERAL NOTES: CONTINUED

1.7 UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
1721	4572	CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	44.00 EX TOC	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER	TELE	TELEPHONE
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE	TL	TREE LINE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION	TMH	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY	TOA	TOP OF ASPHALT
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN	TOP	TOP OF SLOPE or TOP OF PIPE
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION	TOW	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD	TV	TELEVISION
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH	TW	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN	TSP	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NO AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE	U.N.O.	UNLESS NOTED OTHERWISE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET	UP	UTILITY POLE
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER	VP	VERTICAL PIPE
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST or WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	WS	WATER SURFACE
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUYD	CUBIC YARD	GAR	GARAGE	℄	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

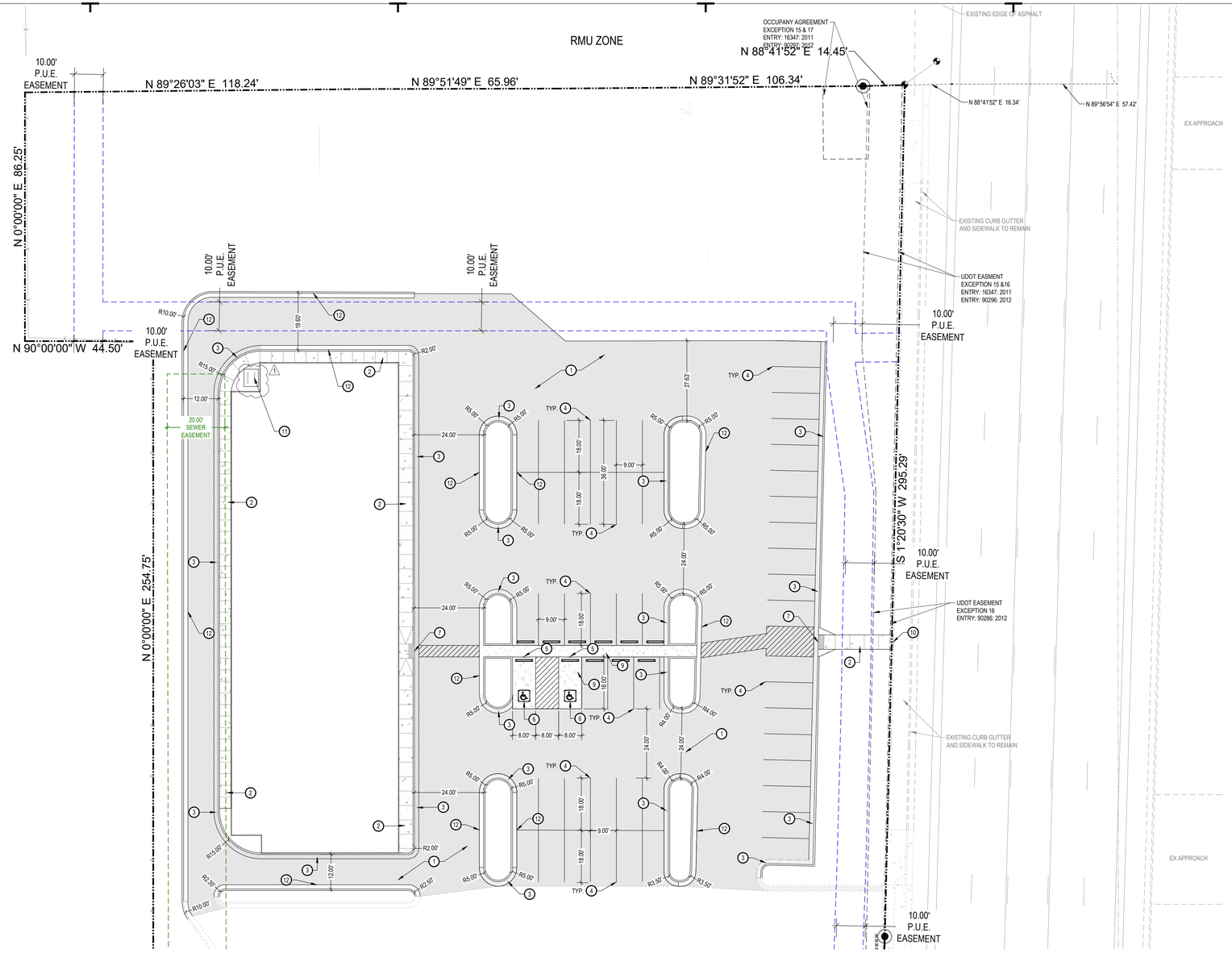
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	18125.E
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	4-14-2025

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

S:\2018\Feet\18125\18125.E\Civil\Prod Dwg\18125.E PUN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:40pm



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. CONCRETE SIDEWALK, PER VINEYARD CITY STANDARDS, SEE PLAN '4' SHEET C5.01.
3. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'C1', SHEET C5.01.
4. 4" WIDE SOLID YELLOW PARKING LOT STRIPE LINES.
5. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D3', SHEET C5.01.
6. PAINTED ADA SYMBOL. SEE DETAIL 'D4', SHEET C5.01.
7. ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.1 & 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
8. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'D2', SHEET C5.01.
10. CONCRETE SIDEWALK MATCH EXISTING, PER VINEYARD CITY DETAILS, SEE PLAN '4' SHEET C5.01.
11. (2) SINGLE HOOP BIKE RACK FOR 4 BICYCLES INSTALLED ON 5'x6'x4" THICK CONCRETE PAD OVER 4" ROAD BASE.
12. 24" STANDARD CURB AND GUTTER. SEE DETAILS'D5' ON SHEET C5.01
13. BOLLARD PER DETAIL 'C3' ON SHEET C5.01.

PARKING TABLE

EXHIBIT A - CHAPTER 19 PARKING AND LOADING REQUIREMENTS:
RETAIL PLAZA: ONE (1) SPACE PER TWO HUNDRED AND FIFTY (250) SQ FT.
TOTAL AREA OF RETAIL SPACE =8,525 S.F.
TOTAL REQUIRED PARKING SPACES=35
TOTAL REQUIRED BIKE SPACES=2

TOTAL PROVIDED PARKING = 54 (2 ADA)

TOTAL PROVIDED BIKE PARKING=2

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

REVISIONS

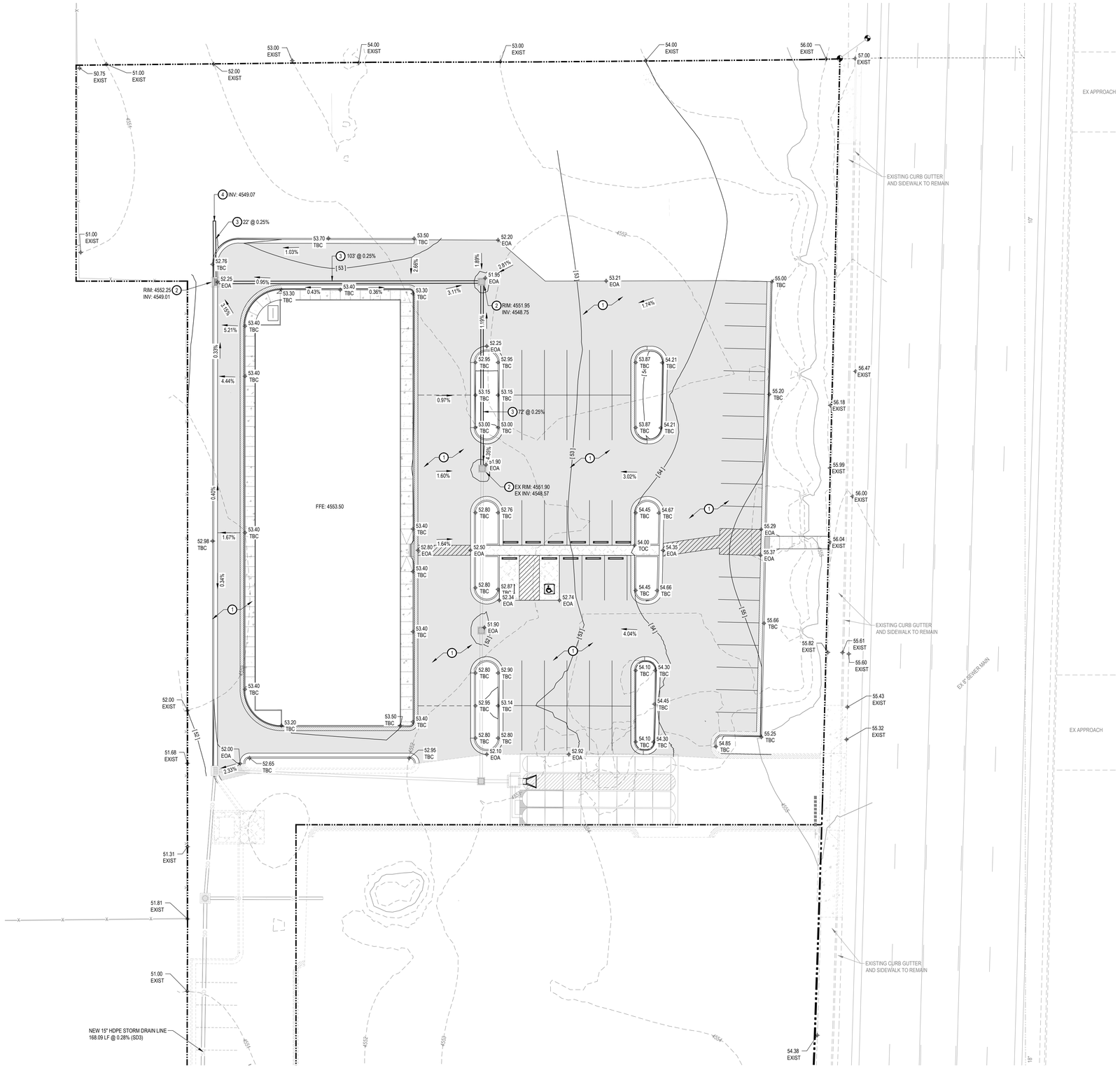
REV	DATE	DESCRIPTION
	4/28/25	BIKE RACK UPDATE

PROJECT NO: 18125.E
DRAWN BY: GBL
CHECKED BY: TJD
DATE: 4-28-2025

HORIZONTAL CONTROL PLAN NORTH

C1.01

S:\2018\Files\18125\18125.E\Civil\Prod Dwg\18125.E PUA Phase 2 4-16-25.dwg Eugene Apr 28, 2025 - 1:52pm



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET C5.01.
3. 12" HDPE STORM DRAIN LINE. TRENCHING PER VINEYARD CITY STANDARD DETAIL '13', SEE SHEET C5.02.
4. STUB AND CAP DRAINAGE LINE. CONTRACTOR TO MARK LOCATION OF BURIED PIPE END IN THE FIELD

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, T5 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

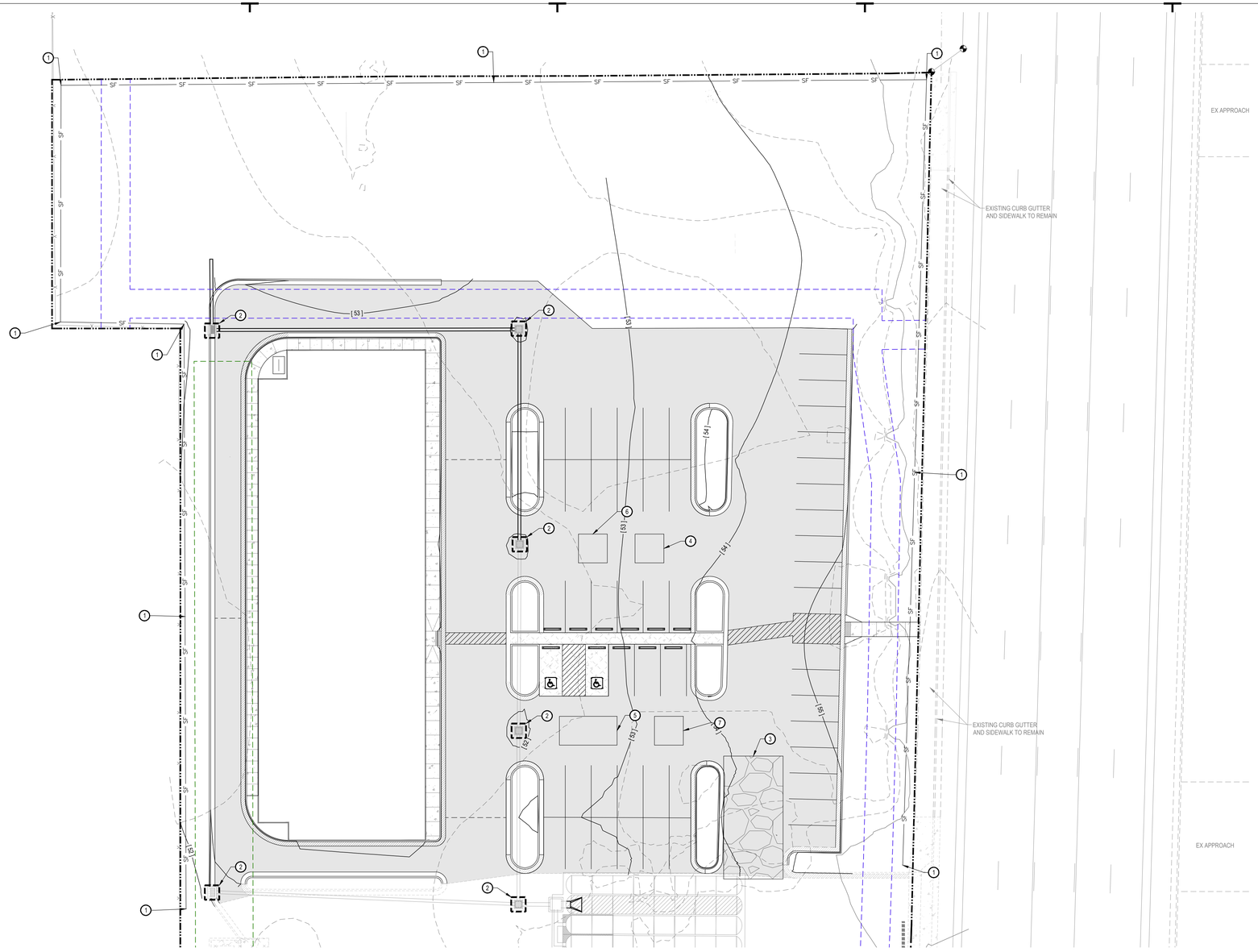
REVISIONS		
REV	DATE	DESCRIPTION
A	07-02-24	STORM REVISION

PROJECT NO:	18125.E
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	4-14-2025

GRADING AND DRAINAGE PLAN NORTH

C2.01

S:\2018\Files\18125\18125.E\Civil\Prod Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 17, 2025 - 10:05am



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'D1', SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'D3', SHEET C5.03.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'D9', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF.SEE DETAIL 'A1' SHEET C5.03 LOCATION SHOWN SUGGESTIVE CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

REVISIONS

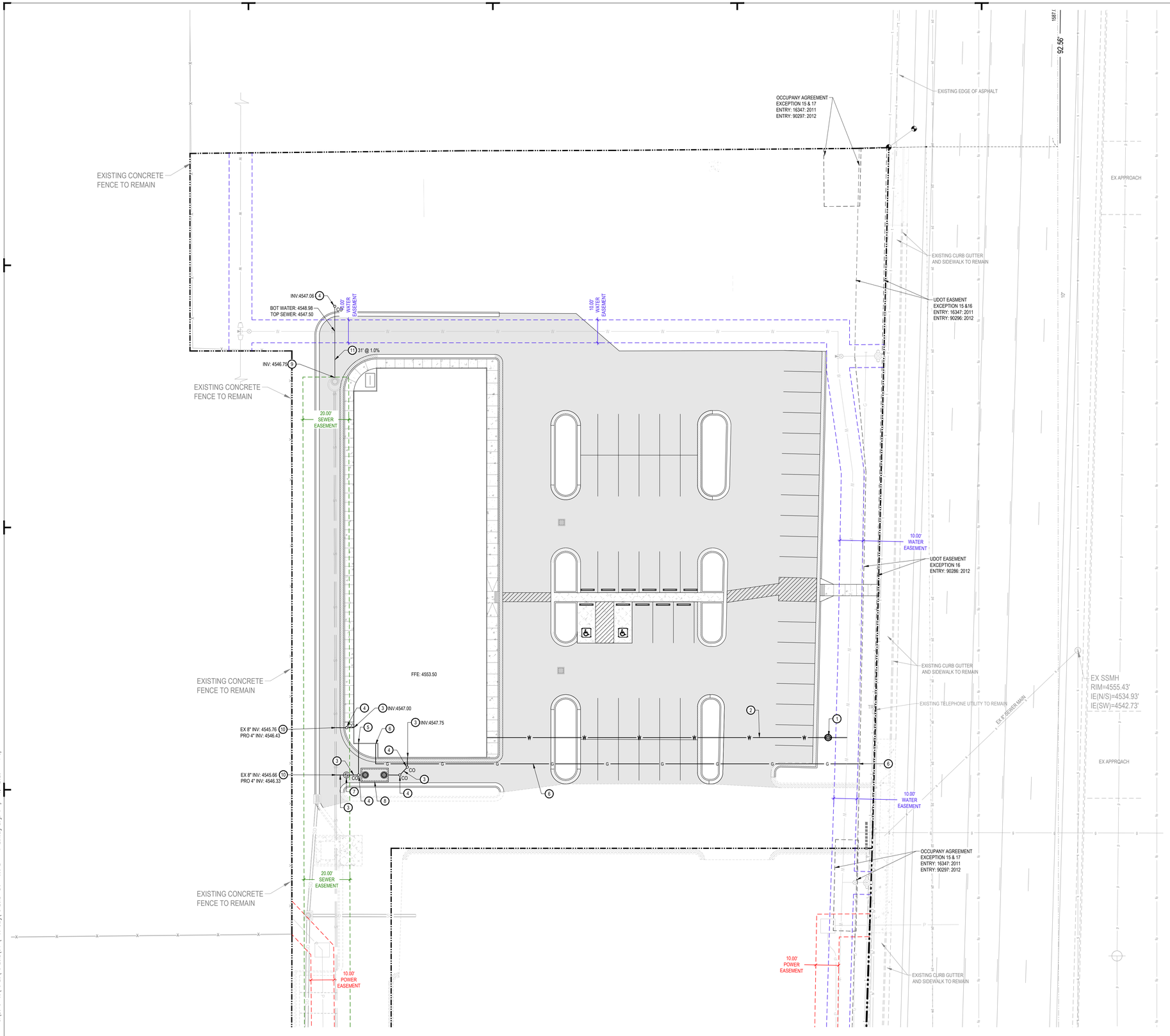
REV	DATE	DESCRIPTION

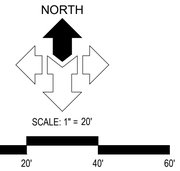
PROJECT NO:	18125.E
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	4-14-2025

EROSION CONTROL PLAN NORTH

C3.01

S:\2018Files\18125\18125.E\Civil\Prod Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:43pm





GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: VINEYARD CITY
- SEWER: VINEYARD CITY
- NATURAL GAS: DOMINION ENERGY
- ELECTRICAL POWER: POWER PROVIDER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 2" WATER SERVICE METER SET AND CONNECTION TO THE MAIN, PER VINEYARD CITY DETAIL '19', SHEET C5.02. CONTRACTOR TO VERIFY WITH OWNER ON WATER METER SIZE.
2. 2" POLY PIPE WATER SERVICE LINE, PER VINEYARD CITY DETAIL '19', SHEET C5.02.
3. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE VINEYARD PLAN '13' FOR TRENCHING. SEE VINEYARD PLAN '20' FOR CLEANOUTS. SHEET C5.02
4. SANITARY SEWER CLEANOUT, PER VINEYARD CITY DETAIL '20', SHEET C5.02.
5. 3" VENT. SEE PLUMBING PLANS FOR CONTINUATION.
6. APPROXIMATE LOCATION OF NEW NATURAL GAS SERVICE LINES. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR FINAL LOCATIONS, SIZES, DESIGN AND INSTALLATION.
7. SANITARY SEWER SAMPLING MANHOLE, PER TSSD DETAIL 'D-7', SHEET C5.02.
   RIM: 4552.37 IE IN: 4546.65 IE OUT: 4546.40
8. 1,500 GALLON GREASE INTERCEPTOR, PER TSSD DETAIL 'D-12', SHEET C5.02.
   W RIM: 4552.40 E RIM: 4552.43 IE IN: 4547.17 IE OUT: 4546.75
9. CORE CONNECT TO EXISTING MANHOLE PER VINEYARD CITY STANDARDS AND SPECIFICATIONS.
10. CONNECT SEWER LATERAL TO EXISTING 8" SEWER MAIN
11. 8" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE VINEYARD PLAN '13' FOR TRENCHING. SEE VINEYARD PLAN '20' FOR CLEANOUTS. SHEET C5.02
12. 1,000 SAND / OIL INTERCEPTOR. PER PER TSSD DETAIL 'D-10', SHEET C5.02.
    N. RIM: XXXX.XX S. RIM: XXXX.XX IE IN: 4548.00 IE OUT BOX: 4545.92

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

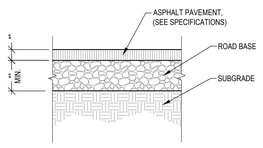
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	18125.E
DRAWN BY:	GBL
CHECKED BY:	TJD
DATE:	4-14-2025

SITE UTILITY PLAN

C4.01

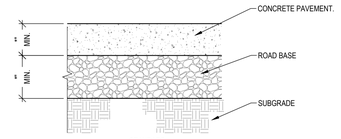
S:\2018Files\18125\18125.E\Civil\Prod Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:43pm



	(STANDARD DUTY) PARKING AREAS	(HEAVY DUTY) ROADWAY AREAS
ASPHALT	3"	4"
BASE COURSE	8"	8"

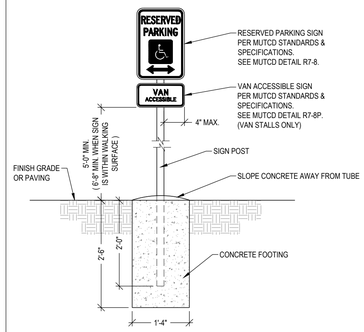
NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION — D1
SCALE: N.T.S.



	STANDARD PATIO'S & SIDEWALK	HEAVY DUMPSTER PAD
CONCRETE	4"	6"
ROAD BASE	4"	6"

CONCRETE PAVEMENT SECTION — D2
SCALE: N.T.S.



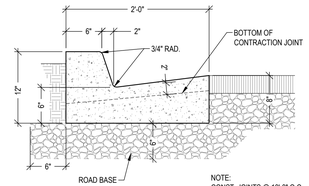
ADA PARKING SIGN — D3
SCALE: N.T.S.



PAINTED EMBLEM ON ASPHALT PAVING TYP. AT ALL ADA PARKING STALLS PER CITY REQUIREMENTS. (2 COATS)

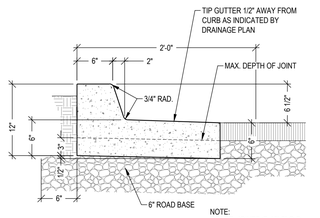
NOTE:
SEE SPECIFICATIONS FOR PAINT TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL — D4
SCALE: N.T.S.



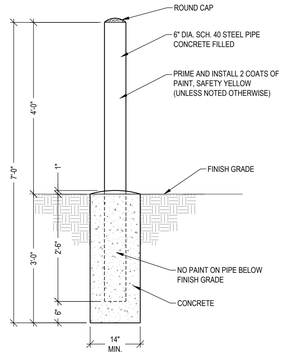
NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

24" CURB & GUTTER — D5
SCALE: N.T.S.

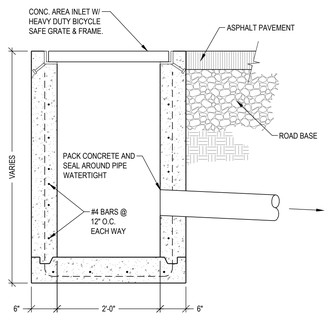


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

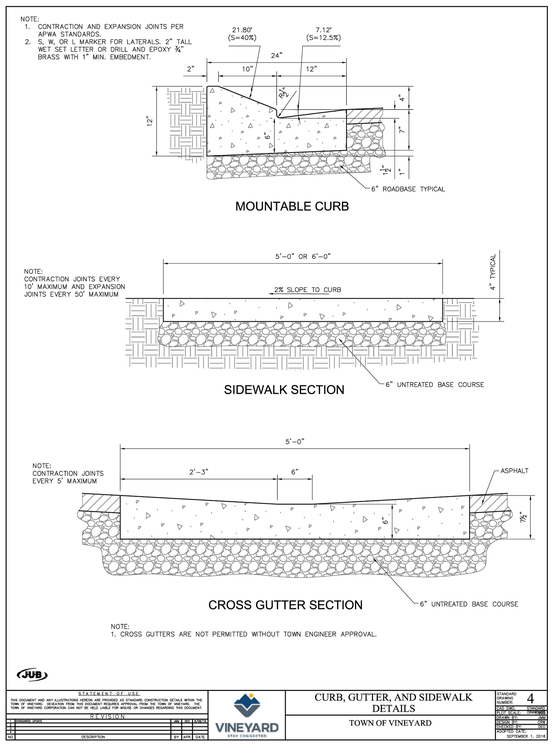
24" RELEASE CURB & GUTTER — C1
SCALE: N.T.S.



BOLLARD DETAIL — C2
SCALE: N.T.S.



AREA INLET — C3
SCALE: N.T.S.



STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD, UTAH. THEY ARE NOT TO BE USED FOR ANY PROJECT OTHER THAN WITHIN THE TOWN OF VINEYARD CORPORATION LIMITS AND NOT TO BE USED LIABLE FOR ANGLE OR CHANGED REGARDING THIS DOCUMENT.

REVISION			
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			

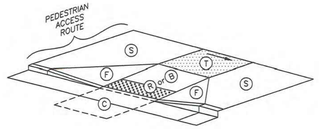
VINEYARD — UTAH CONSERVATION

CURB, GUTTER, AND SIDEWALK DETAILS
TOWN OF VINEYARD

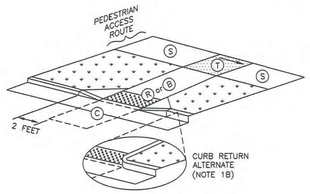
STANDARD DRAWING NUMBER: 4
VOL. NO.: PAGE NO.:
MAJOR REV.: DATE:
MINOR REV.: DATE:
ADOPTED DATE: SEPTEMBER 1, 2016

TURNING SPACE AT SIDEWALK LEVEL

THE LOCATION OF THE PEDESTRIAN ACCESS ROUTE AFFECTS FLARE SLOPE CONSTRUCTION



EXAMPLE 1



EXAMPLE 2

ELEMENT		DIMENSION
R	B	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

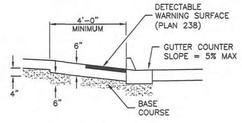
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2 (c)
BLENDED TRANSITION	B	5	2 (c)
CLEAR SPACE	C	5	2 (c)
SIDEWALK	S	STREET GRADE	2
FLARE	F	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

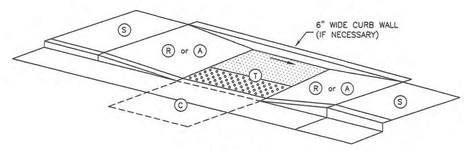
SLOPE TABLE



MATERIALS

Plan 236.1 September 2011

TURNING SPACE AT STREET LEVEL



EXAMPLE 5

ELEMENT		DIMENSION
R	A	4 FEET WIDE MINIMUM
C	T	4 FEET SQUARE MINIMUM

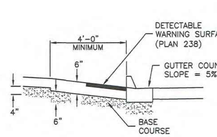
WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	T	STREET GRADE	2
CURB RAMP	R	8.33	2
CLEAR SPACE	C	5	STREET GRADE
SIDEWALK	S	STREET GRADE	2
APPROACHE	A	8.33	2

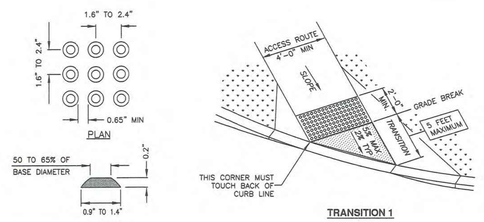
(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE



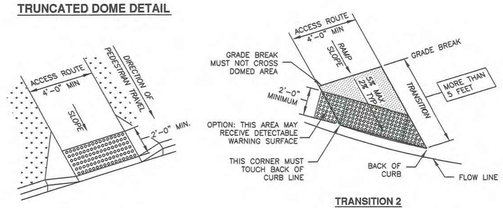
MATERIALS

Plan 236.3 September 2011



TRUNCATED DOME DETAIL

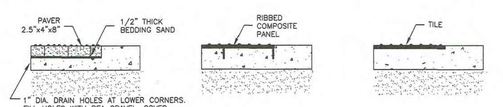
TRANSITION 1



PERPENDICULAR ASSEMBLY

TRANSITION 2

NON-PERPENDICULAR ASSEMBLY



STYLE P — STYLE R — STYLE T

Plan 238 July 2011

Utah Chapter — Mid-block curb cut assembly — Plan 236.1 September 2011

Utah Chapter — Mid-block curb cut assembly — Plan 236.3 September 2011

Utah Chapter — Detectable warning surface — Plan 238 July 2011

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
9610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

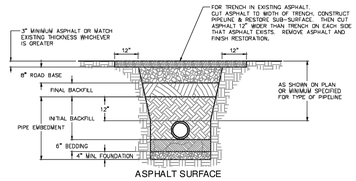
REV	DATE	DESCRIPTION
		REVISIONS

PROJECT NO: 18125.E
DRAWN BY: GBL
CHECKED BY: TJD
DATE: 4-14-2025

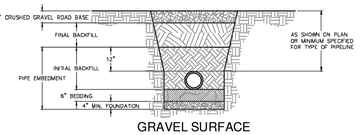
CIVIL DETAILS

C5.01

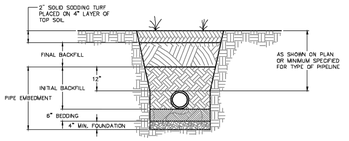
S:\2018\Files\18125\18125.E\Civil\Prod. Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:39pm



ASPHALT SURFACE



GRAVEL SURFACE



TURF SURFACE

NOTES:
1. SLOPE TRENCH TO MEET OSHA REQUIREMENTS (LATEST EDITION) OR USE TRENCH BOX.
2. FOUNDATION AND BEDDING MATERIAL AS REQUIRED.
3. INSTALL PIPELINES ON STABLE FOUNDATION WITH UNIFORM BEARING FOR FULL LENGTH OF BARREL, EXCAVATE IN BEDDING FOR ALL PIPE JOINTS.
4. NO PATCHES WITHIN EXISTING PATCHES.

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. LOCATION THIS TOO DOCUMENT RESERVES APPROVAL FROM THE TOWN OF VINEYARD, INC. TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ANYONE OR CHANGES REGARDING THIS DOCUMENT.

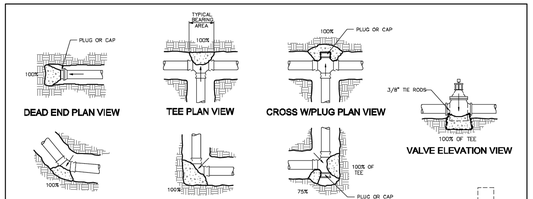
REVISION			
4			
3			
2			
1			
NO.	DESCRIPTION	BY	APP'D

VINEYARD

TYPICAL TRENCH SECTION

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 13
APPR. DATE: SEPTEMBER 5, 2018
REVISED (E): ---
REVISED (P): ---
REVISED (FP): ---
COMPLETED: ---
SEPTEMBER 5, 2018



NOTES:
1. THE FIGURE (100%) AT THE THRUST BLOCK INDICATES PER CENT OF TOTAL THRUST TO BE APPLIED FOR BEARING AREA.
2. THE ARROW (←→) INDICATES THRUST DIRECTION.
3. CONCRETE FOR THRUST BLOCKS TO BE 3000 P.S.I.
4. ALL FITTINGS TO BE CLEANED AND WRAPPED WITH 8 MIL POLYETHYLENE PRIOR TO PLACING CONCRETE THRUST BLOCK.
5. WHERE SUFFICIENT BEARING SURFACE IS NOT AVAILABLE FOR THRUST BLOCK, MEGALUG THRUST RESTRAINING GLANDS MAY BE USED. MEGALUG THRUST RESTRAINING GLANDS SHALL BE INSTALLED PER MANUFACTURER'S RECOMENDATION INCLUDING ANY JOINT RESTRAINT. ANY USE OF MEGALUG OR CHANGES TO THE THRUST BEARING CHART MUST BE REVIEWED BY THE ENGINEER.
6. MEGALUGS OR EQUAL RESTD AT ALL FITTING TO PIPE JOINTS.

TABLE 1

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE KNOWN.						
LINE PRESSURE: psi (TEST PRESSURE (psi = 1.5) psi; SOIL BEARING STRENGTH psf (SOIL BEARING STRENGTH DETERMINED FROM A GEOTECHNICAL INVESTIGATION)						
SIDE THRUST (lbs.) PER 1 PSI LINE PRESSURE						
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	.22	.31	.17	.9	.5
6	31.17	.49	.69	.37	.19	.10
8	56.88	.86	1.21	.66	.34	.17
10	86.92	1.31	1.85	1.00	.51	.28
12	124.29	1.87	2.64	1.43	.73	.37
14	168.33	2.53	3.56	1.94	.99	.50
16	218.06	3.30	4.66	2.53	1.29	.65
18	277.59	4.17	5.89	3.19	1.63	.82
20	342.41	5.14	7.27	3.94	2.01	1.01
24	490.09	7.38	10.40	5.63	2.87	1.45
30	757.68	11.37	16.08	8.70	4.44	2.23

TABLE 2

USE WHEN LINE PRESSURE AND SOIL BEARING STRENGTH ARE NOT KNOWN.						
LINE PRESSURE: 1.20 psi (TEST PRESSURE (psi = 1.5) 1.80 psi; SOIL BEARING STRENGTH 1,500 psf						
AREA OF BEARING REQUIRED (sq. ft.)						
PIPE SIZE (")	PIPE AREA (sq. in.)	DEAD END OR TEE (lbs.)	90° BEND (lbs.)	45° BEND (lbs.)	22.5° BEND (lbs.)	11.25° BEND (lbs.)
4	14.39	1.7	2.4	1.3	0.7	0.3
6	31.17	3.8	5.5	3.0	1.5	0.8
8	56.88	6.8	9.7	5.2	2.7	1.3
10	86.92	10.4	14.8	8.0	4.1	2.2
12	124.29	14.9	21.1	11.4	5.8	2.9
14	168.33	20.2	28.6	15.5	7.9	4.0
16	218.06	26.3	37.3	20.2	10.3	5.2
18	277.59	33.3	47.1	25.5	13.0	6.5
20	342.41	41.1	58.1	31.4	16.0	8.1
24	490.09	58.8	83.2	45.0	22.0	11.5
30	757.68	90.9	128.6	69.6	35.5	17.8

EXAMPLE FOR TABLE 1:
8-INCH SD BEND
LINE PRESSURE = 100 psi
FROM TABLE: THRUST PER 1 psi =121 lbs
CALCULATE TOTAL THRUST: 100 psi x 121 lbs/psi = 12,100 lbs
SOIL BEARING STRENGTH = 2,000 psf
AREA OF BEARING REQUIRED FOR THRUST BLOCK IS 6.1 sq. ft. (12,100 lbs / 2,000 psf = 6.1 sf. ft.)

* PIPE AREA IS BASED ON LARGEST ACTUAL INSIDE DIAMETER OF DUCTILE IRON PIPE.

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. LOCATION THIS TOO DOCUMENT RESERVES APPROVAL FROM THE TOWN OF VINEYARD, INC. TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ANYONE OR CHANGES REGARDING THIS DOCUMENT.

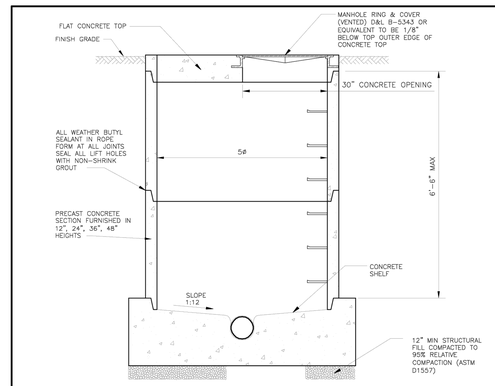
REVISION			
4			
3			
2			
1			
NO.	DESCRIPTION	BY	APP'D

VINEYARD

THRUST BLOCK DETAILS

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 18
APPR. DATE: SEPTEMBER 5, 2018
REVISED (E): ---
REVISED (P): ---
REVISED (FP): ---
COMPLETED: ---
SEPTEMBER 5, 2018



SECTION

NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. THE CONCRETE COVER OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF 1½-INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT A MINIMUM MEET THE FOLLOWING DESIGN CRITERIA.
   a) WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   b) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER CITY OR DISTRICT REQUIREMENTS.
7. ALL MANHOLES SHALL HAVE REINFORCED FIBERGLASS OR PLASTIC MANHOLE STEPS.
8. ALL MANHOLES MUST HAVE ROUND, NOTCHED, VENTED LIDS WITH PICK HOLES FOR REMOVAL.
9. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
10. THE CHANNEL WITHIN THE MANHOLE SHALL SLOPE GRADUALLY DOWNWARD SUCH THAT THE OUTLET IS 3 INCHES LOWER THAN THE INLET.
11. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.

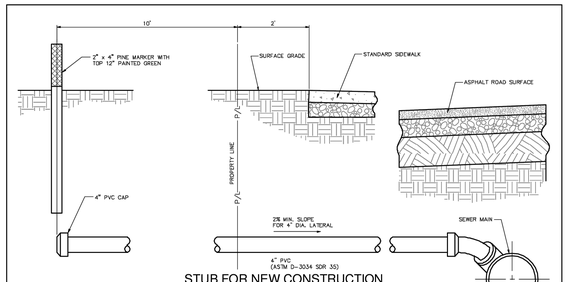
5						
4						
3						
2						
1						
NO.	DATE	REVISION	BY	APP'D	APP'D	

TIMPANOGOS SPECIAL SERVICES DISTRICT

SAMPLING MANHOLE 4-FT TO 7-FT DEEP

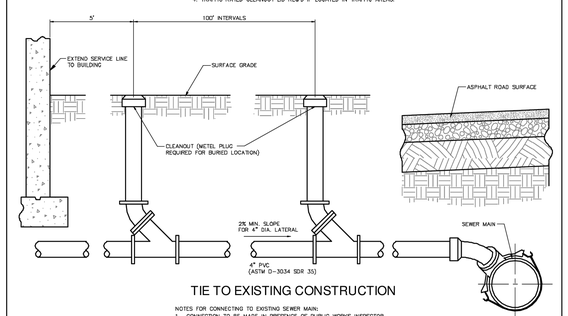
DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-7	

P:\Timpanogos Special Services District\General\2007 Draft Design Standards and Specifications\2007 Draft Design Standards and Drawings\Details\Ms\Ms01-Manhole.dwg



STUB FOR NEW CONSTRUCTION

NOTES FOR CONNECTING TO NEW SEWER MAIN:
1. CONNECTION TO MAIN SHALL BE BY WYE'S OR TEE'S INSTALLED AS PART OF THE SEWER MAIN CONSTRUCTION.
2. LOCATION OF STUB TO BE LOCATED PER APPROVED UTILITY PLAN.
3. SHOW CENTERLINE STATION OF THE LATERAL FROM THE NEAREST DOWNSTREAM MANHOLE. USE SAME STATIONING USED FOR SEWER MAIN.
4. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.



TIE TO EXISTING CONSTRUCTION

NOTES FOR CONNECTING TO EXISTING SEWER MAIN:
1. CONNECTION TO BE MADE IN PRESENCE OF PUBLIC WORKS INSPECTOR.
2. INSERTA-TEE OR EQUAL INSTALLED PER MANUFACTURER RECOMMENDATIONS.
3. TRAFFIC RATED CLEANOUT LID REQ'D IF LOCATED IN TRAFFIC AREAS.

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. LOCATION THIS TOO DOCUMENT RESERVES APPROVAL FROM THE TOWN OF VINEYARD, INC. TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ANYONE OR CHANGES REGARDING THIS DOCUMENT.

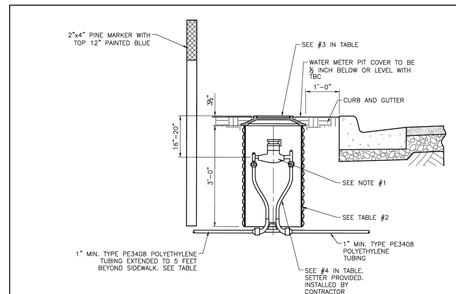
REVISION			
4			
3			
2			
1			
NO.	DESCRIPTION	BY	APP'D

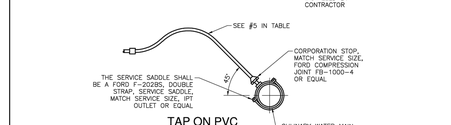
VINEYARD

TYPICAL SEWER LATERAL

TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 20
APPR. DATE: SEPTEMBER 5, 2018
REVISED (E): ---
REVISED (P): ---
REVISED (FP): ---
COMPLETED: ---
SEPTEMBER 5, 2018





TAP ON PVC PIPE

NOTES:
1. ¾" - 1" METERS PROVIDED AND INSTALLED BY CITY. 1½" - 2" METERS PROVIDED BY CITY, INSTALLED BY CONTRACTOR.
2. WATER SERVICE TO BE LOCATED PER APPROVED UTILITY PLAN.
3. ALL CONNECTIONS SHALL BE MADE USING PACK JOINTS (COMPRESSION) TYPE FITTINGS WITH INSERTS.
4. NO. 14 GAUGE COPPER TRACER WIRE REQUIRED, ATTACHED TO WIRE AT MAIN AND EXTENDED INTO METER BOX.
5. WATER METER TO BE LOCATED 2' MIN. FROM DRIVEWAYS.

TABLE

METER SIZE	1 BADGER METER MODEL	2 METER BOX SIZE, ADS/HDPE WHITE	3 LID D&L FOUNDRY	4 FORD COPPERSETTERS PART # *	5
¾"	M-25	21" x 36"	L-2244	VBHC7318W4444ONL	1" POLY
1"	M-70	21" x 36"	L-2244	VBHC7418W4444ONL	1" POLY
1½"	M-120	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH76181166NL	1½" POLY
2"	M-170	30" DIA. x 30" DEEP	B-5076 w/ PICK HOLE	VBH77181177NL	2" POLY

* OR EQUIVALENT UPON APPROVAL BY TOWN/CITY

JUB

STATEMENT OF USE:
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREIN ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN THE TOWN OF VINEYARD. LOCATION THIS TOO DOCUMENT RESERVES APPROVAL FROM THE TOWN OF VINEYARD, INC. TOWN OF VINEYARD CORPORATION CAN NOT BE HELD LIABLE FOR ANYONE OR CHANGES REGARDING THIS DOCUMENT.

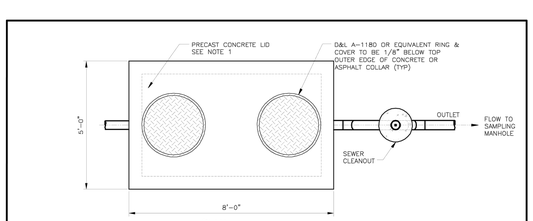
REVISION			
4			
3			
2			
1			
NO.	DESCRIPTION	BY	APP'D

VINEYARD

TYPICAL CULINARY WATER CONNECTION

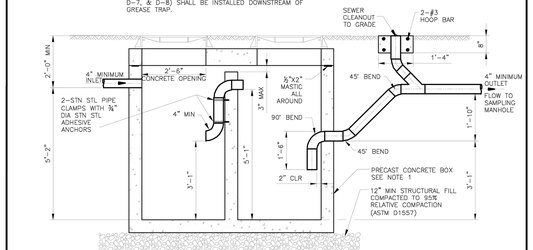
TOWN OF VINEYARD

STANDARD DRAWING NUMBER: 19
APPR. DATE: SEPTEMBER 5, 2018
REVISED (E): ---
REVISED (P): ---
REVISED (FP): ---
COMPLETED: ---
SEPTEMBER 5, 2018



PLAN

NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO TSSD FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
4. SAMPLING MANHOLE (SEE STANDARD DETAILS D-6, D-7, & D-8) SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.



SECTION

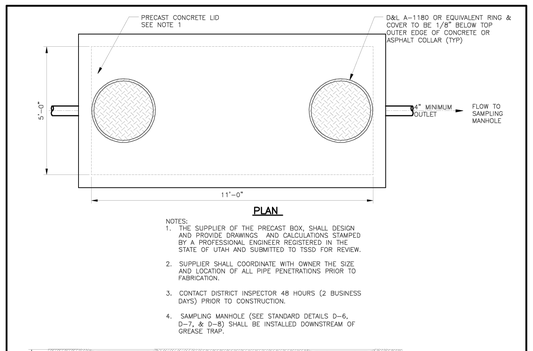
5						
4						
3						
2						
1						
NO.	DATE	REVISION	BY	APP'D	APP'D	

TIMPANOGOS SPECIAL SERVICES DISTRICT

1000 GALLON STANDARD GREASE TRAP

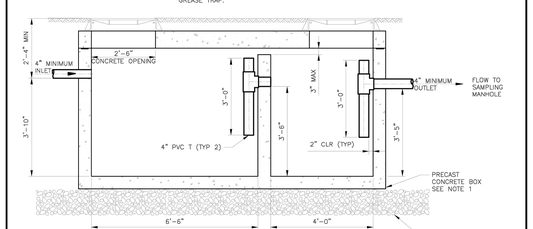
DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-10	

P:\Timpanogos Special Services District\General\2007 Draft Design Standards and Specifications\2007 Draft Design Standards and Drawings\Details\Ms\Ms10-Grease Trap.dwg



PLAN

NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO TSSD FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. CONTACT DISTRICT INSPECTOR 48 HOURS (2 BUSINESS DAYS) PRIOR TO CONSTRUCTION.
4. SAMPLING MANHOLE (SEE STANDARD DETAILS D-6, D-7, & D-8) SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.



SECTION

5						
4						
3						
2						
1						
NO.	DATE	REVISION	BY	APP'D	APP'D	

TIMPANOGOS SPECIAL SERVICES DISTRICT

1500 GALLON STANDARD GREASE TRAP

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: AUG 07	FILE NAME:	DRAWING NAME: D-12	

P:\Timpanogos Special Services District\General\2007 Draft Design Standards and Specifications\2007 Draft Design Standards and Drawings\Details\Ms\Ms12-1500GREASE.dwg

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

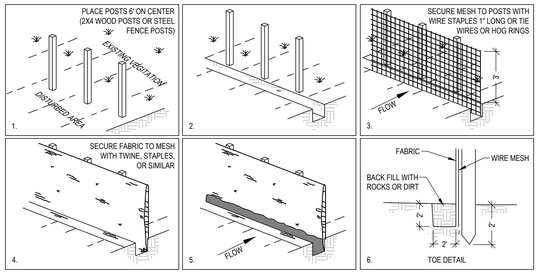
REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO: 18125.E
DRAWN BY: GBL
CHECKED BY: TJD
DATE: 4-14-2025

CIVIL DETAILS

C5.02

S:\2018\Tech\18125\18125.E\Civil\Prod Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:39pm



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 8 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE D1
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL.
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA.
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

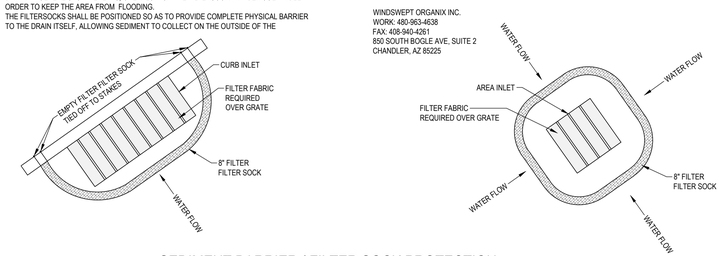
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

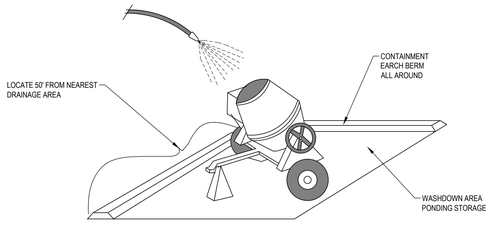
7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225



SEDIMENT BARRIER / FILTER SOCK PROTECTION D3
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

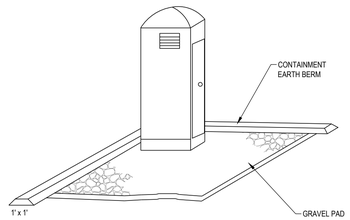
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A1
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

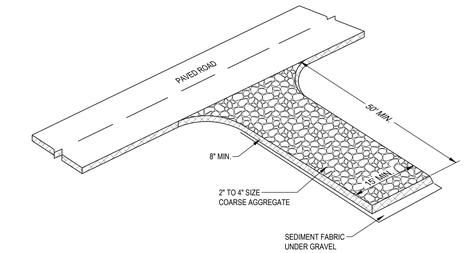
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS A3
SCALE: N.T.S.



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

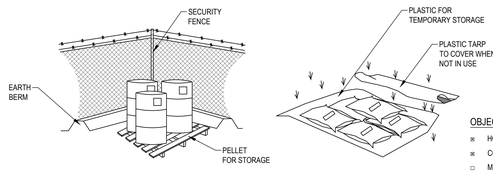
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE D5
SCALE: N.T.S.



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE

DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE A5
SCALE: N.T.S.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
9610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

LICENSED PROFESSIONAL ENGINEER
4/14/25
No. 280090
THEODORE J. DIDAS
STATE OF UTAH

VINEYARD GATEWAY PHASE 2

145 GENEVA RD
VINEYARD, UT 84057
LOCATED IN THE SE 1/4 OF SEC 17, TS 6 SOUTH, R 2 E, SALT LAKE BASE & MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 18125.E
DRAWN BY: GBL
CHECKED BY: TJD
DATE: 4-14-2025

CIVIL DETAILS

C5.03

S:\2018\Tech\18125\18125.E\Civil\Prod Dwg\18125.E PLN Phase 2 4-16-25.dwg Eugene Apr 16, 2025 - 1:39pm

COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
   A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
   B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT CLEARANCE IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
   C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
   D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.

2. PROTECTION:
   A. SPILLAGE:
      1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
      2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
   B. DUST CONTROL:
      1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
      2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
   C. EXISTING PLANTS AND FEATURES:
      1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
      2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
      3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
      4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
      5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
      6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.

3. REPAIR / RESTORATION:
   A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
   B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
   C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.

4. NON-CONFORMING WORK:
   A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
   1) CHEMICAL CHARACTERISTICS:
      a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
      b) PH 5.5 TO 8.0.
      c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
      d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
   2) PHYSICAL CHARACTERISTICS:
      a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
         (1) SAND: 15 TO 60 PERCENT.
         (2) SILT: 10 TO 60 PERCENT.
         (3) CLAY: 5 TO 30 PERCENT.
      b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
      c) SOIL:
         (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
         (2) SOIL SHALL BE TOPSOIL IN NATURE.
         (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.

2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES. PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.

3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
   a) GROUND COVER AREAS: 2 INCHES BELOW.
   b) SEEDED AREAS: ONE INCH BELOW.
   c) SODDED AREAS: 2 INCHES BELOW.
   d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.

4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.

2. FIELD TESTS AND INSPECTIONS:
   A. IRRIGATION SYSTEM:
      1. SYSTEM PRESSURE TEST:
         a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
         b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
         c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS MINIMUM.
         d) VERIFY THERE ARE NO LEAKS.
         e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
      2. TEST REPORT:
         a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
   B. SUBSTANTIAL COMPLETION WALKTHROUGH:
      1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
      2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING AFTER SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
   C. IRRIGATION APPROVAL:
      1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
      2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.

3. WINTERIZATION AND SPRING START-UP:
   DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING
   TEMPERATURES AND RE-START IRRIGATION SYSTEM AT
   BEGINNING OF GROWING SEASON:
   A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
      1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
      2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
      3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
      4) OPEN ALL MANUAL DRAIN VALVES.
      5) DRAIN, WRAP, PROTECT, OR REMOVE ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
      6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
      7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
      8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOWPLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
      9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
   B. SPRING START-UP SHALL INCLUDE FOLLOWING:
      1) CLOSE ALL MANUAL VALVES.
      2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
      3) REMOVE FREEZE PROTECTION AS REQUIRED.
      4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
      5) VERIFY THAT CONTROLLER(S) AND RAIN SENSOR ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
      6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
      7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
      8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.

4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.

5. CLOSEOUT SUBMITTALS:
   A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
   B. OPERATIONS AND MAINTENANCE DATA:
      1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
      2) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
      3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
      4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
      5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE
   C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
   D. RECORD DOCUMENTATION:
      1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
      2) TESTING AND INSPECTION REPORTS
      3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
         A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
         B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
         C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
         D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
         E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
      4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.

   E. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT..

6. REGULATORY REQUIREMENTS:
   A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
   B. NOTHING IN CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

7. QUALIFICATIONS:
   A. IRRIGATION SUBCONTRACTOR:
      1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
      2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS.
      3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
      4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND CONTRACT DOCUMENTS.
      5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
      6. UPON REQUEST, SUBMIT DOCUMENTATION.
   B. IRRIGATION INSTALLER:
      1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
      2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.

8. WARRANTY:
   WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
   1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
   2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
   3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.

9. VERIFICATION OF CONDITIONS:
   A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDED FOR IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
   B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF SOME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.

10. PROTECTION:
   A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
   B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.

11. LAYOUT OF IRRIGATION SYSTEM:
   A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
   B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
   C. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
   D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.

12. TRENCHING AND BACKFILLING:
   A. PULLING OF PIPE IS NOT PERMITTED.
   B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
   C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
   D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

13. SLEEVING:
   A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
   B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.
   C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.

14. GRADES AND DRAINING:
   IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR. IF SYSTEM IS NOT DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR:
   1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
   2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
      a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
      b) INSTALL 2 INCH (60 MM) CLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
      c) PROVIDE RUBBER VALVE CAP MARKER.
      d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
   3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
   4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALL QUICK COUPLER VALVES WITH 2 LINEAL FEET (0.60 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.

15. INSTALLATION OF PIPE:
   A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
   B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
   C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
   D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
   E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
   F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
      1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
      2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
      3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
      4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
      5. INSERT PIPE COMPLETELY INTO FITTING.
      6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
      7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
   G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
   H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.

16. CONTROL VALVES AND CONTROL VALVE WIRING:
   A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
   B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
   C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
   D. WIRING:
      1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
         a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2 590 M).
         b) DO NOT LOOP WIRING.
         c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
         d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
      2. TRADITIONAL WIRING:
         a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.050 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
         b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
         c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS:
            1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
            2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
            3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN 'UN-CONNECTED WIRE'. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS 'UN-CONNECTED WIRE'.
   E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.

17. SPRINKLER HEADS AND ROTOR POP-UPS:
   A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
   B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
   C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE

PLANTING NOTES:

1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.

3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS:
   A.STAKE LOCATIONS AND OUTLINE AREAS.
   B.SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING.
   C.MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.

4. MAINTENANCE:
   A.GENERAL:
      1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE, UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
      2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT, AND CONTINUE ONE (1) CONTINUOUS MONTH THEREFROM.
      3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE END OF MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
   B. SEEDED LAWN:
      1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
      2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
      3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWNS.
      4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
   C. SODDED LAWN:
      1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
      2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN SUB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
      3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
      4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
      5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWNS.
   D. TREES, SHRUBS, AND PLANTS:
      1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
      2. RESTORE PLANTING BASINS.
      3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
      4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
      5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.

5. PROTECTION:
   A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
   B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
   C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
   D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
   E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.

6. WARRANTY:
   1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
      A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
      B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STR



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	7	ROBIN HILL SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	2" CAL.	D/L5.01
	13	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2" CAL.	D/L5.01
×	7	EXISTING DECIDUOUS TREE TO REMAIN			
SHRUBS					
	96	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	5 GAL.	B/L5.01
	42	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	134	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	A/L5.01
	141	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	1 GAL.	A/L5.01
	33	BEAR GRASS	NOLINA MICROCARPA	1 GAL.	A/L5.01

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	59	"RED VEIN" BOULDERS FROM BROWNS CANYON QUARRY	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4' DIAMETER IN ALL DIRECTIONS	UTAH LANDSCAPING ROCK (435) 250-3851 OR APPROVED EQUAL	F/L5.01
CRUSHED ROCK						
	13,880 S.F.	"SOUTH TOWN" CRUSHED ROCK	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	3/4" DIAMETER	UTAH LANDSCAPING ROCK (435) 250-3851 OR APPROVED EQUAL	E/L5.01

ALWAYS PLANT ACCORDING TO CENTER POINT OF THE SYMBOL

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

0 30 60 90 FT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
04/17/2025
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

VINEYARD GATEWAY PHASE 2

145 GENEVA RD.
VINEYARD, UTAH

REVISIONS		
REV	DATE	DESCRIPTION

PROJECT NO:	18125.E
DRAWN BY:	TG
CHECKED BY:	SS
DATE:	APRIL 2025
PROPERTY NO:	

LANDSCAPE PLANTING PLAN

L2.01



Sheet L2.02 is not a part of phase 2b.

REFERENCE NOTES

L-1. METAL EDGING
DETAIL G/L5.01

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01
2. REFER TO LANDSCAPE SCHEDULE ON SHEET L2.01.

0 20 40 60 FT

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NORTH

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
04/17/2025
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

VINEYARD GATEWAY PHASE 2
145 GENEVA RD.
VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

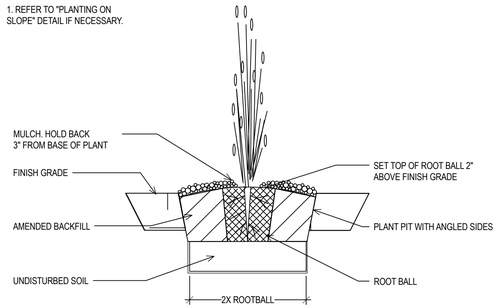
PROJECT NO:18125.E
DRAWN BY: TG
CHECKED BY: SS
DATE: APRIL 2025
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.02

NOTE:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

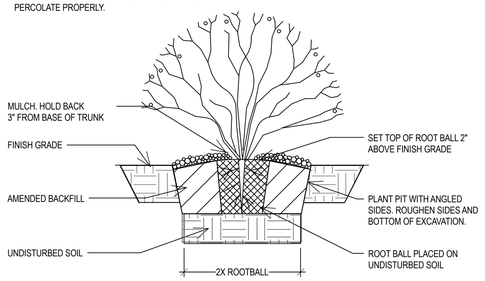


A GRASSES AND PERENNIALS

NO SCALE

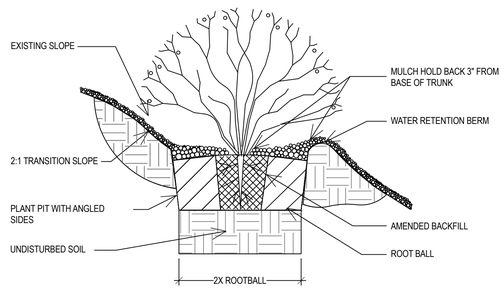
NOTES:

1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



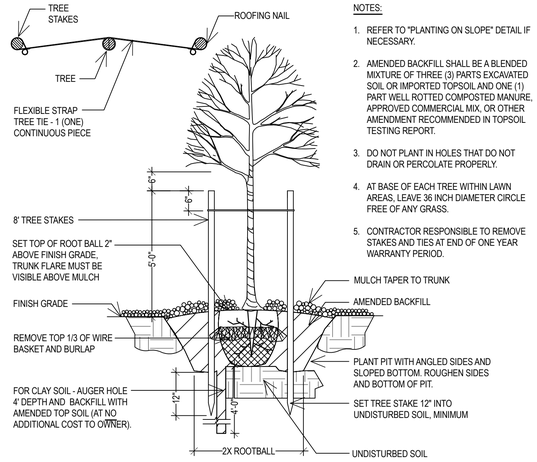
B SHRUB PLANTING

NO SCALE



C PLANTING ON SLOPE

NO SCALE



NOTES:

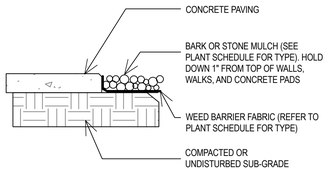
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE

NO SCALE

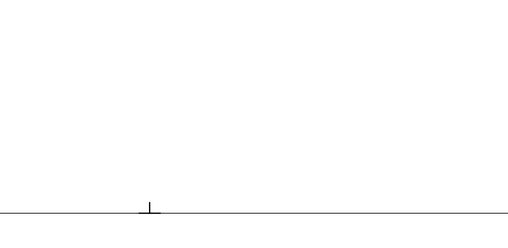
NOTES:

1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



E MULCH

NO SCALE



F BOULDER

NO SCALE

NOTE:

EDGING SHALL BE COL-MET COMMERCIAL EDGING WITH BLACK POWDER COATING FINISH. MINIMUM 16" LONG STAKES - 4 STAKES PER 10'-0" SECTION.

G METAL EDGING

NO SCALE

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
04/17/2025
SCOTT A. SCHOONOVER
349757
LICENSED LANDSCAPE ARCHITECT

VINEYARD GATEWAY PHASE 2

145 GENEVA RD.
VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:18125.E
DRAWN BY: TG
CHECKED BY: SS
DATE: APRIL 2025
PROPERTY NO:

LANDSCAPE DETAILS

L5.01

FINISH KEY



FLOOR

A STAIN DENSIFIED POLISHED CONCRETE. CONVERGENT. PENTRA–SIL (IH), PENTRA–FINISH (HG), TYPE SYSTEM. DIAMOND GRIT 60–80, 120–140 WITH GROUT COAT, THEN 50, 100, 200, 400, 800. FROM ALTA COATINGS. ALT: PROSOCO SYSTEM. 4" COVED ROPPE RUBBER BASE

B POLISHED SEALED CONCRETE 4" COVED ROPPE RUBBER BASE

C EXPOSED CONCRETE FOR FUTURE FINISH. – TYP. BASE BID

WALLS

1 EXPOSED WALLS FOR FUTURE FINISH INSULATION COVED BY EITHER VAPOR BARRIER RATED FOR EXPOSED APPLICATION OR 5/8" 'X' GYP. BD.

CEILING

A EXPOSED METAL ROOF STRUCTURE

ALL PAINTED GYP. BD. TO LEVEL 4. EGGSHELL, TYP. PAINT IN FOOD PREP AREAS TO BE SEMI–GLOSS.

NOTE: FINISHES ARE SELECTED BY TENANT AND APPROVED BY TENANT. FINISHES WILL BE SELECTED BY CONTRACTOR SUBMITALS.

WALL TYPES

8" SPLIT/SMOOTH–FACED COLORED CMU/BRICK W/ R–13 MIN INSULATION AND 5/8" GYP. BD. WITH METAL FURRING. CONT. TO DECK USE DRY–BLOCK OR CLEAR SEAL CMU – INCLUDING BACK OF PARAPET. PROVIDE PERLITE TYPE INSULATION IN EMPTY CELLS. R–10 FOUNDATION INSULATION WITH 1/2" R–3 THERMAL BREAK AT SLAB R–30 ABOVE DECK INSULATION AT ROOF

NEW 3–5/8" METAL STUDS @ 24" O.C. W/ 5/8" 'X' GYPSUM BOARD EACH SIDE STUDS @ 16" O.C. WHERE FULL HT. 6" STUDS WHERE PLUMBING AND/OR SHOWN.

NOTE
BUILD ALL INTERIOR WALLS JUST BELOW THE NEW CEILING (EXCEPT DEMISING WALLS) U.N.O. SEE SECTION FOR CEILING HT.

GENERAL CONTRACTOR SHALL CHALK–LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD–OUT MEETS TENANT REQUIREMENTS.

SCOPE OF WORK

1 15' POUR BACK OF FLOOR – NO RESTROOMS IN BASE BID ANY RESTROOMS SHOWN FOR REFERENCE ONLY

2 SEWER STUB UP IN POUR BACK

3 GREASE LINE STUB UP IN POUR BACK

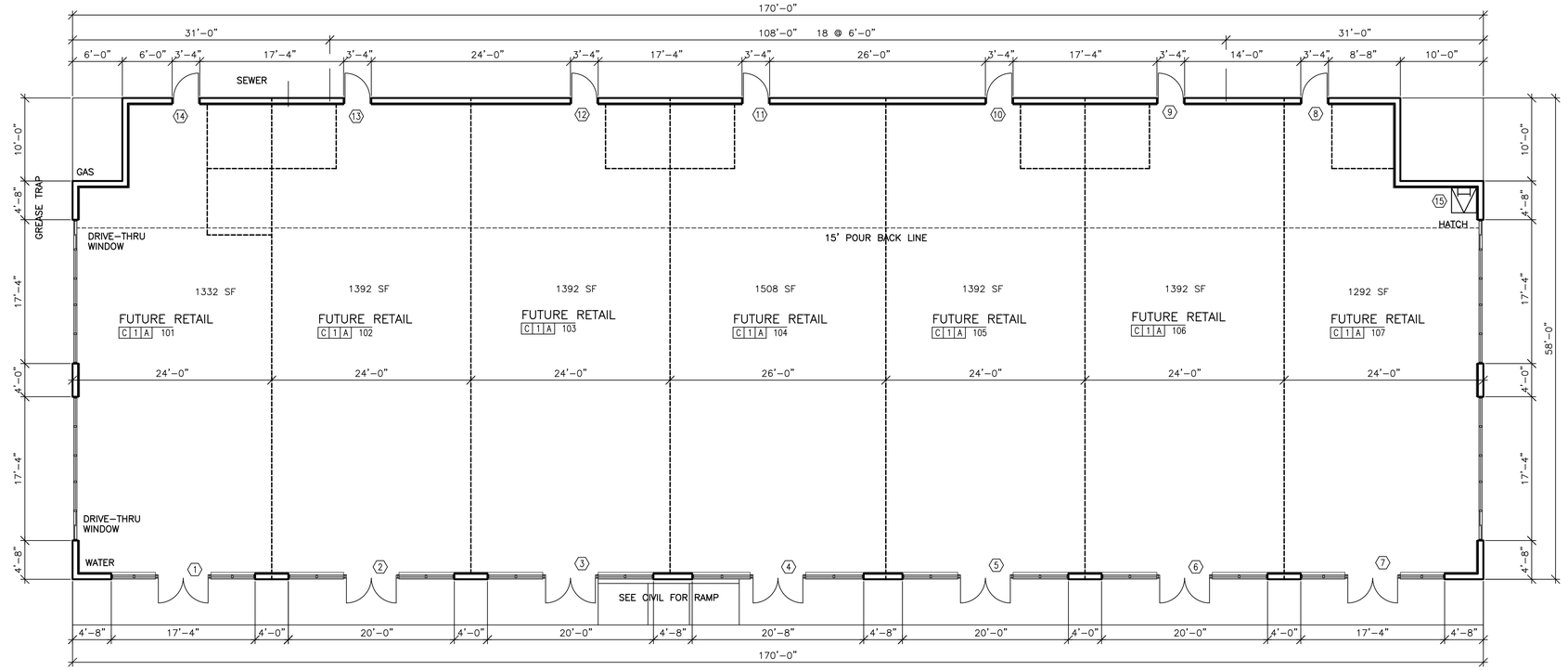
4 OVERHEAD WATER STUB TO EACH SPACE

5 HVAC UNIT WITH CONNECTED GAS WITH DUCT STUB THROUGH ROOF DISTRIBUTION BY TENANT

6 200 AMP ELECTRICAL SERVICE PER TENANT TO PANEL IN SPACE RUN CONDUIT OVERHEAD BETWEEN METER AND PANEL

7 FINISHED STOREFRONT AND EXTERIOR

COORD LOCATION OF FUTURE TOILET ROOMS, ROOF DRAINS AND ELECTRICAL PANELS, TYPICAL



A4 / A101 FLOOR PLAN
SCALE: 1/8"=1'–0"

ENTELEN
Design - Build, LLC
8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8093

THE IDEAS AND DESIGN INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS THE PROPERTY OF ENTELLEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN – 2009

Consultant

No.	Revisions	Date

Project Title
RETAIL BUILDING
145 N GENEVA ROAD
VINEYARD, UT 84057

Sheet Title
FLOOR PLANS

File No.
145nGeneva–A101–E512

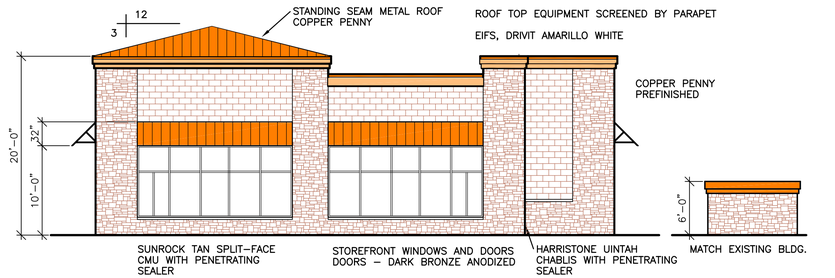
Drawn by:

Reviewed by:

Date Issued:
MAY 12, 2025

Seal
STATE OF UTAH
FRED CORNWALL COX
5-2-25
131451
LICENSED ARCHITECT

Sheet No.
A101

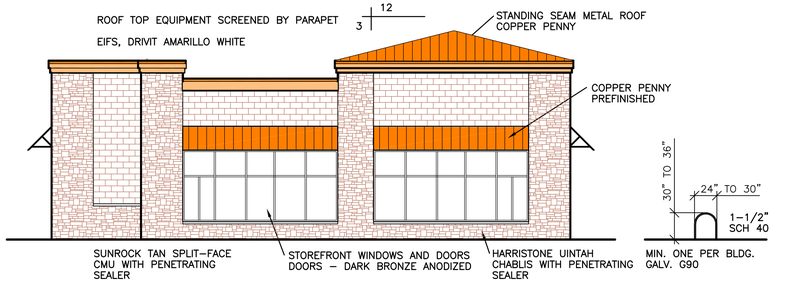


D2 A301 **NORTH ELEVATION**

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

C4 A301 **DUMPSTER**

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

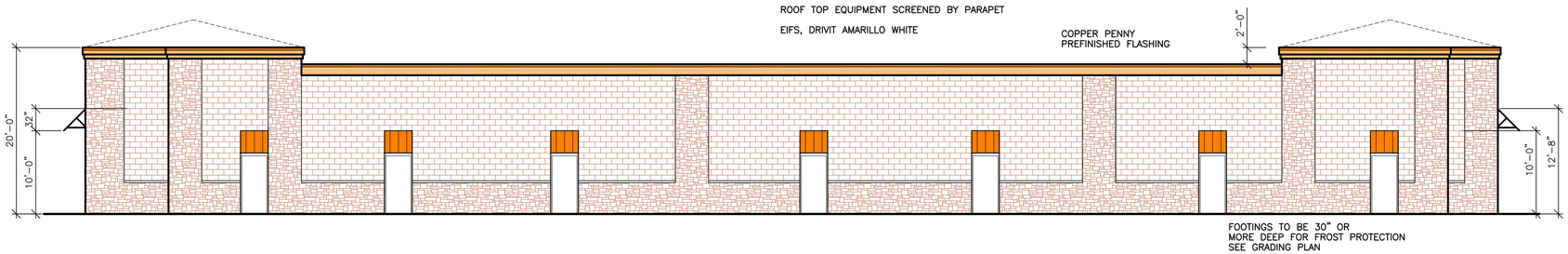


C2 A301 **SOUTH ELEVATION**

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

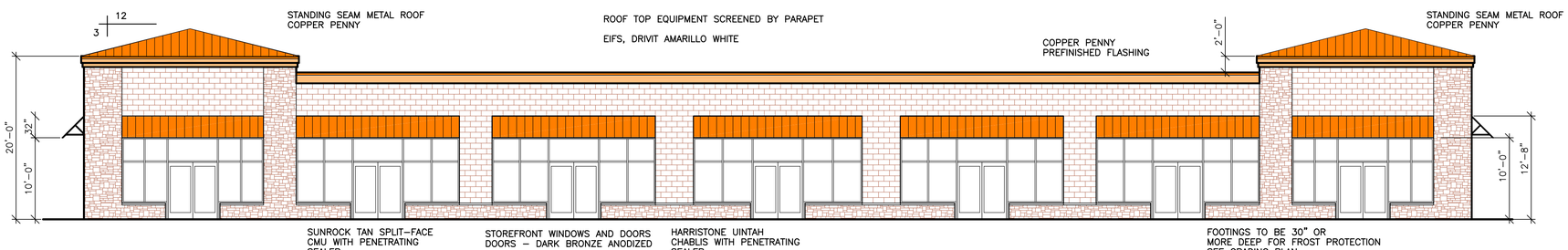
C4 A301 **BICYCLE**

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



B2 A301 **EAST ELEVATION**

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



A2 A301 **EAST ELEVATION**

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

ENTELEN
Design - Build, LLC
8707 SANDY PARKWAY
SANDY, UT 84070
PHONE: 801-542-8090
FAX: 801-542-8093

THE IDEAS AND DESIGN INCORPORATED HEREIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS THE PROPERTY OF ENTELEN, AND SHALL NOT BE USED IN WHOLE OR PART ON ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM ENTELEN © 2009

Consultant

No.	Revisions	Date

Project Title
RETAIL BUILDING
145 N GENEVA ROAD
VINEYARD, UT 84057

Sheet Title
FLOOR PLANS

File No.
145nGeneva-A301-E512

Drawn by:

Reviewed by:

Date Issued:
MAY 12, 2025

Seal



Sheet No.
A301

Copper Penny Standing Seam
Roof Cupolas & Tenant Entry Canopies

Drivit Amarillo White EFIS

Harris Stone Uintah Chablis Stone

Sunrock Tan Split-Face CMU