

#### **DEVELOPMENT REVIEW COMMITTEE**

Tuesday, December 10, 2024, at 10:00 AM Council Chambers at City Hall Building and Online 110 S. Center Street, Santaquin, UT 84655

#### **MEETINGS HELD IN PERSON & ONLINE**

The public is invited to participate as outlined below:

- In Person The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- YouTube Live Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <a href="https://www.youtube.com/@santaquincity">https://www.youtube.com/@santaquincity</a> or by searching for Santaquin City Channel on YouTube.

#### **ADA NOTICE**

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

#### **AGENDA**

#### **NEW BUSINESS**

1. CVMC Phase #2 Site Plan

A site plan review for Phase 2 of the CVMC Building located at 210 E. Main St.

2. The Hills LDS Church Site Plan (Santaquin West Meetinghouse)

A site plan review for an LDS church located at 1544 South Sageberry Drive.

3. Peak 2-Lot Subdivision Preliminary Plan

A preliminary review of the Peak 2-lot Subdivision located at approximately 390 N. 200 E.

#### **MEETING MINUTES APPROVAL**

4. November 12, 2024

#### **ADJOURNMENT**

#### **CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, https://www.utah.gov/pmn/index.html. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Amalie R. Ottlev, City Recorder

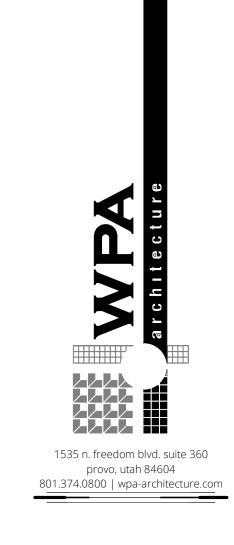
# CENTRAL VALLEY MEDICAL CENTER SANTAQUIN CLINIC - PHASE II

210 EAST MAIN STREET

# SANTAQUIN, UTAH 84655



#### DRAWING INDEX COVER SHEET & SITE PLAN DEMOLITION PLAN UTILITY PLAN GRADING & DRAINAGE PLAN EROSION CONTROL PLAN DETAIL SHEET LANDSCAPE PLAN LANDSCAPE DETAILS IRRIGATION PLAN IRRIGATION DETAILS SITE PLAN PHASE II - DEMOLITION SITE PLAN PHASE II MAIN FLOOR PLAN EXTERIOR ELEVATIONS - PHASE ELECTRICAL GENERAL NOTES ELECTRICAL PLAN - SITE PHOTOMETRIC PLAN

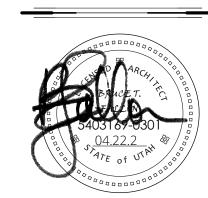




# CVMC Santaquin

Phase II Addition

210 East Main Street Santaquin, Utah 84655



revision information

no. date description

# PROJECT LOCATION-E 100 N St E Main St NOT TO SCALE

## **PROJECT TEAM**

WPA ARCHITECTURE	
1535 NORTH FREEDOM BLVD., SUITE 360	
PROVO, UTAH 84604	
BRUCE T. FALLON, AIA	

ARCHITECT

BRUCE I. FALLON, AIR 801.374.0800 bfallon@wpa-architecture.com

### STRUCTURAL ENGINEER

#### DYNAMIC STRUCTURES 744 SOUTH 400 EAST OREM, UTAH 84097 JAY ADAMS, SE

801.362.2156 jay@dstructures.com

## CIVIL ENGINEER

EXCEL ENGINEERING 12 WEST 100 NORTH, SUITE 201 AMERICAN FORK, UTAH 84003 DAVID PETERSON, PE 801.753.4504 davidaexcelcivil.com

## MECHANICAL ENGINEER

RED BRICK ENGINEERING 1052 SOUTH 1350 EAST SPANISH FORK, UTAH 84660 ZACH LARSON, PE 801.224.5335

Zach@redbrickengineering.com

## LANDSCAPE ARCHITECT

blu line designs 8719 SOUTH SANDY PARKWAY SANDY, UTAH 84070 BRENT POTTER, PLA, A6LA 801.679.3157 brentablulinedesigns.com

## ELECTRICAL ENGINEER

RED BRICK ENGINEERING 1052 SOUTH 1350 EAST SPANISH FORK, UTAH 84660 ZACH LARSON, PE 801.224.5335 Zach@redbrickengineering.com

SITE ADDRESS	210 EAST MAIN STREET, SANTAQUIN, UTAH 84655
PARCEL *	8100:020:0012 + 03:020:0018
ZONING	M6C
GENERAL PLAN	MIXED-USE COMMERCIAL
EXISTING USE	MEDICAL OFFICE BUILDING
PROPOSED USE	MEDICAL OFFICE BUILDING

0.90 ACRES

## PROJECT DATA

**VICINITY MAP** 

A. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC. IS PROHIBITED.

B. GLAZING IN DOORS OR IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24 INCH ARC OF THE DOOR AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE MUST BE

C. TANK TYPE WATER CLOSETS SHALL HAVE A MAXIMUM WATER USE OF 1.6 GALLONS PER FLUSH. SHOWERS SHALL HAVE A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.

D. BURNING OF CONSTRUCTION WASTE MATERIALS IS PROHIBITED AT ALL TIMES.

E. PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ. FT. OF FLOOR AREA WITH A MAXIMUM TRAVEL DISTANCE OF 15 FEET TO AN EXTINGUISHER.

## GENERAL NOTES

F. STORAGE OF EQUIPMENT, SOILS, CONSTRUCTION MATERIALS ON PUBLIC RIGHT-OF-WAY (STREETS/SIDEWALKS) OR EASEMENT IS EXPRESSLY PROHIBITED.

G. GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAYING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT OF WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.

H. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.

I. DIMENSIONS ARE SHOWN TO FACE OF STUD, UNLESS NOTED OTHERWISE

J. GENERAL CONTRACTOR TO PROCURE REQUIRED ENCROACHMENT PERMIT FROM THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND COORDINATE THE INSTALLATION OF UTILITIES WITH UDOT.

milestone issue date 11.15.2024 milestone issue description SITE PLAN REVIEW

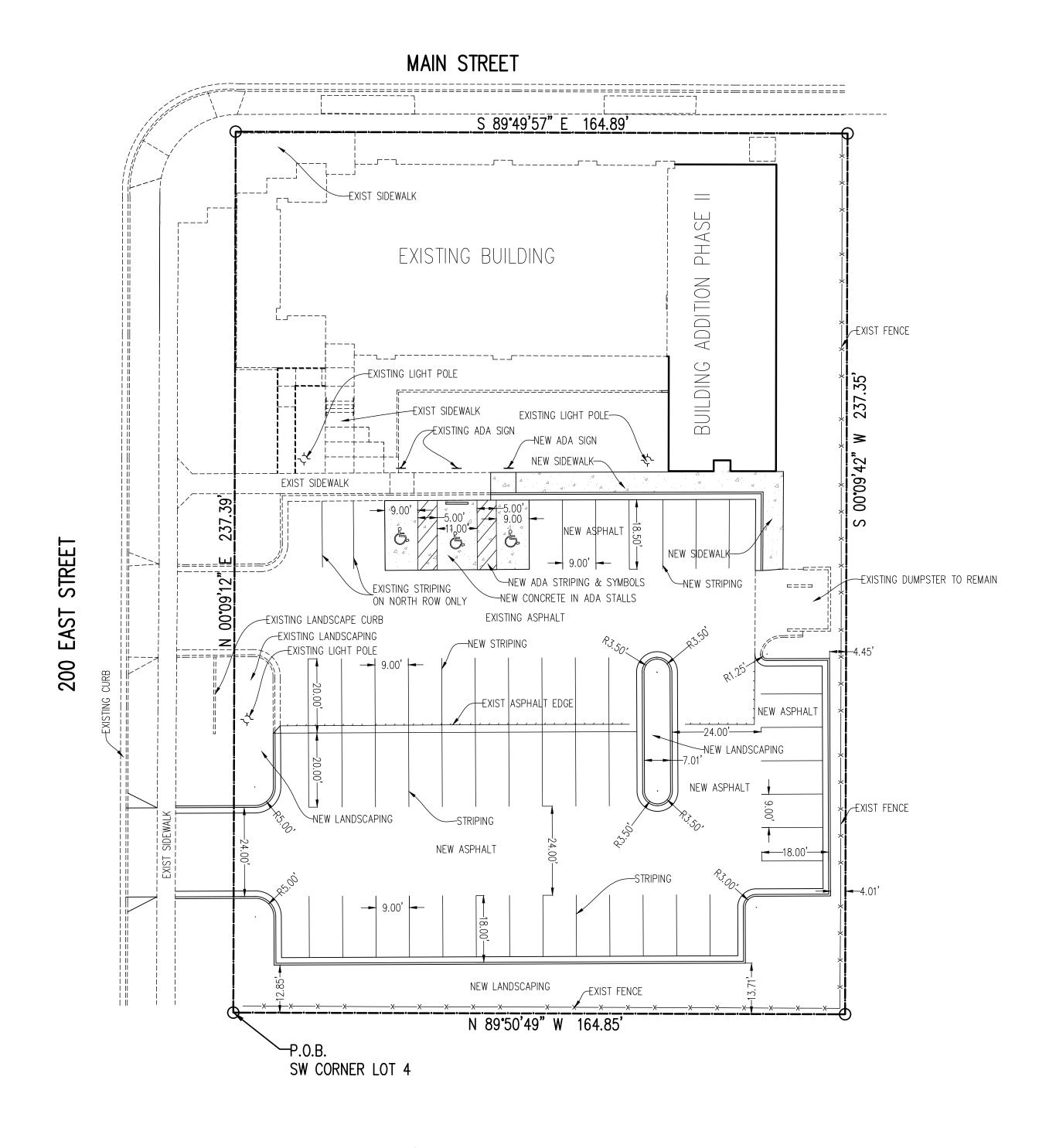
latest revision description

**COVER SHEET** 

latest revision date



# CVMC SANTAQUIN - PHASE II ADDITION





THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CIY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

3. FEMA FLOODPLAIN: SITE IS LOCATED IN UNMAPPED AREA.

4. THE PROPOSED MEDICAL CLINIC WILL NOT BE FIRE SPRINKLED.

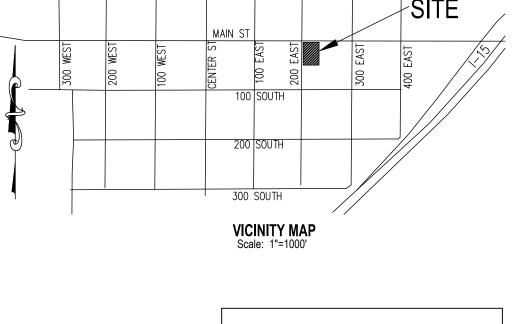
## NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS. 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

## SURVEYED DESCRIPTION

All of Lot 4, Block 21, Plat "B, Santaquin City Survey, more particularly described as follows:

Beginning at the Southwest Corner of Lot 4, Block 21, Plat "B, Santaquin City Survey; Thence N 00°09'12" E, 237.39 feet along the West line of said Lot 4 to the Northwest corner of said Lot 4; Thence S 89°49'57" E, 164.89 feet along the North line of said Lot 4 to the Northeast corner of said lot 4; Thence S 00°09'42" W, 237.35 feet to the Southeast corner of said Lot 4; Thence N 89°50'49" W, 164.85 feet along said South line to the point of beginning. Containing an area of 0.90 Acres.



## ABBREVIATION TABL

FINISHED FLOOR ELEV. BACK OF WALK

TOP OF CONCRETE TOP OF ASPHALT EDGE OF ASPHALT

RIM ELEVATION

EXIST GROUND FINISHED GRADE

TOP OF WALL BOTTOM OF WALL

SQUARE FOOTAGE PUBLIC UTILITY EASEMENT

SLB&M SALT LAKE BASE & MERIDIAN NORTH

SOUTH EAST

WEST PRESSURIZED IRRIGATION

SANITARY SEWER STORM DRAIN

TOWNSHIP RANGE

REINFORCED CONCRETE PIPE RCP WATER METER

CATCH BASIN STORM DRAIN MANHOLE SANITARY SEWER MANHOLE

FIRE HYDRANT LINEAR FEET

S=% SLOPE INVERT ELEVATION

C.O. CLEAN OUT SEWER LATERAL

### SHEET INDEX

C1 COVER SHEET/SITE PLAN C2 DEMOLITION PLAN

C3 UTILITY PLAN

C4 GRADING & DRAINAGE PLAN

C5 EROSION CONTROL PLAN

C6 DETAIL SHEET

PARKING TABULATIONS: PARKING REQUIRED

5 STALLS PER EACH DOCTOR X 5 DOCTORS = 25 STALLS 1 PARKING STALL PER EACH STAFF EMPLOYEE X 18 EMPLOYEES = 18 STALLS TOTAL STALLS REQUIRED = 43 STALLS

\*SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

TABULATIONS:

39,136 S.F. = 100%

7,354 S.F. = 18.8%

20,860 S.F. = 53.3%

10,922 S.F. = 27.9%

TOTAL PARCEL AREA

LANDSCAPE AREA:

PARKING LOT/WALK AREA:

PAVEMENT DESIGN

BUILDING AREA:

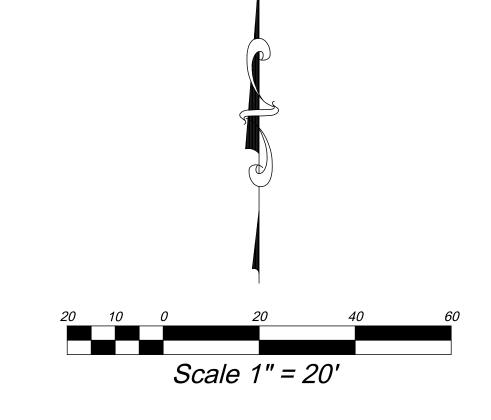
PARKING LOT

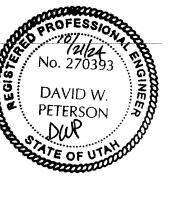
3" ASPHALT

10" BASE COURSE\*

ADA STALL REQUIRED INCLUDING VAN = 3ADA STALLS PROVIDED = 3 INCLUDING 1 VAN STALL

TOTAL STALLS PROVIDED = 56 STALLS







BENCH MARK			REVISIONS	Developer/Property Owner:
	Rev.	Date	Description	Central Valley Medical Center 48 West 1500 North, Nephi, Utah 84648 Phone: 435-623-3000
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION ELEVATION = 4913.93				David W. Peterson, P.E., License #270393  12 West 100 North, Suite 201C, American Fork, UT 84003  P: (801) 756 4504; david@excelsivil.com

P: (801) 756-4504; david@excelcivil.com

CVMC SANTAQUIN - PHASE II ADDITION SANTAQUIN 210 EAST MAIN STREET D.W.P. Designed by:

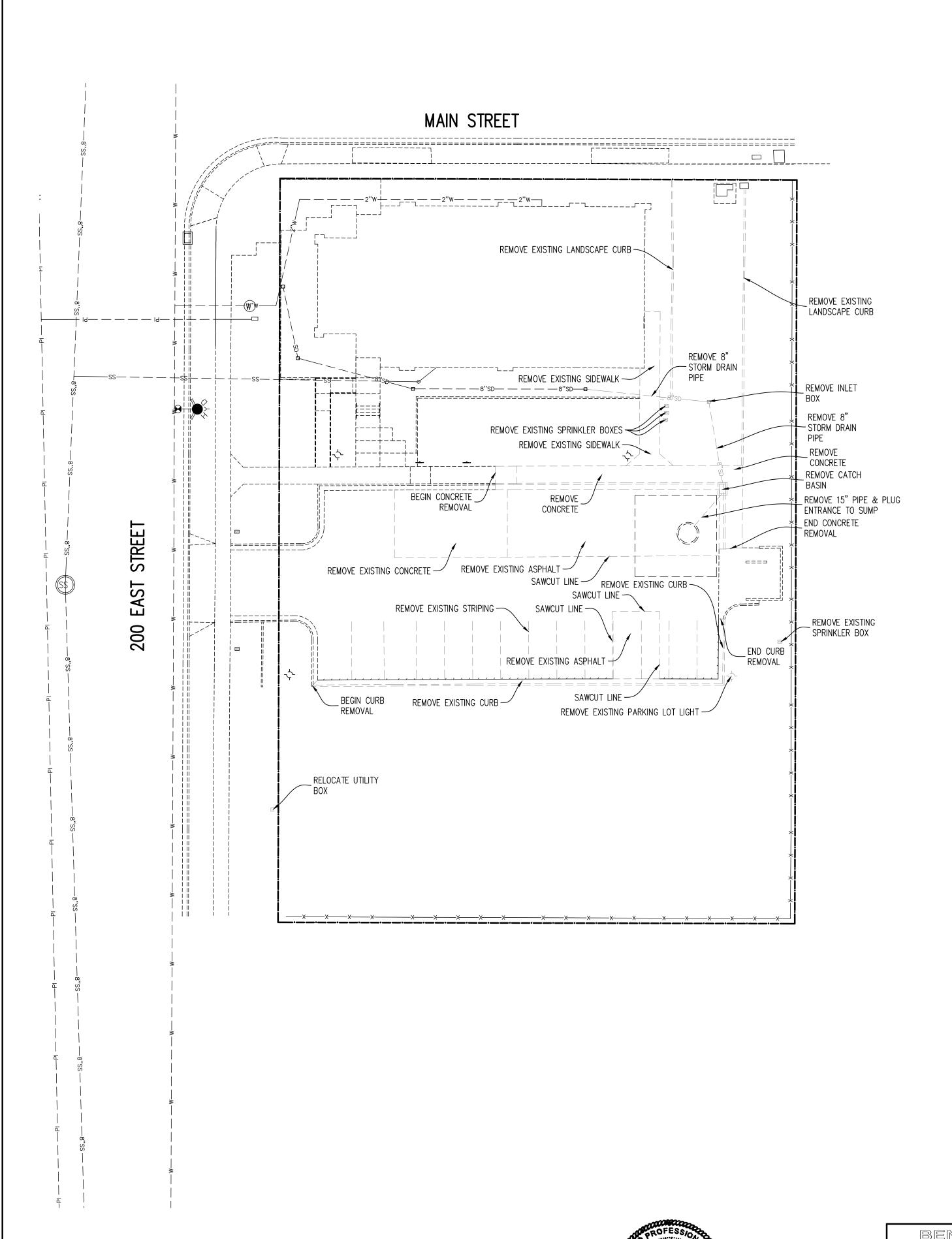
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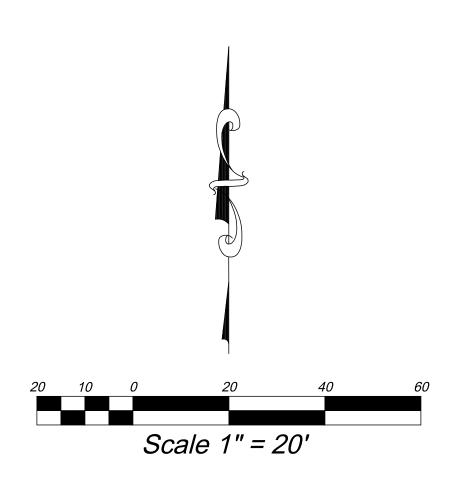
Checked by:

COVER SHEET & SITE PLAN

1"=20' 10/21/24

UTAH





1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CIY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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BENCH MARK	REVISIONS			
	Rev.	Date	Description	
SEWER MANHOLE RIM IN				
MAIN ST & 200 EAST INTERSECTION				
ELEVATION = 4913.93				
ELEVATION - 4313.33				
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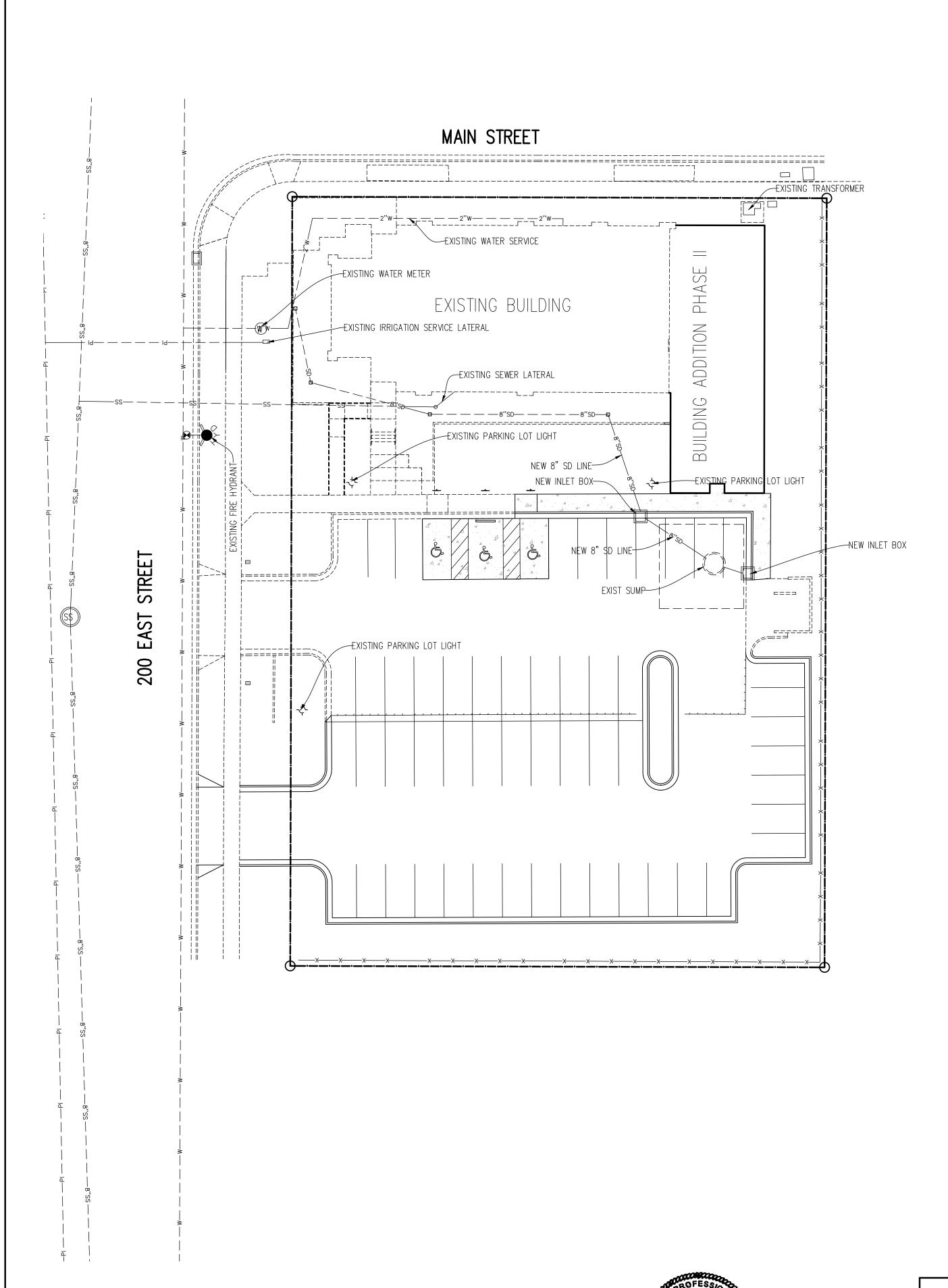
Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

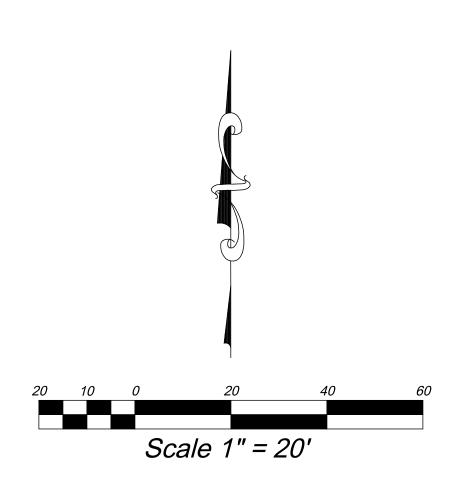
Phone: 435-623-3000
EACEI
ENGINEERING
David W. Peterson, P.E., License #270393
2 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

CVMC SA	<u> ANTAQUIN - PHASE II ADD</u>	<b>DITION</b>
SANTAQUIN	210 EAST MAIN STREET	UTAH

1	Drawn by:	
	D.W.P.	
	Designed by: D.W.P.	DEMOLITION PLA
	Checked by:	
	D.W.P.	

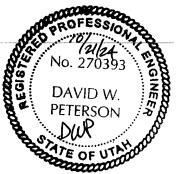
1"=20'
Date:
10/21/24
C2





1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CIY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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	BENCH MARK			REVISIONS	
		Rev.	Date	Description	
	SEWER MANHOLE RIM IN				
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	ELEVATION = 4913.93				
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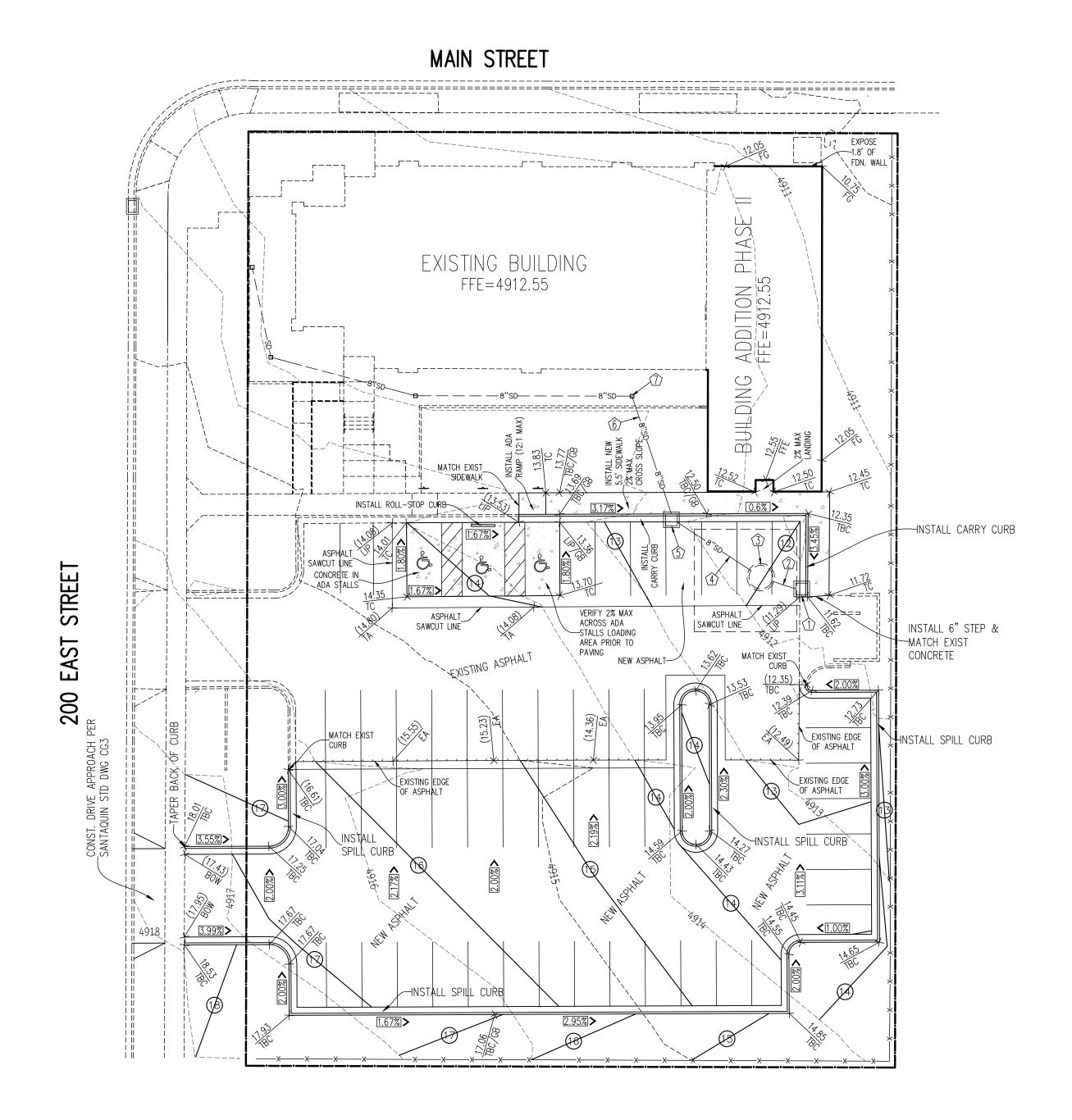
Developer/Property Owner:
Central Valley Medical Center
48 West 1500 North, Nephi, Utah 84648
Phone: 435-623-3000

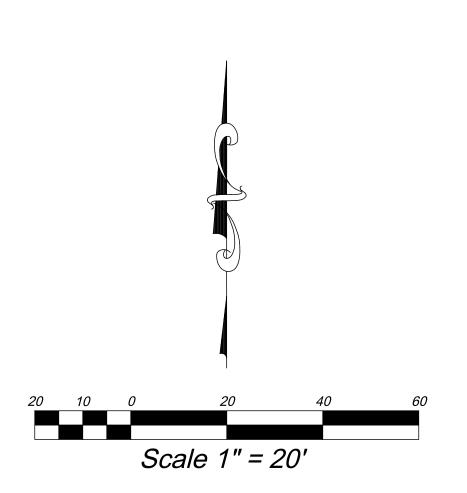
David W. Peterson, P.E., License #270393 2 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com

CVMC SA	ANTAQUIN - PHASE II AD	DITION
SANTAQUIN	210 EAST MAIN STREET	UTAH
Orawa by		Coalar

D.W.P. Designed by: D.W.P. Checked by: D.W.P.

1"=20' UTILITY PLAN 10/21/24 C3





1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITH THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CIY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

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## STORM DRAIN KEYED NOTES

1. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4911.62, GRATE=4911.12, 12" IE OUT=4908.01, IE BOX=4904.76, INSTALL SNOUT TYPE 18F OVER OUTLET PIPE

- 2. INSTALL 6 L.F. 12" ADS HP @ S=5%
- 3. EXISTING 6' DIAMETER, 12' DEEP SUMP WITH 26'X26' GRAVEL AROUND SUMP, EXISTING RIM=4911.51, NEW RIM=4912.00, 12" IE IN (E)=4907.71, 8" IE IN (W) = 4907.71
- 4. INSTALL 22 L.F. 8" ADS @ S=2.72%
- 5. INSTALL CURB INLET BOX PER CITY STANDARD DETAIL SD1. TBC=4912.79, GRATE=4912.29, 8" IE THRU=4908.31, IE BOX=4905.29, INSTALL SNOUT TYPE 12F OVER OUTLET PIPE
- 6. INSTALL 32 L.F. 8" ADS @ S=1.5%
- 7. CONNECT TO EXISTING 10" NYLOPLAST DRAIN BASIN, EXISTING GRATE=4911.60, EXISTING 8" IE=4908.79, 8" IE OUT=4908.79

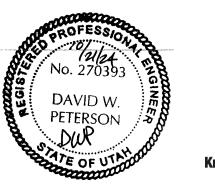
## GRADING LEGEND

MAIN FINISHED FLOOR BASEMENT FINISHED FLOOR F.O.G. FRONT OF GARAGE BACK OF WALK BOW GRADE BREAK TOP OF CONCRETE TOP BACK OF CURB

TOP OF ASPHALT EA
[2.00%]>
(68.42)
TBC 68.63
TBC EDGE OF ASPHALT DIRECTION OF DRAINAGE EXISTING ELEVATION

CVMC SANTAQUIN - PHASE II ADDITION

PROPOSED ELEVATION STORM DRAIN LABEL (SEE KEYED NOTES) ———— PROPOSED CONTOUR  $---\theta\theta$ ----- EXISTING CONTOUR





BENCH MARK			REVISIONS	
	Rev.	Date	Description	
OFWED MANUALE BUY IN				
SEWER MANHOLE RIM IN MAIN ST & 200 EAST INTERSECTION				
ELEVATION = 4913.93				
				12

PAVEMENT DESIGN

\*SUBGRADE SHOULD BE PROOF-ROLLED TO IDENTIFY SOFT AREAS

PARKING LOT 3" ASPHALT

10" BASE COURSE\*



Phone: 435-623-3000
EXCEL
ENGINEERING David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 8400

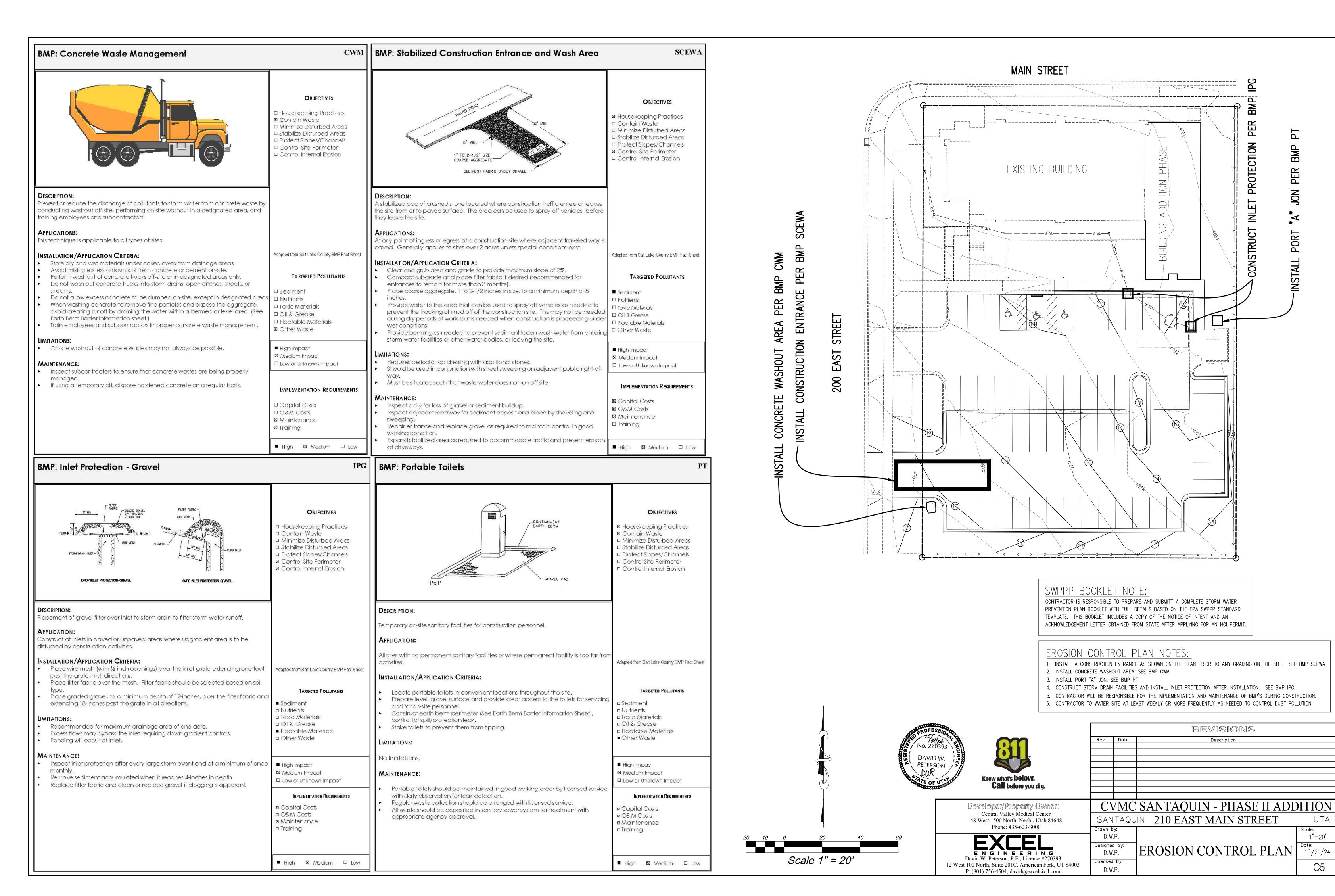
P: (801) 756-4504; david@excelcivil.com

SANTAQU	IN	210 EAST MAIN STREE
Drawn by:		
D.W.P.		CDADING 0-
Designed by:		GRADING &

D.W.P.

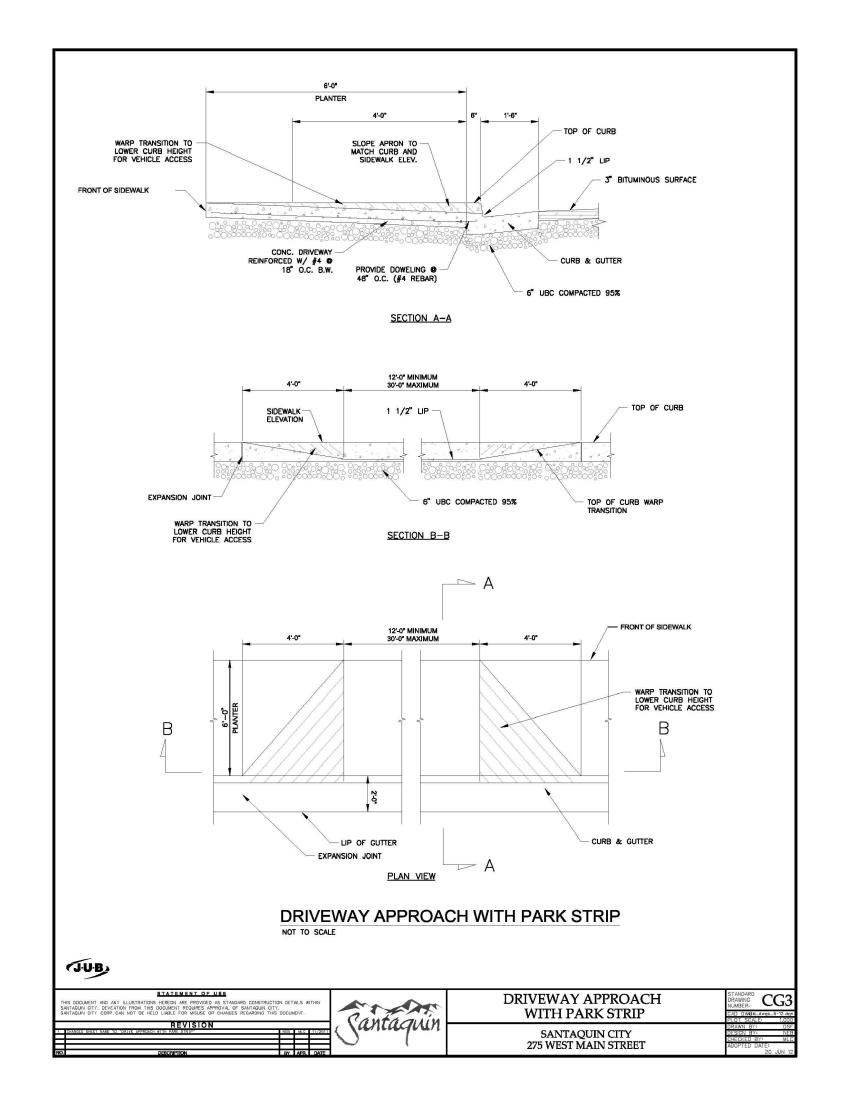
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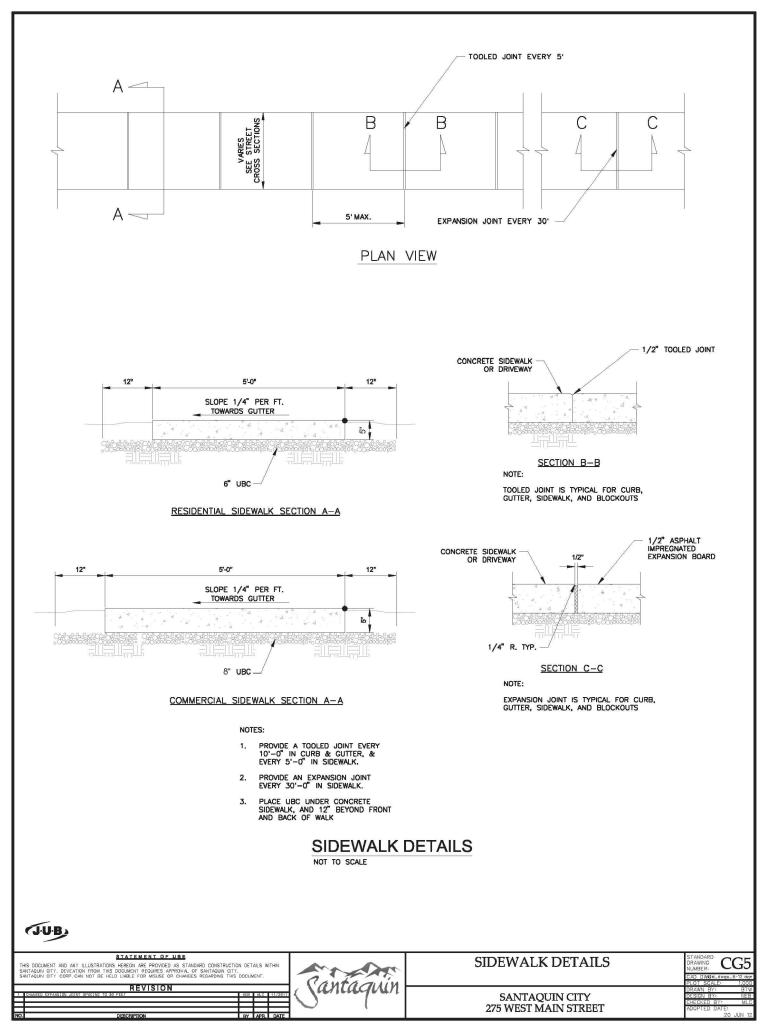
UTAH 1"=20' 10/21/24 DRAINAGE PLAN C4

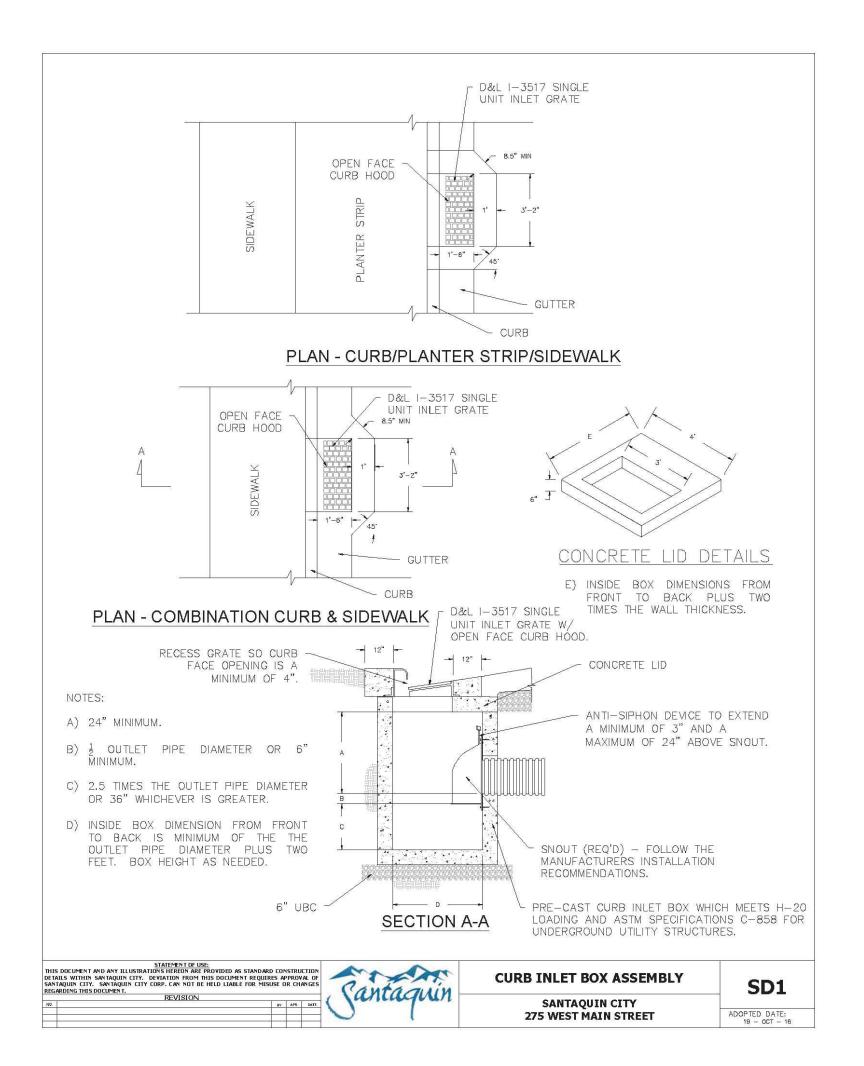


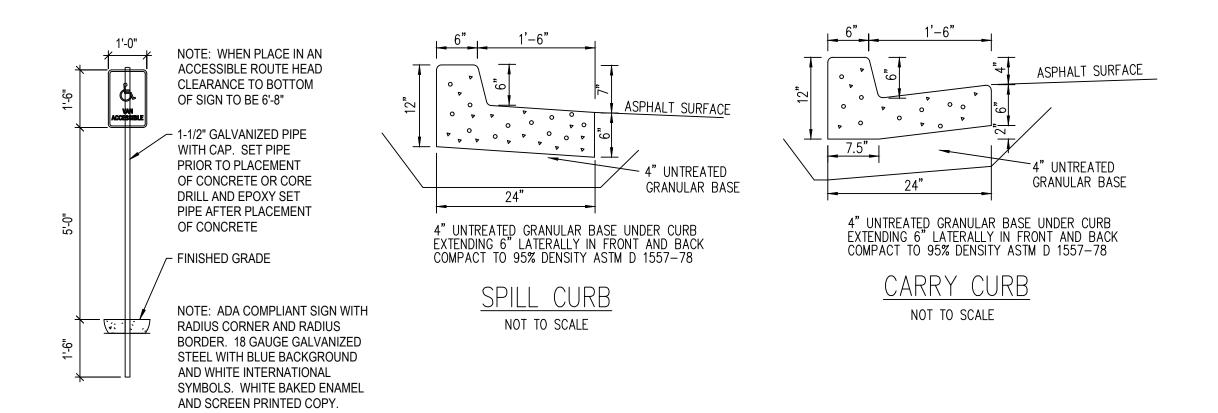
1"=20'

10/21/24









<u>ada van sign detail</u>



		REVISIONS	Developer/Property Owner:	CVMC	SANTAQUIN - PHASE II ADD	DITION
Rev.	Date	Description	Central Valley Medical Center 48 West 1500 North, Nephi, Utah 84648	SANTAQUIN 210 EAST MAIN S		UTAH
			Phone: 435-623-3000  ENGINEERING  David W. Peterson, P.E., License #270393  12 West 100 North, Suite 201C, American Fork, UT 84003  P: (801) 756-4504; david@excelcivil.com	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	DETAIL SHEET	Scale:

LE			
BOTANICAL / COMMON NAME	CONT	CAL	QTY
GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST	B&B	2" CAL	4
PICEA OMORIKA / SERBIAN SPRUCE	B&B	6`HT MIN.	3
EXISTING DECIDUOUS TREE TO REMAIN	-		2
PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY	B&B	2" CAL	4
BOTANICAL / COMMON NAME	CONT		QTY
BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY  JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER  PHYSOCAPPILS OPHILEOLIUS `LITTLE DEVIL `TM / DWAPE NINERAPK	5 GAL 5 GAL		18 8 14
PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL		30
RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL		20
ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE	5 GAL		15
SAMBUCUS NIGRA 'EVA' / BLACK LACE® ELDERBERRY	5 GAL		5
HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		18
S CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS	1 GAL 1 GAL		37 32
EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	BED		8,053 9
POA PRATENSIS / KENTUCKY BLUEGRASS	SOD		482 SF
POA PRATENSIS / KENTUCKY BLUEGRASS			
	GLEDITSIA TRIACANTHOS `SKYLINE` / SKYLINE HONEY LOCUST  PICEA OMORIKA / SERBIAN SPRUCE  EXISTING DECIDUOUS TREE TO REMAIN  PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY  BOTANICAL / COMMON NAME  BERBERIS THUNBERGII `CRIMSON PYCMY` / CRIMSON PYGMY BARBERRY JUNIPERUS HORIZONTALIS `BLUE CHIP' / BLUE CHIP JUNIPER PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` TM / DWARF NINEBARK PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC ROSA MEIDILAND SERIES `WHITE` / WHITE MEIDILAND ROSE SAMBUCUS NIGRA 'EVA' / BLACK LACE® ELDERBERRY  HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY  S CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN DWARF FOUNTAIN GRASS  EXISTING LANDSCAPE TO BE PRESERVED AND PROTECTED	PICEA OMORIKA / SERBIAN SPRUCE  B&B  EXISTING DECIDUOUS TREE TO REMAIN	PICEA OMORIKA / SERBIAN SPRUCE  B&B 2° CAL  PICEA OMORIKA / SERBIAN SPRUCE  EXISTING DECIDUOUS TREE TO REMAIN  PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY  BOTANICAL / COMMON NAME  EERBERIS THUNBERGII 'CRIMSON PYCMY' / CRIMSON PYCMY BARBERRY JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER  5 GAL PHYSOCARPUS OPULIDOIUS 'LITTLE DEVIL' TM / DWARF NINEBARK  7 GAL PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY  5 GAL RUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC  5 GAL SAMBUCUS NIGRA 'EVA' / BLACK LACE* ELDERBERRY  5 CAL  6 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS  CALAMA

#### REFERENCE NOTES SCHEDULE

DETAIL CODE DESCRIPTION

6"X6" CAST-IN-PLACE CONCRETE EDGER- CONNECT TO EXISTING 4/LP501 EDGER AS NEEDED.

#### LANDSCAPE NOTES:

- 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SANTAQUIN CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
- 2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
- 3. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- 4. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
- 6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
- 7. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
- 9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.

- 10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PREMIUM OR AMENDED TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12 INCHES OF PREMIUM OR AMENDED TOPSOIL IN ALL MANICURED SHRUB BEDS. CONTRACTOR SHALL TEST, AMEND, AND USE EXISTING STOCKPILE OF TOPSOIL ON SITE TO MEET SPECIFICATIONS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX PER SPECIFICATIONS.
- 11. CONTRACTOR SHALL INSTALL A MIN. OF 3 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
- 12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.

PRESERVE AND PROTECT EXISTING TREES. ALL

PLANTING ASSUMED TO BE **NEW DUE TO CONSTRUCTION** 

ACTIVITIES OF EXPANDING

THE BUILDING.

- 13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
- 15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
- 16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL FROM THE DATE OF FINAL ACCEPTANCE.



Scale: 1" = 20'-0"

blu line designs planning | landscape architecture | design 8719 S. Sandy Parkway Sandy, UT 84070 p 801.913.7994 RECORD DRAWINGS THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR/OWNER. THE DESIGN PROFESSIONAL IS NOT

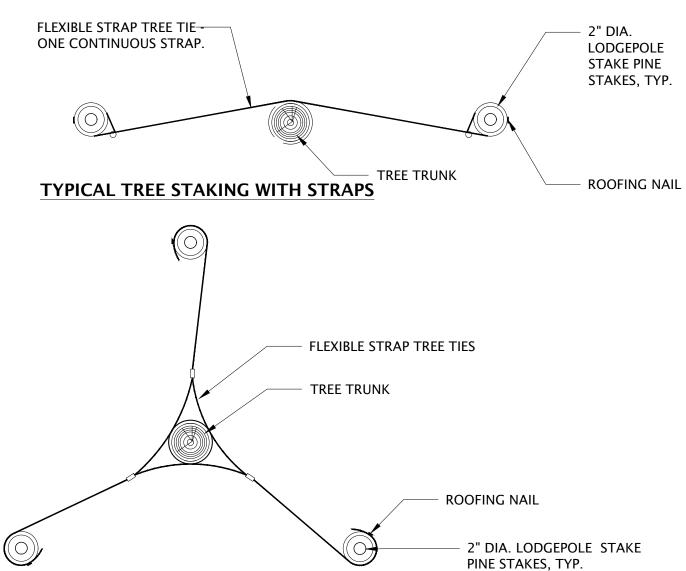
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REVISIONS

LANDSCAPE



1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

MIN. 2X BALL DIA.

- 6" x 6" CAST-IN-PLACE CONCRETE EDGER  $\frac{1}{2}$ " RADIUS, BOTH SIDES MULCH PER LANDSCAPE PLAN - #4 HORIZ. REBAR CONT., TYP. TOP SOIL PER LANDSCAPE PLAN 95% COMPACTED OR UNDISTURBED SUBGRADE

- MULCH (3" DEPTH)

- FORM SAUCER -

NATIVE AREAS

PLANTING PIT

- SCARIFY SIDES OF

- UNEXCAVATED OR

BACKFILL BELOW

ROOTBALL TO BE

ROOTBALL (6" MIN).

1/2 DEPTH OF

COMPACTED

ONLY

- EDGER TO BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB. 2. ALL LAYOUT AND FORM WORK TO BE APPROVED BY OWNER PRIOR TO PLACING CONCRETE.
- CONCRETE TO MEET ALL CITY SPECIFICATIONS. 4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE
- SHOWN ON PLAN.
- ALL CURVES IN EDGER TO BE TANGENT TO EACH OTHER AND STRAIGHT SECTIONS OF CURB. 6. CONCRETE EDGER TO BE FORMED AND CAST IN PLACE, NOT PRE-CAST OR EXTRUDED.



## 6" CONCRETE EDGER

ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN 世 

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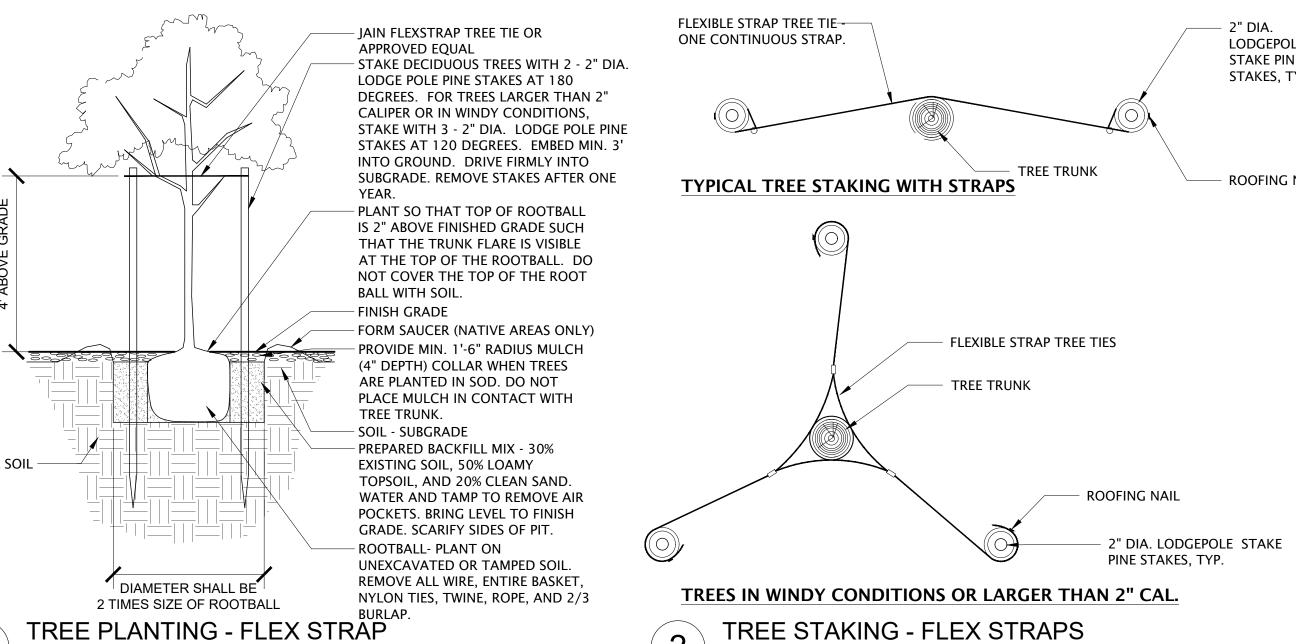
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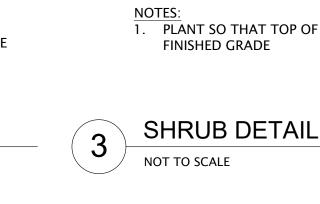
COMPLETENESS OF THIS

INFORMATION NOR ANY

AS A RESULT.



NOT TO SCALE



REMOVE STRING & -

**BURLAP FROM TOP** 

2/3 OF BALL WHEN

BACKFILL MIX - 30% -

EXISTING SOIL, 50%

LOAMY TOPSOIL,

AND 20% CLEAN

SAND. WATER AND

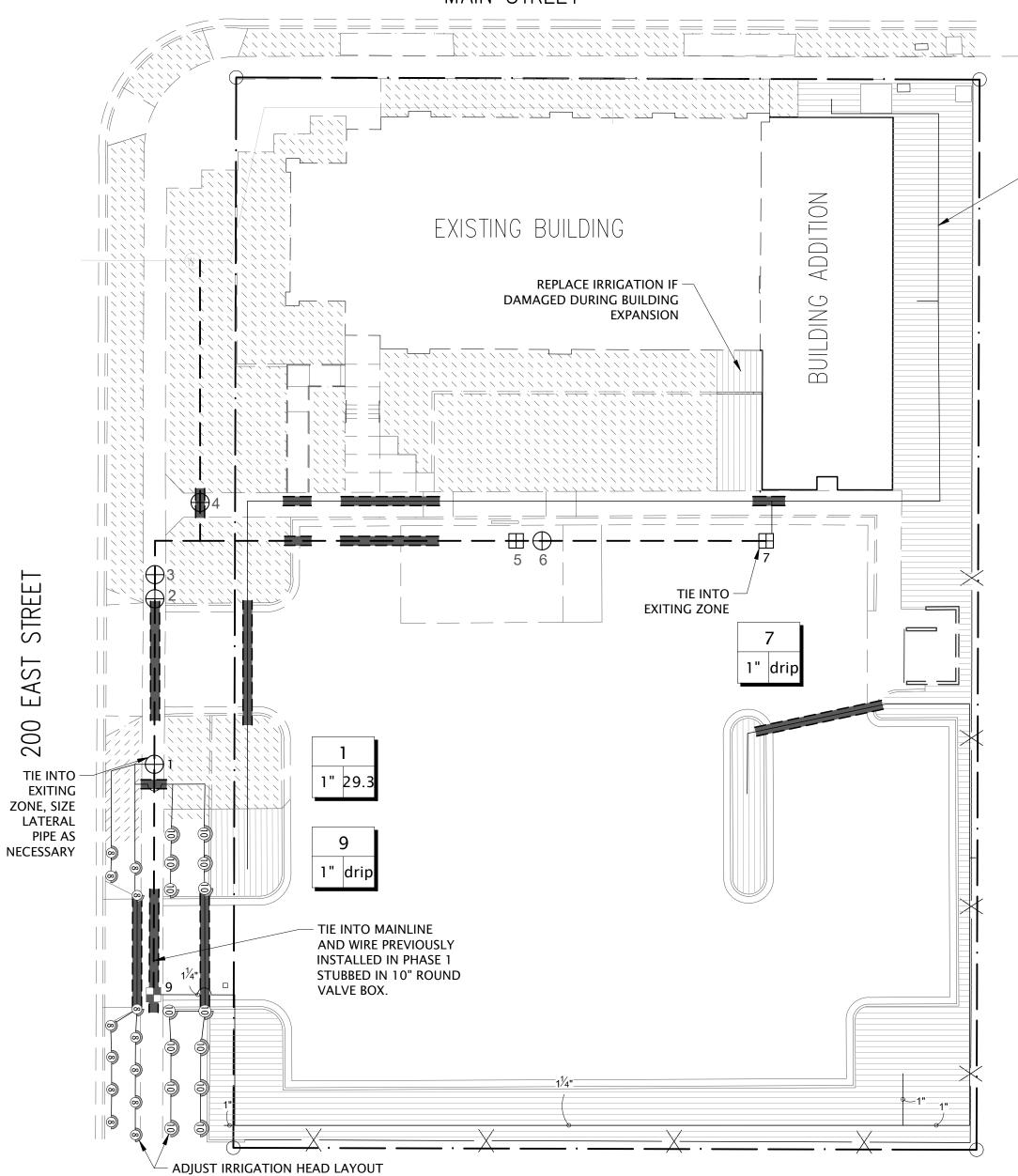
TAMP TO REMOVE

AIR POCKETS. BRING

LEVEL TO FINISH

EXISTING SOIL -

GRADE.



## **IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
(8) (8) (8) Q T H F	RAIN BIRD 1804-U-SAM-PRS U8 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
(i) (i) (i) (ii) (ii) (ii) (ii) (ii) (i	RAIN BIRD 1804-U-SAM-PRS U10 SERIES TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-04-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
$\oplus$	EXISTING VALVE TO BE PRESERVED AND PROTECTED
$\blacksquare$	EXISTING DRIP VALVE TO BE PRESERVED AND PROTECTED
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE
	/alve Callout
# •	Valve Number
#" #●	Valve Flow
\	——— Valve Size

#### REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

EXISTING IRRIGATION EQUIPMENT TO BE PRESERVED AND PROTECTED.

## **IRRIGATION NOTES**

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

AS NECESSARY TO ACHIEVE HEAD

TO HEAD COVERAGE.

- 2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 63 PSI AND NOT TO EXCEED 80 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.
- 4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- 5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
- 6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE.
- IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE.
- ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY. 9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE

10. ALL MAINLINE AND LATERAL LINE PIPE UP TO 3" IN SIZE SHALL BE SCHEDULE 40 PVC. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS. 11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT

LATERALS AND DRIP LINES ASSUMED TO BE NEW DUE TO

CONSTRUCTION ACTIVITIES

OF EXPANDING THE

BUILDING.

- WELDED JOINTS. 12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS
- NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS. 13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. ALIGN VALVE BOXES

PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE

- BOX 12"-18" FROM EDGE OF PAVEMENT. 14. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF
- EACH DRIP ZONE AND AT THE END DRIP LINES. 15. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE
- DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER. 16. SEE DETAILS FOR ADDITIONAL INFORMATION. FOLLOW ALL PREFERRED IRRIGATION SPECIFICATIONS FROM SANTAQUIN CITY. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 17. CONTRACTOR SHALL ENSURE THAT THERE IS PROPER HEAD TO HEAD COVERAGE IN IRRIGATION SYSTEM. ANY DISCREPANCIES OR DIFFICULTIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 18. CONTRACTOR SHALL INSTALL AND FOLLOW ALL CITY DETAILS AND ORDINANCES RELATING TO LANDSCAPE IRRIGATION.

#### **NOTES**

- 1. EXISTING MAINLINE TO REMAIN OPERABLE DURING CONSTRUCTION. PROTECT EXISTING MAINLINE AND CONTROL WIRES. ADJUST AS NECESSARY FOR NEW CONSTRUCTION.
- 3. EXISTING CONTROLLERS (2) ARE LOCATED IN MECHANICAL ROOM AND ON THE SOUTH EAST EXTERIOR WALL IN STAINLESS STEEL ENCLOSURE. COORDINATE WITH OWNER FOR ACCESS AND CONTROLLER PROGRAMMING. CONNECT AS NEEDED TO EXISTING CONTROLLRS
- 4. REPLACE EXISTING 500 MICRON FILTER SCREEN WITH 200 MICRON FILTER SCREEN.





IRRIGATION

REVISIONS

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RECORD DRAWINGS

THESE RECORD DRAWINGS

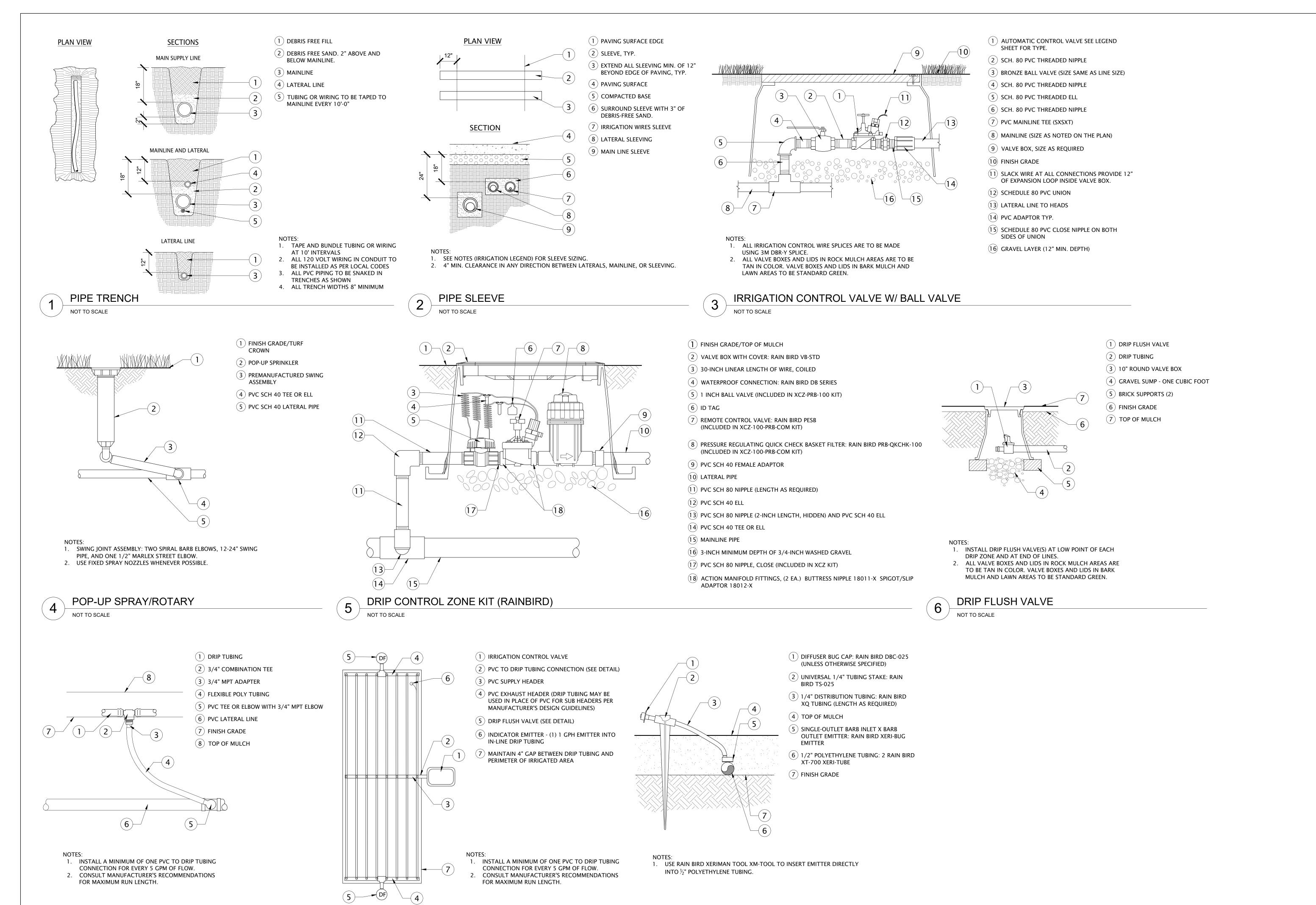
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Scale: 1" = 10'-0"



PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

CENTER FEED IN LINE DRIP

NOT TO SCALE

REVISIONS

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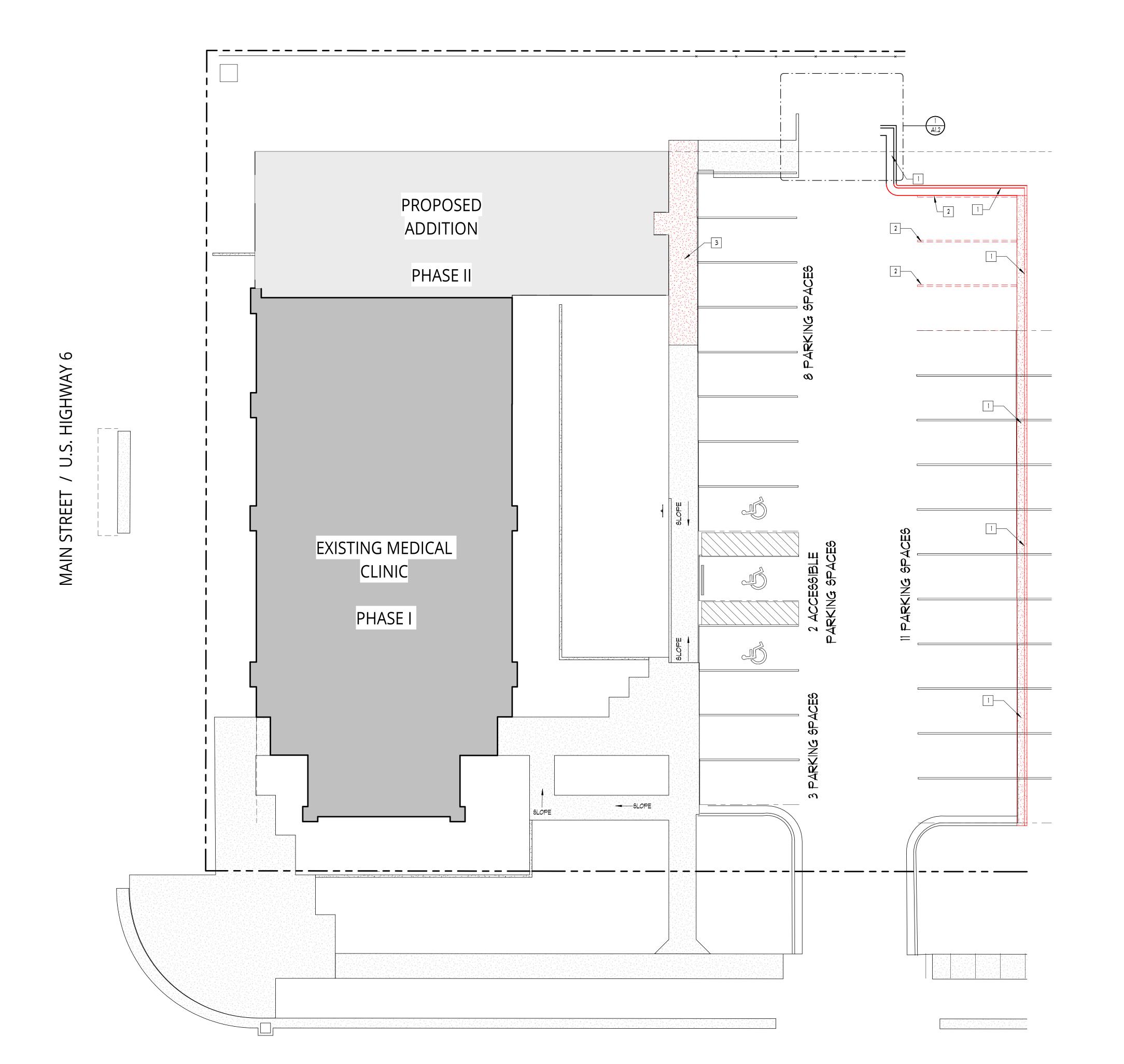
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ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN

**IRRIGATION DETAILS** 



PARKING INFORMATION:

**EXISTING:** 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 YAN ACCESSIBLE)

PROVIDED: 55 TOTAL STALLS

17,446 SQ. FT. PARKING PROVIDED

## DEMOLITION NOTES

TYPICAL REFERENCE FOR CONSTRUCTION TYPE - SEE SHEET A3,1

TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3,3

- TYPICAL REFERENCE FOR DOOR TYPE SEE SHEET A3.3

  TYPICAL REFERENCE FOR WINDOW TYPE SEE SHEET A3.4
- REMOVE CURB & GUTTER
- REMOVE PARKING STRIP PAINT
- REMOVE CONCRETE



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# CVMC Santaquin

**Phase II Addition** 

210 East Main Street Santaquin, Utah 84655



revision information

milestone issue date
11.15.2024
milestone issue description

milestone issue description 6ITE PLAN REVIEW latest revision date

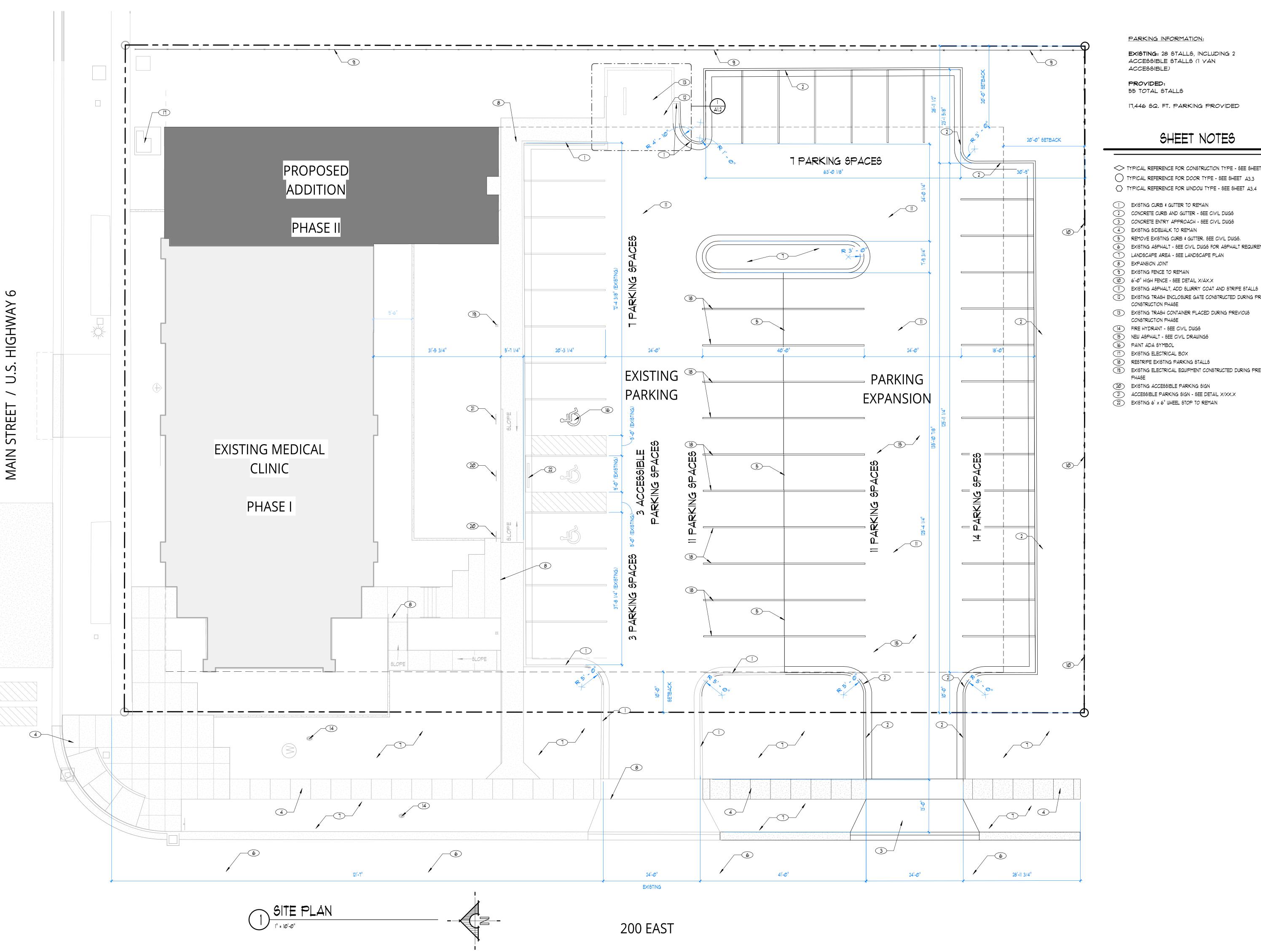
latest revision description

SITE PLAN PHASE II -DEMOLITION

A1.4

200 EAST





PARKING INFORMATION:

EXISTING: 28 STALLS, INCLUDING 2 ACCESSIBLE STALLS (1 YAN ACCESSIBLE)

17,446 SQ. FT. PARKING PROVIDED

## SHEET NOTES

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE SEE SHEET A3.1
- TYPICAL REFERENCE FOR DOOR TYPE SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE SEE SHEET A3.4
- EXISTING CURB & GUTTER TO REMAIN
- 2 CONCRETE CURB AND GUTTER SEE CIVIL DWGS
- 3 CONCRETE ENTRY APPROACH SEE CIVIL DWGS
- 5 REMOVE EXISTING CURB & GUTTER, SEE CIVIL DWGS, 6 EXISTING ASPHALT - SEE CIVIL DWGS FOR ASPHALT REQUIREMENTS
- 1 LANDSCAPE AREA SEE LANDSCAPE PLAN
- 9 EXISTING FENCE TO REMAIN
- 6'-0" HIGH FENCE SEE DETAIL X/AX.X
- (12) EXISTING TRASH ENCLOSURE GATE CONSTRUCTED DURING PREVIOUS
- CONSTRUCTION PHASE
- 14 FIRE HYDRANT SEE CIVIL DWGS
- 15 NEW ASPHALT SEE CIVIL DRAWINGS
- 16 PAINT ADA SYMBOL
- (9) EXISTING ELECTRICAL EQUIPMENT CONSTRUCTED DURING PREVIOUS
- 20 EXISTING ACCESSIBLE PARKING SIGN
- 21 ACCESSIBLE PARKING SIGN SEE DETAIL X/XX.X
- EXISTING 6' x 6" WHEEL STOP TO REMAIN



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# CVMC Santaquin

**Phase II Addition** 

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revision information no. date description

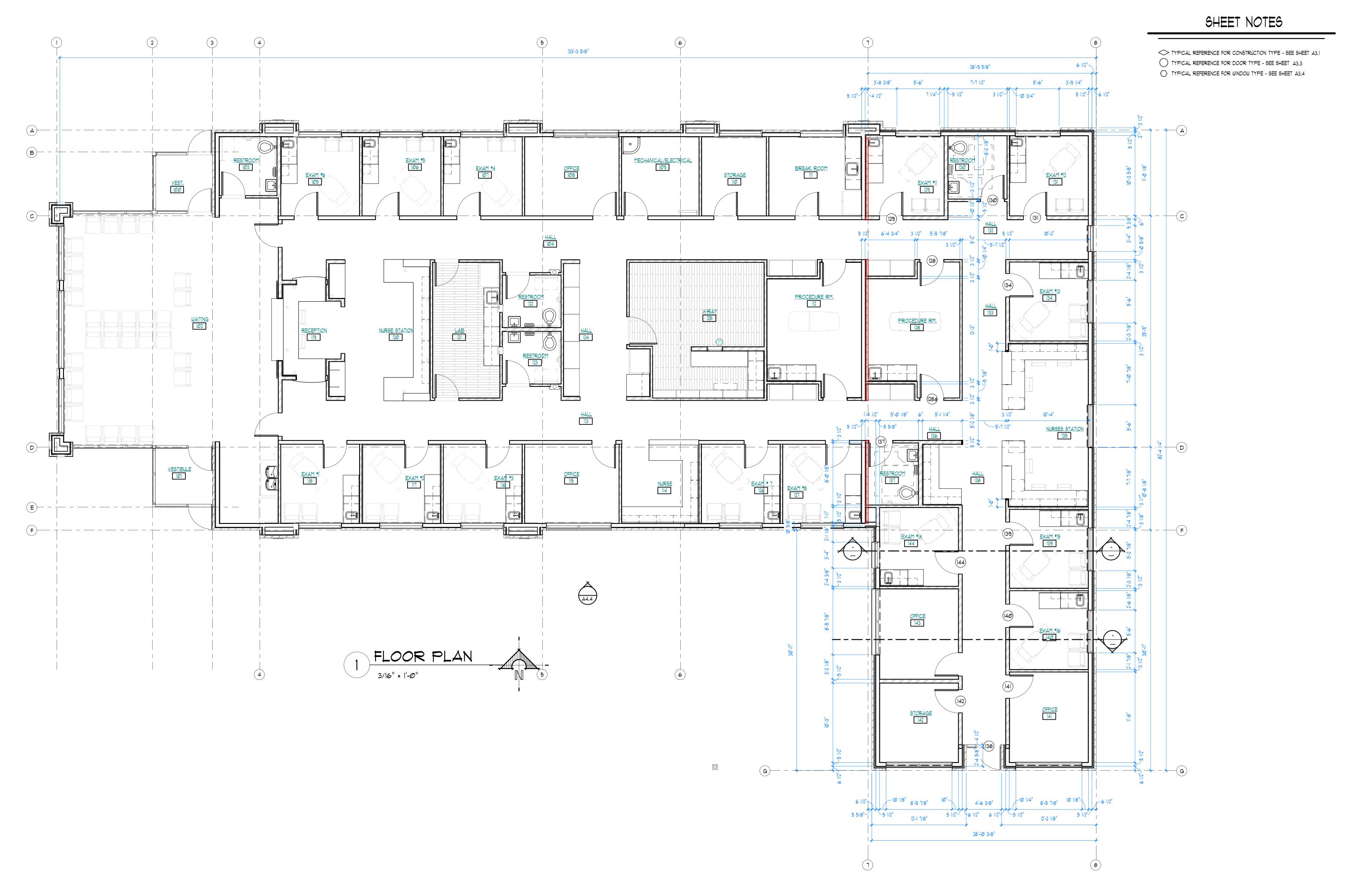
milestone issue date 11.15.2024

milestone issue description SITE PLAN REVIEW

latest revision description

latest revision date

SITE PLAN PHASE II



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CVIVIC

Central Valley Medical Center

CVMC Santaquin

**Phase II Addition** 

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revision information

no. date description

1 |0.25.20|1 Revision |

milestone issue date

milestone issue description SITE PLAN REVIEW latest revision date 10.25.2017

latest revision description Revision 1

MAIN FLOOR PLAN

A2.1

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## SHEET NOTES

3

PHASE ONE PHASE TWO

ĆVMČ

- TYPICAL REFERENCE FOR CONSTRUCTION TYPE SEE SHEET A3.1 TYPICAL REFERENCE FOR DOOR TYPE - SEE SHEET A3.3
- TYPICAL REFERENCE FOR WINDOW TYPE SEE SHEET A3.4



Item 1.



# CVMC Santaquin

**Phase II Addition** 



## EXTERIOR FINISH SCHEDULE

MANUFACTURER

INTERSTATE BRICK

NEW CAST STONE

ITEM DESCRIPTION KING SIZE BRICK VENEER CAST STONE TRIMS

CERAMIC TILE

ALUM. STOREFRONT ENTRANCES & WINDOWS METAL DOORS & FRAMES PRE-MANUF METAL CANOPIES

PRE-FINISHED METAL FASCIA & DRIP EDGE PRE-FINISHED METAL WALL CAP

DALTILE KAWNEER BENJAMIN MOORE BENJAMIN MOORE

ALCOA

CANOPY 2: HC-87 ASHLEY GRAY BENJAMIN MOORE ALCOA TERRA BRONZE

SANDSTONE FINISH COLOR: TUMBLEWEED EVER, ROCK, EVØ4 LIGHT BRONZE HC-86 KINGSPORT GRAY CANOPY 1: HC-87 FAIRVIEW TAUPE

> EXTERIOR ELEVATIONS -PHASE II

milestone issue date 11.15.2024

milestone issue description SITE PLAN REVIEW

latest revision date

latest revision description

COLOR / FINISH

TERRA BRONZE

WALNUT

revision information no. date description



PHASE TWO PHASE ONE

F E

NORTH ELEVATION

1/8" = 1'-0"

2 EAST ELEVATION

1/8" = 1'-0"

3 SOUTH ELEVATION

1/8" = 1'-0"

3

4

WEST ELEVATION

1/8" = 1'-0"

210 East Main Street Santaquin, Utah 84655

(EXISTING - NEW - DEMOLITION)

 $|\mathcal{S}_{\perp}|$  (EXISTING - NEW - DEMOLITION)

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(EXISTING - NEW - DEMOLITION)

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' (EXISTING - NEW - DEMOLITION)

| (EXISTING - NEW - DEMOLITION

(EXISTING - NEW - DEMOLITION)

<u>COMMUNICATION</u> (REFER TO SPECIFICATIONS FOR MOUNTING HEIGHTS)

LOW-VOLTAGE SWITCHING POWER PACK

TOS (EXISTING - NEW - DEMOLITION)

KEYED SINGLE POLE TOGGLE SWITCH

Pa | SERVICE POWER POLE - FIELD | (EXISTING - NEW - DEMOLITION)

3-WAY TOGGLE SWITCH

4-WAY TOGGLE SWITCH

⊞xx ⊞xx | 5-20R QUADRAPLEX FLOOR RECEPTACLE / POKE-THROUGH

6-X0R RECEPTACLE / POKE-THROUGH

DIRECT CONNECTION TO EQUIPMENT

JUNCTION BOX - FIELD DETERMINE FINAL CONNECTION

FIELD VERIFY EXACT CONNECTION LOCATION AND SIZE

SERVICE POWER POLE - FIELD DETERMINE ACTUAL LENGTH

SINGLE POLE TOGGLE SWITCH - "a" DENOTES SWITCH ZONE

DIMMER SWITCH - FIELD VERIFY COMPATIBILITY WITH LOAD TYPE

WALL-BOX OCCUPANCY SENSOR SWITCH - FIELD ADJUST

CEILING MOUNTED OCCUPANCY SENSOR - FIELD ADJUST

WALL TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING

FLOOR TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING

WALL DATA ROUGH-IN - 1" C. WITH PULLSTRING

FLOOR DATA ROUGH-IN - 1" C. WITH PULLSTRING

WALL DATA/TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING

FLOOR DATA/TELEPHONE ROUGH-IN - 1" C. WITH PULLSTRING

(EXISTING - NEW - DEMOLITION)

(EXISTING - NEW - DEMOLITION)

ELECTRO-MAGNETIC DOOR HOLD

(EXISTING - NEW - DEMOLITION)

SECURITY / ACCESS

(EXISTING - NEW - DEMOLITION)

ELECTRONIC DOOR LATCH

PUSH BUTTON

ELECTRO-MAGNETIC DOOR LOCK

(EXISTING - NEW - DEMOLITION) - CENTER IN TILE

(EXISTING - NEW - DEMOLITION) - CENTER IN TILE

SPEAKER - WALL MOUNTED

[S] | (EXISTING - NEW - DEMOLITION)

AUDIBLE HORN - WALL MOUNTED

FIRE PROTECTION SYSTEM ELECTRIC BELL

VISUAL STROBE - WALL MOUNTED - 110CD UNO

COMBINATION HORN/STOBE - WALL MOUNTED - 110CD UNO

COMBINATION SPEAKER/STROBE - WALL MOUNTED - 110CD UNO

VISUAL STROBE - CEILING MOUNTED - 110CD UNO - CENTER IN TILE

AUDIBLE HORN - CEILING MOUNTED - 110CD UNO - CENTER IN TILE

SPEAKER - CEILING MOUNTED - 110CD UNO - CENTER IN TILE

COMBINATION HORN/STROBE - CEILING MOUNTED - 110CD UNO

COMBINATION SPEAKER/STROBE - CEILING MOUNTED - 110CD UNO

#### **SECTION 01 00 00 - GENERAL REQUIREMENTS**

DRAWINGS ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED FOR EXACT DIMENSIONS; EXACT DIMENSIONS AND LOCATIONS SHALL BE DETERMINED BY MEASUREMENTS IN THE FIELD AND SHALL BE SUBECT TO APPROVAL BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY DIMENSION PRIOR

TO ORDERING EQUIPMENT AND MATERIAL BEFORE SUBMITTING A BID, IT WILL BE NECESSARY FOR EACH CONTRACTOR TO VISIT THE SITE AND ASCERTAIN FOR HIMSELF/HERSELF THE CONDITIONS TO BE MET IN INSTALLING THE WORK AND MAKE PROVISIONS FOR THE CONDITIONS IN THE FINAL PRICE. FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL NOT BE CONSIDERED JUSTIFICATION FOR THE OMISSION OR FAULTY INSTALLATION OF ANY WORK. BY SUBMITTING A BID, THE CONTRACTOR IS STATING THAT THE BID

COVERS ALL WORK NECESSARY TO PROPERLY INSTALL THE SYSTEM INDICATED. IN CASE OF DISAGREEMENT BETWEEN THE DRAWING AND SPECIFICATIONS, OR WITHIN THE DRAWINGS OR SPECIFICATIONS, THE BID SHALL INCLUDE THE GREATER AMOUNT OF WORK AND

THE MATTER SHALL BE REFERRED TO THE ENGINEER. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES ASSOCIATED WITH ANY AND ALL NECESSARY

PERMITS, LICENSES, AND INSPECTIONS REQUIRED FOR THE WORK. ALL WORK SHALL COMPLY WITH ALL PERTINENT NATIONAL, STATE AND LOCAL ORDINANCES AND CODES, AND ALL AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS, AND ANY AMENDMENTS. NOTHING WITHIN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS WAIVING ANY OF THE RULES. REGULATIONS, OR REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. IN THE EVENT OF A CONFLICT, THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION SHALL GOVERN. THE CONFLICT SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND NECESSARY

MODIFICATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER. IF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS ARE IN EXCESS OF THOSE REQUIRED BE CODE, THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE. ALL EQUIPMENT AND MATERIALS FOR WHICH APPROVAL STANDARDS HAVE BEEN ESTABLISHED BY

UNDERWRITERS' LABORATORIES, INC (UL), FACTORY MUTUAL (FM), AND AMERICAN STANDARD CODES SHALL BE SO APPROVED AND SHALL BEAR APPROVAL LABELS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE SAFETY REGULATIONS. SHOULD ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS OR SPECIFICATIONS. REFERENCE SHALL BE MADE TO THE ENGINEER, WHOSE DECISION SHALL BE FINAL. THE ENGINEER WILL RESPOND WITHIN 10 BUSINESS DAYS AFTER RECEIPT OF REQUEST FOR INFORMATION. THE

ARCHITECT/ENGINEER IS ACCEPTABLE EXCUSE FOR INFERIOR WORK. THE LISTING OF PRODUCT MANUFACTURERS, MATERIALS AND METHODS IS INTENDED TO ESTABLISH A STANDARD OF QUALITY. PRODUCTS BY OTHER MANUFACTURERS MAY BE ACCEPTED PROVIDED THEY HAVE THE EQUIVALENT CAPACITY, CONSTRUCTION, AND PERFORMANCE. THE ENGINEER SHALL BE THE SOLE JUDGE OF QUALITY AND EQUIVALENCE OF EQUIPMENT. MATERIALS AND METHODS. HOWEVER, UNDER NO CIRCUMSTANCES SHALL ANY SUBSTITUTION BE MADE

WITHOUT WRITTEN APPROVAL OF THE ENGINEER PRIOR TO BIDDING. EQUIPMENT HAS BEEN CHOSEN TO FIT WITHIN THE AVAILABLE SPACE. WHERE SUBSTITUTED OR ALTERNATIVE EQUIPMENT IS PROPOSED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EQUIPMENT WILL FIT WITHIN THE SPACE AVAILABLE, INCLUDING ALL REQUIRED CODE AND MAINTENANCE CLEARANCES, AND TO COORDINATE ALL EQUIPMENT REQUIREMENTS WITH OTHER CONTRACTORS.

POSSIBLE, FROM A SINGLE MANUFACTURER.

13. SUBSTITUTIONS: PRODUCTS OF EQUAL PERFORMANCE CHARACTERISTICS MAY BE CONSIDERED CONTRACTORS WISHING TO SUBSTITUTE A PRODUCT OR MATERIAL SHALL SUBMIT EACH REQUEST TO THE ENGINEER IN WRITING AT LEAST 7 DAYS PRIOR TO BIDS BEING DUE. REQUESTS SHALL NOT BE CONSIDERED AFTER THAT TIME. THE ENGINEER SHALL REVIEW THE REQUEST AND IF ACCEPTABLE WILL ISSUE A LETTER ALLOWING THE SUBSTITUTION. ANY ANTICIPATED USE OF A NON-SPECIFIED PRODUCT WITHOUT WRITTEN APPROVAL IS STRICTLY THE RISK OF THE CONTRACTOR. IF A REQUEST IS REJECTED, THE CONTRACTOR SHALL FURNISH THE SPECIFIED PRODUCT OR MATERIAL. EACH CONTRACTOR IS RESPONSIBLE FOR COSTS INCURRED BY OTHER TRADES AS A RESULT OF ANY SUBSTITUTION MADE BY THE CONTRACTOR.

SUBMITTALS: SUBMIT THE FOLLOWING IN ACCORDANCE WITH DIVISION 1 SPECIFICATIONS AND THE REQUIREMENTS OF THIS SECTION FOR EACH PIECE OF EQUIPMENT AND EACH TYPE OF

SUBMIT SHOP/COORDINATION DRAWINGS AT A MINIMUM SCALE OF 1/4"=1' -0" DETAILING ALL MAJOR EQUIPMENT, COMPONENT, AND SYSTEMS IN RELATION TO WORK OF OTHER TRADES, INDICATING INSTALLATION, CODE, AND WORKING CLEARANCES AND ACCESS FOR ALL

PRODUCT.

CONTRACTOR SHALL SEPARATE SUBMITTALS TO CONTAIN NO MORE THAN ONE SPECIFICATION

WITHIN 30 DAYS AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR (4) COPIES OF EACH SUBMITTAL WITH COVERSHEET TO THE ENGINEER. IF ACCEPTABLE TO THE ARCHITECT/OWNER, AN ELECTRONIC VERSION CONTAINING THE COVERSHEET AND ALL SUBMITTAL DATA WITHIN ONE FILE MAY BE SUBMITTED IN LIEU OF THE 4

6. EACH SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION. SUBMITTALS THAT DO NOT COMPLY WITH THE FOLLOWING REQUIREMENTS WILL BE MARKED "REJECTED" AND RETURNED. COVERSHEET: INDICATING THE NAMES AND ADDRESS OF THE PROJECT, ARCHITEC ENGINEER, AND CONTRACTOR, AND THE SUBMITTAL NAME AND NUMBER. NUMBER SHALL BE BASED ON THE SPECIFICATION SECTION, SUBMITTAL SEQUENCE NUMBER, AND A REVISION SEQUENCE NUMBER IS APPLICABLE. EX: 262726-02-R1 IS THE 1ST VERSION TO

THE 2ND SUBMITTAL FOR SECTION 26 27 26. 2. LIST OF VARIATIONS: THIS PAGE SHALL LIST ALL VARIATIONS INCLUDING FURNISHED/UNFURNISHED OPTIONS AND FEATURES BETWEEN THE SUBMITTED ITEM AND THE SCHEDULED/SPECIFIED ITEM. IF THERE ARE NOT VARIATIONS, THE PAGE SHALL

3. PRODUCT INFORMATION: CLEARLY INDICATE MANUFACTURER'S NAME, DESIGNATION, SIZE, PERFORMANCE AND CAPACITY DATA, DIMENSIONAL DATA, SUFFICIENT PICTORIAL AND DIAGRAMMATIC DATA TO SHOW CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. APPLICABLE INFORMATION SHALL BE CLEARLY INDICATED AND NON-

CERTIFICATION BY THE GENERAL AND SUB-CONTRACTOR THAT MATERIAL SUBMITTED IS IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, SIGNED AND DATED.

8. EACH SUBMITTAL WILL BE MARKED WITH ONE OF THE FOLLOWING NO EXCEPTIONS TAKEN – SUBMITTAL WAS REVIEWED AND NO DEVIATIONS WERE FOUND.

EXCEPTIONS NOTED, SUBMIT RESPONSE – SUBMITTAL WAS REVIEWED AND FOUND TO HAVE MINOR DEVIATIONS OR MISSING INFORMATION. A RE-SUBMITTAL IS NOT REQUIRED HOWEVER, A WRITTEN RESPONSE TO ALL REVIEW COMMENTS SHALL BE SUBMITTED. 3. EXCEPTIONS NOTED, RESUBMIT – SUBMITTAL WAS REVIEWED AND MAJOR DEVIATIONS WERE NOTED. THE SUBMITTAL SHALL BE REVISED TO ADDRESS THE NOTED DEVIATIONS

INADEQUATE OR INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED AND WILL BE RETURNED

 THE /ENGINEER'S REVIEW OF A SUBMITTAL SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS THAT MAY BE CONTAINED WITHIN THE SUBMITTAL. IF THE CONTRACTOR PROCEEDS BASED ON UNDETECTED ERRORS, OMISSIONS, OVERSIGHTS, OR DEVIATIONS, IT IS AT HIS/HER SOLE RESPONSIBILITY. REGARDLESS OF ANY INFORMATION CONTAINED IN THE SUBMITTAL OR THE ENGINEER'S REVIEW THEREOF, THE CONTRACT DOCUMENTS SHALL GOVERN THE WORK AND NEITHER WAIVED NOR SUSPENDED BY THE SUBMITTAL REVIEW.

REVIEW IS AT THE RISK OF THE CONTRACTOR. THE COST OF REMOVAL AND REPLACEMENT OF SUCH ITEMS WHICH IS JUDGED UNSATISFACTORY BY THE ENGINEER FOR ANY REASON SHALL BE AT THE CONTRACTOR'S EXPENSE.

15. OPERATIONS AND MAINTENANCE REQUIREMENTS (PER ENERGY CODE): CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER. RECORD DRAWING SHALL INCLUDE AS A MINIMUM THE LOCATION AND PERFORMANCE DATA ON EACH PIECE OF EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND THE TERMINAL

MANUALS. CONSTRUCTION DOCUMENTS SHALL REQUIRE THAT AN OPERATING MANUAL AND A MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER OR THE DESIGNATED REPRESENTATIVE OF THE BUILDING OWNER WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE. THESE MANUALS SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED. STANDARDS (SEE APPENDIX E) AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

**EQUIPMENT REQUIRING MAINTENANCE.** OPERATIONS MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTING MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.

NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY. HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROL SEQUENCE DESCRIPTIONS. DESIRED OR FIELD-

17. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN A SET OF CLEARLY MARKED RECORD DRAWING PRINTS AT THE SITE, WHICH INDICATED ALL ALTERATIONS AND CHANGES. WITHIN 30 DAYS AFTER COMPLETION OF WORK, THE CONTRACTOR SHALL PROVIDE A REPRODUCIBLE SET IN OWNER'S REQUESTED FORMAT (PLOTS, CAD, PDF, ETC.) WITH THE ENGINEER'S SEAL STRUCK-OUT AND EACH DRAWING MARKED WITH THE GENERAL AND ASSOCIATED SUB-

CONTRACTORS' NAMES AND DATE. 18. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED, CONNECTED, AND ADJUSTED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COORDINATING WITH ALL OTHER TRADES PRIOR TO SYSTEM INSTALLATION. THE CONTRACTOR SHALL REFER TO OTHER TRADE PLANS FOR OTHER WORK THAT MAY IMPACT HIS/HER

20. WHERE SPACE REQUIREMENTS CONFLICT, THE FOLLOWING ORDER OF PRECEDENCE SHALL BE USED.

BUILDING LINES AND STRUCTURAL MEMBERS SOIL, DRAIN, AND CONDENSATE PIPING.

GREASE - RATED DUCTWORK REFRIGERANT AND VENT PIPING **HVAC DUCTWORK** 

HVAC AND DOMESTIC WATER PIPING. FIRE PROTECTION (SPRINKLER & STANDPIPE) PIPING ELECTRICAL CONDUIT.

THE CONTRACTOR SHALL TAKE CARE DURING WORK TO AVOID DAMAGE TO WORK BY OTHER TRADES.

22. THE CONTRACTOR SHALL KEEP THE PREMISES FREE OF DEBRIS AND RUBBISH CAUSED BY HIS/HER WORK ON A DAILY BASIS. THIS DEBRIS AND RUBBISH SHALL BE REMOVED FROM THE BUILDING AND SITE. 23. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE THE ENTIRE INSTALLATION TO

BE IN PROPER WORKING ORDER FOR A PERIOD OF ONE (1) YEAR LINESS NOTED OTHERWISE, AFTER FINAL ACCEPTANCE AND SHALL FURNISH FREE OF CHARGE ALL MATERIALS AND LABOR NECESSARY TO COMPLY WITH THIS GUARANTEE. 24. DEMOLITION: WHERE ACCESSIBLE WORK IS TO BE DEMOLISHED, IT SHALL BE

REMOVED IN ITS ENTIRETY TO A POINT OF PERMANENT CONCEALMENT. WHERE WORK TO BE DEMOLISHED IS NOT ACCESSIBLE, REMOVE SYSTEM TO 2" BELOW THE SURFACE, CAP, AND PATCH SURFACE TO MATCH EXISTING. WHERE WORK TO REMAIN IS DAMAGED, REMOVE THE DAMAGED PORTIONS AND INSTALL NEW OF EQUAL CAPACITY, QUALITY, AND FUNCTION.

WORK WITHIN EXISTING BUILDING: CONSTRUCTION SHALL BE ARRANGED TO MINIMIZE THE HAZARD AND INTERRUPTION TO THE OCCUPANTS. DO NOT INTERRUPT SERVICES TO THE OCCUPANTS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER/TENANT, A MINIMUM OF 5 WORKING DAYS PRIOR TO THE INTERRUPTION. WHERE DISRUPTION OF A SERVICE BECOMES NECESSARY, PROVISIONS SHALL BE MADE TO PROVIDE TEMPORARY SERVICE THROUGHOUT THE INTERRUPTION OF THE PRIMARY SERVICE.

SECTION 26 00 00 - GENERAL REQUIREMENTS FOR ELECTRICAL SYSTEMS 1. ALL ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION

PRODUCT SELECTION FOR RESTRICTED SPACE: DRAWINGS INDICATE DIMENSIONS OF SELECTED EQUIPMENT AND ACCESSORIES INCLUDING CLEARANCES BETWEEN EQUIPMENT, ADJACENT SURFACES AND OTHER ITEMS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY FIELD DIMENSIONS AND NOTIFY THE ENGINEER IF REQUIRED CLEARANCES CANNOT BE MAINTAINED.

DO NOT DELIVER OR INSTALL EQUIPMENT AND DEVICES UNTIL SPACES ARE ENCLOSED AND WEATHERTIGHT, WORK IN SPACES IS COMPLETE AND DRY, AND WORK ABOVE EQUIPMENT IS COMPLETE.

INTERRUPTION OF EXISTING ELECTRIC SERVICE: DO NOT INTERRUPT ELECTRIC SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY ELECTRIC SERVICE ACCORDING TO REQUIREMENTS

1. NOTIFY ARCHITECT AND OWNER NO FEWER THAN FIVE BUSINESS DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF ELECTRIC SERVICE. DO NOT PROCEED WITH INTERRUPTION OF ELECTRIC SERVICE WITHOUT ARCHITECT'S OR OWNER'S WRITTEN PERMISSION.

COMPLY WITH NFPA 70E. STORE EQUIPMENT, COMPONENTS, AND MATERIALS IN A CLEAN, DRY LOCATION WHICH PROVIDES PROTECTION AGAINST THE WEATHER. ITEMS WHICH BECOME DAMAGED DUE TO WEATHER OR EXPOSURE SHALL BE REPLACED PRIOR TO

INSTALLATION PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO SUPPLY CONSTRUCTION POWER AND LIGHTING. INSTALL AND MAINTAIN FACILITIES IN A MANNER THAT WILL PROTECT THE PUBLIC AND WORKMEN THAT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS. IN GENERAL, PROVIDE ONE (1) 150W INCANDESCENT LIGHT FIXTURE AND ONE (1) DUPLEX RECEPTACLE FOR EVERY 400-SQUARE FEE OF AREA (MINIMUM OF ONE EACH PER ROOM.) UPON COMPLETION OF THE WORK,

REMOVE ALL TEMPORARY FACILITIES FROM THE SITE. TEST ALL WIRING AND CONNECTIONS FOR PROPER CONFIGURATION PRIOR TO ENERGIZING ANY CIRCUIT.

VACUUM DIRT AND DEBRIS FROM WITHIN ENCLOSURES; DO NOT USE COMPRESSED AIR TO ASSIST IN CLEANING.

AT COMPLETION OF INSTALLATION, INSPECT EXPOSED FINISHES. REMOVE BURRS, DIRT AND CONSTRUCTION DEBRIS AND REPAIR DAMAGED FINISH, INCLUDING CHIPS, SCRATCHES, AND ABRASIONS BACK TO THE ORIGINAL FINISH.

SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES CONDUCTORS AND CABLES: COPPER SHALL BE SOFT-DRAWN, ANNEALED WITH

98% CONDUCTIVITY OR ALUMINUM WITH THHN/THWN INSULATION. MULTI-CONDUCTOR CABLE: METAL-CLAD CABLE, TYPE MC ONLY. ALL MULTI-CONDUCTOR CABLES SHALL BE PROVIDED WITH AN INTERNAL EQUIPMENT GROUNDING CONDUCTOR. THE CABLE SHEATHING SHALL NOT BE USED FOR AS AN EQUIPMENT GROUND.

CONNECTORS AND SPLICES: UL-LISTED, FACTORY-FABRICATED CONNECTORS AND SPLICES OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS FOR APPLICATION AND SERVICE INDICATED. 4. CONDUCTOR MATERIAL APPLICATIONS:

FEEDERS: COPPER FOR FEEDERS SMALLER THAN #4 AWG; COPPER OR ALUMINUM FOR FEEDER'S #4 AWG AND LARGER. SOLID FOR #10 AWG AND SMALLER; STRANDED FOR #8 AWG AND LARGER. CONDUCTOR SIZES INDICATED ON DRAWINGS ARE COPPER UNLESS NOTED OTHERWISE BRANCH CIRCUITS: COPPER. SOLID FOR #10 AWG AND SMALLER; STRANDED

CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND FEEDERS (EXPOSED AND CONCEALED) & BRANCH CIRCUIT (EXPOSED): TYPE

FOR #B AWG AND LARGER.

THHN/THWN, SINGLE CONDUCTORS IN RACEWAY. BRANCH CIRCUITS - INTERIOR, CONCEALED IN CEILINGS, WALLS, AND PARTITIONS: TYPE THHN/THWN, SINGLE CONDUCTORS IN RACEWAY OR METAL-CLAD CABLE, TYPE MC.

1. TYPE MC CABLE MAY BE INSTALLED ONLY IN THE FOLLOWING INSTALLATIONS. 1. SINGLE-PHASE CIRCUITS ONLY.

CONNECTION TO RECESSED LIGHTING FIXTURES WITH A MAXIMUM CONNECTION TO NEMA 5-15R AND 5-20R RECEPTACLES WITH A MAXIMUM LENGTH OF THE DISTANCE BETWEEN THE RECEPTACLE

AND THE FINISH CEILING PLUS 8'. CLASS 1 CONTROL CIRCUITS: TYPE THHN/THWN, IN RACEWAY. CLASS 2 CONTROL CIRCUITS: TYPE THHN/THWN, IN RACEWAY OR POWER-LIMITED CABLE, CONCEALED IN BUILDING FINISHES OR POWER-LIMITED TRAY

CABLE, IN CABLE TRAY. CONCEAL CABLES IN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED.

CONDUCTORS MAY BE RUN IN PARALLEL ON SIZE #1/0 THROUGH 750 KCMIL INCLUSIVE, PROVIDED ALL PARALLEL CONDUCTORS ARE THE SAME SIZE, LENGTH, AND TYPE OF INSULATION, AND THEY SHALL BE SO ARRANGED AND TERMINATED AS TO ENSURE EQUAL DIVISION OF THE TOTAL CURRENT BETWEEN ALL PARALLEL CONDUCTORS INVOLVED.

CONDUCTOR SIZES INDICATED IN THE CONSTRUCTION DRAWINGS ARE MINIMUM SIZES. CONTRACTOR SHALL INCREASE CONDUCTOR SIZES ABOVE THOSE INDICATED TO LIMIT THE DROP IN VOLTAGE POTENTIAL FROM THE PANELBOORD TO THE FARTHEST POINT ON THE CIRCUIT FROM EXCEEDING 3% AT MAXIMUM LOAD FOR ALL LIGHTING AND POWER BRANCH CIRCUITS.

INSTALL A SEPARATE GROUNDED (NEUTRAL) CONDUCTOR FOR EACH OF THE FOLLOWING BRANCH CIRCUITS SERVING OR ORIGINATING FROM A GFI DEVICE OR

10. KEEP CONNECTIONS AND SPLICES TO A MINIMUM. SPLICES ARE NOT PERMITTED IN FEEDER CONDUCTORS UNLESS SPECIFICALLY INDICATED ON PLAN. ALL CONNECTIONS AND SPLICES SHALL OCCUR WITHIN OUTLET BOXES, JUNCTION

BOXES, SPLICE BOXES, OR OTHER DEVICES APPROVED FOR THIS PURPOSE. 12. MAKE SPLICES AND TAPS THAT ARE COMPATIBLE WITH CONDUCTOR MATERIAL AND THAT POSSESS EQUIVALENT OR BETTER MECHANICAL STRENGTH, CURRENT-CARRYING, AND INSULATION RATINGS THAN UNSPLICED CONDUCTORS, USE OXIDE INHIBITOR IN EACH SPLICE AND TAP CONDUCTOR FOR ALUMINUM CONDUCTORS.

SECTION 26 05 26 - GROUNDING AND BANDING FOR ELECTRICAL SYSTEMS

INSULATED CONDUCTORS: COPPER OR TINNED-COPPER WIRE OR CABLE INSULATED FOR 600V UNLESS OTHERWISE REQUIRED BY APPLICABLE CODE. INSTALL SOLID CONDUCTOR FOR #8 AWG AND SMALLER, AND STRANDED CONDUCTORS FOR #6 AWG AND LARGER. UNLESS OTHERWISE INDICATED.

BARE COPPER BANDING CABLE: 28 KCMIL, 14 STRANDS OF #17 AWG CONDUCTORS, 1/4" IN

BARE COPPER BANDING CONDUCTOR: #4 OR #6 AWG, STRANDED CONDUCTOR. BOLTED CONNECTORS FOR CONDUCTORS AND PIPES: COPPER OR COPPER ALLOY,

BOLTED PRESSURE-TYPE, WITH AT LEAST TWO BOLTS, SIZE FOR CONDUCTOR AND MATERIAL/PIPE THICKNESS. INSTALL INSULATED EQUIPMENT GROUNDING CONDUCTORS WITH OIL FEEDERS AND

HVAC AND PLUMBING EQUIPMENT: INSTALL A SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR TO EACH PIECE OF EQUIPMENT OPERATING AT 120 V AND MORE, INCLUDING AIR CLEANERS, HEATERS, DAMPERS, HUMIDIFIERS, WATER HEATERS PUMPS, ETC. BAND CONDUCTOR TO EACH UNIT AND TO DUCT AND/OR CONNECTED METALLIC PIPING. INSTALL BANDING JUMPER TO BAND ACROSS FLEXIBLE CONNECTIONS TO ACHIEVE CONTINUITY.

ROUTE GROUNDING CONDUCTORS ALONG SHORTEST AND STRAIGHTEST PATHS POSSIBLE, UNLESS OTHERWISE INDICATED OR REQUIRED BY CODE. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECTED TO STRAIN,

IMPACT, OR DAMAGE. BANDING STRAPS AND JUMPERS: COPPER OR TINNED-COPPER TAPE, BRAIDED CONDUCTORS, TERMINATED WITH COPPER FERRULES; 1-5/8" WIDE AND 1/16" THICK, INSTALLED IN LOCATIONS ACCESSIBLE FOR INSPECTION AND MAINTENANCE, EXCEPT WHERE ROUTED THROUGH SHORT LENGTHS OF CONDUIT.

CARE NOT TO PENETRATE ANY ADJACENT PARTS. BANDING TO EQUIPMENT MOUNTED ON VIBRATION ISOLATION HANGERS AND SUPPORTS:

1. BANDING TO STRUCTURE: BAND STRAPS DIRECTLY TO BASIC STRUCTURE, TAKING

INSTALL SO VIBRATION IS NOT TRANSMITTED TO RIGIDLY MOUNTED EQUIPMENT

SECTION 26 05 29 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

DESIGN SUPPORTS FOR MULTIPLE RACEWAYS AND EQUIPMENT CAPABLE OF SUPPORTING COMBINED WEIGHT OF SUPPORTED SYSTEMS, ITS CONTENTS, AND COMPONENTS; ADEQUATE TO RESIST MAXIMUM LOADS IMPOSED FOR THIS PROJECT, WITH A MINIMUM STRUCTURAL SAFETY FACTOR OF FIVE TIMES THE APPLIED FORCE.

STEEL SLOTTED SUPPORT SYSTEMS: HOT-DIP GALVANIZED, FACTORY-FABRICATED COMPONENTS FOR FIELD ASSEMBLY WITH CHANNEL DIMENSIONS SELECTED FOR APPLICABLE LOAD CRITERIA.

CONDUIT AND CABLE SUPPORT DEVICES: STEEL AND MALLEABLE-IRON HANGERS, CLAMPS, AND ASSOCIATED FITTINGS, DESIGNED FOR TYPES AND SIZES OF RACEWAY OR CABLE TO BE SUPPORTED

SUPPORT FOR CONDUCTORS IN VERTICAL CONDUIT: FACTORY-FABRICATED ASSEMBLY CONSISTING OF MALLEABLE IRON, THREADED BODY AND INSULATING WEDGING PLUG OR PLUGS FOR NON-ARMORED ELECTRICAL CONDUCTORS OR CABLES IN RISER CONDUITS. PLUGS SHALL HAVE NUMBER, SIZE, AND SHAPE OF CONDUCTOR GRIPPING PIECES AS REQUIRED TO SUIT INDIVIDUAL CONDUCTORS OR CABLES SUPPORTED. POWDER-ACTUATED FASTENERS: THREADED-STEEL STUD, FOR USE IN HARDENED

PORTLAND CEMENT CONCRETE, STEEL, OR WOOD, WITH TENSION, SHEAR, AND PULLOUT CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS WHERE MECHANICAL-EXPANSION ANCHORS: INSERT-WEDGE-TYPE, ZINC-COATED STEEL, FOR USE

IN HARDENED PORTLAND CEMENT CONCRETE WITH TENSION, SHEAR, AND PULLOUT

CAPACITIES APPROPRIATE FOR SUPPORTED LOADS AND BUILDING MATERIALS IN WHICH MAXIMUM SUPPORT SPACING AND MINIMUM HANGER ROD SIZE FOR RACEWAY: SPACE SUPPORTS FOR EMT, IMC, AND RMC AS NFPA 70. MINIMUM ROD SIZE SHALL BE 1/4" IN

DIAMETER.

MULTIPLE RACEWAYS OR CABLES: INSTALL TRAPEZE-TYPE SUPPORTS FABRICATED WITH STEEL SLOTTED SUPPORT SYSTEM, SIZED SO CAPACITY CON BE INCREASED BY AT LEAST 25% IN FUTURE WITHOUT EXCEEDING SPECIFIED DESIGN LOAD LIMITS. SECURE RACEWAYS AND CABLES TO THESE SUPPORTS WITH TWO-BOLT CONDUIT CLAMPS OR SINGLE-BOLT CONDUIT CLAMPS USING SPRING FRICTION ACTION FOR RETENTION IN

SPRING-STEEL CLAMPS DESIGNED FOR SUPPORTING SINGLE CONDUITS WITHOUT BOLTS MAY BE USED FOR 1-1 /2" AND SMALLER RACEWAYS SERVING BRANCH CIRCUITS AND COMMUNICATION SYSTEMS ABOVE SUSPENDED CEILINGS AND FOR FASTENING RACEWAYS TO TRAPEZE SUPPORTS. 10. STRENGTH OF SUPPORT ASSEMBLIES: SELECT SIZES OF COMPONENTS SO STRENGTH

WILL BE ADEQUATE TO CARRY WEIGHT OF SUPPORTED COMPONENTS PLUS 200 LB, 11. MOUNTING AND ANCHORAGE OF SURFACE-MOUNTED EQUIPMENT AND COMPONENTS:

ANCHOR AND FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTS TO BUILDING STRUCTURAL ELEMENTS BY THE FOLLOWING METHODS UNLESS OTHERWISE INDICATED BY CODE: TO WOOD: FASTEN WITH LAG SCREWS OR THROUGH BOLTS.

TO EXISTING CONCRETE: EXPANSION ANCHOR FASTENERS OR POWDER-ACTUATED DRIVEN THREADED STUDS PROVIDED WITH LOCK WASHERS AND NUTS MAY BE USED IN EXISTING STANDARD-WEIGHT CONCRETE 4" THICK OR GREATER. DRILL HOLES FOR EXPANSION ANCHORS IN CONCRETE AT LOCATIONS AND TO DEPTHS THAT AVOID REINFORCING BARS

MOUNT EQUIPMENT AND ENCLOSURES ON SLOTTED-CHANNEL RACKS ATTACHED TO

TO STRUCTURAL STEEL: BEAM CLAMPS COMPLYING WITH MSS SP-69.

TO LIGHT STEEL: SHEET METAL SCREWS. ITEMS MOUNTED ON HOLLOW WALLS AND NONSTRUCTURAL BUILDING SURFACES:

12. CONSTRUCT CONCRETE BASES WITH 3000-PSI, 2B-DAY COMPRESSIVE-STRENGTH CONCRETE WITH DIMENSIONS INDICATED BUT NOT LESS THAN 4" LARGER IN BOTH DIRECTIONS THAN SUPPORTED UNIT.

REGISTRATION

**ENGINEER** 

ENGINEERING

SPANISH FORK, UT 84660 (208) 403-8903

1052 S 1350 E



**PROJECT** 

**APPLICANT** 

210 E MAIN STREET SANTAQUIN,UT 84655

REVISIONS DESCRIPTION MARK DATE PROJECT # 240016 DRAWN BY: **ZLL** 

SHEET TITLE **ELECTRICAL SYMBOLS &** 

SHEET NUMBER

APN#

CONTRACTOR SHALL CONFORM TO THESE RESPONSES AS PART OF THE CONTRACT WITH NO

ADDITIONAL COST TO THE OWNER OR ENGINEER. NO ALLEGED STATEMENT BY THE

OBTAIN ALL EQUIPMENT OR MATERIAL OF EACH TYPE THROUGH ONE SOURCE, LOCALLY WHEN

COMPONENT AND MATERIAL SUBMIT PRODUCT DATA FOR EACH TYPE OF PRODUCT SPECIFIED.

EQUIPMENT AND COMPONENTS. SUBMIT SAMPLES OF COLOR, LETTERING, AND GRAPHICS FOR EACH IDENTIFICATION

STATE "NO VARIATIONS."

APPLICABLE INFORMATION SHALL BE STRUCK-OUT WARRANTY INFORMATION: MANUFACTURER'S WARRANTY CERTIFICATE THAT MEETS OR EXCEED THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

SUBMITTAL REVIEW TIME IN THE ENGINEER'S OFFICE WILL BE A MINIMUM OF 10 WORKING DAYS PER REVIEW. THE CONTRACTOR SHALL CONSIDER THIS REVIEW TIME WHEN SCHEDULING

REJECTED – SUBMITTAL WAS REVIEWED AND IS NOT IN CONFORMANCE OR IS NOT IN THE CORRECT FORMAT. A REVISED SUBMITTAL THAT IS IN CONFORMANCE SHALL BE

MARKED "REJECTED.

11. EQUIPMENT AND MATERIAL PURCHASED WITHOUT A "NO EXCEPTIONS TAKEN" SUBMITTAL

AIR OR WATER DESIGN FLOW RATES.

1. SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF

DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DRAWINGS AT CONTROL DEVICES OR, FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS. 5. A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SUGGESTED SET-POINTS.

CHECKED BY: **ZLL** 

APPLICATION TYPE:

ISSUE DATE: 11/15/2024

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MECHANICAL ROOMS. CONCEALED IN CEILINGS AND INTERIOR WALLS AND PARTITIONS: RIGID STEEL, IMC, OR EMT. RNC MAY BE USED IN NON-ENVIRONMENTAL AIR PLENUMS.

CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC, ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT): FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS. DAMP OR WET LOCATIONS: RIGID STEEL CONDUIT OR IMC. BOXES: SHEET-METAL, TYPE 1, EXCEPT USE CAST-METAL, TYPE 4, IN

DAMP OR WET LOCATIONS. 2. MINIMUM RACEWAY SIZE: RACEWAY SIZE SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED:

UNDER SLAB AND UNDERGROUND: 1" **HOMERUNS TO PANELBOARDS: 3/4"** 

ALL OTHER RACEWAY: 1/2". 3. METAL WIREWAYS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; COOPER B-LINE AND HOFFMAN

AND SHAPED AS INDICATED, TYPE 1 (INTERIOR) OR 3R (EXTERIOR), UNLESS OTHERWISE INDICATED. FITTINGS AND ACCESSORIES: INCLUDE COUPLINGS, ELBOWS,

DESCRIPTION: SHEET METAL WITH STANDARD ENAMEL FINISH, SIZED

ADAPTERS, END CAPS, AND OTHER FITTINGS THAT MATCH WIREWAYS AS REQUIRED FOR COMPLETE SYSTEM. WIREWAY COVERS: SCREW-COVER TYPE, UNLESS OTHERWISE

INDICATED. 4. RACEWAY FITTINGS: COMPATIBLE WITH RACEWAYS AND SUITABLE FOR USE AND LOCATION RIGID AND INTERMEDIATE STEEL CONDUIT: USE THREADED RIGID

STEEL CONDUIT FITTINGS, UNLESS OTHERWISE INDICATED. PVC EXTERNALLY COATED, RIGID STEEL CONDUITS: USE ONLY FITTINGS LISTED FOR USE WITH THAT MATERIAL. PATCH AND SEAL ALL JOINTS, NICKS, AND SCRAPES IN PVC COATING AFTER INSTALLING CONDUITS AND FITTINGS

EMT CONDUITS: SET-SCREW TYPE EXCEPT IN DAMP AND WET LOCATIONS, COMPRESSION TYPE

INSTALL RACEWAY LEVEL AND SQUARE AND AT PROPER ELEVATION TO PROVIDE ADEQUATE HEADROOM, KEEP RACEWAYS AT LEAST 6" AWAY FROM PARALLEL RUNS OF FLUES AND STEAM OR HOT-WATER PIPES. INSTALL HORIZONTAL RACEWAY RUNS ABOVE WATER PIPING. INSTALL NO MORE THAN THE EQUIVALENT OF FOUR 90-DEGREE BENDS IN

ANY CONDUIT RUN. 7. CONCEAL CONDUIT AND CABLES WITHIN FINISHED WALLS, CEILINGS, AND FLOORS, UNLESS OTHERWISE INDICATED. 8. MAKE BENDS AND OFFSETS SO THE INSIDE DIAMETER IS NAT REDUCED AND

PLAN AND STRAIGHT LEGS OF OFFSETS PARALLEL 9. INSTALL EXPOSED RACEWAYS PARALLEL TO OR AT RIGHT ANGLES TO NEARBY SURFACES OR STRUCTURE, FOLLOWING SURFACE CONTOURS AS MUCH AS PRACTICAL. COMPLETE RACEWAY INSTALLATION BEFORE

FREE FROM DENTS AND FLATTENING. KEEP LEGS OF BENDS IN THE SAME

STARTING CONDUCTOR INSTALLATION. 10. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE POLYPROPYLENE OR MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE AT LEAST 12" OF SLACK AT EACH END OF PULL WIRE

11. INSTALL RACEWAY SEALING FITTINGS AT SUITABLE, APPROVED, AND ACCESSIBLE LOCATIONS AND FILL THEM WITH LISTED SEALING COMPOUND. FOR CONCEALED RACEWAYS, INSTALL EACH FITTING IN A FLUSH STEEL BOX WITH A BLANK COVER PLATE HAVING A FINISH SIMILAR TO THAT OF ADJACENT PLATES OR SURFACES. INSTALL RACEWAY SEALING FITTINGS WHERE CONDUITS PASS FROM WARM TO COLD LOCATIONS. SUCH AS BOUNDARIES OF REFRIGERATED SPACES AND WHERE OTHERWISE REQUIRED BY NFPA 70.

12. USE MAXIMUM OF 72" OF FLEXIBLE CONDUIT FOR EQUIPMENT SUBJECT TO VIBRATION. NOISE TRANSMISSION, OR MOVEMENT; AND FOR TRANSFORMERS AND MOTORS 13. IN INACCESSIBLE CEILING AREAS, POSITION BOXES WITHIN 6" OF RECESSED

LUMINAIRE TO BE ACCESSIBLE THROUGH THE LUMINAIRE CEILING OPENING.

14. BOXES: INSTALL JUNCTION AND OUTLET BOXES AS FOLLOWS. PROVIDE A MINIMUM OF 6" SEPARATION BETWEEN BACK-TO-BACK BOXES IN WALLS. PROVIDE A MINIMUM OF 24" SEPARATION AND AT LEAST ONE PARTITION

STUD BETWEEN BACK-TO-BACK BOXES IN FIRE-RATED PARTITIONS (2-HOURS OR LESS). BOX OPENINGS SHALL NOT EXCEED 16 SQUARE INCHES, WITH A MAXIMUM OF 100 SQUARE INCHES OF OPENING PER 100 SQUARE FEET OF PARTITION AREA. USE MULTI-GANG BOXES WHERE MULTIPLE WIRING DEVICES ARE TO BE

INSTALLED TOGETHER. DO NOT USE SECTIONAL BOXES. PROVIDE PHYSICAL BARRIERS TO SEPARATE WIRING OF DIFFERENT **VOLTAGES** 

15. INSTALL TEMPORARY CLOSURES ON ALL RACEWAYS DURING CONSTRUCTION TO AVOID DIRT, WATER, AND DEBRIS FROM ENTERING THE RACEWAY SYSTEM

16. PROVIDE KNOCKOUT PLUGS IN ALL UNUSED OPENINGS IN BOXES, WIREWAYS, AND ENCLOSURES.

17. INSTALL SLEEVES FOR PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES UNLESS OPENINGS COMPATIBLE WITH FIRESTOP SYSTEM USED ARE FABRICATED DURING CONSTRUCTION OF FLOOR OR WALL. CUT SLEEVES TO LENGTH FOR MOUNTING FLUSH WITH BOTH WALL SURFACES AND EXTEND SLEEVES INSTALLED IN FLOORS 2" ABOVE FINISHED FLOOR

18. MAINTAIN REQUIRED FIRE RATING OF WALLS, PARTITIONS, CEILINGS, AND FLOORS AT RACEWAY PENETRATIONS. 19. SEAL ROOF PENETRATION OF INDIVIDUAL RACEWAYS WITH FLEXIBLE, BOOT-TYPE FLASHING UNITS APPLIED IN COORDINATION WITH ROOFING WORK.

SECTION 26 22 00 - LOW-VOLTAGE TRANSFORMERS

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; ACME ELECTRIC, EATON CUTLER-

HAMMER, GE, SIEMENS, AND SQUARE D. GENERAL TRANSFORMER REQUIREMENTS: FACTORY-ASSEMBLED AND -TESTED, AIR-COOLED UNITS FOR 60-HZ SERVICE, WITH ONE RAIN-ORIENTED, NON-AGING SILICON STEEL CORE PER LEG AND CONTINUOUS WINDINGS WITHOUT SPLICES EXCEPT FOR TAPS. CORES AND COILS SHALL BE ENCAPSULATED WITHIN RESIN COMPOUND, SEALING OUT MOISTURE AND AIR. ENCLOSURE SHALL BE VENTILATE, NEMA TYPE 2, EXCEPT FOR EXTERIOR INSTALLATION SHALL BE TYPE 3R.

3. GENERAL PURPOSE DISTRIBUTION TRANSFORMERS WINDINGS: ONE COIL PER PHASE IN PRIMARY AND SECONDARY TAPS FOR TRANSFORMERS 7.5 TO 24 KVA: ONE 5 PERCENT TAP ABOVE

AND ONE 5 PERCENT TOP BELOW NORMAL FULL CAPACITY. TAPS FOR TRANSFORMERS 25 KVA AND LARGER: TWO 2.5 PERCENT TAPS ABOVE AND TWO 2.5 PERCENT TAPS BELOW NORMAL FULL

INSULATION CLASS: 220 DEG C, UL -COMPONENT-RECOGNIZED INSULATION SYSTEM WITH A MAXIMUM OF 150 DEG C RISE ABOVE 40 DEG C AMBIENT TEMPERATURE TRANSFORMERS SHALL HAVE AN EFFICIENCY RATING IN COMPLIANCE

WITH NEMA TP1, CLASS 1 EFFICIENCY LEVELS. 4. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANEL BOARDS INCLUDING CLEARANCES. COORDINATE LAYOUT AND INSTALLATION OF TRANSFORMERS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE

DOORS AND PANELS. INSTALL FLOOR-MOUNTED TRANSFORMER ON CONCRETE HOUSEKEEPING PAD WITH VIBRATION ISOLATION PADS TO PREVENT TRANSMISSION OF

CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT ACCESS

6. INCOMING AND OUTGOING RACEWAY SHALL BE FLEXIBLE TO PREVENT TRANSMISSION OF TRANSFORMER VIBRATION. INSTALL BANDING JUMPER

ON EXTERIOR OF THE FLEXIBLE RACEWAY. 7. GROUND EQUIPMENT ACCORDING TO NFPA 70 FOR A SEPARATELY DERIVED SYSTEM AND DIVISION 26 SECTION "GROUNDING AND BANDING FOR

ELECTRICAL SYSTEMS." 8. RECORD TRANSFORMER SECONDARY VOLTAGE AT EACH UNIT FOR AT LEAST 48 HOURS OF TYPICAL OCCUPANCY PERIOD. ADJUST TRANSFORMER TAPS TO PROVIDE OPTIMUM VOLTAGE CONDITIONS AT SECONDARY TERMINALS. OPTIMUM IS DEFINED AS NOT EXCEEDING NAMEPLATE VOLTAGE PLUS 10 PERCENT AND NOT BEING LOWER THAN NAMEPLATE VOLTAGE MINUS 3 PERCENT AT MAXIMUM LOAD CONDITIONS. SUBMIT RECORDING AND TAP SETTINGS AS TEST RESULTS.

SECTION 26 05 53 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

VERIFY IDENTITY OF EACH ITEM BEFORE INSTALLING IDENTIFICATION PRODUCTS. APPLY IDENTIFICATION DEVICES TO SURFACES THAT REQUIRE FINISH OR CLEANING AFTER COMPLETING WORK.

ATTACH SIGNS AND PLASTIC LABELS WITH MECHANICAL FASTENERS APPROPRIATE TO THE LOCATION AND SUBSTRATE. 4. IDENTIFY CONDUCTORS IN ENCLOSURES AND BOXES, USING COLOR-CODING TO

IDENTIFY THE PHASE, FACTORY APPLIED OR FIELD APPLIED CONDUCTOR TAPE OR CABLE TIES FOR SIZES LARGER THAN #8 AWG. LOCATE BANDS OF TAPE OF TIES WITHIN 6" FROM TERMINATION AND AVOID OBSCURING FACTORY CABLE MARKINGS

1. COLORS FOR 208/120V CIRCUITS: PHASE A: BLACK. PHASE B: RED,

PHASE C: BLUE NEUTRAL: WHITE. GROUND: GREEN

COLORS FOR 480/277V CIRCUITS: PHASE A: BROWN PHASE B: PURPLE PHASE C: YELLOW

NEUTRAL: GRAY. GROUND: GREEN APPLY SELF-ADHESIVE FACTORY PRINT CIRCUIT NUMBER FOR CIRCUIT

DESIGNATION AT EACH ENCLOSURE, BOX, AND DEVICE. IDENTIFY THE COVERS OF EACH JUNCTION AND PULL BOX OF THE FOLLOWING SYSTEMS WITH FIELD-APPLIED PAINT. AFTER PAINT HAS BEEN APPLIED, PROVIDE PERMANENT WRITTEN IDENTIFICATION OF THE SOURCE AND CIRCUIT NUMBER. SIZES OF LETTERS SHALL BE APPROPRIATE FOR VIEWING FROM THE FLOOR. SYSTEM COLOR LEGENDS SHALL BE OS FOLLOWS:

GENERAL POWER: NO COLOR FIRE ALARM AND PROTECTION: RED.

SECURITY SYSTEM: BLUE. TELECOMMUNICATION: ORANGE

7. ATTACH MARKER TAPE TO CONDUCTORS TO BE EXTENDED IN THE FUTURE AND LIST THEIR USEAGE.

INSTALL 2" WIDE PRESSURE-SENSITIVE VINYL FLOOR MARKING TAPE WITH BLACK AND YELLOW' STRIPES TO SHOW WORKING CLEARANCES IN THE DIRECTION OF ACCESS TO LIVE PARTS. WORKSPACE SHALL BE AS REQUIRED BY NFPA 70 AND 29 CFR 1926.403. INSTALL WARNING LABEL ON EQUIPMENT WHICH READS "WARNING AREA IN FRONT OF ELECTRICAL EQUIPMENT MUST BE KEPT CLEAR FOR 36 INCHES." DISTANCE INDICATED SHALL BE AS DEFINED IN NFPA 70. DO NOT INSTALL

FLOOR MARKINGS OR WARNING SIGNS IN FINISHED SPACES. INSTALL UNDERGROUND-LINE WARNING TAPE AS RECOMMENDED BY MANUFACTURER FOR THE METHOD OF INSTALLATION AND SUITABLE TO IDENTIFY AND LOCATE UNDERGROUND POWER AND COMMUNICATIONS UTILITY LINES. USE RED-COLOR TAPES FOR ELECTRICAL WITH INSCRIPTION OF "ELECTRICAL LINE -HIGH VOLTAGE" AND ORANGE-COLORED TAPES FOR COMMUNICATION WITH INSCRIPTION OF "TELEPHONE CABLE, CAW CABLE, OR COMMUNICATION CABLE." DURING BACKFILLING OF TRENCHES INSTALL CONTINUOUS UNDERGROUND-LINE

WARNING TAPE DIRECTY ABOVE LINE AT 6"-8" BELOW FINISHED GRADE. 10. INSTALL UNIQUE DESIGATION ENGRAVED, LAMINATED ACRYLIC OR MELAMINE LABEL WITH STAINLESS-STEEL MACHINE SCREWS WITH NUTS ON EACH PIECE OF EQUIPMENT. PROVIDE A SINGLE LINE OF TEXT WITH 1/2" HIGH LETTERS ON 1-1/2" HIGH LABEL; WHERE TWO LINES OF TEXT ARE REQUIRED, USE LABELS 2" HIGH. FOR ELEVATED COMPONENTS, INCREASE SIZES OF LABELS AND LETTERS TO THOSE APPROPRIATE FOR VIEWING FROM THE FLOOR. LABEL SHALL INDICATE EQUIPMENT OR ITEM NAME/DESIGNATION, SERVICE VOLTAGE, SOURCE OF SERVICE, AND FOR SEPARATELY DERIVED SYSTEM, EQUIPMENT SUPPLIED BY SYSTEM. LABEL THE

FOLLOWING EQUIPMENT 1. SWITCHBOARDS, SWITCHGEAR, MOTOR CONTROL CENTERS, PANELBOARDS,

AND OVERCURRENT PROTECTION DEVICES WITHIN THEM. CONTACTORS, PUSH-BUTTONS, ENCLOSURES, CABINETS, ENCLOSED SWITCHES AND CONTROLLERS.

TRANSFORMERS 4. MONITORING AND CONTROL EQUIPMENT.

**SECTION 26 24 16 - PANELBOARDS** 

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS. MANUFACTURERS INCLUDE. BUT ARE NOT LIMITED TO; EATON CUTLER-HAMMER, GE, SIEMENS, AND SQUARE D. 2. ENCLOSURES: SURFACE-MOUNTED CABINETS. RATED FOR ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATION. BACK BOX AND TRIM/DOOR SHALL BE GALVANIZED STEEL, WITH MANUFACTURER'S STANDARD BAKED-ON FINISH

APPLIED TO THE TRIM/DOOR. TRIM/DOOR: PROVIDE TRIM WITH ENTIRE FRONT TRIM HINGED TO BOX AND WITH STANDARD DOOR WITHIN HINGED TRIM COVER. DOOR SHALL SECURE WITH VAULT-TYPE LATCH WITH TUMBLER LOCK, ALL KEYED ALIKE. PROVIDE METAL FRAMED

DIRECTORY CARD WITH TRANSPARENT PROTECTIVE COVER ON INSIDE OF DOOR. BUSSING: HARD-DRAWN, 98% CONDUCTIVITY COPPER OF CAPACITY INDICATED. WHERE INDICATED PROVIDE OVERSIZED NEUTRAL BUSSING. PROVIDE EQUIPMENT GROUND BUS OF ADEQUATE SIZE FOR ALL CONDUCTOR TERMINATIONS, BANDED TO BOX. WHERE INDICATED, PROVIDE ISOLATED GROUND BUS OF ADEQUATE SIZE

FOR ALL CONDUCTOR TERMINATIONS, INSULATED FROM BOX. MAINS: CIRCUIT BREAKER OR LUGS ONLY, AS INDICATED. CONDUCTOR CONNECTIONS SHALL BE COMPRESSION TYPE, SUITABLE FOR USE WITH CONDUCTOR MATERIAL AND SIZES. PROVIDE FEED-THROUGH LUGS AT THE OPPOSITE END OF BUS FROM INCOMING MAINS, WHERE INDICATED. 6. INSTALL SERVICE EQUIPMENT LABEL FOR PANELBOARDS WITH ONE OR MORE MAIN

SERVICE DISCONNECTING AND OVERCURRENT PROTECTIVE DEVICES. PANEL BOARD SHORT-CIRCUIT CURRENT RATING: RATED FOR SERIES-CONNECTED SYSTEM WITH INTEGRAL OR REMOTE UPSTREAM OVERCURRENT PROTECTIVE

8. BRANCH OVERCURRENT PROTECTIVE DEVICES: BOLT-ON MOLDED-CASE CIRCUIT BREAKERS. PANELBOARD SHALL HAVE MOUNTING BRACKETS, BUS CONNECTIONS, FILLER PLATES, AND NECESSARY APPURTENANCES REQUIRED FOR FUTURE INSTALLATION OF DEVICES WITHOUT DISRUPTING EXISTING DEVICES. MOLDED-CASE CIRCUIT BREAKER (MCCB): WITH INTERRUPTING CAPACITY TO MEET

AVAILABLE FAULT CURRENTS AND APPLICATION LISTED FOR CONNECT LOAD. MCCB NOT LARGER THAN 400A: THERMAL-MAGNETIC CIRCUIT BREAKER INVERSE TIME-CURRENT ELEMENT FOR LOW-LEVEL OVERLOADS, AND INSTANTANEOUS MAGNETIC TRIP ELEMENT FOR SHORT CIRCUITS. ADJUSTABLE MAGNETIC TRIP SETTING FOR CIRCUIT-BREAKER FRAME SIZES

200A AND LARGER. MCCB 400A AND LARGER: ELECTRONIC TRIP CIRCUIT BREAKER WITH RMS SENSING, FIELD-REPLACEABLE RATING PLUG OR FIELD-REPLICABLE ELECTRONIC TRIP, AND THE FOLLOWING FIELD-ADJUSTABLE INSTANTANEOUS TRIP, LONG- AND SHORT-TIME PICKUP LEVELS, LONG- AND SHORT-TIME TIME ADJUSTMENTS, GROUND-FAULT PICKUP LEVEL, TIME DELAY, AND 12T

LUGS: MECHANICAL STYLE, SUITABLE FOR NUMBER, SIZE, TRIP RATINGS, AND CONDUCTOR MATERIALS.

MULTI-POLE UNITS ENCLOSED HAVE A SINGLE HOUSING GROUND-FAULT CIRCUIT INTERRUPTION (GFI): WHERE INDICATED OR REQUIRED, CLASS A GROUND-FAULT PROTECTION (6-MA TRIP) INTEGRALLY MOUNTED RELAY AND TRIP UNIT WITH ADJUSTABLE PICKUP AND TIME DELAY SETTINGS, PUSH-TO-TEST FEATURE, AND GROUND-FAULT INDICATOR. SHUNT TRIP: WHERE INDICATED, 120V TRIP COIL ENERGIZED FROM SEPARATE

CIRCUIT, SET TO TRIP AT 75% OF RATED VOLTAGE. KEY INTERLOCK: WHERE INDICATED, EXTERNALLY MOUNTED TO PROHIBIT CIRCUIT-BREAKER OPERATION; KEY SHALL BE REMOVABLE ONLY WHEN CIRCUIT BREAKER IS IN OFF POSITION.

SET FIELD-ADJUSTABLE CIRCUIT-BREAKER TRIP RANGES AS INDICATED. 10. MOUNT PANELBOARD CABINET PLUMB AND RIGID WITHOUT DISTORTION OF BOX WITH TOP OF TRIM 72" AFF. 11. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANELBOARDS INCLUDING

CLEARANCES. COORDINATE LAYOUT AND INSTALLATION OF PANELBOARDS AND COMPONENTS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT ACCESS DOORS AND PANELS.

12. SURFACE-MOUNTED PANELBOARDS: INSTALL ENCLOSURE WITH 1/4" MINIMUM GAP BETWEEN ENCLOSURE AND WALL SURFACE. 13. INSTALL FILLER PLATES IN UNUSED SPACES.

14. WHEN ADDING NEW OVERCURRENT PROTECTION DEVICES TO EXISTING PANELBOARDS, INSTALL DEVICES OF THE SAME INTERRUPTING RATING, STYLE AND FROM THE SOME MANUFACTURER AS THE REMAINDER OF THE PANELBOARD. 15. CREATE A DIRECTORY TO INDICATE INSTALLED CIRCUIT LOADS AFTER BALANCING PANELBOARD LOADS; INCORPORATE FINAL ROOM DESIGNATIONS. USE A

COMPUTER OR TYPEWRITER TO CREATE DIRECTORY 16. LOAD BALANCING: AFTER SUBSTANTIAL COMPLETION, BUT NOT MORE THAN 60 DAYS AFTER FINAL ACCEPTANCE, MEASURE LOAD BALANCING AND MAKE CIRCUIT CHANGES TO BALANCE PHASE LOADS TO LESS THAN 20% PHASE IMBALANCE. MEASURE DURING PERIOD OF NORMAL SYSTEM LOADING. HOWEVER, PERFORM LOAD-BALANCING CIRCUIT CHANGES OUTSIDE NORMAL OCCUPANCY/WORKING SCHEDULE AT TIME DIRECTED. AFTER CIRCUIT CHANGES, RECHECK LOADS DURING NORMAL LOAD PERIOD AND RE-BALANCE AS NEEDED. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.

**SECTION 26 27 26 - WIRING DEVICES** 

1. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; COOPER, HUBBELL, LEVITON, LUTRON, AND PASS & SEYMOUR. THE FOLLOWING MODEL NUMBERS FOR PASS & SEYMOUR ARE FOR REFERENCE. DEVICE SHALL MATCH EXISTING BUILDING STANDARD, IF APPLICABLE. IF DEVICE STYLE IS NOT INDICATED BY THE ARCHITECT, THEY SHALL BE "DECORATOR" STYLE OS INDICATED BELOW. CONVENIENCE RECEPTACLES, 125V, 20A: NEMA 5-20R, P&S #26361 (SINGLE),

P&S #26352 (DUPLEX). GFI RECEPTACLES, 125V, 20A: NEMA 5-20R, P&S #2094. STRAIGHT BLADE, NON-FEED-THROUGH TYPE, INCLUDING INDICATOR LIGHT THAT IS LIGHTED WHEN DEVICE IS TRIPPED.

SNAP SWITCHES, 120/277V, 20A: P&S #2621 (SINGLE POLE), P&S 2622 (TWO POLE), P&S 2623 (THREE WAY), P&S 2624 (FOUR WAY).

OCCUPANCY SENSORS WALL-SWITCH SENSORS: HUBBELL #LHMTS1, ADAPTIVE-, DUAL TECHNOLOGY TYPE, 120/277 V, ADJUSTABLE TIME DELAY UP TO 30 MINUTES, 100-DEGREE FIELD OF VIEW, WITH A MINIMUM COVERAGE AREA OF 1000 SQ. FT.

CEILING-MOUNTED SENSORS: HUBBELL #OMNI-DT, ADAPTIVE-, DUAL TECHNOLOGY TYPE, SELF-ADJUSTING TIME DELAY UP TO 30 MINUTES, 360-DEGREE FIELD OF VIEW, WITH A MINIMUM COVERAGE OF 2000 SQ. FT. PROVIDE HUBBELL #UPI UNIVERSAL VOLTAGE POWER SWITCH PACK TO POWER SENSORS AND CONTROL LIGHTING CIRCUIT. CONNECT MULTIPLE SENSORS TO SINGLE POWER SWITCH PACK AS INDICATED.

WALL PLATES: SINGLE AND COMBINATION TYPES TO MATCH CORRESPONDING WIRING DEVICES. DO NOT USE OVERSIZED OR EXTRA-DEEP PLATES. REPAIR WALL FINISHES AND REMOUNT OUTLET BOXES WHEN STANDARD DEVICE PLATES DO NOT FIT FLUSH OR DO NOT COVER ROUGH

1. PLATE-SECURING SCREWS: METAL WITH HEAD COLOR TO MATCH PLATE FINISH.

FINISHED SPACES: SMOOTH, HIGH-IMPACT THERMOPLASTIC. UNFINISHED SPACES: GALVANIZED STEEL. DAMP AND WET LOCATIONS: CAST ALUMINUM WITH SPRING-LOADED LIFT COVER, AND LISTED AND LABELED FOR USE IN "WET LOCATIONS."

DEVICE COLOR: WIRING DEVICE CATALOG NUMBERS IN SECTION TEXT DO NOT DESIGNATE DEVICE COLOR. UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS, PROVIDE THE FOLLOWING COLORS. DEVICES CONNECTED TO NORMAL POWER: MATCH EXISTING OR WHITE, UNLESS OTHERWISE INDICATED OR REQUIRED BY NFPA 70.

DEDICATED DEVICE CONNECTED TO NORMAL POWER: ORANGE. 8. MOUNTING HEIGHT: UNLESS INDICATED OTHERWISE, INSTALL DEVICES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR TO THE CENTER OF THE BOX. (VERIFY HEIGHTS WITH ARCHITECT PRIOR TO INSTALL.) GENERAL RECEPTACLES: 18".

LIGHTING SWITCHES AND DIMMERS: 42".

ABOVE-COUNTER RECEPTACLES: 42" OR 6" ABOVE COUNTER HEIGHT, PROTECTION: KEEP OUTLET BOXES FREE OF PLASTER, DRYWALL JOINT COMPOUND, MORTAR, CEMENT, CONCRETE, DUST, PAINT, AND OTHER MATERIAL THAT MAY CONTAMINATE THE RACEWAY SYSTEM, CONDUCTORS,

AND CABLES. INSTALL WIRING DEVICES AFTER ALL WALL PREPARATION,

INCLUDING PAINTING, IS COMPLETE. 10. REPLACE ALL DEVICES THAT HAVE BEEN IN TEMPORARY USE DURING CONSTRUCTION OR THAT SHOW SIGNS THAT THEY WERE INSTALLED BEFORE BUILDING FINISHING OPERATIONS WERE COMPLETE.

11. WHEN CONDUCTORS LARGER THAN #12 AWG ARE INSTALLED ON 15A OR 20A CIRCUITS, SPLICE #12 AWG PIGTAILS FOR DEVICE CONNECTIONS. WHEN MOUNTING INTO METAL BOXES, REMOVE THE FIBER OR PLASTIC WASHERS USED TO HOLD DEVICE MOUNTING SCREWS IN YOKES, ALLOWING

METAL-TO-METAL CONTACT 13. INSTALL GROUND PIN OF VERTICALLY MOUNTED RECEPTACLES UP, AND ON HORIZONTALLY MOUNTED RECEPTACLES TO THE LEFT

14. DEVICE PLATES: DO NOT USE OVERSIZED OR EXTRA-DEEP PLATES. REPAIR WALL FINISHES AND REMOUNT OUTLET BOXES WHEN STANDARD DEVICE PLATES DO NOT FIT FLUSH OR DO NOT COVER ROUGH WALL OPENING. 15. ARRANGEMENT OF DEVICES: GROUP ADJACENT SWITCHES UNDER SINGLE,

MULTIGANG WALL PLATES. 16. IDENTIFY PANELBOARD AND CIRCUIT NUMBER FROM WHICH SERVED. USE DURABLE WIRE MARKERS OR TAGS INSIDE OUTLET BOXES. 17. TEST CONVENIENCE RECEPTACLES WITH DIGITAL WIRING ANALYZER WITH DIGITAL OR LED INDICATORS.

LINE VOLTAGE: ACCEPTABLE RANGE IS 1 05V TO 132V PERCENT VOLTAGE DROP UNDER 15A LOAD: A VALUE OF 6% OR HIGHER IS NOT ACCEPTABLE

3. GFI TRIP: TEST FOR TRIPPING VALUES SPECIFIED IN UL 1436 AND UL 4. USING THE TEST PLUG, VERIFY THAT THE DEVICE AND ITS OUTLET BOX ARE SECURELY MOUNTED.

1. SUBMITTAL: IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE CURRENT-LIMITATION CURVES, TIME-CURRENT COORDINATION CURVES (AVERAGE MELT), CURRENT-LIMITATION CURVES (INSTANTANEOUS PEAK LET-THROUGH CURRENT), AND COORDINATION CHARTS AND TABLES FOR EACH TYPE AND RATING OF FUSE. EXTRA MATERIALS: FURNISH EXTRA FUSES; AT LEAST 10% OF QUANTITY

INSTALLED FOR EACH TYPE AND SIZE, BUT NOT LESS THAN 3 OF EACH; THAT MATCH PRODUCTS INSTALLED. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; BUSSMANN AND LITTELFUSE.

CARTRIDGE FUSES: NONRENEWABLE CARTRIDGE FUSES WITH VOLTAGE RATINGS CONSISTENT WITH CIRCUIT VOLTAGES. SERVICE ENTRANCE: CLASS T, FAST ACTING FEEDERS: CLASS RK1, FAST ACTING. MOTOR BRANCH CIRCUITS: CLASS RK1, TIME DELAY.

OTHER BRANCH CIRCUITS: CLASS RK5, TIME DELAY. CONTROL CIRCUITS: CLASS CC, FAST ACTING. EXAMINE EQUIPMENT, FUSES, AND HOLDERS BEFORE INSTALLATION FOR CHARACTERISTICS, TOLERANCES, AND DAMAGE. REPLACE FUSES THAT ORE MOISTURE DAMAGED OR PHYSICALLY DAMAGED. INSTALL FUSES OF SIZES AND WITH CHARACTERISTICS APPROPRIATE FOR EACH PIECE OF

EQUIPMENT INSTALL FUSES IN FUSIBLE DEVICES. ARRANGE FUSES SO RATING INFORMATION IS READABLE WITHOUT REMOVING FUSE.

INSTALL LABELS INDICATING FUSE REPLACEMENT INFORMATION ON INSIDE DOOR OF EACH FUSED SWITCH AND ADJACENT TO EACH FUSE BLOCK, SOCKET, AND HOLDER. 8. SPARE-FUSE CABINET: WALL-MOUNTED STEEL UNIT WITH FULL-LENGTH, RECESSED PIANO-HINGED DOOR AND KEY-CODED CAM LOCK AND PULL SIZED FOR ADEQUATE STORAGE OF SPARE FUSES SPECIFIED WITH 15%

SPARE CAPACITY MINIMUM. PROVIDE 2 FUSE PULLERS FOR EACH SIZE OF

SECTION 26 28 16 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO; EATON CUTLER-HAMMER, GE, SIEMENS,

FUSE FROM FUSE MANUFACTURER.

COVER IN CLOSED POSITION.

AND SQUARE D. 2. FUSIBLE / NON-FUSIBLE SWITCHES 1. FUSIBLE SWITCH - HEAVY DUTY, SINGLE THROW, 600V: UL 98 AND NEMA KS 1, HORSEPOWER RATED, WITH CLIPS OR BOLT PADS TO ACCOMMODATE SPECIFIED FUSES, LOCKABLE HANDLE WITH

CAPABILITY TO ACCEPT THREE PADLOCKS, AND INTERLOCKED WITH COVER IN CLOSED POSITION. NON-FUSIBLE SWITCH - HEAVY DUTY, SINGLE THROW, 600V: UL 98 AND NEMA KS 1, HORSEPOWER RATED, LOCKABLE HANDLE WITH CAPABILITY TO ACCEPT THREE PADLOCKS, AND INTERLOCKED WITH

3. EQUIPMENT GROUND KIT: INTERNALLY MOUNTED AND LABELED FOR COPPER AND ALUMINUM GROUND CONDUCTORS 4. NEUTRAL KIT: INTERNALLY MOUNTED; INSULATED, CAPABLE OF BEING GROUNDED AND BANDED; LABELED FOR COPPER AND ALUMINUM NEUTRAL CONDUCTORS.

SERVICE-RATED SWITCHES: WHERE APPLICABLE, LABELED FOR USE AS SERVICE EQUIPMENT. DRAWINGS INDICATE DIMENSIONS FOR SELECTED PANELBOARDS INCLUDING CLEARANCES, COORDINATE LAYOUT AND INSTALLATION OF SWITCHES AND BREAKERS WITH OTHER CONSTRUCTION THAT PENETRATES WALLS OR IS SUPPORTED BY THEM. MAINTAIN REQUIRED WORKSPACE CLEARANCES AND REQUIRED CLEARANCES FOR EQUIPMENT

ACCESS DOORS AND PANELS INSTALL INDIVIDUAL WALL-MOUNTED SWITCHES AND CIRCUIT BREAKERS WITH TOPS AT UNIFORM HEIGHT UNLESS OTHERWISE INDICATED. **6.** INSTALL FUSES IN FUSIBLE DEVICES.

**SECTION 26 51 00 - INTERIOR LIGHTING** 

1. SUBMITTAL: IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE FOR EACH TYPE OF LIGHTING FIXTURE, ARRANGED IN ORDER OF FIXTURE DESIGNATION, THE FOLLOWING: EMERGENCY LIGHTING UNITS INCLUDING BATTERY AND CHARGER.

BALLAST, INCLUDING BF LIFE, OUTPUT (LUMENS, CCT, AND CRI), AND ENERGY-EFFICIENCY DATA FOR LAMPS. PHOTOMETRIC DATA BASED ON LABORATORY TESTS OF EACH LIGHTING FIXTURE TYPE, BY A CERTIFIED MANUFACTURER'S LABORATORY.

SPECIAL WARRANTY SPECIAL WARRANTY PERIODS: 10 YEARS FAR EMERGENCY LIGHTING UNIT BATTERIES AND 7 YEARS FOR EMERGENCY FLUORESCENT BALLAST AND SELF-POWERED EXIT SIGN BATTERIES. WARRANTIES SHALL BE FROM DATE OF FINAL ACCEPTANCE. FULL WARRANTY SHALL APPLY FOR FIRST YEAR, AND PRORATED WARRANTY FOR THE REMAINING YEARS.

3. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, PRODUCT(S) INDICATED ON

THE LIGHTING FIXTURE SCHEDULE. 4. DIFFUSERS, LENSES AND GLOBES: ACRYLIC SHALL BE 1/8" MINIMUM, 100 % VIRGIN UV STABILIZED ACRYLIC PLASTIC WITH A HIGH RESISTANCE TO YELLOWING AND OTHER CHANGES DUE TO AGING EXPOSURE TO HEAT, AND UV RADIATION. GLASS SHALL BE ANNEALED CRYSTAL GLASS UNLESS

FACTORY-APPLIED LABELS: INDICATE RECOMMENDED LAMPS AND BALLASTS, INCLUDING LAMP TYPE AND WATTAGE AND BALLAST TYPE. LABELS SHALL BE LOCATED WHERE THEY WILL BE DEADILY VISIBLE TO SERVICE PERSONNEL, BUT NOT SEEN FROM NORMAL VIEWING ANGLES WHEN LAMPS ARE IN PLACE

LINEAR FLUORESCENT BALLASTS: ELECTRONIC INSTANT-START TYPE, DESIGNED FOR FULL LIGHT OUTPUT OF THE TYPE AND QUANTITY OF LAMPS SERVED. THE BALLAST FACTOR SHALL BE 0.9 OR HIGHER AND THE POWER FACTOR SHALL BE 0.98 OR HIGHER WITH LESS THAN 10% TOTAL HARMONIC DISTORTION. WHEN SERVING MULTIPLE LAMPS, BALLAST SHALL BE CONNECTED TO MAINTAIN FULL LIGHT OUTPUT ON SURVIVING LAMPS IF ONE OR MORE LAMPS FAIL BALLAST FOR OCCUPANCY SENSOR CONTROLLED FIXTURES: PROGRAMMED-START BALLAST.

BALLASTS FOR LOW-TEMPERATURE ENVIRONMENTS (0 DEG F AND HIGHER): ELECTRONIC TYPE RATED FOR 0 DEG F STARTING AND OPERATING TEMPERATURE WITH INDICATED LAMP 7. COMPACT FLUORESCENT BALLASTS: ELECTRONIC-PROGRAMMED RAPID-START TYPE, DESIGNED

FOR FULL LIGHT OUTPUT OF THE TYPE AND QUANTITY OF LAMPS SERVED. BALLAST SHALL HAVE LAMP END-OF-LIFE DETECTION AND SHUTDOWN CIRCUIT AND AUTOMATIC LAMP STARTING AFTER LAMP REPLACEMENT. THE BALLAST FACTOR SHALL BE 0.95 OR HIGHER AND THE POWER FACTOR SHALL BE 0.98 OR HIGHER WITH LESS THAN 20% TOTAL HARMONIC DISTORTION. EMERGENCY FLUORESCENT POWER UNIT: INTERNAL, SELF-CONTAINED, MODULAR, BATTERY-INVERTER UNIT, FACTORY MOUNTED WITHIN LIGHTING FIXTURE BODY AND COMPATIBLE WITH BALLAST. NIGHTLIGHT / EMERGENCY OPERATION SHALL BE ONE LAMP CONTINUOUSLY AT O MINIMUM OUTPUT OF 1100 LUMENS. CONNECT UNSWITCHED CIRCUIT TO BATTERY-INVERTER UNIT AND SWITCHED CIRCUIT TO FIXTURE BALLAST. PROVIDE TEST BUTTON AND INDICATOR LIGHT WHERE VISIBLE AND ACCESSIBLE WITHOUT OPENING FIXTURE OR ENTERING CEILING SPACE. TEST BUTTON SHALL SIMULATE LOSS OF NORMAL POWER AND DEMONSTRATES UNIT OPERABILITY. INDICATOR LIGHT SHALL BE LED AND SHALL INDICATE NORMAL POWER "ON." 90 MINUTE BATTERY SHALL BE SEALED, MAINTENANCE-FREE, NICKEL-CADMIUM TYPE WITH FULLY AUTOMATIC, SOLID STATE, CONSTANT-CURRENT TYPE CHARGER WITH SEALED POWER TRANSFER RELAY. PROVIDE FACTORY-INSTALLED INTEGRAL SELF-TEST DEVICE TO AUTOMATICALLY INITIATE CODE-REQUIRED TEST OF UNIT EMERGENCY OPERATION OT REQUIRED INTERVALS. TEST FAILURE IS ANNUNCIATED

BY AN INTEGRAL AUDIBLE ALARM AND A FLASHING RED LED. BALLAST SHALL AUTOMATICALLY

ENERGIZE LAMP FROM BATTERY WHEN CIRCUIT VOLTAGE DROPS TO 80% OF NOMINAL VOLTAGE

OR BELOW. WHEN NORMAL VOLTAGE IS RESTORED, BATTERY IS AUTOMATICALLY RECHARGED AND

FLOATED ON CHARGER. 9. EXIT SIGNS: SELF-POWERED (BATTERY TYPE) SIGN WITH 50,000 HOURS LAMP LIFE LED SOURCE, AND INTEGRAL AUTOMATIC CHARGER IN A SELF-CONTAINED POWER POCK. 90 MINUTE BATTERY SHALL BE SEALED. MAINTENANCE-FREE. NICKEL-CADMIUM TYPE WITH FULLY AUTOMATIC. SOLID STATE, CONSTANT-CURRENT TYPE CHARGER WITH SEALED POWER TRANSFER RELAY. PROVIDE FACTORY-INSTALLED INTEGRAL SELF-TEST DEVICE TO AUTOMATICALLY INITIATE CODE-REQUIRED TEST OF UNIT EMERGENCY OPERATION AT REQUIRED INTERVALS. TEST FAILURE IS ANNUNCIATED BY AN INTEGRAL AUDIBLE ALARM AND A FLASHING RED LED. SIGN SHALL AUTOMATICALLY ENERGIZE LAMPS FROM BATTERY WHEN CIRCUIT VOLTAGE DROPS TO 80% OF NOMINAL VOLTAGE OR BELOW. WHEN NORMAL VOLTAGE IS RESTORED, BATTERY IS AUTOMATICALLY RECHARGED AND FLOATED ON CHARGER.

10. LAMPS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE GE, PHILIPS, AND OSRAM-SYLVANIA. PROVIDE LAMPS WITH MINIMUM PERFORMANCE AS INDICATED IN THE LIGHTING FIXTURE SCHEDULE, LAMP COLOR, BEAM ANGLE, WATTAGE AND OTHER PERFORMANCE CHARACTERISTIC SHALL BE CONFIRMED WITH BUILDING STANDARDS AND EXISTING FIXTURES IN THE AREA.

SET LUMINARIES LEVEL, PLUMB, AND SQUARE WITH CEILINGS AND WALLS UNLESS OTHERWISE INDICATED AND INSTALL LAMPS ONCE LUMINAIRE INSTALLATION IS COMPLETE 12. LAY-IN CEILING FIXTURES MAY USE THE GRID AS TO SUPPORT ELEMENT. ADDITIONALLY, INSTALL CEILING SUPPORT SYSTEM RODS OR WIRES, INDEPENDENT OF THE CEILING SUSPENSION DEVICES, FOR EACH FIXTURE, LOCATE NOT MORE THAN 6" FROM LIGHTING FIXTURE CORNERS.

13. FIXTURES OF SIZES LESS THAN CEILING GRID: INSTALL AS INDICATED ON REFLECTED CEILING PLANS OR CENTER IN ACOUSTICAL PANEL, AND SUPPORT FIXTURES INDEPENDENTL TEMPORARY LIGHTING: IF IT IS NECESSARY, AND APPROVED BY ARCHITECT. TO USE PERMANEN LUMINAIRES FOR TEMPORARY LIGHTING, INSTALL AND ENERGIZE THE MINIMUM NUMBER OF LUMINAIRES NECESSARY. WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, REMOVE THE TEMPORARY LUMINAIRES, DISASSEMBLE, CLEAN THOROUGHLY, INSTALL NEW LAMPS, AND

15. TEST EMERGENCY LIGHTING BY INTERRUPTING POWER SUPPLY TO DEMONSTRATE PROPER OPERATION. VERIFY TRANSFER FROM NORMAL POWER TO BATTERY AND RETRANSFER TO

16. ADJUST ALL AIMABLE LUMINAIRES IN THE PRESENCE OF ARCHITECT/OWNER. ADDITIONALLY, WHEN REQUESTED WITHIN 3 MONTHS OF DATE OF FINAL ACCEPTANCE, PROVIDE ON-SITE ASSISTANCE IN 18. FIELD TESTS SHALL BE WITNESSED BY AUTHORITIES HAVING JURISDICTION AND OWNER'S ADJUSTING AIMABLE LUMINAIRES TO SUIT ACTUAL OCCUPIED CONDITIONS.

SECTION 28 31 11 - DIGTAL, ADDRESSABLE FIRE ALARM SYSTEM 1. SYSTEM DESCRIPTION: NON-CODED ADDRESSABLE SYSTEM, WITH AUTOMATIC SENSITIVITY CONTROL OF CERTAIN SMOKE DETECTORS AND MULTIPLEXED SIGNAL TRANSMISSION, DEDICATED

TO FIRE-ALARM SERVICE ONLY. 2. SUBMITTALS SHALL BE PREPARED BY PERSONS TRAINED AND CERTIFIED BY MANUFACTURER AND LICENSED BY AUTHORITIES HAVING JURISDICTION. PRIOR TO SUBMISSION TO THE ENGINEER, THE SUBMITTALS SHALL BE APPROVED BY AUTHORITIES HAVING JURISDICTION. IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE THE FOLLOWING: 1. FLOOR PLANS TO INDICATE FINAL DEVICE AND APPLIANCE LOCATIONS SHOWING ADDRESS OF

EACH ADDRESSABLE DEVICE. INSTALLATION DETAILS, VOLTAGE DROP CALCULATIONS FOR NOTIFICATION APPLIANCE CIRCUITS, BATTERY-SIZE CALCULATIONS, DRAWINGS SHOWING THE LOCATION OF EACH DETECTOR AND RATINGS OF EACH. SPACING

AND SENSITIVITY CALCULATION SHALL COMPLY WITH NFPA 72. 4. COMPLY WITH RECOMMENDATIONS IN THE "DOCUMENTATION" SECTION OF THE "FUNDAMENTALS OF FIRE ALARM SYSTEMS" CHAPTER IN NFPA 72. QUALIFICATION DATA FOR INSTALLER.

3. OBTAIN FIRE-ALARM SYSTEM FROM SINGLE SOURCE FROM SINGLE MANUFACTURER. 4. NFPA CERTIFICATION: OBTAIN CERTIFICATION ACCORDING TO NFPA 72 BY ON NRTL 5. SYSTEMS OPERATIONAL DESCRIPTION 1. FIRE-ALARM SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES AND

SYSTEMS: MANUAL STATIONS. DUCT SMOKE DETECTORS. VERIFIED AUTOMATIC ALARM OPERATION OF SMOKE DETECTORS.

HEAT DETECTORS IN ELEVATOR SHAFT AND PIT 2. FIRE-ALARM SIGNAL SHALL INITIATE THE FOLLOWING ACTIONS: CONTINUOUSLY OPERATE ALARM NOTIFICATION APPLIANCES. IDENTIFY ALARM AT FIRE-ALARM CONTROL UNIT AND REMOTE ANNUNCIATORS, IF

AUTOMATIC SPRINKLER SYSTEM WATER FLOW.

ACTIVATE VOICE/ALARM COMMUNICATION SYSTEM

TRANSMIT AN ALARM SIGNAL TO THE REMOTE ALARM RECEIVING STATION. UNLOCK ELECTRIC DOOR LOCKS IN DESIGNATED EGRESS PATHS.

SWITCH HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT CONTROLS TO FIRE-ALARM MODE CLOSE SMOKE DAMPERS IN AIR DUCTS OF DESIGNATED AIR-CONDITIONING DUCT

ACTIVATE EMERGENCY SHUTOFFS FOR GAS AND FUEL SUPPLIES. RECORD EVENTS IN THE SYSTEM MEMORY.Y WITH AT LEAST TWO 3/4" METAL CHANNELS SPANNING AND SECURED TO CEILING TEES. 3. SUPERVISORY SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES AND ACTIONS:

 VALVE SUPERVISORY SWITCH. 4. SYSTEM TROUBLE SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING DEVICES AND ACTIONS: 1. OPEN CIRCUITS, SHORTS, AND GROUNDS IN DESIGNATED CIRCUITS. OPENING, TAMPERING WITH, OR REMOVING ALARM-INITIATING AND SUPERVISORY

SIGNAL-INITIATING DEVICES. LOSS OF PRIMARY POWER AT FIRE-ALARM CONTROL UNIT. GROUND OR A SINGLE BREAK IN FIRE-ALARM CONTROL UNIT INTERNAL CIRCUITS. ABNORMAL AC VOLTAGE AT FIRE-ALARM CONTROL UNIT. BREAK IN STANDBY BATTERY CIRCUITRY

FAILURE OF BATTERY CHARGING. ABNORMAL POSITION OF ANY SWITCH AT FIRE-ALARM CONTROL UNIT OR ANNUNCIATOR. SYSTEM TROUBLE AND SUPERVISORY SIGNAL ACTIONS: INITIATE NOTIFICATION APPLIANCE AND ANNUNCIATE AT FIRE-ALARM CONTROL UNIT AND REMOTE ANNUNCIATORS, IF APPLICABLE. RECORD THE EVENT ON SYSTEM PRINTER.

FIRE ALARM CONTROL UNIT: FIELD-PROGRAMMABLE. MICROPROCESSOR-BASED. MODULAR, POWER-LIMITED DESIGN WITH ELECTRONIC MODULES, COMPLYING WITH UL 864 AND LISTED AND LABELED BY AN NRTL. ADDRESSABLE INITIATION DEVICES THAT COMMUNICATE DEVICE IDENTITY AND STATUS AND ADDRESSABLE CONTROL CIRCUITS FOR OPERATION OF MECHANICAL EQUIPMENT. THE FOLLOWING ITEMS SHALL BE INCLUDED AS PART OF THE FIRE ALARM CONTROL UNIT:

1. ALPHANUMERIC DISPLAY AND SYSTEM CONTROLS: ARRANGED FOR INTERFACE BETWEEN HUMAN OPERATOR AT FIRE-ALARM CONTROL UNIT AND ADDRESSABLE SYSTEM COMPONENTS INCLUDING ANNUNCIATION AND SUPERVISION. DISPLAY ALARM. SUPERVISORY, AND COMPONENT STATUS MESSAGES AND THE PROGRAMMING AND CONTROL MENU.

INITIATING DEVICE, NOTIFICATION APPLIANCE, AND SIGNALING LINE CIRCUITS: PROVIDE STYLE 6 SIGNALING LINE CIRCUITS. INSTALL NO MORE THAN 50 ADDRESSABLE DEVICES ON EACH SIGNALING LINE CIRCUIT.

TRANSMISSION TO REMOTE ALARM RECEIVING STATION: DIGITAL ALARM COMMUNICATOR TRANSMITTER AUTOMATICALLY TRANSMITS ALARM, SUPERVISORY, AND TROUBLE SIGNALS TO O REMOTE ALARM STATION. IF SERVICE ON THE LINE IS INTERRUPTED FOR LONGER THAN 45 SECONDS, TRANSMITTER SHALL INITIATE A LOCAL TROUBLE SIGNAL AND TRANSMIT THE SIGNAL INDICATING LOSS OF TELEPHONE LINE TO THE REMOTE ALARM RECEIVING STATION OF THE REMAINING LINE. TRANSMITTER SHALL AUTOMATICALLY REPORT TELEPHONE SERVICE RESTORATION TO THE CENTRAL STATION. THE DIGITAL DATA TRANSMISSION SHALL INCLUDE ADDRESS OF THE ALARM-INITIATING DEVICE, ADDRESS OF THE SUPERVISORY SIGNAL, ADDRESS OF THE TROUBLE-INITIATING DEVICE, LOSS OF AC SUPPLY OR LOSS OF POWER, LOW BATTERY, ABNORMAL TEST SIGNAL, AND COMMUNICATION BUS FAILURE. SECONDARY POWER SHALL BE BY MEANS OF INTEGRAL RECHARGEABLE BATTERY AND AUTOMATIC CHARGER. UNIT SHALL CONDUCT SELF-TEST EVERY 24 HOURS AND TRANSMIT REPORT TO CENTRAL

PRIMARY POWER: 24-V DC OBTAINED FROM 120-V AC SERVICE AND A POWER-SUPPLY MODULE. INITIATING DEVICES, NOTIFICATION APPLIANCES, SIGNALING LINES. TROUBLE SIGNALS, SUPERVISORY SIGNALS SHALL BE POWERED BY 24-V DC SOURCE ALARM CURRENT DRAW OF ENTIRE FIRE-ALARM SYSTEM SHALL NOT EXCEED 80 PERCENT OF THE POWER-SUPPLY MODULE RATING.

SECONDARY POWER: 24-V DC SUPPLY SYSTEM WITH BATTERIES, AUTOMATIC BATTERY CHARGER, AND AUTOMATIC TRANSFER SWITCH. BATTERIES SHALL BE SEALED LEAD CALCIUM.

MANUAL FIRE-ALARM BOXES: COMPLY WITH UL 38, BOXES SHALL BE FINISHED IN RED WITH MOLDED, RAISED-LETTER OPERATING INSTRUCTIONS IN CONTRASTING COLOR: SHALL SHOW VISIBLE INDICATION OF OPERATION; AND SHALL BE MOUNTED ON RECESSED OUTLET BOX. DOUBLE-ACTION MECHANISM REQUIRING TWO ACTIONS TO INITIATE AN ALARM, PULL-LEVER TYPE: WITH INTEGRAL ADDRESSABLE MODULE ARRANGED TO COMMUNICATE MANUAL-STATION STATUS (NORMAL, ALARM, OR TROUBLE) TO FIRE-ALARM CONTROL UNIT. STATION RESET SHALL BE BY KEY OR WRENCH OPERATED SWITCH. VISUAL AND AUDIBLE NOTIFICATION APPLIANCES ARE TO BE CONNECTED TO

NOTIFICATION APPLIANCE SIGNAL CIRCUITS, ZONED AS REQUIRED, WITH SCREW TERMINALS FOR SYSTEM CONNECTIONS. WHERE INDICATED PROVIDE FACTORY: INTEGRATED AUDIBLE AND VISIBLE DEVICES IN A SINGLE-MOUNTING ASSEMBLY. UNITS SHALL MATCH THE EXISTING APPLIANCES IN STYLE, FINISH, AND COLOR, FOR UNITS WITH GUARDS TO PREVENT PHYSICAL DAMAGE, LIGHT OUTPUT RATINGS SHALL BE DETERMINED WITH GUARDS IN PLACE.

VISIBLE NOTIFICATION APPLIANCES: XENON STROBE LIGHTS COMPLY WITH UL 1971, WITH CLEAR OR NOMINAL WHITE POLYCARBONOTE LENS. THE WORD "FIRE" IS ENGRAVED IN MINIMUM 1" HIGH LETTERS ON THE FACEPLATE. STROBES SHALL BE 15/30/75/110 CD, FIELD SELECTABLE. IF NOT INDICATED OTHERWISE, RATED LIGHT OUTPUT SHOULD BE SET TO 110 CD. FLASHING SHALL BE IN A TEMPORAL PATTERN, SYNCHRONIZED WITH OTHER UNITS. INSTALL ON CEILING OR ON WALL ADJACENT TO EACH ALARM HORN AND AT LEAST 6" BELOW THE CEILING. 10. AUDIBLE HORNS: ELECTRIC-VIBRATING-POLARIZED TYPE, 24V DC; WITH PROVISION FOR

SHALL PRODUCE A SOUND PRESSURE LEVEL OF 90 DBA, MEASURED 10' FROM THE HORN, USING THE CODED SIGNAL PRESCRIBED IN UL 464 TEST PROTOCOL. INSTALL ON CEILING OR ON WALL NOT LESS THAN 6" BELOW THE CEILING. INSTALL BELLS AND HORNS ON FLUSH-MOUNTED BOCK BOXES WITH THE DEVICE-OPERATING MECHANISM CONCEALED 11. REMOTE ANNUNCIATOR: ANNUNCIATOR FUNCTIONS SHALL MATCH THOSE OF FIRE-ALARM

CONTROL UNIT FOR ALARM, SUPERVISORY, AND TROUBLE INDICATIONS. MANUAL

HOUSING THE OPERATING MECHANISM BEHIND A GRILLE. COMPLY WITH UL 464. HORNS

SWITCHING FUNCTIONS SHALL MATCH THOSE OF FIRE-ALARM CONTROL UNIT, INCLUDING ACKNOWLEDGING, SILENCING, RESETTING, AND TESTING. ADDRESSABLE INTERFACE DEVICE: MICROELECTRONIC MONITOR MODULE, NRTL LISTED FOR USE IN PROVIDING A SYSTEM ADDRESS FOR ALARM-INITIATING DEVICES FOR WIRED APPLICATIONS WITH NORMALLY OPEN CONTACTS. INTEGRAL RELAY SHALL BE CAPABLE OF PROVIDING A DIRECT SIGNAL TO ELEVATOR CONTROLLER TO INITIATE ELEVATOR

RECALL AND/OR TO CIRCUIT-BREAKER SHUNT TRIP FOR POWER SHUTDOWN. 13. WHERE SUBJECT TO DAMAGE OR ABUSE, PROVIDE FACTORY-FABRICATED WELDED WIRE MESH DEVICE GUARDS OF SIZE AND SHAPE FOR THE DEVICE OR APPLIANCE, WITH MATCHING FINISH AND COLOR

14. COMPLY WITH NFPA 72 FOR INSTALLATION OF FIRE-ALARM EQUIPMENT. 15. SURFACE-MOUNT CONTROL UNIT(S) AND ANNUNCIATOR(S) WITH TOPS OF CABINETS NOT MORE THAN 72 INCHES ABOVE FINISHED FLOOR. 16. VERIFY THAT HARDWARE AND DEVICES ARE NRTL LISTED FOR USE WITH FIRE-ALARM

SYSTEM IN THIS SECTION BEFORE MAKING CONNECTIONS 17. GROUND FIRE-ALARM CONTROL UNIT AND ASSOCIATED CIRCUITS; COMPLY WITH IEEE 1100. INSTALL A GROUND WIRE FROM MAIN SERVICE GROUND TO FIRE-ALARM CONTROL

REPRESENTATIVE. 19. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT COMPONENTS ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS, AND TO ASSIST

CONDUCT VISUAL INSPECTION PRIOR TO TESTING. INSPECTION SHALL BE BASED ON COMPLETED RECORD DRAWINGS AND SYSTEM DOCUMENTATION THAT IS REQUIRED BY NFPA 72 IN ITS "COMPLETION DOCUMENTS, PREPARATION" TABLE IN THE "DOCUMENTATION" SECTION OF THE "FUNDAMENTALS

OF FIRE ALARM SYSTEMS" CHAPTER. COMPLY WITH "VISUAL INSPECTION FREQUENCIES" TABLE IN THE "INSPECTION" SECTION OF THE "INSPECTION. TESTING AND MAINTENANCE" CHAPTER IN NFPA 72: RETAIN THE "INITIAL/REACCEPTANCE" COLUMN AND LIST ONLY THE INSTALLED COMPONENTS.

4. SYSTEM TESTING: COMPLY WITH "TEST METHODS" TABLE IN THE "TESTING" SECTION OF THE "INSPECTION, TESTING AND MAINTENANCE" CHAPTER IN NFPA 72. 5. TEST VISIBLE APPLIANCES FOR THE PUBLIC OPERATING MODE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. FIRE-ALARM SYSTEM WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.

7. PREPARE TEST AND INSPECTION REPORTS. SECTION 28 31 11 - DIGTAL, ADDRESSABLE FIRE ALARM SYSTEM SYSTEM DESCRIPTION: NON-CODED ADDRESSABLE SYSTEM, WITH AUTOMATIC

SENSITIVITY CONTROL OF CERTAIN SMOKE DETECTORS AND MULTIPLEXED SIGNAL TRANSMISSION, DEDICATED TO FIRE-ALARM SERVICE ONLY. SUBMITTALS SHALL BE PREPARED BY PERSONS TRAINED AND CERTIFIED BY MANUFACTURER AND LICENSED BY AUTHORITIES HAVING JURISDICTION. PRIOR TO SUBMISSION TO THE ENGINEER, THE SUBMITTALS SHALL BE APPROVED BY AUTHORITIES HAVING JURISDICTION. IN ADDITION TO THE REQUIREMENTS OF DIVISION 1 PROVIDE THE

1. FLOOR PLANS TO INDICATE FINAL DEVICE AND APPLIANCE LOCATIONS SHOWING ADDRESS OF EACH ADDRESSABLE DEVICE.

2. INSTALLATION DETAILS, VOLTAGE DROP CALCULATIONS FOR NOTIFICATION APPLIANCE CIRCUITS, BATTERY-SIZE CALCULATIONS, DRAWINGS SHOWING THE LOCATION OF EACH DETECTOR AND RATINGS OF EACH. SPACING AND SENSITIVITY CALCULATION SHALL COMPLY WITH NFPA 72.

COMPLY WITH RECOMMENDATIONS IN THE "DOCUMENTATION" SECTION OF THE

"FUNDAMENTALS OF FIRE ALARM SYSTEMS" CHAPTER IN NFPA 72. QUALIFICATION DATA FOR INSTALLER. OBTAIN FIRE-ALARM SYSTEM FROM SINGLE SOURCE FROM SINGLE MANUFACTURER

NFPA CERTIFICATION: OBTAIN CERTIFICATION ACCORDING TO NFPA 72 BY ON NRTL. SYSTEMS OPERATIONAL DESCRIPTION 1. FIRE-ALARM SIGNAL INITIATION SHALL BE BY ONE OR MORE OF THE FOLLOWING

DUCT SMOKE DETECTORS. VERIFIED AUTOMATIC ALARM OPERATION OF SMOKE DETECTORS. AUTOMATIC SPRINKLER SYSTEM WATER FLOW. HEAT DETECTORS IN ELEVATOR SHAFT AND PIT FIRE-ALARM SIGNAL SHALL INITIATE THE FOLLOWING ACTIONS:

**DEVICES AND SYSTEMS:** 

MANUAL STATIONS.

TO FIRE-ALARM MODE.

CONTINUOUSLY OPERATE ALARM NOTIFICATION APPLIANCES. IDENTIFY ALARM AT FIRE-ALARM CONTROL UNIT AND REMOTE ANNUNCIATORS, IF APPLICABLE. TRANSMIT AN ALARM SIGNAL TO THE REMOTE ALARM RECEIVING STATION.

UNLOCK ELECTRIC DOOR LOCKS IN DESIGNATED EGRESS PATHS. ACTIVATE VOICE/ALARM COMMUNICATION SYSTEM. SWITCH HEATING, VENTILATING, AND AIR-CONDITIONING EQUIPMENT CONTROLS

7. CLOSE SMOKE DAMPERS IN AIR DUCTS OF DESIGNATED AIR-CONDITIONING

APN#

SPANISH FORK, UT 84660 (208) 403-8903 REGISTRATION

ENGINEERING

1052 S 1350 E

**ENGINEER** 

**PROJECT** 

**APPLICANT** 

REVISIONS DESCRIPTION

210 E MAIN STREET

**SANTAQUIN,UT 84655** 

PROJECT # 240016 DRAWN BY: **ZLL** CHECKED BY: **ZLL** 

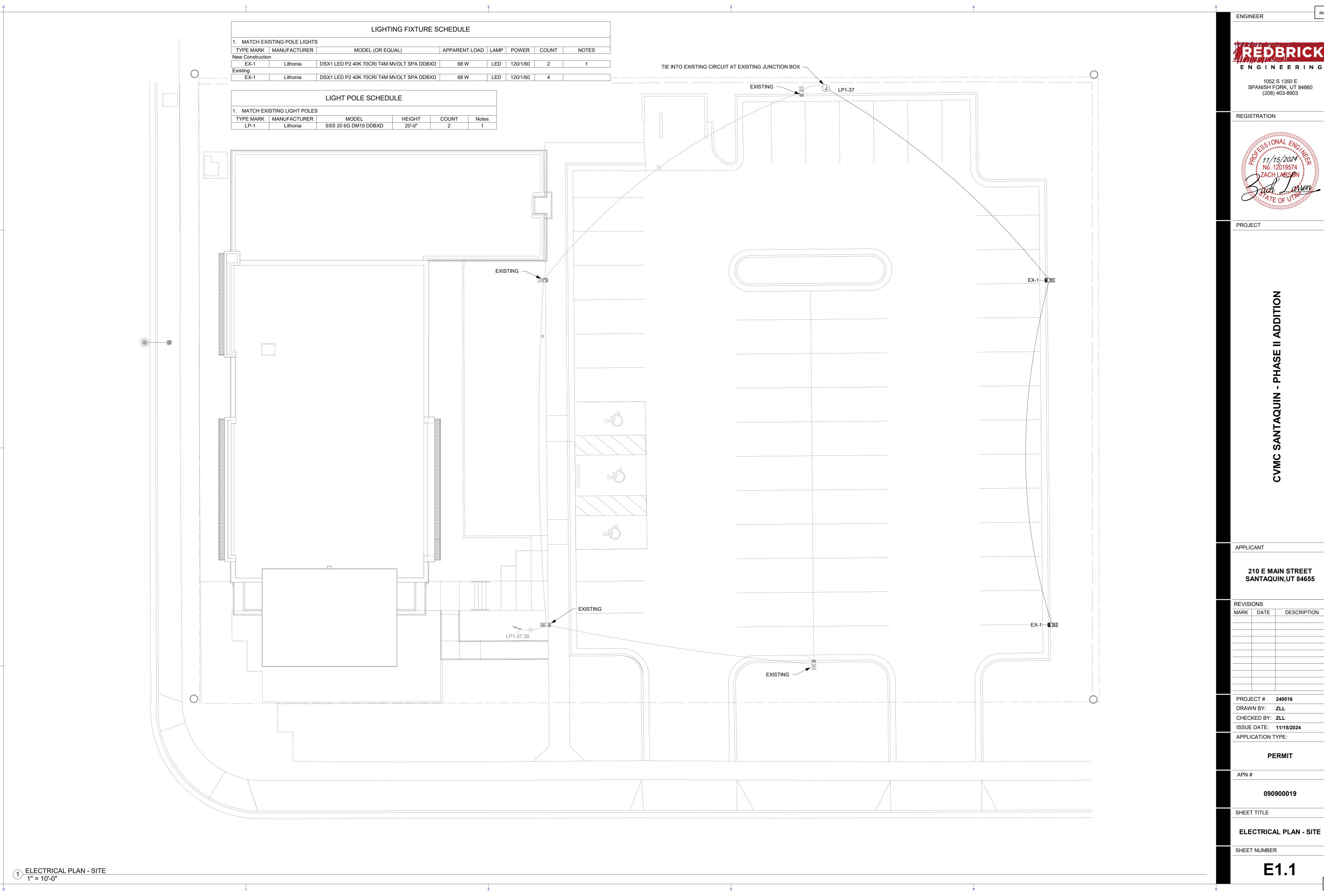
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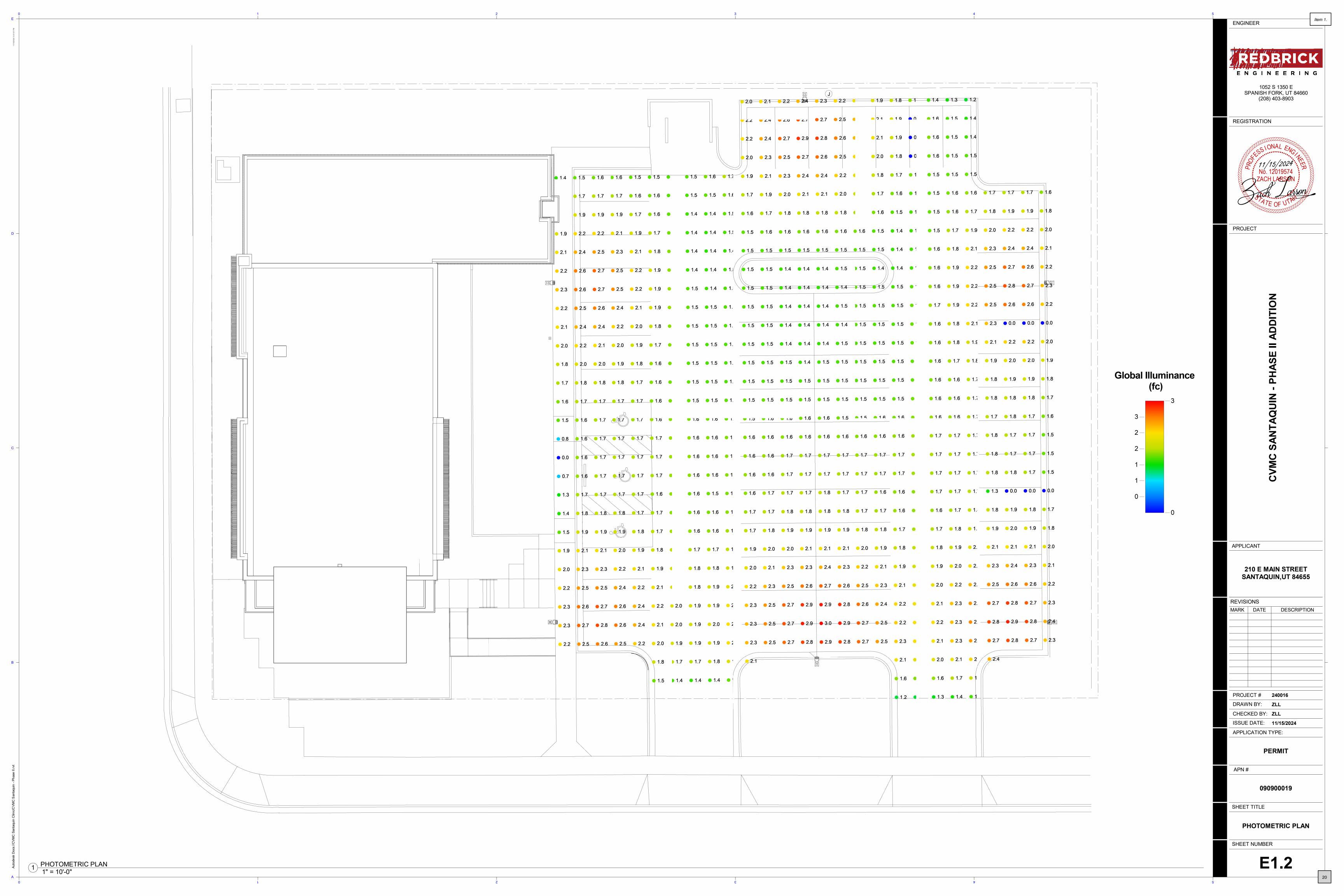
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SHEET NUMBER



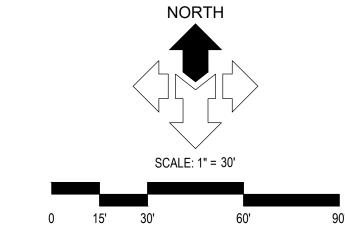
ENGINEERING





# SANTAQUIN WEST MEETING HOUSE CENTER

1544 SOUTH SAGEBERRY DR, SANTAQUIN, UTAH COUNTY 84655





VICINITY M N.T.S.

#### DRAWING IND

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	CIVIL DETAILS
C5.05	CIVIL DETAILS
C5.06	CIVIL DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO THE CITY OF
SANTAQUIN PUBLIC WORKS STANDARDS
AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO THE CITY OF
SANTAQUIN PUBLIC WORKS STANDARDS
AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS

THE DEVELOPER AND THE GENERAL CONTRCTOR UNDERSTAND THAT IT IS HIS / HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT / STUCY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

uncommon

684 W Center St Midvale UT 84047



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\_\_\_\_

VELOPER:

NTACT INFO:

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EST MEETING HOUSE

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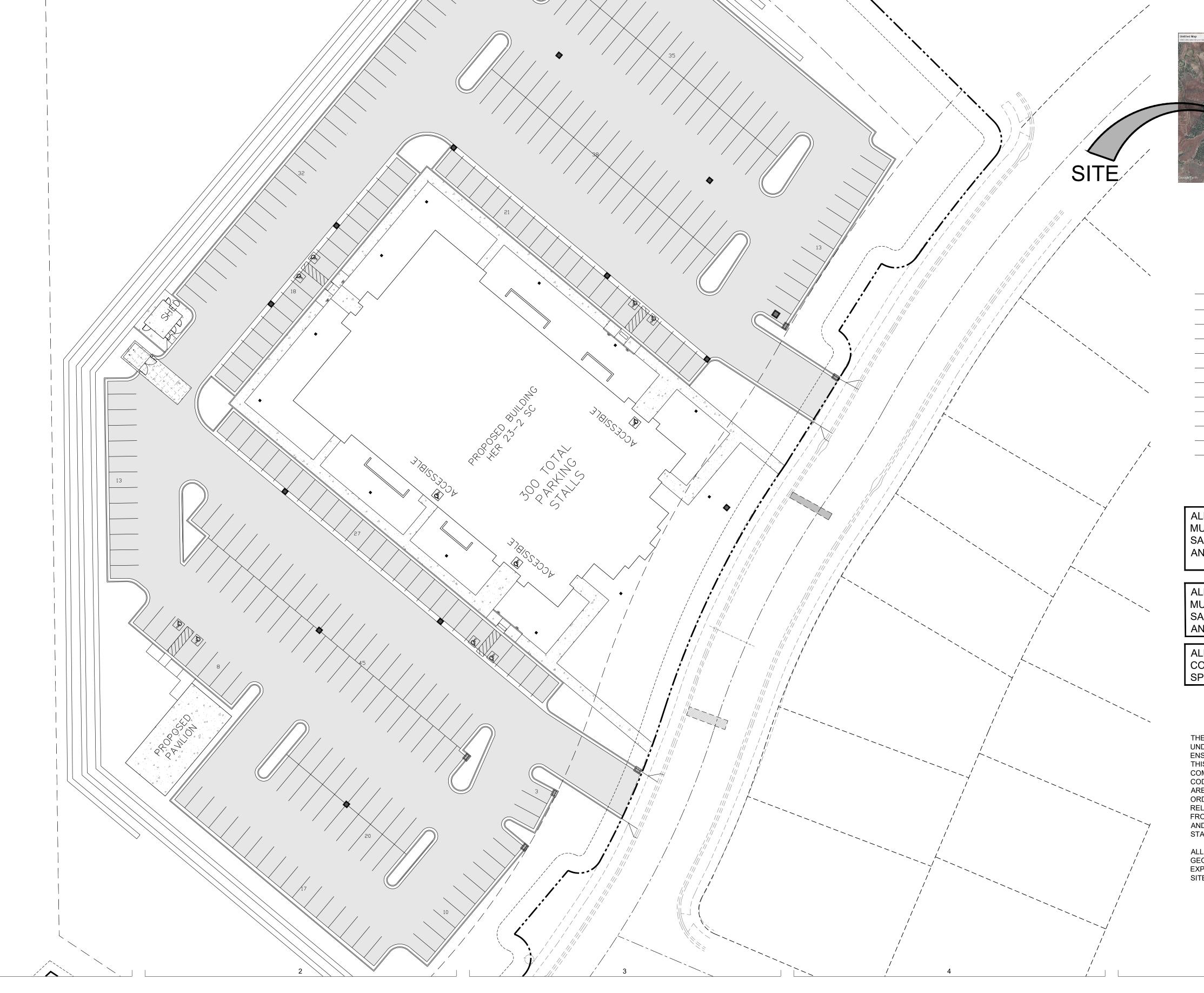
Church of Jesus Christ of Latter Day

09.13.2024

REV DATE DESCRIPTION

CIVIL COVER

C0.00



#### 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
- 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

#### 1.2 PERMITTING AND INSPECTIONS

- . 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
- 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

#### 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 OR
- 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.
- CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS. 9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY
- 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, 4500 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). . ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED
- 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

OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01

- LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE. C. AC PAVEMENT TO BE A 1/4" 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
- 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. 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
- 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 LITH ITY 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**

**EXISTING** 

**EXISTING** 

INEVV	EXISTING		<u>INE VV</u>	EXISTING	
		MONUMENT LINE		lack	SECTION CORNER (FOUND)
		CENTER LINE SUBJECT PROPERTY LINE			SECTION CORNER (NOT FOUND)
		ADJACENT PROPERTY LINE	•	•	STREET MONUMENT
		EASEMENT LINE	•	•	BRASS CAP MONUMENT
		DITCH FLOWLINE	$\Theta$	$\leftrightarrow$	POWER POLE
x	X	FENCE LINE	$\Theta$	$\leftrightarrow$	UTILITY POLE
—— ATMS ———	atms	ATMS CABLE	GUY	GUY	GUY ANCHOR
TV	tv	CABLE TV LINE			POWER TRANSFORMER
C	c	COMMUNICATIONS LINE	TRANS	TRANS	TRAFFIC SIGNAL CABINET
CW	cw	CULINARY WATER LINE	<u> </u>	<u> </u>	LIGHT POLE
FO	——— fo ———	FIBER-OPTIC CABLE	□ TR	П	TELEPHONE RISER
F	f	FIRE LINE	TR ①	TR	TELEPHONE MANHOLE
IRR	irr	IRRIGATION LINE	$\boxtimes$	$\boxtimes$	TRAFFIC SIGNAL BOX
G	g	NATURAL GAS LINE	(W)	W	WATER MANHOLE
—— OHC ———	ohc	OVERHEAD COMMUNICATIONS	⊗	⊗	WATER VALVE
—— OHP ———	ohp	OVERHEAD POWER LINE	(M)	(WM)	WATER METER
—— OHT ———	oht	OVERHEAD TELEPHONE LINE	6		FIRE HYDRANT
—— OHTV ———	ohtv	OVERHEAD TELEVISION LINE	<u>\$</u>	<u> </u>	SANITARY SEWER MANHOLE
P	p	POWER LINE			SANITARY SEWER CLEANOUT
—— P/C ———	——— p/c ———	POWER/COMMUNICATIONS LINE	°ssco	°ssco ©	STORM DRAIN MANHOLE
—— P/T ———	p/t	POWER/TELEPHONE LINE	<b>(5)</b>		
— P/T/C ——	p/t/c	POWER/TELE/COMM LINE			STORM DRAIN CURB INLET
RD	rd	ROOF DRAIN LINE			STORM DRAIN CATCH BASIN
sw	SW	SECONDARY WATER LINE	© T	SD SD	STORM DRAIN CLEANOUT
s	s	SANITARY SEWER LINE			STORM DRAIN COMBO BOX
ST	st	STEAM LINE	MB	MB	MAILBOX
SD	sd	STORM DRAIN LINE	q	q	SIGN
т	t	TELEPHONE LINE	<b>↓</b>	<b>—</b>	FLOW DIRECTION
T/C	t/c	TELEPHONE/COMM LINE	44.00 TOC	44.00 EX TOC	SPOT ELEVATION
UD	ud	UNDERDRAIN	•	Solly	
UGC	ugc	UNDERGROUND COMMUNICATIONS	Sally Sally	S. M. S.	CONIFEROUS TREE
UGP	ugp	UNDERGROUND POWER LINE	M	Super .	
—— UGT ———	ugt	UNDERGROUND TELEPHONE LINE			DECIDUOUS TREE
— UGTV ———	ugtv	UNDERGROUND TELEVISION			
	w	WATER LINE			
	4572	CONTOUR LINE			
<u></u>		CURB & GUTTER (STD)			
		COILD & COTTEN (CID)			

CURB & GUTTER (OUTFALL)

#### ABBREVIATIONS

SOLID WHITE LINE

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
3&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFC	TOP FACE OF CURB
3C	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
3FG	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	ΙE	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
3OL	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
3OV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
3OW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX	UD	UNDERDRAIN
3W	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
į	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	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
) ) )	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
;P	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
TREE	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	ዊ	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE	WW	WATERWAY
/ <b>_</b> _	DELINENTON	CI.	CDOUNDLICHT	10		CVA/I	COLID WILITE LINE		

POINT OF CURVATURE

GROUND LIGHT

DIA or Ø DIAMETER

684 W Center St Midvale UT 84047



**♦**¥♦ McNEIL ENGINEERING 610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com Civil Engineering • Consulting & Landscape Architectur Structural Engineering • Land Surveying & HDS

OWNER / Church of Jesus Christ of Latter Day

**DEVELOPER: CONTACT INFO:** (801) 240-5174

50E North Temple St Salt Lake City UT

MEE

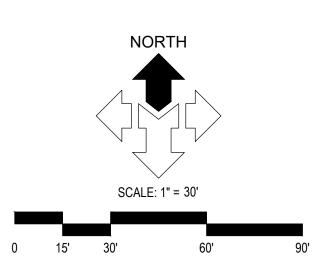
WE

NIDO

JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024 DESCRIPTION REV DATE

> GENERAL NOTES, LEGEND AND **ABBREVIATIONS**





DESCRIPTION	AREA	%
HARDSCAPE	121,103 SQFT	38%
LANDSCAPE	173,991 SQFT	55%
BUILDINGS	24,148 SQFT	8%
TOTAL	319,242 SQFT	100%

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S 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:

STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.01.

CONCRETE PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.01.

CONCRETE SIDEWALK, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C AND D', SHEET C5.01.

5 ADA ACCESSIBLE RAMP, PER APWA STANDARD PLAN 236.3.

6) ADA ACCESSIBLE PARKING STALL SIGN, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.

PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.02.

8 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.

9 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.

DUMPSTER ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'B, C, D, AND E', SHEET C5.03. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

MECHANICAL ENCLOSURE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'F, G, H, AND J', SHEET C5.03. SEE ARCHITECTURAL, AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

12 RECREATIONAL PAVILLION, SEE ARCHITECTURAL PLANS FOR DETAILS.

24" CONCRETE CURB AND GUTTER - IN FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'E', SHEET C5.01.

24" CONCRETE CURB AND GUTTER - OUT FLOW STYLE PER STANDARD CHURCH DETAIL, SEE DETAIL 'F', SHEET C5.01.

NEW RETAINING WALL. WALL DESIGN, DETAILS, AND REINFORCEMENT BY OTHERS. SEE GRADING PLAN SHEET C2.01 FOR ELEVATIONS.

16) NEW DRIVE APPROACH PER APWA STANDARD PLAN 222.

(17) 36" WIDE CONCRETE WATERWAY, PER STANDARD CHURCH DETAIL, SEE DETAIL 'H', SHEET C5.01.



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Saints **DEVELOPER:** 

CONTACT INFO:

James dzineku (801) 240-5174 JDzhineku@churchofjesuschrist.org 50E North Temple St Salt Lake City UT

WEST

JOB NUMBER: Church of Jesus Christ of Latter Day 09.13.2024

REV DATE

CIVIL SITE PLAN

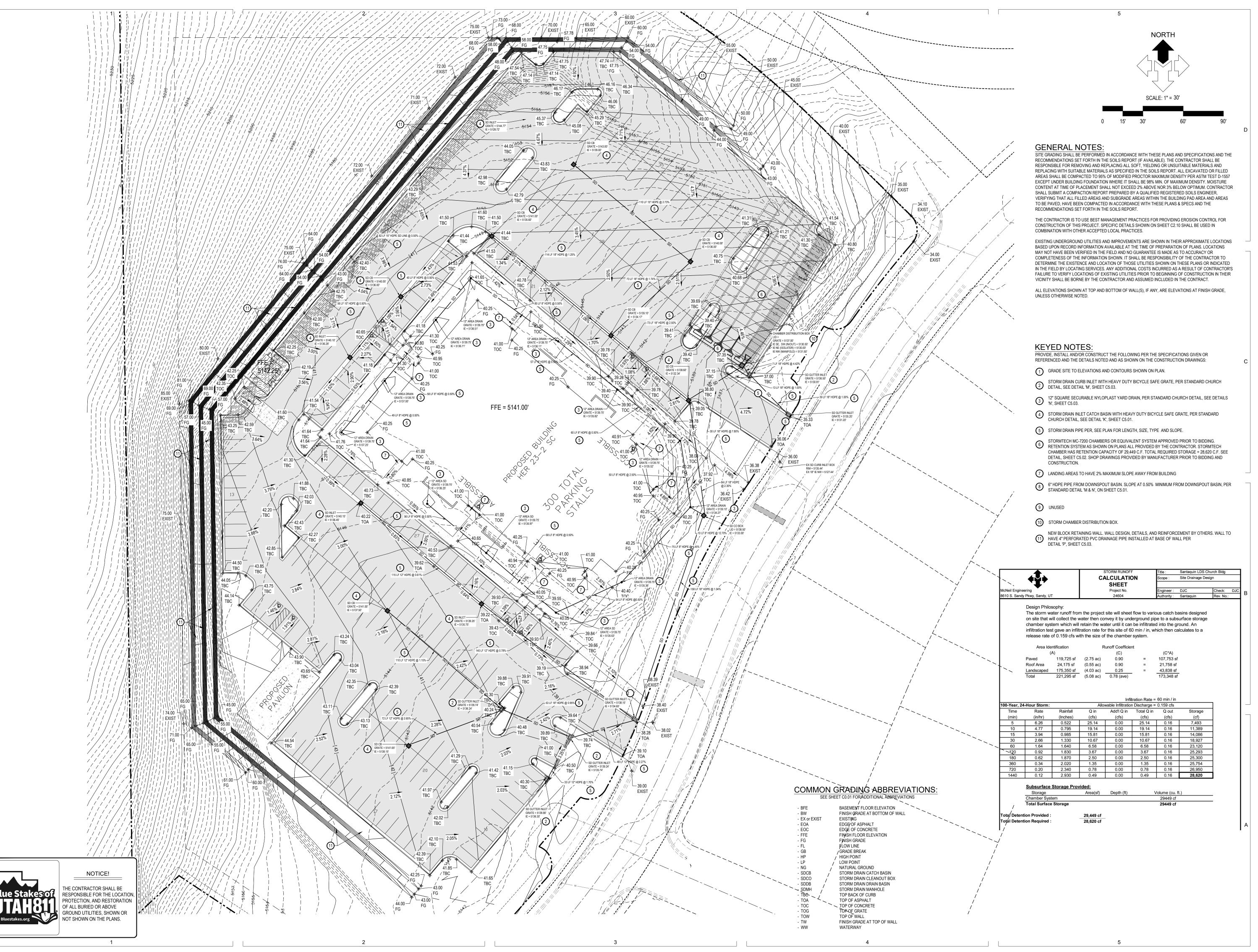
NOTICE!

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.

C1.01





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CONTACT INFO:

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JDzhineku@churchofjesuschrist.org 50E North Temple St Salt Lake City UT

WES.

Q

JOB NUMBER:

REV DATE

**GRADING AND** DRAINAGE PLAN

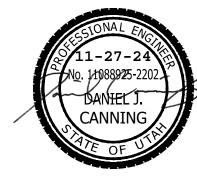
Church of Jesus Christ of Latter Day

09.13.2024

DESCRIPTION



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PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR

SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'B', SHEET C5.04.

O INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'D', SHEET C5.04.

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'A', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

4 PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'E',

5 CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

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 'C', SHEET C5.04. LOCATION SHOWN IS

REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH

SHEET C5.01. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'F', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

09.13.2024

**EROSION** CONTROL PLAN

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.

NOTICE!



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M NIDO

> JOB NUMBER: Church of Jesus Christ of Latter Day 09.13.2024

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

SANITARY SEWER MAN HOLE EXISTING WATER LINE PROPOSED WATER LINE

NOTICE!

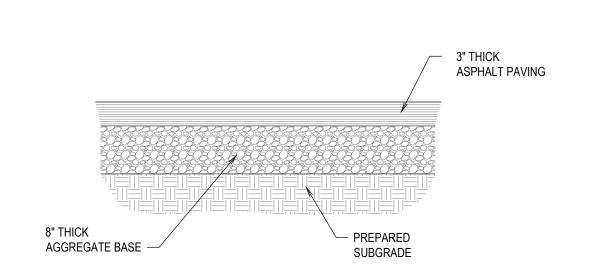
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

CLEANOUT

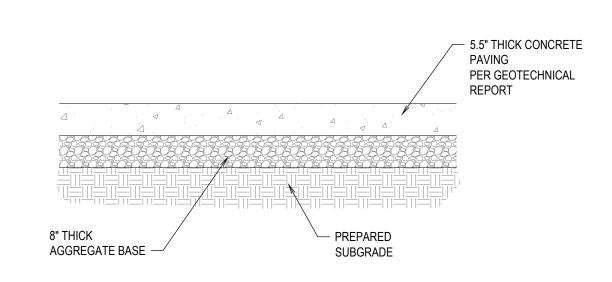
**CULINARY WATER LINE** PROPOSED FIRE LINE EXISTING FIBER OBTIC LINE EXISTING GAS LINE PROPOSED GAS LINE EXISTING POWER LINE PROPOSED POWER LINE EXISTING SEWER LINE PROPOSED SEWER LINE

REV DATE DESCRIPTION

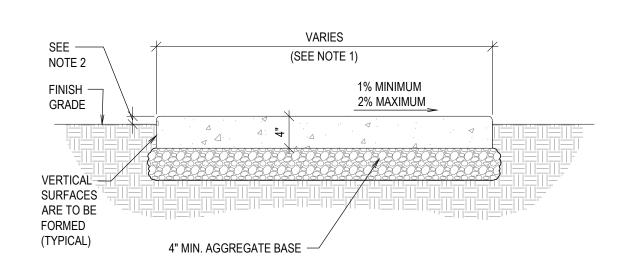
> SITE UTILITY PLAN



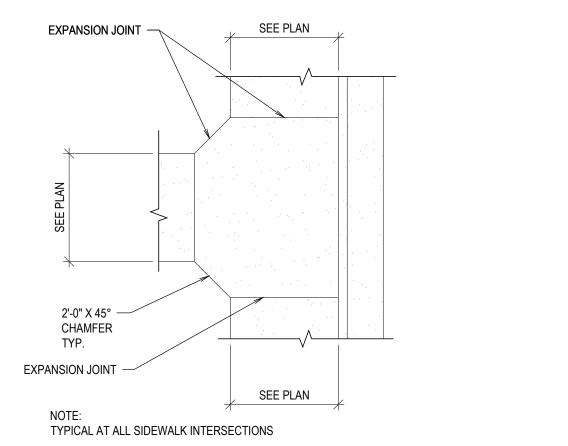
# ASPHALT PAVING SCALE: N.T.S.





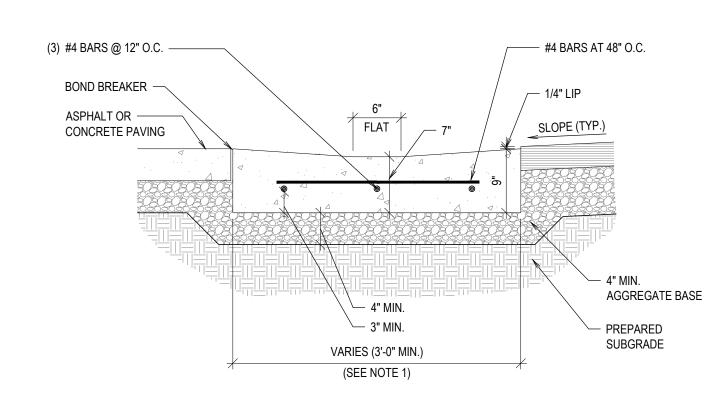






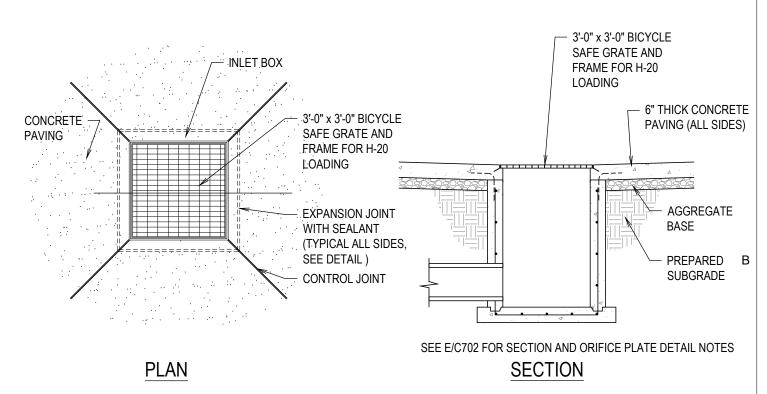
SIDEWALK DETAIL

SCALE: N.T.S.

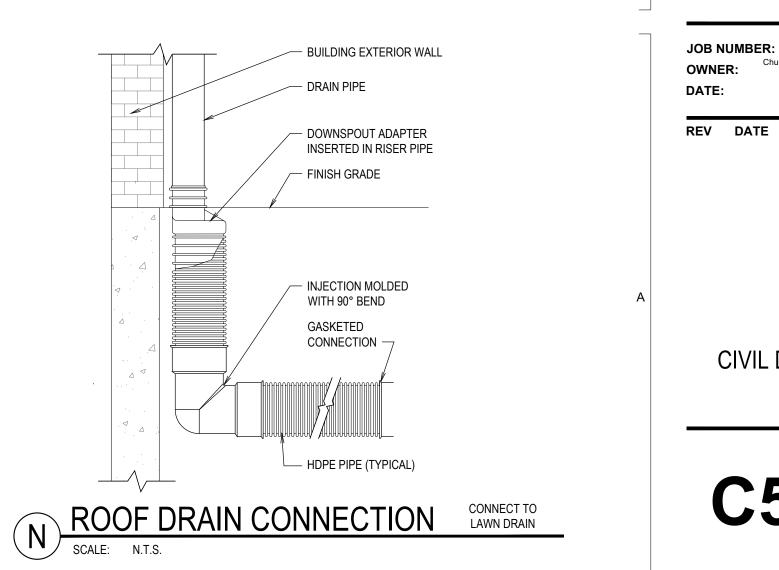


CONCRETE WATERWAY -FLAT DRAINAGE STRUCTURE

SCALE: N.T.S.











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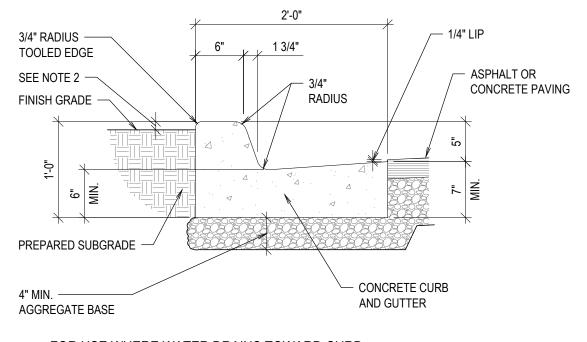
HOUSE MEETING WEST ANTAQUIN

JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024

DESCRIPTION

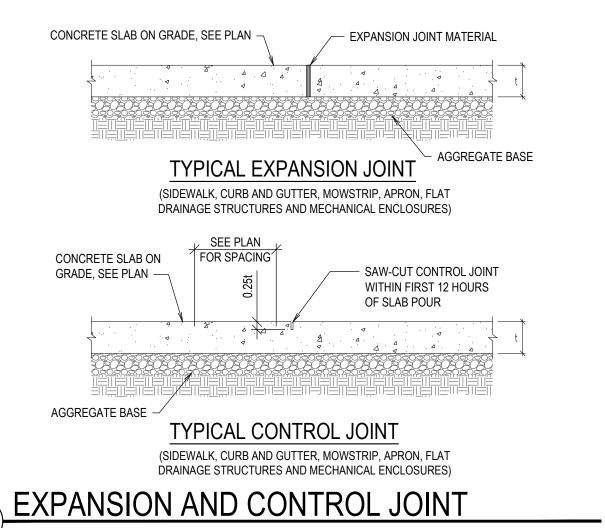
CIVIL DETAILS

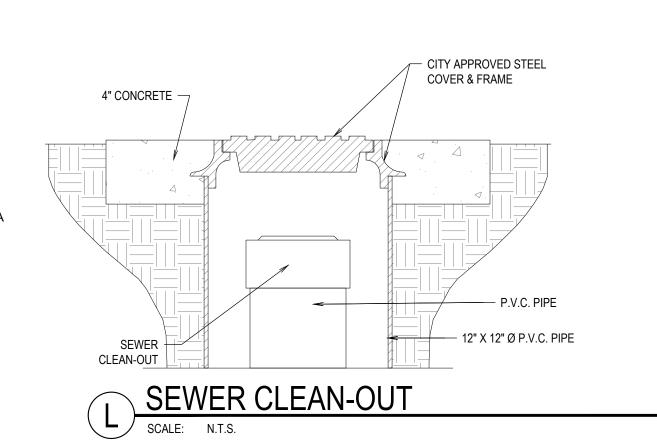
C5.01



FOR USE WHERE WATER DRAINS TOWARD CURB

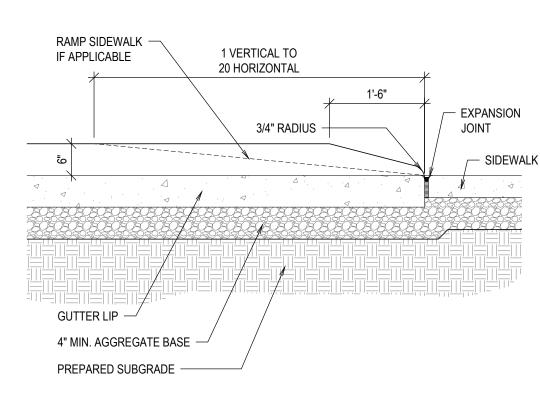
# E CURB AND GUTTER - IN FLOW SCALE: N.T.S.



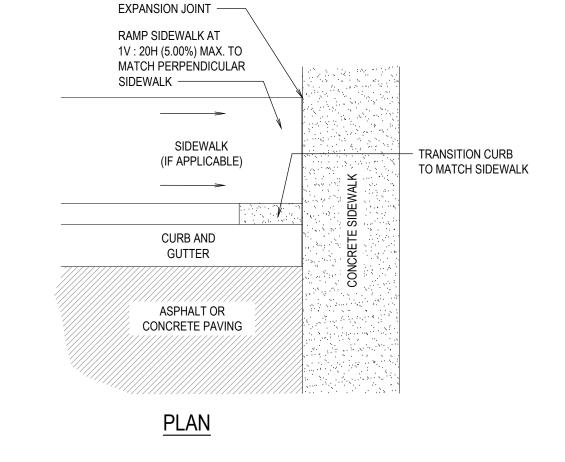




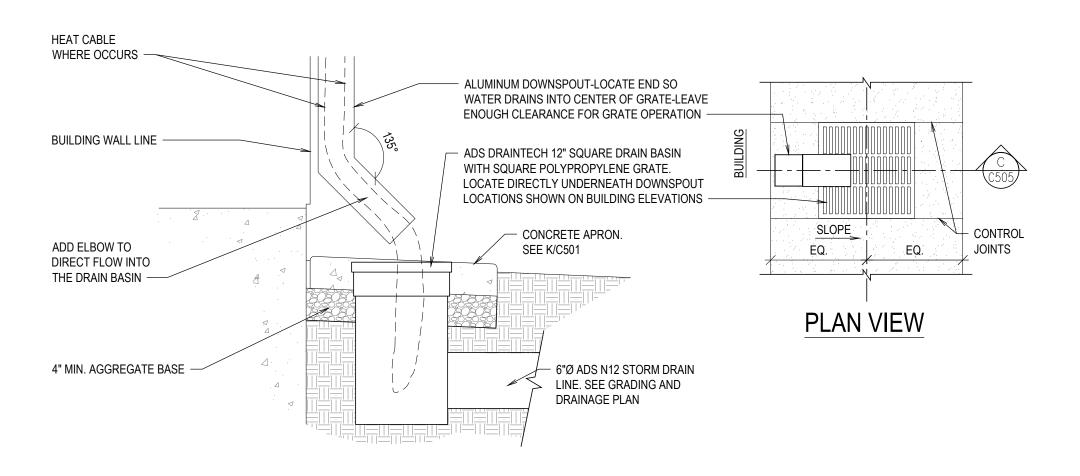




**SECTION** 



## **CURB TRANSITION**



M DOWNSPOUT AND CATCH BASIN DETAIL

- POLE, COVER AND 3/4"

NON-SHRINK GROUT

- BOND BREAKER

- CONCRETE APRON

- AGGREGATE BASE

CONCRETE BASE

3/4" PVC CONDUIT 24" BELOW GRADE MINIMUM

- UNDISTURBED OR

#3 TIES AT 12" O.C.

- POLE, COVER AND 3/4" DIAMETER ANCHOR BOLTS

INTO PARKING LOT.

- NON-SHRINK GROUT

CONCRETE BASE

ASPHALT OR CONCRETE PAVING

- AGGREGATE BASE

- 3/4" PVC CONDUIT 24"

- UNDISTURBED OR COMPACTED EARTH

- #3 TIES AT 12" O.C.

BELOW GRADE MINIMUM

- 1'-6" DIAMETER x 5'-8" LONG

- BOND BREAKER WITH

CONCRETE PAVING

- COORDINATE CLEARANCE BETWEEN GROUT AND BASE WITH HINGED BASE

MANUFACTURER. BASE TO HINGE DOWN

COMPACTED EARTH

#========

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| <del>|</del> | = = = = = | = | = |

PARKING LOT POLE BASE

SCALE: MTC

| || |

SIDEWALK AREA POLE BASE
SCALE: N.T.S.

1'-6" DIAMETER x 4'-0" LONG

DIAMETER ANCHOR BOLTS

COORDINATE CLEARANCE BETWEEN GROU

AND HINGED BASE WITH MANUFACTURER.

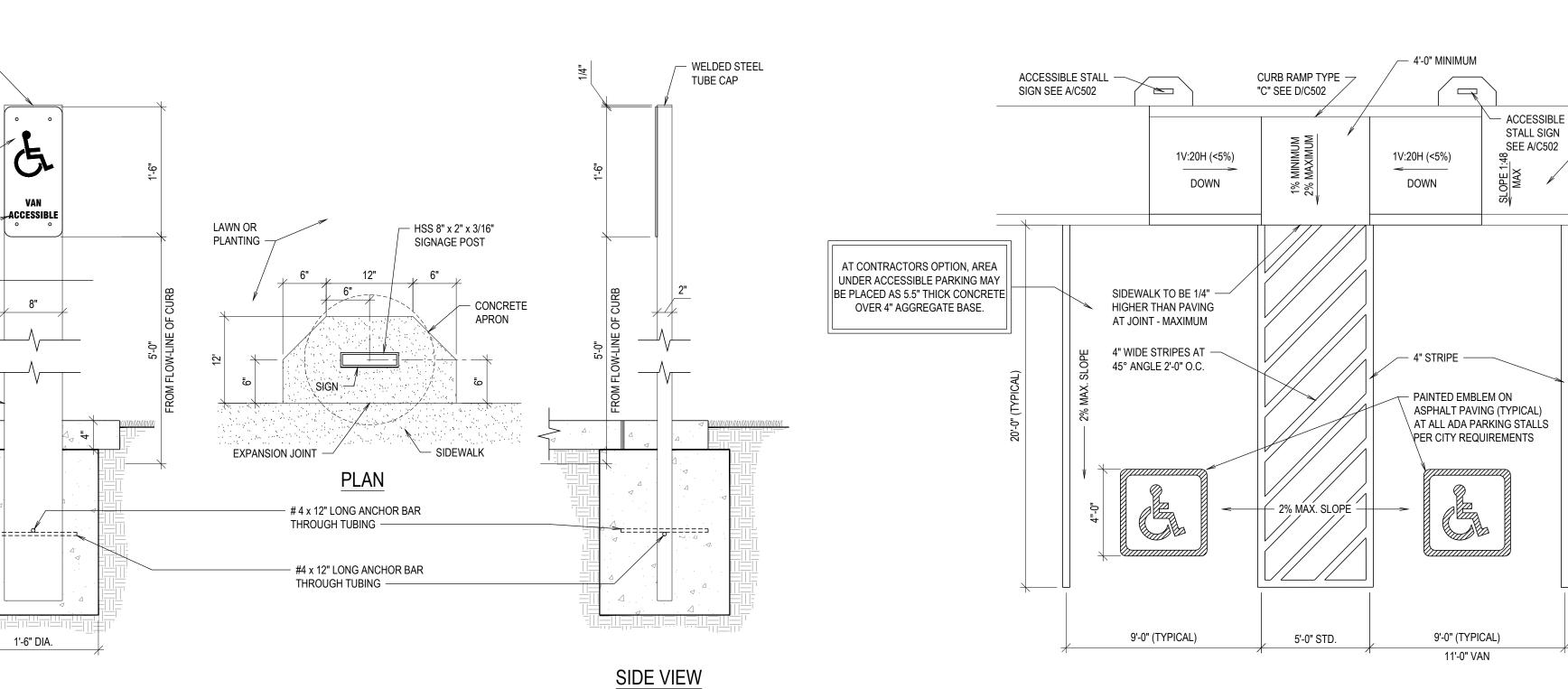
BASE TO HINGE DOWN INTO PARKING LOT.

HOUSE M WEST ANTAQUIN

S JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day OWNER: 09.13.2024

REV DATE

C5.02



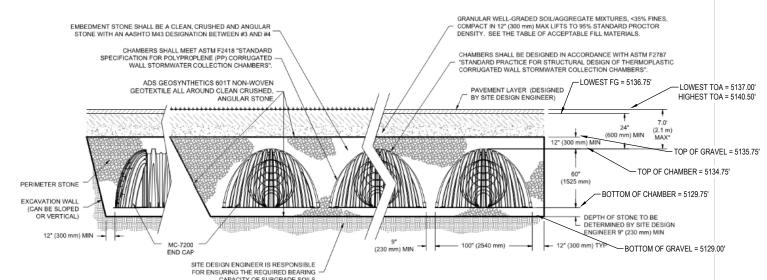
STEEL PER DIVISION 05 INSTALL PER DIVISION 03

<u>User Input</u>	t <u>s</u>	<u>Results</u>	
Chamber Model:	MC-7200	System Volume and	Bed Size
Outlet Control Structure:	No	Installed Storage Volumes	29449.17 cubic ft
Project Name:	Santaquin Church	Installed Storage Volume:	
ingineer:	Daniel Canning	Storage Volume Per Chamber:	175.90 cubic ft.
Project Location:	Utah	Number Of Chambers Required:	101
Measurement Type:	Imperial	Number Of End Caps Required:	12
Required Storage Volume:	28620 cubic ft.	Chamber Rows:	6
Stone Porosity:	40%	Maximum Length:	124.01 ft.
•		Maximum Width:	55.75 ft.
Stone Foundation Depth:	9 in.	Approx. Bed Size Required:	6853.79 square f
Stone Above Chambers:	12 in.	Average Cover Over Chambers:	N/A .
<b>Design Constraint Dimensions:</b> (60 ft. x 130 ft.)		System Compon	<u>ients</u>
		Amount Of Stone Required:	1038 cubic yards
		Volume Of Excavation (Not Including Fill):	1714 cubic yards
		Total Non-woven Geotextile Required	l:2152 square yard

**Total Non-woven Geotextile Required:**2152 square yards Woven Geotextile Required (excluding 146 square yards Isolator Row): Woven Geotextile Required (Isolator 275 square yards

**Total Woven Geotextile Required:** 421 square yards

**Impervious Liner Required:** 



1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS AT PUBLIC RIGHT-OF-WAYS (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP) 2. UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH

THE FINISHES ON THE SIDEWALKS. 3. 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.

4. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.

5. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.

ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

SCALE: N.T.S.

WELDED STEEL

HANDICAPPED ACCESSIBLE

PARKING SIGN. SIGN TO BE

POST ANCHORED TO POST

FLUSH WITH SIDES OF

VAN ACCESSIBLE SIGN -

IN STALL WHERE INDICATED ON SITE PLAN

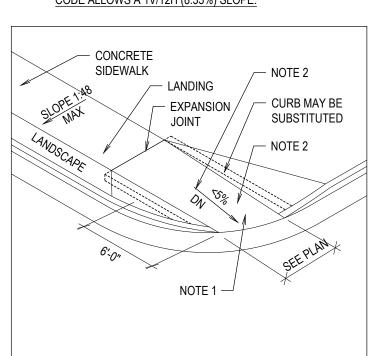
HSS 8" x 2" x 3/16" SIGNAGE POST

LAWN

TUBE CAP

6. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1V/12H (8.33%) SLOPE.

STEEL PER DIVISION 05 INSTALL PER DIVISION 03



CONCRETE SIDEWALK — NOTE 2 / NOTE 2 NOTE 1 -LANDING -

TYPE A TYPE B CONCRETE SIDEWALK — Landing -EXPANSION - NOTE 2 JOINT **EXPANSION** - NOTE 2 JOINT NOTE 2 LANDING - CONCRETE CONCRETE NOTE 1 -APRON NOTE 1 APRON TYPE C TYPE D

─ EXPANSION JOINT - NOTE 2 — NOTE 1 6'-0" SINGLE CURB SIDEWALK LANDSCAPE AREA -- 6" CURB AND GUTTER TYPE E

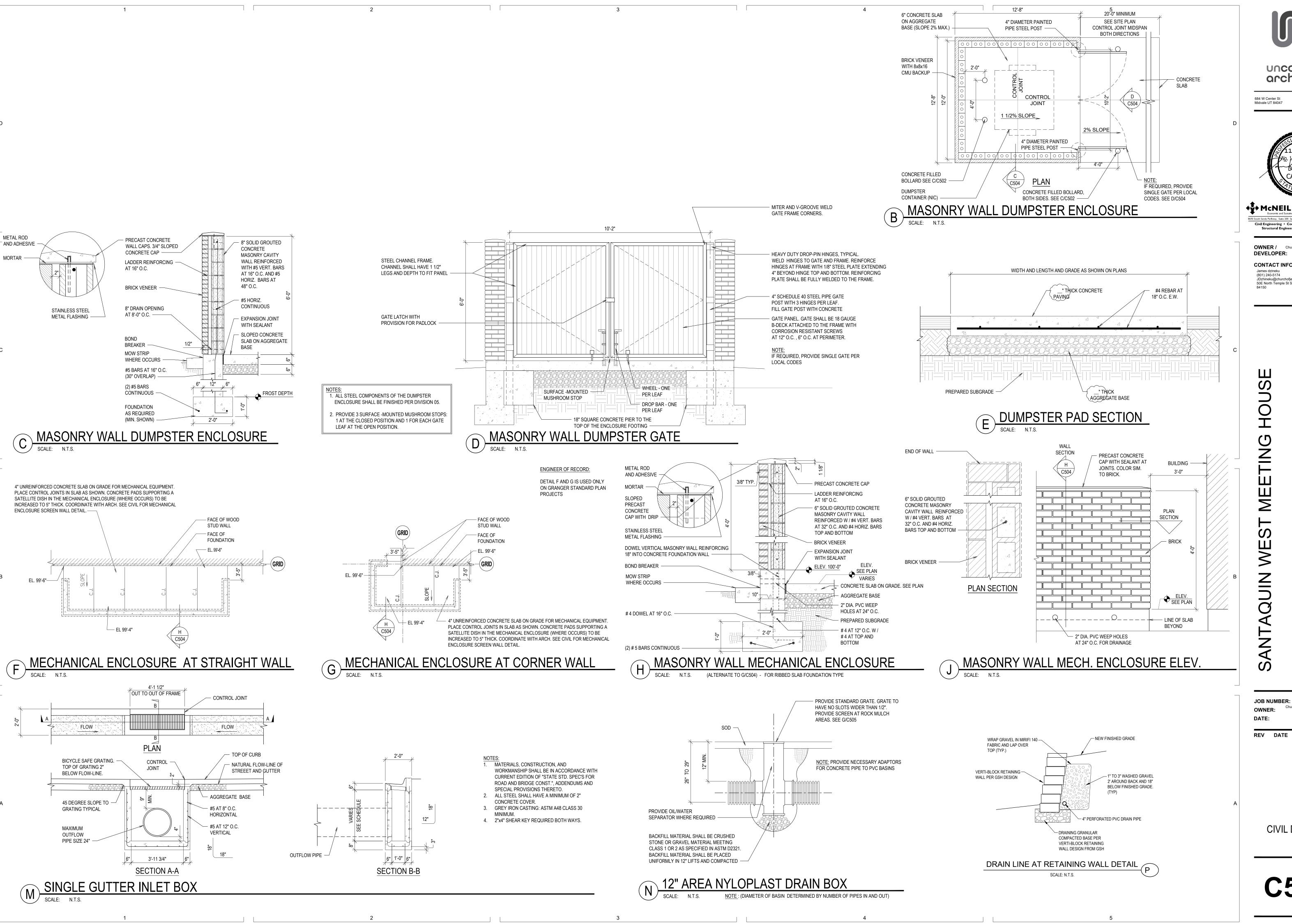
O ACCESSIBLE SLOPED WALK DETAILS
SCALE: N.T.S.

\*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 30\* (750 mm).

0 square yards

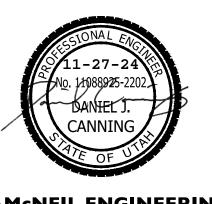
CIVIL DETAILS

DESCRIPTION



Item 2. nucommon architects

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HOUSE TING ME WEST ANTAQUIN

JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024

DESCRIPTION

CIVIL DETAILS

C5.03

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

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

 REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS

GUIDELINES FOR LABORATORY PROCEDURES:

METHODS FOR MOISTURE DETERMINATION.

CLASSIFICATION"

MADE MATERIALS.

DRAINS BECOME OPERATIONAL.

FNGINFFR

COMPLETE PROTECTION OF THE INLET AREA

CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.

ORDER TO KEEP THE AREA FROM FLOODING.

PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.

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

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

OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE

ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC

AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFLISE CONTAMINANTS OR

A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS

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

C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST

AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:

D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN

1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION

SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM

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

INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST

ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES

4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS.

5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST

MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM

7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER

DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN

- FII TER FABRIC

FILTER SOCK

SEDIMENT BARRIER / FILTER SOCK PROTECTION

IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE

6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE

TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE

ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE

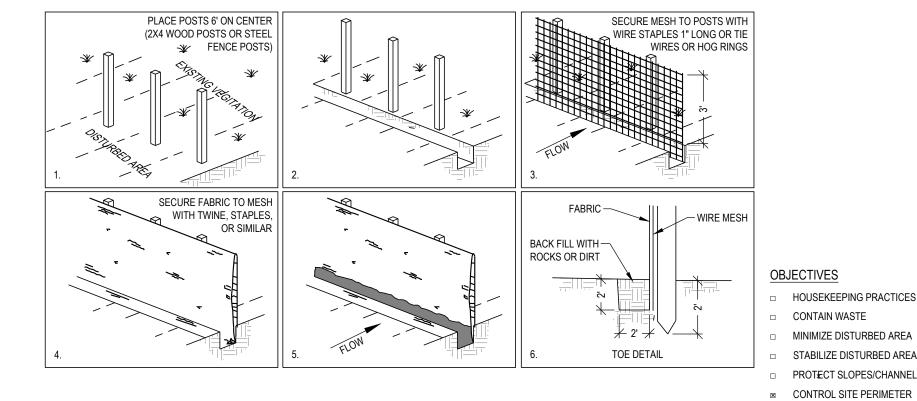
E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED

FILTERSOCK SPECIFICATION:

1.0 DESCRIPTION:

- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR
- 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



A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC

PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE

PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK

PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED)

 $\bullet \hspace{0.4cm} \mbox{SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF$ 

CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE

• RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.

RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.

UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH

POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG

OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH

SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.

STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

• INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:

IMMEDIATELY UPGRADIENT OF POSTS

BACKFILL OVER FILTER FABRIC TO ANCHOR.

#### TARGETED POLLUTANTS

SEDIMENT

OBJECTIVES

CONTAIN WASTE

□ MINIMIZE DISTURBED AREA

STABILIZE DISTURBED AREA

□ CONTROL SITE PERIMETER

CONTROL INTERNAL EROSION

□ PROTECT SLOPES/CHANNELS

- 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

FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.

LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE

1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT

3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK

4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS

5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING

WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY

DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL

BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED

1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM

2. WHERE THE FILTERSOCK DETERIORATES OR FAILS. IT WILL BE REPAIRED OR REPLACED WITH

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).

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

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"

CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN

MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS

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).

8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE

PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.

2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX

APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.

AREA INLET

AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION

CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN

INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING

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

2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.

ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.

TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.

UNDER THEM AS SEDIMENT COLLECTS.

OR PER INLET, AS SPECIFIED BY THE ENGINEER.

4.0 MAINTENANCE:

THE ENGINEER.

5.0 METHOD OF MEASUREMENT:

REQUIREMENTS AS NEEDED.

7.0 APPLICATION GUIDELINES:

WINDSWEPT ORGANIX INC.

850 SOUTH BOGLE AVE, SUITE 2

FILTER FABRIC -

REQUIRED OVER GRATE

WORK: 480-963-4638

CHANDLER, AZ 85225

FAX: 408-940-4261

A MORE EFFECTIVE ALTERNATIVE.

DURING TIME OF BID OR AT TIME OF APPLICATION.

DURING TIME OF BID OR AT TIME OF APPLICATION.

FOLLOWING CERTIFIED FILTREXX INSTALLERS:

□ TRAINING

#### 

FILTER SOCK

#### PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).

RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.

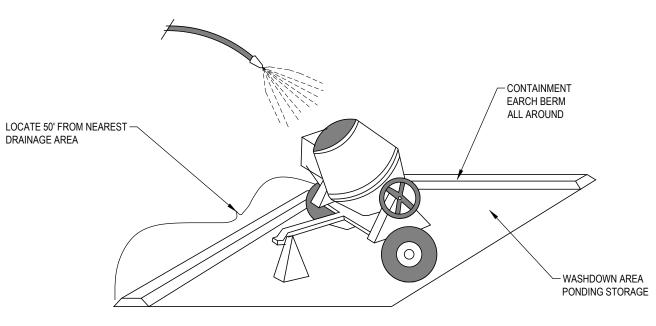
TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.

- PROLONGED RAINFALL.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



#### □ CAPITAL COSTS ○ & M COSTS • INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING MAINTENANCE

- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS. REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.



#### **OBJECTIVES**

□ HOUSEKEEPING PRACTICES 

HOUSEKEEPING PRACTICES

MINIMIZE DISTURBED AREA

STABILIZE DISTURBED AREA

PROTECT SLOPES/CHANNELS

□ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS

SEDIMENT

NUTRIENTS

TOXIC MATERIALS

FLOATABLE MATERIALS

□ OIL & GREASE

OTHER WASTE

HIGH IMPACT

TRAINING

MEDIUM IMPACT

□ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS

■ HIGH ⊠ MEDIUM □ LOW

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

HIGH IMPACT

□ LOW OR UNKNOWN IMPACT

- □ FLOATABLE MATERIALS OTHER WASTE
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM

IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT

DESCRIPTION:

APPLICATIONS:

- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED
- 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.)

## MANAGEMENT

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE

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

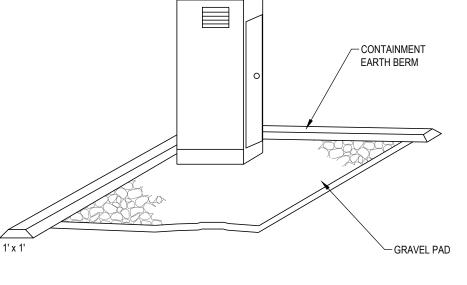
MAINTENANCE: INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING

• IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

#### IMPLEMENTATION REQUIREMENTS

- CAPITAL COSTS
- □ O & M COSTS
- MAINTENANCE
- ▼ TRAINING

CONCRETE WASTE MANAGEMENT



TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

LIMITATIONS:

NO LIMITATIONS

FOR SERVICING AND FOR ON-SITE PERSONNEL

WITH APPROPRIATE AGENCY APPROVAL.

SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.

ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT

LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.

PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS

CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION

PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED

REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.

ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT

#### <u>OBJECTIVES</u>

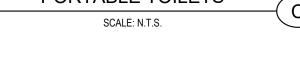
- HOUSEKEEPING PRACTICES
- CONTAIN WASTE MINIMIZE DISTURBED AREA
- STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- CONTROL SITE PERIMETER CONTROL INTERNAL EROSION

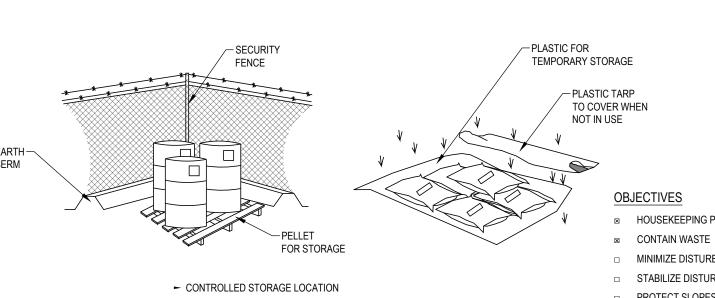
- NUTRIENTS
- OIL & GREASE

- LOW OR UNKNOWN IMPACT

- CAPITAL COSTS
- MAINTENANCE TRAINING

PORTABLE TOILETS





## COVER WHEN NOT IN USE

STORAGE OFF GROUND

► BERMED PERIMETER IMPOUNDMENT

#### 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.

## **♦** McNEIL ENGINEERING Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS OWNER / Church of Jesus Christ of Latter Day

uncommon

(801) 417-9951

Midvale UT 84047

DEVELOPER:

James dzineku (801) 240-5174

**CONTACT INFO:** 

JDzhineku@churchofjesuschrist.o

50E North Temple St Salt Lake City UT

#### TARGETED POLLUTANTS

- SEDIMENT
- TOXIC MATERIALS
- □ FLOATABLE MATERIALS OTHER WASTE
- HIGH IMPACT
- MEDIUM IMPACT

## IMPLEMENTATION REQUIREMENTS

- □ O & M COSTS

- HOUSEKEEPING PRACTICES
- □ 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

#### LOW OR UNKNOWN IMPACT

#### IMPLEMENTATION REQUIREMENTS

CAPITAL COSTS

■ TRAINING

- O & M COSTS MAINTENANCE
- HIGH ⊠ MEDIUM □ LOW

Q JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024

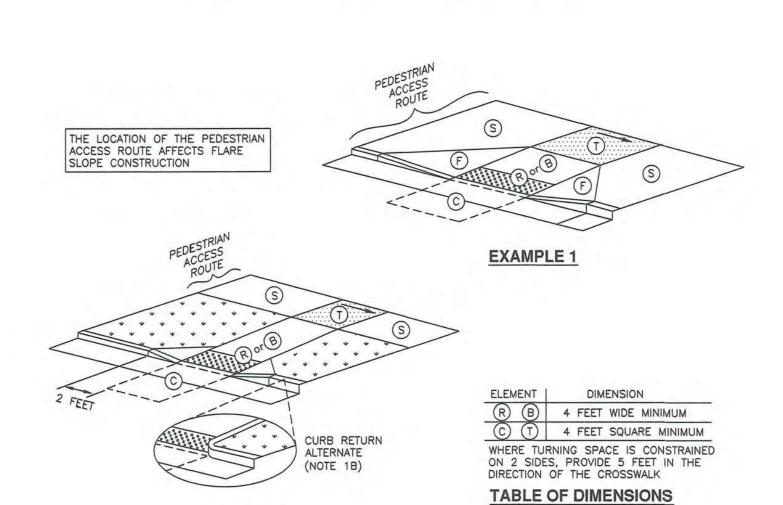
REV DATE

WE

CIVIL DETAILS

DESCRIPTION

#### TURNING SPACE AT SIDEWALK LEVEL

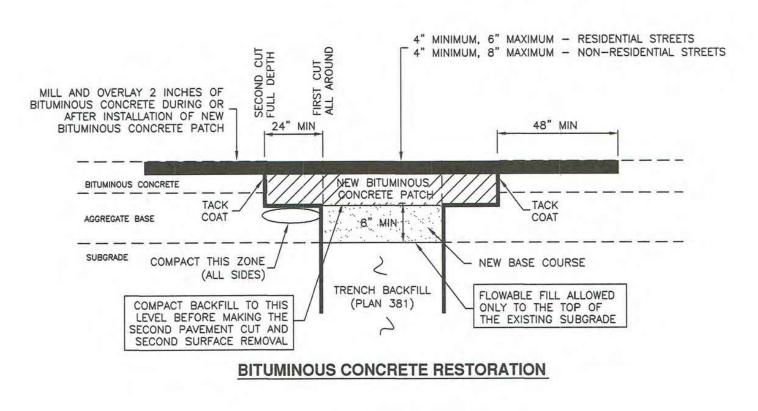


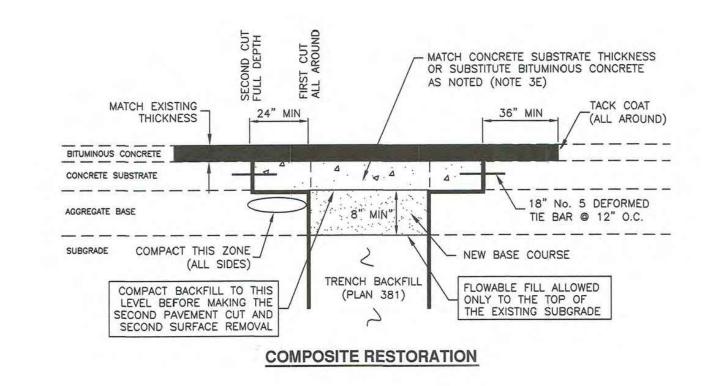
**EXAMPLE 2** 

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM	
	TURNING SPACE (	T) STREET GRADE	2	
DETECTABLE  WARNING SURFACE	CURB RAMP (	R) 8.33	2 (c)	
MINIMUM (PLAN 238)	BLENDED TRANSITION	B) 5	2 (c)	
6" GUTTER COUNTER SLOPE = 5% MAX	CLEAR SPACE (	C) 5	2 (c)	
3201 E = 370 MINO.	SIDEWALK (	S) STREET GRADE	2	
	FLARE (	F) 10		
BASE COURSE  MATERIALS	(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			

Mid-block curb cut assembly

Plan September 2011

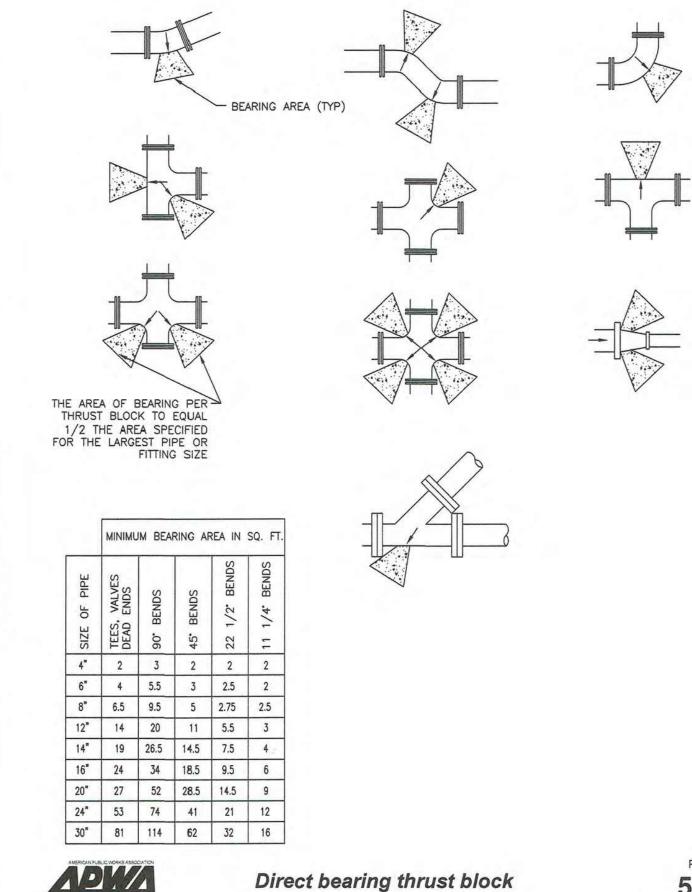


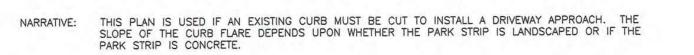


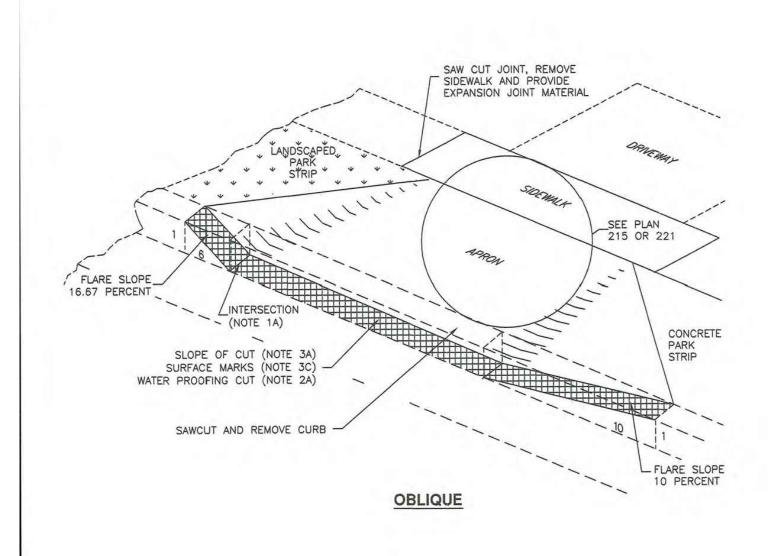


Bituminous pavement T-patch

255 November 2015



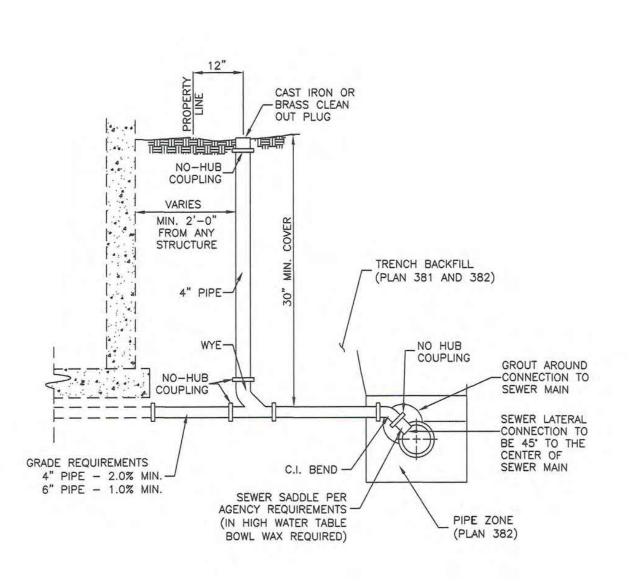






Saw-cut driveway approach

Plan 222 February 2011



Sewer lateral connection

431 January 2011

nucommon architects 684 W Center St Midvale UT 84047 uncommonarch.com (801) 417-9951

Item 2.

**♦** McNEIL ENGINEERING 3610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS

OWNER / Church of Jesus Christ of Latter Day **DEVELOPER:** 

**CONTACT INFO:** James dzineku (801) 240-5174 JDzhineku@churchofjesuschrist.org 50E North Temple St Salt Lake City UT

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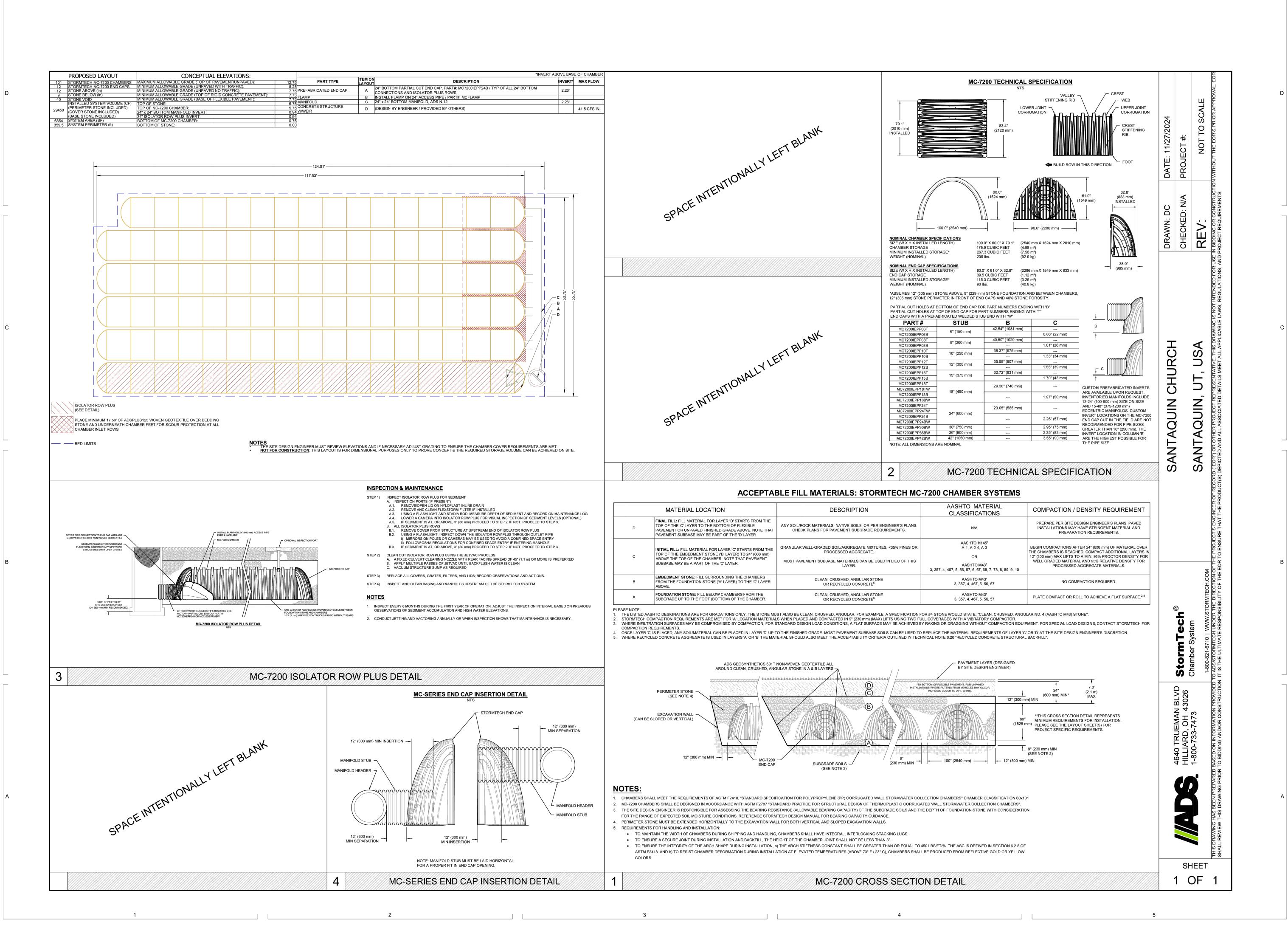
S

Plan August 2010

JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024 REV DATE DESCRIPTION

CIVIL DETAILS

C5.05





Midvale UT 84047 (801) 417-9951



**♦ McNEIL ENGINEERING** Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS

OWNER / Church of Jesus Christ of Latter Day **DEVELOPER:** 

CONTACT INFO: James dzineku (801) 240-5174

JDzhineku@churchofjesuschrist.or 50E North Temple St Salt Lake City UT

ME WES. NIDO ANTA

JOB NUMBER: 501-2698 Church of Jesus Christ of Latter Day 09.13.2024

REV DATE

DESCRIPTION

CIVIL DETAILS

#### SANTAQUIN CITY DATA

ZONED AS	PC - PLANNED COMMUNITY			
TOTAL ON-SITE AREA	320,797 S.F.			
	REQUIRED	PROVIDED		
GENERAL:				
OPEN SPACE	MIN. 20%	168,931 S.F. = 53%		
LANDSCAPE AREA	MIN. 10%	66,679 S.F. = 21%		
PLANT COVERAGE IN LANDSCAPE AREAS	MIN. 50%	52%		
LAWN AREA	MAX 35%	11,248 S.F. = 17%		
PARKSTRIP:				
REQUIRED STREET TREES - 1 PER 30 L.F.				
SAGEBERRY DR.	662' / 30 = 21	21		
PARKING LOT LANDSCAPE:				
LANDSCAPE AREA	MIN. 10%	12,031 S.F. = 10%		
SHADE TREES IN LANDSCAPE ISLANDS		YES		
BUILDING LANDSCAPING:				
FOUNDATION PLANTING BED - 6' WIDE	ALONG 50% OF BLDG.	YES		
PLANTING GROUP OF 1 TREE & 4 SHRUBS - 1 GROUP PER 50' OF BLDG. WHERE BUILDING EXCEEDS 100' IN LENGTH		YES		
YARDS:				
FRONT - TO PARKING	15'	YES		
FRONT - TO BUILDING	30'	YES		
TREES - 1 PER 40 L.F.	704' / 40 = 18	18		
CORNER SIDE YARD				
TO PARKING	10'	YES		
TREES - 1 PER 40 L.F.	267' / 40 = 7	10		
SHRUBS - 4 PER 40 L.F.	267' / 40 x 4 = 27	>27		
SIDE YARD	10' WIDE	YES		
TREES - 1 PER 40 L.F.	536' / 40 = 14	21		
SHRUBS - 4 PER 40 L.F.	536' / 40 x 4 = 54	>54		
REAR	10' WIDE	YES		
TREES - 1 PER 40 L.F.	471' / 40 = 12	13		
SHRUBS - 4 PER 40 L.F.	471' / 40 x 4 = 47	>47		

ECO-REGION	10.1 - NORTHERN COLD DESERT
CLIMATE ZONE	6A-7A
ZONING ORDINANCE	SANTAQUIN CITY
WATER AVAILABILITY	70 P.S.I.
SOIL TYPE	COBBLY LOAM
SLOPES	MODERATE
WIND	
SETBACKS/EASEMENTS	BUILDING SETBACK - 40'
MICROCLIMATES	
SOIL PH	7.2
LAWN AREA PERCENTAGE	35% MAX.
UNDEVELOPED PROPERTY	YES
IRRIGATION SYSTEM	YES

### LANDSCAPE DATA

TOTAL SITE AREA	320,797 S.F.	% OF SITE/LANDSCAPE	% / # REQUIRED BY LOCAL JURISDICTION
TOTAL LANDSCAPE AREA	109,666 S.F.	34%	MIN. 10%
SHRUBS/GROUNDCOVER	30,671 S.F.	52%	50%
LAWN AREA	11,691 S.F.	11%	35% MAX.
TREES ON SITE	134		N/A

## **PLANT COVERAGE**

	SHRUBS - MATURE COVERAGE	ACTUAL %	TREE PURPOSE	ACTUAL %	% REQUIRED BY LOCAL JURISDICTION
STREET FRONTAGE	25% - 50%	28%	FRAME BUILDING	4	
PRIMARY ENTRIES	30% - 55%	50%	FRAME ENTRY	11	
BUILDING PERIMETER	25% - 45%	45%	ACCENT BUILDING	7	
PERIMETER	5% - 15%	30%	SCREEN LOT	60	

Item 2.

Property Number: 501-2698

JOB NUMBER:

DRAWING INDEX					
	SHEET	DESCRIPTION			
	L110	LANDSCAPE TABLES			
	L111	LANDSCAPE PLANTING PLAN			
	L112	LANDSCAPE PLANTING PLAN			
	L113	LANDSCAPE PLANTING PLAN			
	L121	LANDSCAPE IRRIGATION PLAN			
	L122	LANDSCAPE IRRIGATION PLAN			
	L123	LANDSCAPE IRRIGATION PLAN			
	L501	LANDSCAPE DETAILS			
	L502	LANDSCAPE IRRIGATION DETAILS			
	L503	LANDSCAPE IRRIGATION DETAILS			
	L504	LANDSCAPE IRRIGATION DETAILS			

LANDSCAPE TABLES

LDS CHURCH SEPTEMBER 2024

DESCRIPTION

CITY REVIEW COMMENTS



◆¥→ McNEIL ENGINEERING

Item 2.

Civil Engineering • Consulting & Landscape Architecture Structural Engineering • Land Surveying & HDS

Project For:

Property Number: 501-2698

JOB NUMBER: OWNER: LDS CHURCH DATE: SEPTEMBER 2024

REV DATE DESCRIPTION CITY REVIEW 11/27/24

COMMENTS

LANDSCAPE PLANTING PLAN





uncommon architects



**★ MCNEIL ENGINEERING**Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com

Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS

> LDS CHURCH SEPTEMBER 2024 DESCRIPTION

CITY REVIEW COMMENTS

LANDSCAPE PLAN - SOUTH

L113

Item 2.

DETAIL

A/L502

A/L502

F/L5.02

F/L5.02

F/L5.02

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I/L502

DETAIL

H/L502

C/L504

A/L503

C/L503

1544 SOUT SANTAQUI

CITY REVIEW COMMENTS 11/29/24

LANDSCAPE NOTICE! IRRIGATION PLAN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION

IRRIGATION SCHEDULE TYPE OUTLETS

5004-PCR

5004-PCR

SYMBOL

SAN

COI

MANUFACTURER MODEL MPR Fixed Nozzles RAIN BIRD 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD

1800 (r) Series 25Q+ 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 30TQ 5004-PCR RAIN BIRD 30Q+ 5004-PCR RAIN BIRD 35TQ 5004-PCR RAIN BIRD 35Q+

RAIN BIRD

RAIN BIRD

5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 5004-PCR RAIN BIRD 35Q DRIP AREAS TREE DRIP RING W/ ROWS SPACED @ 24" APART NETAFIM TLCV9-12

SYMBOL **MANUFACTURER** DESCRIPTION TYPE VALVES LAWN CIRCUIT CONTROL VALVE RAIN BIRD 150-PESB XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV DRIP CIRCUIT CONTROL VALVE RAIN BIRD OTHER EQUIPMENT SMART CONTROLLER HYDROPOINT WEATHERTRAK ET PRO3 POINT OF CONNECTION ONTO SECONDARY WATER METER CONCRETE PAD FOR FILTER ASSEMBLY

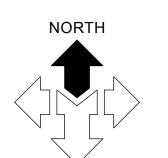
SYMBOL TYPE MATERIAL DETAIL 1" DRIP SUPPLY LINE. 1/2" FUNNY PIPE AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY. SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. C/L502

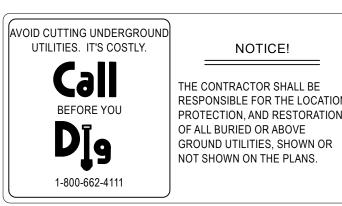
1-1/2" MAIN LINE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS. C/L502 3/4" - 1-1/2" LATERAL LINE SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. C/L502 PIPE SLEEVE UNDER NEW PAVING SCHEDULE 40 PVC D/L502 PIPE SLEEVE UNDER EXISTING PAVING SCHEDULE 40 PVC D/L502

-VALVE NUMBER -VALVE FLOW

#### **EMITTER SCHEDULE**

PLANT NAME	DRIP EMISSION DEVICE	MANUFACTURER	MODEL	DETAIL
AMERICAN HORNBEAM	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
AUTUMN BRILLIANCE SERVICEBERRY	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
BIGTOOTH MAPLE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
BONNY BLUE COLORADO BLUE SPRUCE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
GREEN VASE ZELKOVA	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
GREENSPIRE LITTLELEAF LINDEN	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
HORSTMANN BLUE ATLAS CEDAR	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	B/L504
MOONGLOW JUNIPER	(4) 7-GPH EMITTERS	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	B/L504
PINYON PINE	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
SKINNY GENES® OAK	IN-LINE DRIP EMITTERS	NETAFIM	TLCV9-12	I/L502
ALPINE CARPET JUNIPER	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
ATLAS FESCUE	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BIG SAGEBRUSH	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BLONDE AMBITION BLUE GRAMA GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BLUE OAT GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
BUFFALLO JUNIPER	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
CURL-LEAF MOUNTAIN MAHOGANY	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504
DWARF RUBBER RABBITBRUSH	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
OAKBRUSH SUMAC	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504
PAWNEE BUTTES WESTERN SAND CHERRY	(1) 2-GPH Emitter	RAIN BIRD IRRIGATION	XBT20 "RED"	A/L504
SIOUX BLUE INDIAN GRASS	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
STEPPSUNS SUNSET GLOW PENSTEMON	(1) 1-GPH Emitter	RAIN BIRD IRRIGATION	XBT10 "BLACK"	A/L504
TIGER EYES SUMAC	(1) 7-GPH Emitter	RAIN BIRD IRRIGATION	PCT07 "VIOLET"	A/L504







32:015:0015

**UTAH SUMMIT** 

PARTNERS LLC

32:022:0019

POINT OF BEGINNING —

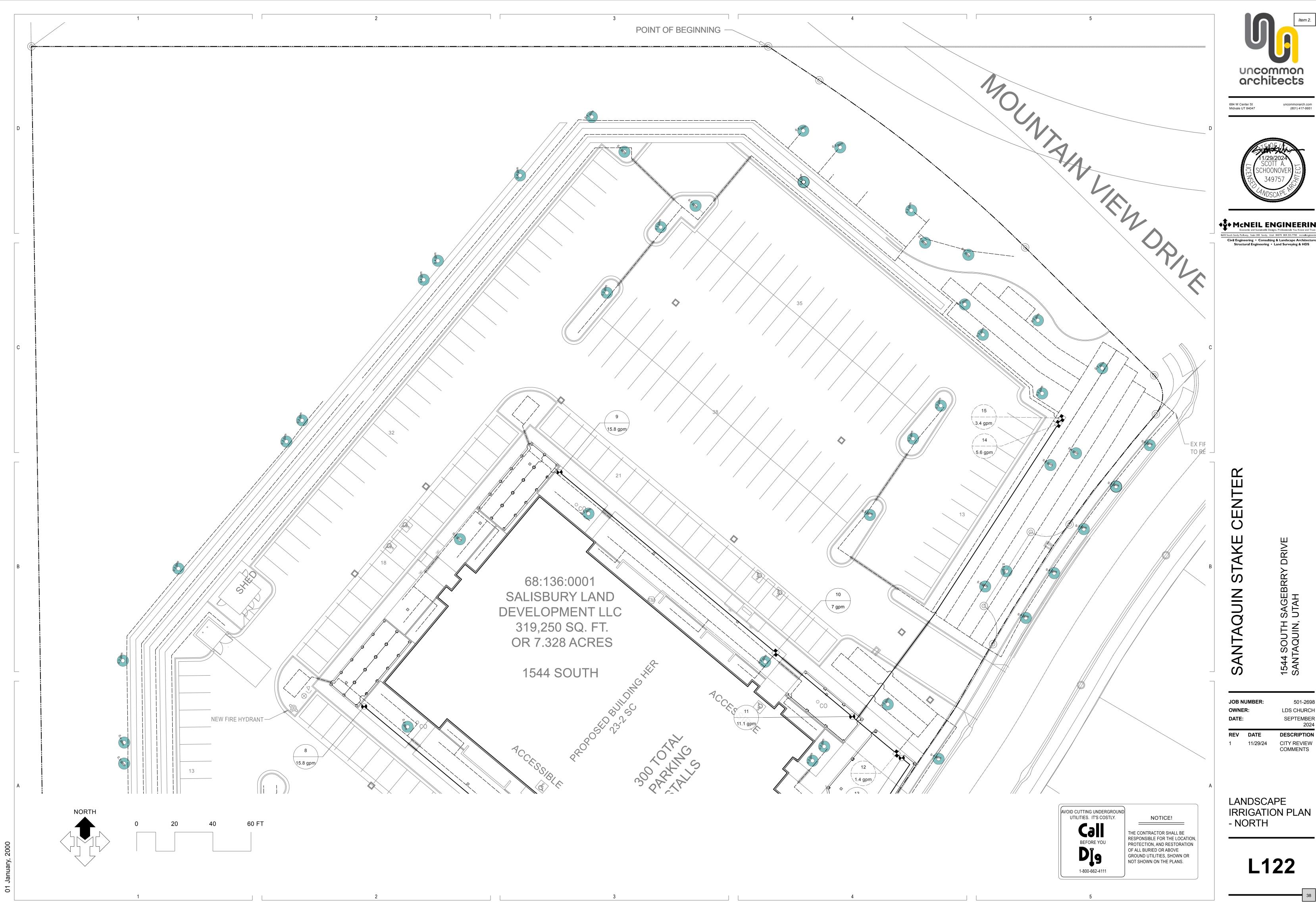
\_\_\_\_\_

68:136:0001 SALISBURY LAND

DEVELOPMENT LLC 319,250 SQ. FT.

**OR 7.328 ACRES** 

1544 SOUTH



uncommon architects



◆ MCNEIL ENGINEERING

Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway. Suite 200 Sandy. Utah 84070 801 255.7700 mcneilengineering.con

Civil Engineering • Consulting & Landscape Architecture

Structural Engineering • Land Surveying & HDS

> LDS CHURCH SEPTEMBER 2024



uncommon architects



**★ McNEIL ENGINEERING**Economic and Sustainable Designs, Professionals You Know and Trust 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com

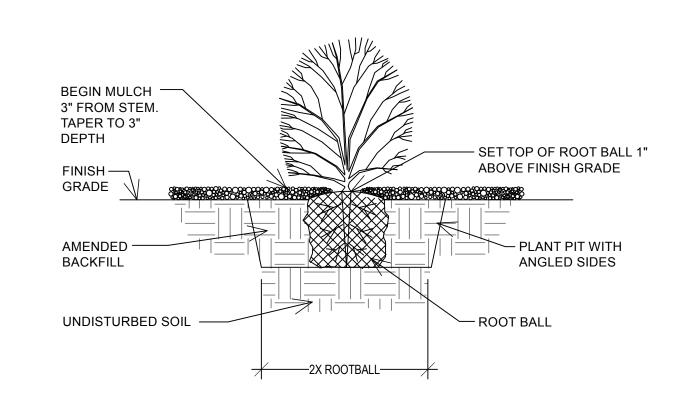
Civil Engineering • Consulting & Landscape Architecture

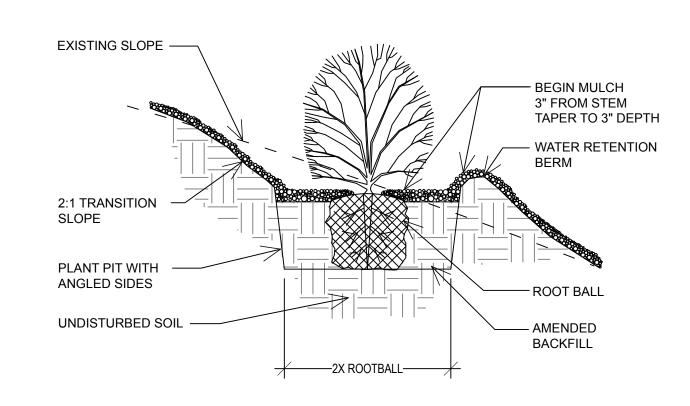
Structural Engineering • Land Surveying & HDS

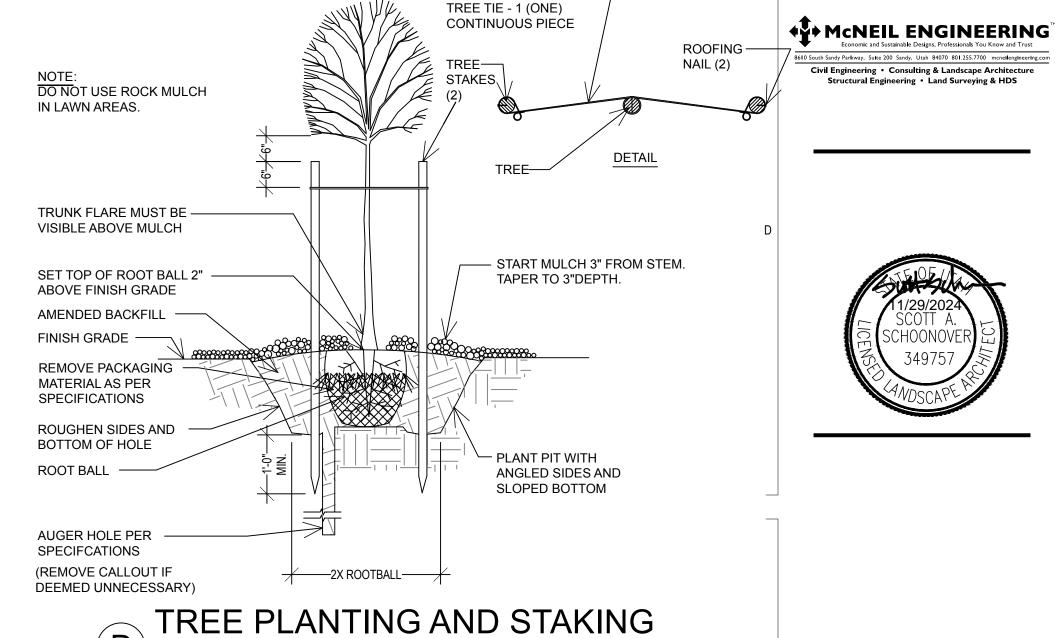
> 1544 SOUTH SAGEBRR' SANTAQUIN, UTAH LDS CHURCH SEPTEMBER 2024 DESCRIPTION CITY REVIEW,COMME NTS

LANDSCAPE IRRIGATION PLAN - SOUTH

L123







FLEXIBLE STRAP

Structural Engineering • Land Surveying & HDS

Item 2.

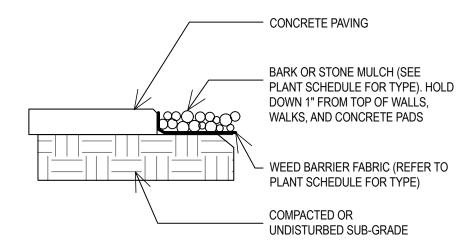
## ORNAMENTAL GRASSES PLANTING

FLEX STRAP TREE TIE - 1 DO NOT USE ROCK MULCH CONTINUOUS PIECE C IN LAWN AREAS. STAKES TREE STAKES ----ROOFING —— NAIL TRUNK FLARE MUST BE VISIBLE ABOVE MULCH START MULCH 3" FROM STEM. SET TOP OF ROOT BALL 2" TAPER TO 3"DEPTH. ABOVE FINISH GRADE AMENDED BACKFILL FINISH GRADE -REMOVE PACKAGING MATERIAL AS PER SPECIFICATIONS ROUGHEN SIDES AND PLANT PIT WITH BOTTOM OF HOLE ANGLED SIDES AND SLOPED BOTTOM ROOT BALL -UNDISTURBED SOIL AUGER HOLE PER SPECIFCATIONS - SET TREE STAKE 12" INTO UNDISTURBED SOIL, (REMOVE CALLOUT IF DEEMED 2x ROOTBALL MINIMUM UNNECESSARY)

CONIFER PLANTING AND STAKING

B SHRUB PLANTING

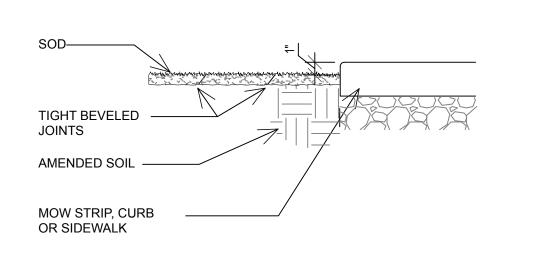
- 1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
- 2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
- 3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND





## PLANTING ON SLOPE

- A. LAYING OF SOD: 1. LAY SOD DURING GROWING SEASON AND WITHIN 48 HOURS OF BEING LIFTED.
  - 2. LAY SOD WHILE TOP 6 INCHES OF SOIL IS DAMP, BUT NOT MUDDY. SODDING DURING FREEZING TEMPERATURES OR OVER FROZEN SOIL IS NOT ACCEPTABLE.
- 3. LAY SOD IN ROWS PERPENDICULAR TO SLOPE WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- 4. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED SURFACES.
- 5. DO NOT SOD SLOPES STEEPER THAN 3:1. CONSULT WITH ARCHITECT FOR ALTERNATE TREATMENT. B. AFTER LAYING OF SOD IS COMPLETE:
- 1. ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER.
- 2. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT I RREGULARITIES IN GRADE WILL NOT BE PERMITTED.
- 3. WATER SODDED AREAS IMMEDIATELY AFTER LAYING SOD TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 6 NCHES OF TOPSOIL.



### **BOULDER PLACEMENT** DETAIL

NO SCALE

- MULCH

— FINISH GRADE

## SOD INSTALLATION

Project For:

1544 SOU<sup>-</sup> SANTAQUI

LDS CHURCH SEPTEMBER 2024

REV DATE DESCRIPTION

> LANDSCAPE **DETAILS**

L501

## **CONCRETE MOW STRIP**

1. MOW STRIP TO BE 4,500 PSI CONCRETE WITH 6% AIR  $\pm$  1 1/2.

EFFECT WITH PLACEMENT OF MOW STRIP.

4. MAXIMUM 1/2" WIDTH VARIATION.

DIMENSION PLAN.

2. INSTALL EXPANSION AND CONTROL JOINTS AS PER SPECIFICATIONS.

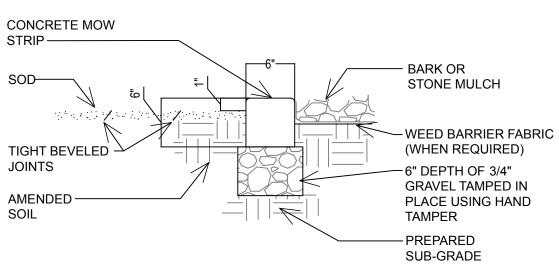
5. FOLLOW LAYOUT PLAN PRECISELY AS SHOWN ON MOW STRIP/EDGING

3. PROVIDE POSITIVE DRAINAGE AROUND MOW STRIPS. DO NOT CREATE A DAM

NO SCALE

NOTES:

6. RAISE THE LAWN GRADE 1" WHEN SEEDING.



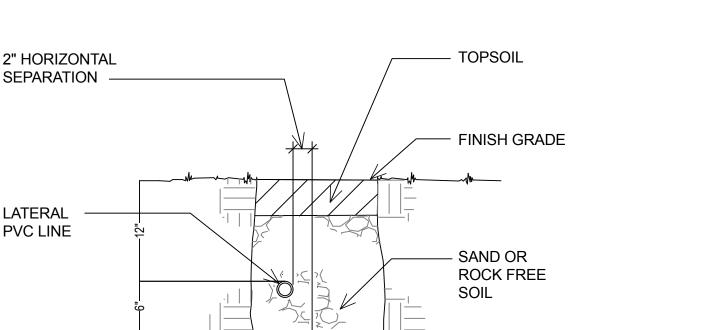
**♦**¥♦ McNEIL ENGINEERING

Project For:

SEPTEMBER 2024 REV DATE DESCRIPTION CITY REVIEW 11/29/24 COMMENTS

LANDSCAPE **IRRIGATION DETAILS** 

L502



LINE AT 10'-0" O.C.

# 2" HORIZONTAL SEPARATION LATERAL **PVC LINE**

# **PVC MAINLINE** TAPE CONTROL, COMMON AND SPARE WIRES TO SIDE OF MAIN

# IRRIGATION MAIN/LATERAL LINE

## SPRAY AND ROTARY **HEAD ASSEMBLY**

LINEAR LOW DENSITY

POLYETHYLENE PIPE

14" LONG MINIMUM

24" LONG MAXIMUM

── FINISH GRADE

1/2" MARLEX

STREET ELL -

1/2" BARBED ELL

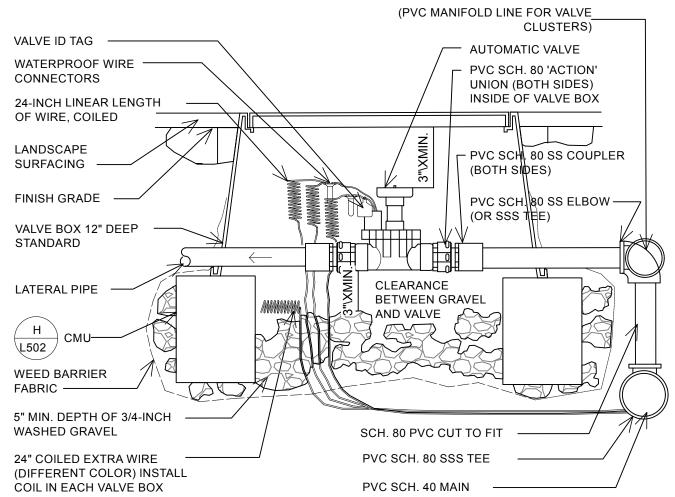
2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE. 3. PROVIDE MIN. 2" CLEARANCE BETWEEN WIRE AND CMU BLOCK.

COMPACTED SOIL AROUND

HEAD AND FLEX PIPE

POP-UP SPRAY HEAD

∠ PVC LATERAL LINE



**AUTOMATIC VALVE WITH** 

E CONVENTIONAL WIRE SYSTEM
NO SCALE

### SPRINKLER HEAD OR ROTOR **NEXT TO CURB OR WALK**

CURB, WALK OR

MOW STRIP

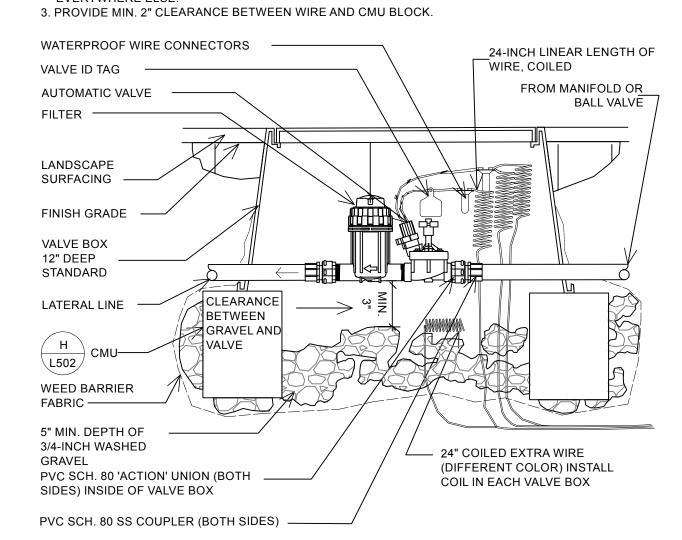
NOTES: 1. LIMIT 1 VALVE PER BOX. 2. 10" MIN. LATERAL LINE DEPTH AT VALVE BOX, 12" MIN. LATERAL LINE DEPTH EVERYWHERE ELSE.

POP UP SPRAY

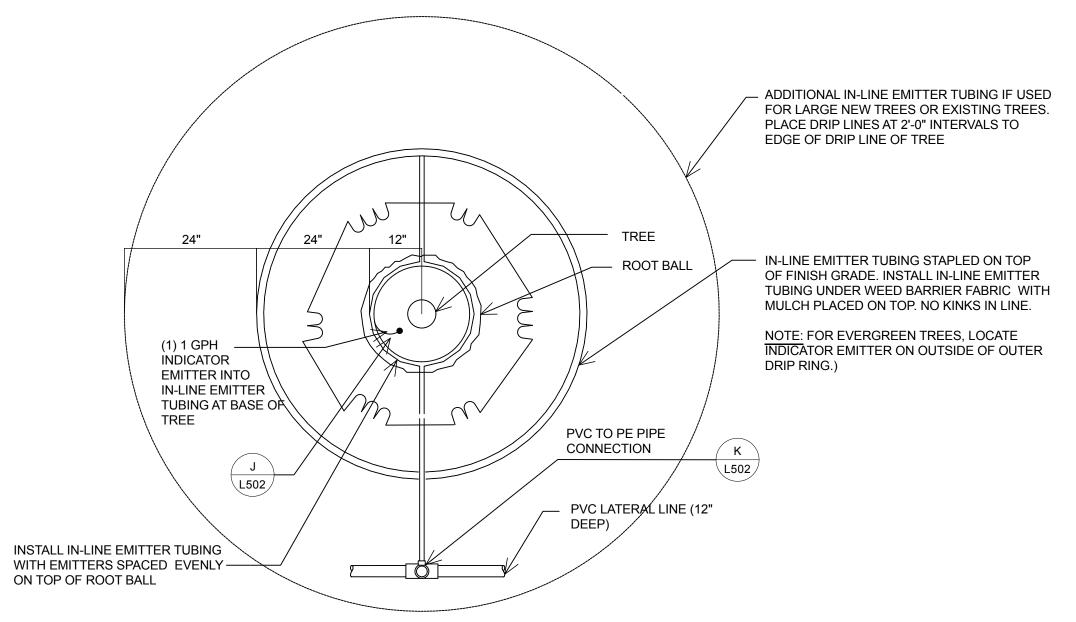
TOP OF SEED

BED OR SOD

OR ROTOR HEAD -



## DRIP VALVE ASSEMBLY-SECTION CONVENTIONAL WIRE SYSTEM



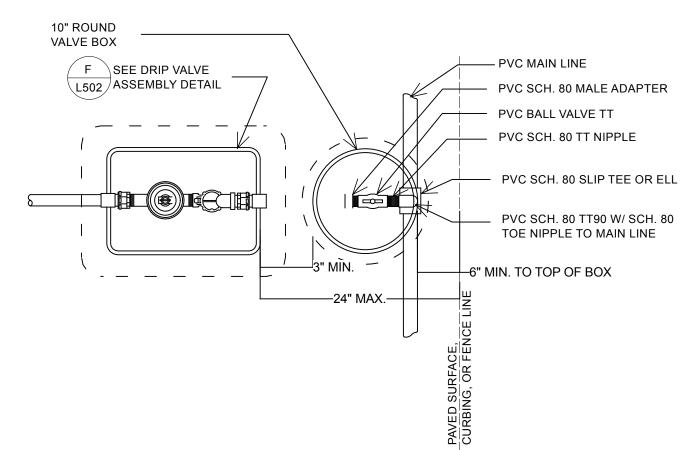
## TREE DRIP - PLAN VIEW (Planter Areas)

NOTE: FITTINGS TO INLINE DRIP TUBING TO BE INSERT FITTINGS. USE OETICKER CLAMPS FOR NON-NETAFIM FITTINGS.

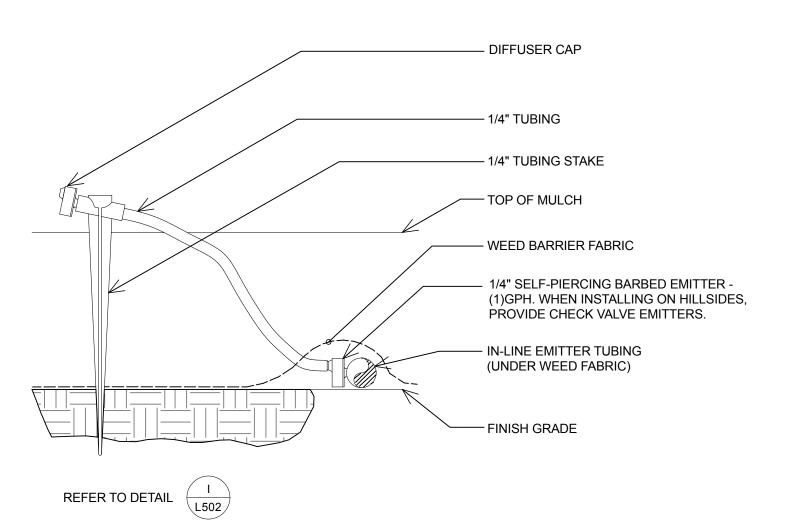
## TRENCH SECTION -CONVENTIONAL WIRE SYSTEM

1. IF BALL VALVE IS INCLUDED WITH DRIP ZONE KIT, INCLUDE ENTIRE KIT WITHIN ONE BOX. REMOVE ROUND BOX. IF BALL VALVE IS PURCHASED SEPARATELY, INSTALL AS SHOWN, OR AS PER C/L502 FOR MULTIPLE DRIP VALVE ASSEMBLY. 2. WIRING NOT SHOWN. INSTALL AS PER CONVENTIONAL OR

TWO-WIRE AUTOMATIC VALVE SECTIONS



## G DRIP VALVE ASSEMBLY NO SCALE

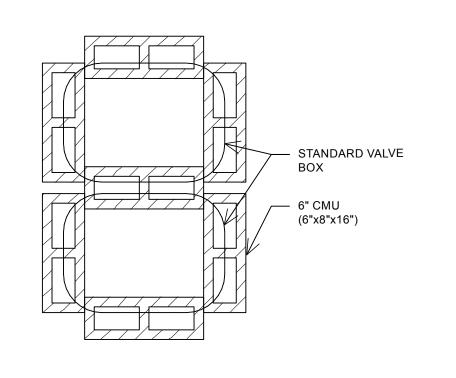


1. CONNECT SELF-PIERCING EMITTER DIRECTLY INTO IN-LINE EMITTER TUBING. 2. THIS IS AN INDICATOR ONLY EMITTER TO BE USED AT EACH TREE RING AND AREA WHERE IN-LINE EMITTER TUBING IS INSTALLED. 3. 1/4" TUBING LENGTH: MINIMUM 14". MAXIMUM 24".

INDICATOR EMITTER

## MISC. PIPE TRENCH DETAIL NEW PAVEMENT AREAS

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



NEW PAVEMENT

AGGREGATE BASE

TRENCH WIDTH 21"

MINIMUM TO ALLOW FOR

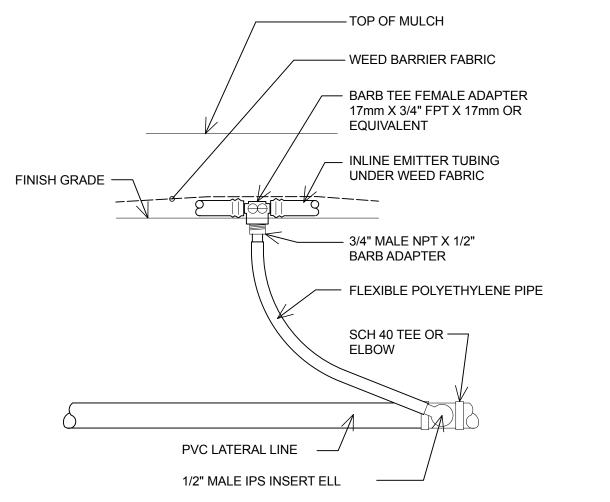
COMPACTION TO 95%

BACKFILL

- CONDUIT

SECTION

# CMU PLACEMENT



1. USE AT TREE RINGS AND AS CONNECTION FROM SUPPLY AND 2. DO NOT EXCEED (3) GPM FLOW THROUGH SINGLE CONNECTION.

PVC TO IN-LINE EMITTER



1544 SOU<sup>-</sup> SANTAQUI

2" NETAFIM WIRELESS HYDROMETER

2" PIPE AND FITTINGS TO MANUAL DRAIN

- GALVANIZED 3/4" ELL

VALVE AS NEEDED

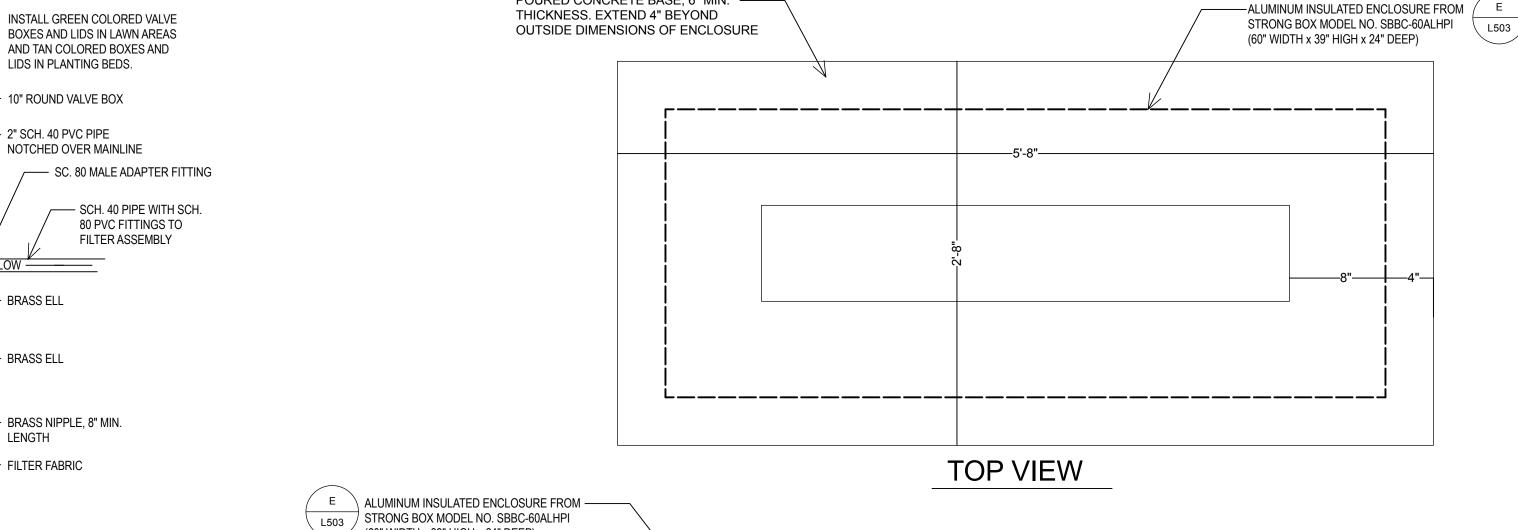
Project For:

Property Number: 501-2698 JOB NUMBER: OWNER: LDS CHURCH SEPTEMBER 2024 REV DATE DESCRIPTION CITY REVIEW COMMENTS 11/29/24

> LANDSCAPE **IRRIGATION DETAILS**

**L503** 





POURED CONCRETE BASE, 6" MIN.

(60" WIDTH x 39" HIGH x 24" DEEP)

2" AMIAD MINI SIGMA AUTOMATIC FILTER-ASSEMBLY WITH AUTO FLUSH VALVE

2" GALV. UNION (BOTH SIDES) -

2" BRASS BALL VALVE

BOTH SIDES)

ALL EDGES

BASE 4" THICK

SUB-GRADE

FINISH GRADE —

2" GALV. NIPPLE (LENGTH AS NEEDED)

2" GALV. NIPPLE (LENGTH AS NEEDED;

POURED CONCRETE BASE, 6" THICK —

WEED BARRIER FABRIC - LAP -

COMPACTED OR UNDISTURBED

2" GALV. ELBOW (BOTH SIDES)

VALVE COUPLER KEY

LANDSCAPE

COMPACTED AGGREGATE

VALVE- PLUMB TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER BRASS NIPPLE- ---LENGTH AS REQUIRED - BRASS NIPPLE, 8" MIN. LENGTH WATER SUPPLY LINE FILTER FABRIC 3/4" WASHED GRAVEL SUMP, 12" W x 12" W x 24" D

LIDS IN PLANTING BEDS.

- 10" ROUND VALVE BOX

- 2" SCH. 40 PVC PIPE

NOTCHED OVER MAINLINE

## POC SCHEMATIC LAYOUT

LINE FROM SECONDARY
WATER SOURCE METER -

1-1/2" HYDROMETER WITHIN

FILTER ASSEMBLY ENCLOSURE

MANUAL DRAIN VALVE -

QUICK COUPLER FOR BLOW OUT

INSTALL ISOLATION VALVE AFTER THE

MANUALLY.

WATER SOURCE METER -

REFER TO CIVIL UTILTY

PLANS

HYDROMETER AND BEFORE THE QUICK COUPLER. THE FLOW SENSOR, MASTER VALVE, AND FILTER ASSEMBLY IS TO BE DRAINED

## STOP & WASTE VALVE

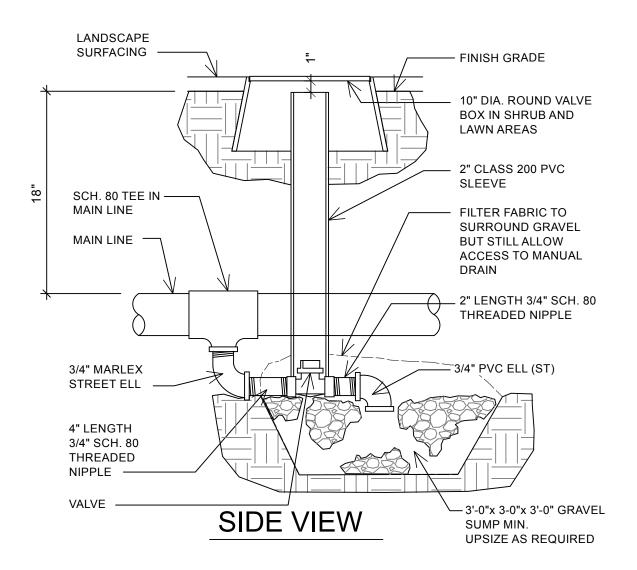
FINISH GRADE —

3/4" WASHED GRAVEL WITHIN BOX AND

PRECAST CONCRETE PAVER-(STANDARD BRICK SIZE)

BRASS STOP AND WASTE —

UNDER BLOCKS



- 1-1/2" STOP & WASTE VALVE

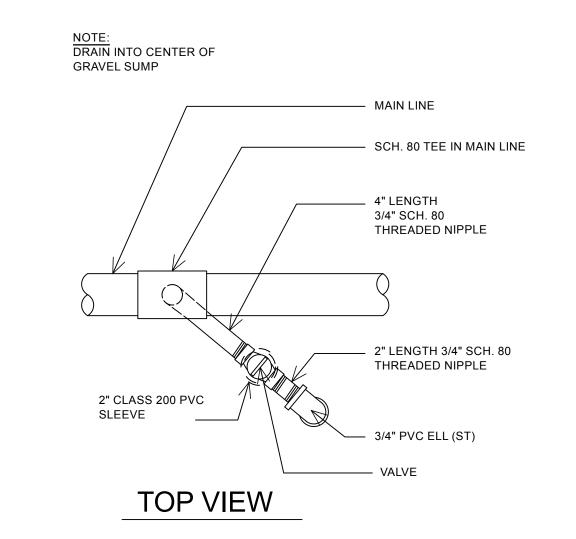
—— 2" AUTOMATIC FILTER ASSEMBLY

— 1-1/2" ISOLATION VALVE

1-1/2" SCH. 40 PVC

CONTROL VALVES

MAINLINE TO REMOTE



## MAIN LINE MANUAL DRAIN VALVE

# 24.00 ----· 🕮 · 5TRONG BOX. SBBC-60ALHPI 7.2022 SIZE DESCRIPTION: ALUM INSULATED ENC 60L X 39H X 24W W/KIT



QUICK COUPLING VALVE

- SCH 80 PVC SURFACING — FINISH GRADE FITTING SCH 40 PVC TWO-PIECE BODY DESIGN QUICK MAIN COUPLING VALVE GALVANIZED 10" ROUND 3/4" ELL VALVE BOX, WITH GALVANIZED **EXTENSIONS** 3/4" STREET ELL GRAVEL (EXTEND UNDER PVC MAIN (2) 3/4" GALVANIZED STEEL NIPPLES. LENGTH AS NEEDED

- GALVANIZED 3/4" STREET ELL

- BRASS SWIVEL HOSE ELL

- VALVE COVER

SIDE VIEW

D AUTOMATIC FILTER ASSEMBLY WITH HYDROMETER
NO SCALE

**TOP VIEW** 

Item 2.

ADDITIONAL EMITTERS TO

BE ADDED AS

NECESSARY - SEE

IRRIGATION PLAN

OF MULCH

1/2" FUNNY PIPE

(14"-48" LONG)

DISTRIBUTION TUBING

- SCH. 40 PVC LATERAL

- SxSxTH SCH. 40 PVC TEE

TURNED ON ITS SIDE

EMITTER SCHEDULE ON

THREADED BUBBLER -

BOTTOM OF EMITTER TO

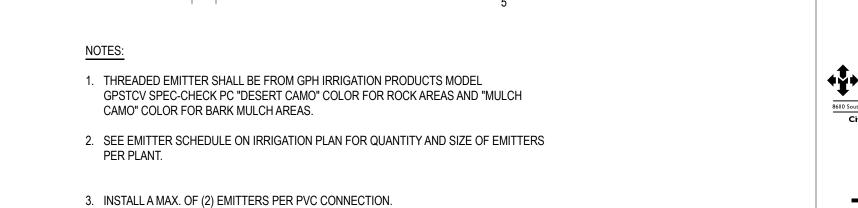
BE SET FLUSH WITH TOP

LANDSCAPE

IRRIGATION

**DETAILS** 

L504



4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED

PLAN VIEW

GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.

PLACE EMITTER AT-

EDGE OF ROOT

BALL

3. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT. — THREADED EMISSION DEBICE -SEE NOTES 1 ABOVE. INSTALL 6" MAX. FROM CENTER OF PLANT - 1/2" SWING PIPE (FUNNY PIPE) DISTRIBUTION TUBING (14"-48" LONG) -SEE NOTE 3 ABOVE 1/2" BARBED FITTING WITH - BLACK MALE ADAPTER, TYP. . 1#2" BARBED TEE, TYP. - PVC DRIP SUPPLY TEE TURNED ON ITS SIDE -SEE NOTE 2 ABOVE PLAN VIEW

## DRIP EMISSION DEVICE @ SHRUBS

THREADED EMISSION DEVICE - SEE NOTE 1

ABOVE. BOTTOM OF EMITTER TO BE FLUSH

1/2" BARBED FITTING WITH BLACK MALE ----

WITH TOP OF MULCH.

FINISH GRADE OF SOIL -

DISTRIBUTION TUBING AS

1/2" BARBED COUPLER —

1" SCH. 40 PVC DRIP

AS NEEDED

SUPPLY LINE SxSxTH SCH. 40 PVC TEE TURNED ON ITS

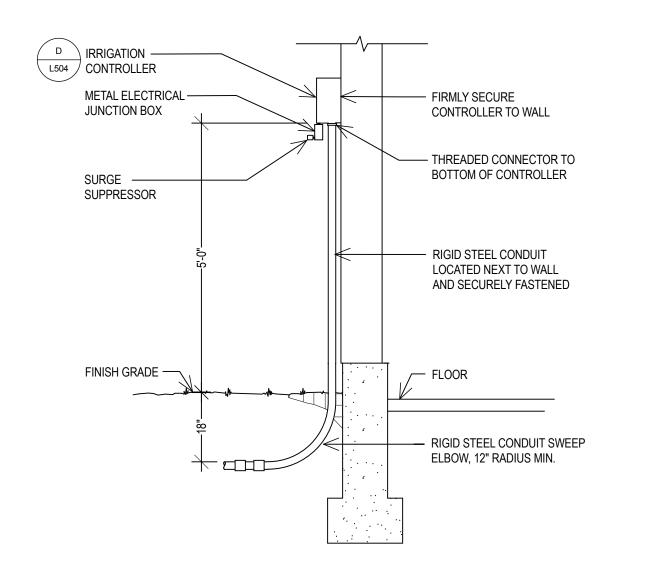
SIDE - SEE NOTE 2 ABOVE

NEEDED TO SUPPLY MULTIPLE

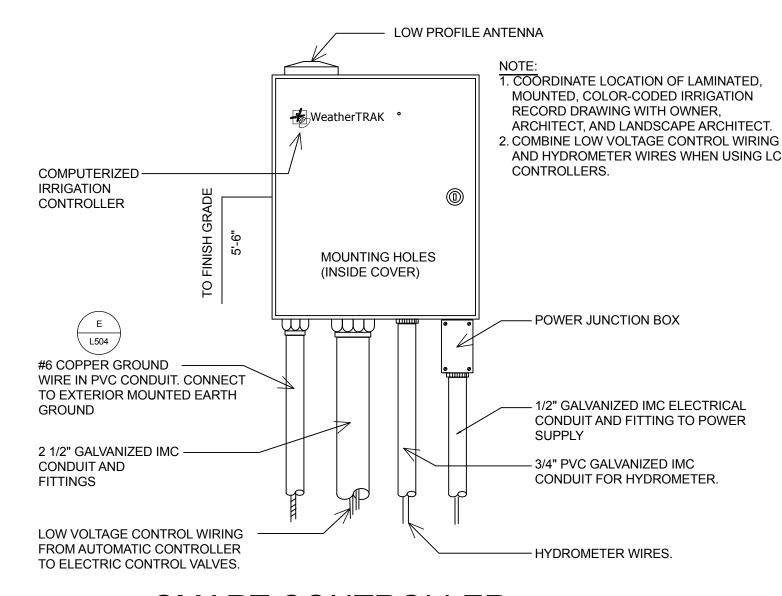
1/2" SWING PIPE (FUNNY PIPE) —

ADAPTER

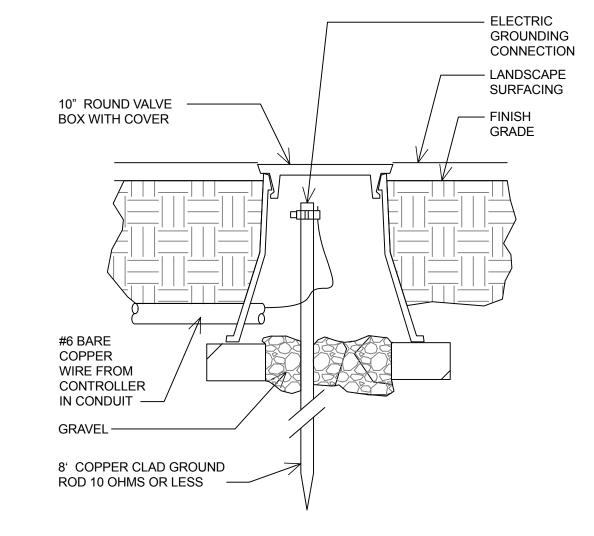
PLANTS







SMART CONTROLLER



LIGHTNING GROUNDING ROD

SECTION VIEW

NOTES:

← ROOTBALL

- 1/2" SWING PIPE

DISTRIBUTION TUBING

- SEE NOTE 3 ABOVE

(FUNNY PIPE)

(14"-48" LONG)

1. SEE EMISSION DEVICE SCHEDULE ON IRRIGATION PLAN FOR TYPE, QUANTITY AND SIZE OF EMISSION DEVICE PER PLANT.

2. INSTALL A MAX. OF (6) EMISSION DEVICES PER PVC CONNECTION.

1/2" BARBED COUPLER -1" SCH. 40 PVC DRIP SUPPLY -LINE SxSxTH SCH. 40 PVC

1/2" BARBED FITTING WITH ———— MALE ADAPTER FINISH GRADE -1/2" FUNNY PIPE DISTRIBUTION — TUBING (48" LONG MAX.)

THREADED BUBBLER - -BOTTOM OF EMITTER TO BE SET FLUSH WITH TOP OF MULCH

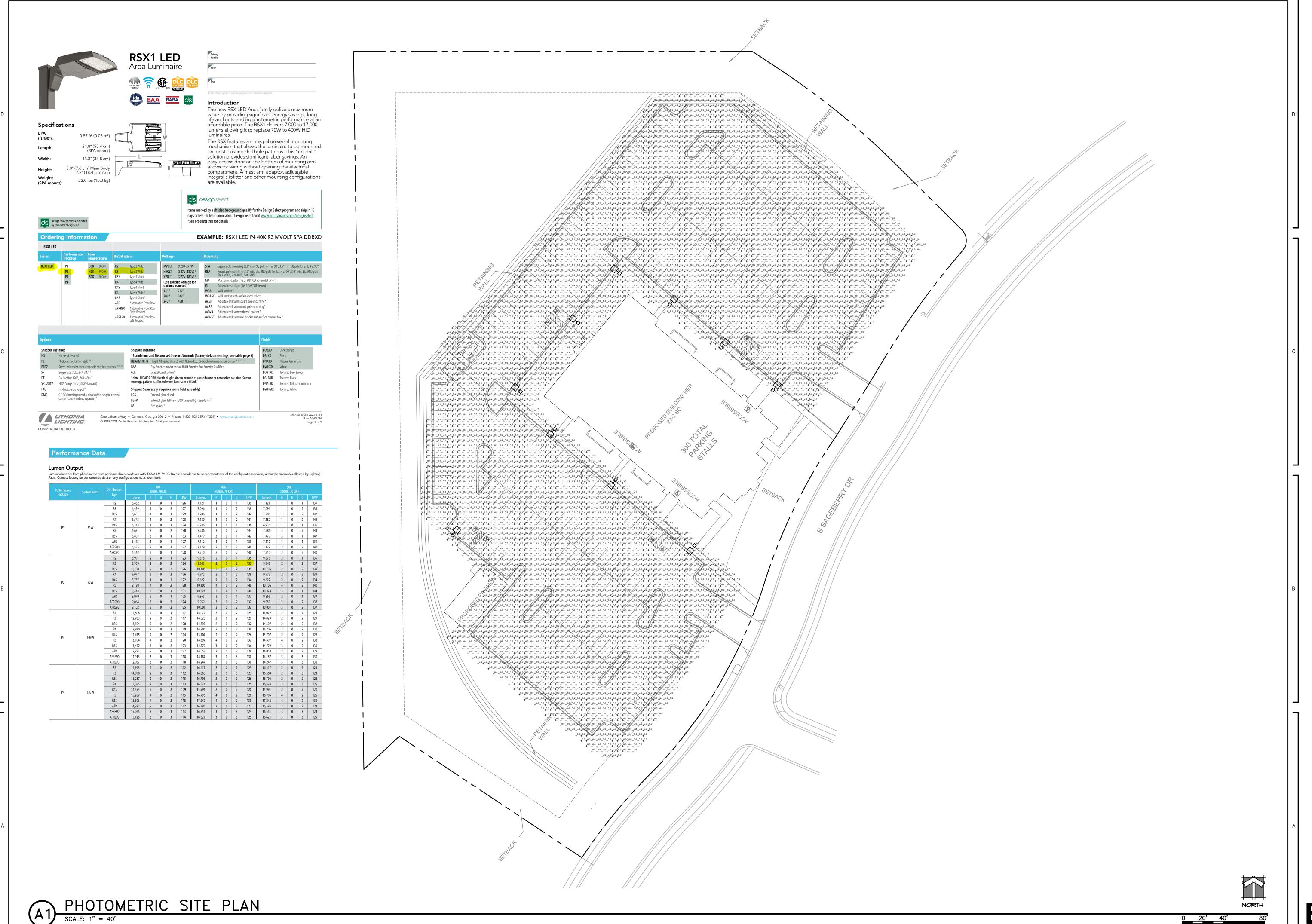
1/2" BARBED COUPLER —

SxSxTH SCH. 40 PVC TEE TURNED

SECTION VIEW

ON ITS SIDE

DRIP BUBBLER @ TREES



uncommon architects

684 W CENTER ST, und MIDVALE, UT 84047

THE CHURCH OF SUS CHRIST TATTER-DAY SAINTS

JOB NUMBER: 501-7667

OWNER:

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

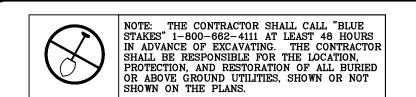
DATE: 2024.12.02

REV DATE DESCRIPTION

REV DATE

PHOTOMETRIC SITE PLAN

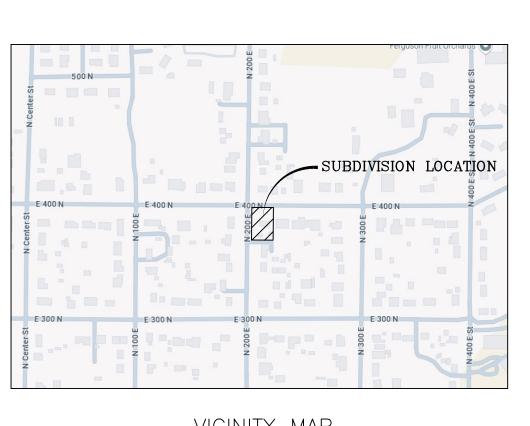
**ES101P** 



# PLAT "A" PEAK SUBDIVISION

#### SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #	SHEET NAME	
1 2 3 4	COVER SHEET FINAL PLAT "A" UTILITY PLAN SURVEY PLAT	





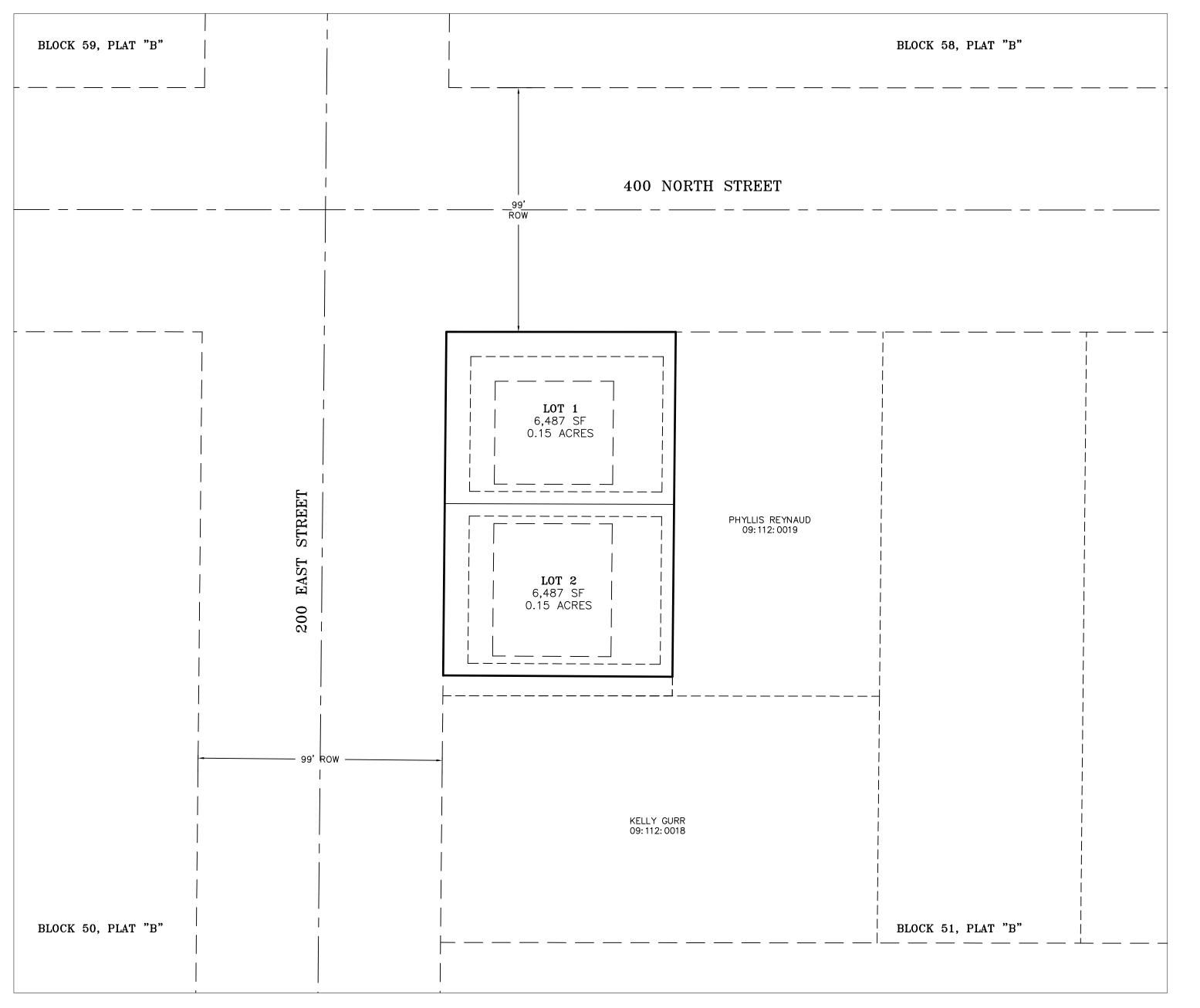
VICINITY MAP

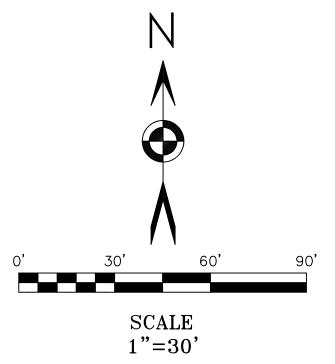
DATA TABLE: ZONING=R-8 TOTAL # OF LOTS=2 TOTAL ACREAGE=0.30 LOTS/ACRE=6.67

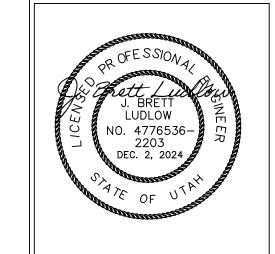
GENERAL NOTE:

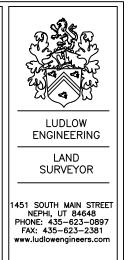
1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.









OWNER/DEVELOPER: PEAK TO PEAK REAL ESTATE, LLC JARRETT WHITE 435-851-1101

ENGINEER/SURVEYOR: LUDLOW ENGINEERING 435-623-0897 1451 S MAIN NEPHI, UT 84648

	REVISIONS	
1	4	
2	<i>5</i>	
<i>3</i>	<i>6.</i>	

SURVEYOR/DIRECTOR: D. PENROD
FIELD SURVEYOR: T.H.
DRAWN: K. ROUNDY
CHECKED: <u>D. PENROD</u>

LUDLOW ENGINEERING & ASSOCIATES

Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys
Claim Surveys \* Control Networks \* Construction Surveys \* Topography
Civil \* Sewer & Water Design \* Residential & Commercial Structure
Subdivision Design \* Site Plans \* Road Design 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" PEAK SUBDIVISION LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY OF BUILDING LOTS SANTAQUIN CITY, UTAH COUNTY, UTAH NOVEMBER 2024

Item 3.



VICINITY MAP -NTS-

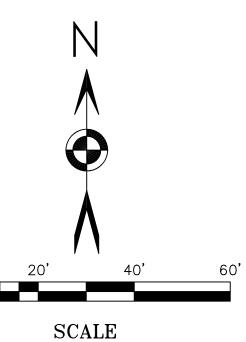
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF

SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

REAR=25.00'

15.00' TO COVERED PORCHES 20.00' TO LIVING AREA OR GARAGE SIDE 25.00' TO GARAGE DOOR SIDE=8.00'

PLAT "A" PEAK SUBDIVISION NORTHWEST CORNER - OF SECTION 1, T10S, R1E, SLB&M BLOCK 59, PLAT "B" BLOCK 58, PLAT "B" 400 NORTH STREET **\_\_\_\_\_** = DESCRIBED BOUNDARY S 89°58'53" E EAST 1522.51' S 89°58'53" E 93.00' 10' PUE 20' FRONT SETBACK TYP. 6,487 SF 0.15 ACRES 25' REAR BUILDABLE AREA= — SETBACK ¦ 2,004 SF 8' SIDE SETBACK TYP. L----S 89°49'40" E PHYLLIS REYNAUD \_\_\_\_\_\_ 5' PUE \_ 09:112:0019 224 E 400 N 6,487 SF 0.15 ACRES BUILDABLE AREA= 25' REAR i 2,580 SF - SETBACK 10' PUE TYP. SETBACK TYP. 5' PUE BLOCK 50, PLAT "B" N 89°40'28" W 93.00' BLOCK 51 KELLY GURR 09:112:0018 350 N 200 E WEST 1/4 CORNER OF SECTION 1, T10S, R1E, SLB&M



### LEGEND

1"=20

= SET 5/8" REBAR WITH CAP = SECTION CORNER = FOUND INTERSECTION MONUMENT \_\_\_\_ = LAND OWNER DEED DESCRIPTION LINE

\_\_\_ . \_\_ = SECTION LINE 

- - - - = EASEMENT

XXX N. = ADDRESS

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS DAY OF 20	
DOMINION ENERGY	
BY:	

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD

#### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY, SAID POINT ALSO BEING S00°32'33"E 205.54 FEET ALONG THE SECTION LINE AND EAST 1522.51 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S89'58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00'33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE NO0°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D. 20\_\_\_.

JARRETT WHITE. MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC

**ACKNOWLEDGMENT** STATE OF UTAH S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, JARRETT WHITE, MANAGING MEMBER OF PEAK TO PEAK REAL ESTATE, LLC, THE SIGNER OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D. 20\_\_\_, BY THE PLANNING COMMISSION.

DIRECTOR / SECRETARY

#### UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES. TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER	DATE
CENTRACOM	DATE
CENTURY LINE	DATE
CENTURY LINK	DATE

PLAT A PEAK

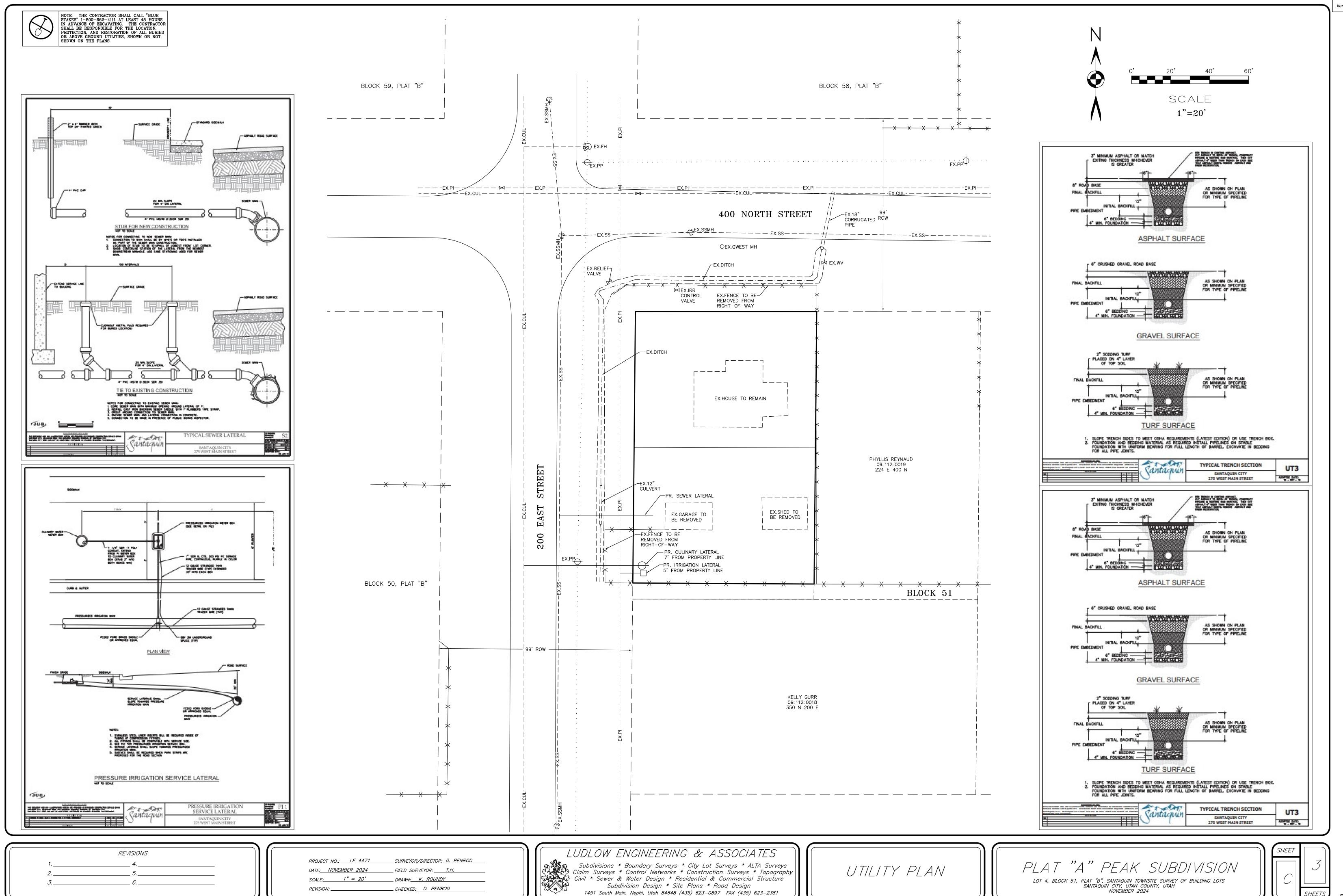
SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M. SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH SCALE 1"= 20 FEET

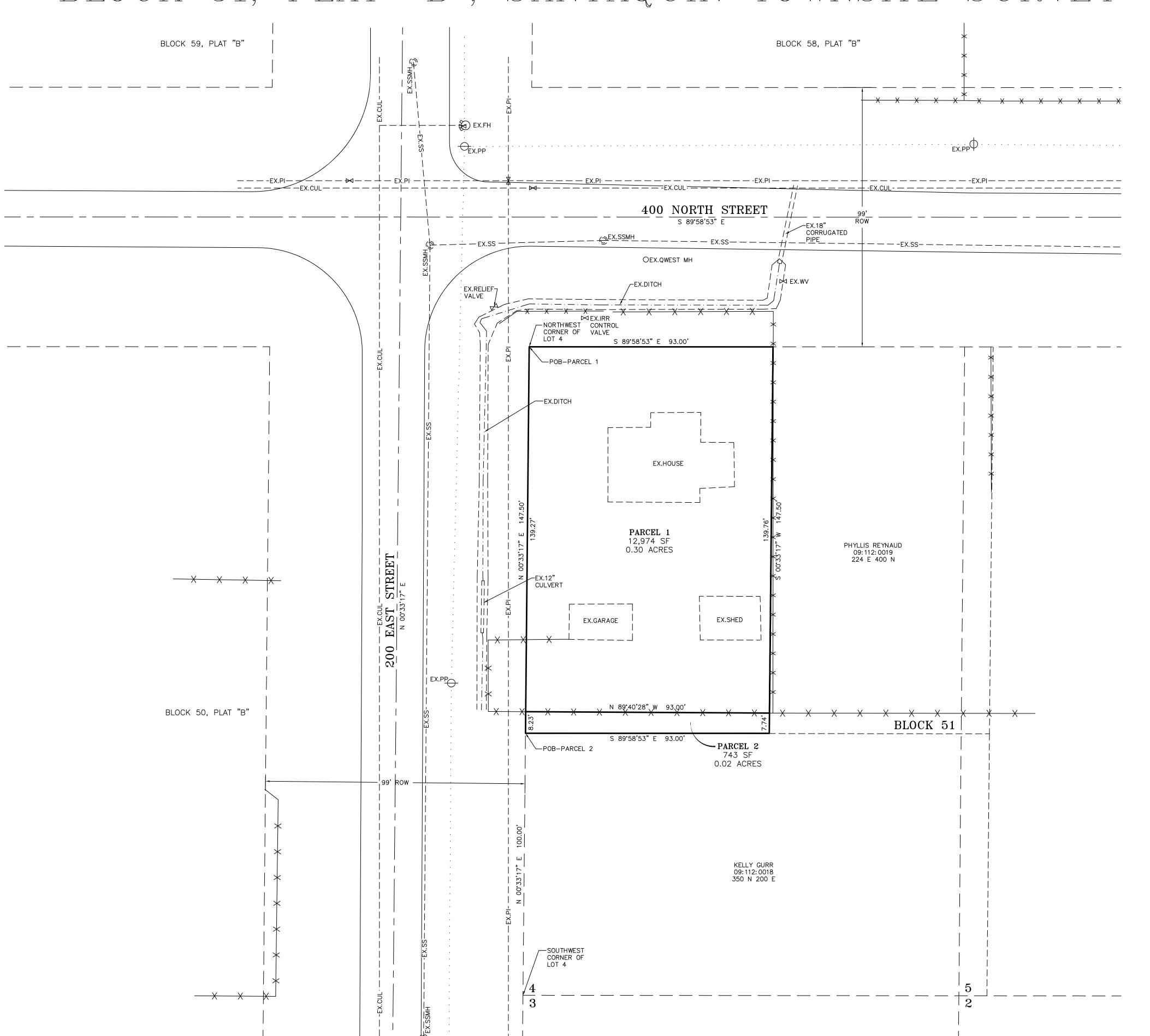
/	SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC	
. / _					_//

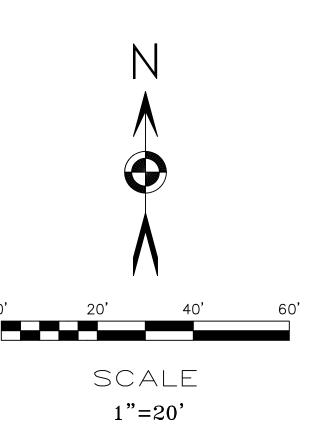
COUNTY RECORDER'S CERTIFICATE

LUDLOW ENGINEERING & LAND SURVEYING 645 NORTH MAIN NEPHI, UTAH 84648 VOICE (435) 623-0897 FAX: (435) 623-2381



## BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY





#### LEGEND

→ SET 5/8" REBAR WITH CAP

= SECTION CORNER

\_\_\_\_\_ = LAND OWNER DEED DESCRIPTION LINE

\_\_\_ . \_\_ = SECTION LINE

\_\_\_\_\_ = EXISTING FENCE LINE

\_\_\_\_ = DESCRIBED BOUNDARY

#### NARRA TI VE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat

Survey requested by PEAK TO PEAK REAL ESTATE, LLC.

#### CURRENT DEED DESCRIPTION

TAX PARCEL #09-112-0013: COMMENCING 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; THENCE NORTH 147.50 FEET; THENCE EAST 93 FEET; THENCE SOUTH 147.50 FEET; THENCE WEST 93 FEET TO THE PLACE OF BEGINNING.

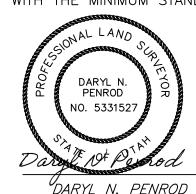
#### REQUESTED SURVEYED DESCRIPTION

PARCEL 1: BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET ALONG THE NORTH LINE OF SAID BLOCK 51; THENCE S00°33'17"W 139.76 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 51 WHICH LIES NO0°33'17"E 108.23 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE ALONG SAID WEST LINE NOO°33'17"E 139.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.30 ACRES OF LAND.

PARCEL 2: BEGINNING AT A POINT WHICH LIES NO0°33'17"E 100.00 FEET FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK 51, PLAT "B", SANTAQUIN TOWNSITE SURVEY; AND RUNNING THENCE S89°58'53"E 93.00 FEET; THENCE N00°33'17"E 7.74 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE N89°40'28"W 93.00 FEET TO THE WEST LINE OF SAID BLOCK 51; THENCE ALONG SAID WEST LINE SO0°33'17"W 8.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.02 ACRES OF LAND.

#### SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



10/31/2024

DATE

*5331527* UT. LICENSE NO.

	REVISIONS	
1	4	
2	<i>5</i>	
<i>3</i>	<i>6.</i>	

PROJECT NO.: LE 4471	_SURVEYOR/DIRECTOR: <u>D. PENROD</u>
DATE: OCTOBER 2024	_ FIELD_SURVEYOR:T.H
SCALE: 1" = 20'	_ DRAWN: K. ROUNDY
REVISION:	_ CHECKED:DPENROD

LUDLOW ENGINEERING & ASSOCIATES Subdivisions \* Boundary Surveys \* City Lot Surveys \* ALTA Surveys

Claim Surveys \* Control Networks \* Construction Surveys \* Topography

Civil \* Sewer & Water Design \* Residential & Commercial Structure

Subdivision Design \* Site Plans \* Road Design Subdivision Design \* Site Plans \* Road Design 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

SURVEY FOR PEAK TO PEAK REAL ESTATE, LLC SECTION 1, T 10 S, R 1 E, SLB&M. SANTAQUIN CITY, UTAH COUNTY, UTAH

OCTOBER 2024

SHEET	
1 1	





**DRC Members in Attendance:** City Engineer Jon Lundell, Public Works Director Jason Callaway, Building Official Randy Spadafora, City Manager Norm Beagley, Senior Planner Ryan Harris, and Fire Chief Ryan Lind.

**Others in Attendance:** City Recorder Amalie Ottley, EIT Megan Wilson, Planner Aspen Stevenson, Michelle MacDonnell (via Zoom), and Maria Quintero (via Zoom).

Lieutenant Mike Wall was excused from the meeting.

No other members of the public attended the meeting.

#### 1. The Hills LDS Church Site Plan

A site plan review for an LDS church located at 1544 South Sageberry Drive

Building Official Spadafora had no comments.

Fire Chief Lind indicated that the turning radius in and out of the site is not suitable for turning fire apparatus' adding that the encroaching landscaping makes it even more difficult. He stated that the minimum drive width, per fire code, is 26 feet of asphalt. Engineer Lundell recommended that the drive approaches coming into the site be relocated to the north and south of the building so they're in line with the drive aisles that circle around the building.

Public Works Director Callaway stated that there are currently 1-inch service laterals (culinary water and pressurized irrigation) stubbed into the lot. He indicated that normally, 2-inch water lines are preferred, especially for this size of building. However, he believes that there are roads to the south and to the north that will bring in 2-inch water lines as well as required fire lines.

Senior Planner Harris indicated that a photometric lighting plan must be submitted to the city detailing what type of lighting will be installed insuring that the lights don't shine directly at nearby homes. Senior Planner Harris also highlighted where trees need to be removed that could impede the 26" fire access and drive aisle. Planner Harris pointed out that the west side parking next to the church building is under 18 feet. He stated that the city code requires for a 20-foot-deep parking stall, adding that the parking stalls that are along the western side of the parking lot are measured at 20 feet may be reduced to the 18-foot minimum and thus allowing for the parking lots adjacent to the building to be 20 feet deep.

Engineer Lundell pointed out general notes that need to be added to the plans sets. He discussed storm draining requirements stating that City Code does not allow for discharge into the city's system as all storm drainage must be retained on site.

Manager Beagley made a motion to table The Hills LDS Church Site Plan so that redlines may be addressed. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall

Public Works Director Jason Callaway

Fire Chief Ryan Lind

Absent

Yes

City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

#### 2. Meeting Minutes Approval

Manager Beagley made a motion to approve the October 8, 2024 meeting minutes. Building Official Spadafora seconded the motion.

Lieutenant Mike Wall	Absent
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

Fire Chief Lind made a motion to approve the October 22, 2024 meeting minutes. Senior Planner Harris seconded the motion.

Lieutenant Mike Wall	Absen
Public Works Director Jason Callaway	Yes
Fire Chief Ryan Lind	Yes
City Manager Norm Beagley	Yes
Senior Planner Ryan Harris	Yes
Building Official Randy Spadafora	Yes
City Engineer Jon Lundell	Yes

The motion passed.

#### **Adjournment**

Manager Beagley made a motion to adjourn the meeting.

The meeting was adjourned at 10:20 a.m.

\_\_\_\_\_\_ Jon Lundell, City Engineer Amalie R. Ottley, City Recorder