



DEVELOPMENT REVIEW COMMITTEE (SPECIAL MEETING TIME)

Tuesday, July 13, 2021, at 3:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> 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. Summit Ridge Commercial Subdivision Preliminary Review

A preliminary review of a proposed 9-lot commercial subdivision located South of the intersection of Summit Ridge Parkway and South Ridge Farms Road.

2. Ridley's Phase 2 Commercial Subdivision Concept Review

A concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.

3. Ridley's Pad Site A Site Plan Review

A site plan review of a commercial building which will be located at approximately 30 N. and 400 E.

MEETING MINUTES APPROVAL

4. June 22, 2021

AJOURNMENT

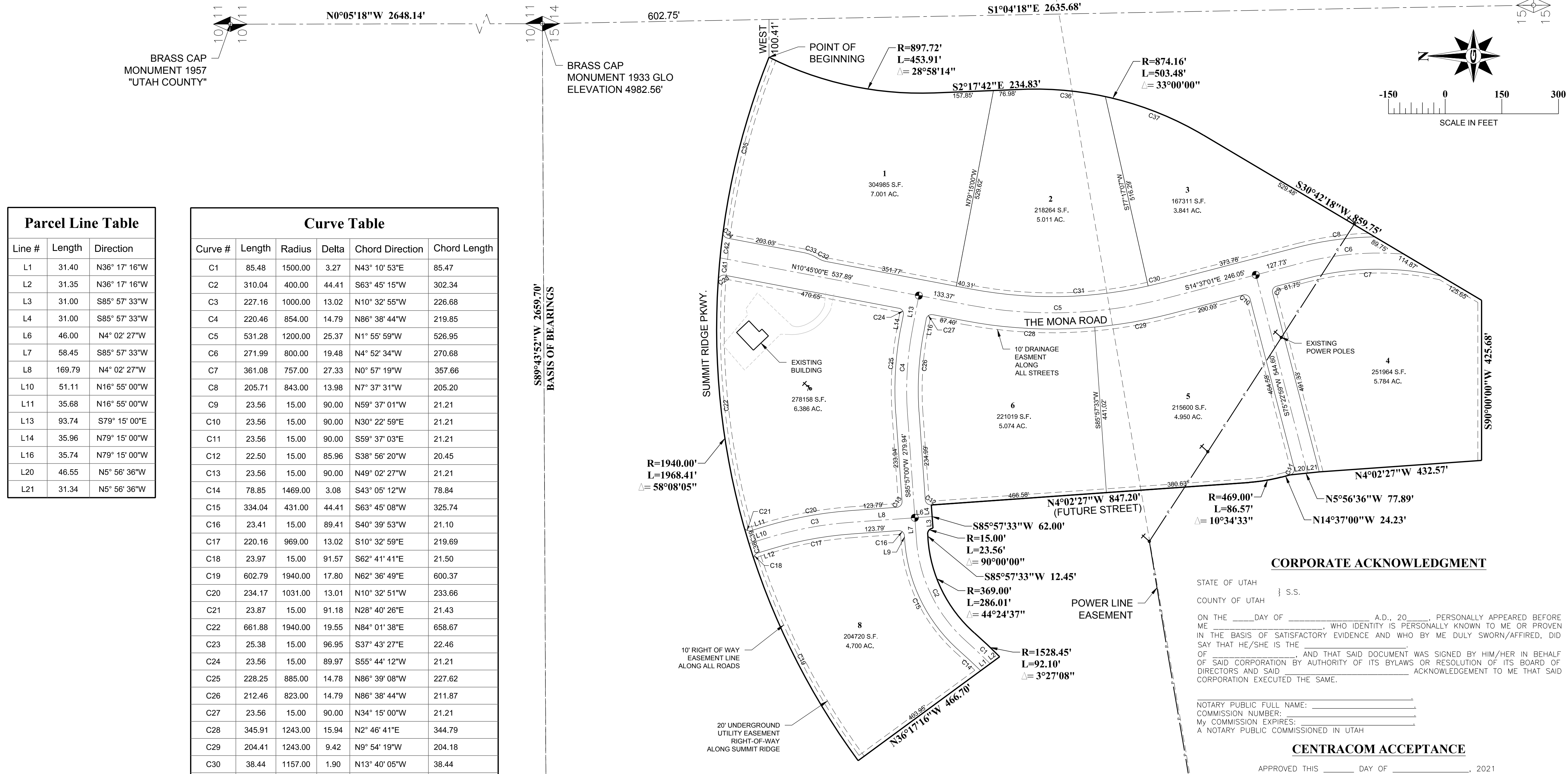
CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY: 
K. Aaron Shirley, City Recorder

SUMMIT RIDGE SUBDIVISION PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.



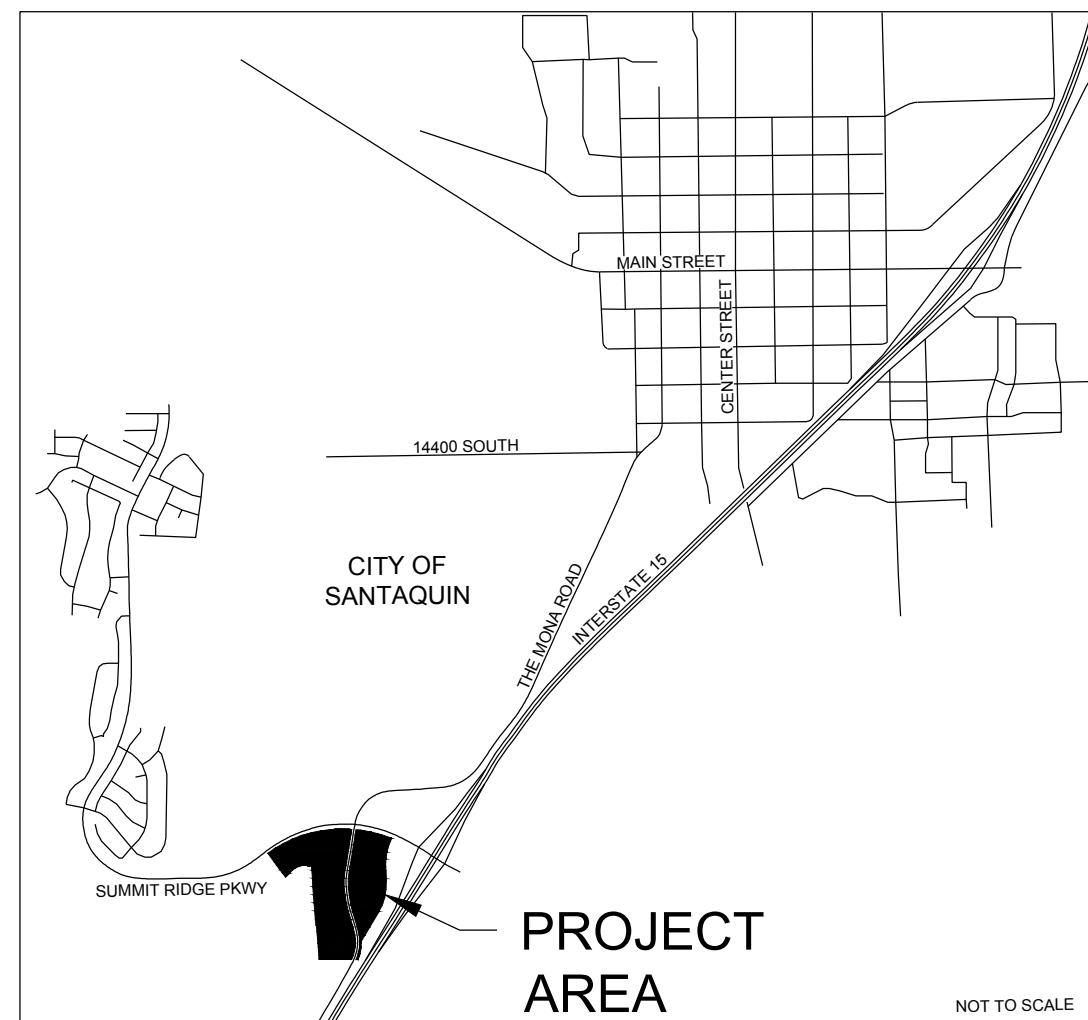
Parcel Line Table

Line #	Length	Direction
L1	31.40	N36° 17' 16"W
L2	31.35	N36° 17' 16"W
L3	31.00	S85° 57' 33"W
L4	31.00	S85° 57' 33"W
L6	46.00	N4° 02' 27"W
L7	58.45	S85° 57' 33"W
L8	169.79	N4° 02' 27"W
L10	51.11	N16° 55' 00"W
L11	35.68	N16° 55' 00"W
L13	93.74	S79° 15' 00"E
L14	35.96	N79° 15' 00"W
L16	35.74	N79° 15' 00"W
L20	46.55	N5° 56' 36"W
L21	31.34	N5° 56' 36"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.48	1500.00	3.27	N43° 10' 53"E	85.47
C2	310.04	400.00	44.41	S63° 45' 15"W	302.34
C3	227.16	1000.00	13.02	N10° 32' 55"W	226.68
C4	220.46	854.00	14.79	N86° 38' 44"W	219.85
C5	531.28	1200.00	25.37	N1° 55' 59"W	526.95
C6	271.99	800.00	19.48	N4° 52' 34"W	270.68
C7	361.08	757.00	27.33	N0° 57' 19"W	357.66
C8	205.71	843.00	13.98	N7° 37' 31"W	205.20
C9	23.56	15.00	90.00	N59° 37' 01"W	21.21
C10	23.56	15.00	90.00	N30° 22' 59"E	21.21
C11	23.56	15.00	90.00	S59° 37' 03"E	21.21
C12	22.50	15.00	85.96	S38° 56' 20"W	20.45
C13	23.56	15.00	90.00	N49° 02' 27"W	21.21
C14	78.85	1469.00	3.08	S43° 05' 12"W	78.84
C15	334.04	431.00	44.41	S63° 45' 08"W	325.74
C16	23.41	15.00	89.41	S40° 39' 53"W	21.10
C17	220.16	969.00	13.02	S10° 32' 59"E	219.69
C18	23.97	15.00	91.57	S62° 41' 41"E	21.50
C19	602.79	1940.00	17.80	N62° 36' 49"E	600.37
C20	234.17	1031.00	13.01	N10° 32' 51"W	233.66
C21	23.87	15.00	91.18	N28° 40' 26"E	21.43
C22	661.88	1940.00	19.55	N84° 01' 38"E	658.67
C23	25.38	15.00	96.95	S37° 43' 27"E	22.46
C24	23.56	15.00	89.97	S55° 44' 12"W	21.21
C25	228.25	885.00	14.78	N86° 39' 08"W	227.62
C26	212.46	823.00	14.79	N86° 38' 44"W	211.87
C27	23.56	15.00	90.00	N34° 15' 00"W	21.21
C28	345.91	1243.00	15.94	N2° 46' 41"E	344.79
C29	204.41	1243.00	9.42	N9° 54' 19"W	204.18
C30	38.44	1157.00	1.90	N13° 40' 05"W	38.44
C32	23.84	64.00	21.34	S21° 25' 15"W	23.70
C33	44.01	111.00	22.72	S20° 46' 28"W	43.73
C34	22.44	15.00	85.70	S53° 36' 08"W	20.40
C35	481.80	1940.00	14.23	N75° 16' 02"W	480.56
C37	281.48	874.16	18.45	S21° 28' 49"W	280.27
C38	46.41	1940.00	1.37	S72° 12' 01"W	46.41
C39	46.25	1940.00	1.37	S73° 34' 10"W	46.25
C41	60.15	1940.00	1.78	N85° 18' 40"W	60.15
C42	69.06	1940.00	2.04	N83° 24' 11"W	69.06

VICINITY MAP



LEGEND

9 10	SECTION CORNER (LOCATED)
9 10	
PROPOSED STREET MONUMENT	
REBAR AND CAP	
MONUMENT LINE	
BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
POWER POLE	

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5152657 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY PER SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HERIN DESCRIBED TRACT OF REAL PROPERTY; HEREAFTER KNOWN AS SUMMIT RIDGE SUBDIVISION PHASE 1.

JOSH F. MADSEN, P.L.S.
NO. 5152657



LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY, LOCATED SOUTH 1°04'18" EAST ALONG THE SECTION LINE 602.75 FEET AND WEST 100.41 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'25" EAST) A DISTANCE OF 453.91 FEET; THROUGH A CENTRAL ANGLE OF 28°58'14" (CHORD: SOUTH 12°11'24" WEST 449.09 FEET); THENCE SOUTH 2°17'42" EAST 234.83 FEET; THENCE ALONG THE ARC OF AN 874.16 FOOT RADIUS CURVE TO THE RIGHT 503.48 FEET; THROUGH A CENTRAL ANGLE OF 33°00'00" (CHORD: SOUTH 14°12'18" WEST 496.55 FEET); THENCE SOUTH 30°42'18" WEST 859.75 FEET THENCE WEST 425.68 FEET; THENCE NORTH 4°02'27" WEST 432.57 FEET; THENCE NORTH 5°56'36" WEST 77.89 FEET; THENCE NORTH 14°37'00" WEST 24.23 FEET AND ALONG THE ARC OF A 469.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS: SOUTH 75°23'00" WEST) 469.00 FEET; 86.57 FEET; THROUGH A CENTRAL ANGLE OF 10°34'33" (CHORD: NORTH 9°19'44" WEST 86.45 FEET); THENCE NORTH 4°02'27" WEST 847.20 FEET; THENCE SOUTH 85°57'33" WEST 62.00 FEET; TO A POINT ON AN ARC OF A NON TANGENT CURVE THENCE, CONTINUING 23.56" ALONG THE ARC OF A 15.00 FOOT CURVE TO THE LEFT (CENTER BEARS: SOUTH 85°57'33" WEST) A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: NORTH 49°02'27" WEST 21.21 FEET) THENCE SOUTH 85°57'33" WEST 12.45 FEET TO A POINT OF CURVATURE ALONG THE ARC OF A 369.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS: SOUTH 4°02'27" EAST) A DISTANCE OF 286.01 FEET; THROUGH A CENTRAL ANGLE OF 44°24'37" (CHORD: SOUTH 63°45'15" WEST 278.91 FEET); THENCE ALONG THE ARC OF A 1531.00 FOOT REVERSE RADIUS CURVE TO THE RIGHT (CENTER BEARS: NORTH 48°27'04" WEST) A DISTANCE OF 92.10 FEET; THROUGH A CENTRAL ANGLE OF 3°27'08" (CHORD: SOUTH 43°16'26" WEST 92.08 FEET); THENCE NORTH 36°17'16" WEST 466.70 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG AN ARC OF A 1,940.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS: SOUTH 36°17'16" EAST) A DISTANCE OF 1968.41 FEET THROUGH A CENTRAL ANGLE OF 58°08'05" (CHORD: NORTH 82°46'47" EAST 1885.05 FEET) TO THE POINT OF BEGINNING.

CONTAINS 49.25 ACRES AND 8 LOTS

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS ____ DAY OF _____ A.D. 202 ____.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREET, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS ____ DAY OF _____, A.D. 202 ____

APPROVED BY MAYOR: _____

APPROVED _____ ENGINEER ATTEST _____ CLERK-RECORDER
(SEE SEAL BELOW) (SEE SEAL BELOW)

NOTARY PUBLIC SEAL COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE ____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME _____, WHO IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
My COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CENTRACOM ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A CENTRACOM COMPANY

BY: _____, TITLE: _____

CENTURY LINK ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A LUMEN COMPANY

BY: _____, TITLE: _____

ROCKY MOUNTAIN POWER ACCEPTANCE

APPROVED THIS ____ DAY OF _____, 2021
A PACIFICORP COMPANY

BY: _____, TITLE: _____

DOMINION ENERGY UTAH ACCEPTANCE

DOMINION ENERGY UTAH APPROVES THIS PLAT FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND THE EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL 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 OR THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE IN OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE.

FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S EAST & SOUTH EAST UTAH COUNTY, CONSTRUCTION SERVICES DEPARTMENT AT 801-853-6586

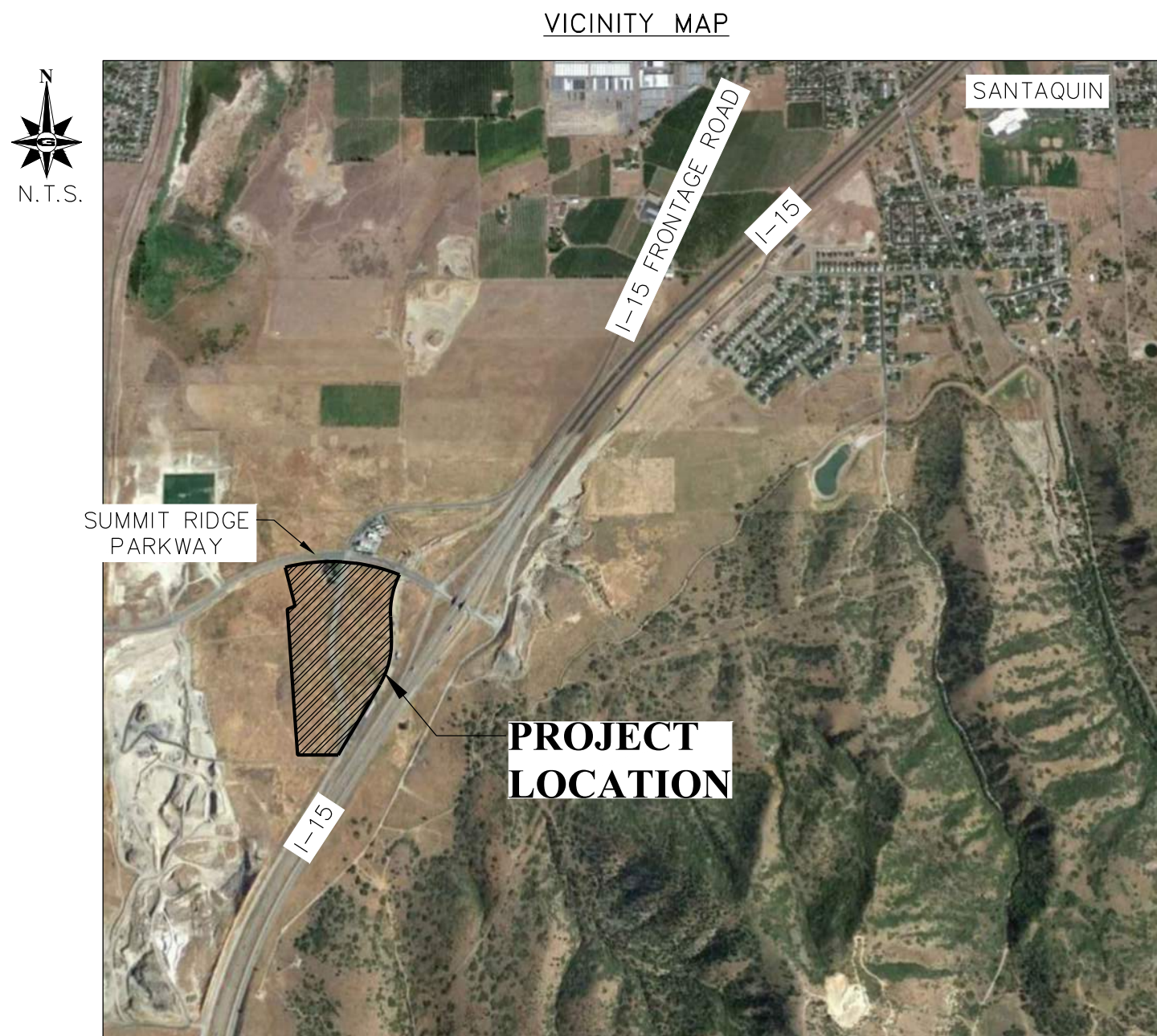
APPROVED THIS ____ DAY OF _____, 2021
A DOMINION ENERGY COMPANY

BY: _____, TITLE: _____

CHAD LILJENQUIST

SANTAQUIN - SUMMIT RIDGE PARCELS

LOCATED IN THE CITY OF SANTAQUIN, UTAH 84655



SHEET INDEX	
SHEET NO.	NAME
	COVER SHEET
G.101	GENERAL NOTES
C.101	EXISTING SITE
C.102	OVERALL SITE PLAN
C.103	HORIZONTAL CONTROL & SITE PLAN
C.104	HORIZONTAL CONTROL & SITE PLAN
C.105	HORIZONTAL CONTROL & SITE PLAN
C.106	HORIZONTAL CONTROL & SITE PLAN
C.107	HORIZONTAL CONTROL & SITE PLAN
C.201	OVERALL UTILITIES & GRADING PLAN
C.202	UTILITIES & GRADING PLAN
C.203	UTILITIES & GRADING PLAN
C.204	UTILITIES & GRADING PLAN
C.205	UTILITIES & GRADING PLAN
C.206	PLAN & PROFILES STA:30+50 - 34+43
C.207	PLAN & PROFILES STA:10+00 - 15+50
C.208	PLAN & PROFILES STA:15+50 - 20+50
C.209	PLAN & PROFILES STA:20+50 - 26+11
C.210	PLAN & PROFILES STA:10+00 - 13+00
C.211	PLAN & PROFILES STA:13+00 - 16+72
C.301	DETAILS
C.302	DETAILS
ER.101	EROSION CONTROL PLAN
ER.102	EROSION CONTROL DETAILS

OWNER

CONTACT: CHAD LILJENQUIST
PHONE: (801) 566-6185

ENGINEER

GILSON ENGINEERING, INC.
12401 SOUTH 450 EAST, UNIT C2
DRAPER, UTAH 84020-7937

CONTACT: BRAD GILSON
PHONE: (801) 571-9414

DISCLAIMER NOTE

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



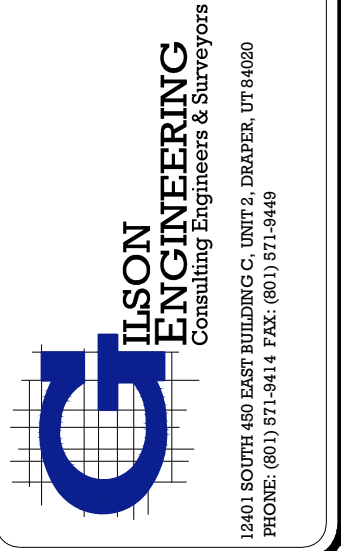
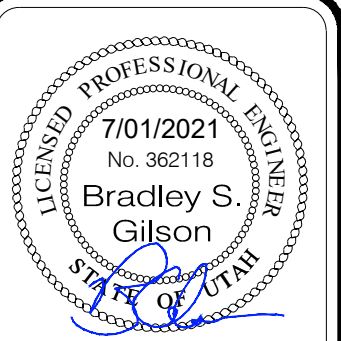
COVER SHEET

LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

COVER



ABBREVIATIONS

ADJ	ADJUST
ADS	ADVANCE DRAINAGE SYSTEM
ARV	AIR RELEASE VALVE
BC	BAR AND CAP
BOW	BACK OF WALK
BVCE	BEGINNING VERTICAL CURVE ELEV.
BVCS	BEGINNING VERTICAL CURVE STATION
CB	CATCH BASIN
CBL	CABLE
CH	CHORD BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COR.	SECTION CORNER
D	DELTA ANGLE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EG	EXISTING GRADE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEV.
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTICS
FT	FOOT
GB	GRADE BREAK
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
L.F.	LINEAR FEET
LIP	LIP OF CURB
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVER HEAD POWER
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT OF WAY
RT.	RIGHT
S	SEWER
SD	STORM DRAIN
SER	SOUTH END RADIUS
SSMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SECONDARY WATER
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND POWER
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF GILSON ENGINEERING, INC.
- THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. FAILURE TO DO SO VOIDS THE DESIGN.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF GILSON ENGINEERING, INC. VOIDS THE DESIGN.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
- DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION SHALL ACCOMMODATE ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT.
- ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF GILSON ENGINEERING, INC. AT NO COST TO THE OWNER.
- THIS DESIGN PURPORTS TO PERMIT FULL ACCESS TO HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO GILSON ENGINEERING, INC. FOR RESOLUTION.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- ANY WORK THAT IS OUTSIDE OF THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE HAND.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 72 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR IS RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAG MEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, REFERENCE POINTS, AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSE BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFELY OF ALL PERSONS ON THE PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
- ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSHA REQUIREMENTS, LATEST EDITIONS).
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
- SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES, VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS AND TAKE THE NECESSARY STEPS TO AVOID THEM.
- SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.

UTILITY NOTES

- COORDINATE ALL UTILITY CONNECTIONS TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
- VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
- WATER METERS ARE TO BE INSTALLED PER CURRENT CITY STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
- WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILITIES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.
- FIELD VERIFY ALL EXISTING AND/OR PROPOSED ROOF DRAIN/ROOF DRAIN DOWN SPOUT CONNECTIONS TO STORM WATER SYSTEM WITH CIVIL, PLUMBING & ARCHITECTURAL PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL CATCH BASINS AND INLET BOX GRATES ARE TO BE BICYCLE SAFE.
- UNLESS OTHERWISE NOTED FOR EXISTING UTILITIES, ALL DRY UTILITIES ARE ASSUMED TO BE 3' BELOW EXISTING GRADE TO TOP OF CONDUIT. ALL WATER LINES ARE ASSUMED TO BE 4' BELOW EXISTING GRADE TO TOP OF PIPE. ALL STORM AND SANITARY LINES ARE BASED ON SURVEYED INVERT DATA. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS, VERIFY ELEVATIONS AND CONTACT ENGINEER IF ELEVATIONS ARE DIFFERENT FROM THOSE SHOWN IN THESE PLANS.
- ANY EXISTING VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- IF CONTRACTOR LOCATES ANY UNIDENTIFIED UTILITIES, CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION OF LOCATION BOTH HORIZONTAL AND VERTICAL.



CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

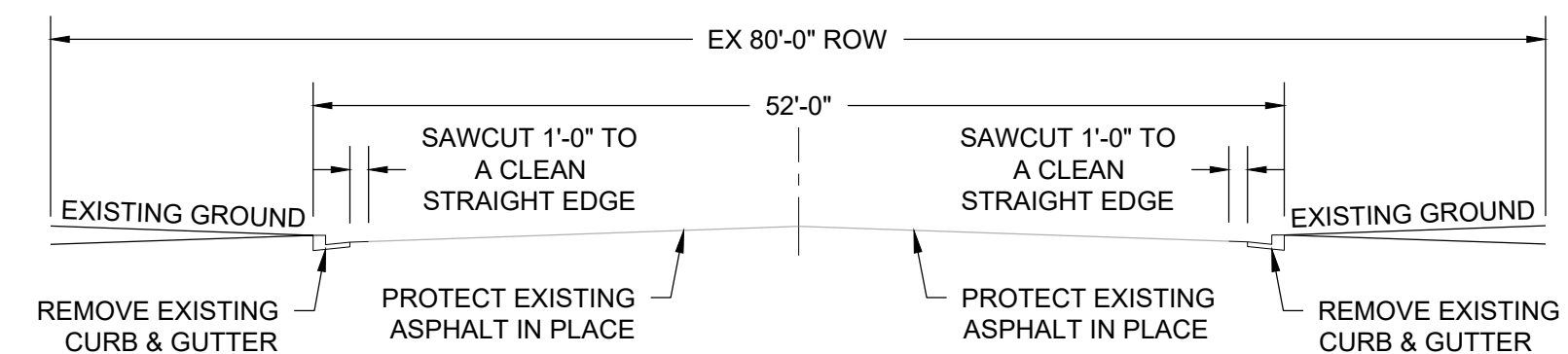
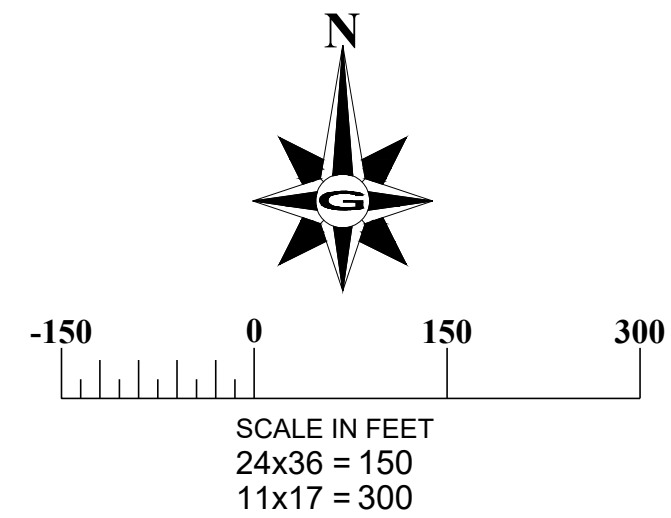
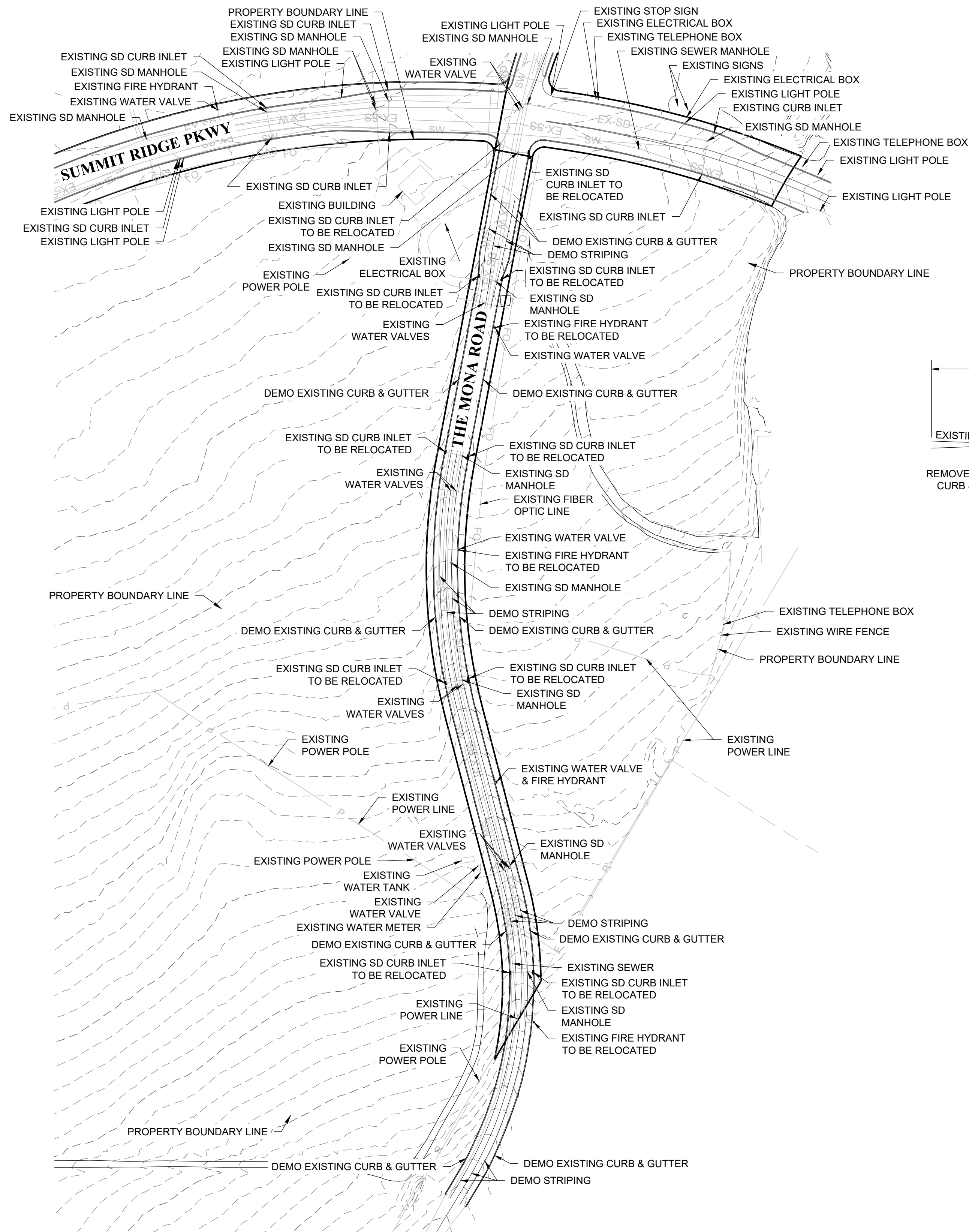
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

GENERAL NOTES
LILJENQUIEST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

G.101



EXISTING STREET SECTION DEMO DETAIL

SCALE: N.T.S.

DISCLAIMER NOTE

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



EXISTING SITE
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SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

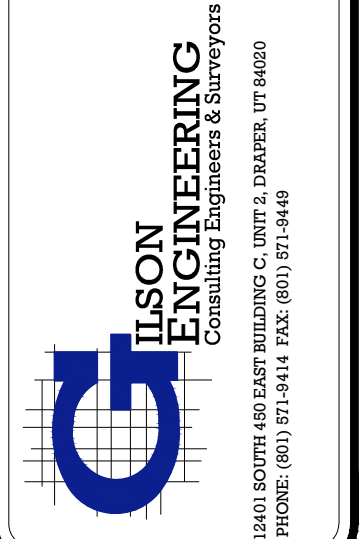
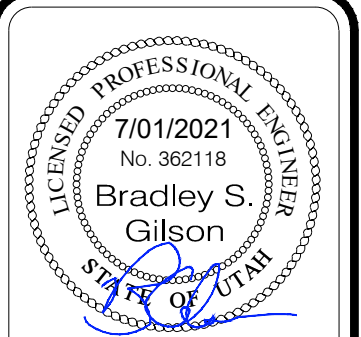
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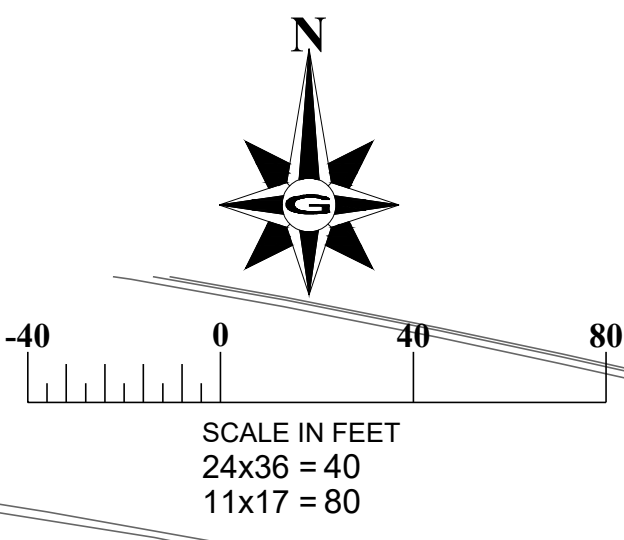
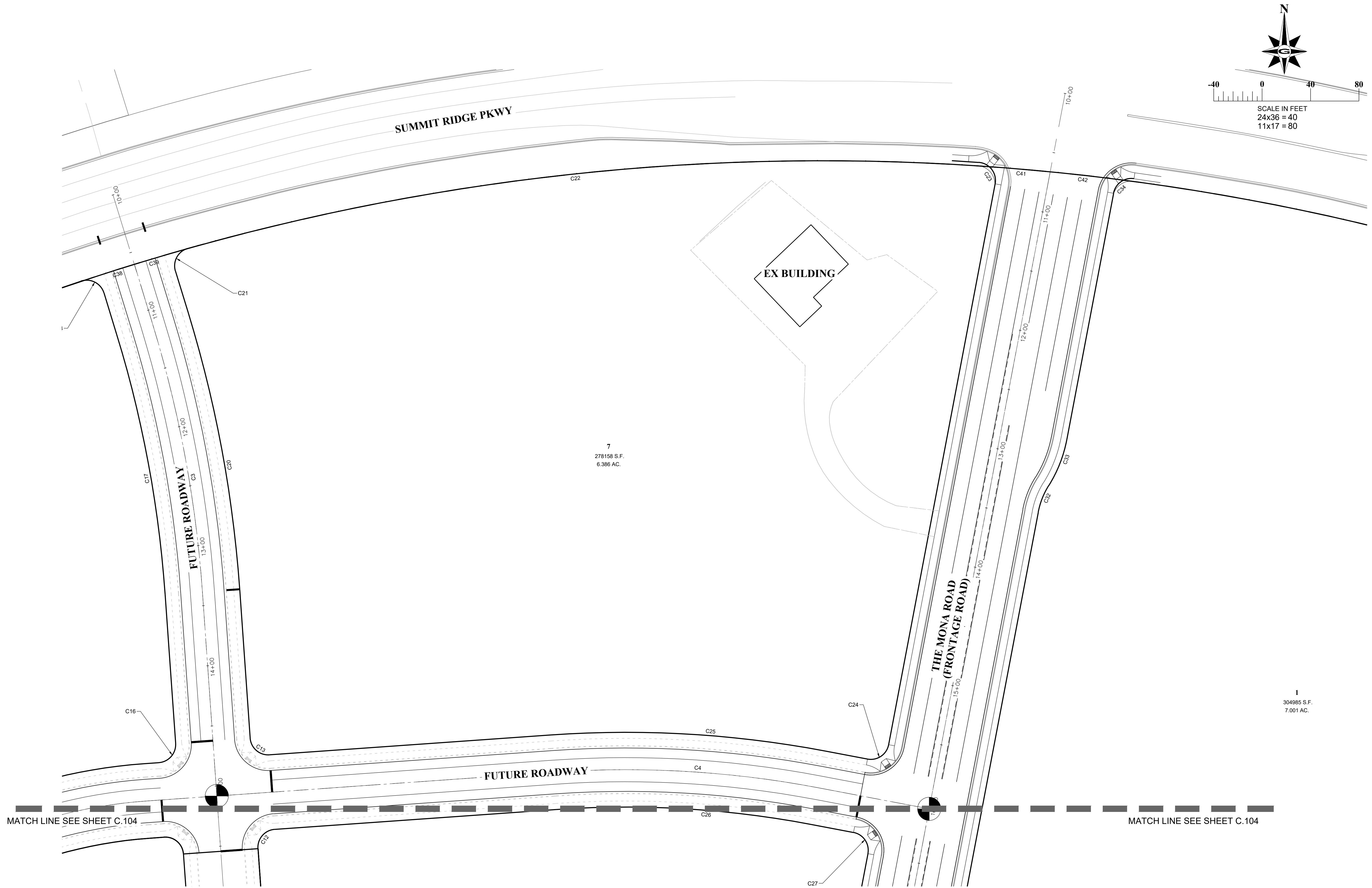
C.101

DATE	REVISIONS	BY	COMMENTS
JULY 2021			
C.101			
EXISTING SITE			
DESIGNED/DRAWN BY:			
BG/BP			
CHECKED:			
APPROVED:			

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







FOR PARCEL LINE TABLE &
CURVE TABLE SEE SHEET C.107

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



HORIZONTAL CONTROL & SITE PLAN

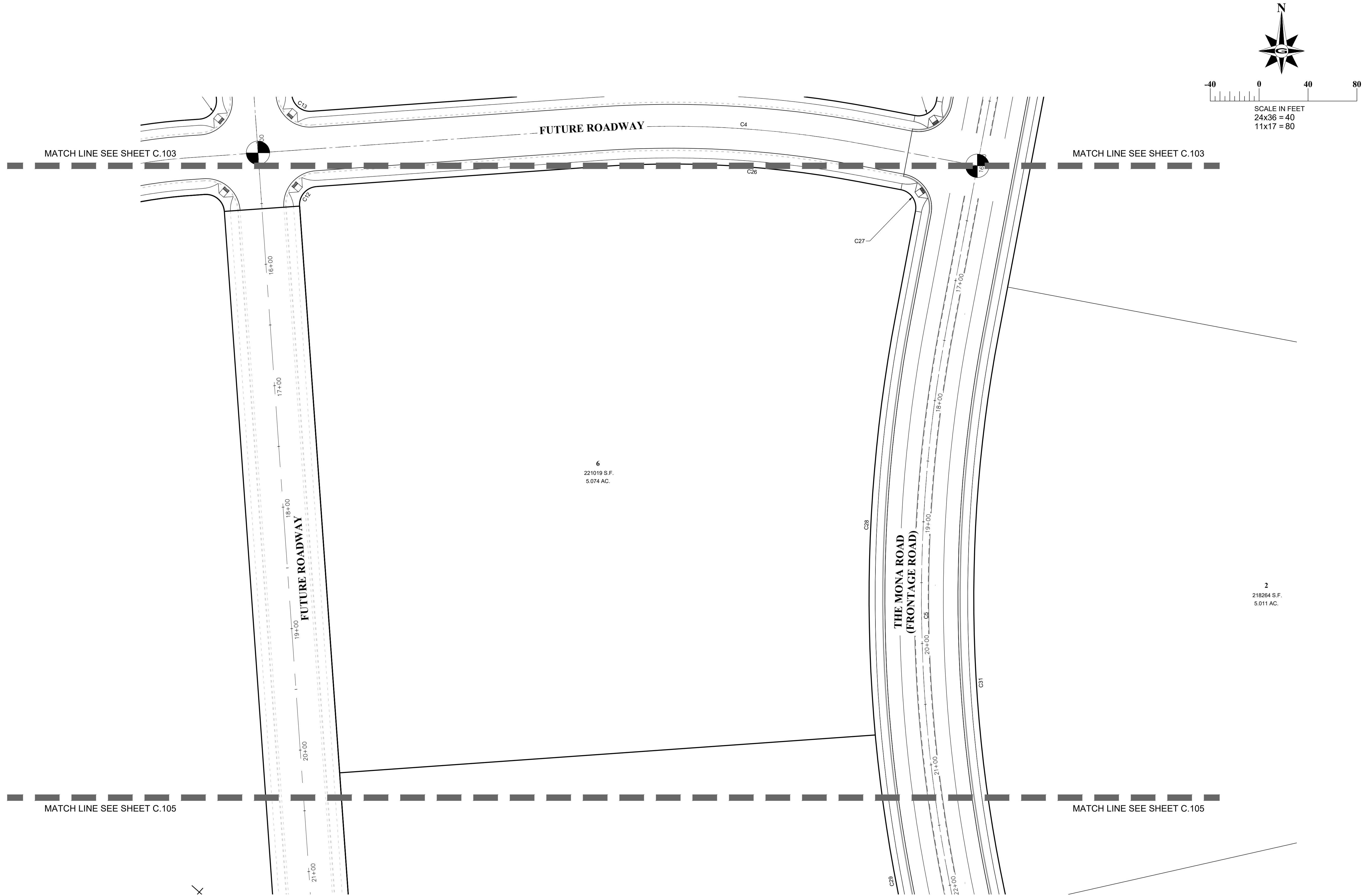
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UTAH COUNTY, UTAH

DATE	REVISIONS
JULY 2021	
DRAWING NAME:	
C.103 HORIZONTAL CONTROL & SITE PLAN	
DESIGNED/DRAWN BY:	
BG/BP	
CHECKED:	
APPROVED:	

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C.103

GILSON ENGINEERING
Consulting Engineers & Surveyors
1001 S. STATE, 4TH FLOOR, SUITE 400, SALT LAKE CITY, UTAH 84143
PHONE: (801) 871-8414 FAX: (801) 871-1449



FOR PARCEL LINE TABLE &
CURVE TABLE SEE SHEET C.107

DISCLAIMER NOTE
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HORIZONTAL CONTROL & SITE PLAN

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UTAH COUNTY, UTAH

REVISION: -
PROJ. # **LIL.012**
C.104

DATE: JULY 2021	REVISIONS		
DRAWING NAME: C.104 HORIZONTAL CONTROL & SITE PLAN	REV	DATE	BY
DESIGNED/DRAWN BY: BG/BP			
CHECKED:			
APPROVED:			

1" SCALE MEASURES 1" ON FULL SIZE SHEET

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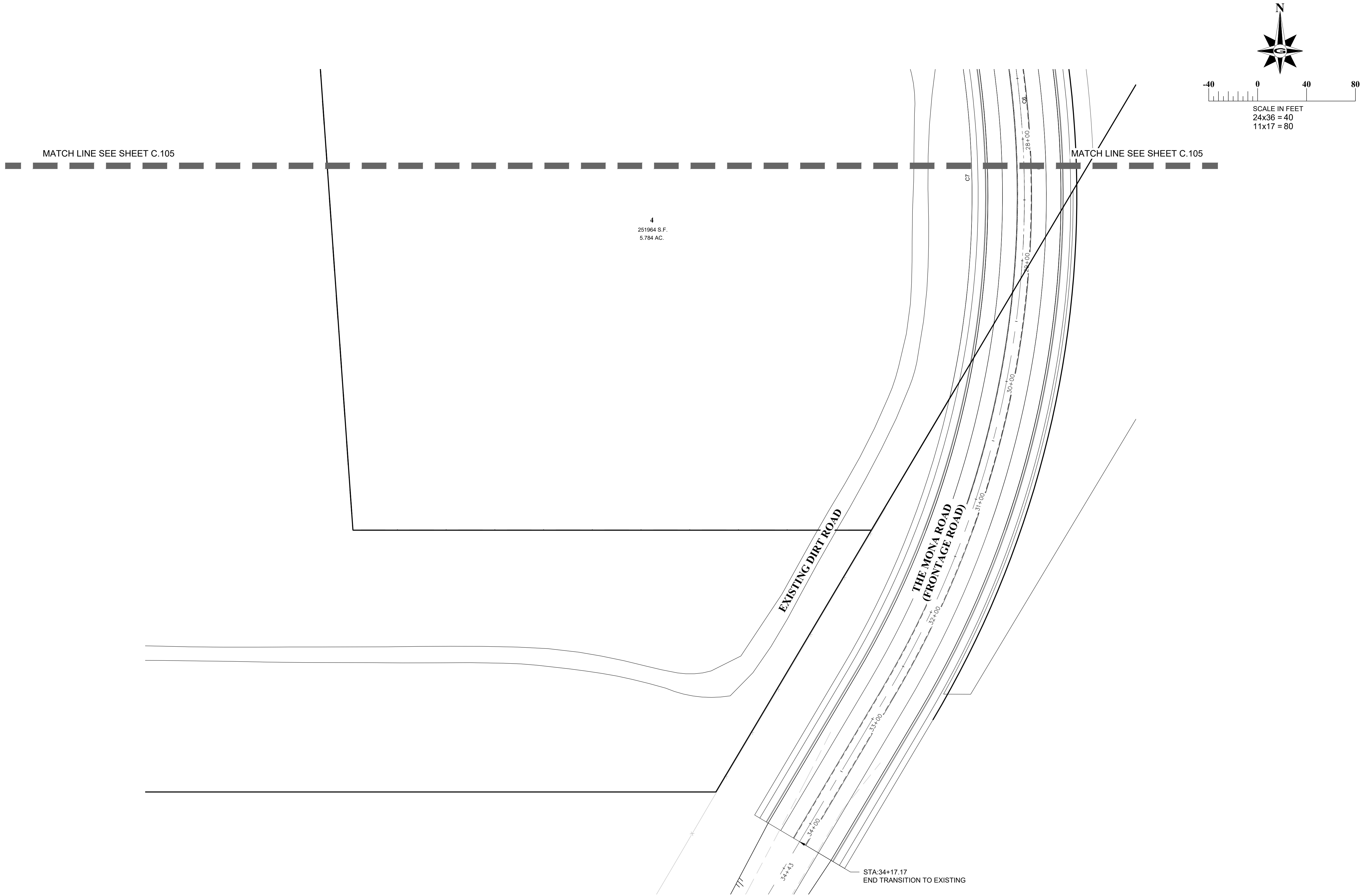
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C.105

[illegible]



FOR PARCEL LINE TABLE &
CURVE TABLE SEE SHEET C.107

DISCLAIMER NOTE
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HORIZONTAL CONTROL & SITE PLAN

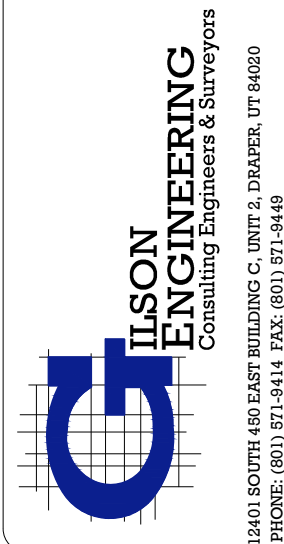
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UTAH COUNTY, UTAH

REVISION: -
PROJ. # **LIL.012**
C.106

DATE	REVISIONS
JULY 2021	
DRAWING NAME: C.106 HORIZONTAL CONTROL & SITE PLAN	
DESIGNED/DRAWN BY: BG/BP	
CHECKED: -	APPROVED: -

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

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SALT LAKE CITY, UTAH 84143
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Parcel Line Table		
Line #	Length	Direction
L1	31.40	N36° 17' 16"W
L2	31.35	N36° 17' 16"W
L3	31.00	S85° 57' 33"W
L4	31.00	S85° 57' 33"W
L6	46.00	N4° 02' 27"W
L7	58.45	S85° 57' 33"W
L8	169.79	N4° 02' 27"W
L10	51.11	N16° 55' 00"W
L11	35.68	N16° 55' 00"W
L13	93.74	S79° 15' 00"E
L14	35.96	N79° 15' 00"W
L16	35.74	N79° 15' 00"W
L20	46.55	N5° 56' 36"W
L21	31.34	N5° 56' 36"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.48	1500.00	3.27	N43° 10' 53"E	85.47
C2	310.04	400.00	44.41	S63° 45' 15"W	302.34
C3	227.16	1000.00	13.02	N10° 32' 55"W	226.68
C4	220.46	854.00	14.79	N86° 38' 44"W	219.85
C5	531.28	1200.00	25.37	N1° 55' 59"W	526.95
C6	271.99	800.00	19.48	N4° 52' 34"W	270.68
C7	361.08	757.00	27.33	N0° 57' 19"W	11421.98
C8	205.71	843.00	13.98	N7° 37' 31"W	205.20
C9	23.56	15.00	90.00	N59° 37' 01"W	21.21
C10	23.56	15.00	90.00	N30° 22' 59"E	21.21
C11	23.56	15.00	90.00	S59° 37' 03"E	21.21
C12	22.50	15.00	85.96	S38° 56' 20"W	20.45
C13	23.56	15.00	90.00	N49° 02' 27"W	21.21
C14	78.85	1469.00	3.08	S43° 05' 12"W	78.84
C15	334.04	431.00	44.41	S63° 45' 08"W	325.74
C16	23.41	15.00	89.41	S40° 39' 53"W	21.10
C17	220.16	969.00	13.02	S10° 32' 59"E	219.69
C18	23.97	15.00	91.57	S62° 41' 41"E	21.50
C19	602.79	1940.00	17.80	N62° 36' 49"E	600.37
C20	234.17	1031.00	13.01	N10° 32' 51"W	233.66
C21	23.87	15.00	91.18	N28° 40' 26"E	21.43
C22	661.88	1940.00	19.55	N84° 01' 38"E	658.67
C23	25.38	15.00	96.95	S37° 43' 27"E	22.46
C24	23.56	15.00	89.97	S55° 44' 12"W	21.21
C25	228.25	885.00	14.78	N86° 39' 08"W	227.62
C26	212.46	823.00	14.79	N86° 38' 44"W	211.87
C27	23.56	15.00	90.00	N34° 15' 00"W	21.21
C28	345.91	1243.00	15.94	N2° 46' 41"E	344.79
C29	204.41	1243.00	9.42	N9° 54' 19"W	204.18
C30	38.44	1157.00	1.90	N13° 40' 05"W	38.44
C32	23.84	64.00	21.34	S21° 25' 15"W	23.70
C33	44.01	111.00	22.72	S20° 46' 28"W	43.73
C34	22.44	15.00	85.70	S53° 36' 08"W	20.40
C35	481.80	1940.00	14.23	N75° 16' 02"W	480.56
C37	281.48	874.16	18.45	S21° 28' 49"W	280.27
C38	46.41	1940.00	1.37	S72° 12' 01"W	46.41
C39	46.25	1940.00	1.37	S73° 34' 10"W	46.25
C41	60.15	1940.00	1.78	N85° 18' 40"W	60.15
C42	69.06	1940.00	2.04	N83° 24' 11"W	69.06

HORIZONTAL CONTROL & SITE PLAN

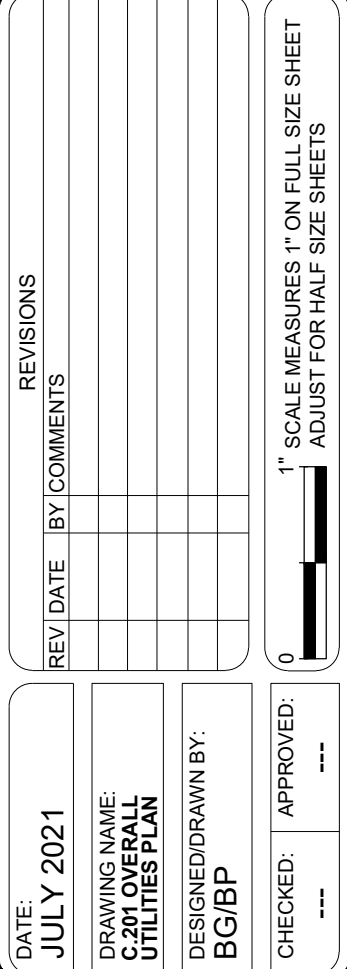
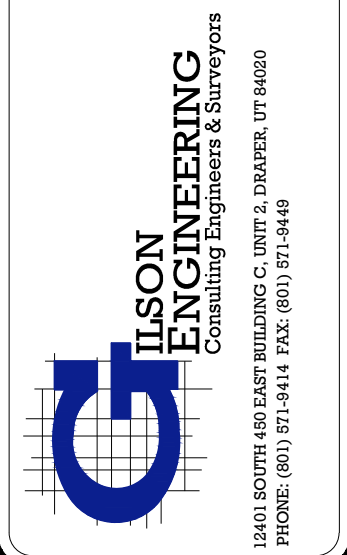
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SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION

PROJ. # **LIL.012**

C.107

DATE: JULY 2021	REVISED		BY		COMMENTS		REVISIONS	
DRAWING NAME: C-107 HORIZONTAL CONTROL & SITE PLAN								
DESIGNED/DRAWN BY: BG/BP								
CHECKED:	APPROVED:	1" SCALE MEASURES 1" ON ROLL SIZE SHEET ADJUST FOR TAPER SIZE SHEETS						



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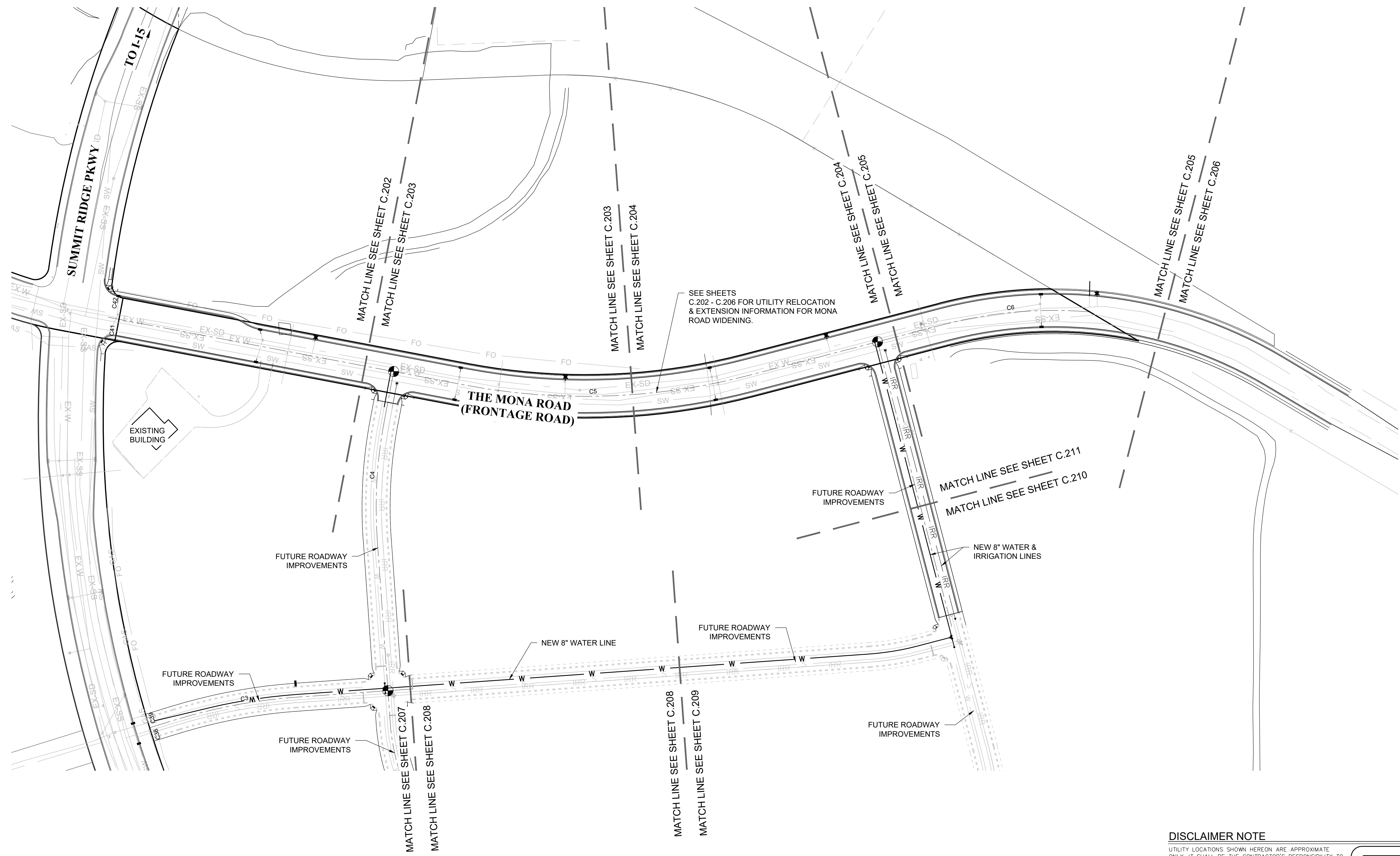
C.201

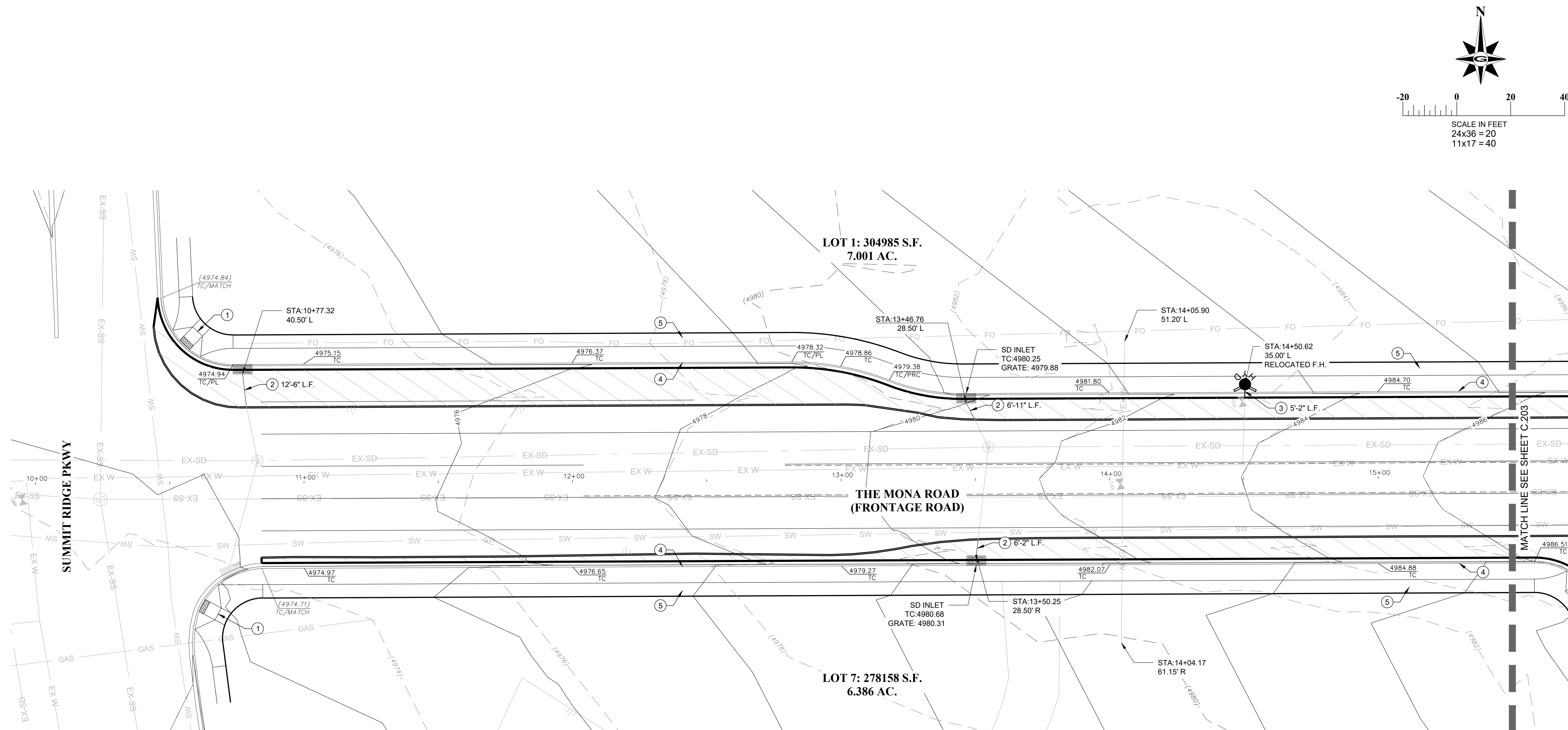


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**CONSTRUCTION KEY NOTES**

1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET
3. EXTEND WATER LINE TO RELOCATED F.H.
4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL S7 SHEET C.301.

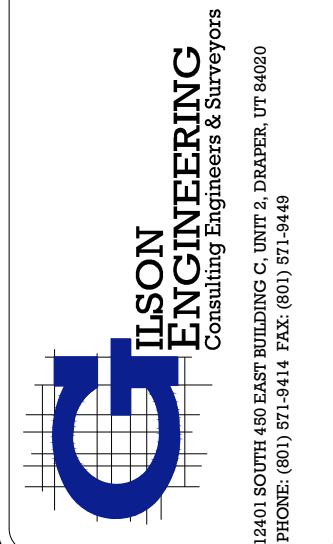
**DISCLAIMER NOTE**

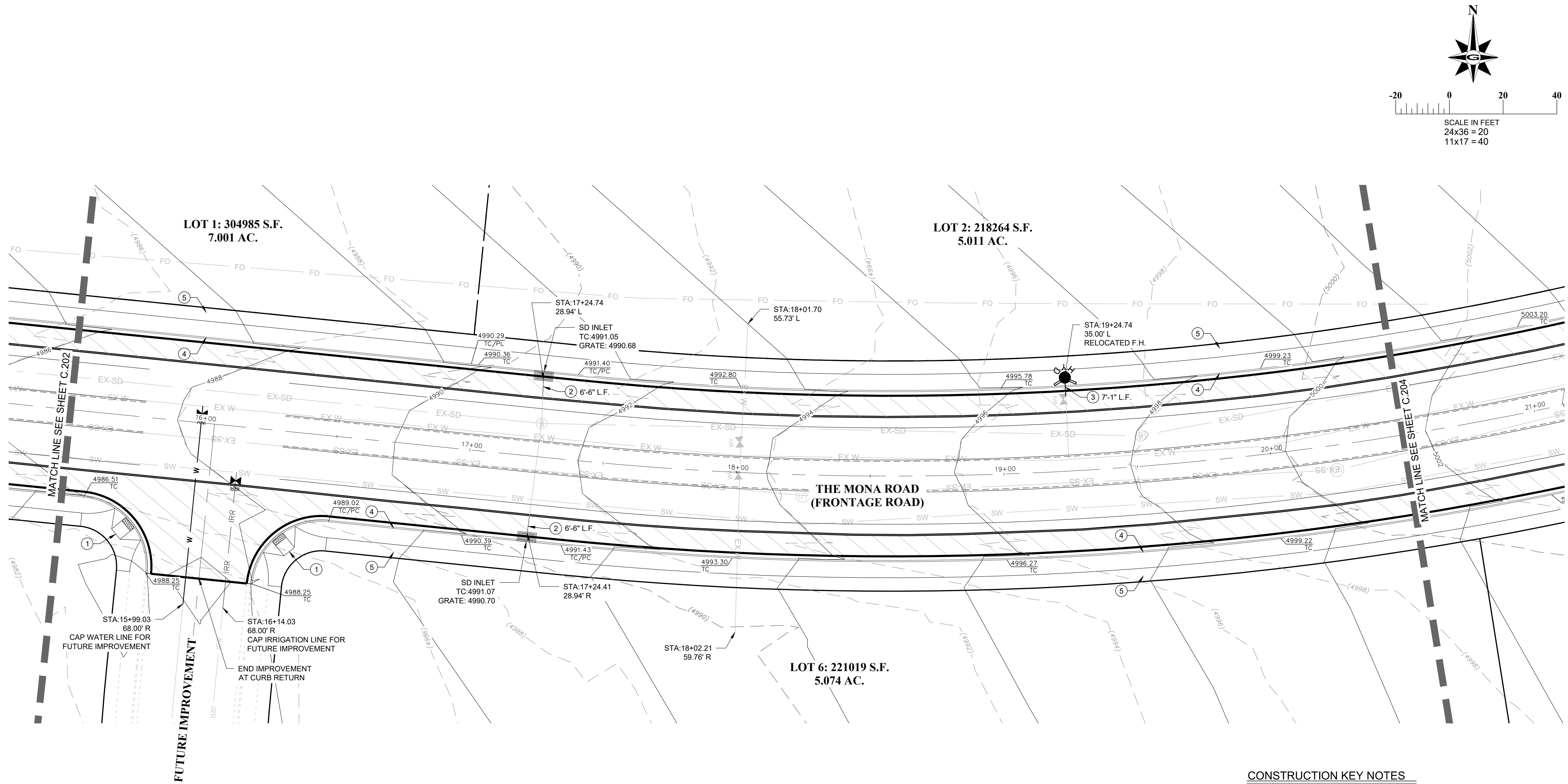
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**UTILITIES & GRADING PLAN**

LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012****C.202**



- CONSTRUCTION KEY NOTES**
- 1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
 - 2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET
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 - 5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
 - 6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.

AREA OF NEW
AC PAVEMENT

DISCLAIMER NOTE

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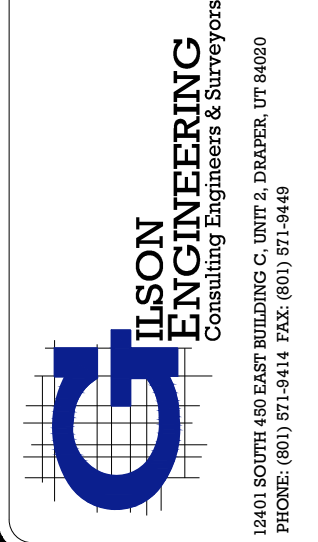
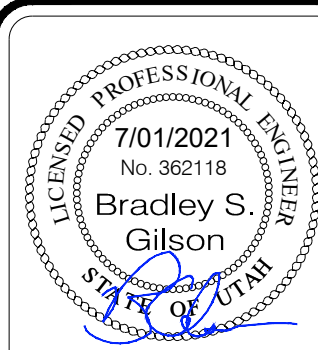


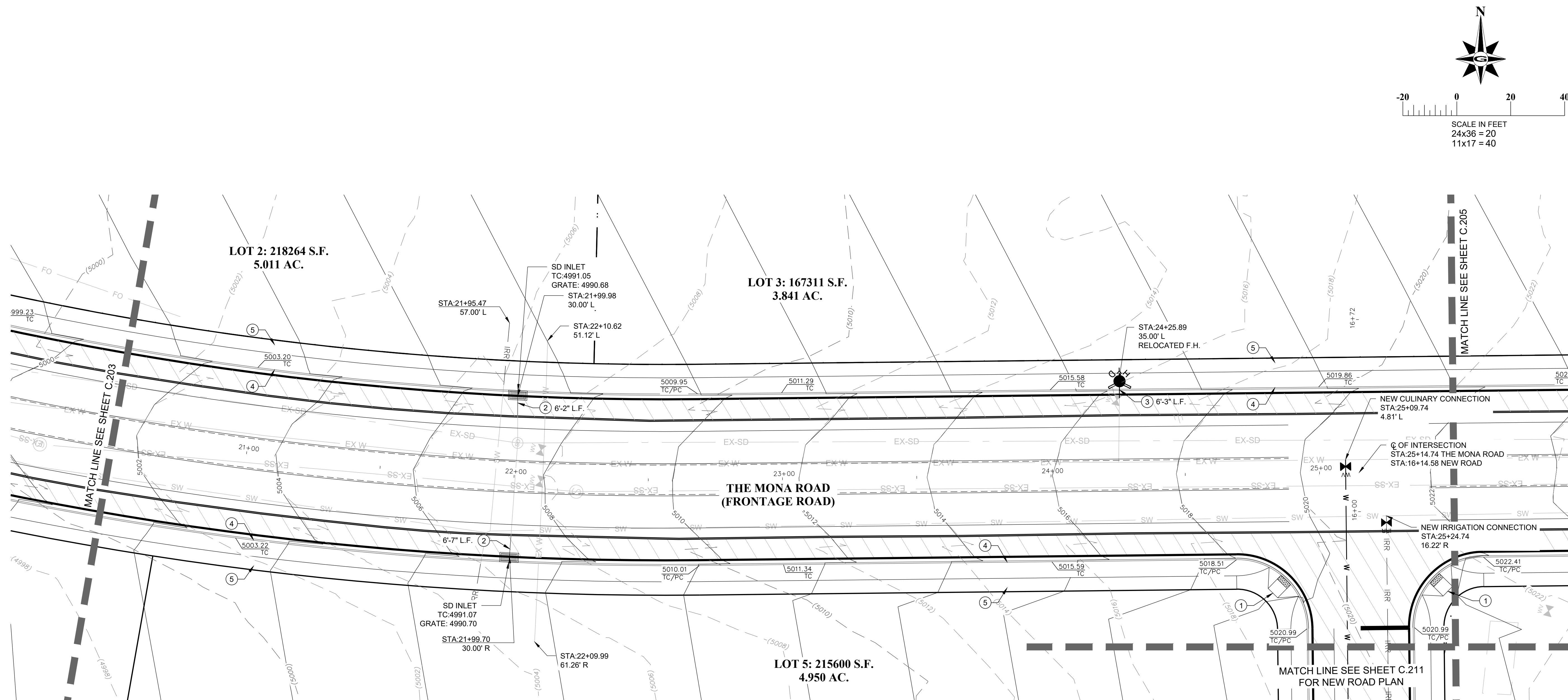
UTILITIES & GRADING PLAN

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UTAH COUNTY, UTAH

REVISION: -
PROJ. # **LIL.012**

C.203





CONSTRUCTION KEY NOTES

- ① CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
- ② EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET
- ③ EXTEND WATER LINE TO RELOCATED F.H.
- ④ CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
- ⑤ CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
- ⑥ INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL S7 SHEET C.301.

AREA OF NEW
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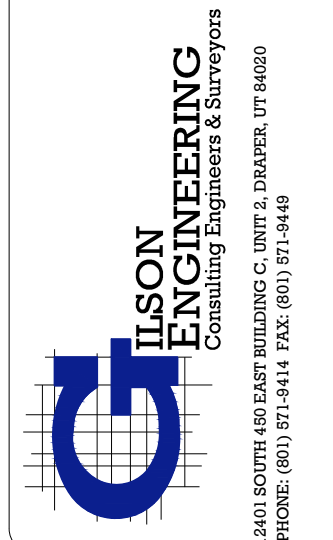
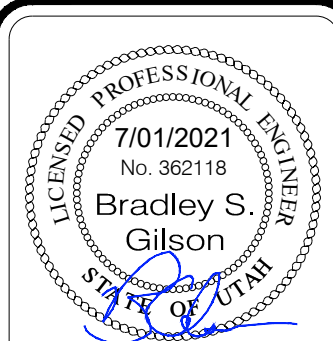
UTILITIES & GRADING PLAN

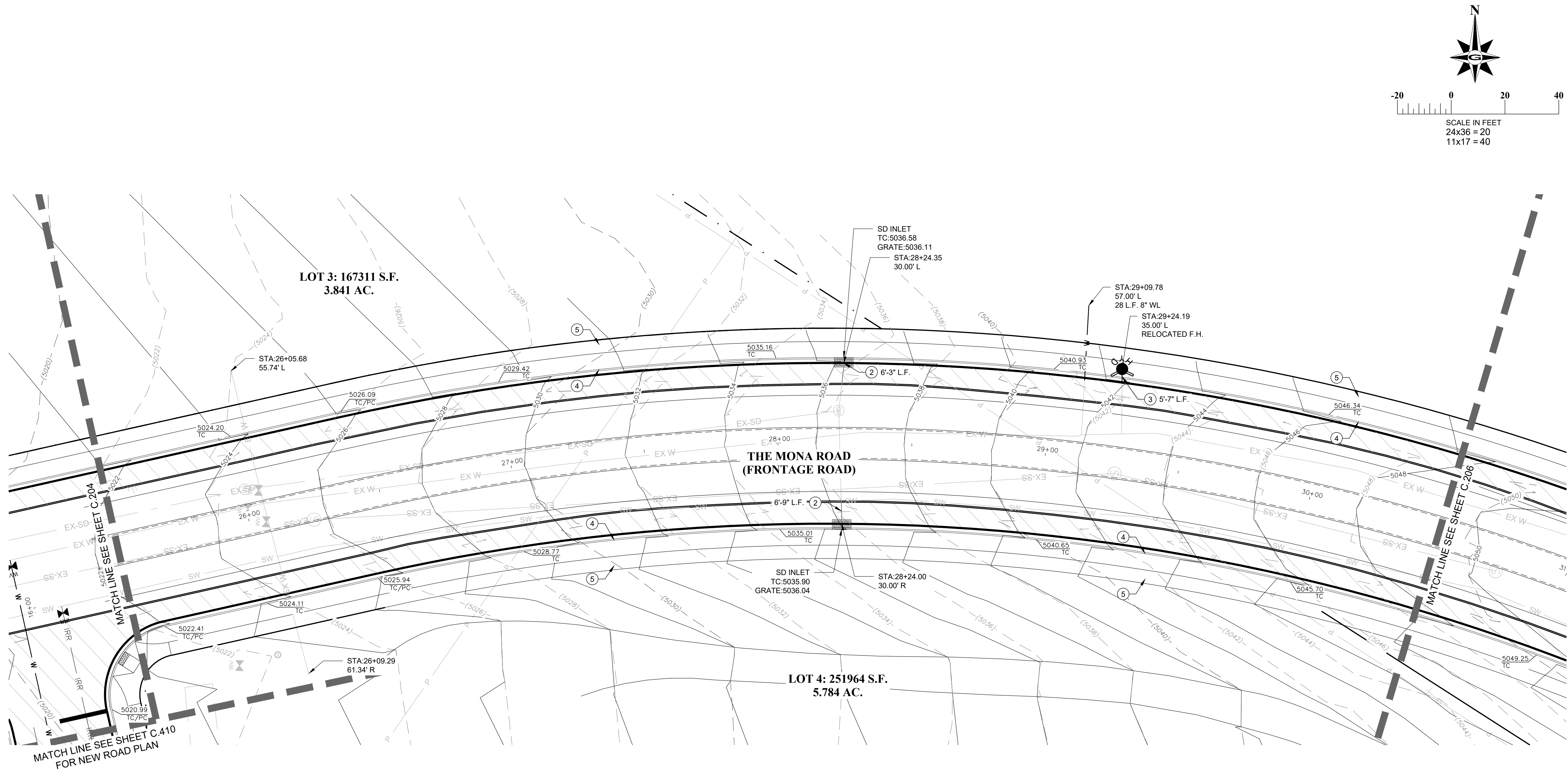
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SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.204





- CONSTRUCTION KEY NOTES**
- 1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
 - 2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET
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 - 4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
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 - 6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL S7 SHEET C.301.

AREA OF NEW
AC PAVEMENT

DISCLAIMER NOTE

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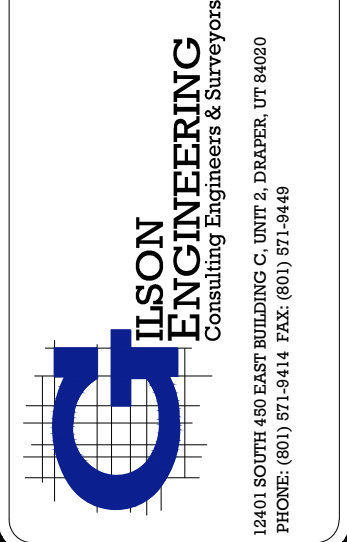
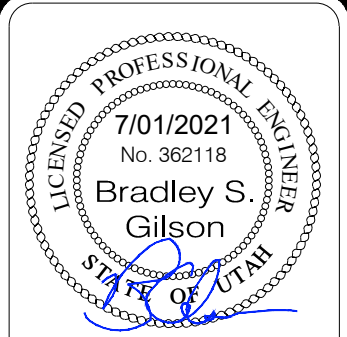


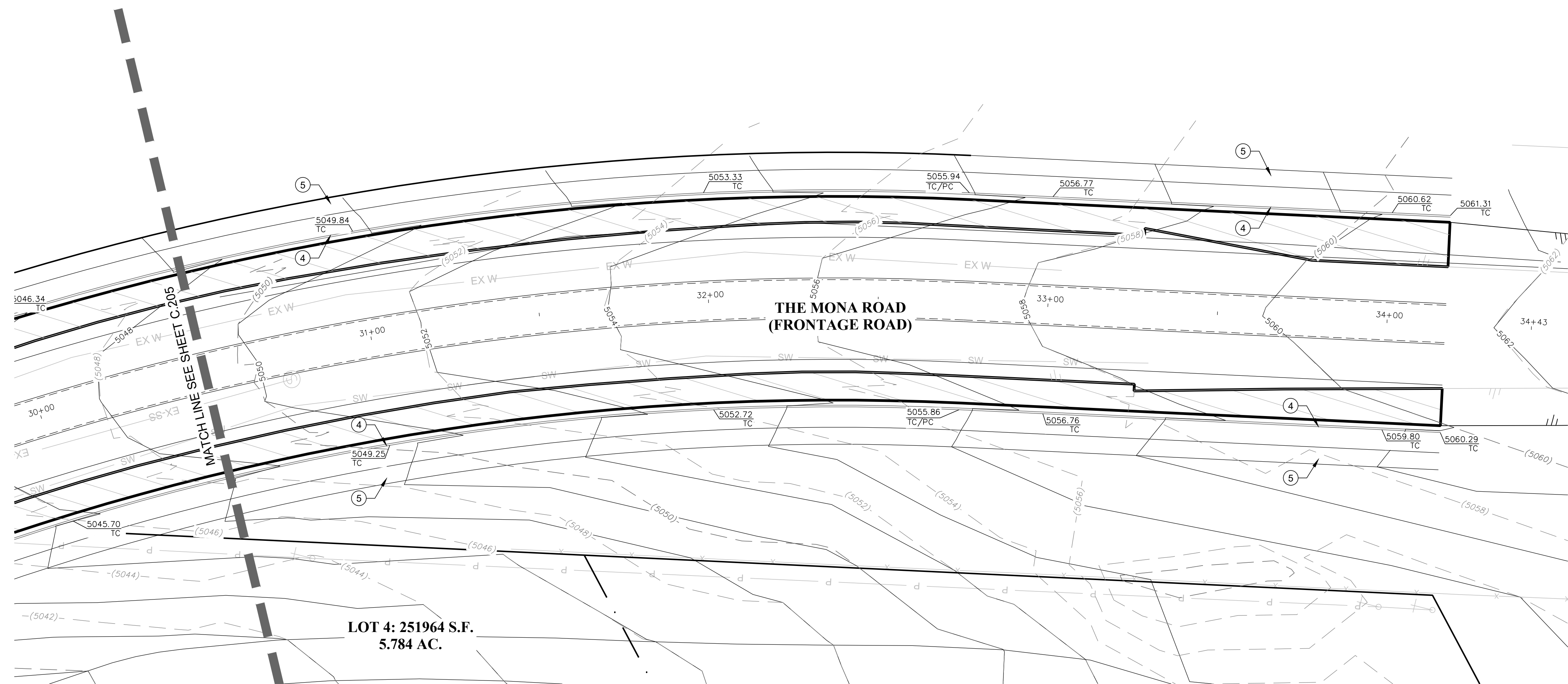
UTILITIES & GRADING PLAN

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SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -
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C.205



**CONSTRUCTION KEY NOTES**

1. CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.
2. EXTEND STORM DRAIN PIPE AT EXISTING GRADE TO RELOCATED INLET
3. EXTEND WATER LINE TO RELOCATED F.H.
4. CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
5. CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
6. INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.

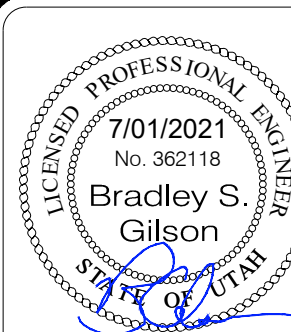
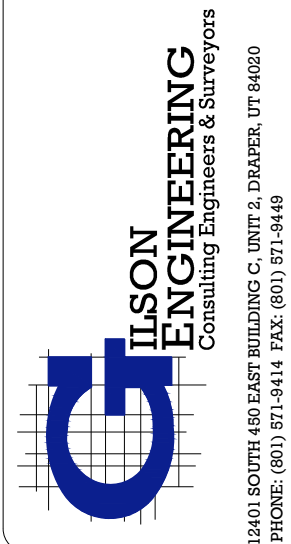
AREA OF NEW
AC PAVEMENT**DISCLAIMER NOTE**

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

**PLAN & PROFILES STA:30+50 - 34+43**

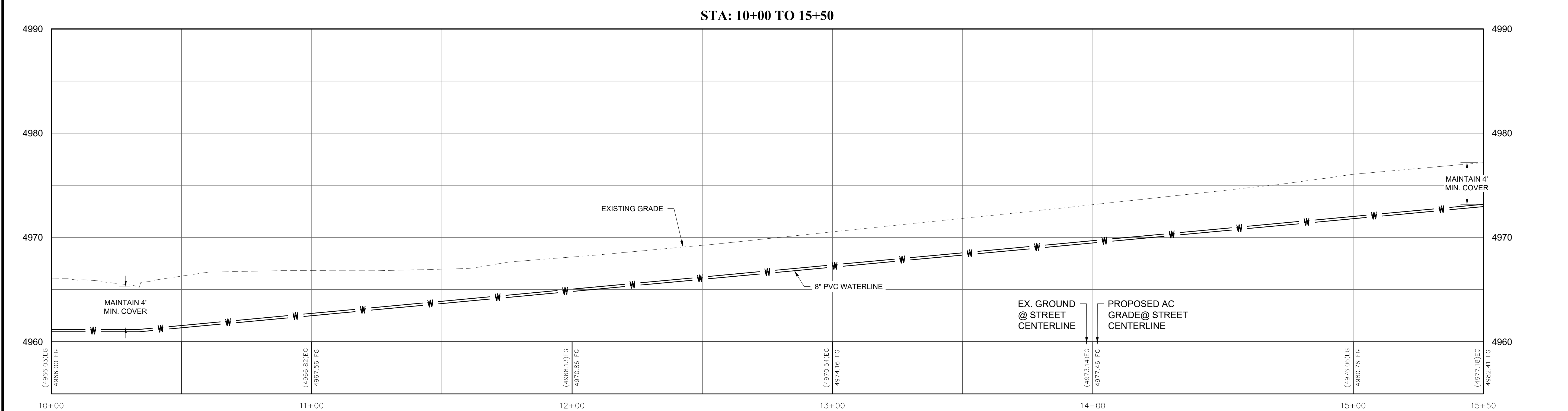
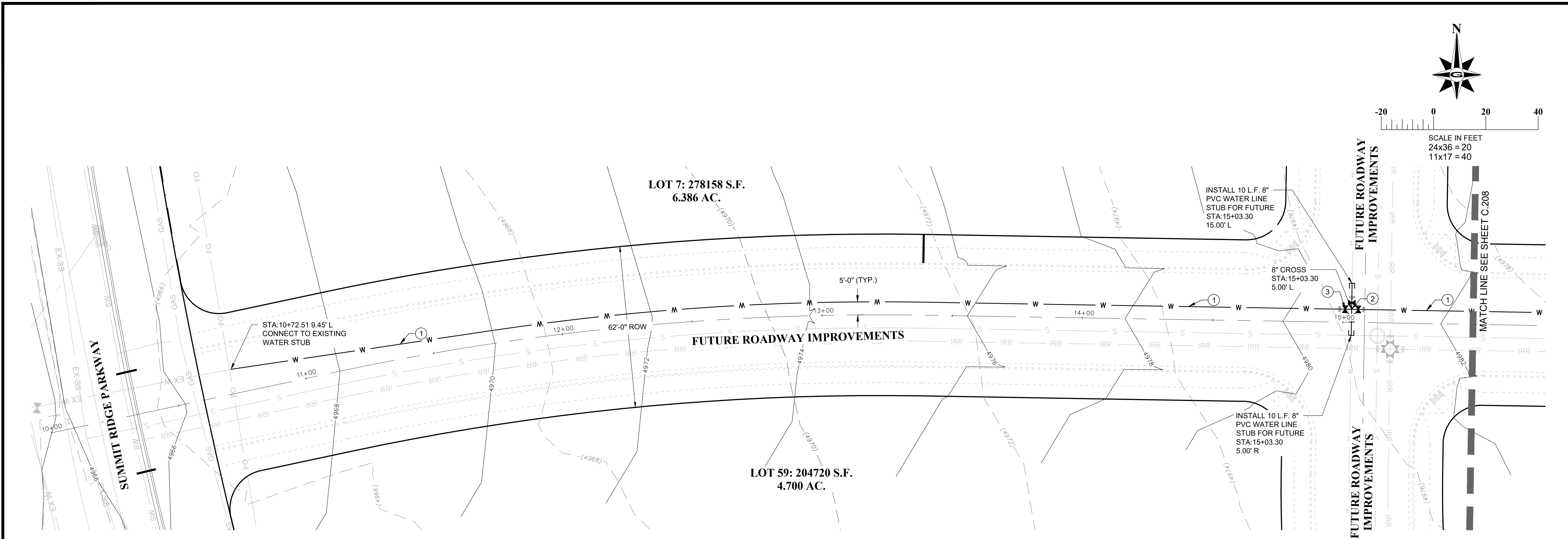
LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012****C.206**

DATE:	JULY 2021
DRAWING NAME:	C-206 UTILITIES & GRADING PLAN
DESIGNED/DRAWN BY:	BG/BP
CHECKED:	APPROVED:
</	

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



WATER CONSTRUCTION NOTES

1. INSTALL 8" WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
2. INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAQUIN CITY STD. DWG UT4 SEE SHEET C.301.
3. INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.
4. INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.

DISCLAIMER NOTE

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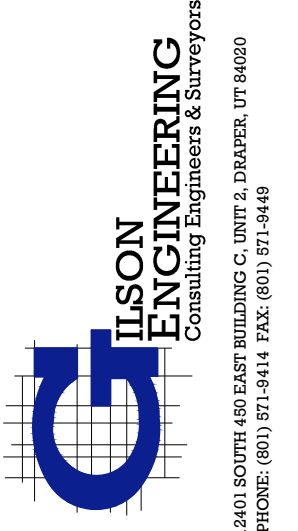
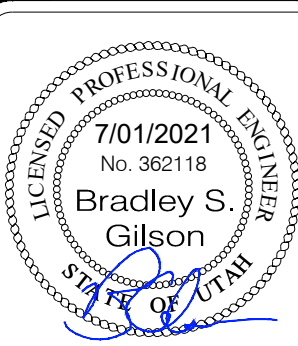
PLAN & PROFILES STA:10+00 - 15+50

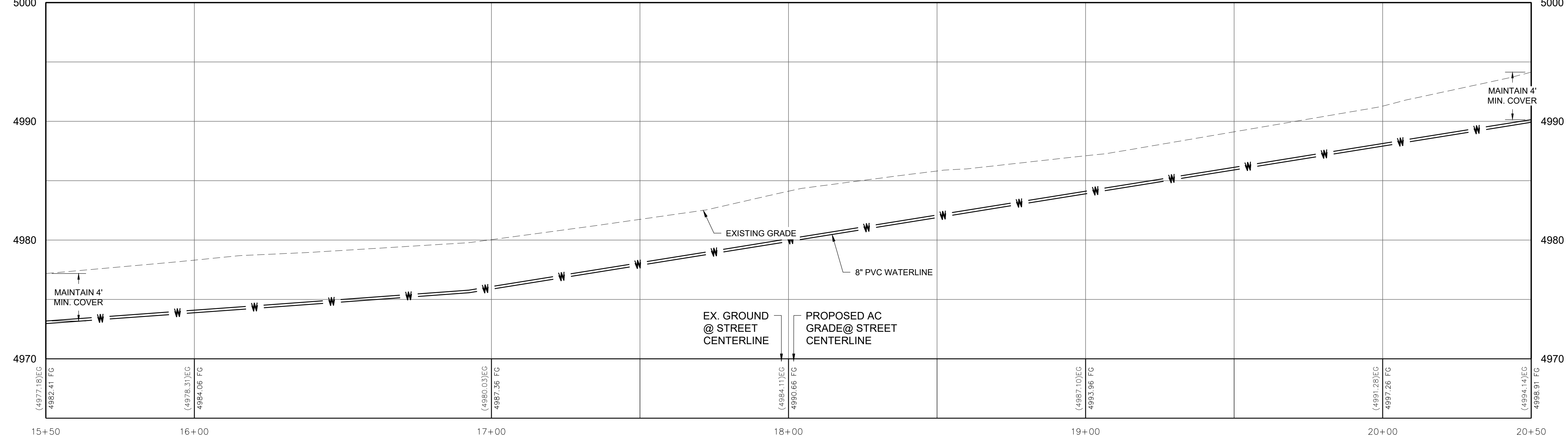
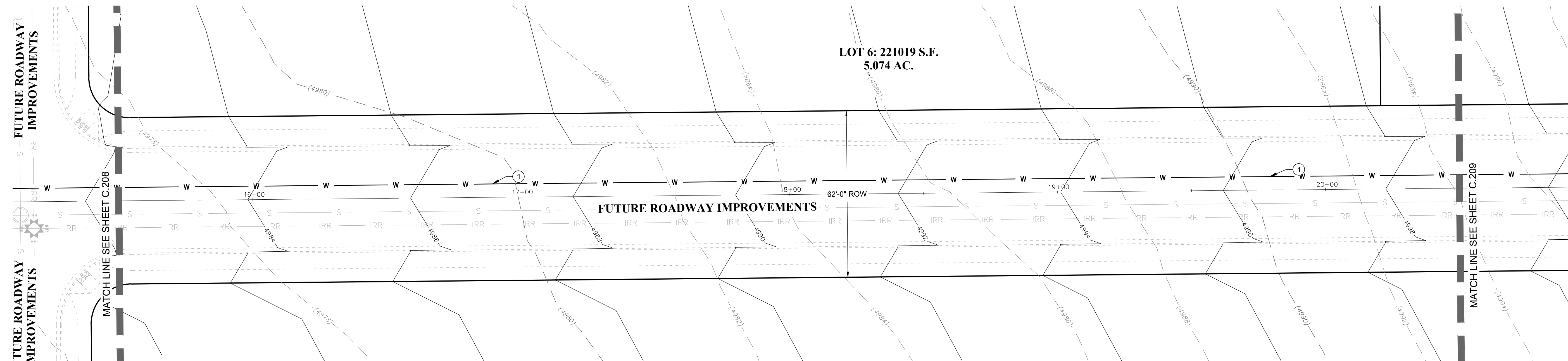
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SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.207





WATER CONSTRUCTION NOTES

- ① INSTALL 8" WATER LINE IN TRENCH PER SANTAUQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
- ② INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAUQUIN CITY STD. DWG UT4 SEE SHEET C.301.
- ③ INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.
- ④ INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.

DISCLAIMER NOTE

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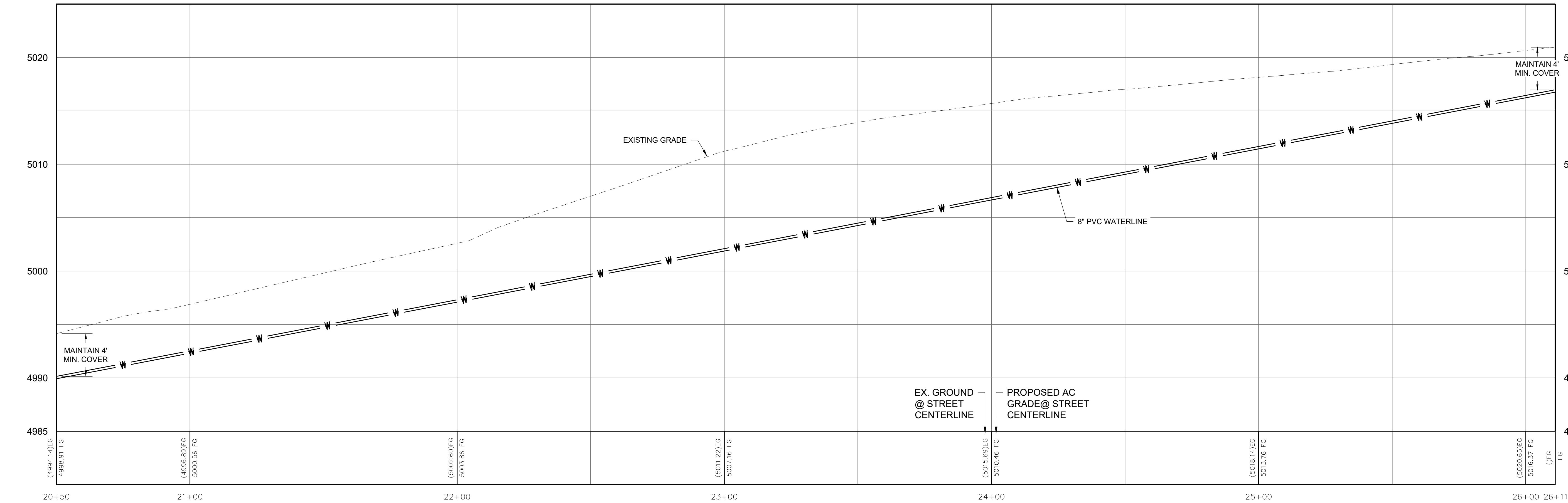
PLAN & PROFILES STA:15+50 - 20+50

LILJENQUIEST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.208



- ① INSTALL 8" WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT4. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
- ② INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAQUIN CITY STD. DWG UT4 SEE SHEET C.301.
- ③ INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.
- ④ INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.

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PLAN & PROFILES STA:20+50 - 26+111

REVISION: -

PROJ. # LIL.012

C.209

LILJENQUIEST


SANTAQUIN - SUMMIT RIDGE PARCELS

SANTAQUIN, UTAH 84655

UTAH COUNTY, UTAH

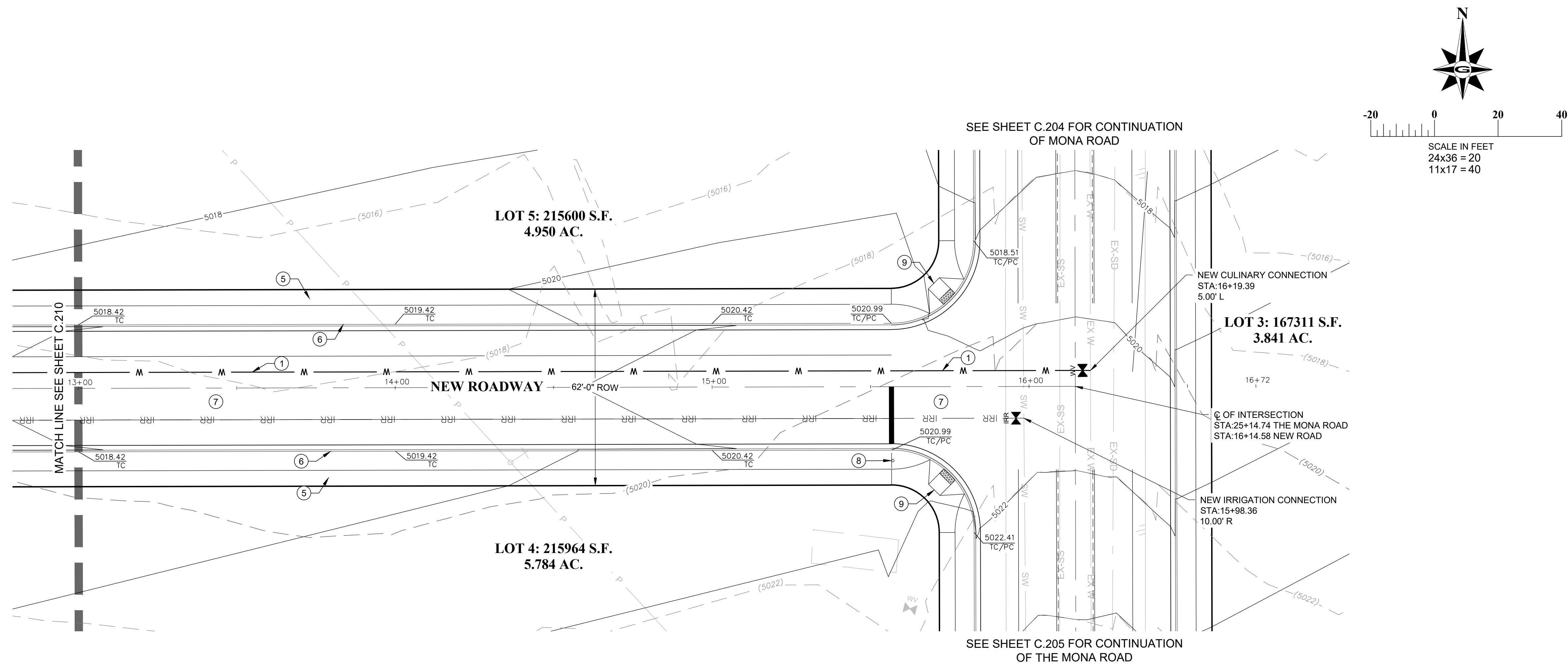
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7/01/2021
No. 362118
Bradley S. Gilson
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

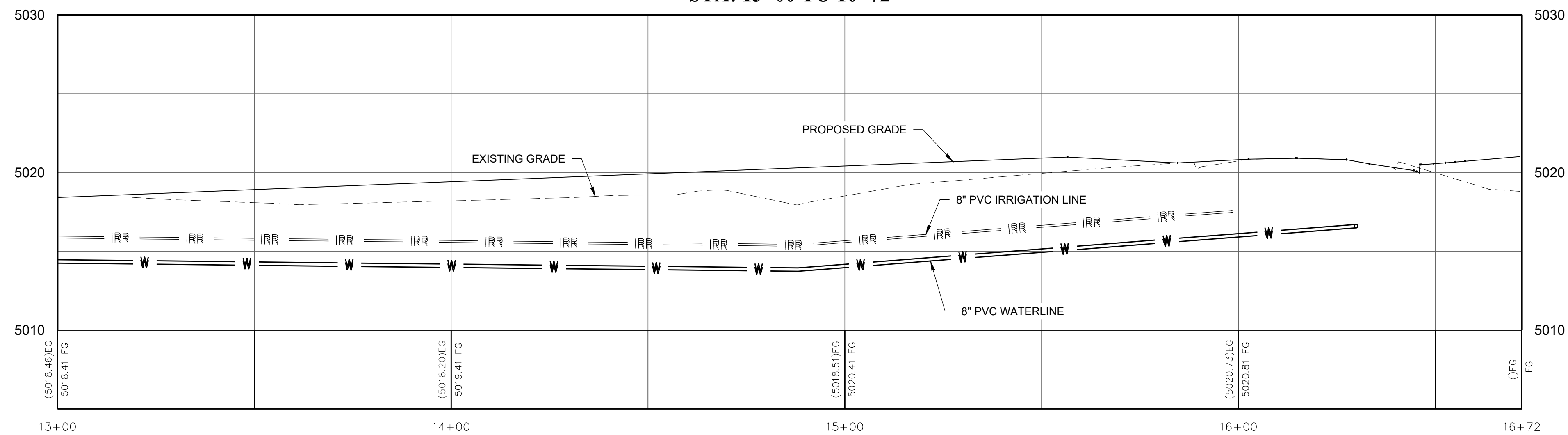


**ILSON
ENGINEERING**
Consulting Engineers & Surveyors

12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-1449



STA: 13+00 TO 16+72

**CONSTRUCTION KEY NOTES**

- ① INSTALL 8" WATER LINE IN TRENCH PER SANTAQUIN CITY STD. DWG UT3. SEE SHEET C.301. MAINTAIN 48" MIN. COVER.
- ② INSTALL 8" CROSS WITH THRUST BLOCKS PER SANTAQUIN CITY STD. DWG UT4 SEE SHEET C.301.
- ③ INSTALL 8" GATE VALVE EACH LEG. EAST & WEST LEGS TO BE INSTALLED IN THE CLOSED POSITION FOR FUTURE IMPROVEMENTS.
- ④ INSTALL 8" TEE WITH 8" GATE VALVE EACH LEG. INSTALL GATE VALVE WEST LEG IN CLOSED POSITION FOR FUTURE IMPROVEMENTS.
- ⑤ CONSTRUCT CONCRETE SIDEWALK PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG5 SHEET C.301.
- ⑥ CONSTRUCT HIGHBACK CURB & GUTTER PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG4 SHEET C.301.
- ⑦ CONSTRUCT 62' ROW ROADWAY IMPROVEMENTS PER SANTAQUIN CITY STD. DWG SEE DETAIL ST1 SHEET C.302.
- ⑧ INSTALL STOP SIGN PER SANTAQUIN CITY STD. DWG SEE DETAIL ST7 SHEET C.301.
- ⑨ CONSTRUCT CURB RAMP PER SANTAQUIN CITY STD. DWG. SEE DETAIL CG2A SHEET C.301.

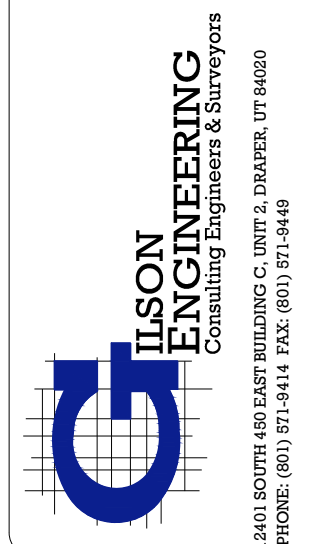
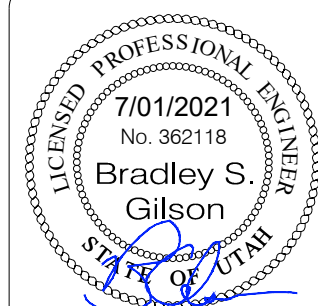
DISCLAIMER NOTE

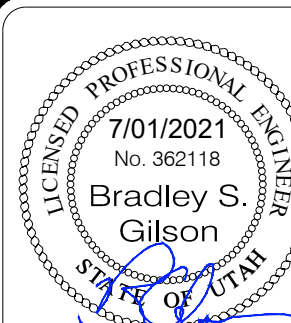
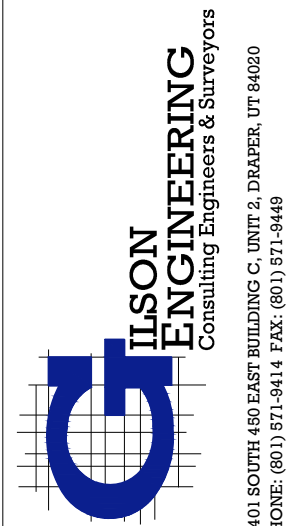
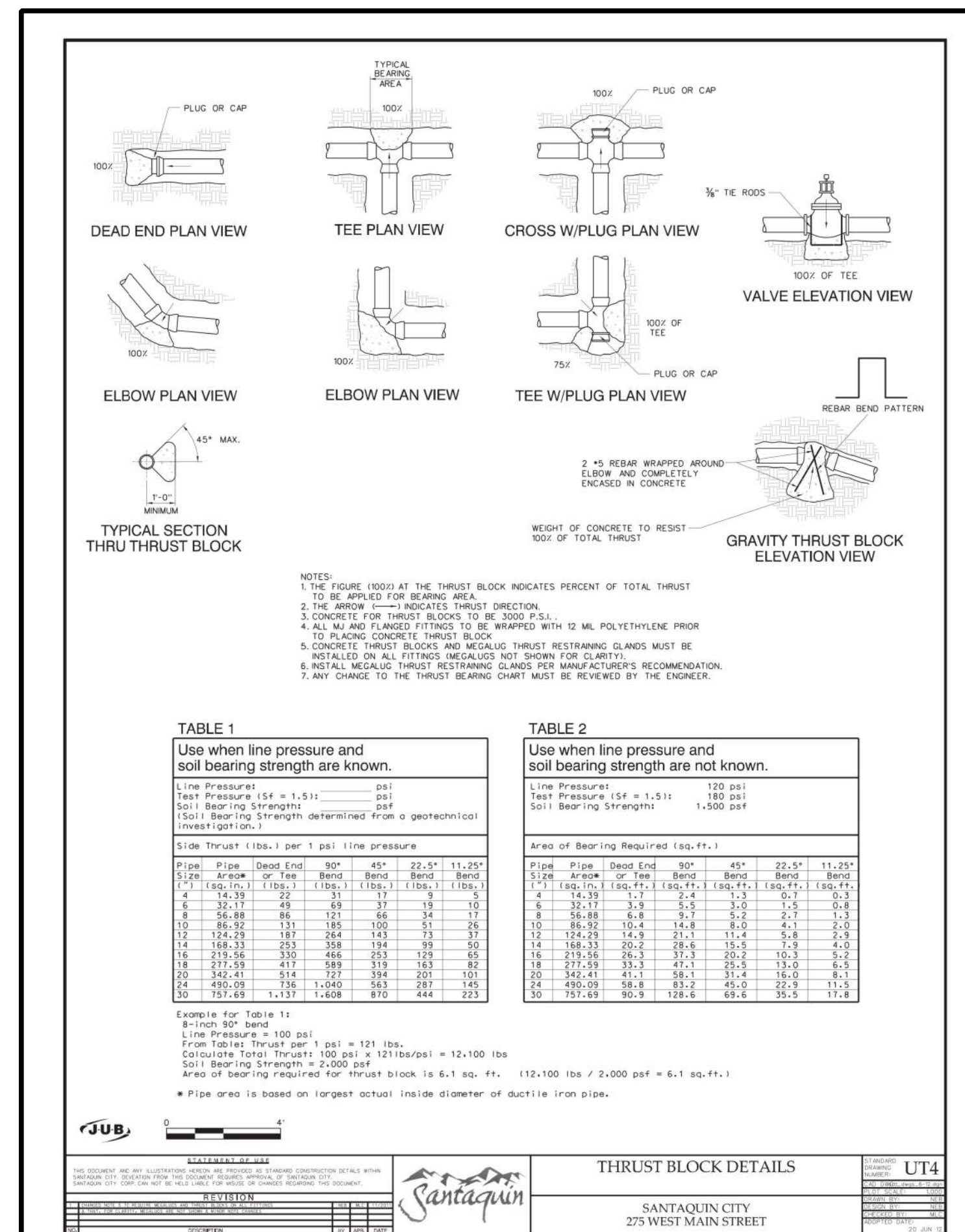
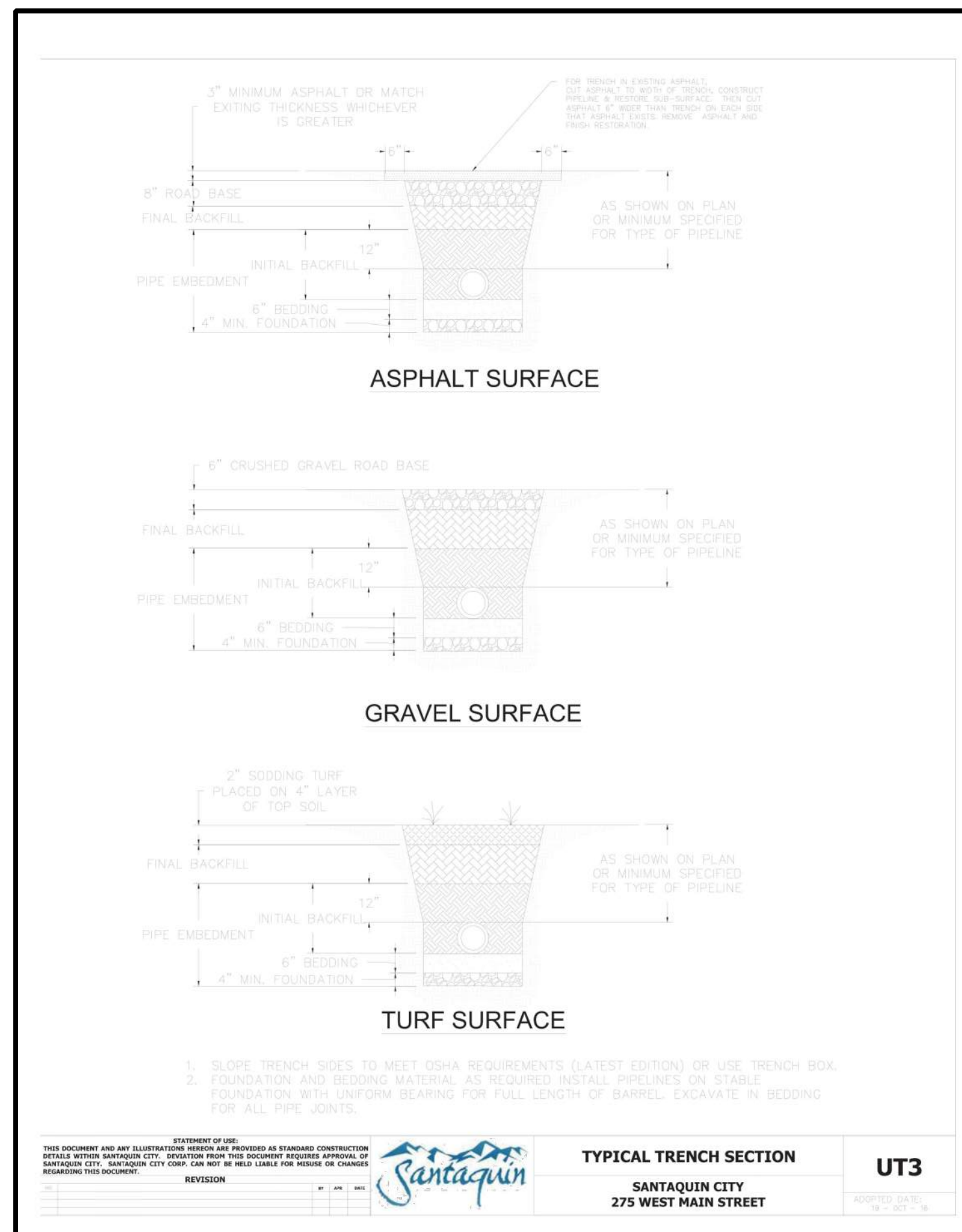
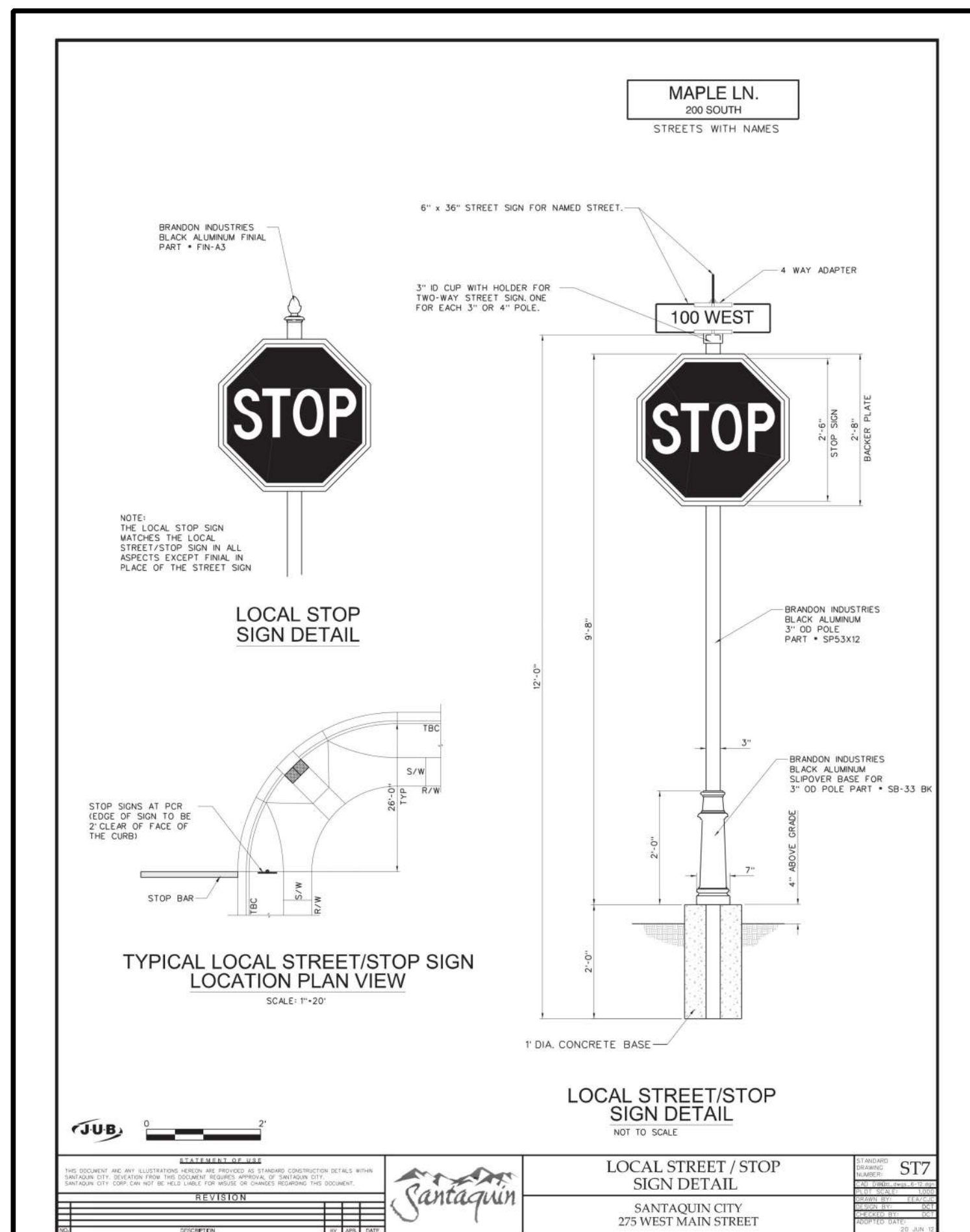
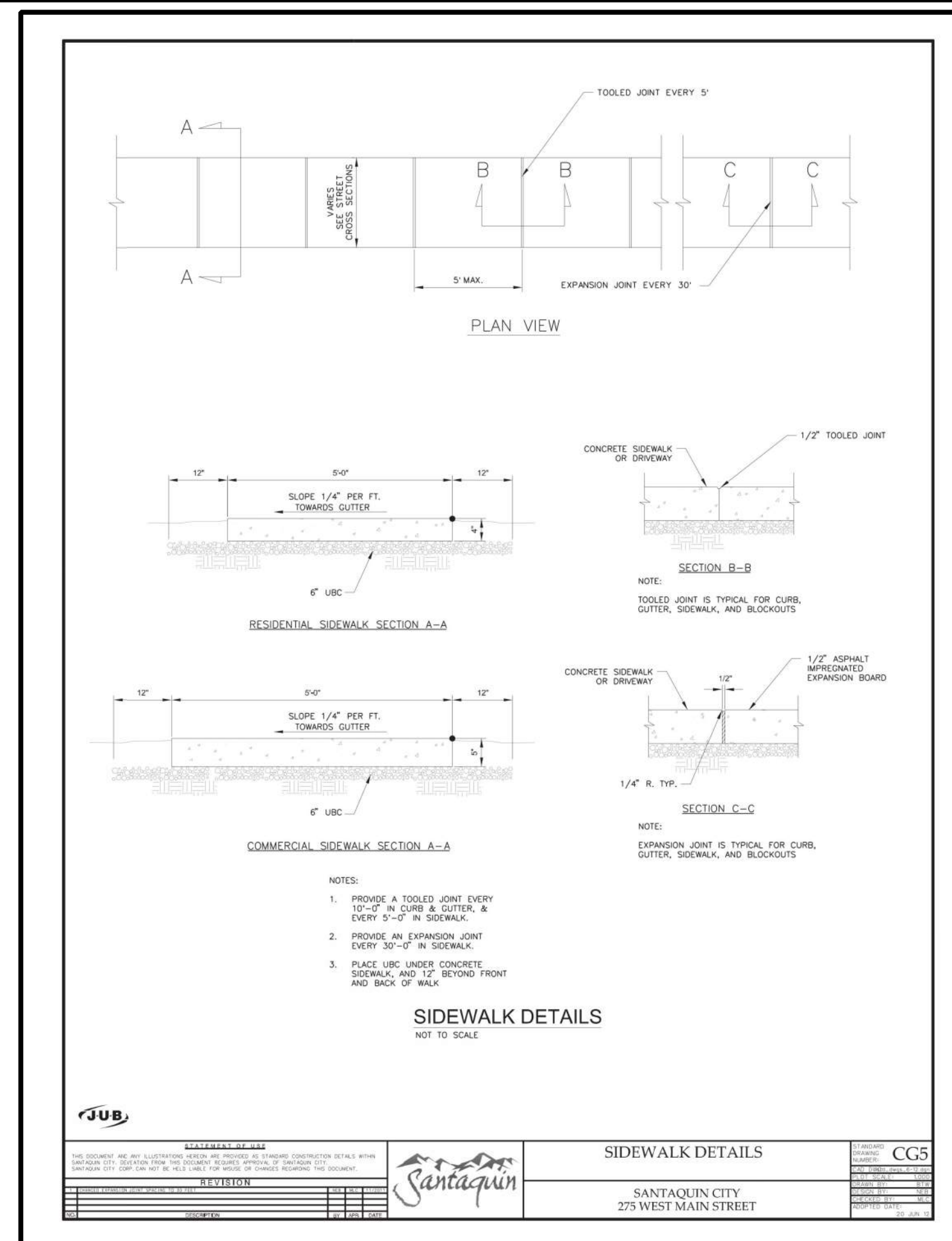
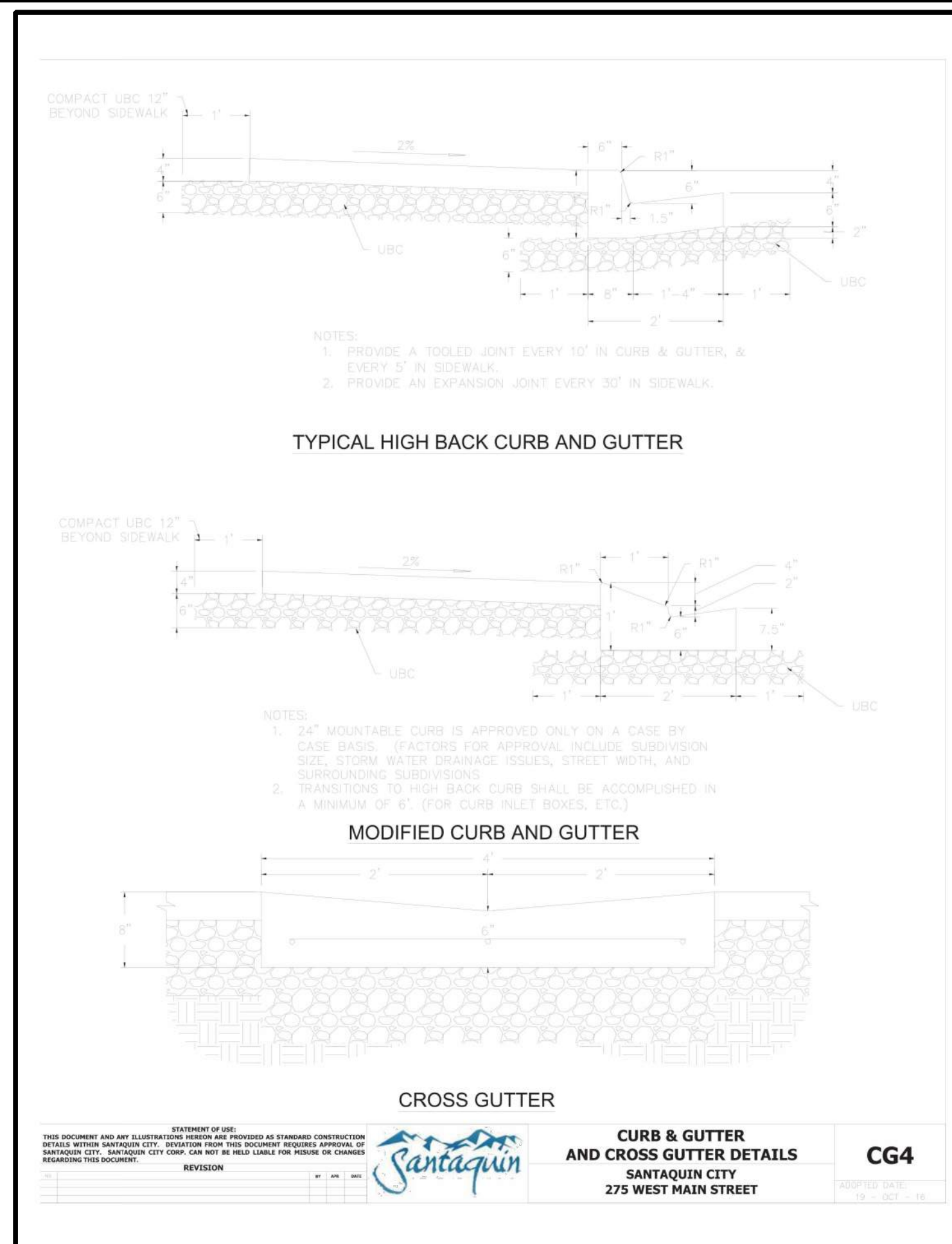
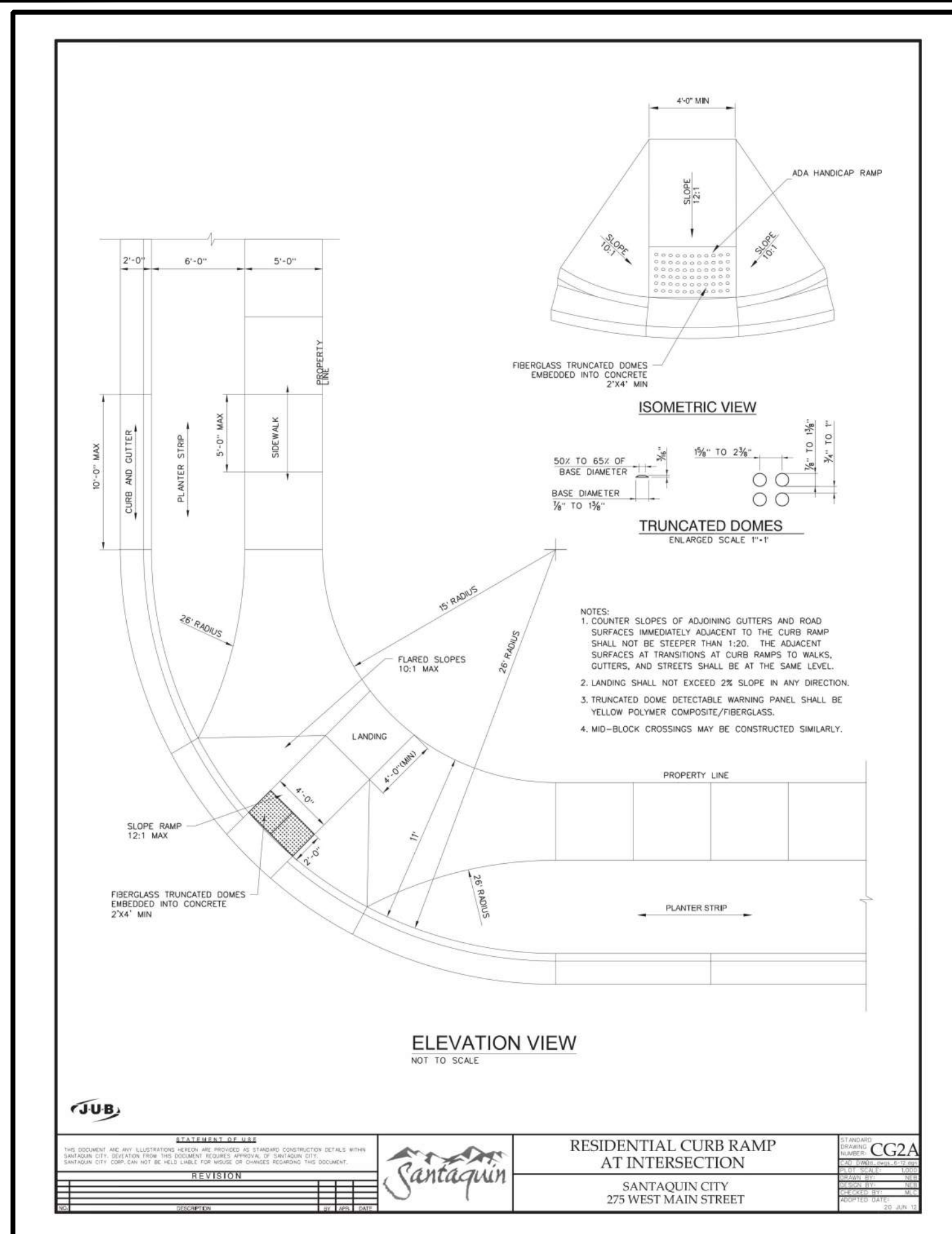
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**PLAN & PROFILES STA: 13+00 - 16+72**

LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012****C.211**



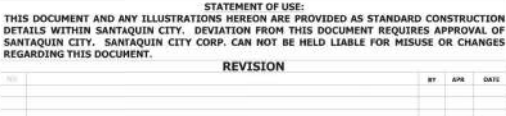
REV	DATE	BY	COMMENTS

DATE: JULY 2021
DRAWING NAME: C301 DETAILS
DESIGNED/DRAWN BY: BG/BP
CHECKED: APPROVED: ---

REVISION: -

PROJ. # LIL.012

C.301



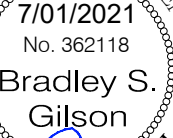
**STANDARD STREET
CROSS SECTION**

**SANTAQUIN CITY
275 WEST MAIN STREET**

ST1



PHONE: (801) 571-9414 FAX: (801) 571-9449



0 1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

0 1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

DETAILS

LILJENQUIEST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

REVISION: -

PROJ. # **LIL.012**

C.302

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.

3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.

4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN AND THE STATE OF UTAH DISCHARGE PERMIT SYSTEM. GENERAL PERMIT FOR "STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENT.

6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

7. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE. CONTRACTOR WILL SUPPLY THE CITY WITH A DUST CONTROL PLAN AT THE TIME OF THE PRE-CONSTRUCTION MEETING.

8. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

11. ALL INLETS WILL HAVE TEMPORARY INLET CONTROL.

12. TEMPORARY SANITATION FACILITIES REQUIRED.

13. CONTRACTOR TO COORDINATE WITH PUBLIC WORKS INSPECTOR ON ALL REQUESTS TO MODIFY OR MAKE CHANGES TO SWPPP/EROSION CONTROL PLAN.

- BMP SILT FENCE/STRAW BALE BARRIER
- BMP INSPECTION AND MAINTENANCE, BMP STABILIZED CONSTRUCTION ENTRANCE AND WASH AREA
- TOPSOIL STOCKPILE AREA (OR AS DIRECTED BY OWNER)
BMP EARTH BERM BARRIER
- BMP MATERIALS STORAGE, BMP VEHICLE AND EQUIPMENT FUELING, BMP CONCRETE WASTE MANAGEMENT, BMP PORTABLE TOILETS, BMP EARTH BERM BARRIER
- BMP DUST CONTROLS, BMP GRADING PRACTICES, BMP CONTAMINATED OR ERODIBLE SURFACE AREAS, REPOSITORY STOCKPILE AREA (OR AS DIRECTED BY OWNER), BMP EARTH BERM BARRIER
- BMP INLET PROTECTION

1 - ALL PROPOSED AND EXISTING INLETS ARE TO BE PROTECTED. SEE BMP INLET PROTECTION ER.102, BMP CATCH BASIN CLEANING, BMP INSPECTION AND MAINTENANCE FOR INLET PROTECTION DETAILS.

2 - EXISTING GROUND COVER = 50% SEE BMP PRESERVATION OF EXISTING VEGETATION

3 - SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. CONSTRUCT SILT FENCES ON THE SITE.
3. CONSTRUCT SEDIMENTATION PONDS WHERE NEEDED PER DISCRETION OF CONTRACTOR.
SIZE TO BE DETERMINED BY ENGINEER.
4. HALT ALL ACTIVITIES AND CONTACT CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL AROUND DISTURBING AREAS 72 HOURS BEFORE PRECEDING WITH CONSTRUCTION.
5. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. STORM DRAIN WATER DURING CONSTRUCTION WILL BE LOCATED IN RETENTION POND.
7. BEGIN GRADING THE SITE.

PHASE II

1. MAINTAIN SILT FENCE, INLET PROTECTION AND STABILIZED CONSTRUCTION EXITS INSTALLED DURING PHASE #1.
2. COMPLETE PERMANENT DETENTION POND CONSTRUCTION.
3. BEGIN CONSTRUCTION OF UNDERGROUND UTILITIES.
4. INSTALL INLET PROTECTION AT NEW STORM DRAIN INLETS, AS INSTALLED.
5. INSTALL PERMANENT VEGETATION AND PLANT MATERIALS.
6. REMOVE ALL TEMPORARY EROSION & SEDIMENTATION CONTROL DEVICES (ONLY AFTER FINAL STABILIZATION HAS BEEN ACHIEVED).

4 - DETAILS AND BMP'S ON DRAWINGS ER.102 ARE INCORPORATED INTO THIS PLAN BY REFERENCE.

1. CONTRACTOR SHOULD PERFORM EARTHWORK IN ACCORDANCE WITH CITY LAND DISTURBANCE ORDINANCE, THE CITY STANDARD SPECIFICATIONS, CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, REVEGETATION REQUIREMENTS, AND THE DUST CONTROL PLANS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF AIR QUALITY.

2. THE SEQUENCE OF CONSTRUCTION IS TO BE FOLLOWED.

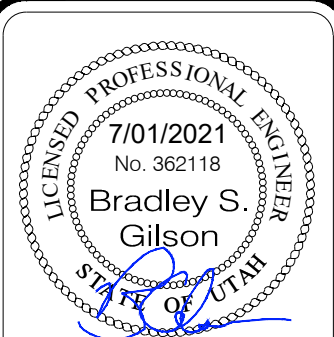
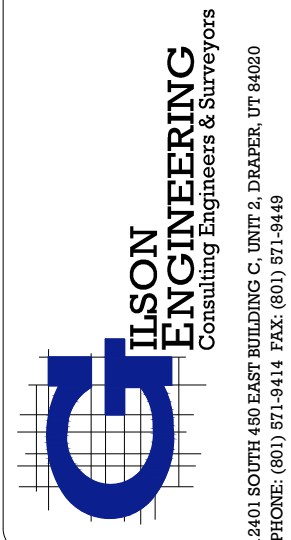
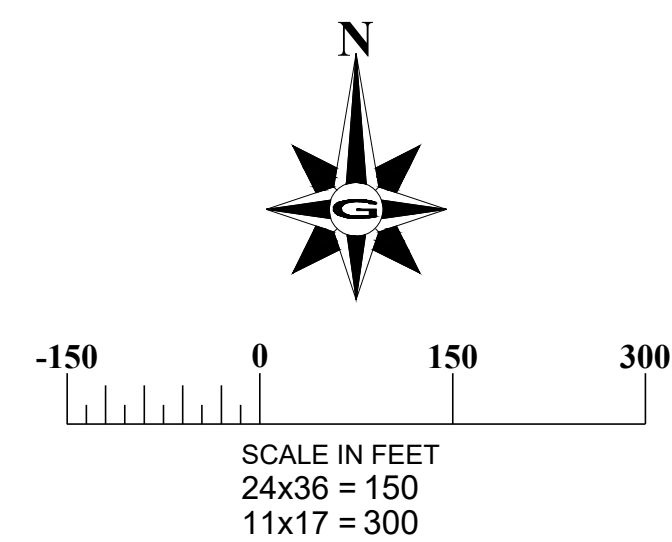
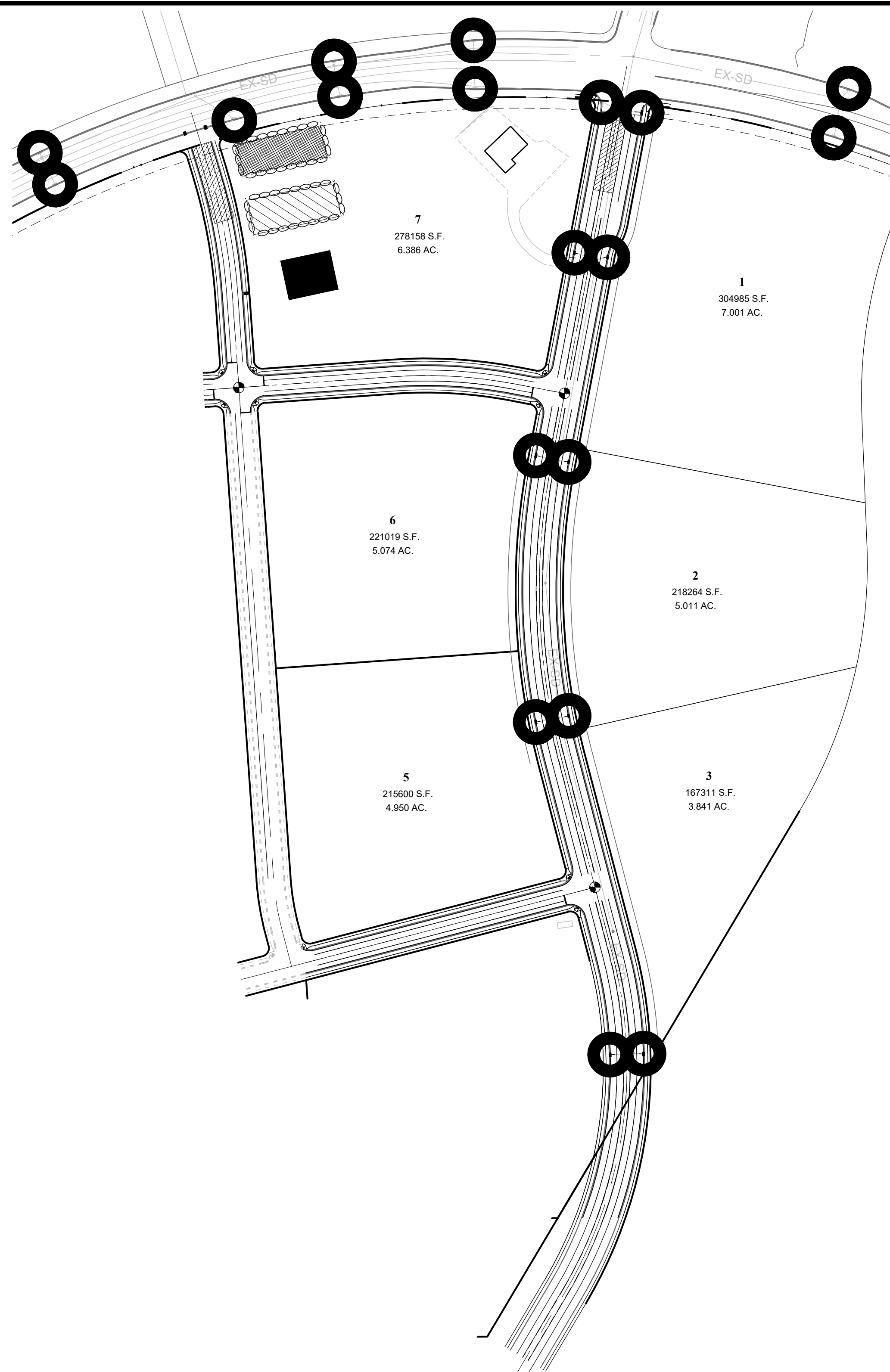
3. SEDIMENTATION BMPS SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.

4. DUST CONTROL BMPs ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS. THE DUST CONTROL AS REQUIRED BY THE STATE OF UTAH AIR QUALITY PLAN IS TO BE SUBMITTED WITH THE GRADING PLAN. THE DEVELOPER IS RESPONSIBLE FOR CONTROLLING THE DUST PRODUCED AT HIS PROJECT AND SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP THE DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FOR THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND DIVISION OF AIR QUALITY.

5. ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPS WITHIN 21 DAYS OF DISTURBANCE.

6. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THIS GRADING PLAN, STOP WORK AND CONTACT CITY, ENGINEERING DEPARTMENT. WORK IS TO REMAIN STOPPED UNTIL THE CITY ENGINEERING DEPARTMENT PROVIDES A WRITTEN NOTICE TO RESUME WORK.

7. THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY UPDES PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.



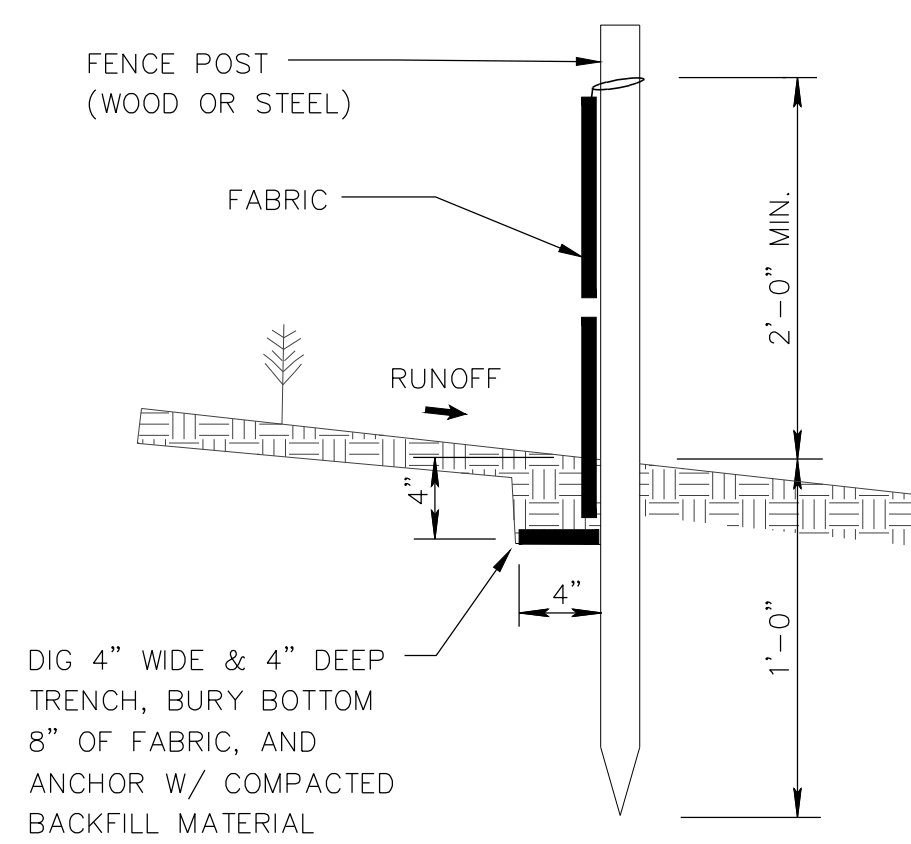
DATE: JULY 2021	REVISONS		BY/COMMENTS	
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DESIGNED/DRAWN BY: BG/BP				
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EROSION CONTROL
LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

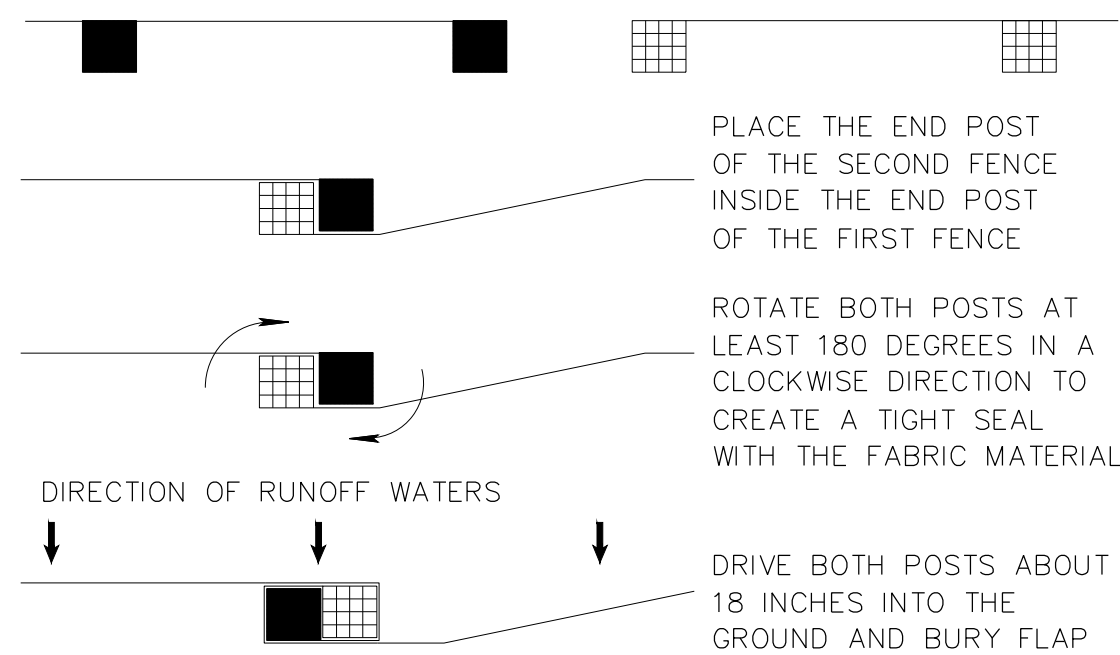
REVISION:

PROJ. # **LIL.012**

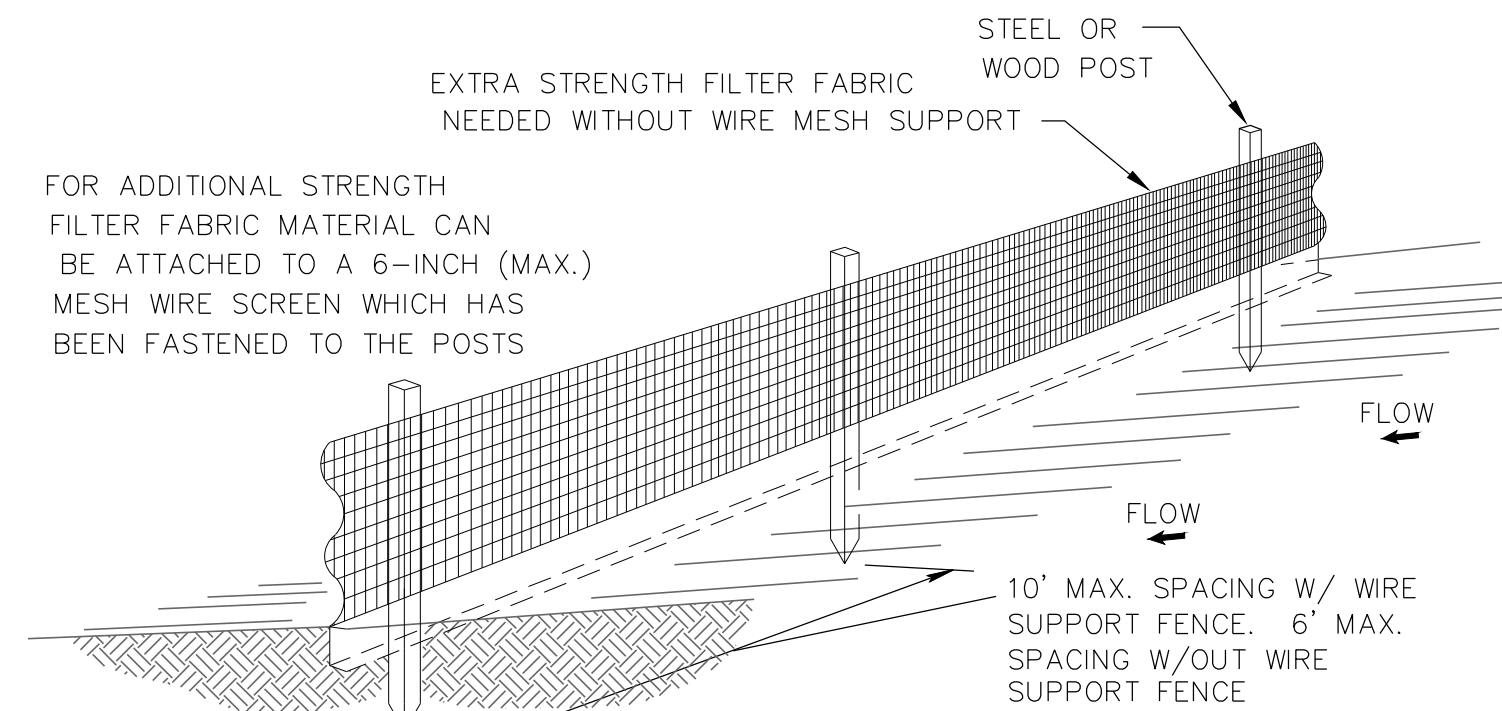
ER.101



SILT FENCE SECTION

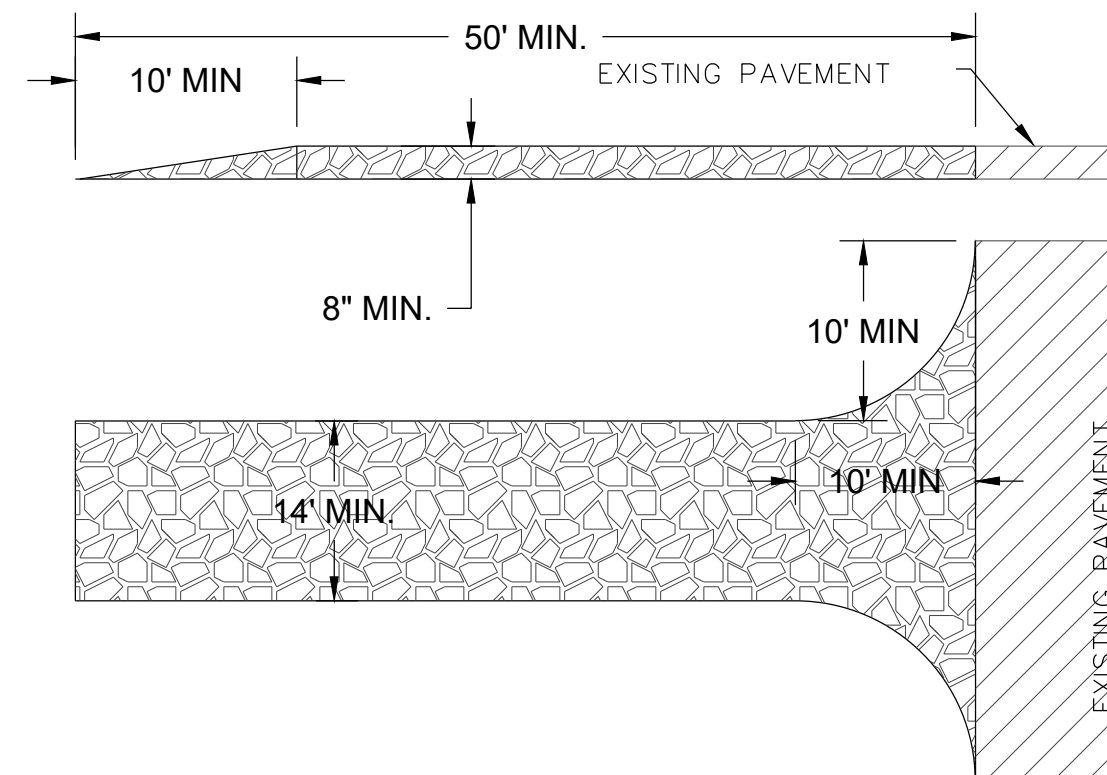


ATTACHING TWO SILT FENCES



NOTES

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. INSTALL PER MANUFACTURER'S SPECIFICATIONS



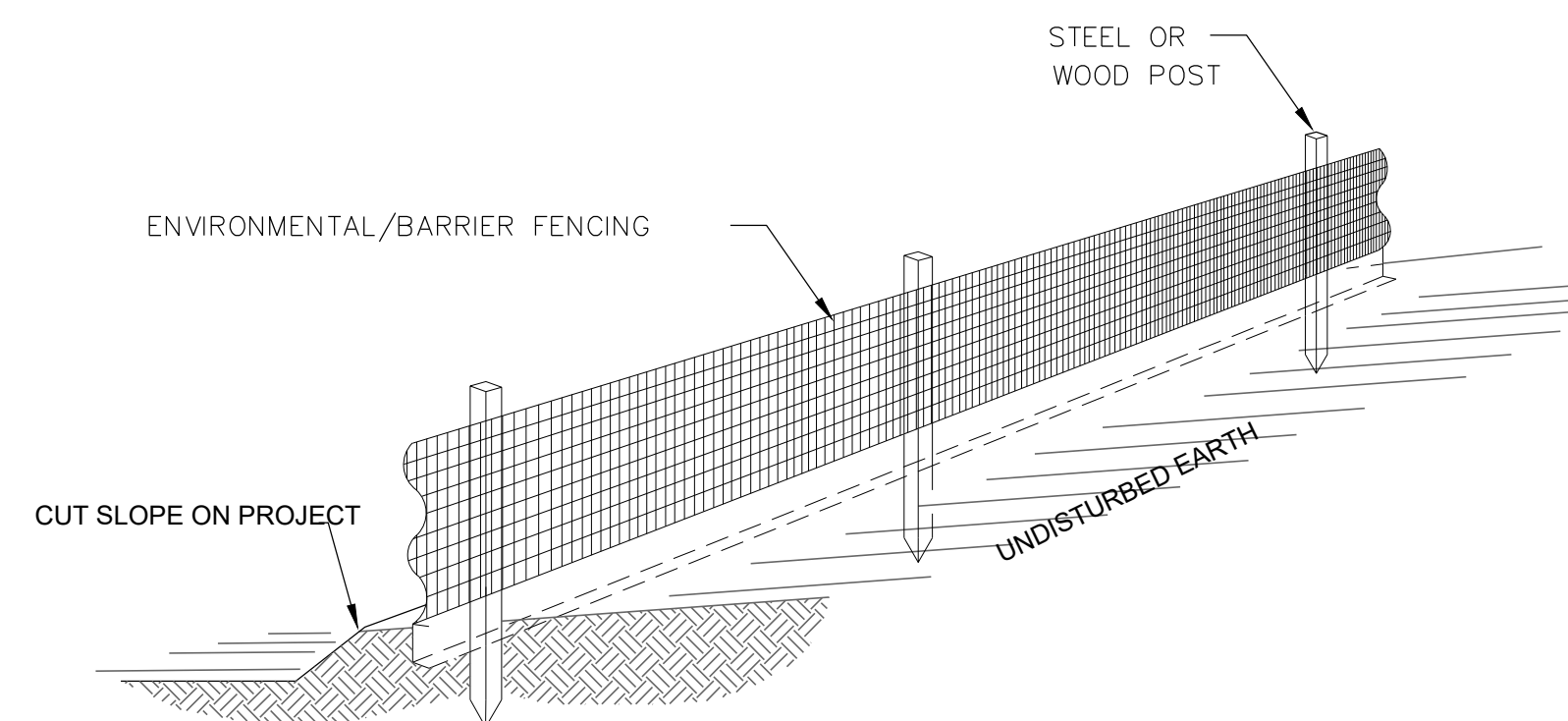
1. STONE SIZE- USE 4"-6" STONE OR RECLAIMED CONCRETE EQUIVALENT.
2. LENGTH- AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT INCHES.
4. WIDTH- TEN FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SIDE SLOPES WILL BE PERMITTED.
6. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO THE PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC R.O.W.S MUST BE REMOVED IMMEDIATELY.
7. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVED AFTER EACH RAINFALL.
8. GEOTEXTILE UNDERLINER WILL BE INSTALLED UNDER STONE.

C CONSTRUCTION ENTRANCE

SCALE: N.T.S.

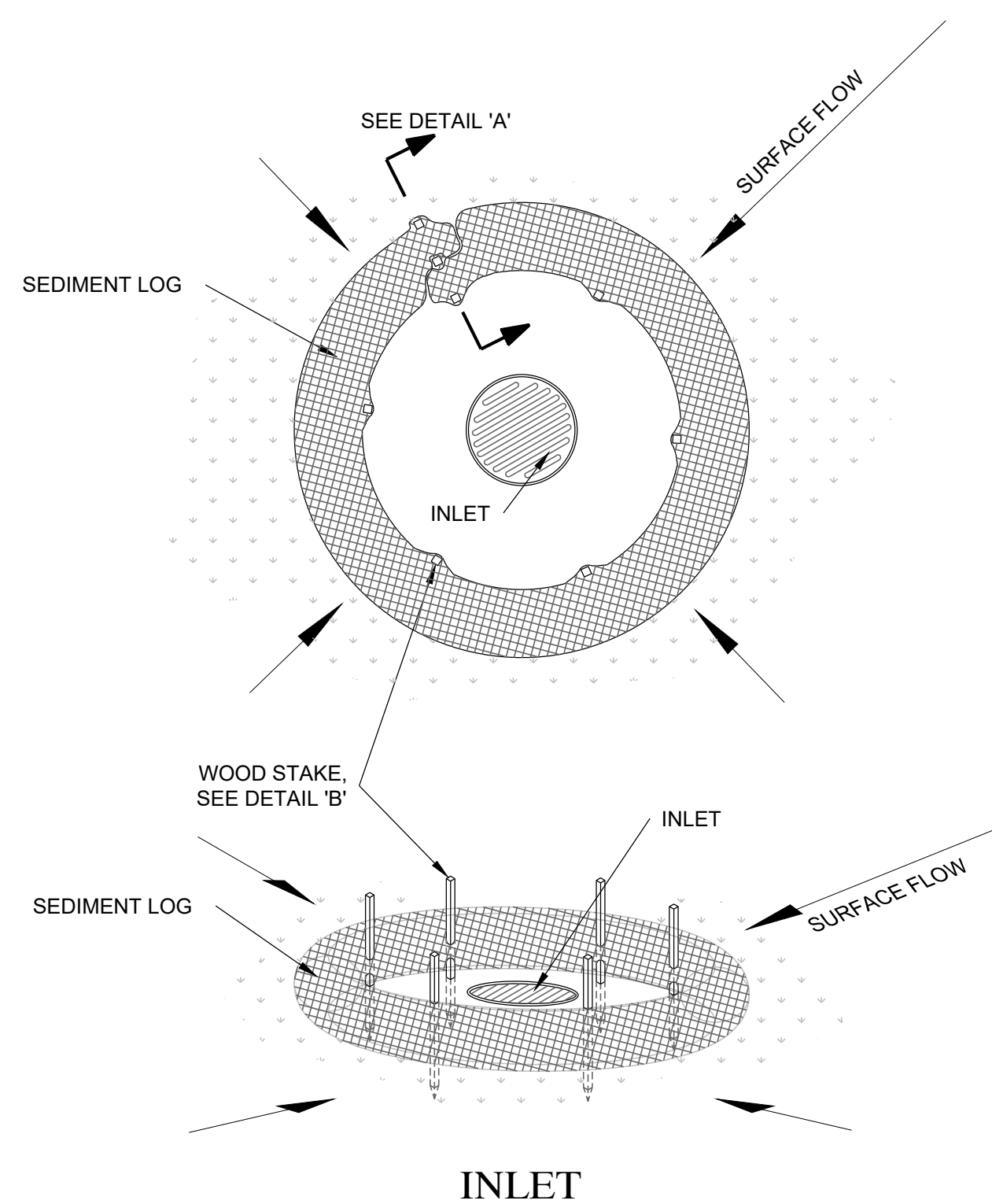
A SILT FENCE

SCALE: N.T.S.



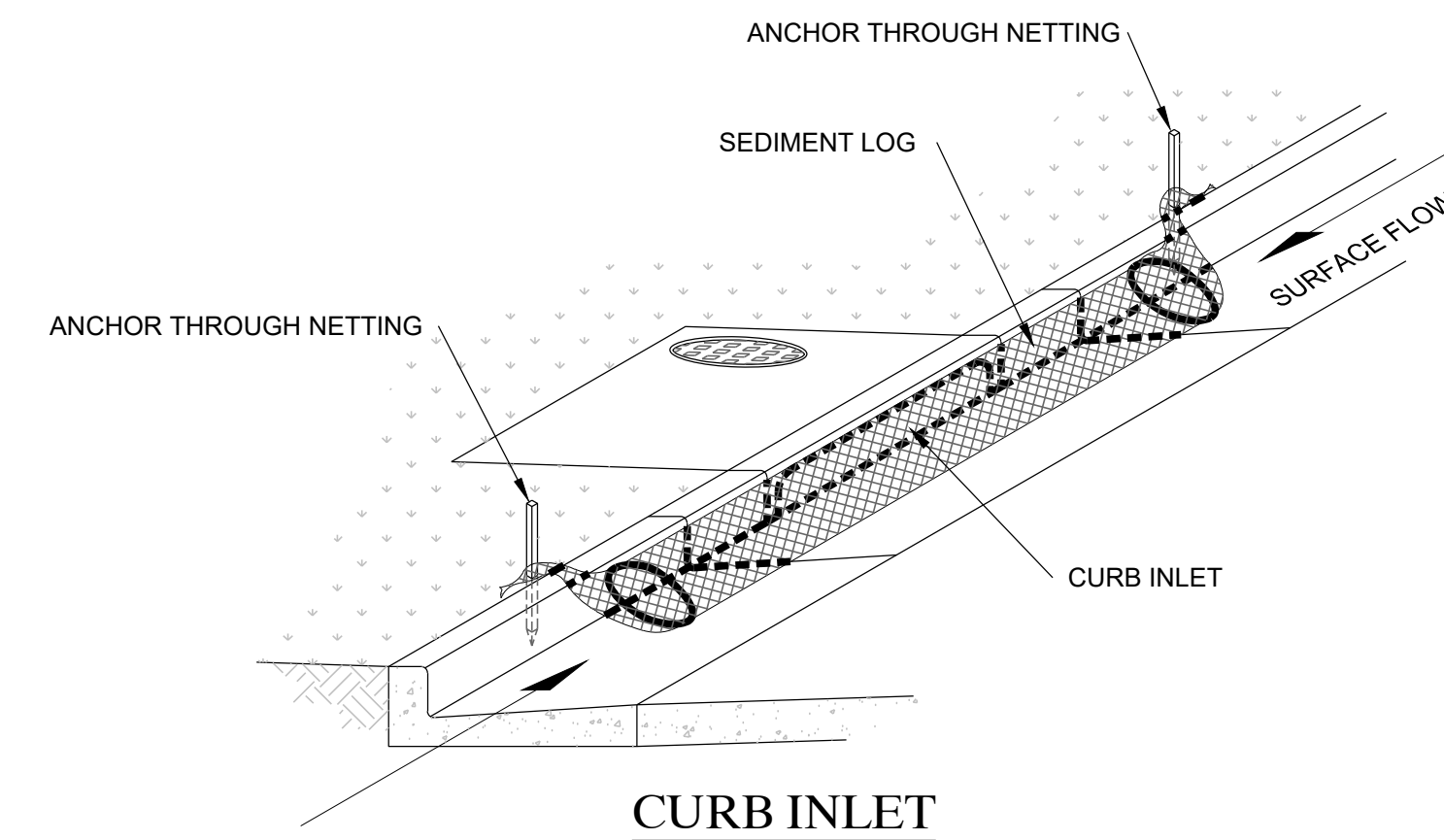
**LIMITS OF DISTURBANCE
BARRIER FENCE**

B SCALE: N.T.S.

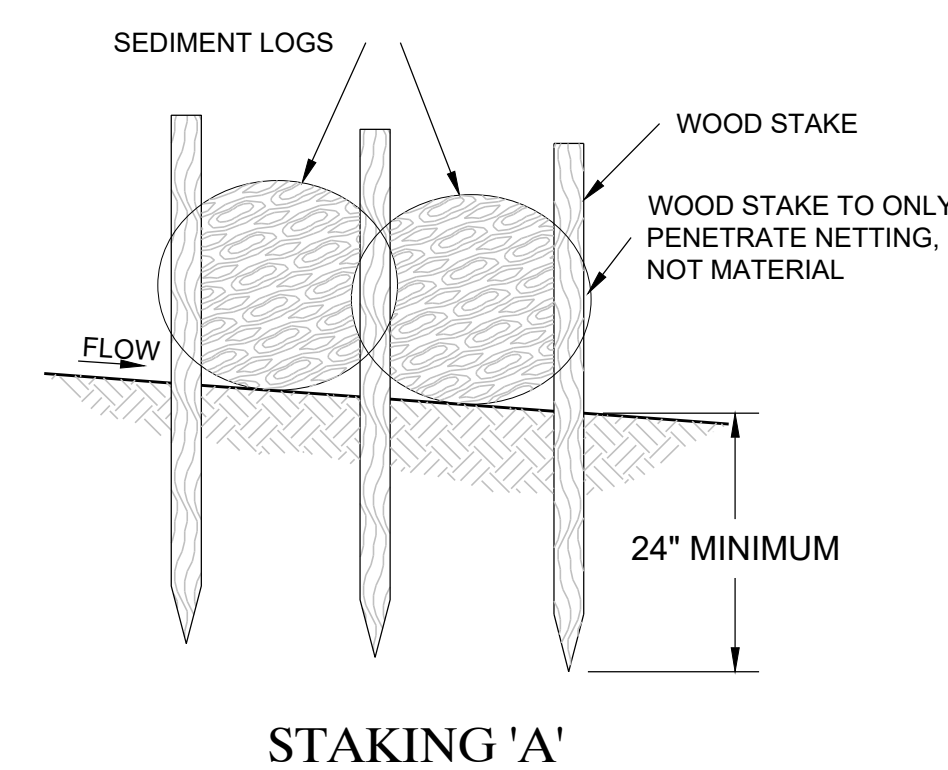


D INLET PROTECTION

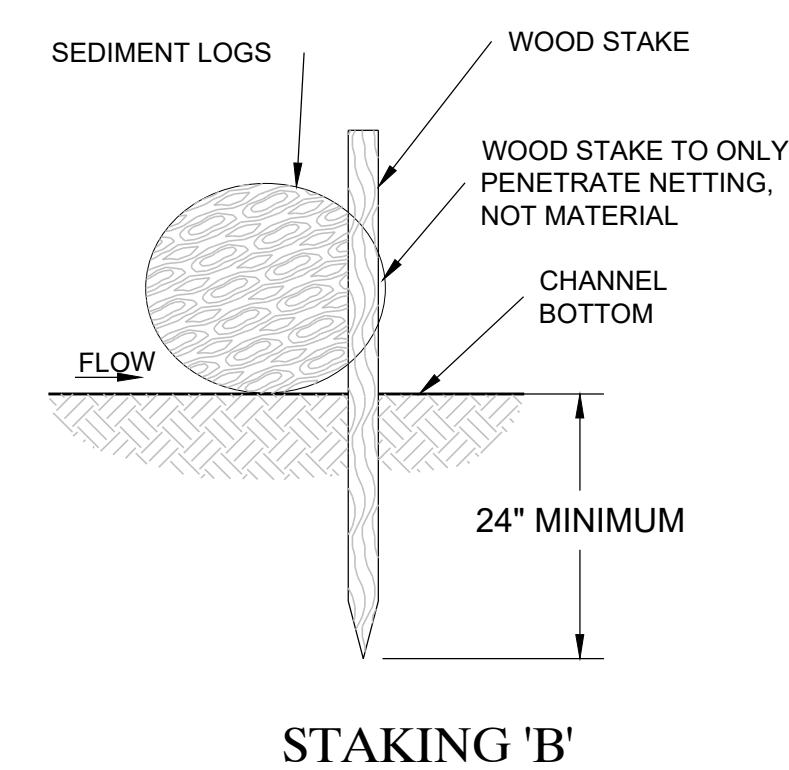
SCALE: N.T.S.



CURB INLET



STAKING 'A'



STAKING 'B'

EROSION CONTROL DETAILS

LILJENQUIST
SANTAQUIN - SUMMIT RIDGE PARCELS
SANTAQUIN, UTAH 84655
UTAH COUNTY, UTAH

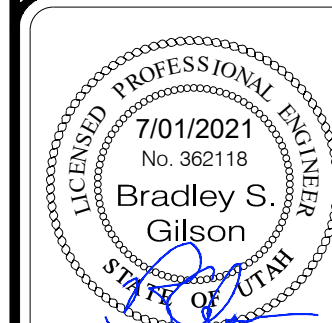
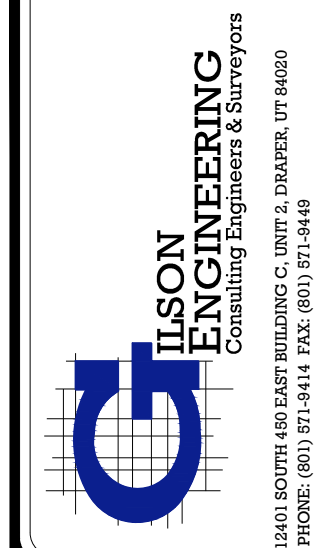
REVISION: -

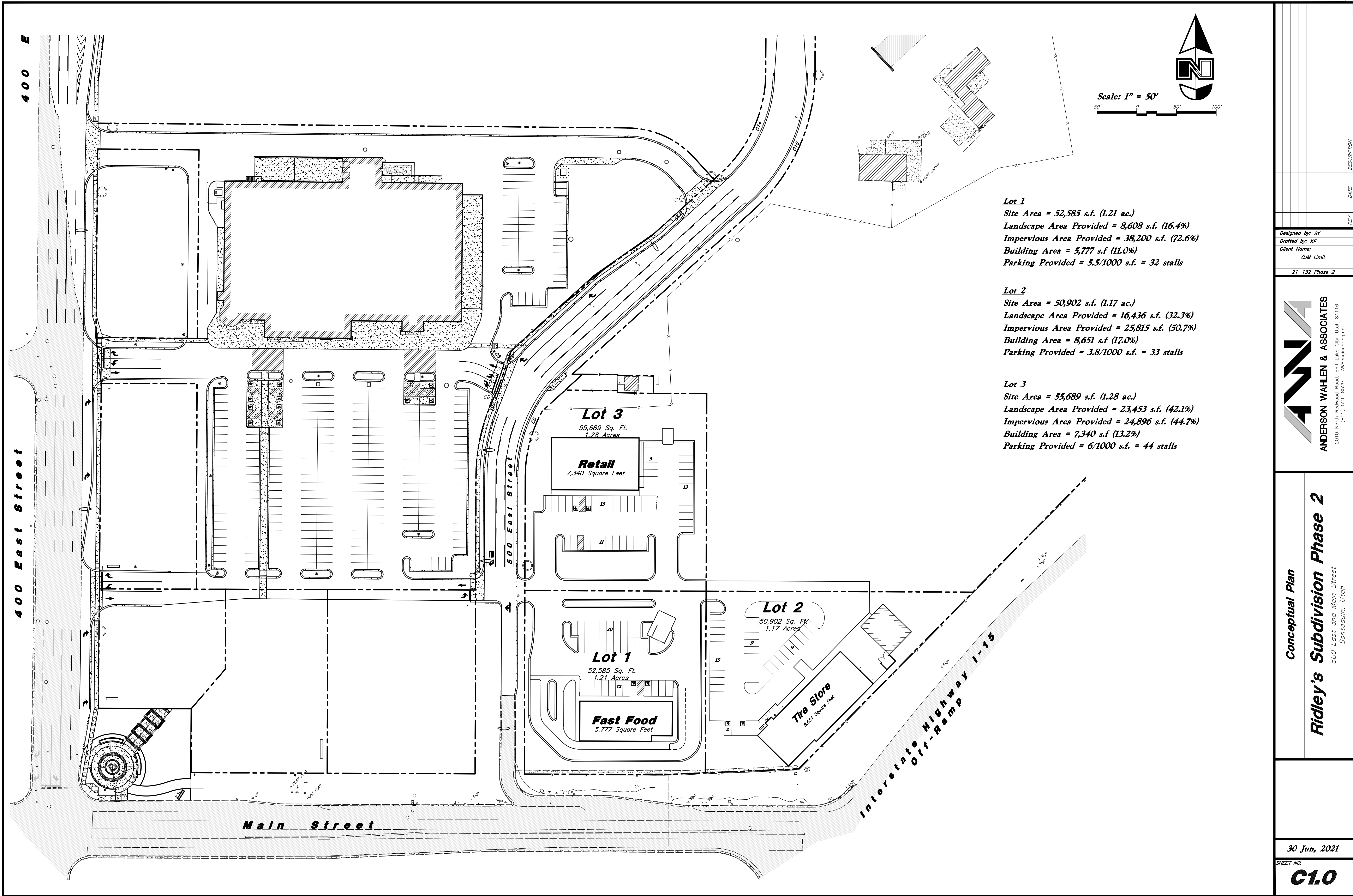
PROJ. # **LIL.012**

ER.102

DATE	REVISIONS	BY	COMMENTS
JULY 2021			
DRAWING NAME:	ER.102 EROSION CONTROL DETAILS		
DESIGNED/DRAWN BY:	BG/BP		
CHECKED:	APPROVED:		

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





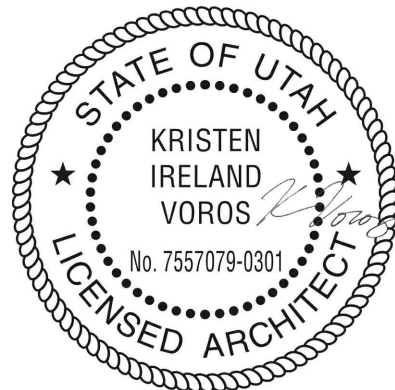
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

Conceptual Plan
Ridley's Subdivision Phase 2
500 East and Main Street
Santaquin, Utah

30 Jun, 2021
SHEET NO.
C1.0

SANTAQUIN PAD A
SANTAQUIN, UTAH

design
SEQUENCE
350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
DESIGNUTAH.COM



RETAIL BLDG CODE ANALYSIS

APPLICABLE CODES

International Building Code	2018	National Electrical Code	2017
International Mechanical Code	2018	Uniform Code for	
International Plumbing Code	2018		
International Fire Code	2018	ADA Accessibility	
International Energy		Guidelines	ICC/ANSI A117.1
Conservation Code	2018		

OCCUPANCY TYPE IS NOT FINALIZED. ASSUME M, B, OR A-2. BUILDING WILL BE MIXED OCCUPANCY, NON-SEPARATED USES. PLANS FOR TENANT FINISH WILL BE SUBMITTED SEPARATELY

A. Occupancy and Group: M B A-2

Change in Use: Yes No X Mixed Occupancy: Yes X No

Special Use and Occupancy (e.g. High Rise, Covered Mall):

B. Seismic Design Category: D Design Wind Speed: 115 mph

C. Type of Construction (circle one):

I A I B II A II B III B IV HT V A V B

D. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):

North: 0 South: 0 East: 0 West: 0

E. Mixed Occupancies: Yes Nonseparated Uses: Yes

F. Sprinklers:

Required: No Provided: No Type of Sprinkler System:

G. Number of Stories: 1 Building Height: 21'-0"

H. Tabular Area:

MAIN LEVEL SQ. FT. 1,480 SF

FLOOR AREA

OCCUPANT LOAD UNKNOWN UNTIL TENANT LEASING HAS BEEN FINALIZED. ALL LEASE SPACES WITH OCCUPANT LOADS OF 50 OR GREATER WILL BE PROVIDED WITH AT LEAST 2 EXITS.

I. Area Modifications per IBC 506:

Aa = A1 + [NS x I1]

I1 = [F/P - 0.25] W/30

ALLOWABLE AREA - IBC SECTION 506:

AREA MODIFICATIONS - IBC SECTION 506.2.1: Aa = 15,750 SF

Aa = {At + [NS x I1]}

15,750 S.F. = (9,000 S.F. + [9,000 S.F. x 0.75])

Where:

Aa = Allowable area (square feet).

At = Tabular allowable area factor - Table 506.2 (square feet).

NS = Tabular allowable area factor - Table 506.2 (square feet).

If = Area factor increase due to frontage - Section 506.3.3 (square feet).

AREA INCREASE DUE TO FRONTAGE - IBC SECTION 506.3: If = 0.75

If = [F/P - 0.25] W/30

0.75 = [380'/380' - 0.25] 30/30

Where:

If = Area increase factor due to frontage - Section 506.3 (square feet).

F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width (feet).

P = Perimeter of entire building (feet).

W = Width of public way or open space (feet) in accordance with Section 506.3.

J. Design Occupant Load, Exit Width and Number of Exits:

OCCUPANT LOAD UNKNOWN UNTIL TENANT LEASING HAS BEEN FINALIZED. ALL LEASE SPACES WITH OCCUPANT LOADS OF 50 OR GREATER WILL BE PROVIDED WITH AT LEAST 2 EXITS.

M. Minimum Number of Required Plumbing Facilities:

UNKNOWN UNTIL TENANT LEASING HAS BEEN FINALIZED.

GENERAL NOTES

1. CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PORTIONS OF THE DRAWINGS, SPECIFICATIONS, ADDENDUM AND CHANGE ORDERS THAT PERTAIN TO THEIR WORK. THEY SHALL BE HELD RESPONSIBLE FOR ADHERING TO THOSE REQUIREMENTS AND SHALL NOT PREPARE ANY BID FROM PARTIAL SETS.

2. STUD BOTTOM TRACKS TO BE MECHANICALLY FASTENED TO THE SLAB OR SUB FLOORING AS OCCURS.

3. STUDS TO BE SHEATHED WITH 1/2" TYPE 'X' GYP. BOARD UNLESS OTHERWISE NOTED.

4. PROVIDE SEALANT AROUND ALL PERIMETER WALL PENETRATIONS.

5. ALL NUTS, BOLTS & MISCELLANEOUS METAL EXPOSED TO WEATHER SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.

6. ALL WORK SHALL COMPLY STRICTLY WITH THE 2015 INTERNATIONAL BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.

7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT.

8. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONAL DISCREPANCIES SHALL BE CLARIFIED WITH THE ARCHITECT.

9. ALL DIMENSIONS ARE TO FACE OF CONCRETE, MASONRY OR GYP. BD. UNLESS OTHERWISE NOTED.

10. PROTECT PORTIONS OF THE BUILDING ADJACENT TO OR AFFECTED BY CONSTRUCTION.

11. DO NOT CLOSE OR OBSTRUCT STREET, WALKS, DRIVES, PARKING OR OTHER OCCUPIED OR USED SPACES OR FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.

12. DO NOT INTERRUPT UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.

13. CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, FALSE WORK, TEMPORARY STRUCTURES INCLUDING FOUNDATIONS & DEBRIS OF EVERY NATURE RESULTING FROM HIS OPERATIONS, AND PUT THE SITE IN A NEAT, ORDERLY CONDITION.

14. CONTRACTOR SHALL VERIFY THE LOCATION AND SHALL PROVIDE AND PROTECT UTILITIES WITHIN THE WORK AREA, WHETHER OR NOT INDICATED IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES IMMEDIATELY SHOULD SERVICES BE INTERRUPTED.

15. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS WHERE WORK IS BEING PERFORMED.

16. A SET OF AS-BUILT DRAWING PRINTS WILL REMAIN ON SITE DURING REMODEL.

17. AFTER PROJECT COMPLETION THE G.C. WILL DELIVER TO THE OWNER 30 DAYS AFTER COMPLETION TWO SETS OF NEW AS-BUILTS AND ALL NECESSARY CLOSE OUT DOCUMENTS.

18. FIRE EXTINGUISHERS ARE TO BE MAINTAINED IN ALL AREAS WHERE TORCHES ARE BEING USED.

19. ALL CONTRACTORS ARE TO SUPPLY THEIR OWN SAFETY EQUIP.

20. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS PER THE DIRECTION OF THE AUTHORITY HAVING JURISDICTION PRIOR TO SUBSTANTIAL COMPLETION.

21. FLOOR CARPET SHALL BE TESTED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM) IN CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS.

22. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

23. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

24. INTERIOR WALL FINISHES WHICH ARE TEXTILES AND CEILING TILE SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450

25. SMOKE DAMPERS SHALL BE LISTED UL555S AND BE CONTROLLED BY AUTOMATIC SMOKE DETECTION EITHER IN THE DUCT OR AREA OF SMOKE SEPARATION.

26. PENETRATIONS OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED BY ASTM E 814.

27. FIRE STOPPING MATERIALS FOR NON-FERROUS PIPE, CONDUIT AND OTHER SYNTHETIC MATERIALS SHALL BE COMPATIBLE WITH EACH.

28. ENVIRONMENTAL AIR DUCTS THAT PENETRATE FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH UL 555 LABELED FIRE DAMPERS THAT HAVE A FIRE RATING OF AT LEAST 75% OF THE ASSEMBLY BEING PENETRATED. ALL SYSTEMS SHALL COMPLY WITH IFC 907.2.13.1.2. AND 907.4.1 AS APPROPRIATE.

29. ALL FIRE RATED ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 119 OR EQUIVALENT.

30. CONTRACTOR TO ENGINEER ALL STUD CONNECTIONS, TYP.

DEFERRED SUBMITTALS

FIRE ALARM SYSTEM:
THE GENERAL CONTRACTOR IS TO PROVIDE A SET OF FIRE ALARM DRAWINGS PRIOR TO THE INSTALLATION OF ANY FIRE ALARM COMPONENTS.

FIRE SPRINKLER SYSTEM:
THE GENERAL CONTRACTOR IS TO PROVIDE A SET OF FIRE SPRINKLER PLANS INCLUDING THE MAIN SIZE AND PRESSURE, HYDRAULIC CALCULATIONS, ETC. PRIOR TO THE INSTALLATION OF ANY FIRE PROTECTION COMPONENTS.

NOTE:
ADDITIONAL DEFERRED SUBMITTALS SHALL BE SUBMITTED AS INDICATED IN THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL AND ELECTRICAL DOCUMENTS.

DRAWING INDEX

GENERAL

A0.0 TITLE SHEET, NOTES, CODE ANALYSIS AND INDEX

CIVIL

CV COVER SHEET

C0.1 DEMOLITION PLAN

C1.1 SITE PLAN

C2.1 GRADING PLAN

C2.2 GRADING DETAILS AND NOTES

C2.3 ACCESSIBLE DETAILS AND NOTES

C3.1 UTILITY PLAN

C4.1 DETAILS

C4.2 DETAILS

C4.3 DETAILS

C5.1 EROSION CONTROL SITE MAP

L1.1 LANDSCAPE PLAN

L2.1 IRRIGATION PLAN

L3.1 DETAILS

ARCHITECTURAL

A1.1 FLOOR PLAN AND ROOF PLAN

A2.1 EXTERIOR ELEVATIONS

A3.1 WALL SECTIONS

A5.1 DETAILS

A5.2 DETAILS

A6.1 SCHEDULES

STRUCTURAL

S001 STRUCTURAL NOTES

S002 SCHEDULES

S003 SCHEDULES

S101 PLANS

S201 DETAILS

S202 DETAILS

S203 DETAILS

MECHANICAL

M001 LEGENDS AND SCHEDULES

M101 HVAC ROOF PLAN

M201 HVAC FLOOR PLAN

M601 DETAILS

P201 PLUMBING FLOOR PLAN

ELECTRICAL

EG001 ELECTRICAL SYMBOLS AND NOTES

EG401 SPECS

EG501 DETAILS

EG601 SCHEDULES

ES101 SITE PLAN

EP101 ELECTRICAL PLAN

RETAIL BUILDING SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK DATE DESCRIPTION

DATE: MAY 14, 2021

AGENCY PROJECT NO:

DESIGN SEQUENCE PROJECT NO: 2010.01

CAD DWG FILE NO:

DRAWN BY: KV

DESIGNED BY: KV

DWG TYPE:

ARCHITECTURAL PHASE: BID SET

SHEET TITLE

INDEX, CODE ANALYSIS, GENERAL NOTES

A0.0

Fiiz Drinks

30 North 400 East Street

Santaquin City, Utah



Vicinity Map
Not to Scale



Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Water
Proposed Catch Basin	Existing Secondary Water	Existing Sewer
Proposed Manhole	Existing Storm Drain	Existing Gas
Proposed Transformer	Existing Power	Existing Power
Proposed Meter Box	Existing Telephone	Existing Telephone
Proposed Water Meter	Existing Fence	Flowline
Proposed Water Valve	Existing Storm Drain	Centerline
Proposed Water Line	Existing Gas	Existing Contour
Proposed Sanitary Sewer	Existing Power	Existing Spot
Proposed Storm Drain	Existing Telephone	Existing Light Pole
Proposed Conduit Line	Existing Fence	Existing Street Light
Proposed Power Line	Flowline	Existing Building
Proposed Gas Line	Centerline	Existing Telephone Box
Proposed Fire Line	Existing Contour	Existing Power Meter
Proposed Secondary Water Line	Existing Spot	Existing Electrical Box
Proposed Roof Drain	Existing Light Pole	Existing Electrical Cabinet
Proposed Fence	Existing Street Light	Existing Gas Meter
Ridge line	Existing Building	Existing Water Meter
Grade Break	Existing Telephone Box	Existing Irrig. Control Box
Proposed Contour	Existing Power Meter	Existing Ballard
Direction of Drainage	Existing Electrical Box	Existing Hose Bib
Proposed Spot	Existing Electrical Cabinet	Working Point
ADA Accessible Route	Existing Gas Meter	Existing Deciduous Tree
Property Line	Existing Irrig. Control Box	Existing Coniferous Tree
Sawcut Line	Existing Ballard	Detail Number
Proposed Light Pole	Existing Hose Bib	Sheet Number
Proposed Street Light	Working Point	
Proposed Building	Existing Deciduous Tree	
Existing Power Pole	Existing Coniferous Tree	
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Santaquin City Notes

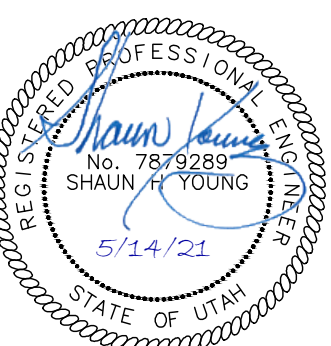
It is important for the developer and the general contractor to understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all state and Santaquin City codes, ordinances and standards. This fact does not relieve the developer or general contractor from full compliance with all minimum state and Santaquin City standards.

Santaquin City Note to Developers & General Contractors
All recommendations made in the provided geotechnical report/study shall be followed explicitly during construction of building and site improvements.

Legal Description
Lot 4, Ridley's Subdivision
22,907 sq. ft.
or 0.526 acre

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

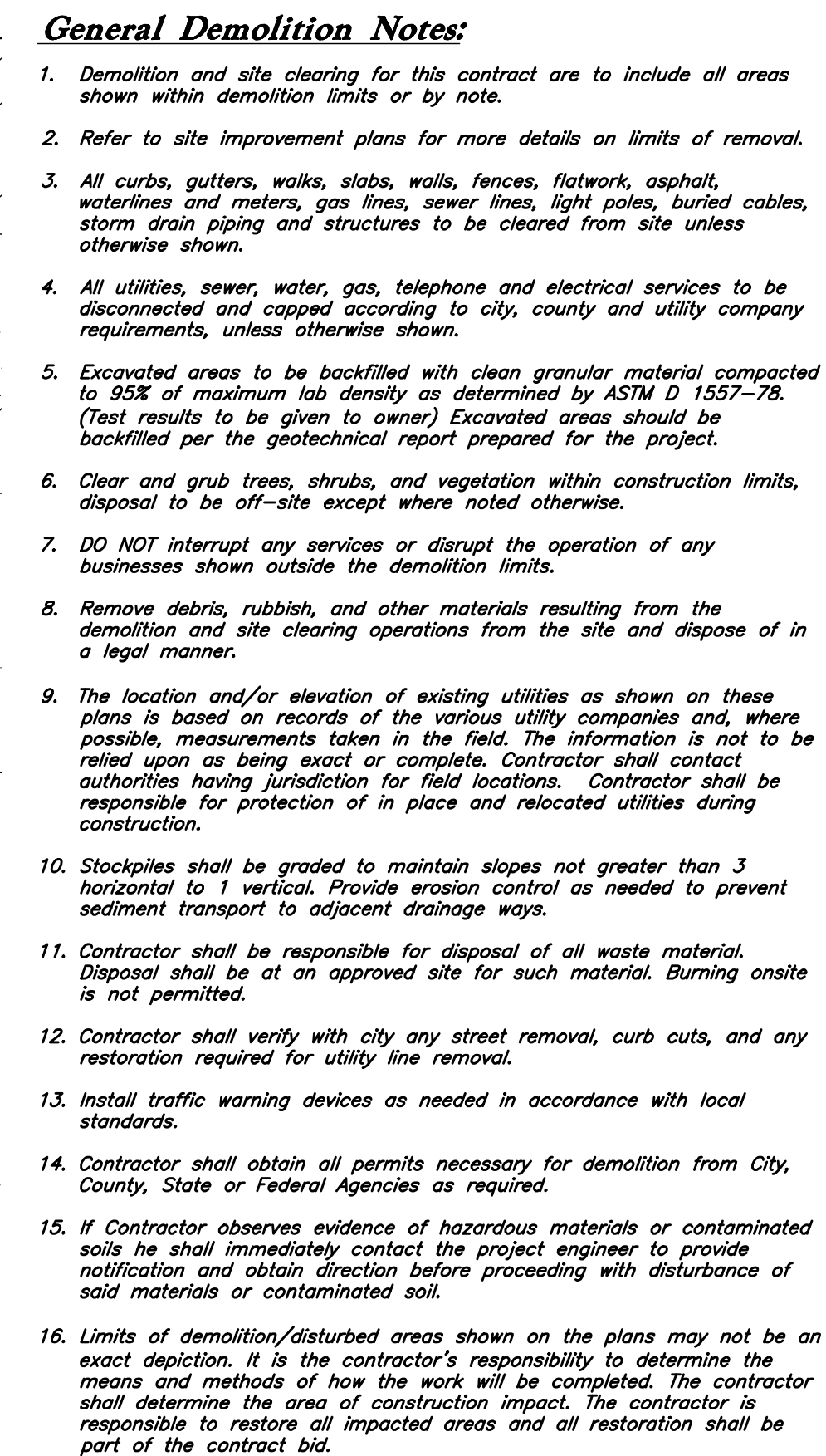
Cover Sheet
Fiiz Drinks
30 North 400 East Street
Santaquin City, Utah



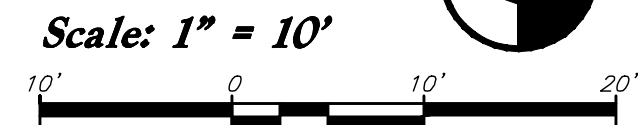
14 May, 2021

SHEET NO.

C0.0



The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



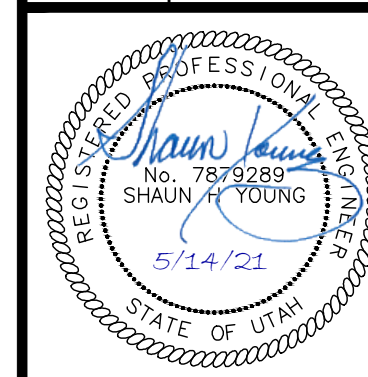
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, and storm piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact the utility having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soil he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore impacted areas and all restoration shall be part of the contract bid.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AWaengineering.net

Demolition Plan

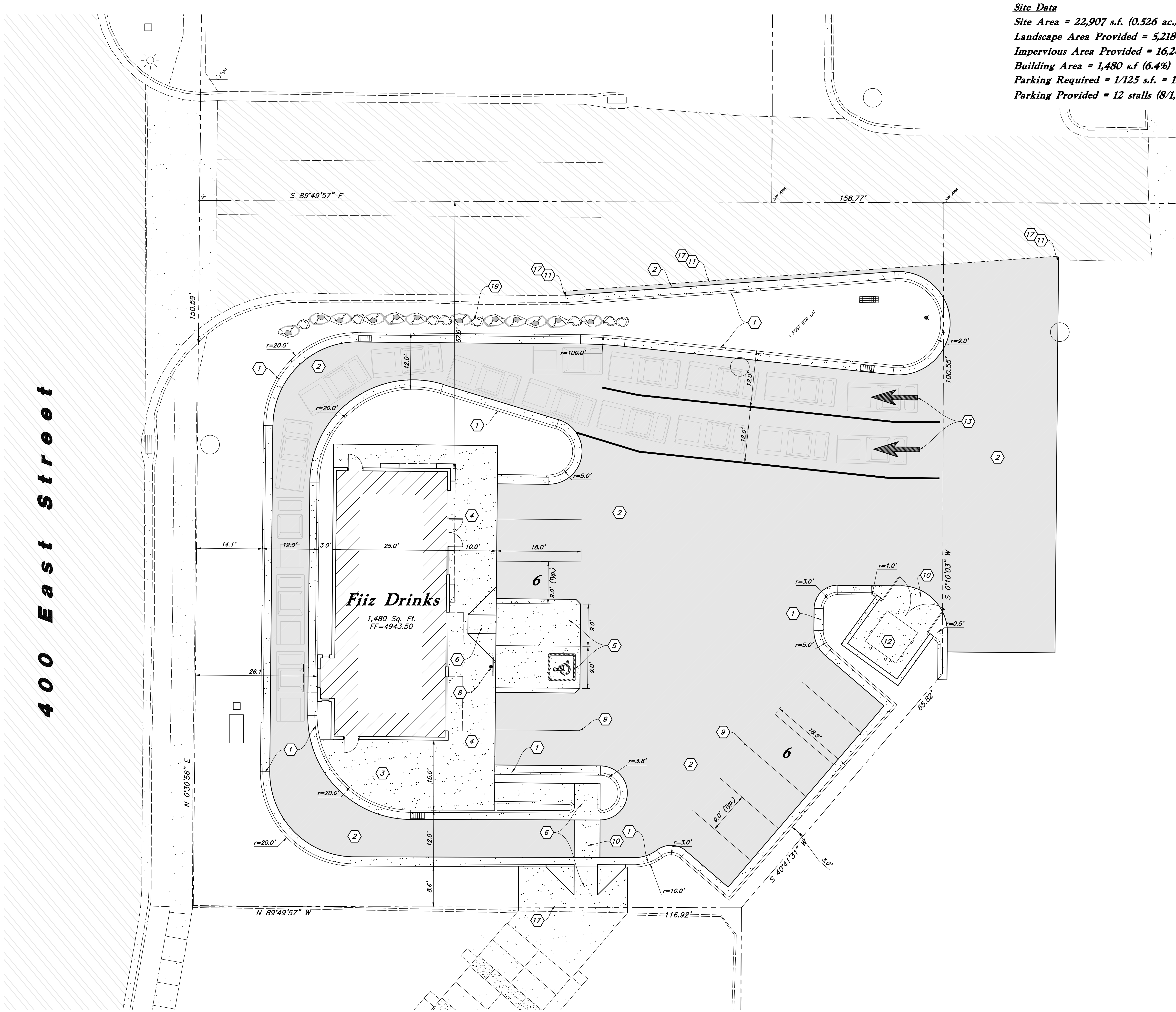
Fiiz Drinks

30 North 400 East Street
Santaquin City, Utah

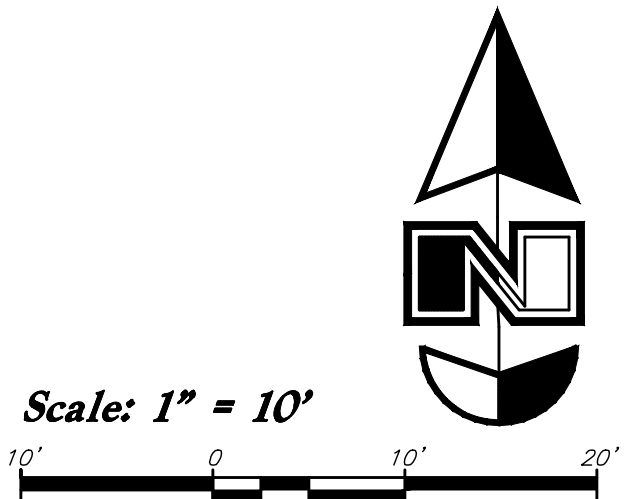


SHEET NO.

CO.1



Site Data
Site Area = 22,907 s.f. (0.526 ac.)
Landscape Area Provided = 5,218 s.f. (22.8%)
Impervious Area Provided = 16,209 s.f. (70.8%)
Building Area = 1,480 s.f. (6.4%)
Parking Required = 1/125 s.f. = 12 stalls
Parking Provided = 12 stalls (8/1,000)



Site Construction Notes

- 1 Const. 24" Curb & Gutter (C4.1)
- 2 Const. Asphalt Paving (C4.1)
- 3 Const. Concrete Sidewalk (C4.1)
- 4 Const. Thickened Edge Sidewalk (C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C2.3)
- 9 Const. 4" White Point Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 10 Const. Concrete Paving (C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. Directional Arrows per MUTCD
- 14 Const. 24" White Stop Bar
- 15 Const. Concrete Wheel Stop
- 16 Const. Stop Sign per MUTCD R1-1 (C4.3)
- 17 Connect to Existing Improvements and Match Grade Elevation
- 18 Const. Landscape Edging (Coordinate w/ Landscape Plan)
- 19 Const. Boulder Retaining Wall (2' Max Height)

General Site Notes:

- 1. All dimensions are to back of curb unless otherwise noted.
- 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
- 3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- 4. Const. curb transition at all points where curb abuts sidewalk, see detail.
- 5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- 6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

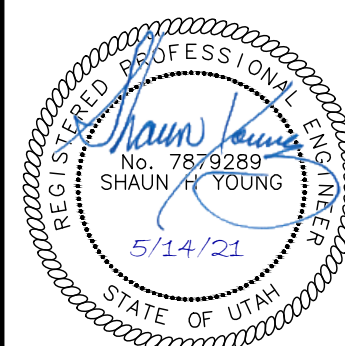
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWengineering.net

Site Plan
Fiiz Drinks
30 North 400 East Street
Santiquin City, Utah



14 May, 2021
SHEET NO.
C1.1

Scale: 1" = 10'

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them, as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH are included in the requirements of grading and site Preparation. The Report is titled "Proposed Ridley's Market Development (MEC) of Main Street and 400 South".
Project No.: 2588-001-18
Dated: April 26, 2018
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.0% Maximum) unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

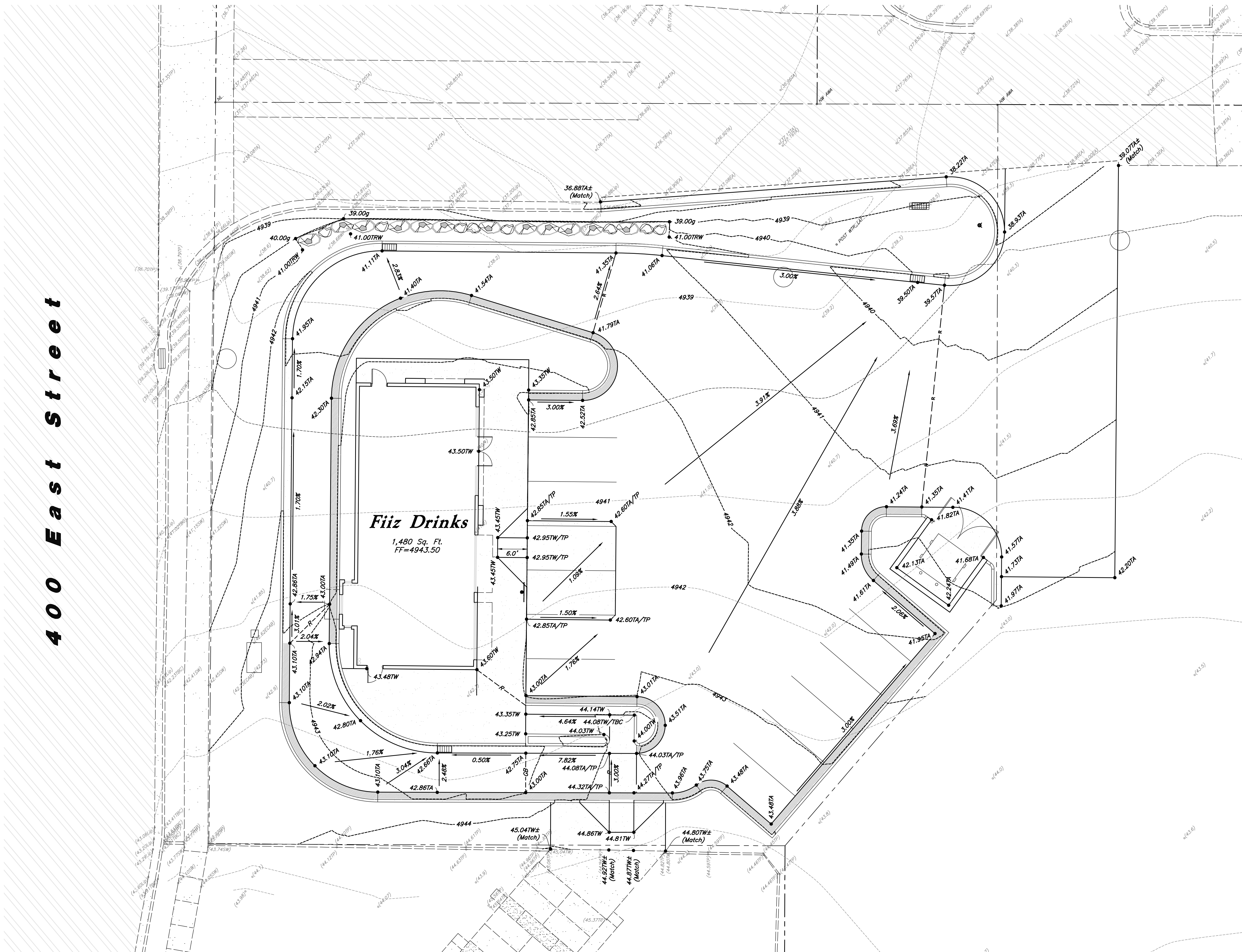
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - awhengineering.net

Grading Plan
Fiiz Drinks
30 North 400 East Street
Santaquin City, Utah

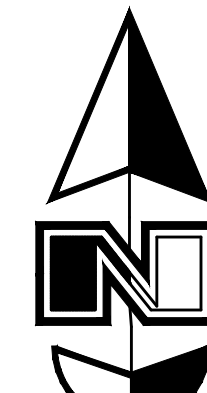
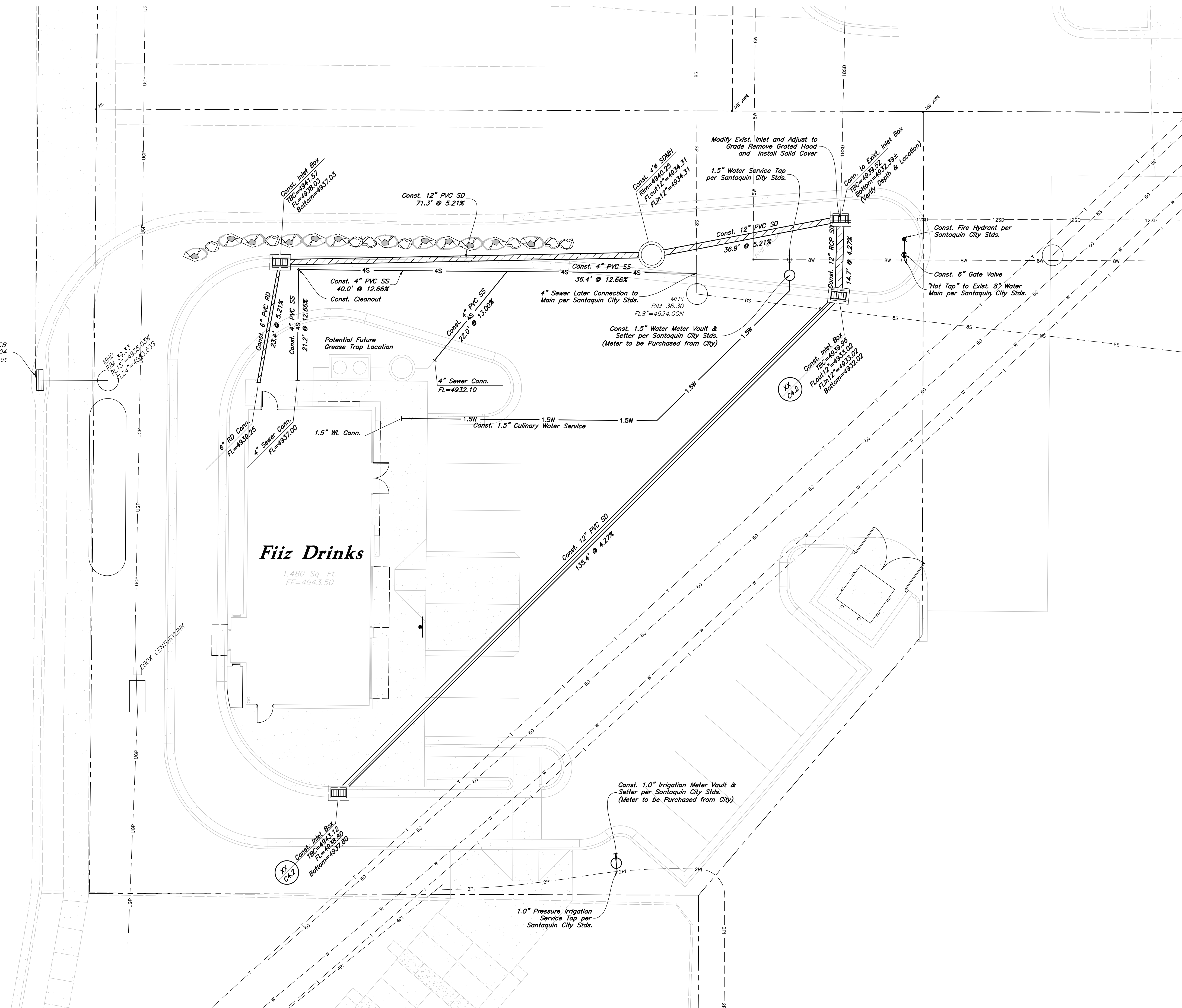
REGISTERED PROFESSIONAL ENGINEER
No. 789593
SHAUN A. YOUNG
5/14/21
STATE OF UTAH

14 May, 2021

SHEET NO.
C2.1



400 East Street



Scale: 1" = 10'



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller — Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
2. 15" pipes or larger — Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

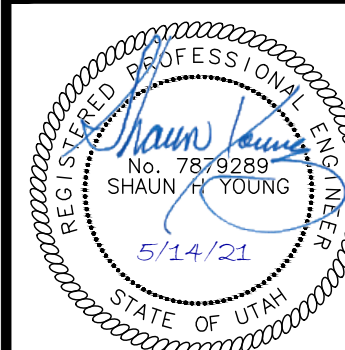
Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AWAengineering.net

Utility Plan

Fiiz Drinks
30 North 400 East Street
Santquin City, Utah



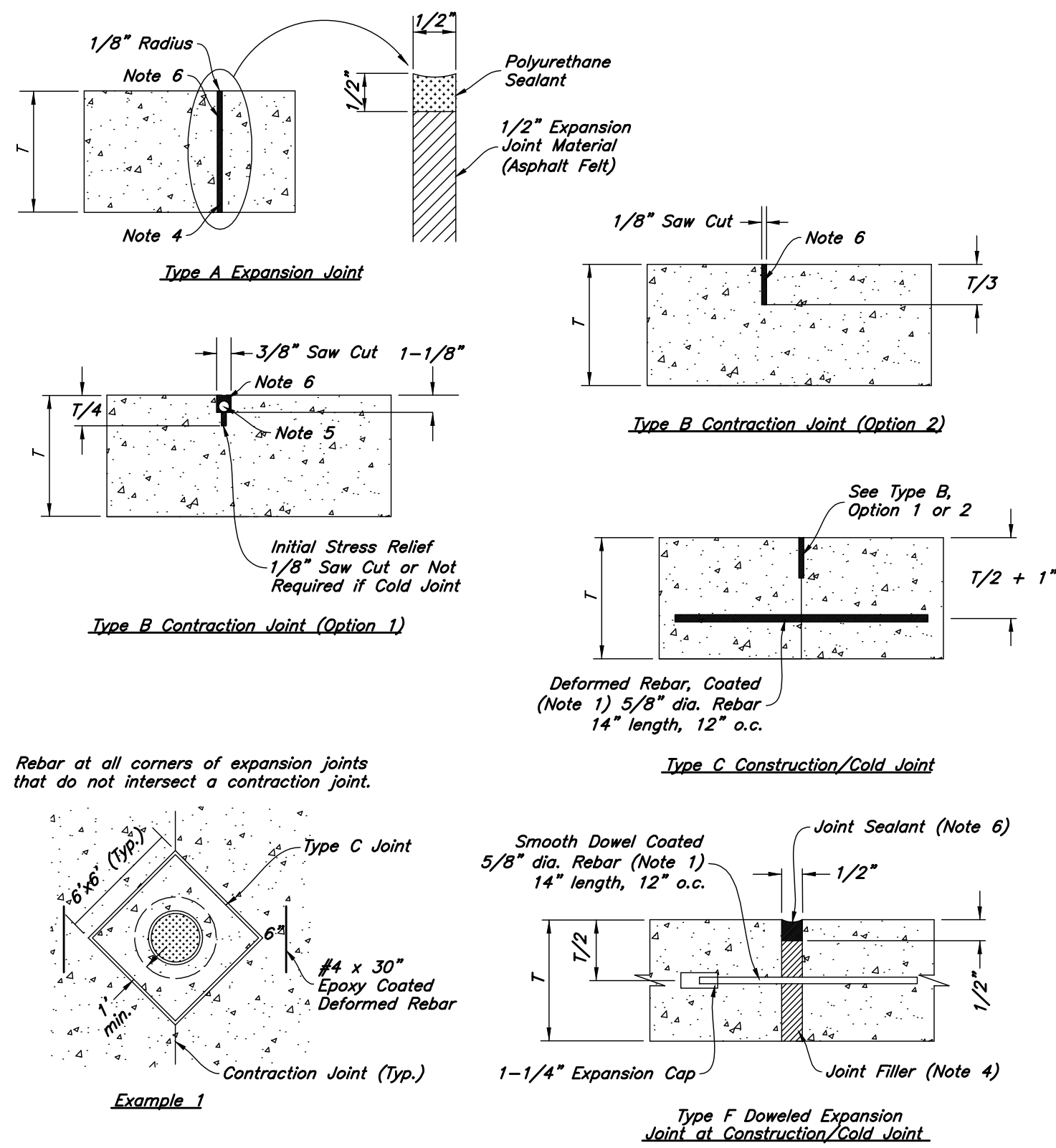
14 May, 2021

SHEET NO.

C3.1



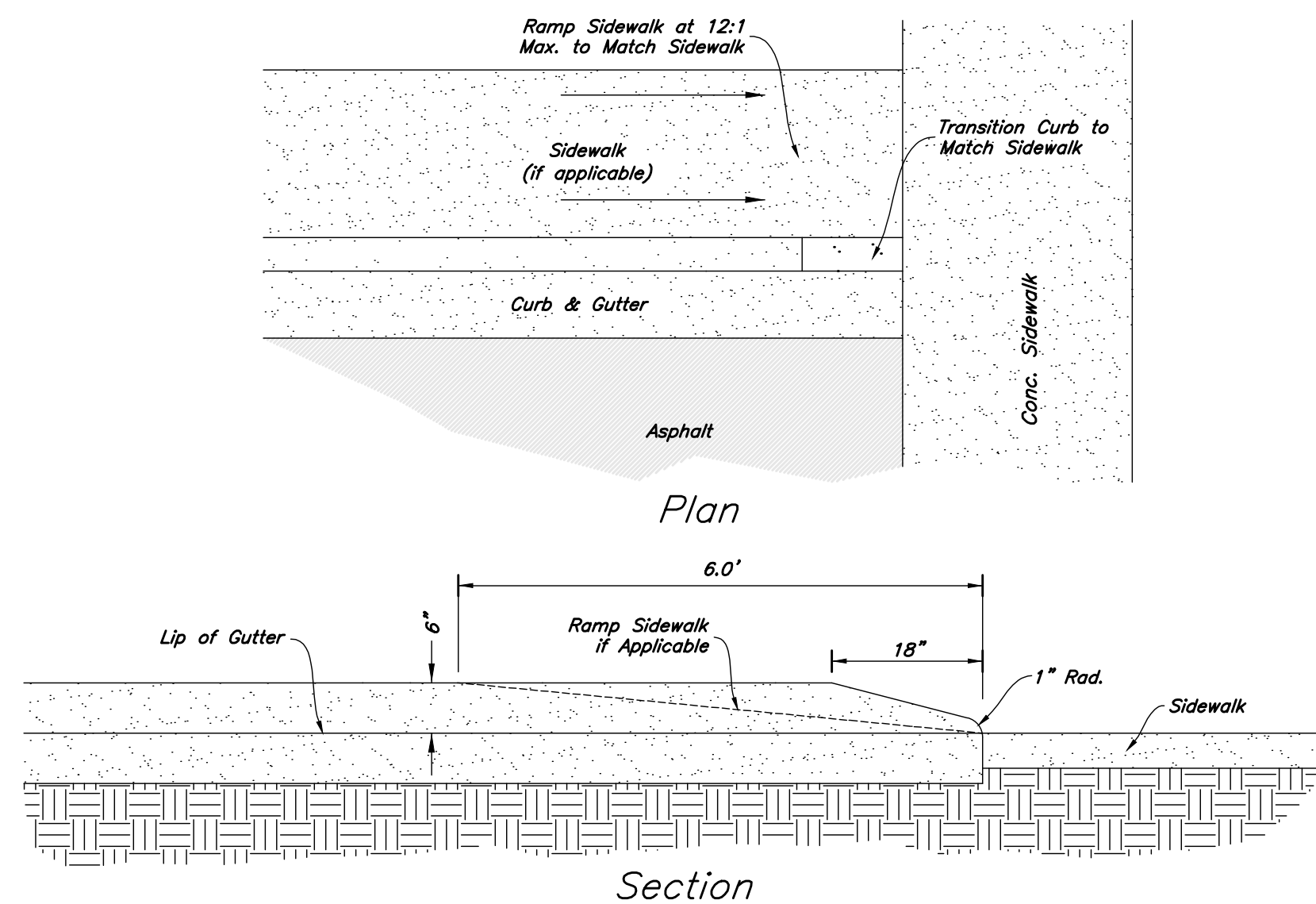
1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - A. Space rebar and dowels at 12 to 15 inches on center.
 - B. Grease dowels to provide movement in expansion joints.
 - C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
 - A. Joint Spacing shall be 12 feet maximum on center in both directions.
 - B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - C. Make adjustments in joint locations to meet inlet or manhole locations.
 - D. Expansion joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



10

Concrete Joint Detail

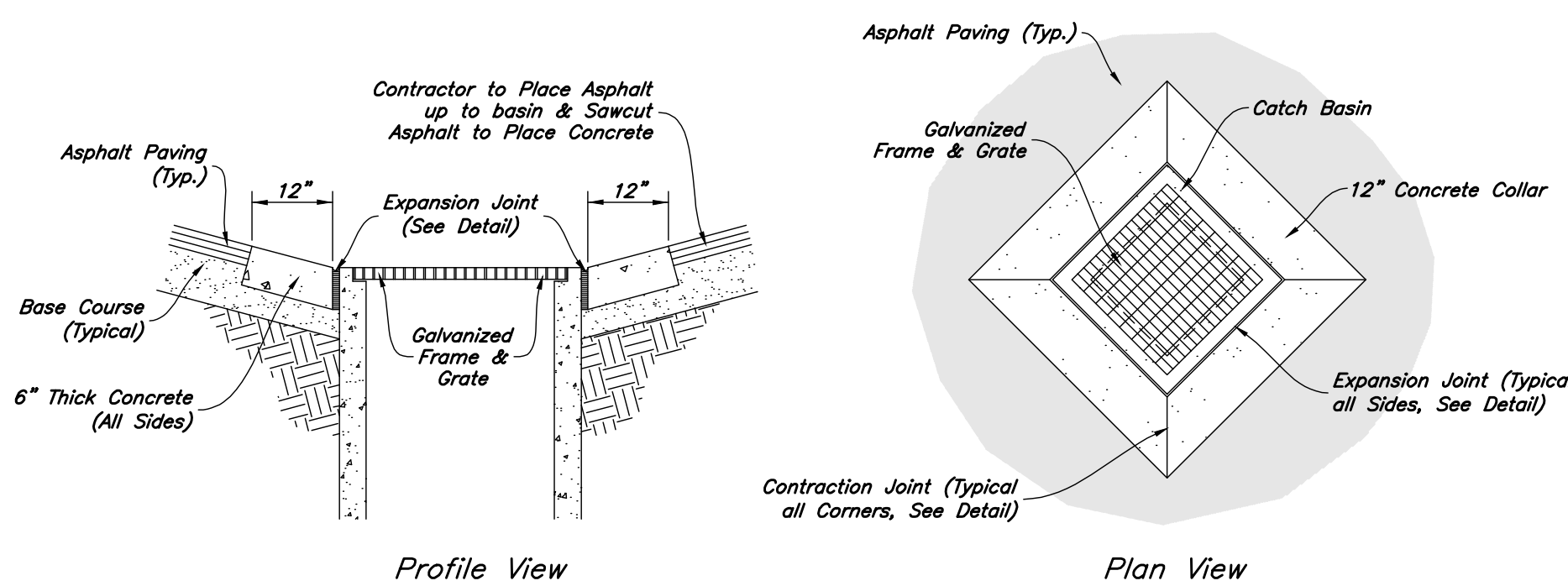
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9

Curb Transition

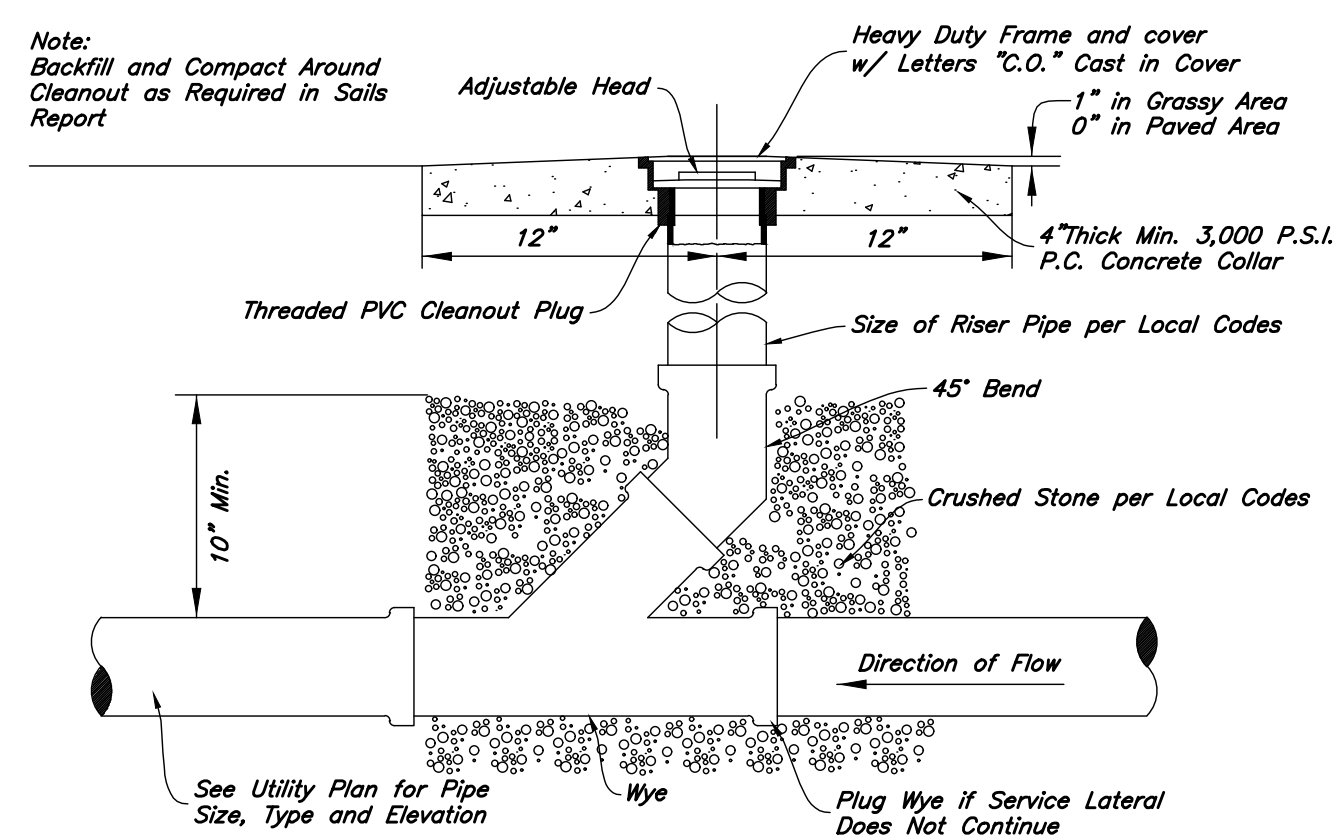
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8

Concrete Collar Detail

Not to Scale



7

Typical Cleanout Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail

4.0" Thick Aggregate Base (ADA Stalls)
5" Thick Aggregate Base (Sidewalks)
5" Thick Aggregate Base (Drive Through Lanes)
9" Thick Aggregate Base (Dumpster Pad)

6

Concrete Paving Section

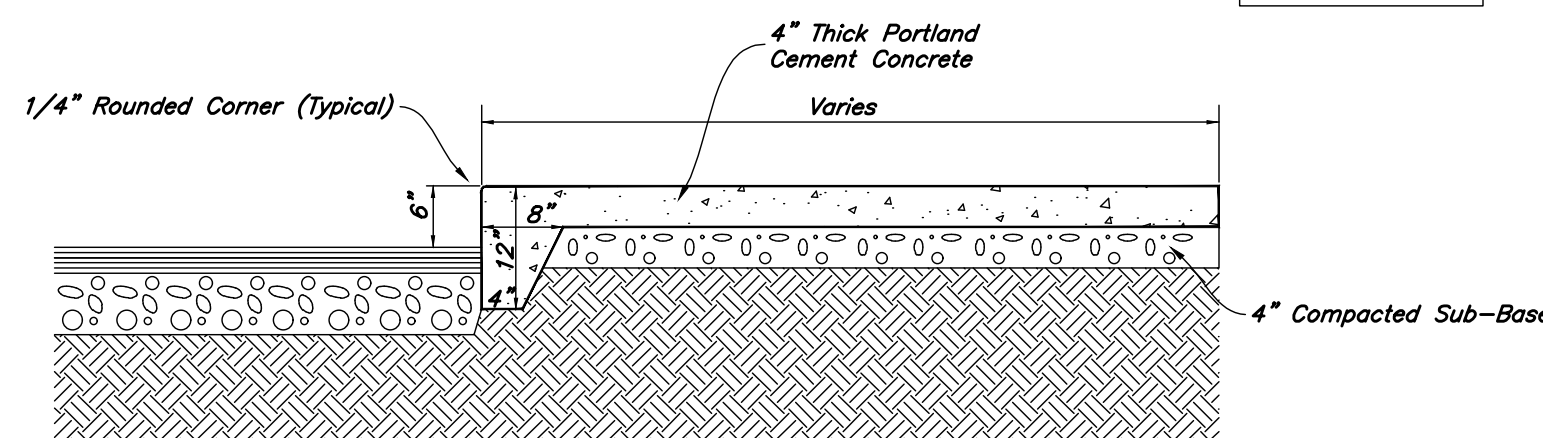
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at aa cold joints
- C. Expansion joints are required at the start of end of curb radius.



5

Thickened Edge Walk

Not to Scale

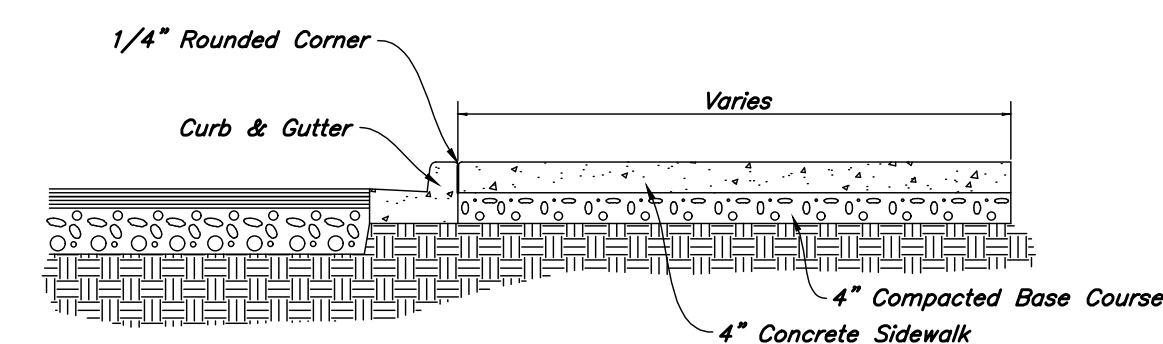
Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at aa cold joints
- C. Expansion joints are required at the start of end of curb radius.

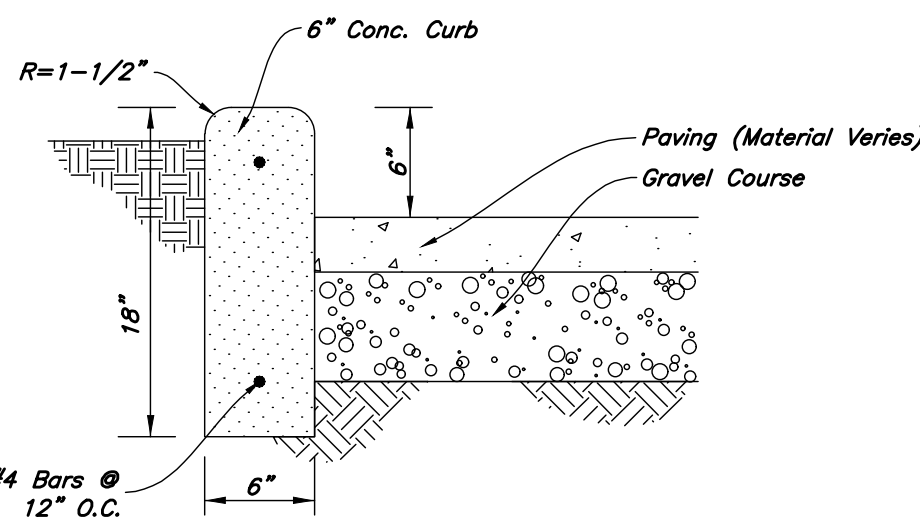
1. See Concrete Joint Detail



4

Typical Sidewalk Detail

Not to Scale



3

Curb Wall Detail

Not to Scale

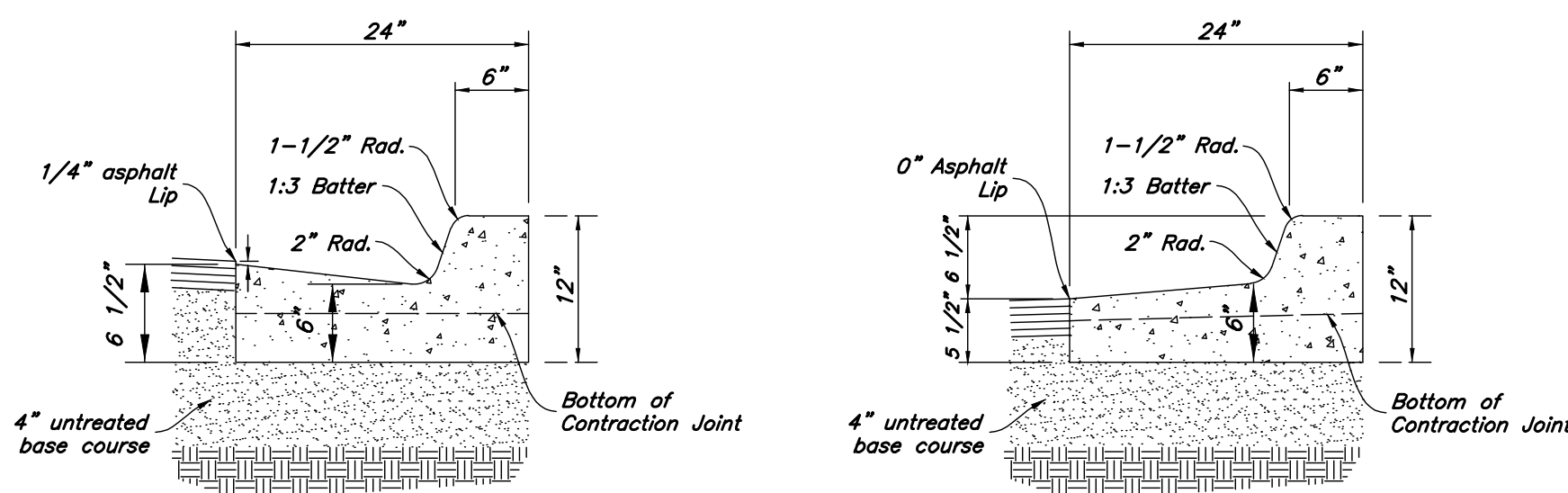
1. See Geotechnical Report for Project

2

Standard Asphalt Section

Not to Scale

1. **Contraction Joints**
 - A. Spacing = 10' o.c., see joint detail
 - B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. **Expansion Joints**
 - A. Make expansion joints full depth, see joint detail
 - B. Place expansion joint at all cold joints
 - C. Expansion joints are required at ends of all radii 0.08.
 - D. Required 5'-0" on each side of drainage structures
 - E. Required at 90'-0" maximum intervals in straight curb and gutter
 - F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



1

24" Curb And Gutter

Not to Scale

Designed by: SY
Drafted by: KF
Client Name:
Ridley's

21-003 DT

ANDERSON WAHLEN & ASSOCIATES
No. 789989
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - wwwengineering.net

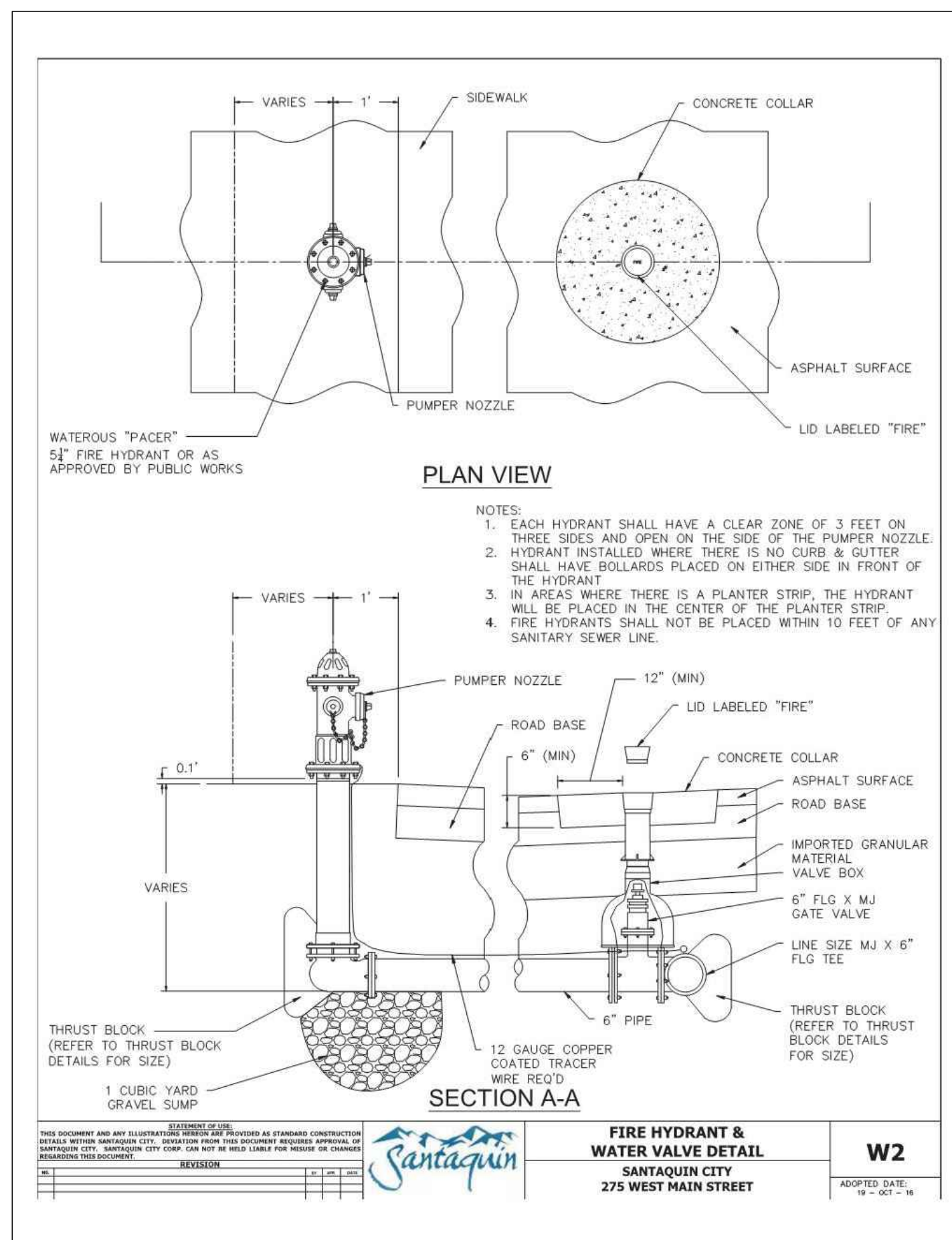
Details
Filz Drinks
30 North 400 East Street
Santiquin City, Utah

REGISTERED PROFESSIONAL ENGINEER
Shaun A. Young
No. 789989
5/14/21
STATE OF UTAH

14 May, 2021

SHEET NO.

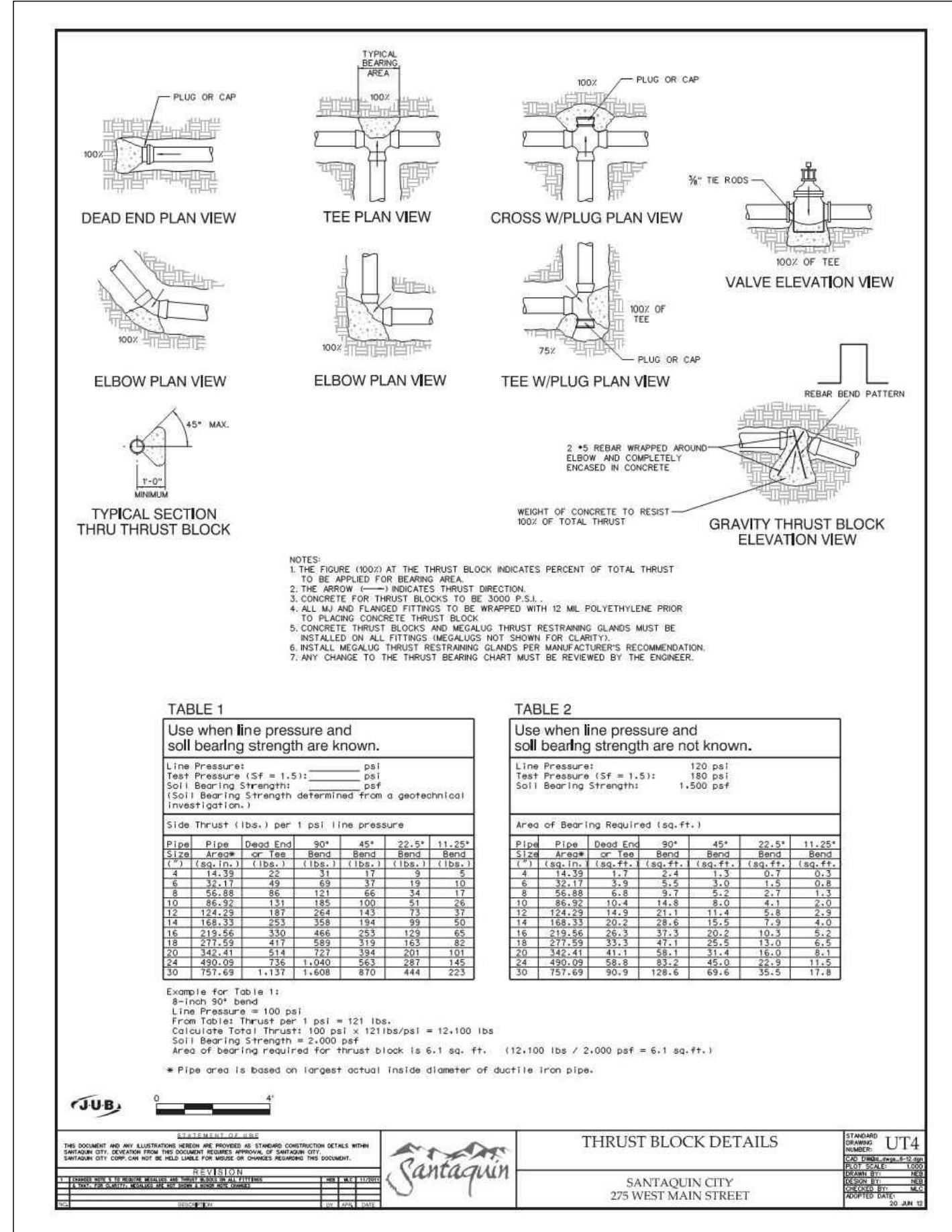
C4.1



**Santaquin City Std. Dwg. W2
Fire Hydrant & Water Valve**

16

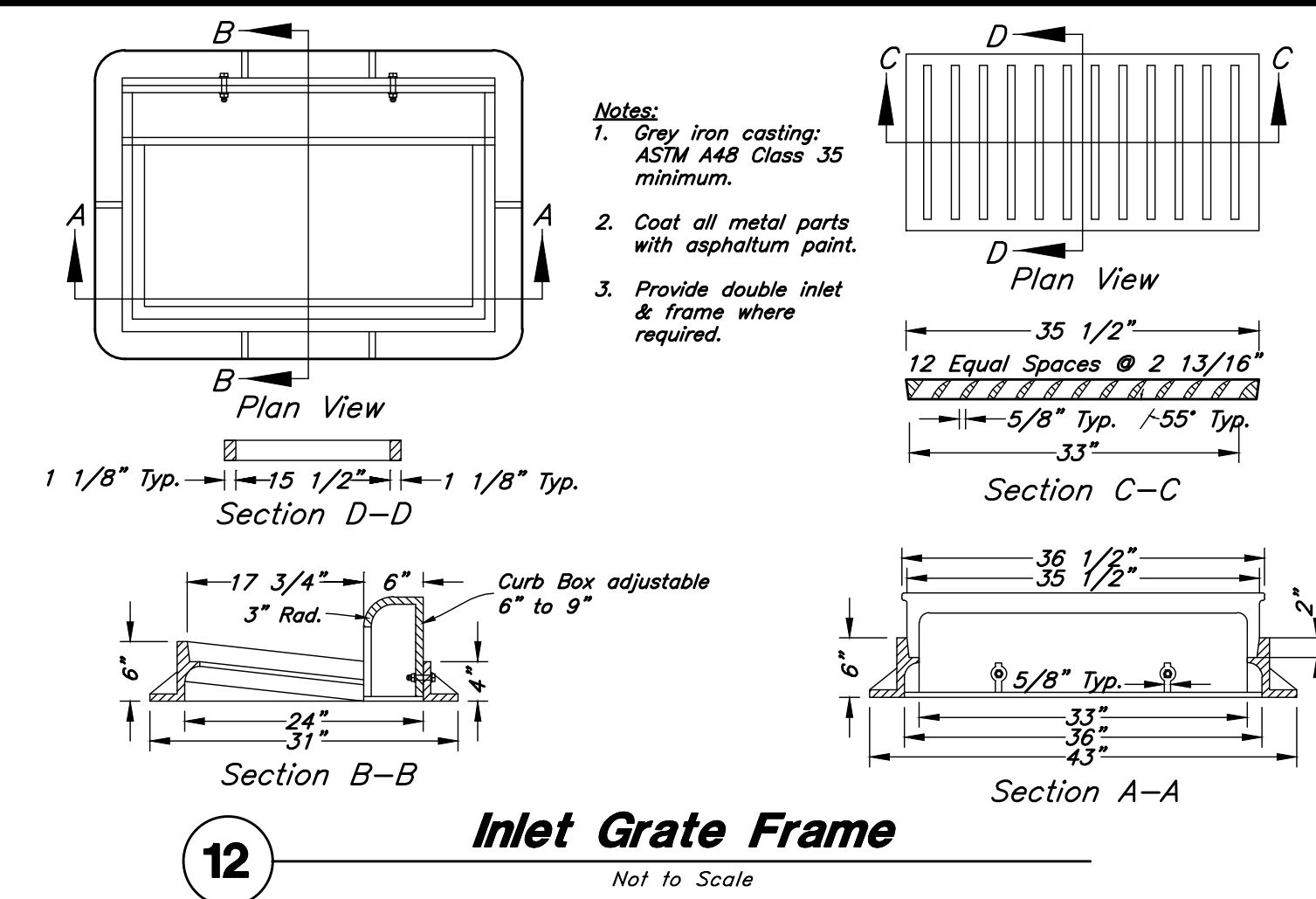
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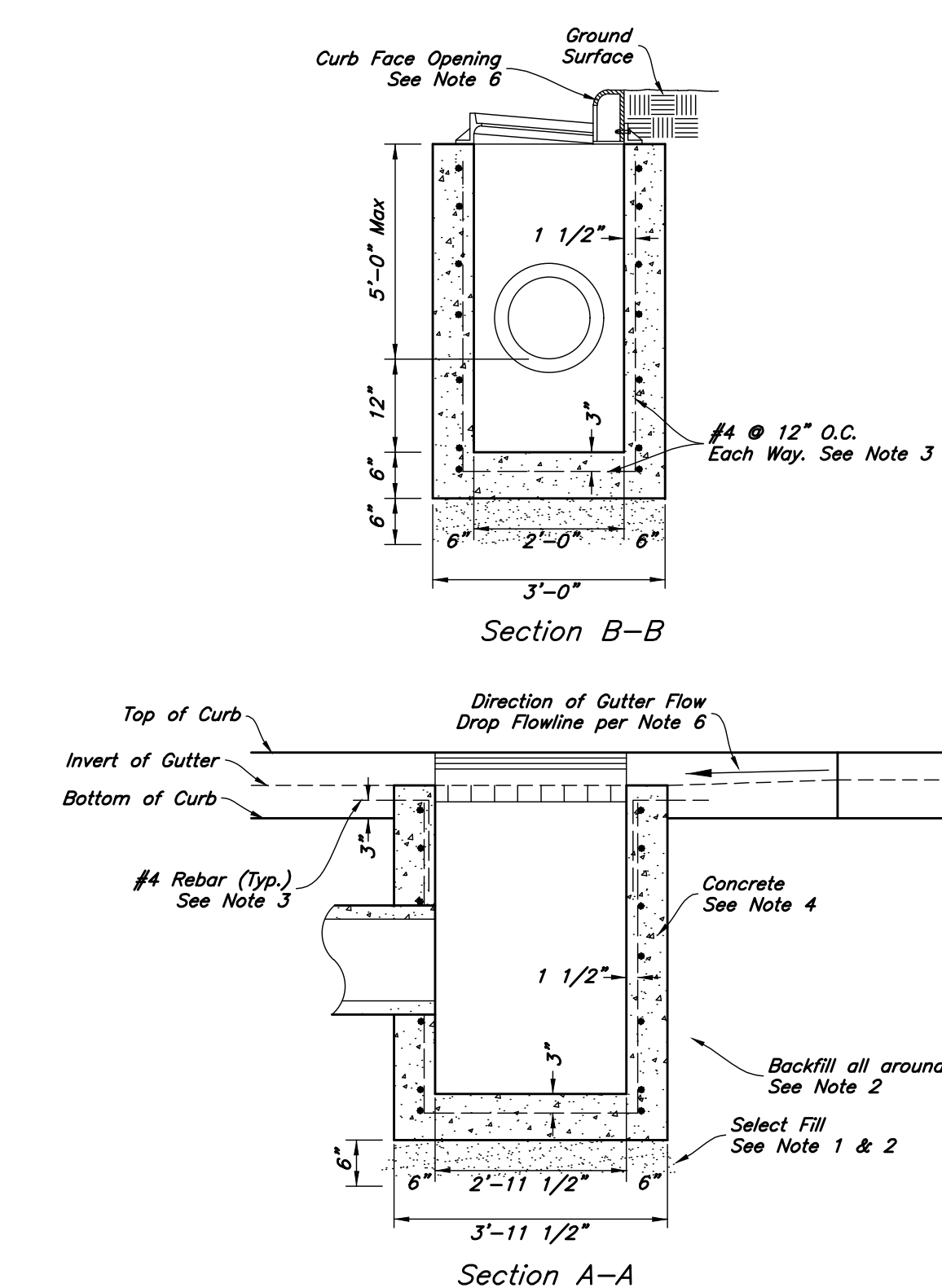
**Santaquin City Std. Dwg. UT4
Thrust Block Details**

14

Not to Scale

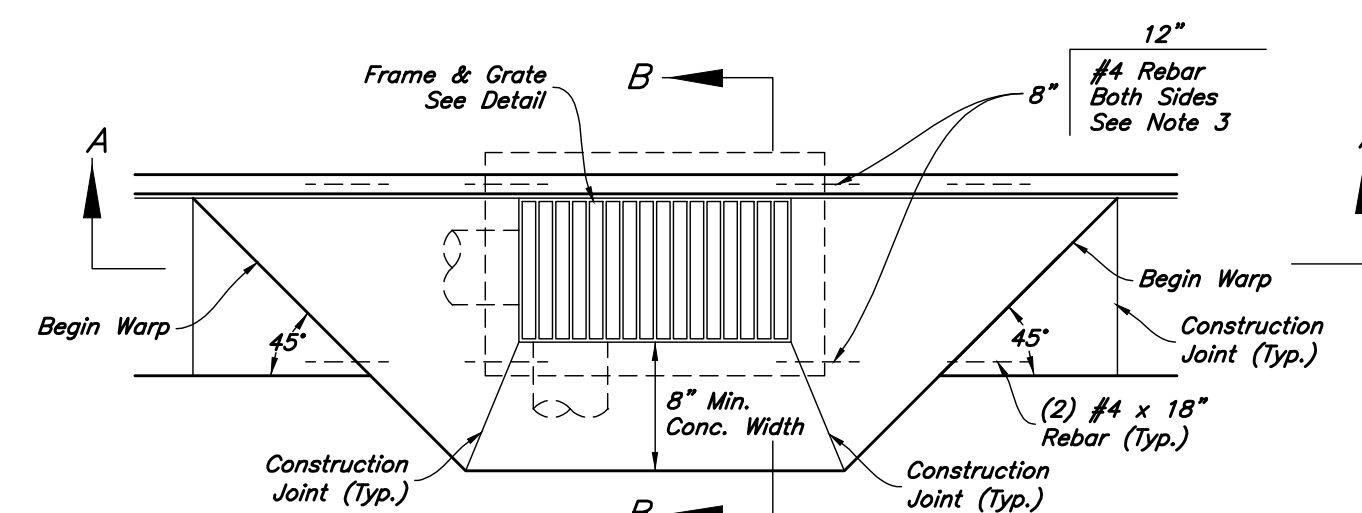


12



Catch Basin Notes:

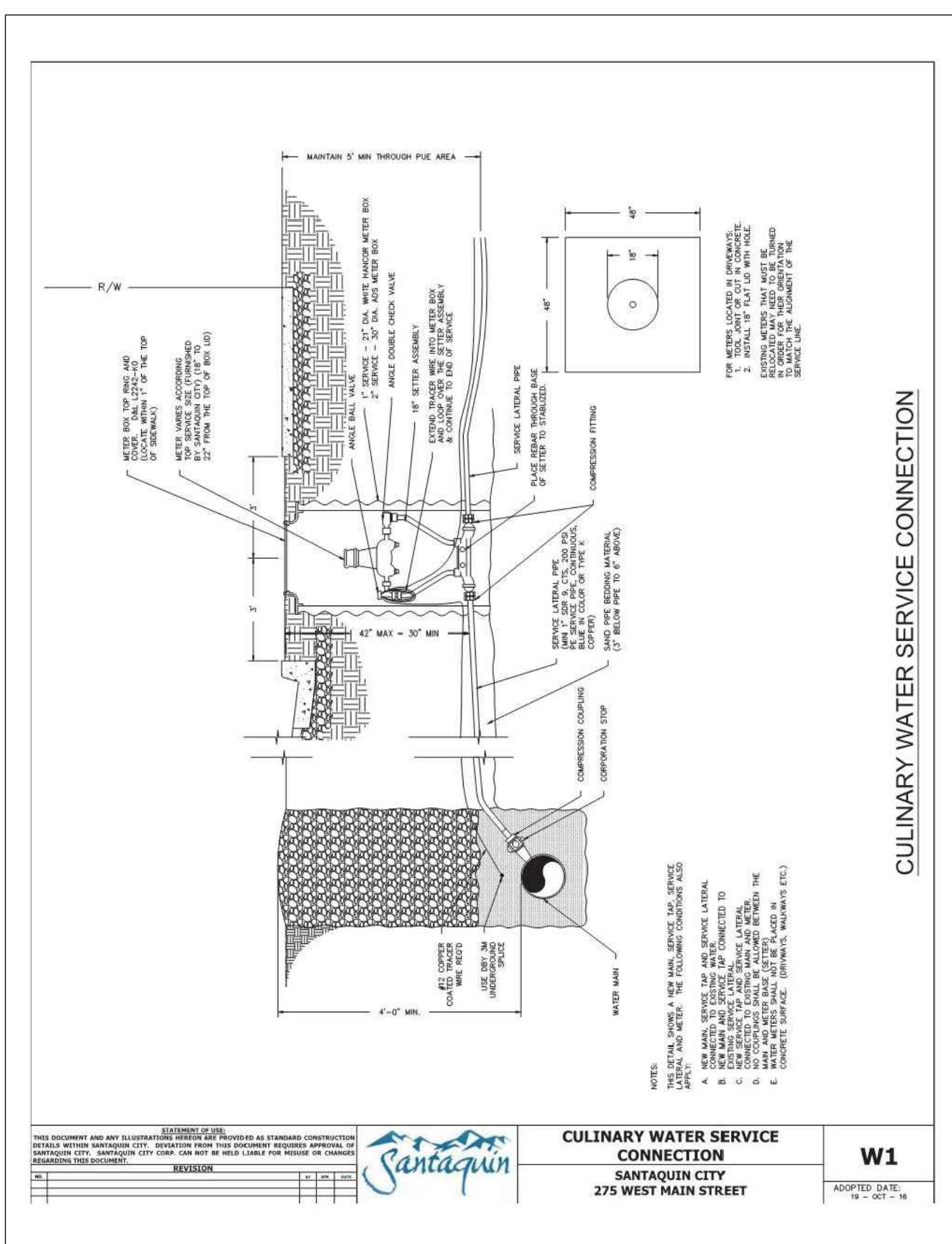
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



11

Curb Inlet with Single Grate

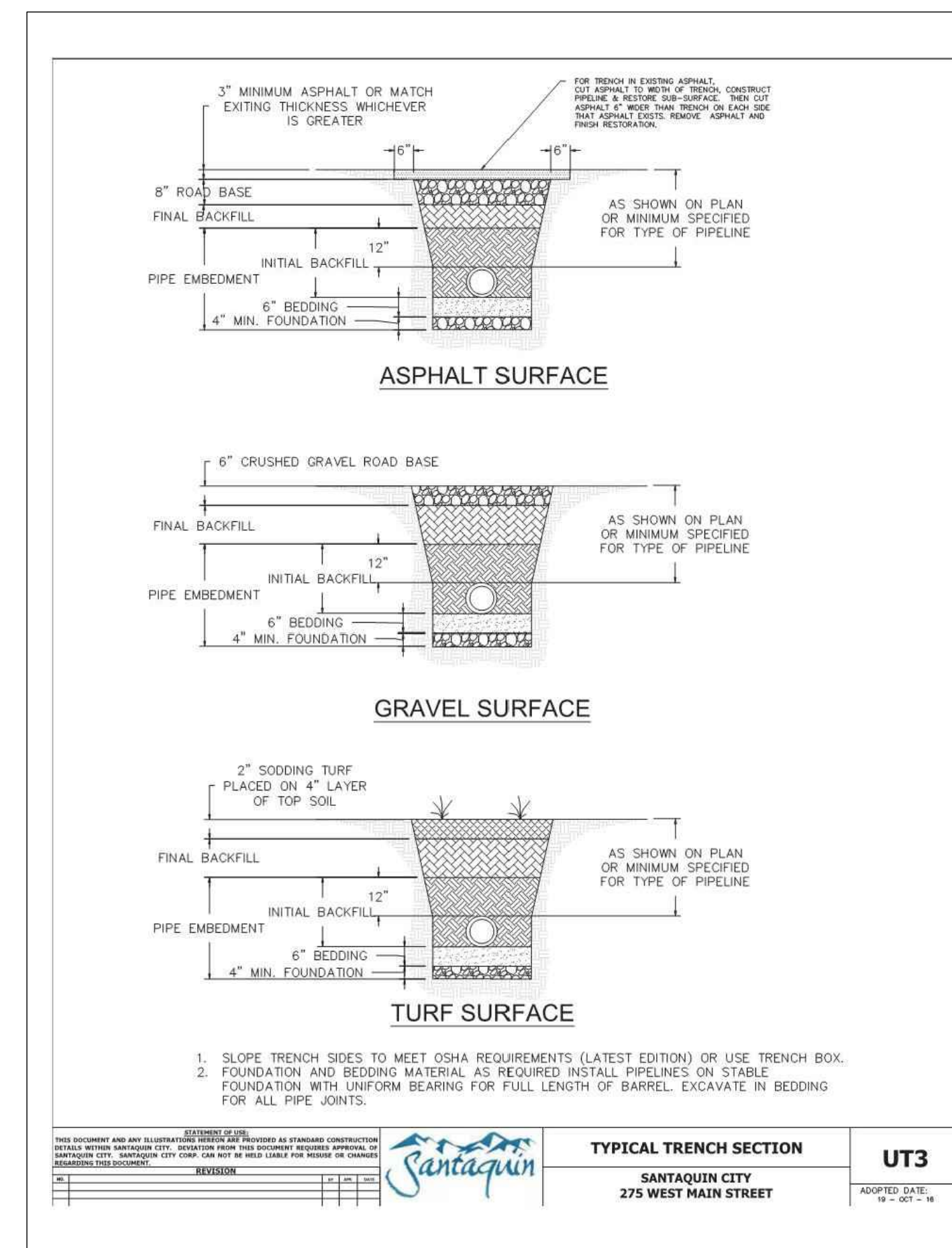
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**Santaquin City Std. Dwg. W1
Culinary Water Service Connection**

15

Not to Scale



**Santaquin City Std. Dwg. UT3
Typical Trench Section**

13

Not to Scale

Designed by: SY
Drafted by: KF
Client Name:
Ridley's

21-003 DT

ANDERSON WAHLEN & ASSOCIATES
No. 789889
30 North 400 East Street
Santaquin City, Utah
(801) 521-8529 - awahengineering.net

Details

Fiz Drinks
30 North 400 East Street
Santaquin City, Utah

REGISTERED PROFESSIONAL ENGINEER
No. 789889
SHAUN A. YOUNG
5/14/21
STATE OF UTAH

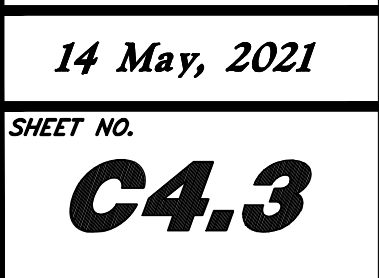
14 May, 2021

SHEET NO.

C4.2

Designed by: SY
Drafted by: KF
Client Name: Ridley's
21-003 DT

	<p><i>Details</i></p> <hr/> <p><i>Filz Drinks</i></p> <p><i>30 North 400 East Street Santaquin City, Utah</i></p>
--	---





*Place Inlet Protection at all Inlet Locations
to prevent boxes from silting.*

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Crawel, Eek

Existing Contour

Existing Contour

Existing Spot
Proposed Contour

Limits of Disturbance = 17,688 s.f. or 0.406 acres

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the preparation of the dust control plan shall be the responsibility of the Contractor.



Not to Scale



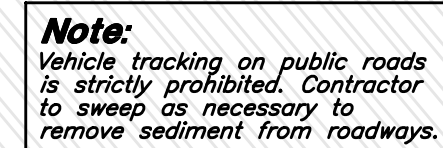
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section

Not to Scale



Not to Scale



Not to Scale



Not to Scale



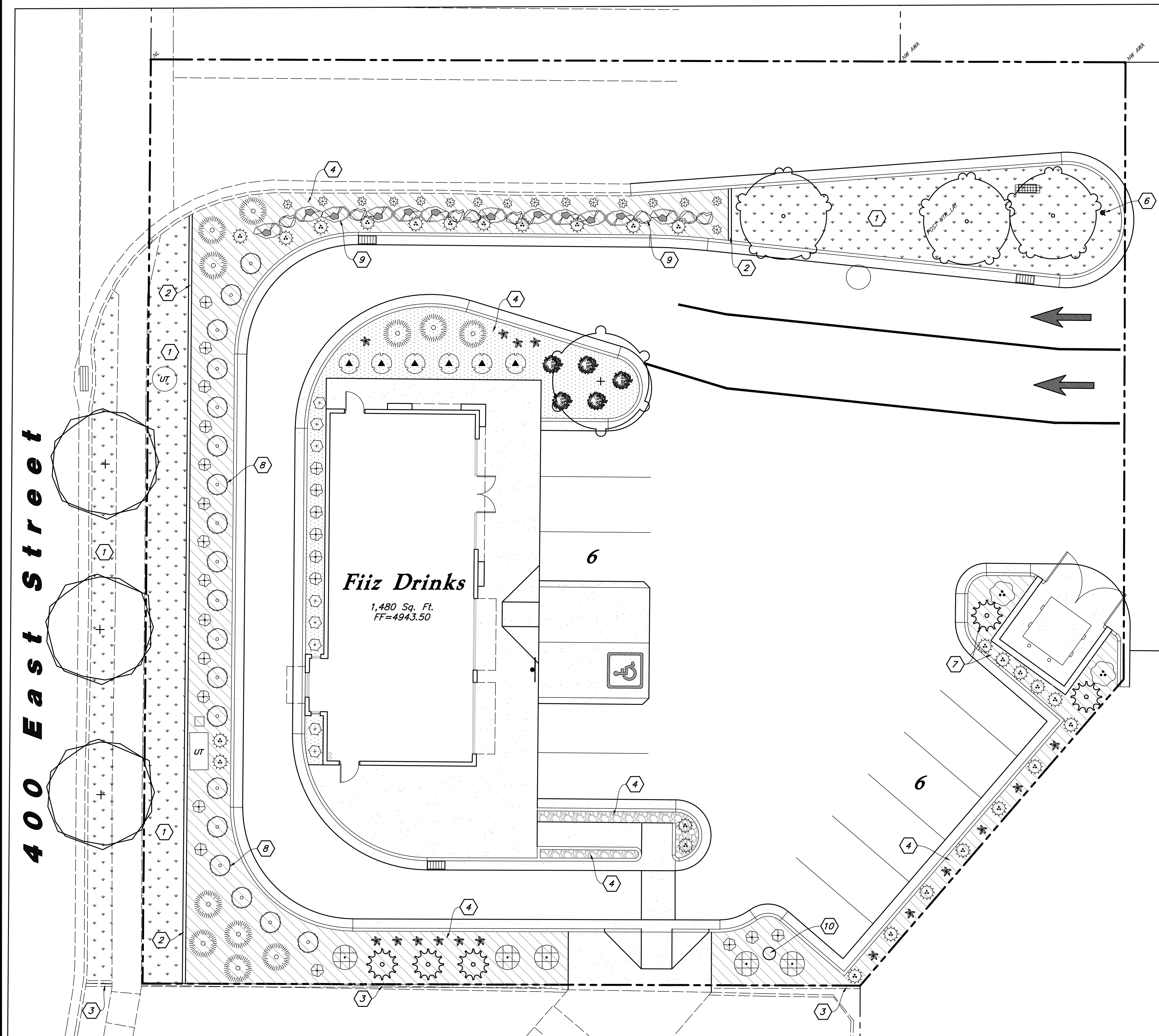
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section

Not to Scale



Not to Scale



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Koelreuteria paniculata / Golden Rain Tree	2" Caliper
	1	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	Picea pungens glauca / Columnar Spruce	6-8' Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	19	Buxus x 'Green Mound' / Green Mound Boxwood	5 gal
	11	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	27	Calamagrostis x a. 'Karl Foerster' / Feather Grass	1 gal
	23	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	16	Nepeta x faassonii 'Dropmore' / Catmint	1 gal
DECIDUOUS SHRUB	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	5 gal
	5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	2	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	6	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	5	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	2,112 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1" Diameter Crushed, Fractured Talon's Cove (Gray Color) Stone from Utah Landscape Rock (435-250-3851)	Detail: 4/L3.1
	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Dia. Crushed, Fractured Stone from Staker Parson Copper Canyon Pit (385-239-0804); Boulders for Wall Shall Match This Decorative Stone Color (Tan and Angular); Install Stone Between Boulders in Retaining Wall	Detail: 4/L3.1
	Decorative Stone #3 - Install over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 4-6" Diameter Crushed, Fractured Stone to Match Decorative Stone #1 (Gray); Interlock and Secure Stone on Steep Slopes; Stone to be Used on Steep Slopes	Detail: 4/L3.1
	4\"/>	Detail: 4/L3.1

Landscape Data

Site Area = 22,907 s.f. (0.526 ac.)

Landscape Area Required = 2,291 s.f. (10%)

Landscape Area Provided = 5,218 s.f. (23%)

Parking Area = 16,157 s.f.

Landscape Parking Required = 1,616 s.f. (10%)

Landscape Parking Provided = 1,694 s.f. (10.5%)

400 East Street Frontage = 126 Lf.

400 East Street Trees Req. = 3 Trees (3 Provided)

Landscape Notes:

- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas and Spray for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L3.1 for Details.
- Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
- All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone. Blend New Landscape into Existing Corner Landscape.
- No Edging Shall be Used Between Different Stone. Provide a Nice Clean Smooth Flowing Defined Line Between Stone.

Landscape Keynotes

- Install New Lawn
- Install Landscape Concrete Curbing
- Existing Landscape Concrete Curbing
- Install Shrub Planter with Decorative Stone and Weed Barrier
- Irrigation Water Meter and Connection - See Irrigation Plan for More Detail
- New Fire Hydrant; Verify that There is 3' Clearance Around Hydrant
- Planting Screen for Dumpster
- 3' High Evergreen Planting Screen for Parking Lot
- Rock Retaining Wall; Clean Dirt Out Between Rocks and Install Decorative Stone; Wash Dirt off of Rocks; See Material Schedule for More Detail
- Irrigation Secondary Meter- See Utility and Irrigation Plan for More Detail

UT - Existing/New Utility Box or Manhole

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
- Plant names are abbreviated on the drawings, see plant ischedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing topsoil to be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of stockpiled or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.

- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burrapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burrap shall have the strings, burrap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of existing or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.



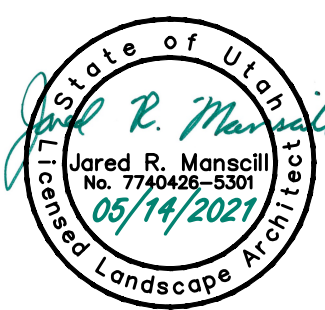
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ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8525 - anderson@andersonwahlengroup.com

Landscape Plan

Fiiz Drinks

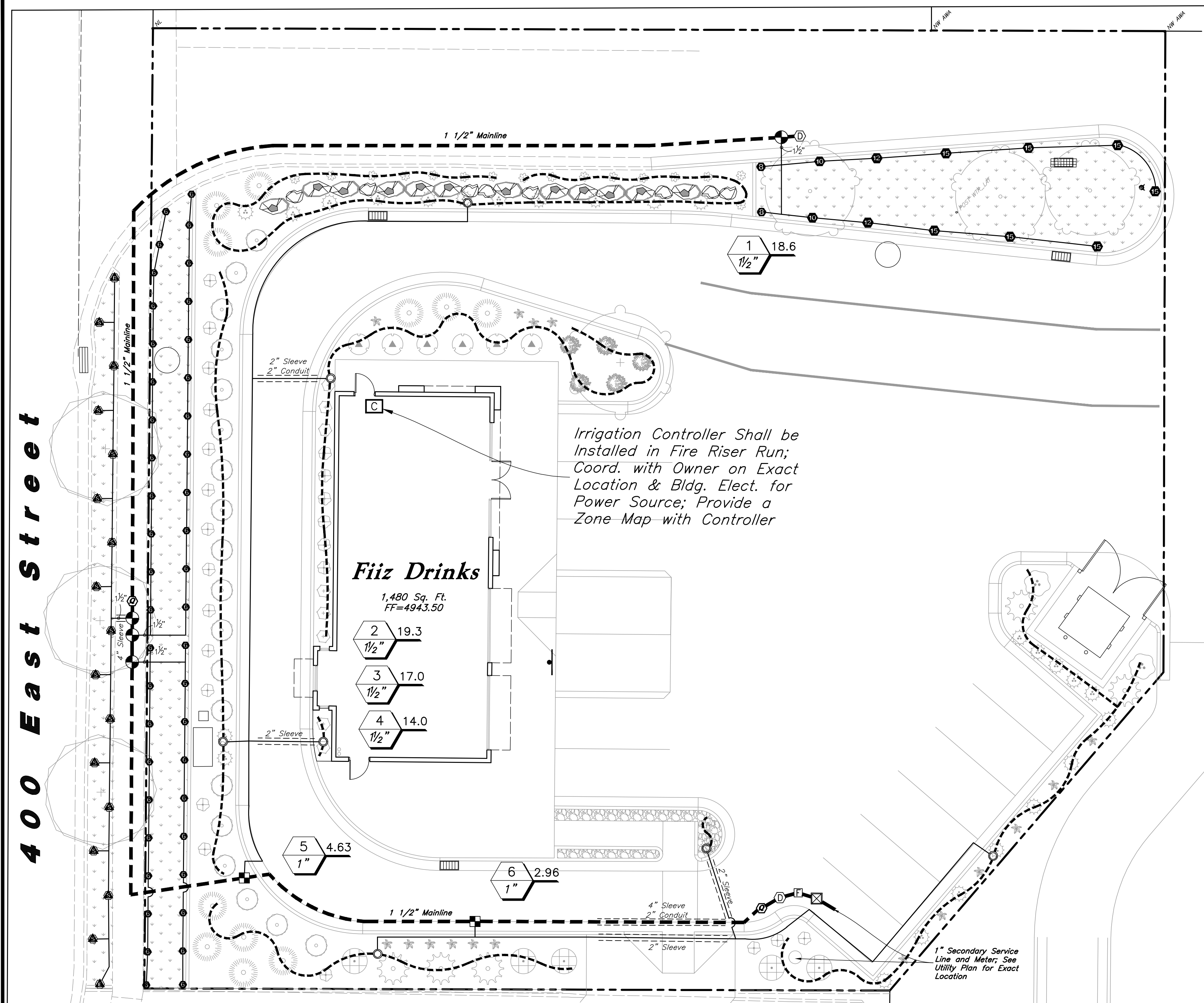
30 North 400 East Street
Santaquin City, Utah



14 May, 2021

SHEET NO.

L1.1



General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time of final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
- All irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird 44-NP (Non-Potable Cover) with a 1 inch Lasco swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum.

minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.

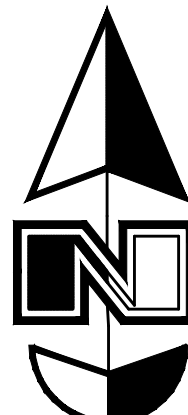
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting and Irrigation Details.
- The City Reported a Static Pressure Range of 80-90 psi in the Area. Static Pressure of 80 psi. was Used. Irrigation System was Designed for a Minimum of 38 psi.

Scale: 1" = 10'



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Sprayheads				
	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
	Rain Bird 1804	4" Pop-Up Sprayhead with 15' Strip Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	13/L3.1
Valves				
	Rain Bird 150-PESB	Lawn Remote Control Valve with Scrubber Technology	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	14/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44-NP	Quick Coupler with Non-Potable Cover and Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Ball Valve	1/2 Inch Size; Install at End of the Mainline in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L3.1
	Rain Bird XBS-075	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rain Bird XQ-100	1/4" Distribution Tubing - Install one per Emitter		
	Rain Bird XB-20PC	Xeri-Bug Emitter (2 Gal/Hr.) - 1 per Perennial/Ornamental Grass, 2 per Shrub, & 4 per Tree		5&9/L3.1
	Rain Bird TS025	Tie Down Stake - Tubing to be Staked every 3'		
	Rain Bird DBC-025	Diffuser Bug Cap - Install one per Emitter		
	Rain Bird MDCFCAP	Removable Flush Cap - Install at the End of Each Line		
P.O.C. Components				
	Mueller Oriseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	16/L3.1
	Amiad Tagline Canister Filter	Secondary Water Filter	1 1/2 Inch Size; Filter with 155 Mesh; Install in Regular Size Box with Weed Barrier and 3" Depth of Clean Gravel; Filter Shall be Installed Underground	15/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; See Plan for Locations; Schedule 40 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1
Controller & Accessories				
	Rain Bird ESPAMEI	4 Base Station Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
	Rain Bird ESPSM3	3 Station Expansion Module		
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Footwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	17/L3.1
		Valve Callout	Valve Number Valve Flow Valve Size	

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1-1/2"	Turf Spray	18.61	34.55	37.59	1.74 in/h
2	1-1/2"	Turf Spray	19.25	34.52	35.83	3.45 in/h
3	1-1/2"	Turf Spray	16.97	34.55	35.57	3.45 in/h
4	1-1/2"	Turf Spray	13.98	34.22	34.9	3.4 in/h
5	1"	Area for Drip Emitters	4.63	34.0	34.04	1.04 in/h
6	1"	Area for Drip Emitters	2.96	32.08	32.08	0.82 in/h



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(801) 521-8529 - awengineering.net

Irrigation Plan

Fiiz Drinks

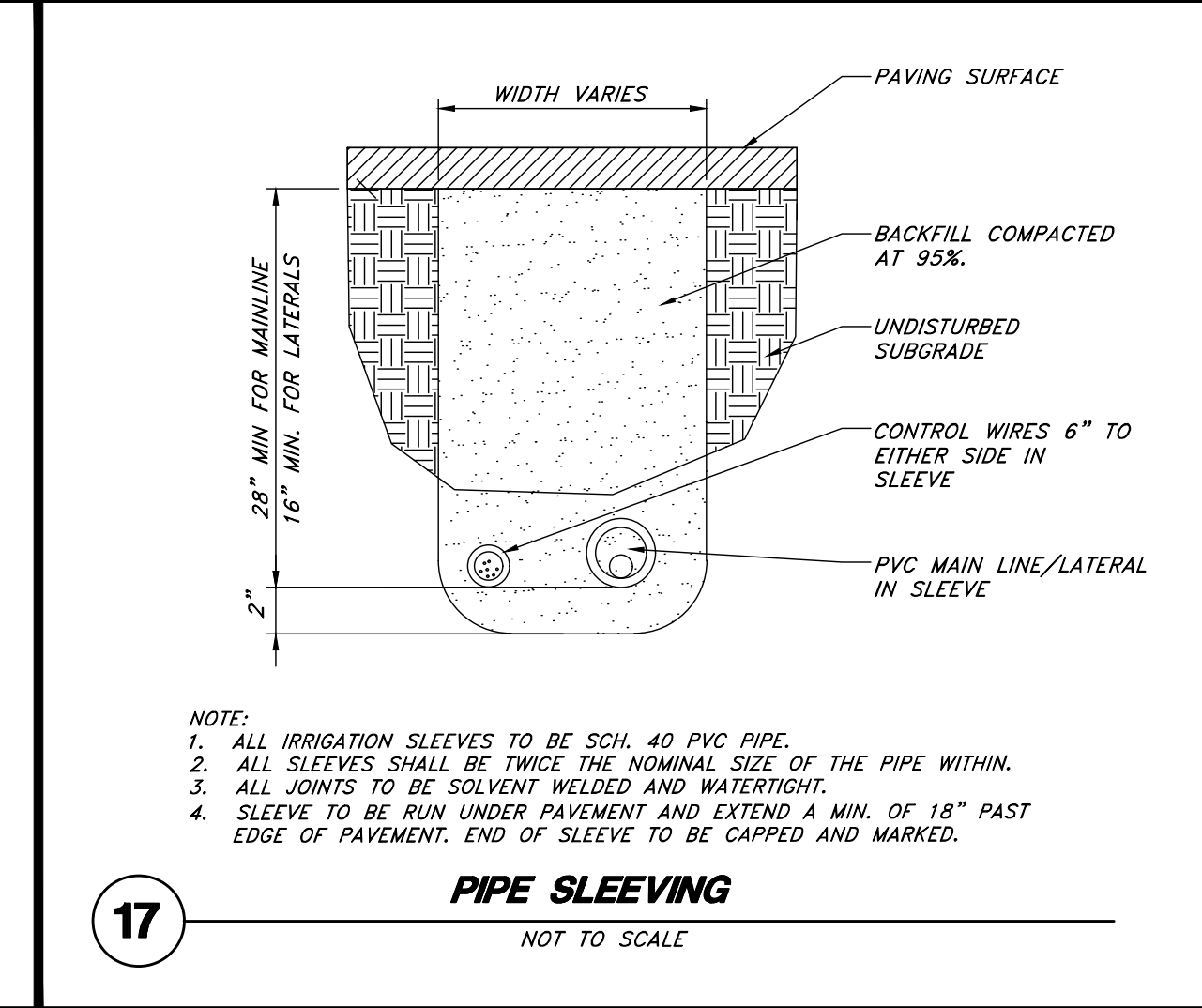
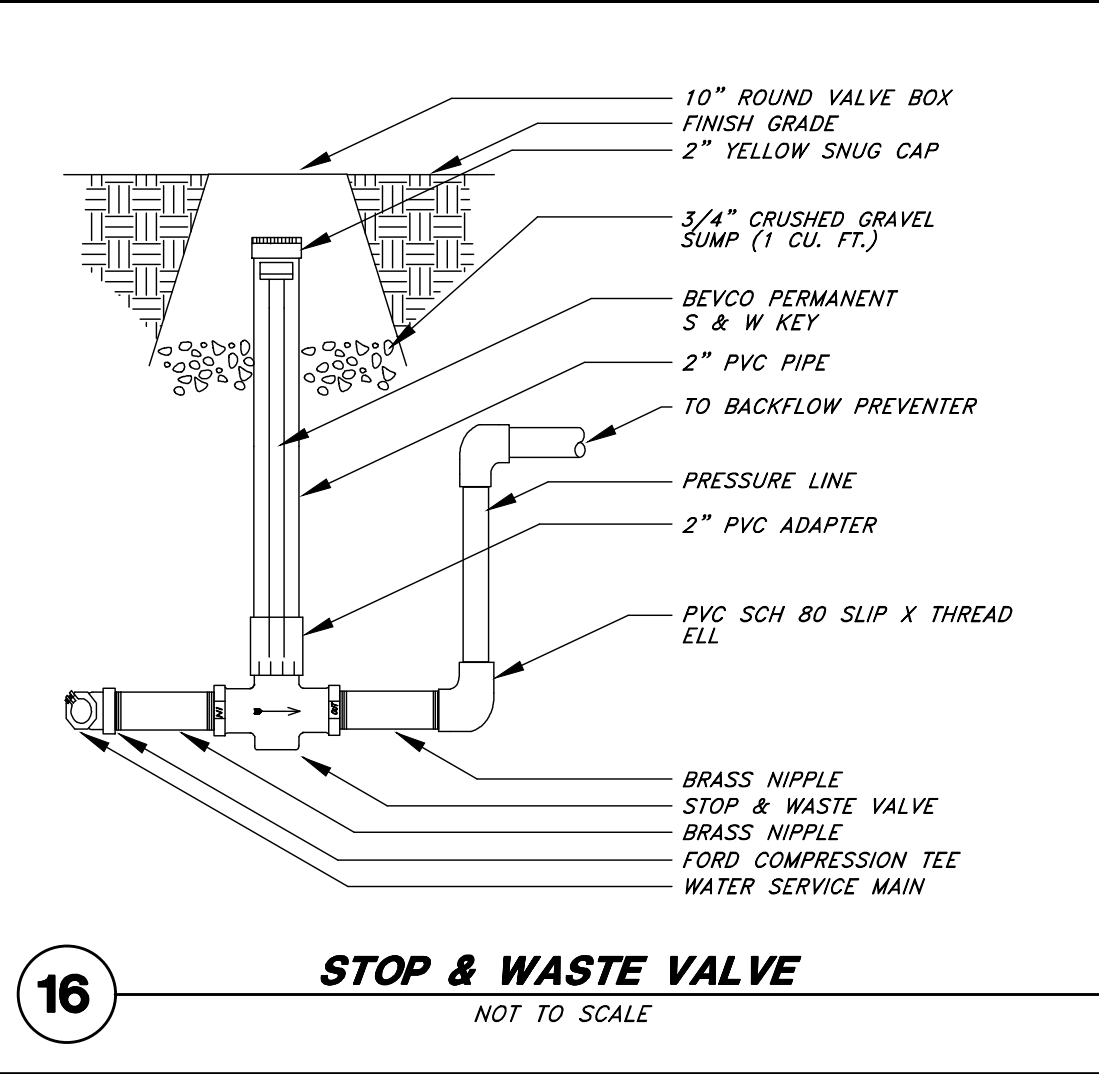
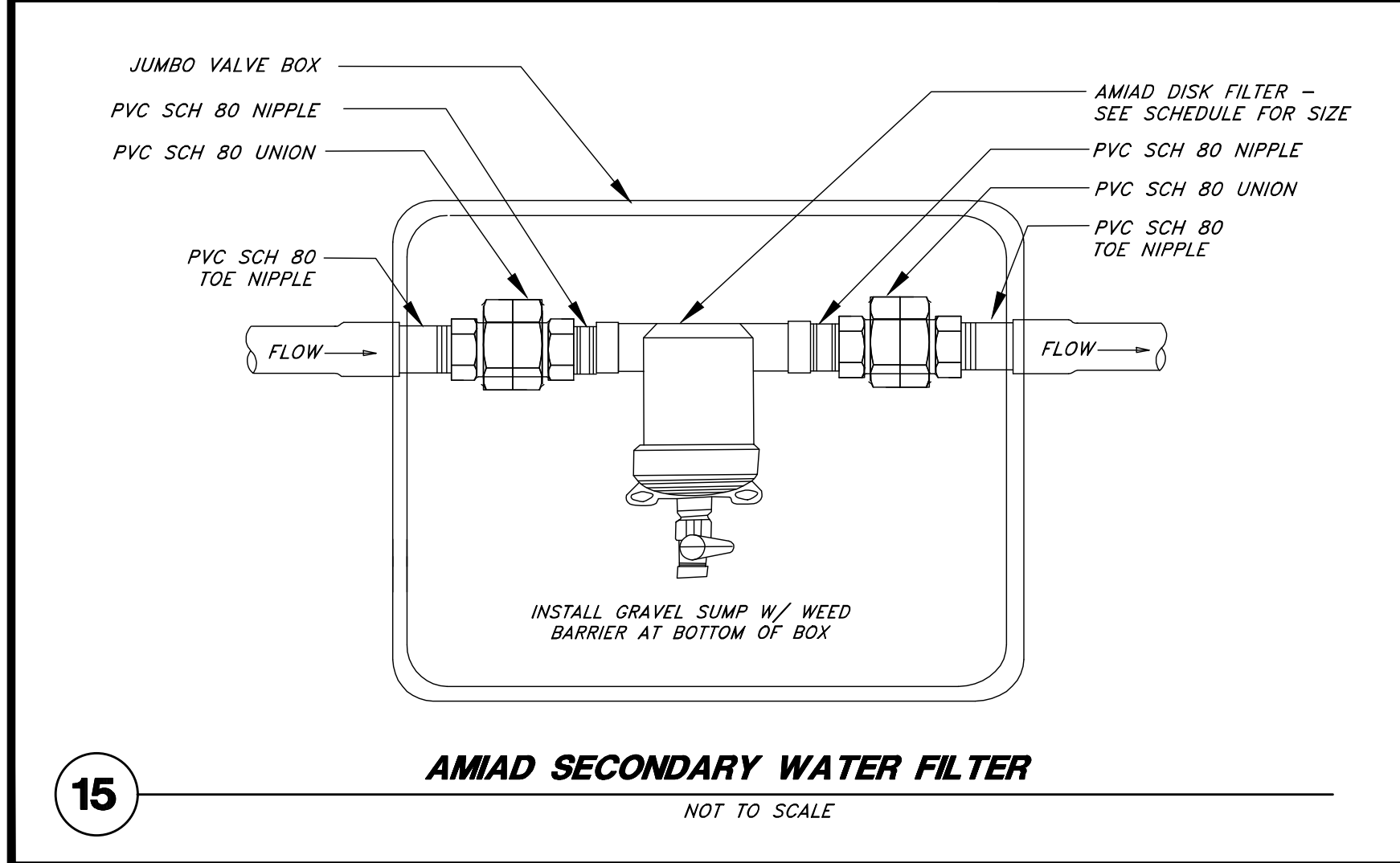
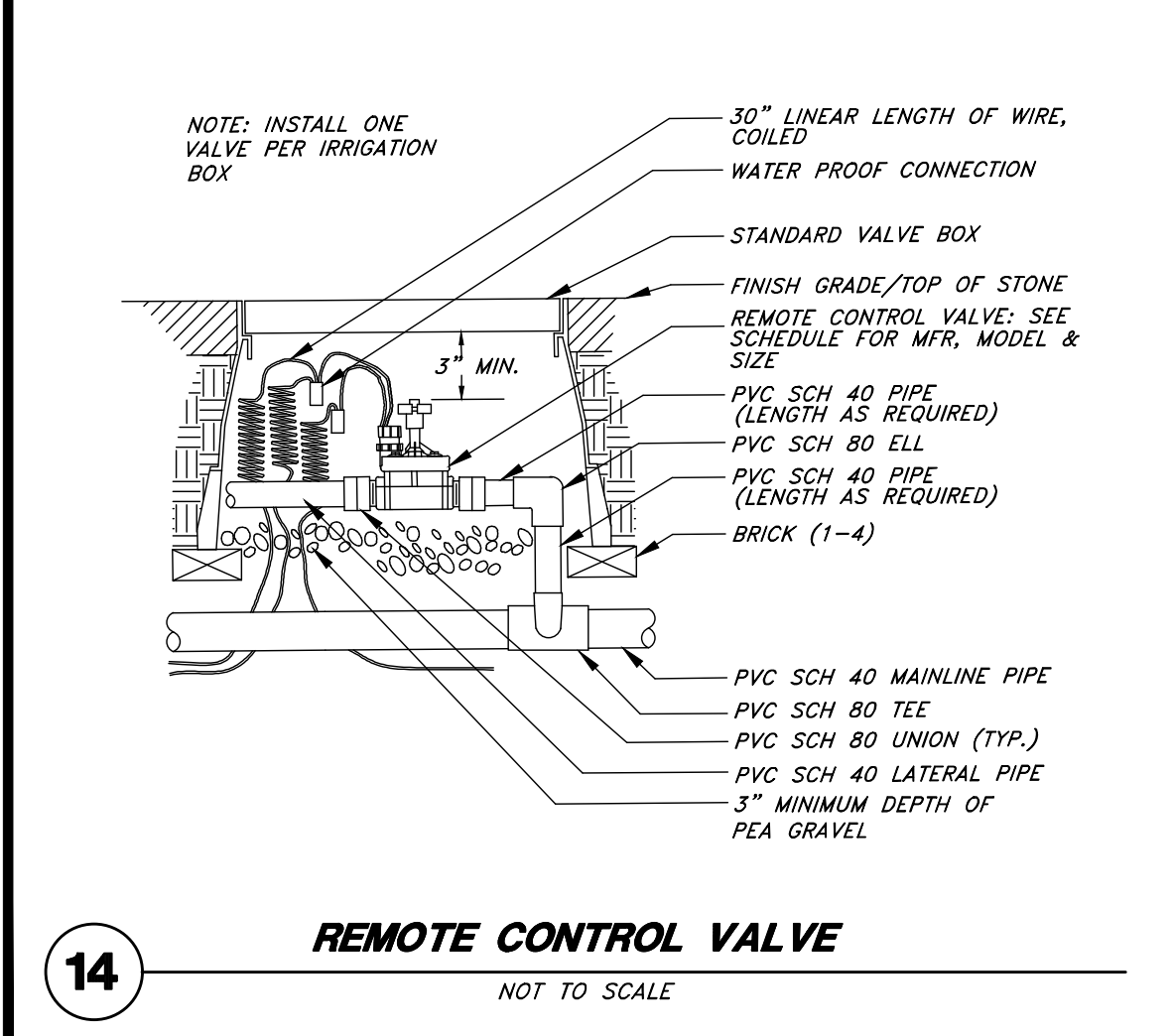
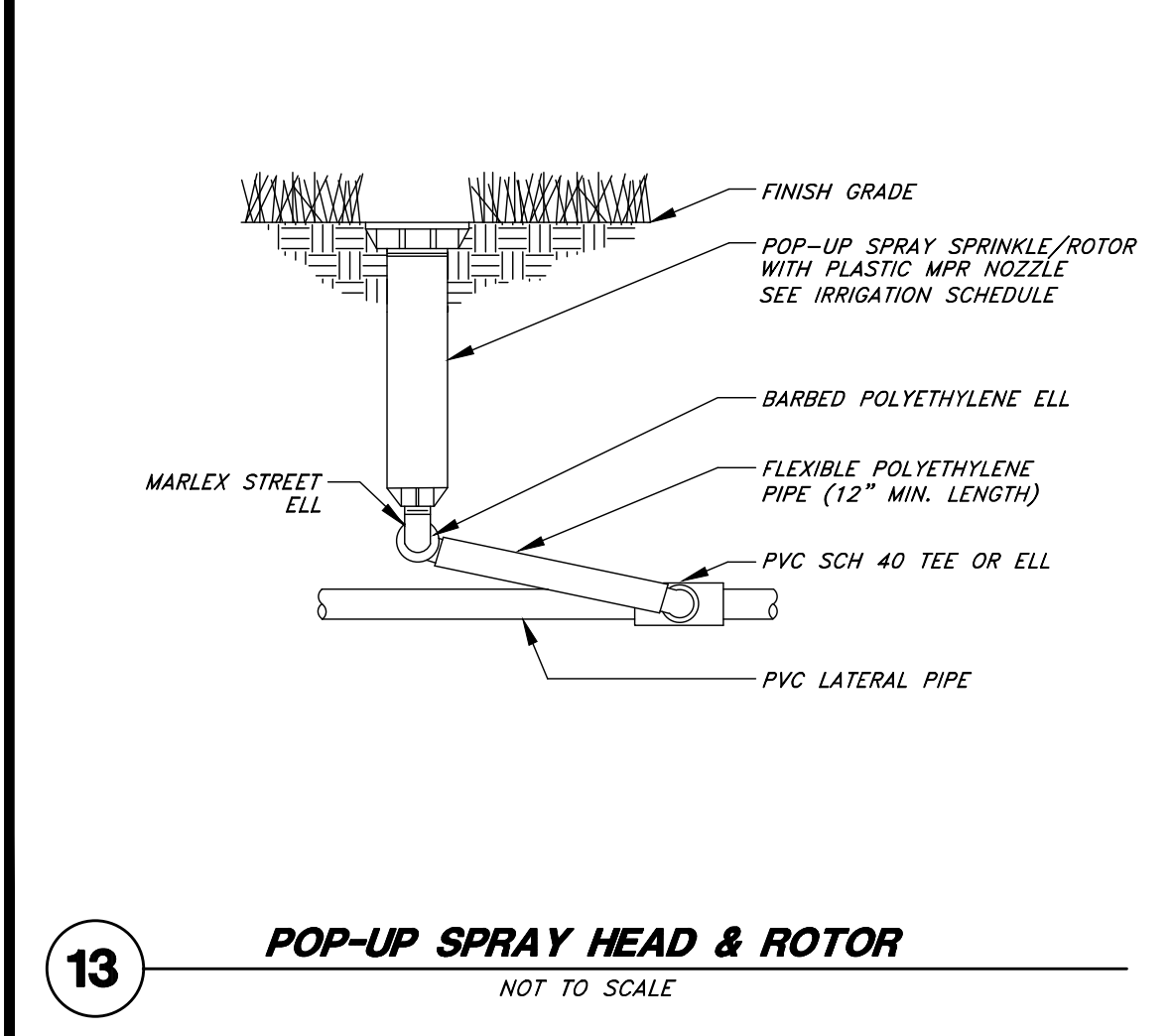
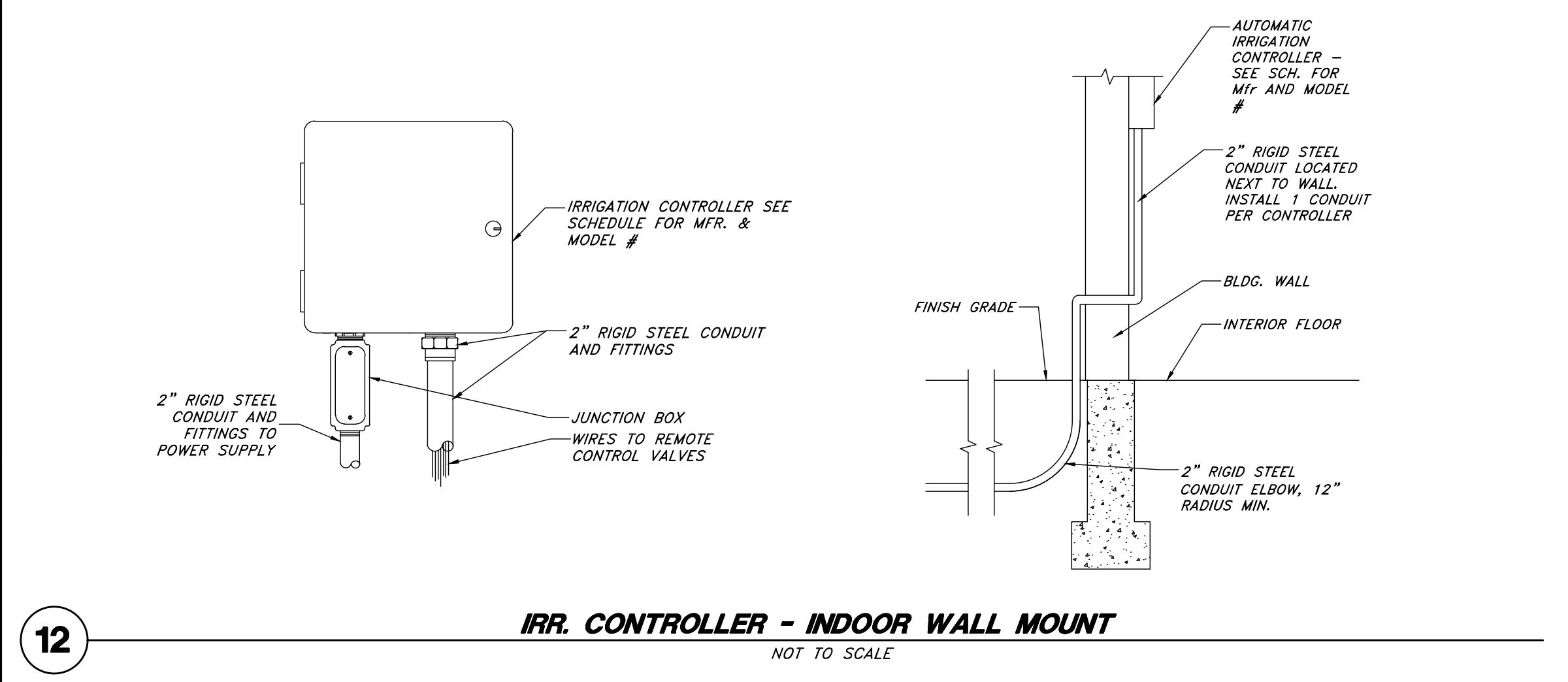
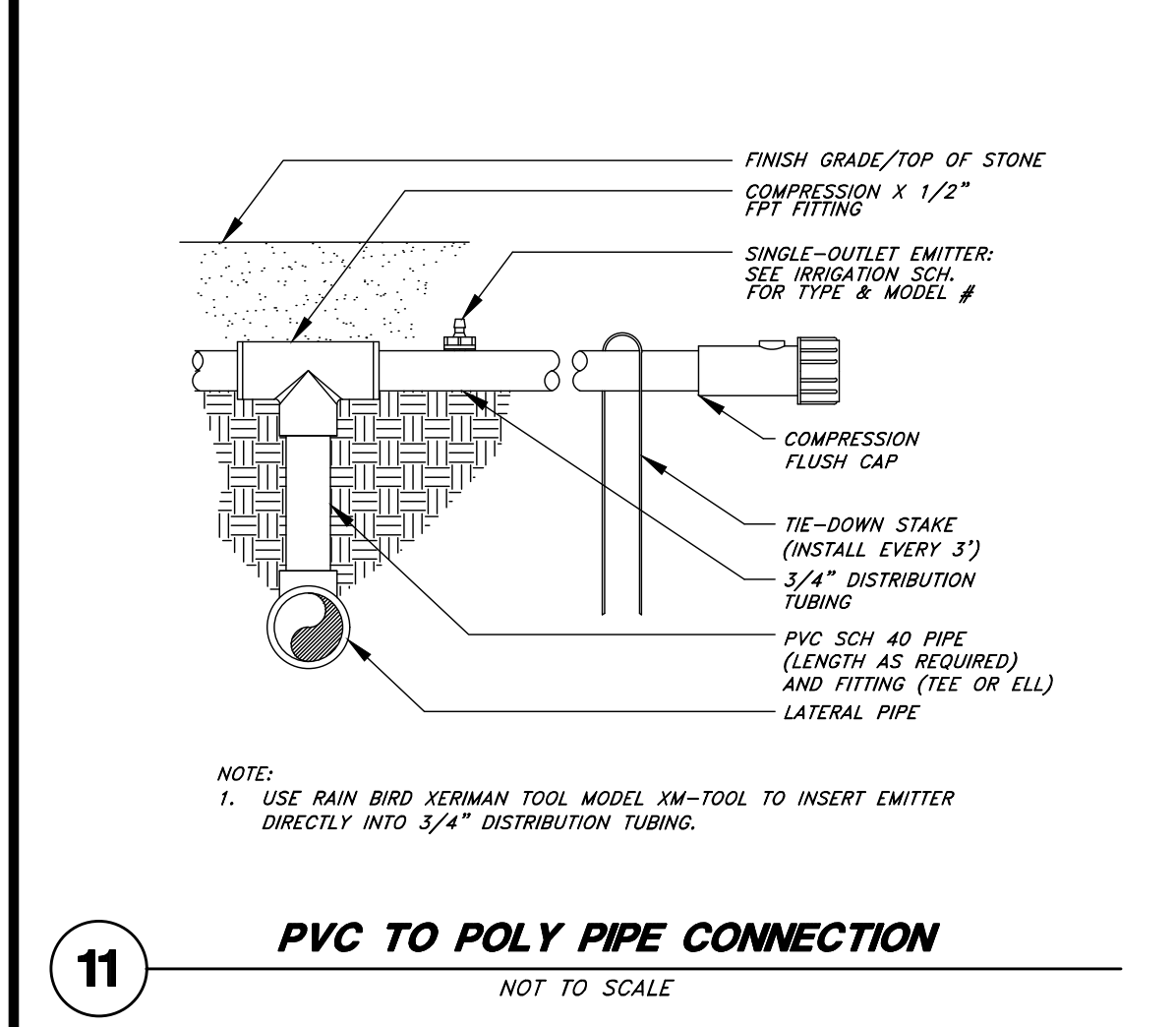
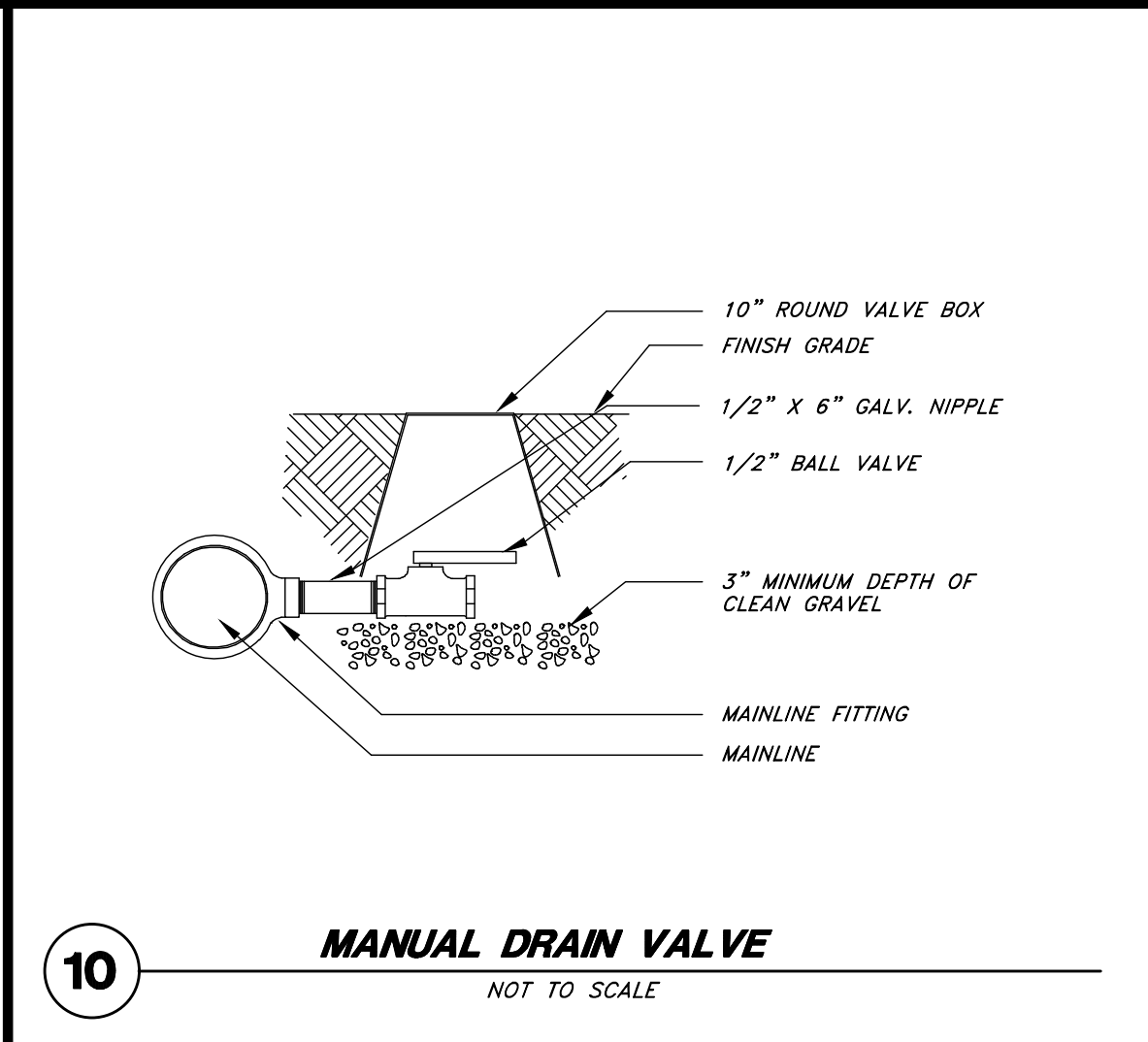
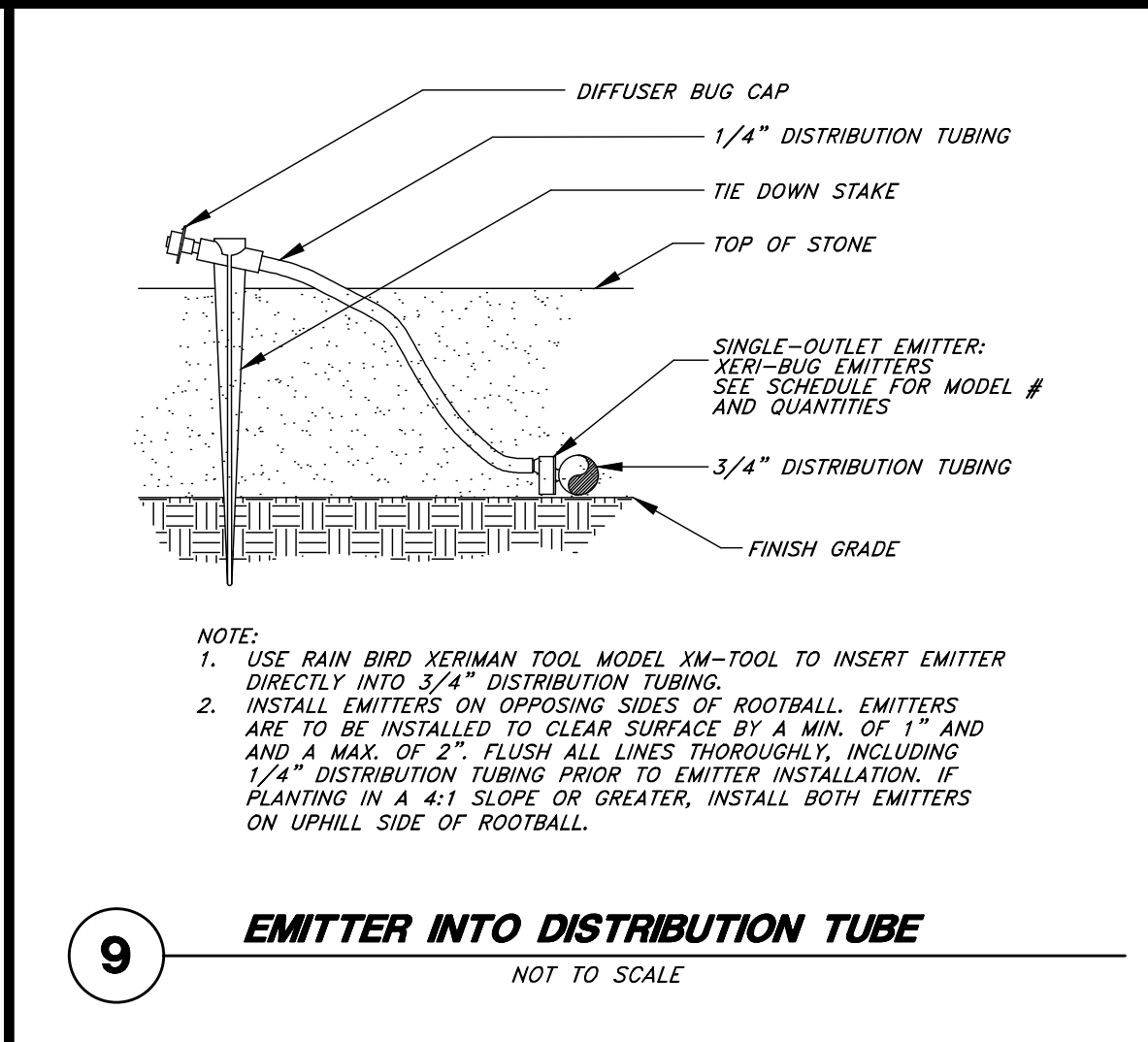
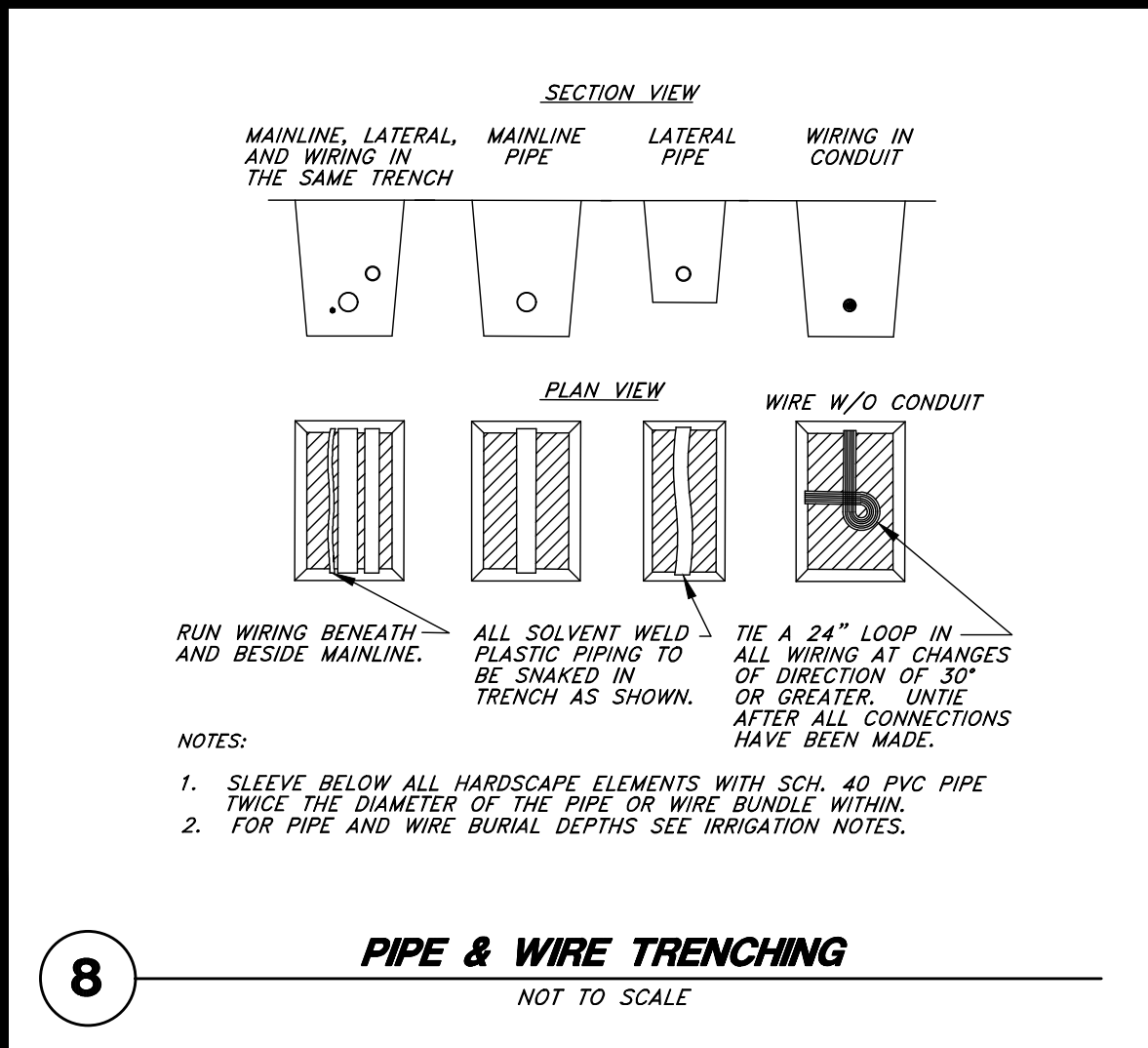
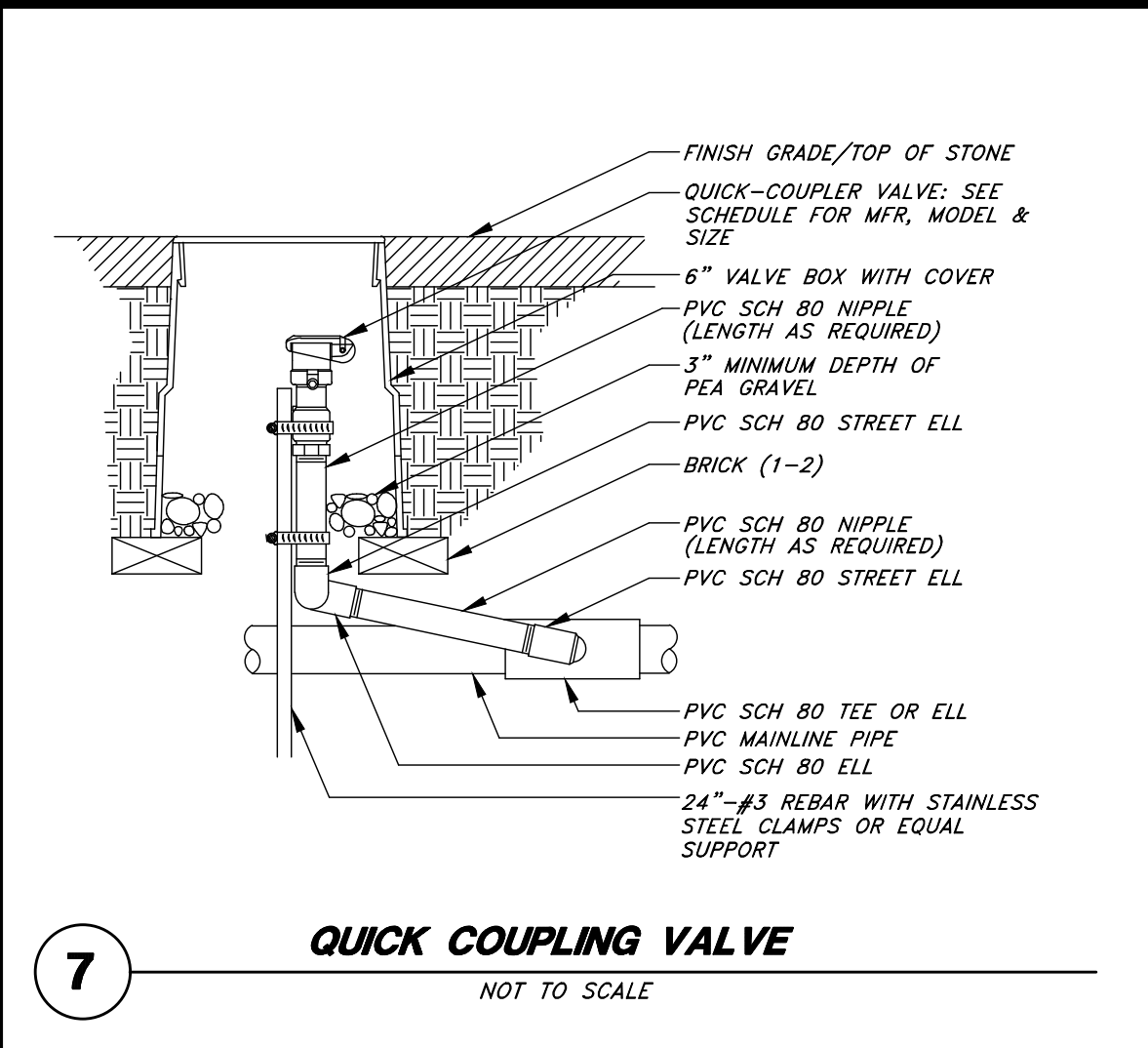
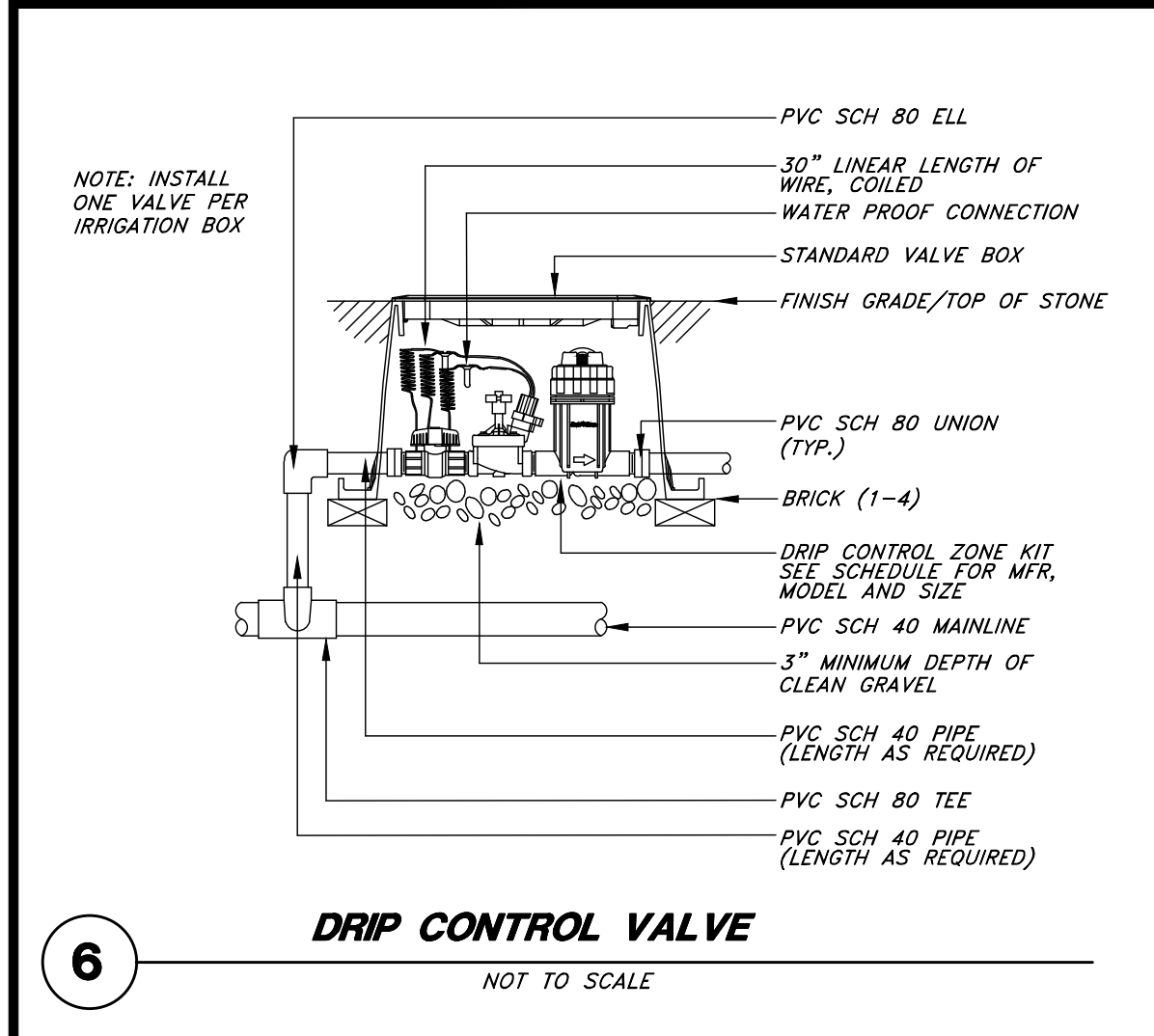
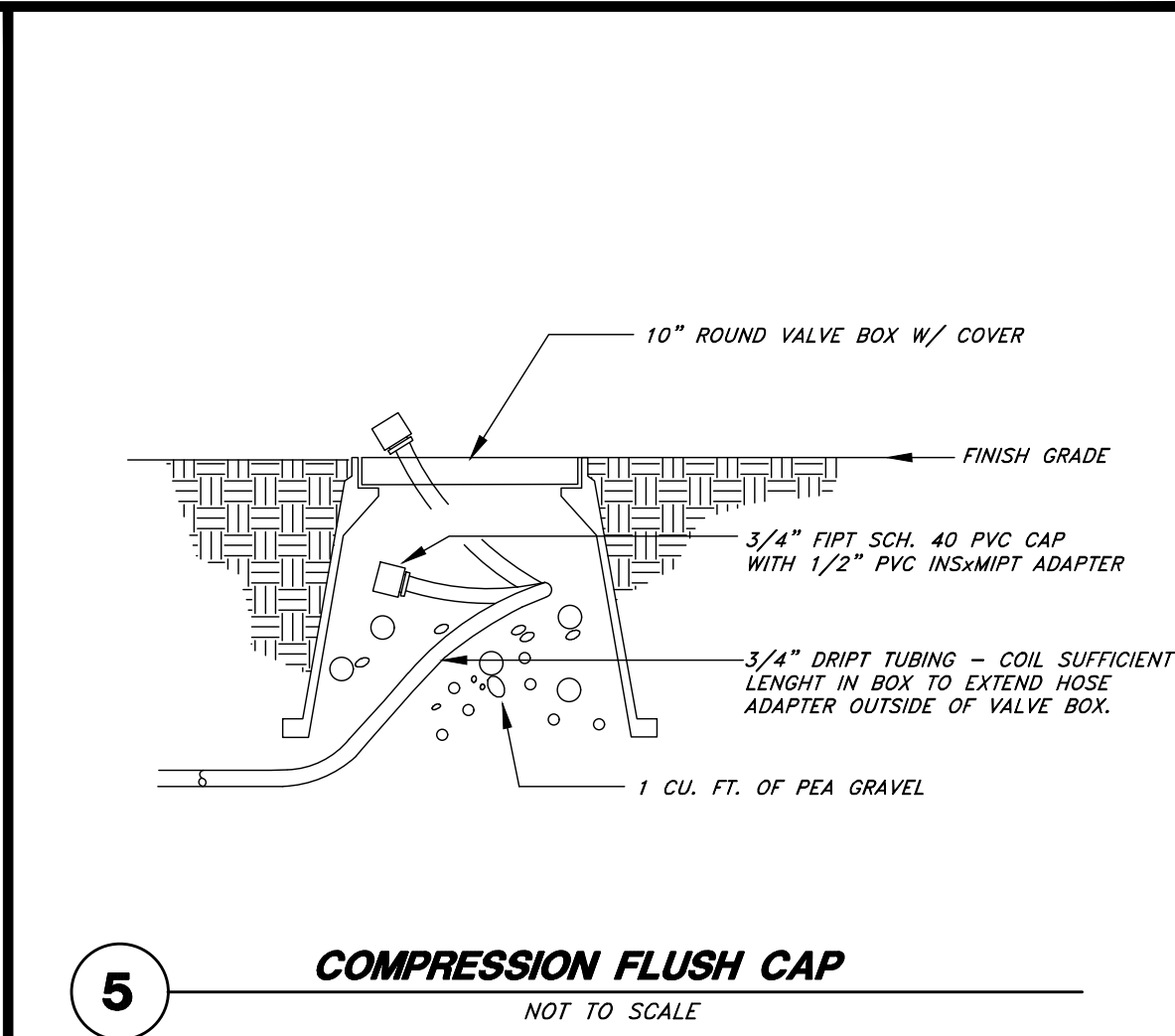
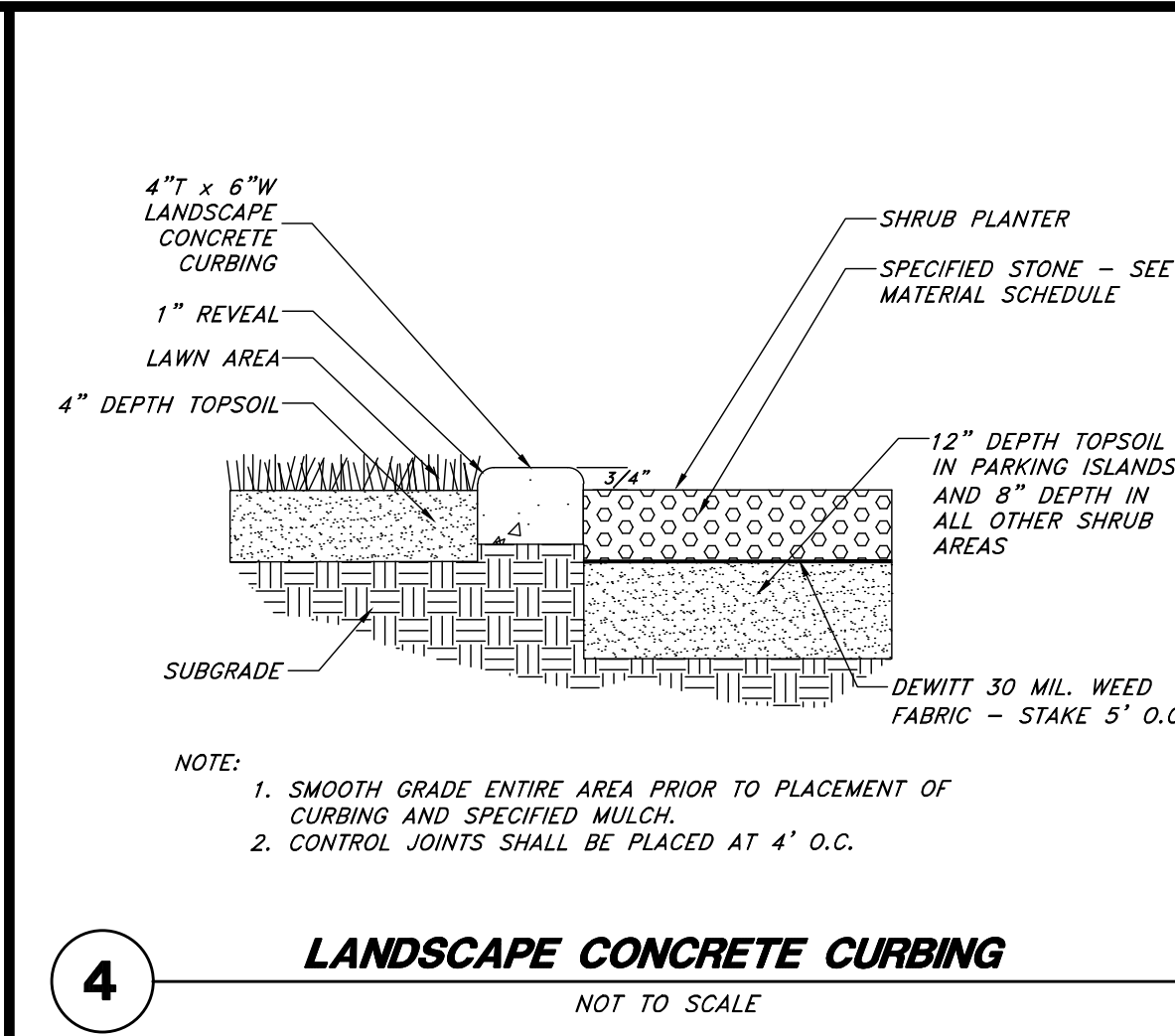
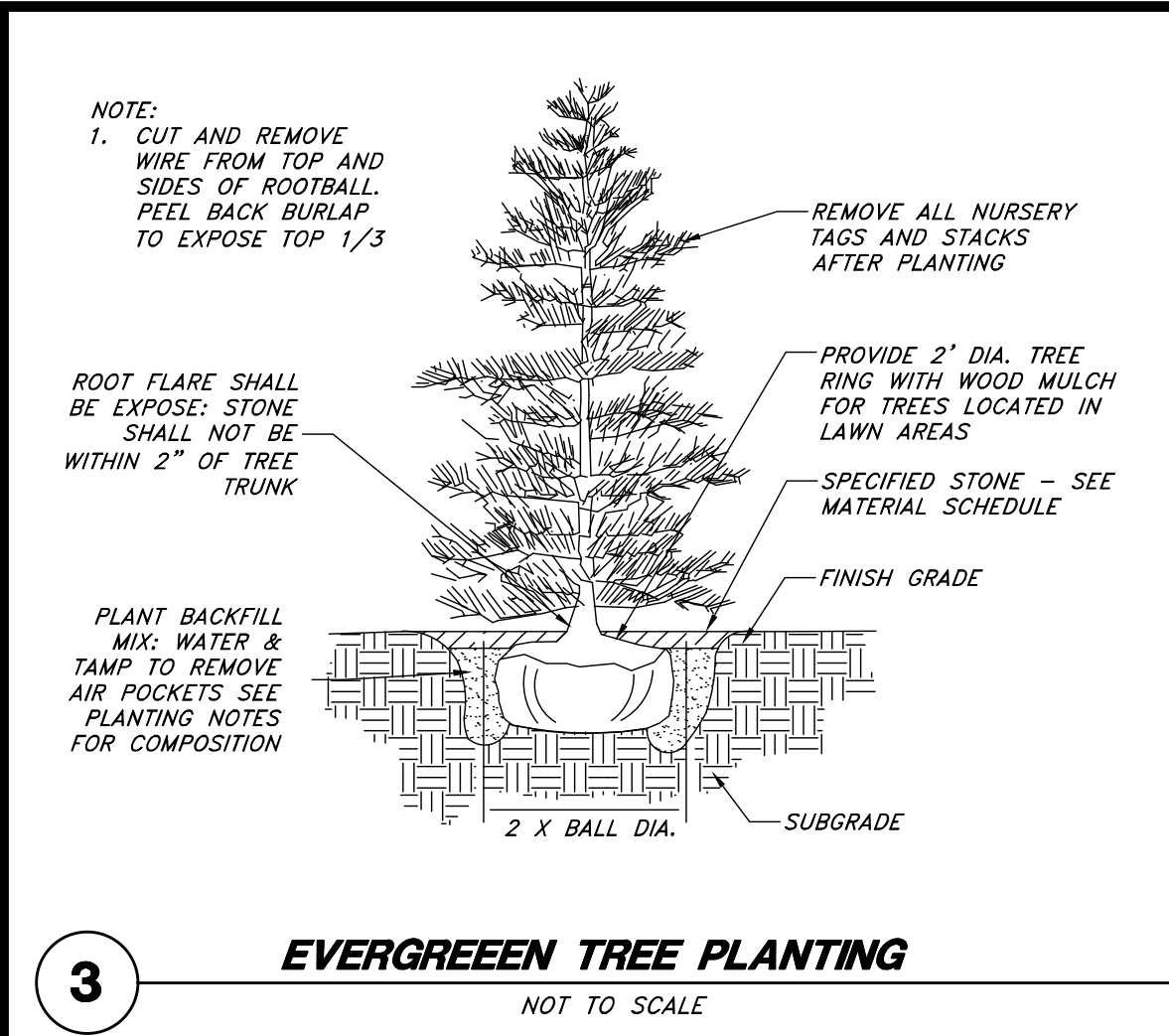
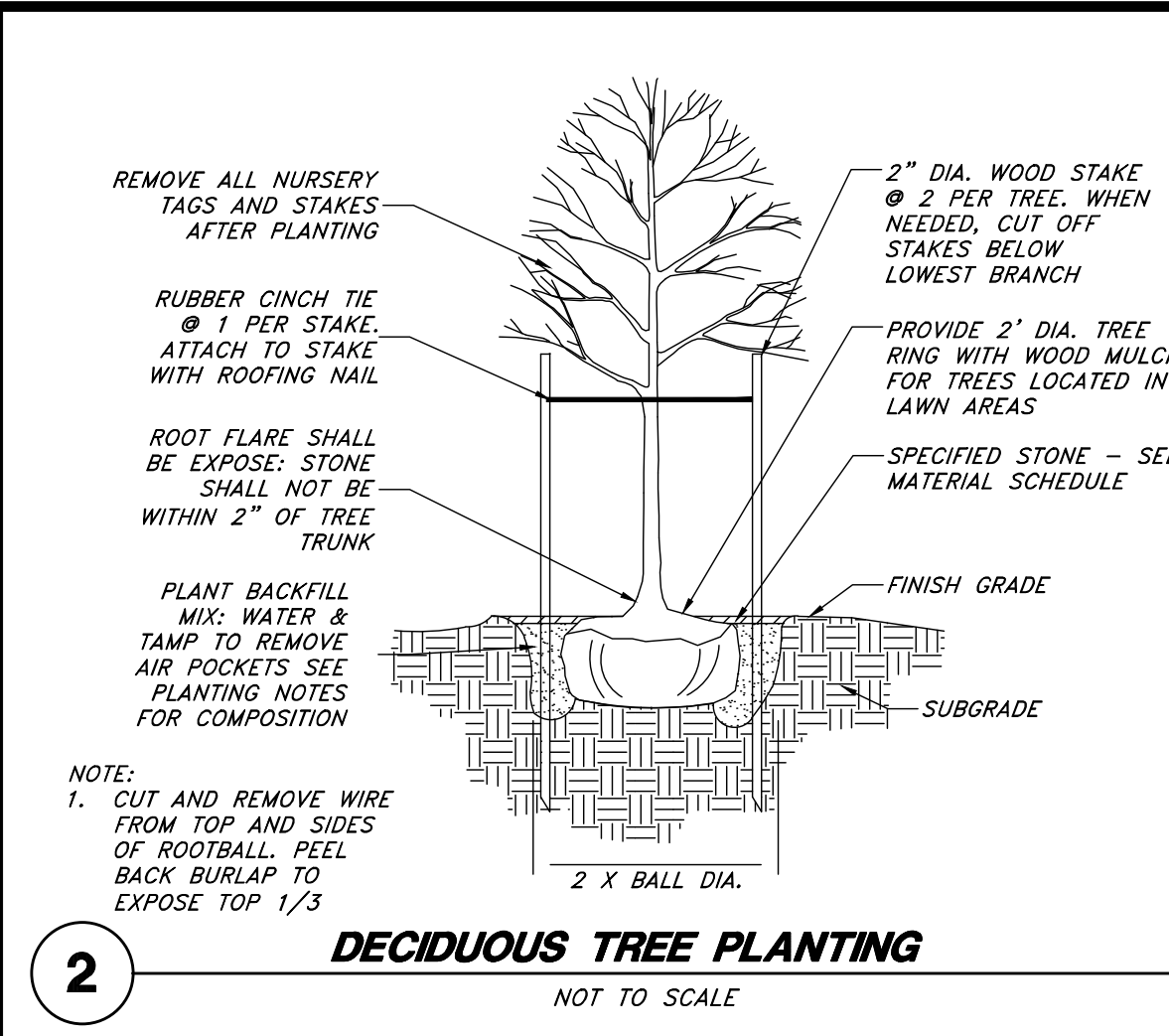
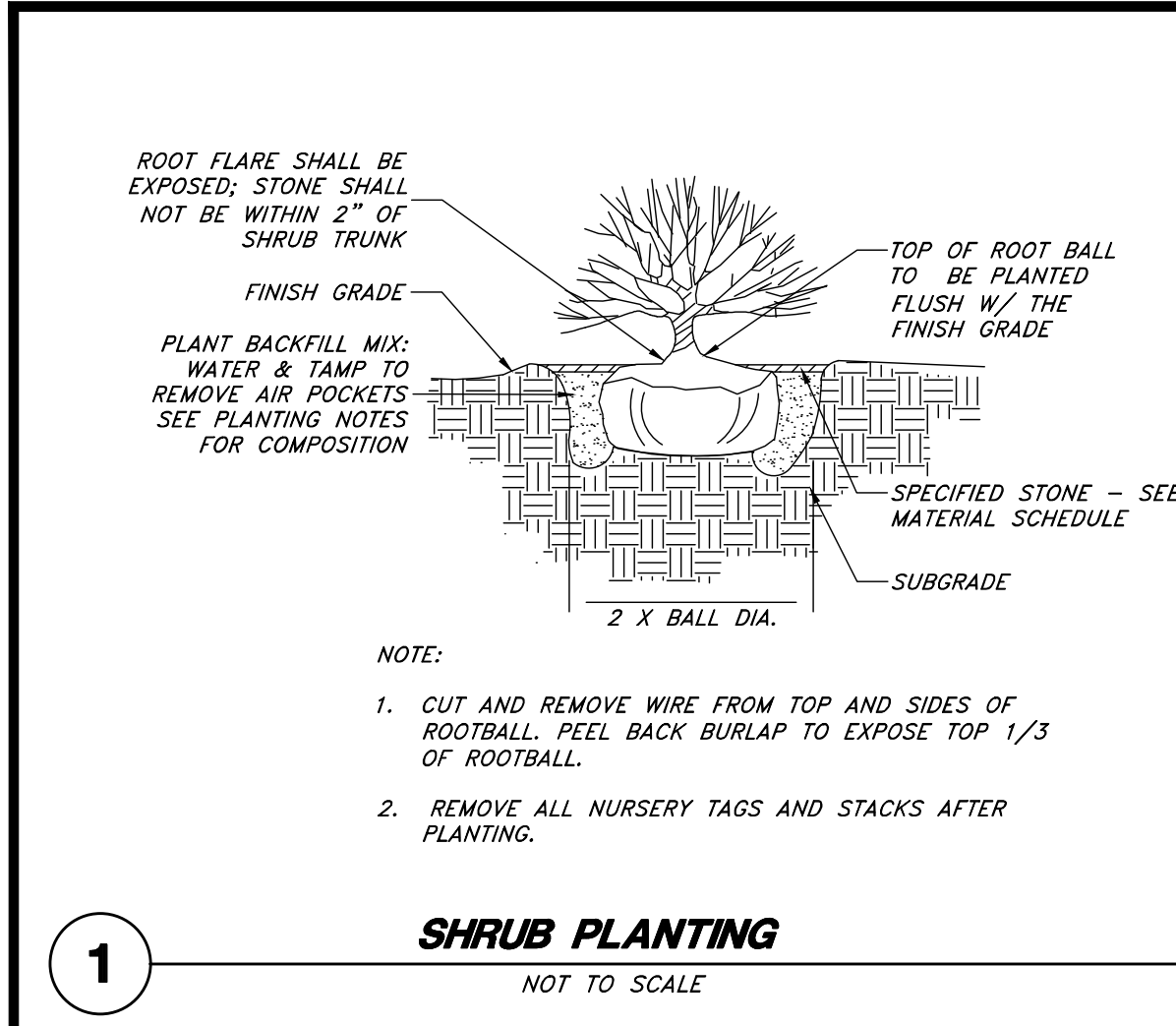
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14 May, 2021

SHEET NO.

L2.1





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SHEET NO.

L3.1

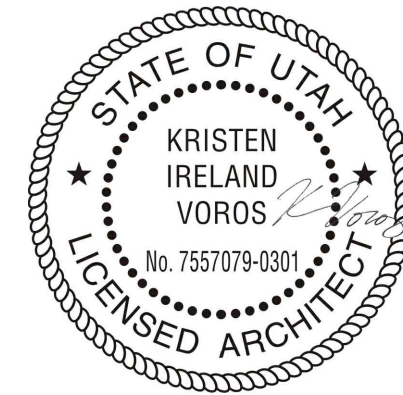
DESIGNED BY: SY
DRAFTED BY: KF
CLIENT NAME: Ridley's
21-003 IR

Anderson Wahlen & Associates
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(801) 521-8529 - ahw@engineering.net

Landscape & Irrigation Details

Filz Drinks
30 North 400 East Street
Santaquin City, Utah

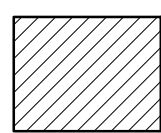
State of Utah
Jared R. Mansell
No. 7740426-8801
05/14/2021
Licensed Landscape Architect



ROOF LEGEND

NOTE:

- CONTRACTOR RESPONSIBLE TO PATCH, REPAIR, SEAL AND FLASH ALL ROOF PENETRATIONS, INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING, MECHANICAL, REFRIGERATION STRUCTURAL AND SIGNAGE PENETRATIONS.
- ALL ROOF TOP EQUIPMENT TO BE A MINIMUM OF 10'-0" FROM ANY ROOF EDGE.
- REFER TO DETAILS 7, 14, 15 AND 16 ON SHEET A0.2 FOR TYPICAL FLASHING DETAILS.
- MAINTAIN 1/4" PER FOOT MINIMUM SLOPE AT FLEXIBLE MEMBRANE ROOF.

RD/ORD: ROOF DRAIN AND
SECONDARY ROOF DRAIN. RE:
13/A0.2CRICKET OF TAPERED RIGID INSULATION CONSTRUCT
W/ MIN. POSITIVE SLOPE OF 1/2" PER FT. AND TO
DIMENSIONS INDICATED. AT SMALLER CRICKETS
WHERE DIMENSIONS ARE NOT INDICATED MAKE WIDTH
EQUAL TO LENGTH. PROVIDE ON UPSIDE SLOPE OF
ALL EQUIPMENT CURBS.RTU: ROOF TOP UNIT. SEE DETAILS 16/A0.2 FOR
SITE BUILT PLATFORMS. REFER TO MECHANICAL
DRAWINGS FOR PREFABRICATED CURBS. PROVIDE
STEEL FRAME @ OPENINGS AND UNDER CURBS. SEE
STRUCTURAL DRAWINGS.

FLUE PENETRATION SEE DET. 15/A0.2

EF: EXHAUST FAN SEE DET. 16/A0.2.
PROVIDE CURB FOR EQUIPMENT AT ALL
EXHAUST FAN LOCATIONS.30" X 36" ROOF HATCH. BILCO OR
APPROVED EQUAL

SCOPE OF WORK NOTES

- ALL GYP. IS TYPE "X" U.N.O.
- PROVIDE ACOUSTICAL JOINT SEALANTS AT WALL TO WALL INTERSECTIONS, WALL TO FLOOR INTERSECTIONS AND ALL PENETRATIONS IN WALL TYPES SHOWN WITH ACOUSTICAL BATT INSULATION.
- PROVIDE SEPARATION BARRIER BETWEEN ALL DISSIMILAR METALS, TYP.
- REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIAL SPECIFICATIONS. REFER TO INTERIOR ELEVATIONS AND INTERIOR FINISH SCHEDULE FOR INTERIOR FINISH MATERIAL SPECIFICATIONS.
- PROVIDE METAL STUD DEFLECTION TRACK AT ALL NON-LOAD BEARING WALLS THAT EXTEND TO B.O. OF ROOF STRUCTURE OR ROOF DECK, RE: STRUCTURAL AND 6/A7.2.
- PROVIDE 4" CONCRETE SLAB OVER 4" GRANULAR DRAINAGE FILL OVER 10 MIL VAPOR BARRIER. RE: STRUCTURAL. REFER TO FLOOR PLAN FOR AREAS WHERE NO CONCRETE OCCURS, PROVIDE GRANULAR FILL AND 10 MIL VAPOR BARRIER IN THESE LOCATIONS.
- PROVIDE CONCRETE CONTROL JOINTS PER THE SPECS.

KEYED NOTES

- LINE OF CANOPY ABOVE
- LINE OF SOFFIT ABOVE
- ROOF ACCESS LADDER, RE: 8/A0.2
- ROOF DRAIN AND OVERFLOW ROOF DRAIN PIPES, RE: PLUMBING
- DOWNSPOUT NOZZLE, RE: PLUMBING AND EXTERIOR ELEVATIONS
- GAS METER, RE: PLUMBING AND CIVIL
- ELECTRICAL PANEL, RE: ELECTRICAL
- ELECTRICAL TRANSFORMER PAD, RE: 2/A0.3 AND ELECTRICAL
- ELECTRICAL EQUIPMENT, RE: ELECTRICAL
- FIRE RISER, RE: SPECS.
- FIRE DEPARTMENT CONNECTION
- 6" CONCRETE WALK, RE: CIVIL
- NO CONCRETE SLAB IN THIS AREA
- FUTURE DEMISING WALL, NIC
- COLUMN, RE: STRUCTURAL
- DUMPSTER ENCLOSURE, RE: 12/A5.1

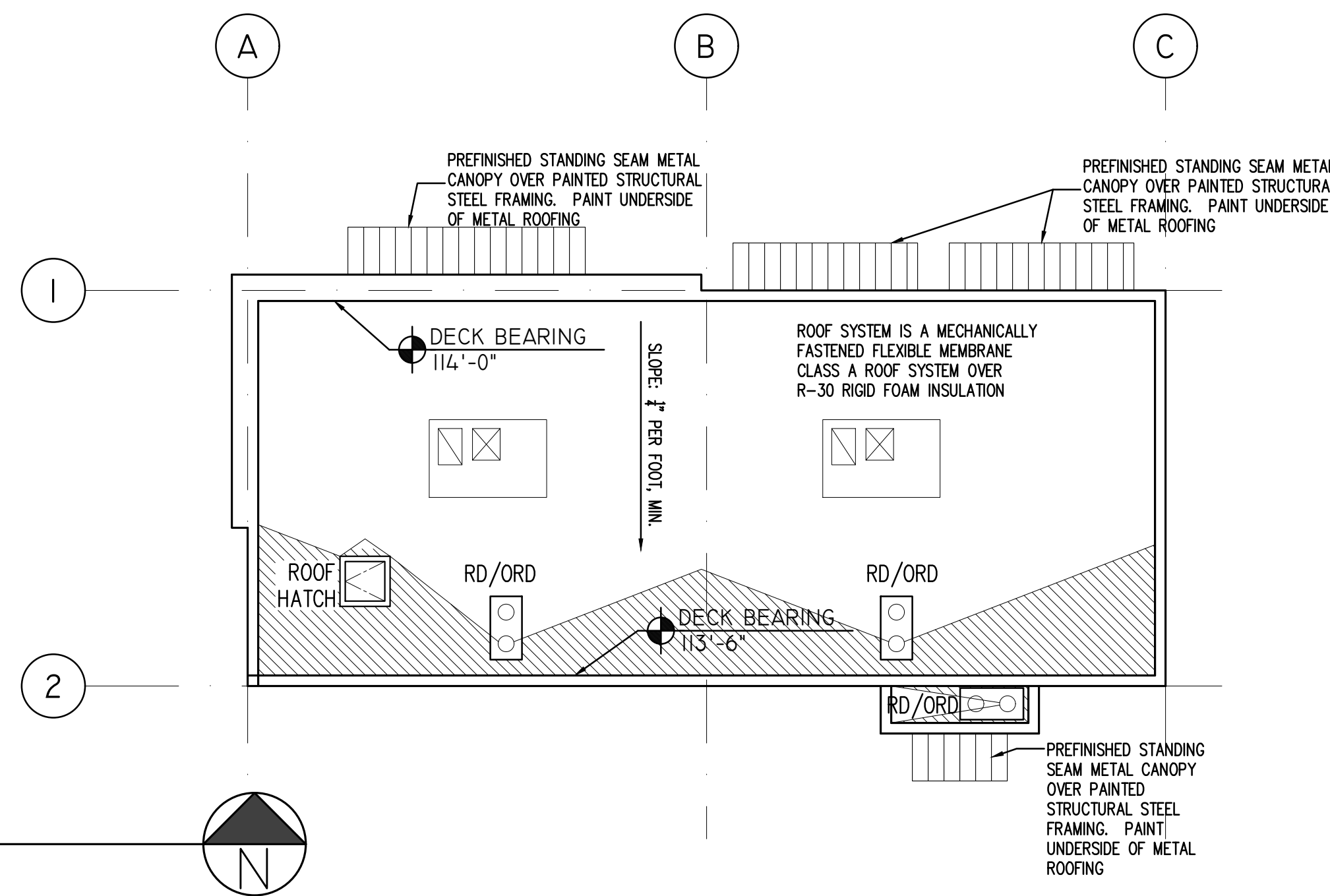
WALL TYPE SCHEDULE

NOTE: REFER TO A2.1 FOR EXTERIOR FINISH AND A6.1 FOR INTERIOR FINISH

A 6" WOOD STUDS @ 16" O.C. WITH 1/2" EXTERIOR PLYWOOD SHEATHING. RE: STRUCTURAL.
SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS. PROVIDE FULL BATT
INSULATION WITH VAPOR BARRIER.B 6" WOOD STUDS @ 16" O.C. WITH 5/8" TYPE-X GYP. BOARD ON BOTH SIDES. EXTEND
STUDS AND GYP. BOARD TO B.O. ROOF DECK ABOVE. PROVIDE FULL SOUND BATT
INSULATION.

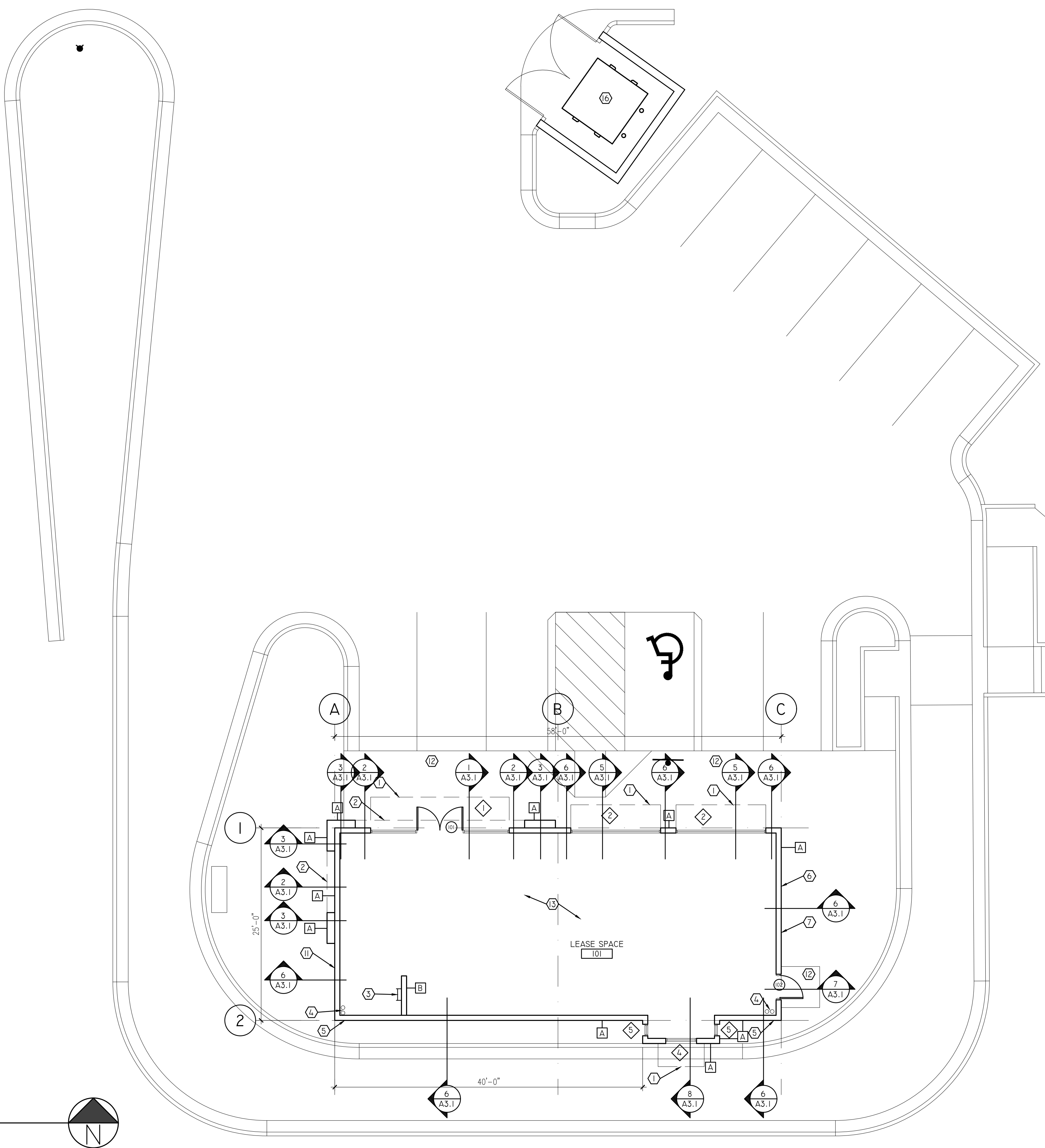
ROOF PLAN

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



FLOOR PLAN

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

RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE: MAY 14, 2021
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 2010.01
CAD DWG FILE NO:DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE: BID SET

SHEET TITLE

FLOOR PLAN &
ROOF PLAN

A1.1

MATERIAL SCHEDULE		
MARK	MATERIAL	FINISH/COLOR
②	THIN BRICK	INTERSTATE – MONTEREY
⑤A	EFIS	COLOR 1 – ACCESSIBLE BEIGE SW7036
⑤B	EFIS	COLOR 2 – TONY TAUPE SW7038
⑤C	EFIS	COLOR 3 – VAN DYKE BROWN SW7041
④	PRECAST CONCRETE SILL	NATURAL
⑤	ARCHITECTURAL FINISH CONCRETE FOUNDATION	NATURAL
⑥	PREFINISHED STRUCTURAL STANDING SEAM METAL ROOFING	DARK BRONZE
⑦	PAINTED STEEL	MATCH DARK BRONZE, VERIFY COLOR
⑧	GLASS AND ALUMINUM STOREFRONT, RE: WINDOW AND DOOR SCHEDULE	DARK BRONZE STOREFRONT WITH CLEAR GLAZING
⑨	PREFINISHED METAL COPING	DARK BRONZE
⑩	PAINTED HM DOOR AND FRAME	MATCH DARK BRONZE, VERIFY COLOR
⑪	COWS TONGUE DOWNSPOUT NOZZLE, INSTALL AT 24" ABOVE FINISH GRADE, RE: PLUMBING	–
⑫	LIGHT FIXTURE, RE: ELECTRICAL	
⑬	SIGNAGE PROVIDED AND INSTALLED BY OWNER. G.C. TO PROVIDE ELECTRICAL CONNECTIONS, RE: ELECTRICAL. G.C. TO PROVIDE ANCHORAGE FOR SIGNAGE. G.C. TO PROVIDE CORE DRILLED HOLES THROUGH MASONRY FOR CONDUIT FROM J BOXES MOUNTED AT THE INTERIOR OF THE BUILDING. COORDINATE NUMBER AND LOCATION WITH SIGNAGE SUPPLIER.	
⑭	BOARD AND BATTEN CEMENT BOARD SIDING	HARDIE BOARD – TIMBER BARK
⑮	6" LAP CEMENT BOARD SIDING	HARDIE BOARD – TIMBER BARK

EXTERIOR ELEVATION NOTES:
1. ALL EXPOSED STEEL TO BE PAINTED AS DESCRIBED IN SPEC.
2. UNDERSIDE OF PREFINISHED METAL STANDING SEAM ROOFING TO BE PAINTED.
3. PROVIDE MASONRY CONTROL JOINTS AS SHOWN, RE: 7/A5.2.
4. PROVIDE COLORED MORTAR AT CMU AND BRICK.



RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

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CAD DWG FILE NO:	

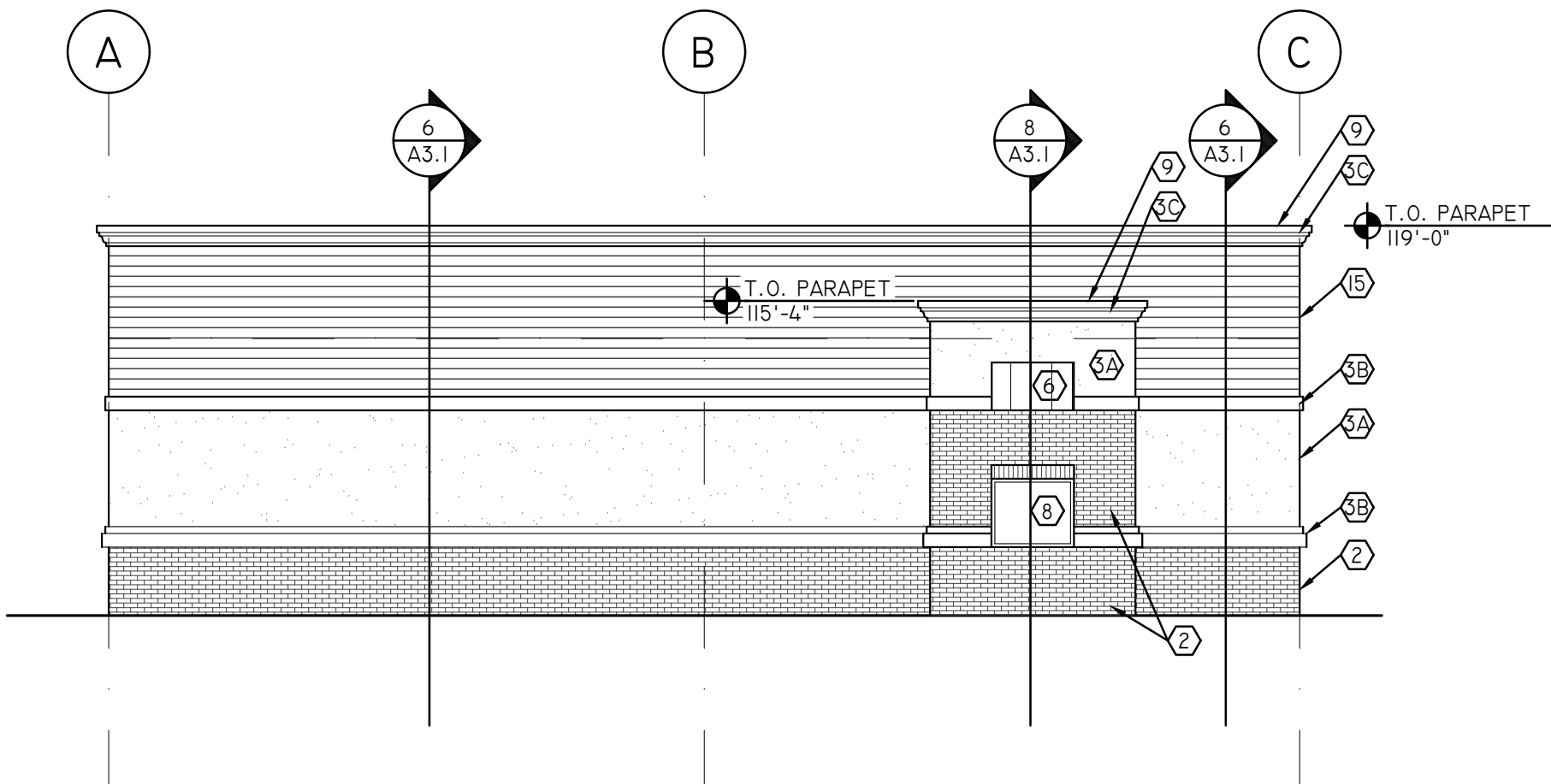
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DESIGNED BY:	KV
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ARCHITECTURAL PHASE:	

BID SET

SHEET TITLE

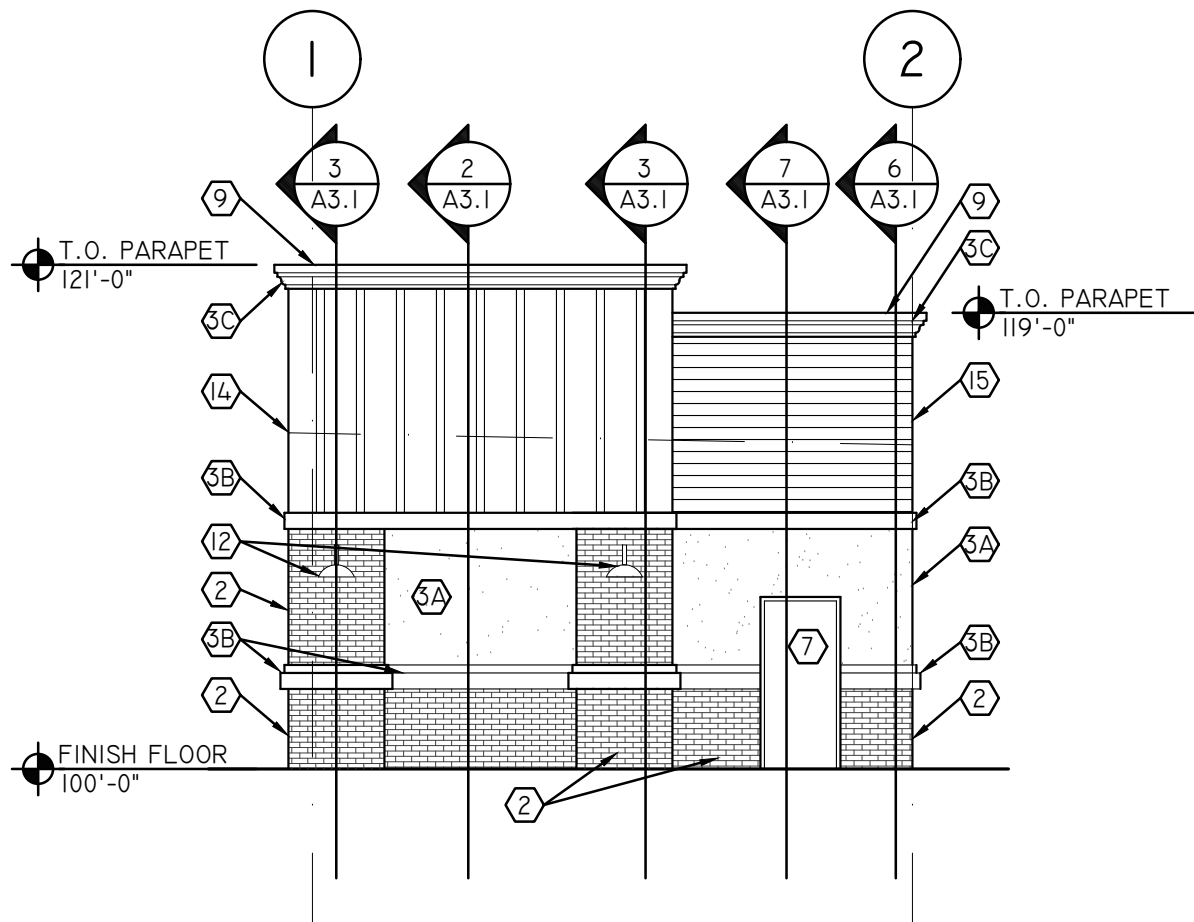
EXTERIOR
ELEVATIONS

A2.1



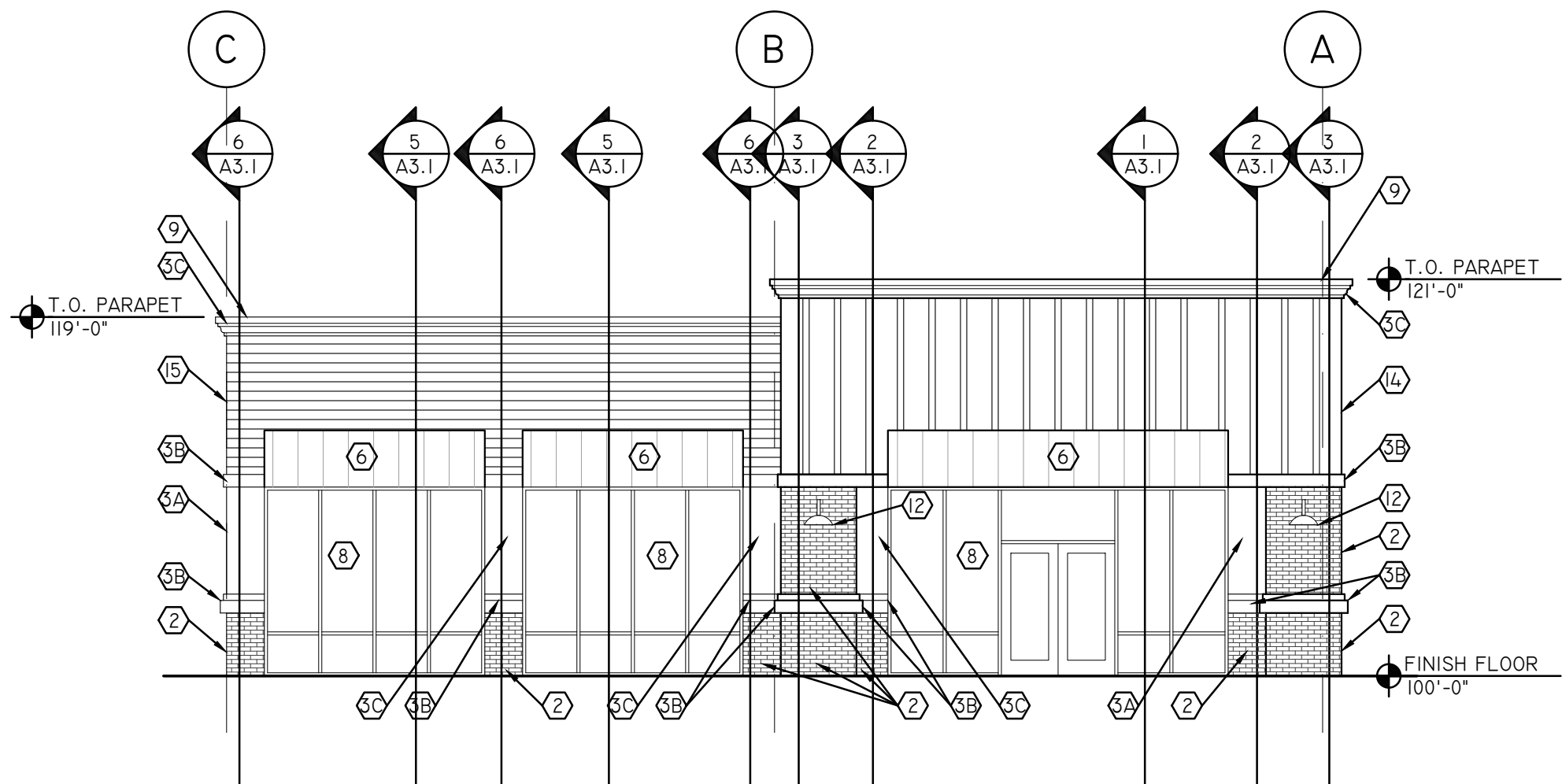
WEST ELEVATION

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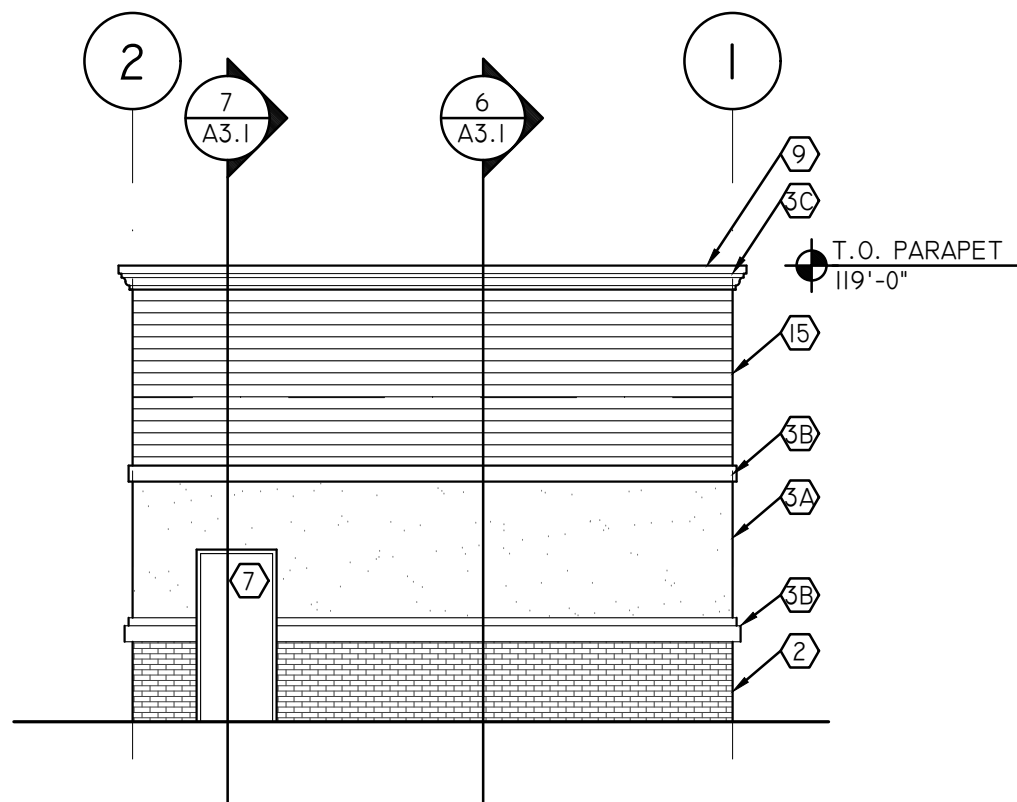
NORTH ELEVATION

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



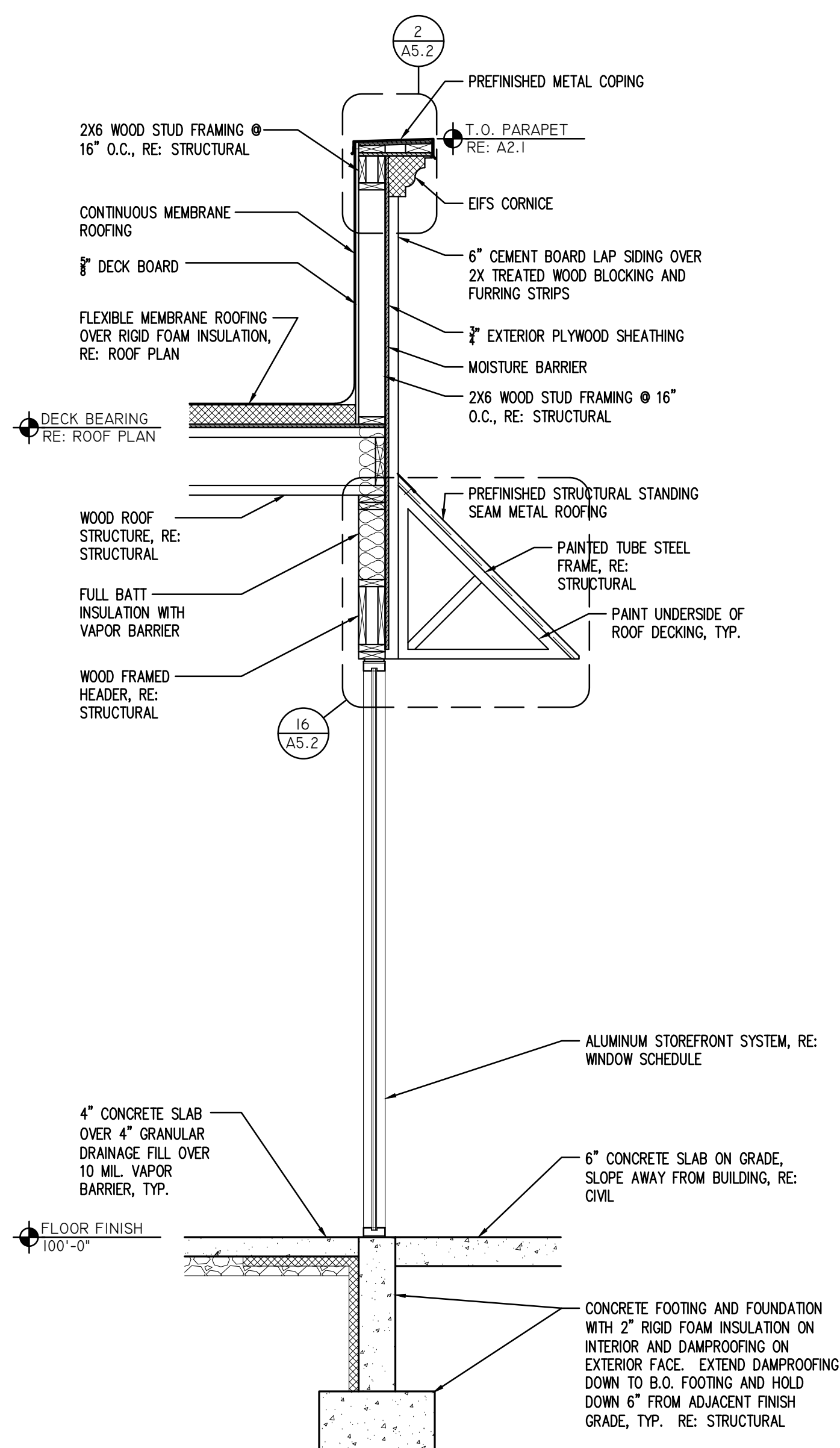
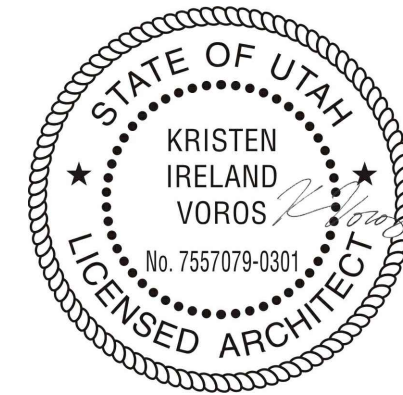
EAST ELEVATION

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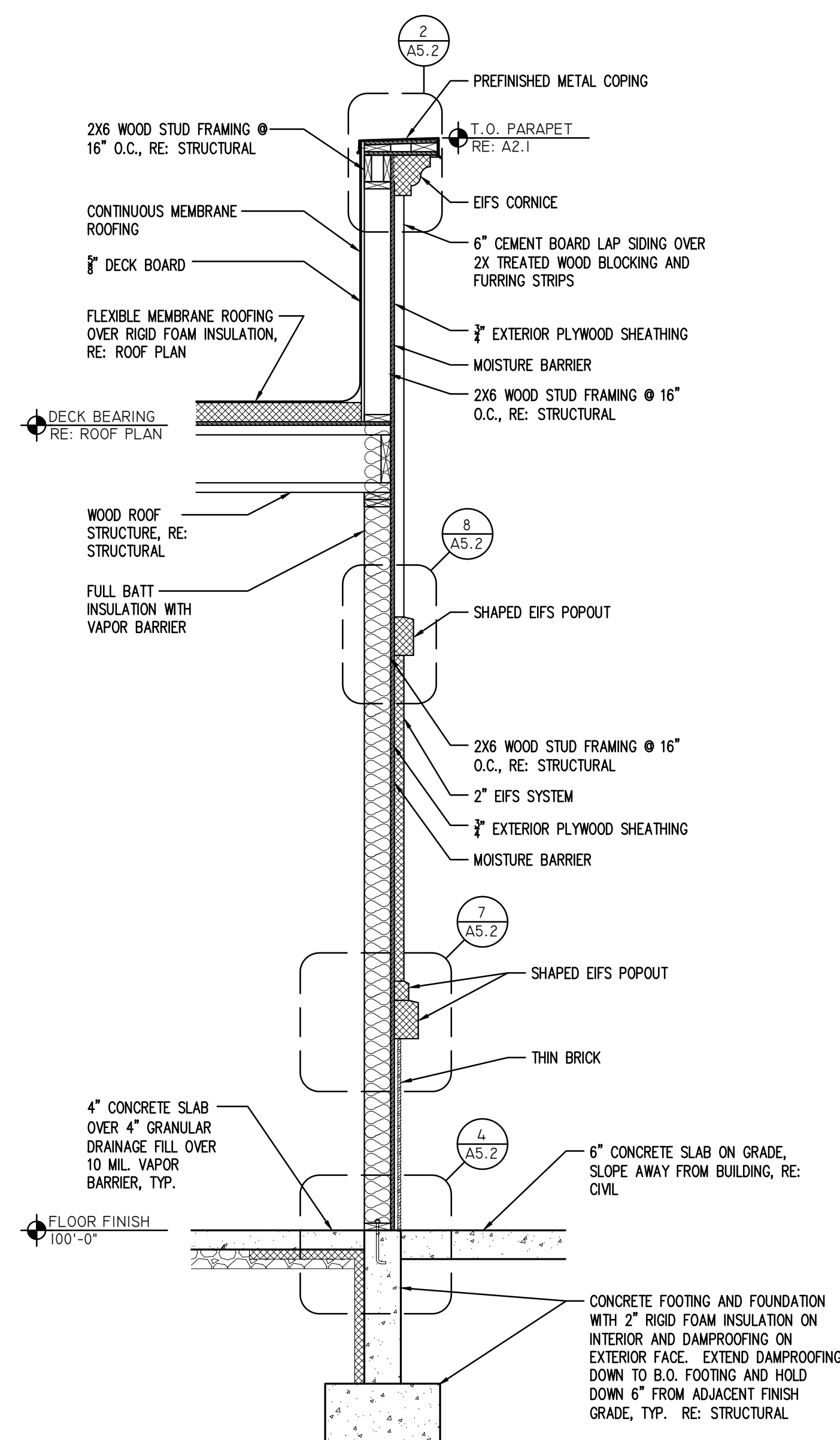


SOUTH ELEVATION

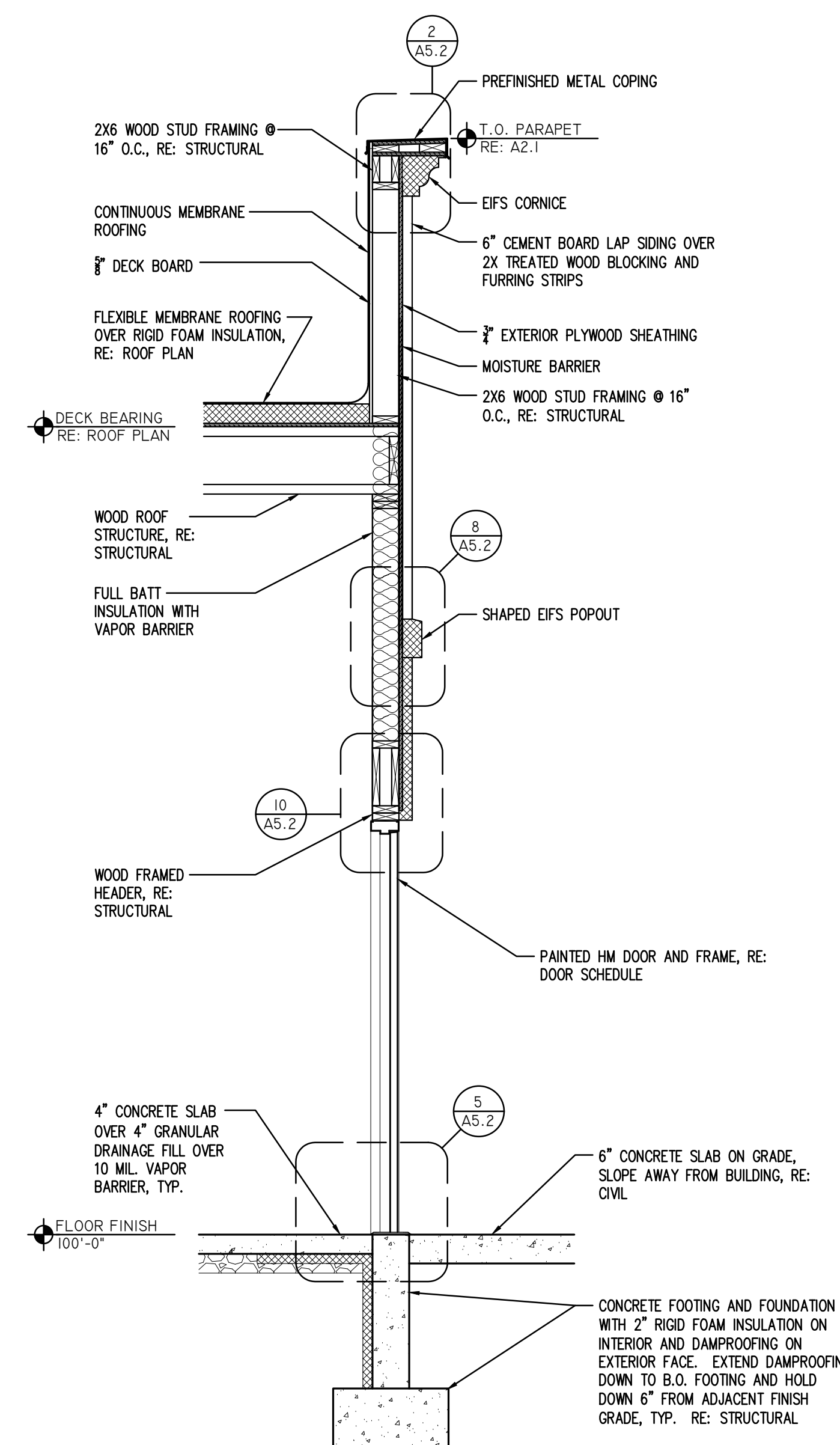
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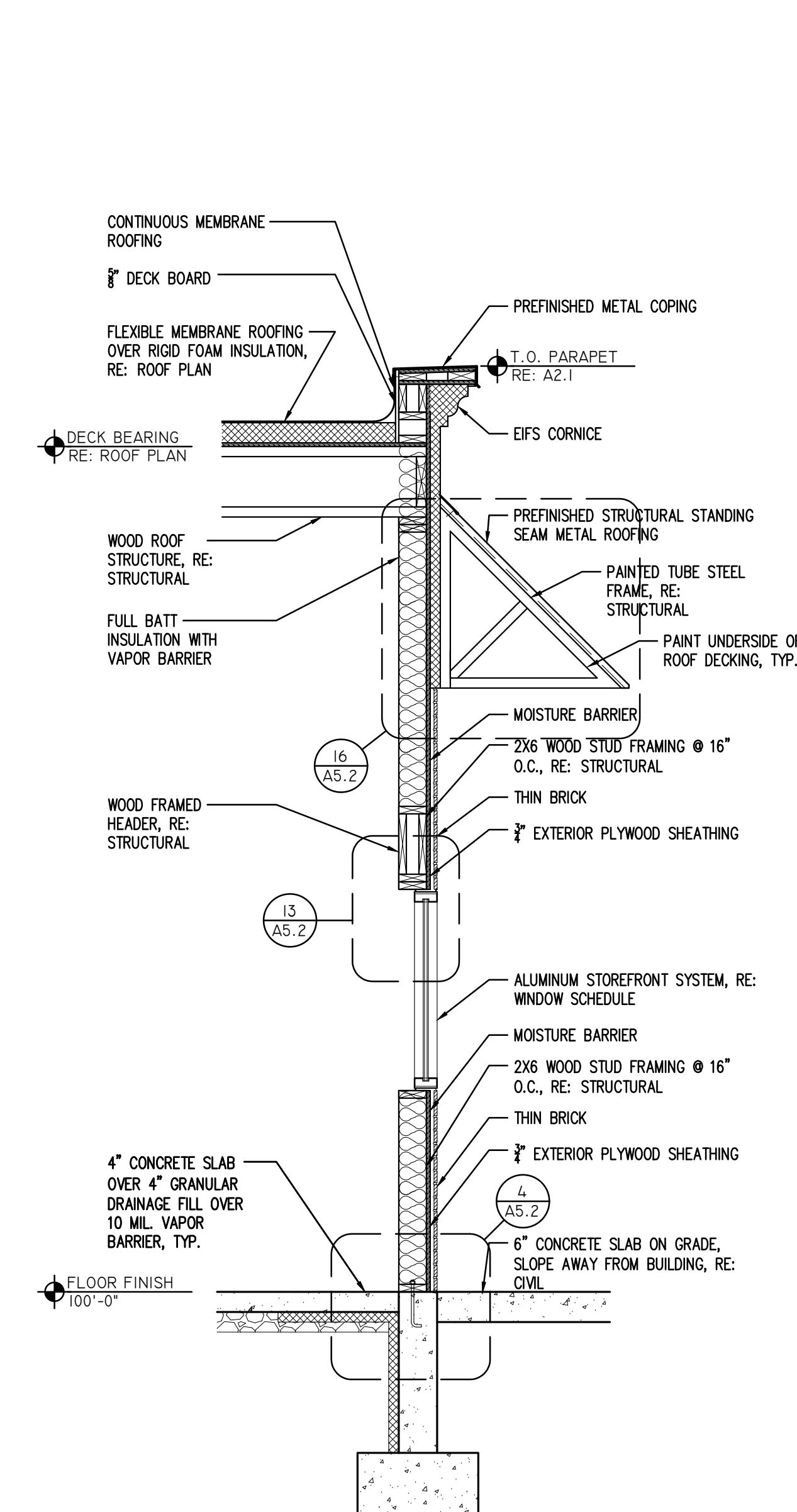
5 WALL SECTION
SCALE: 1/2" = 1'-0"



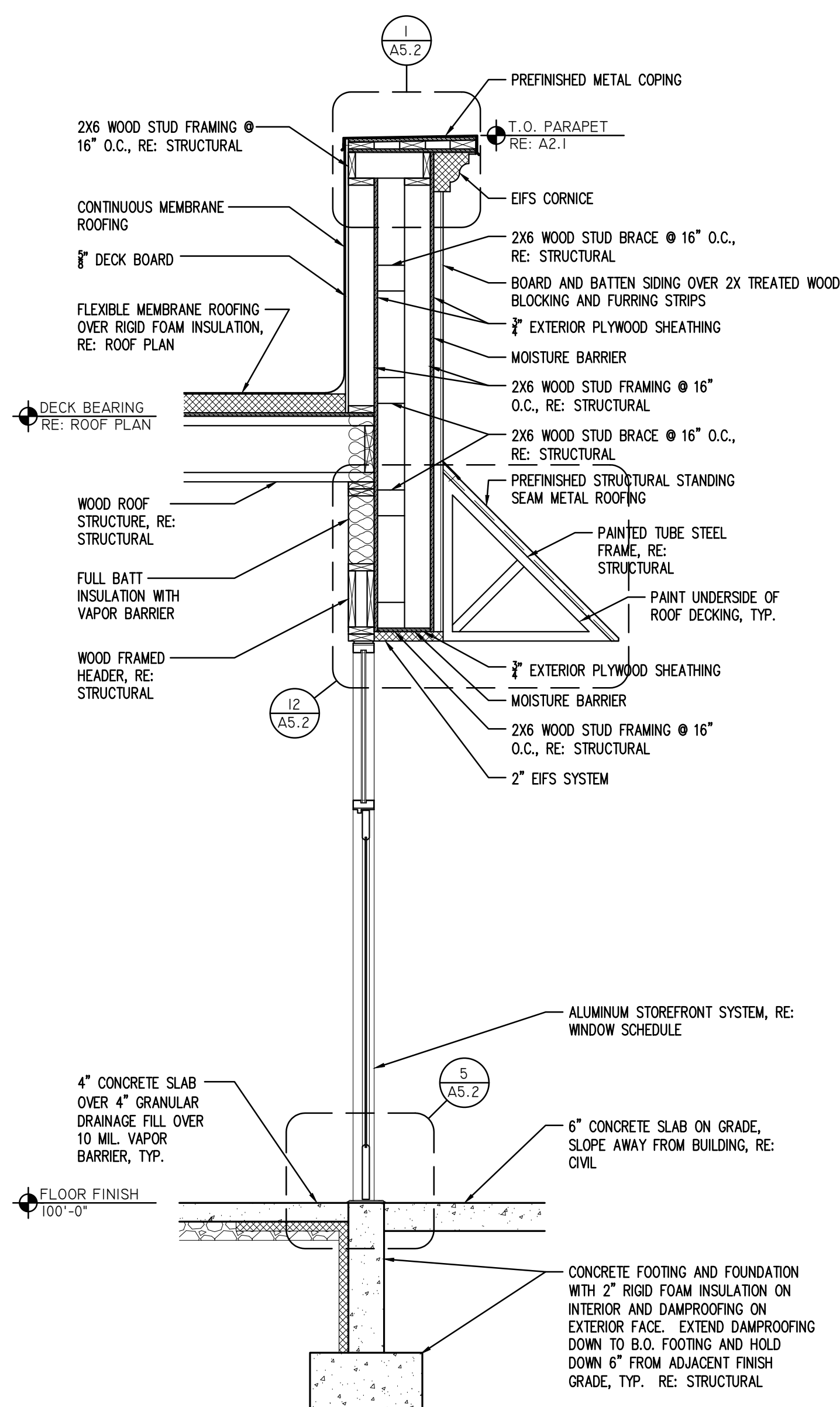
6 WALL SECTION
SCALE: 1/2" = 1'-0"



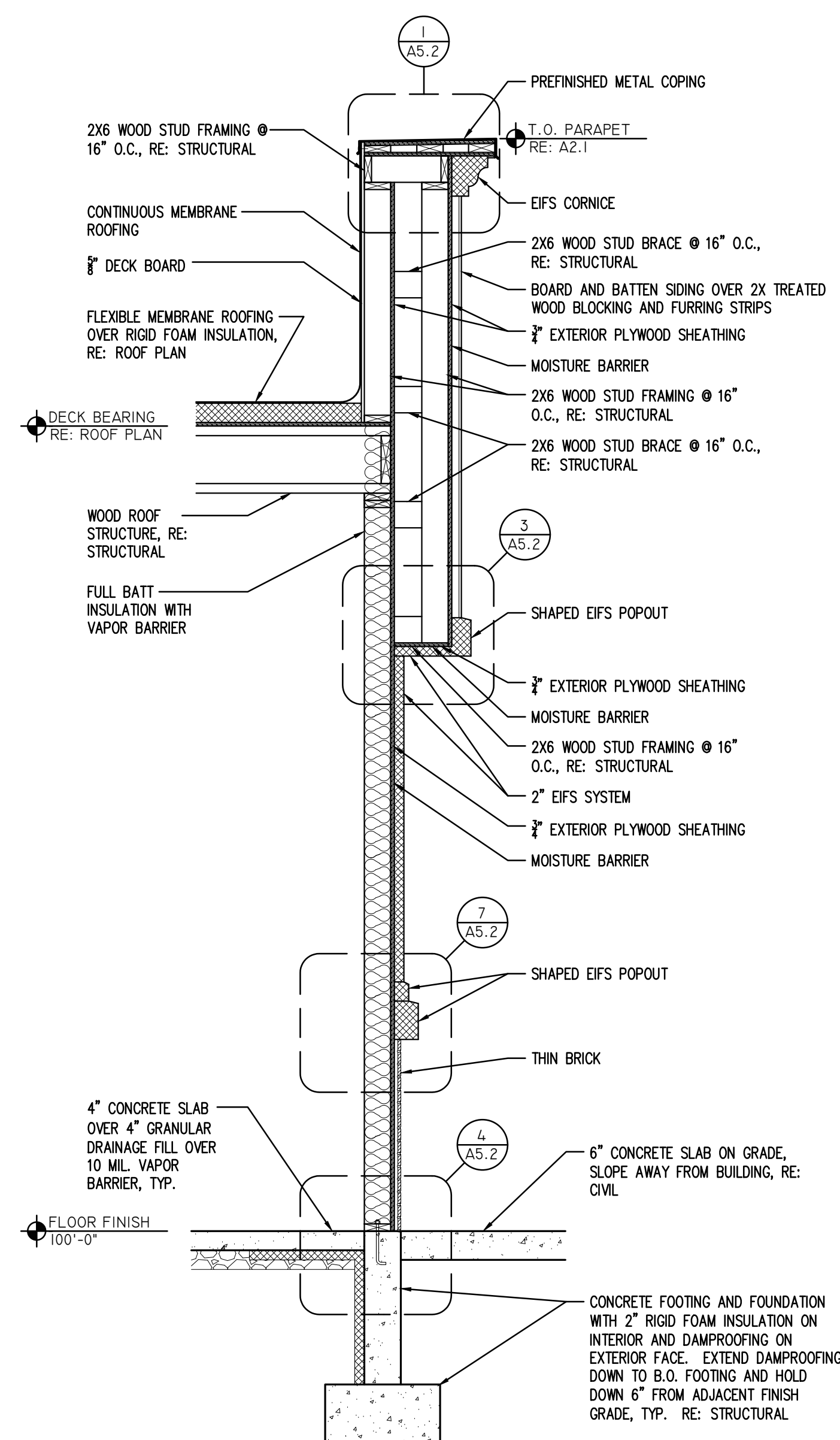
7 WALL SECTION
SCALE: 1/2" = 1'-0"



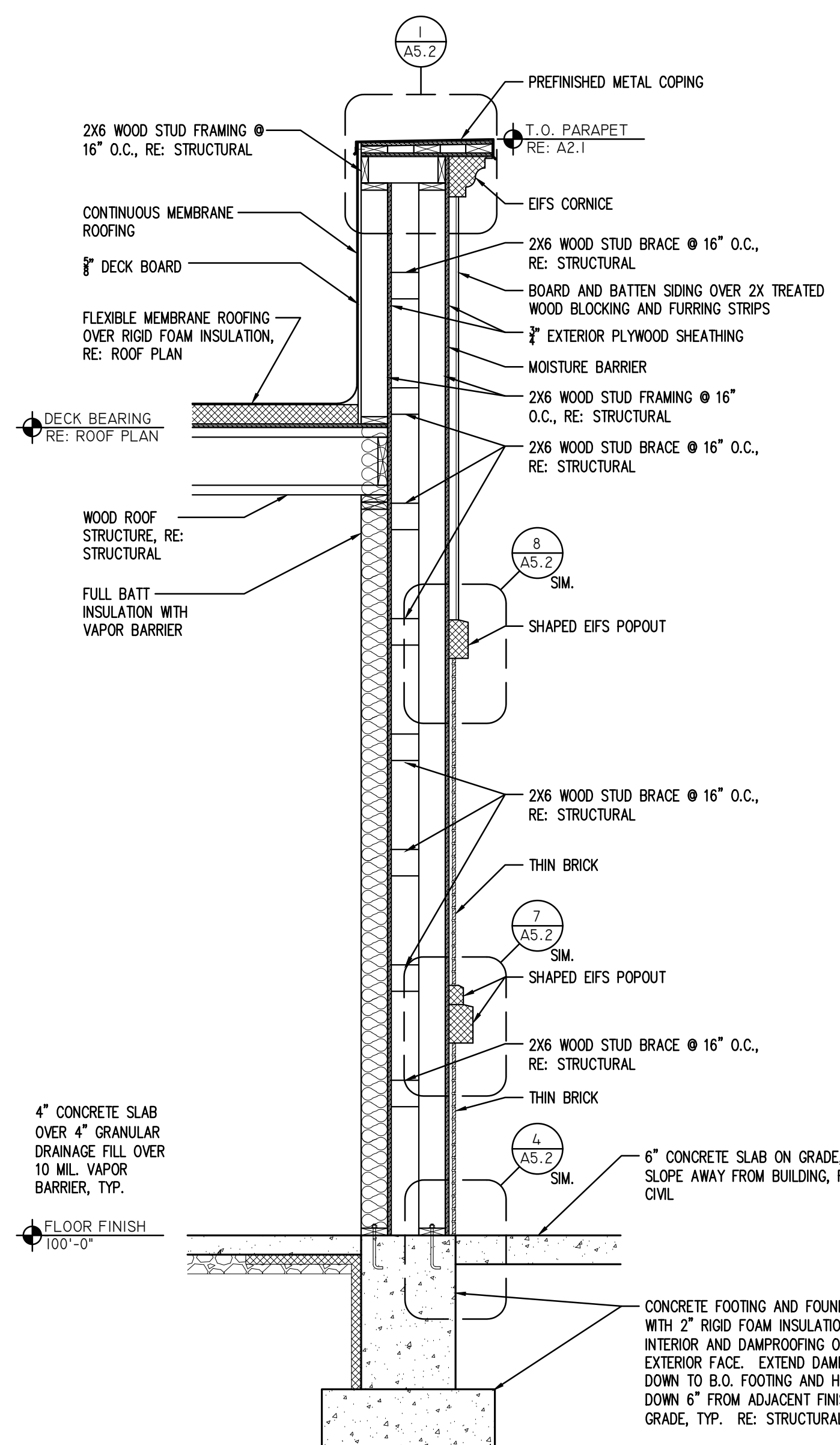
8 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"

RETAIL BUILDING SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

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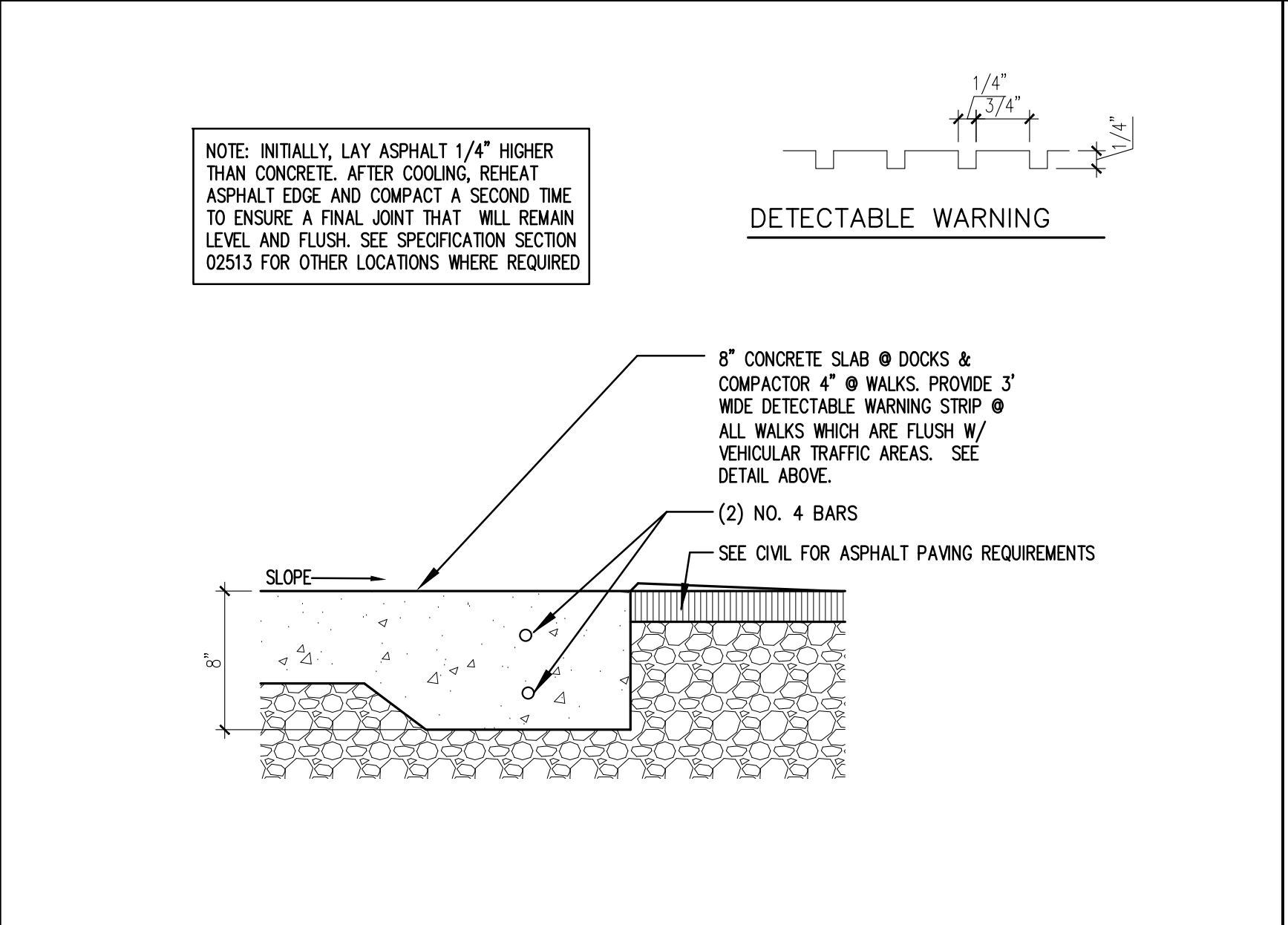
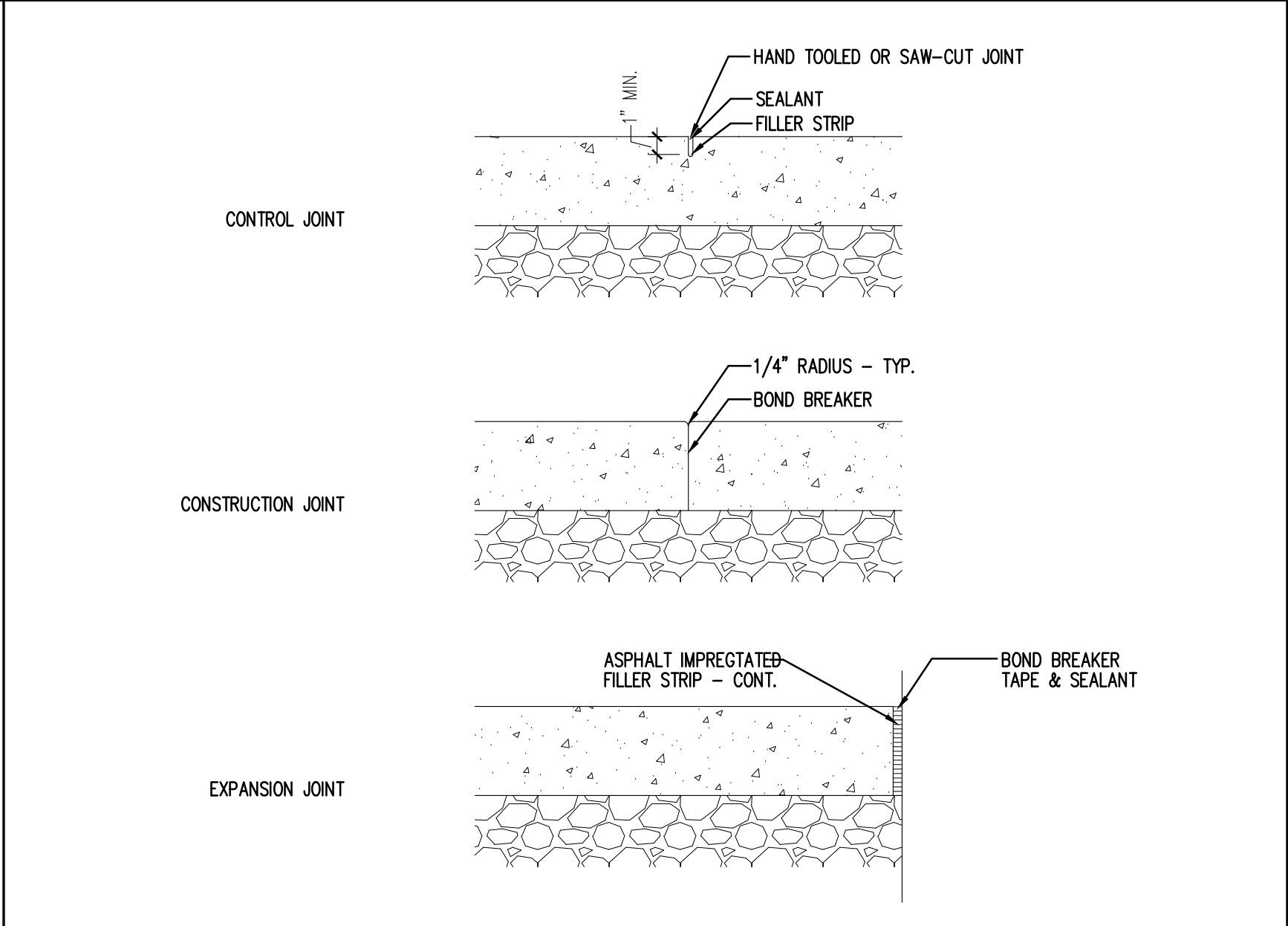
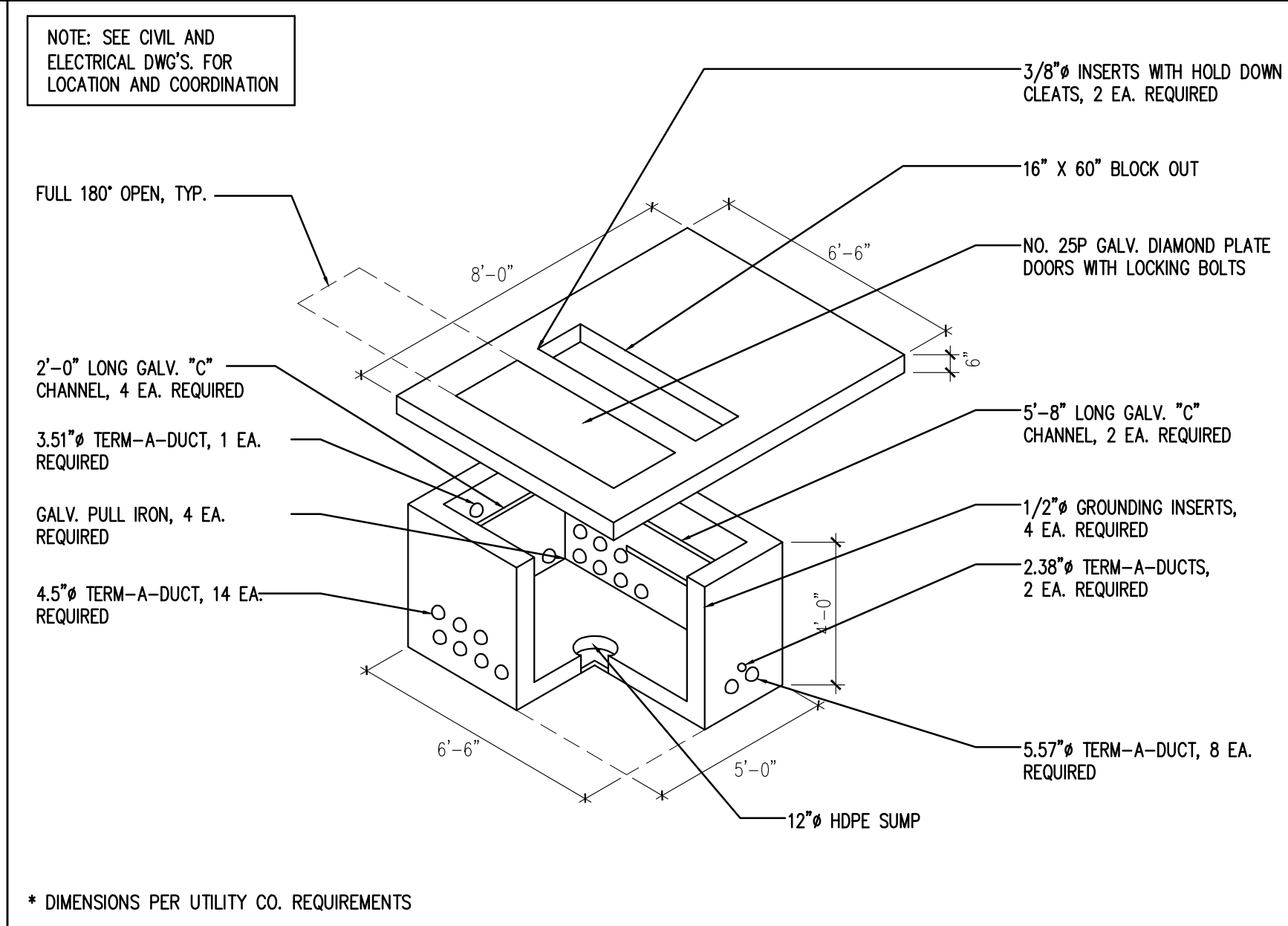
DRAWN BY: KV
DESIGNED BY: KV
DWG TYPE:
ARCHITECTURAL PHASE:

BID SET

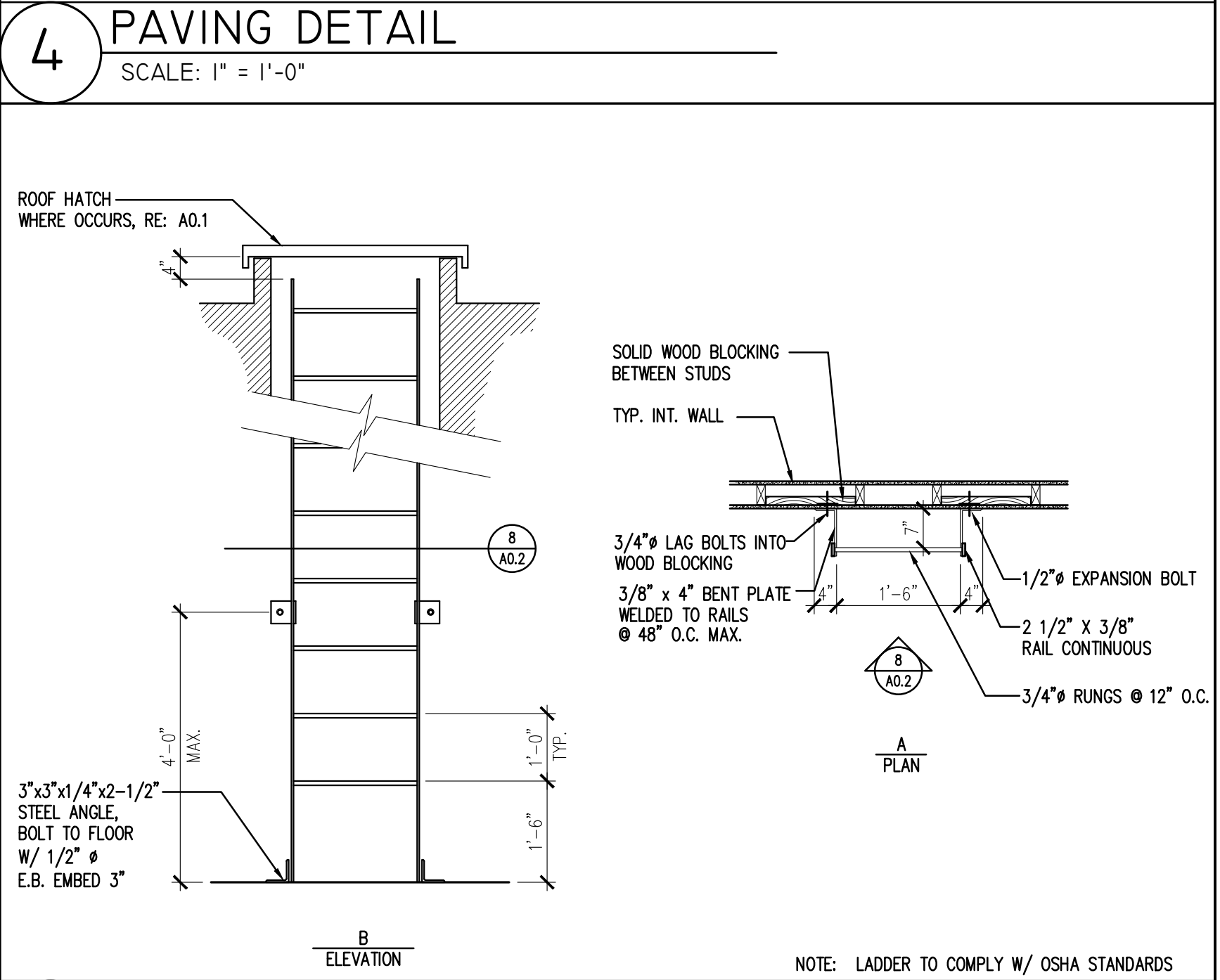
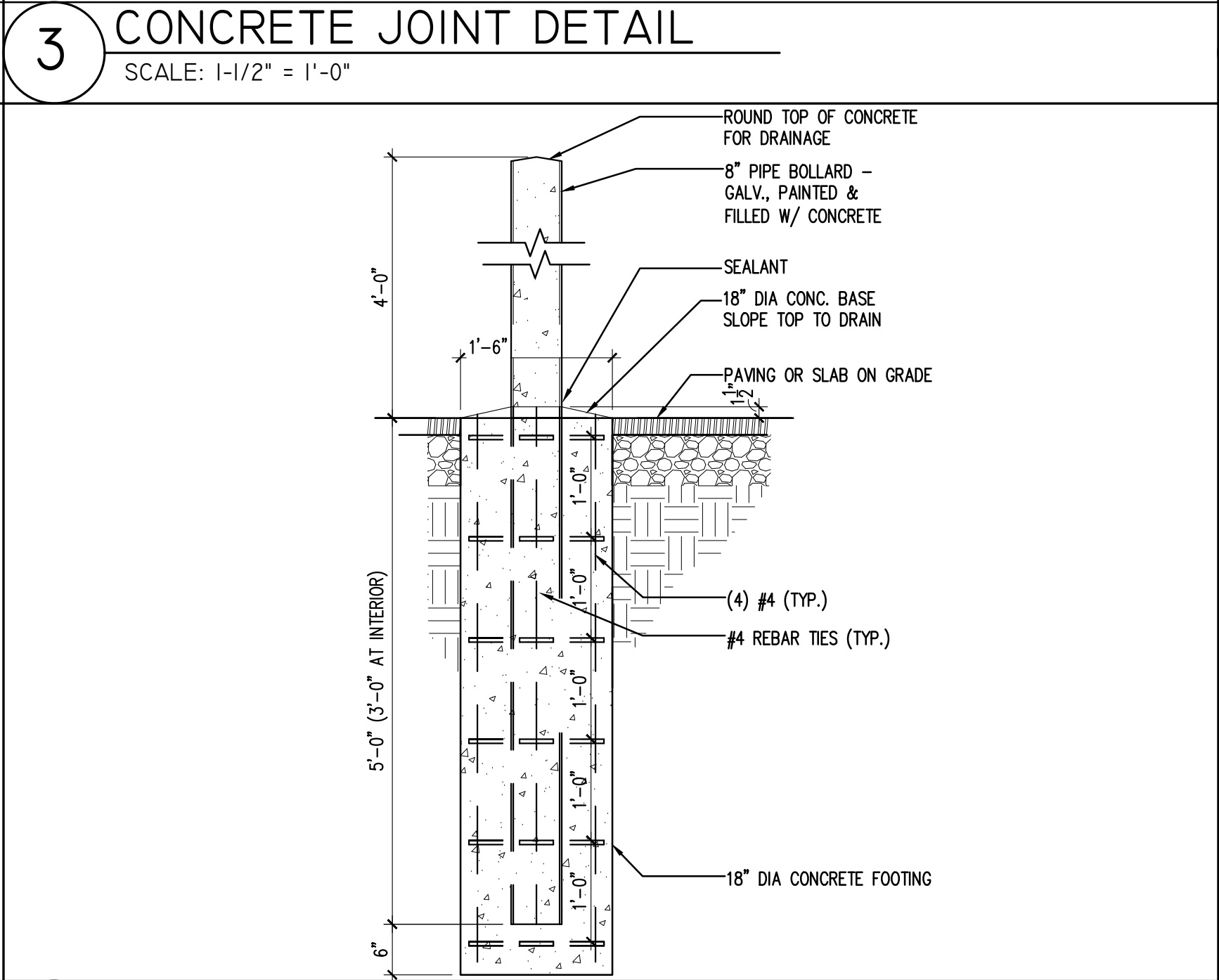
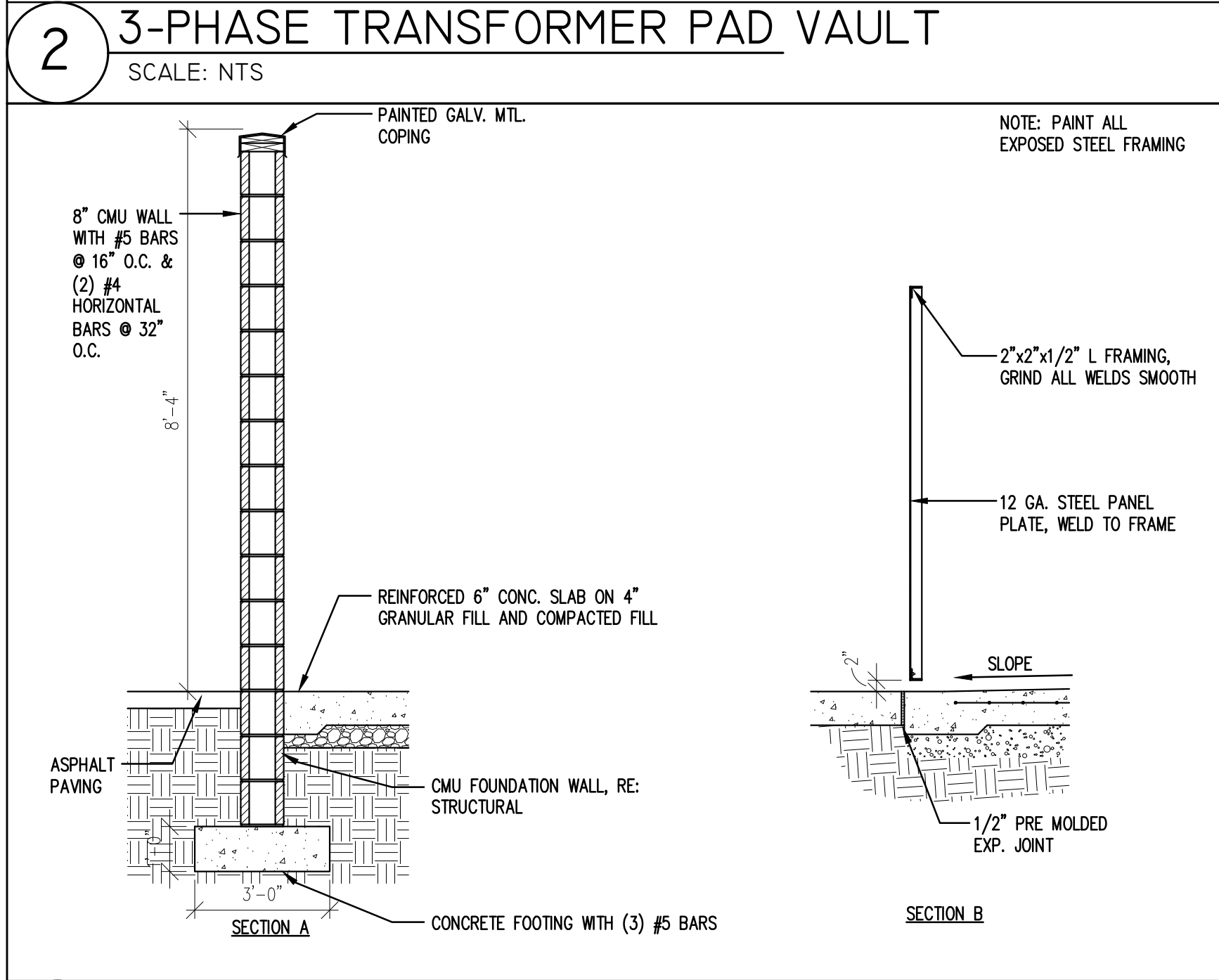
SHEET TITLE

WALL SECTIONS

A3.1



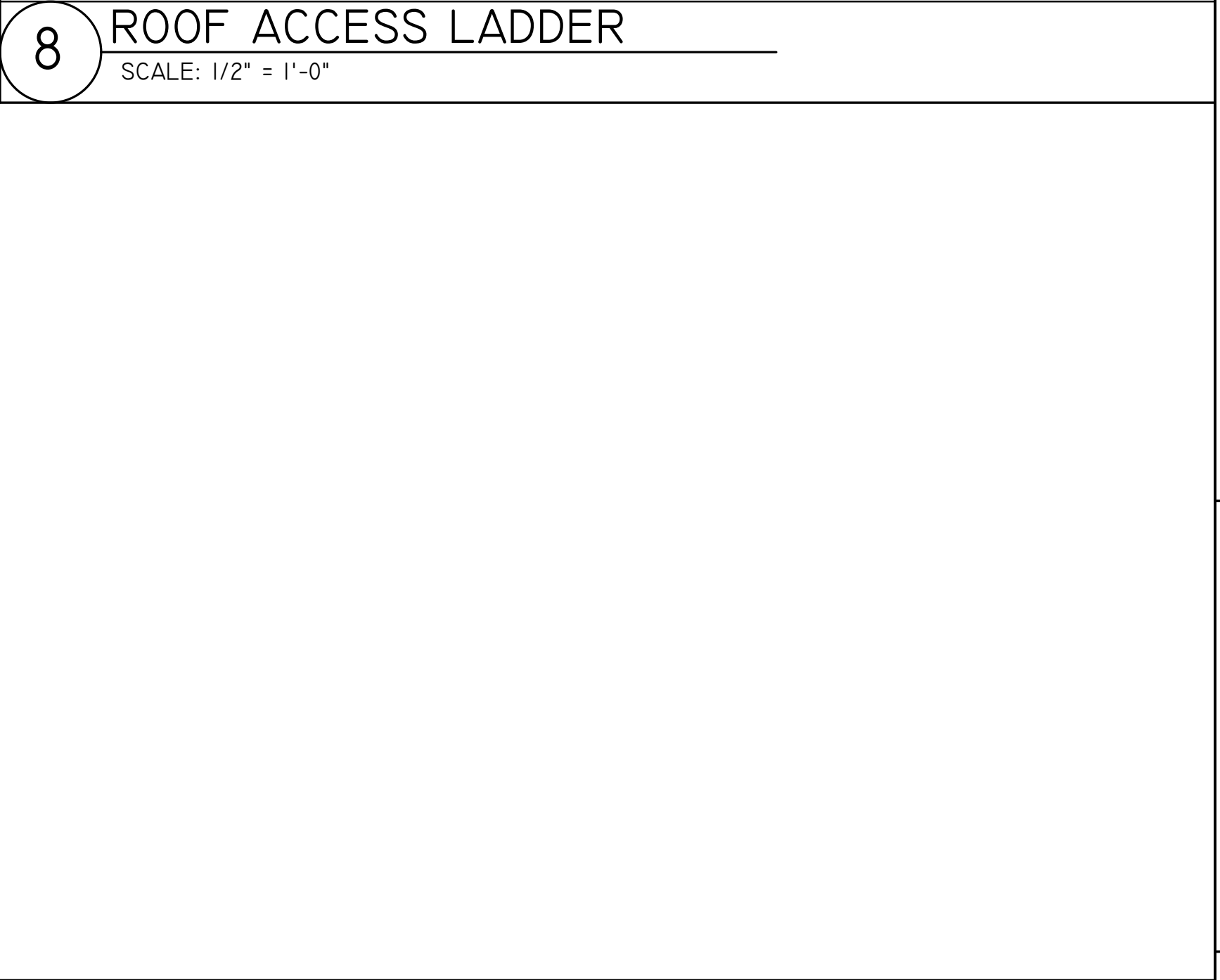
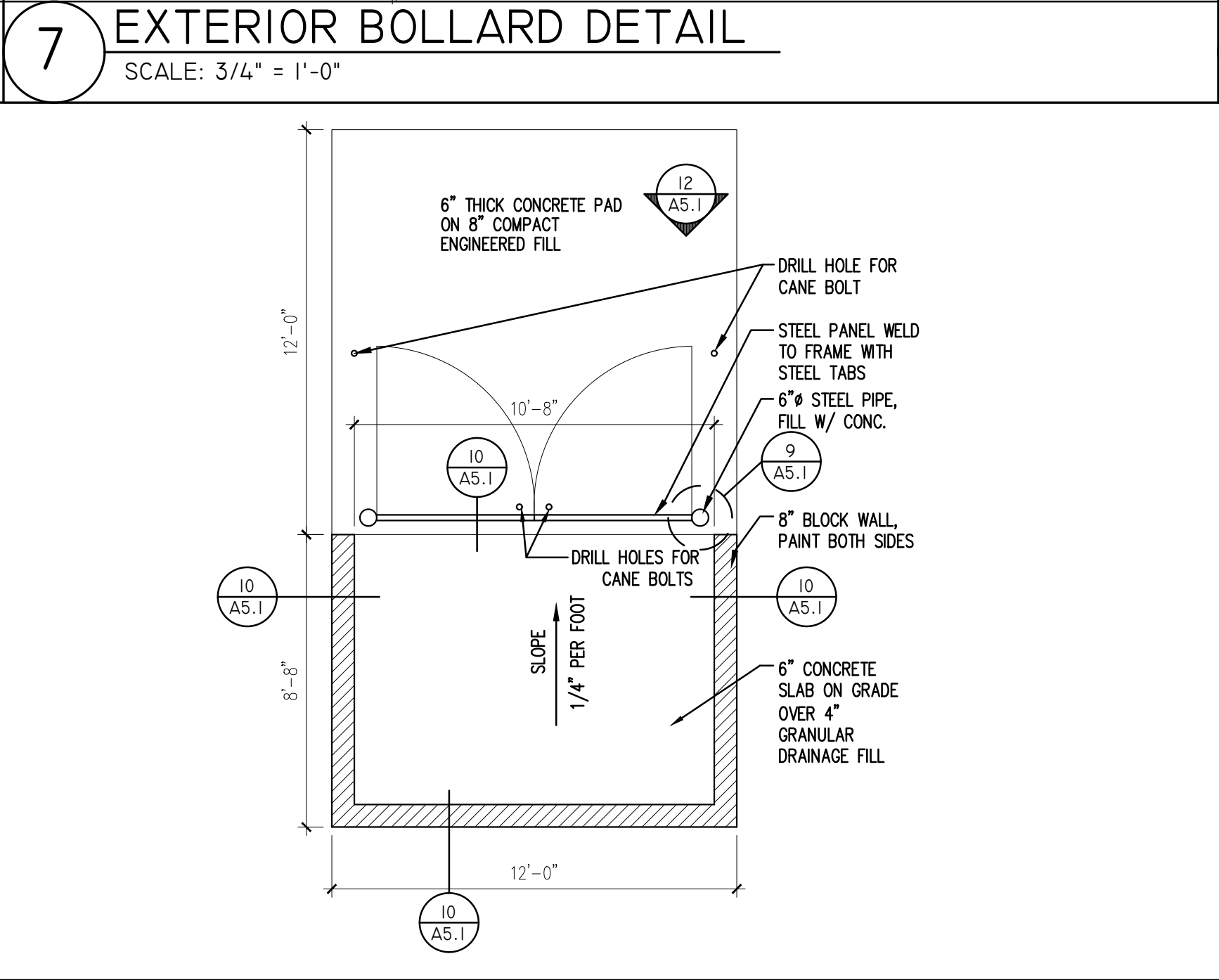
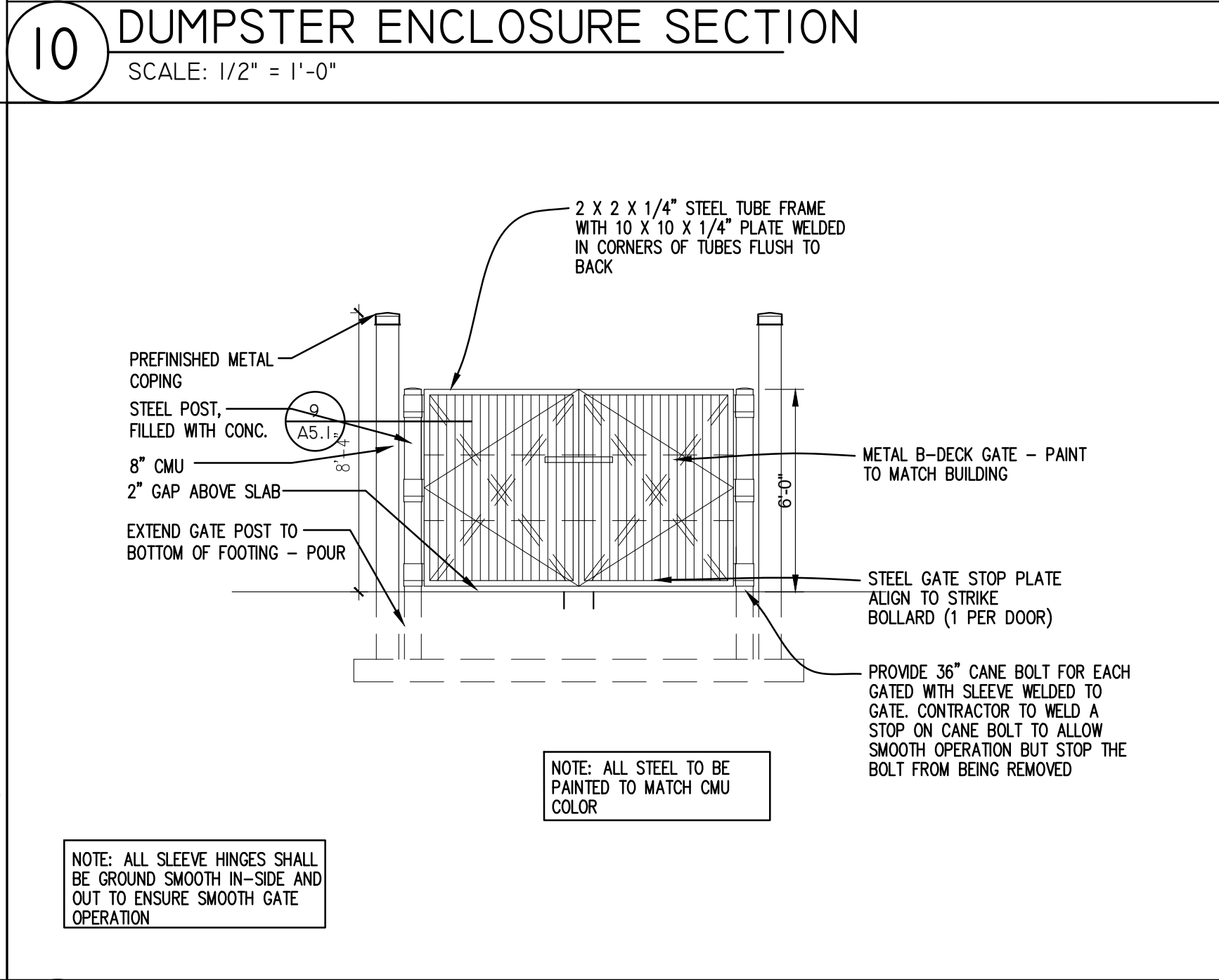
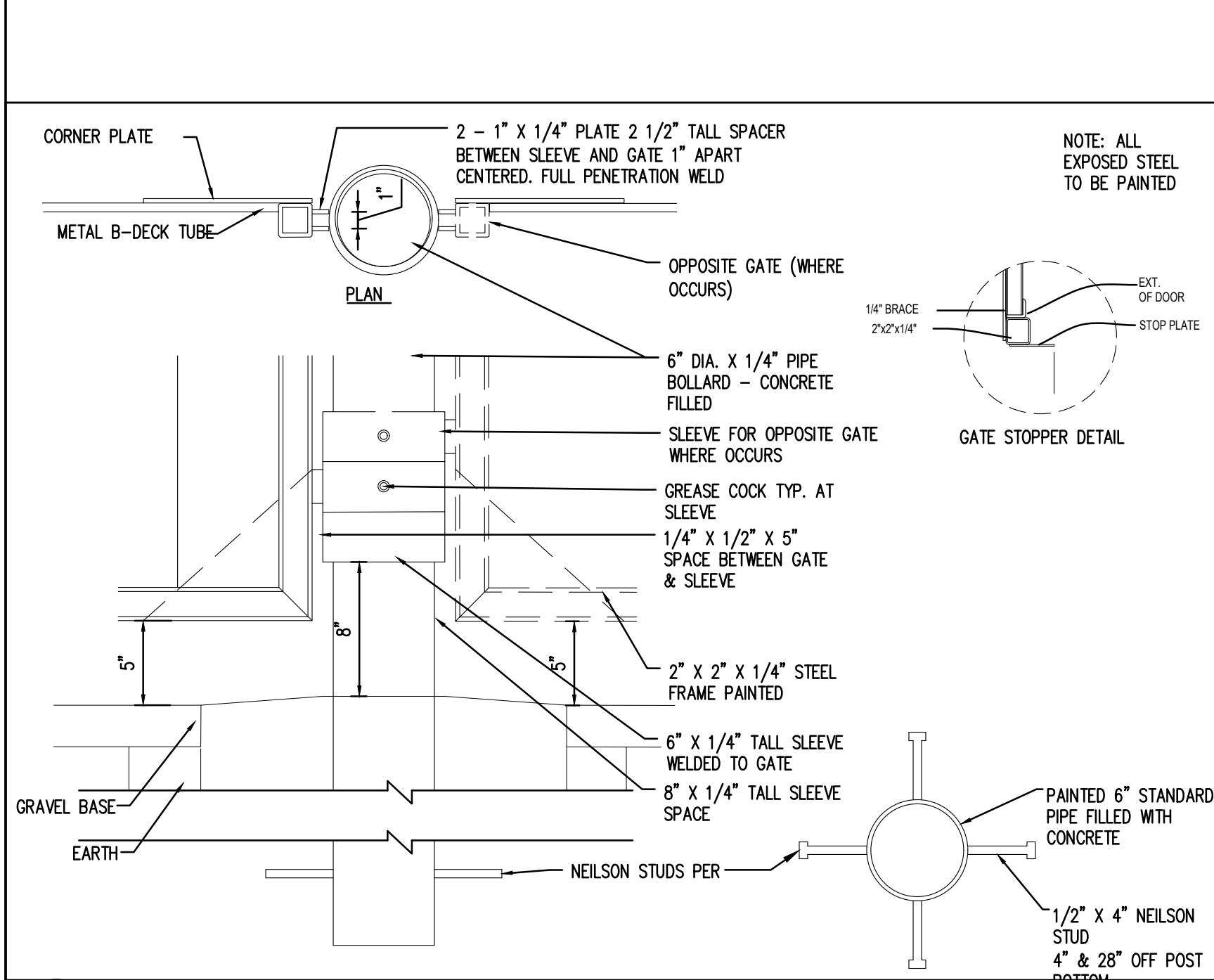
design
SEQUENCE
350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
DESIGNUTAH.COM



2 **3-PHASE TRANSFORMER PAD VAULT**
SCALE: NTS

3 **CONCRETE JOINT DETAIL**
SCALE: 1-1/2" = 1'-0"

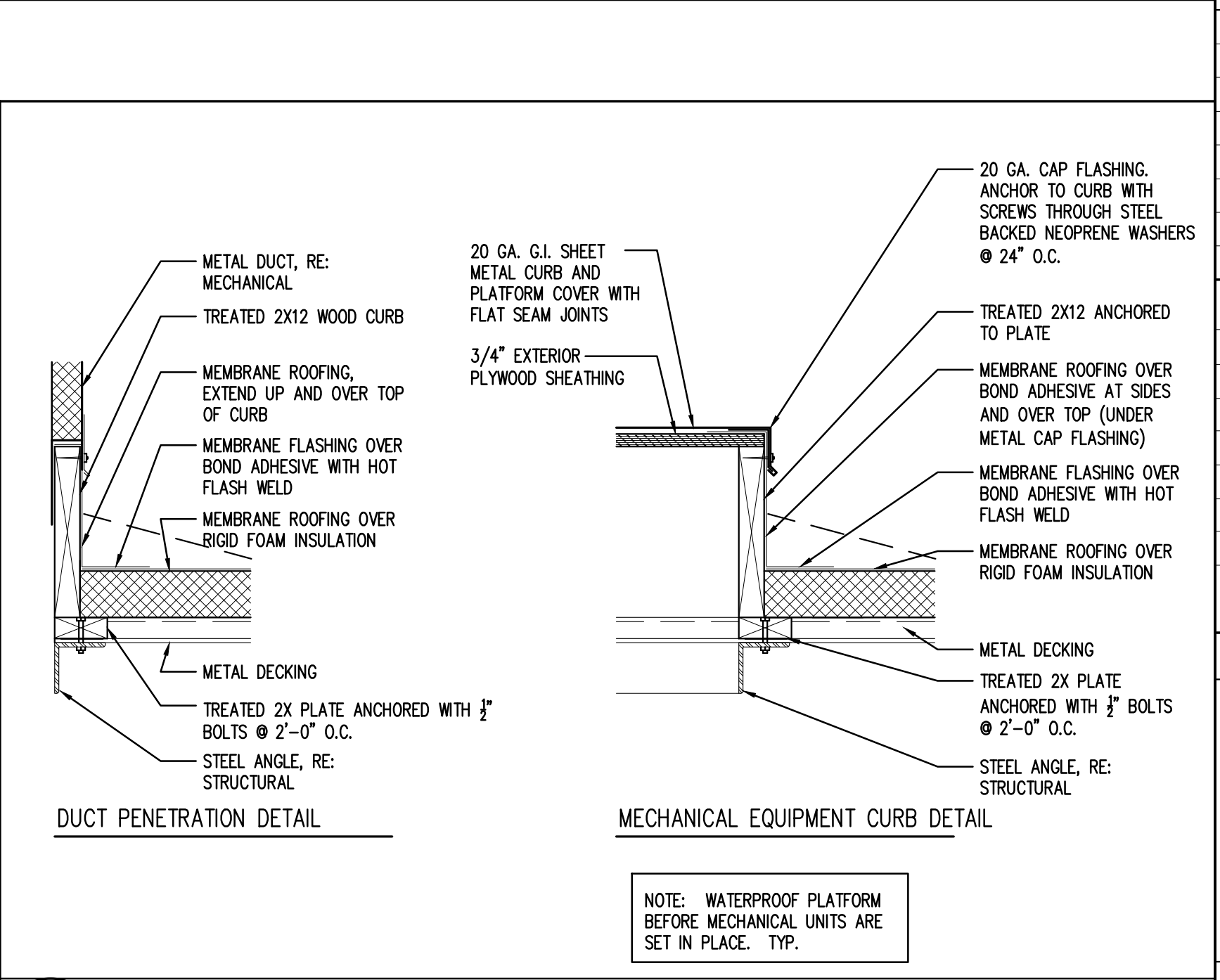
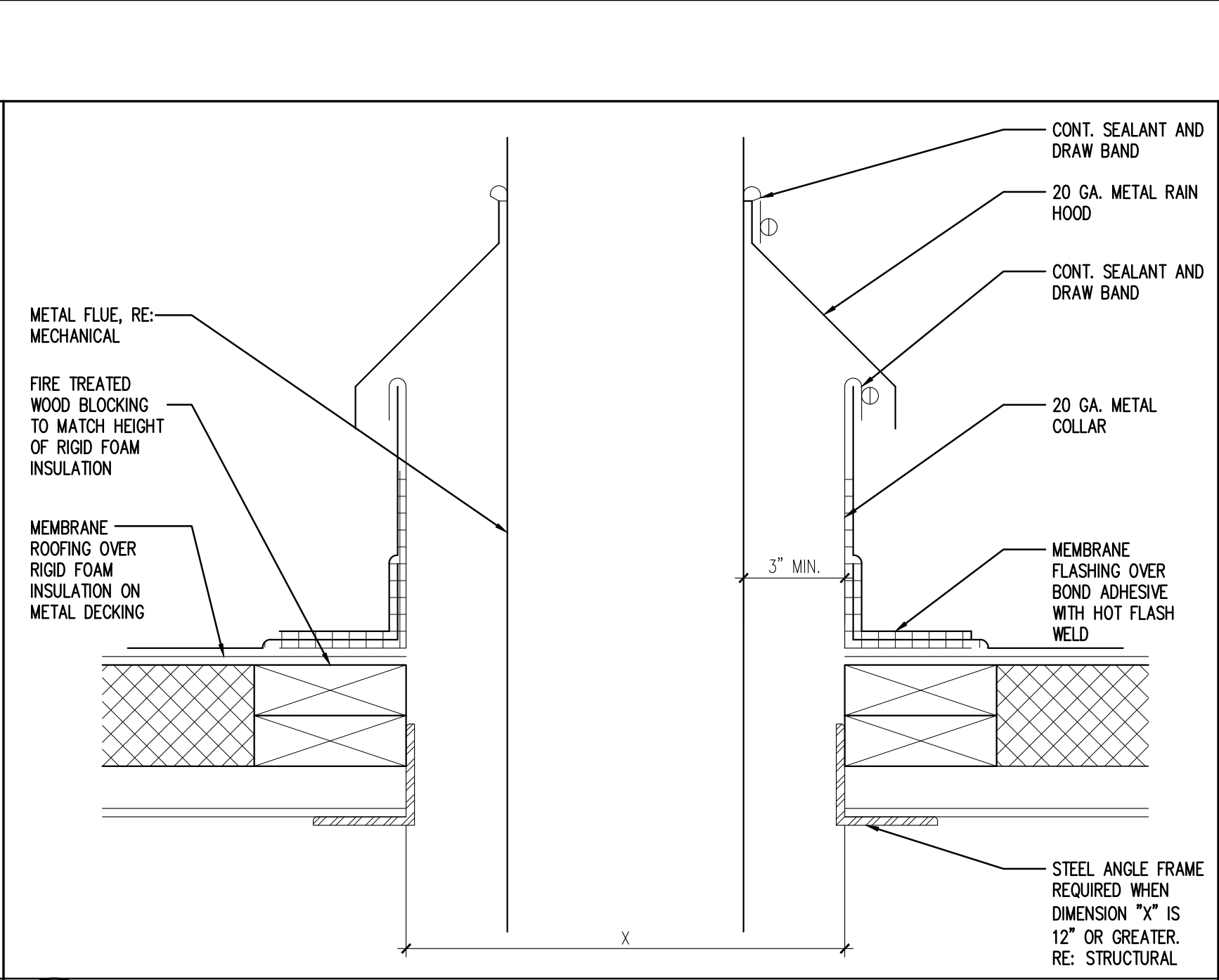
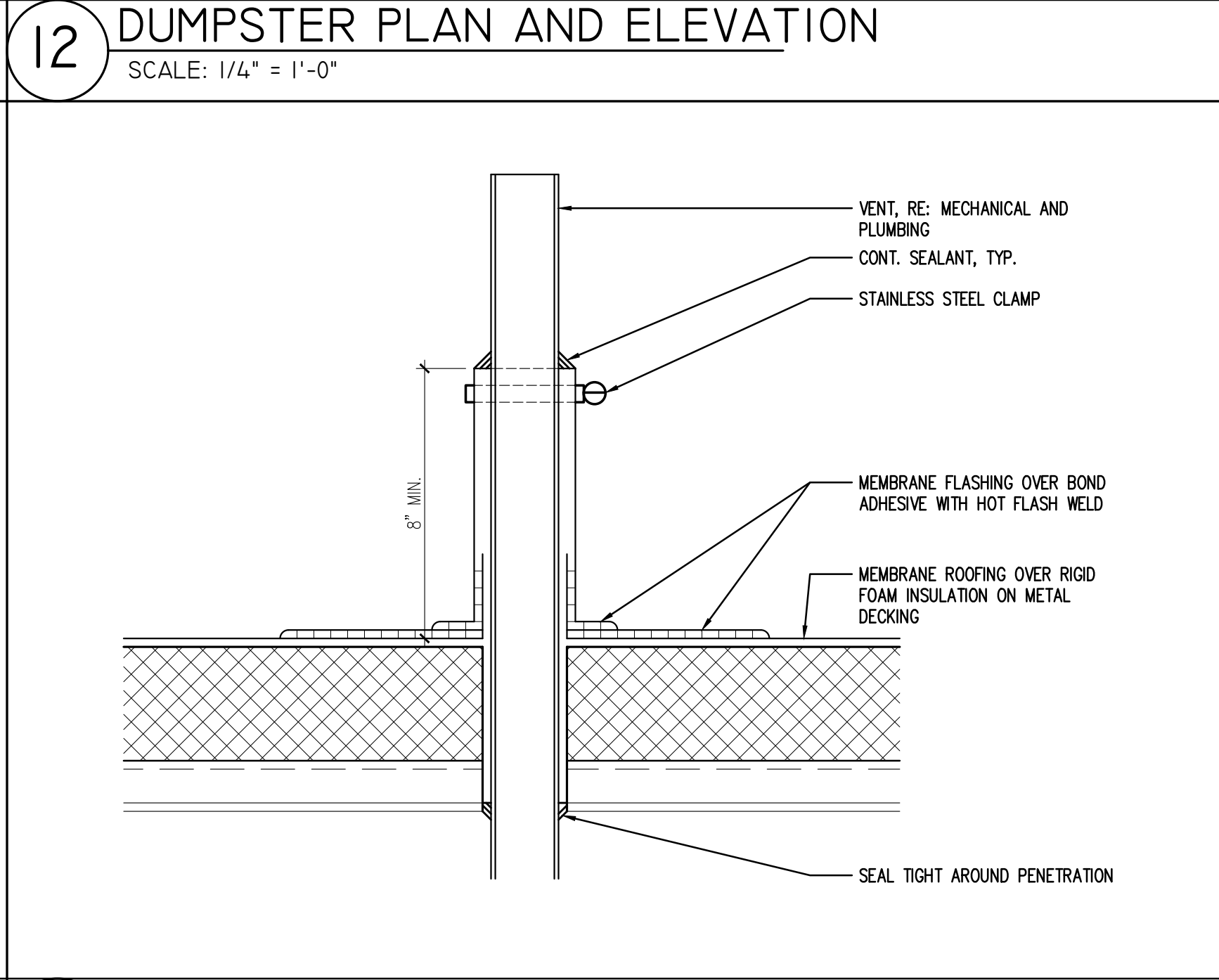
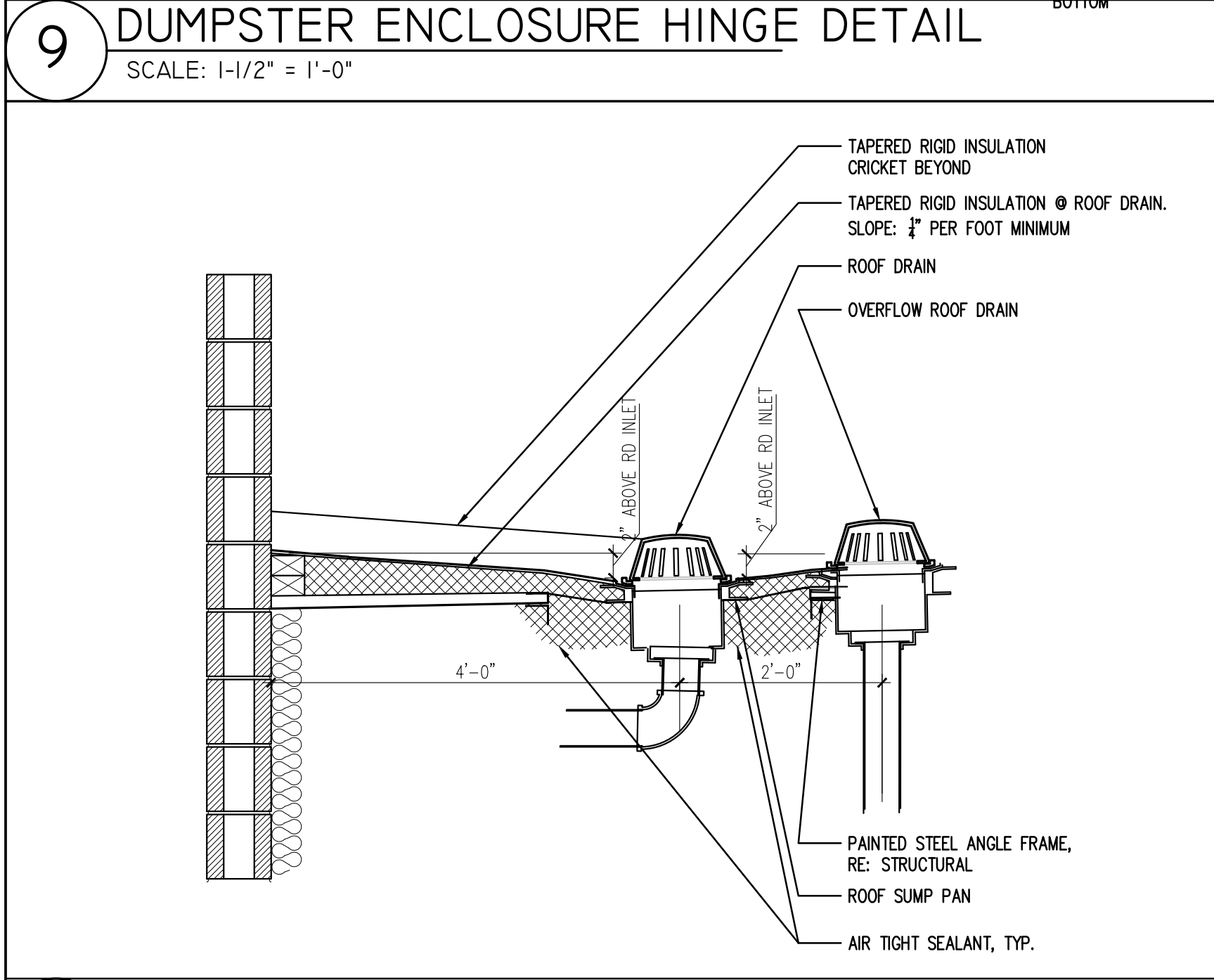
4 **PAVING DETAIL**
SCALE: 1" = 1'-0"



10 **DUMPSTER ENCLOSURE SECTION**
SCALE: 1/2" = 1'-0"

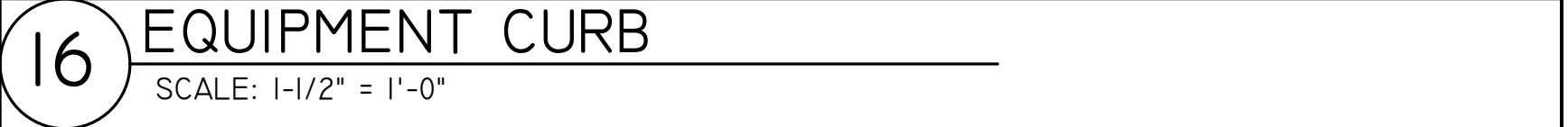
7 **EXTERIOR BOLLARD DETAIL**
SCALE: 3/4" = 1'-0"

8 **ROOF ACCESS LADDER**
SCALE: 1/2" = 1'-0"



9 **DUMPSTER ENCLOSURE HINGE DETAIL**
SCALE: 1-1/2" = 1'-0"

12 **DUMPSTER PLAN AND ELEVATION**
SCALE: 1/4" = 1'-0"

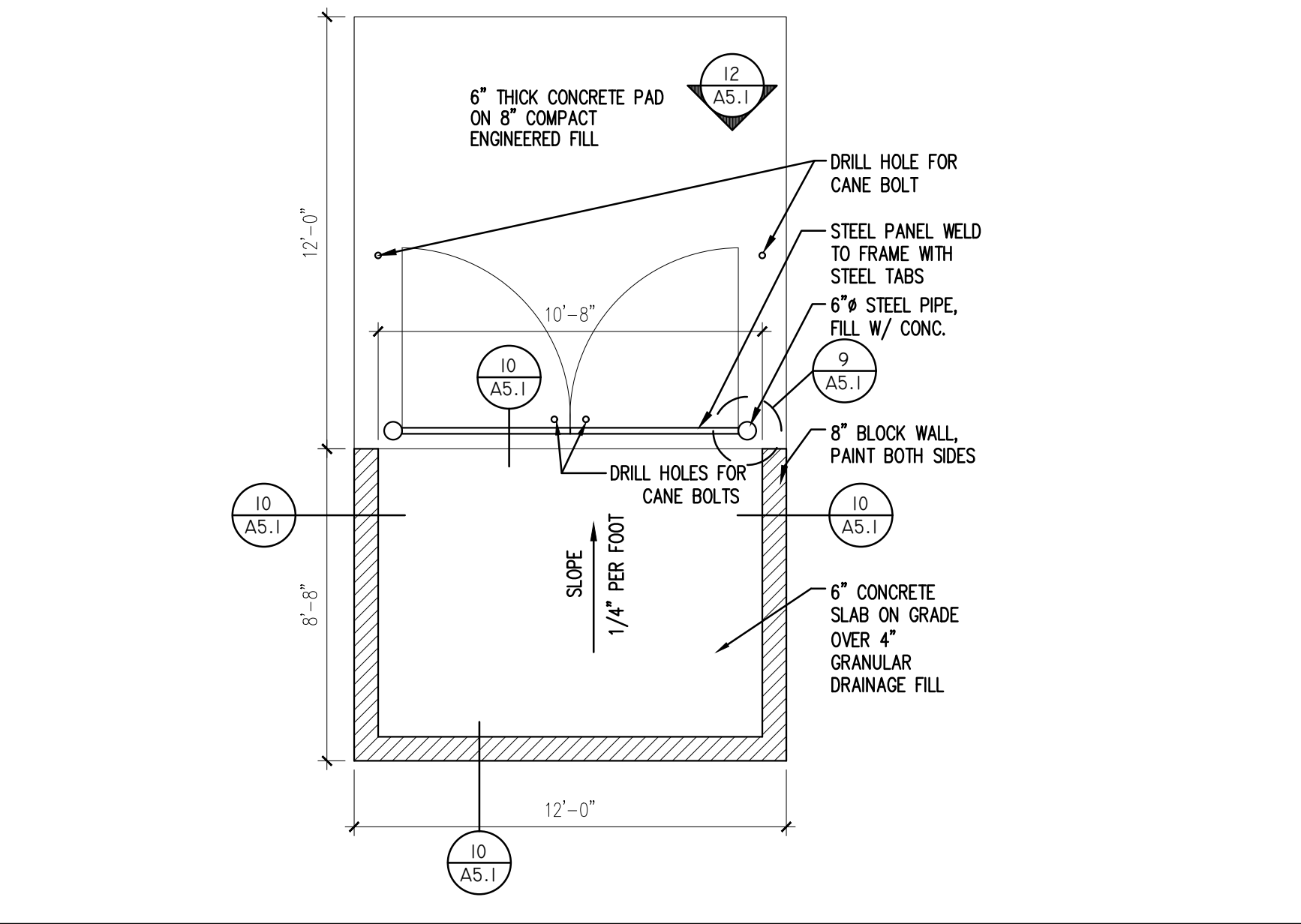
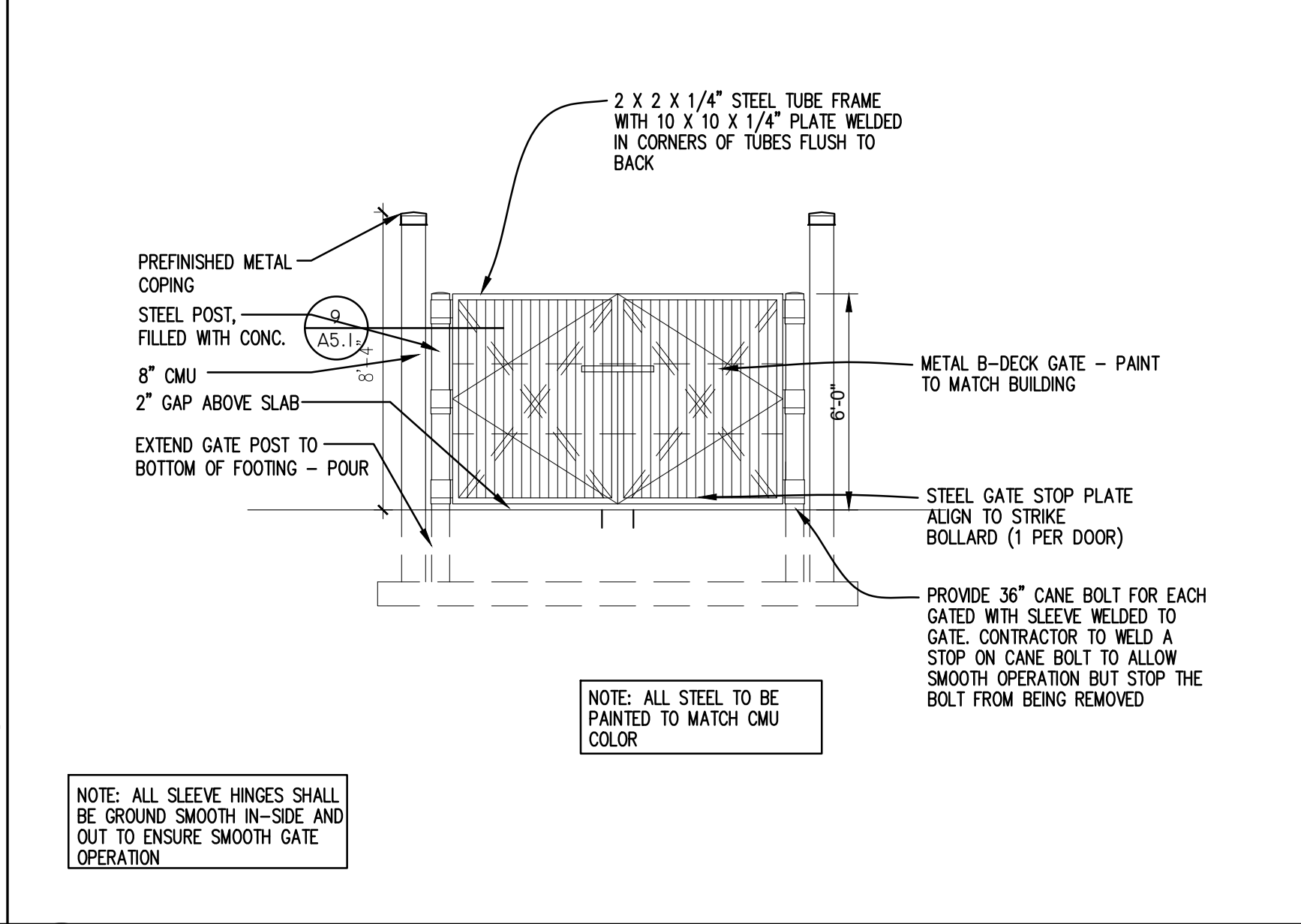
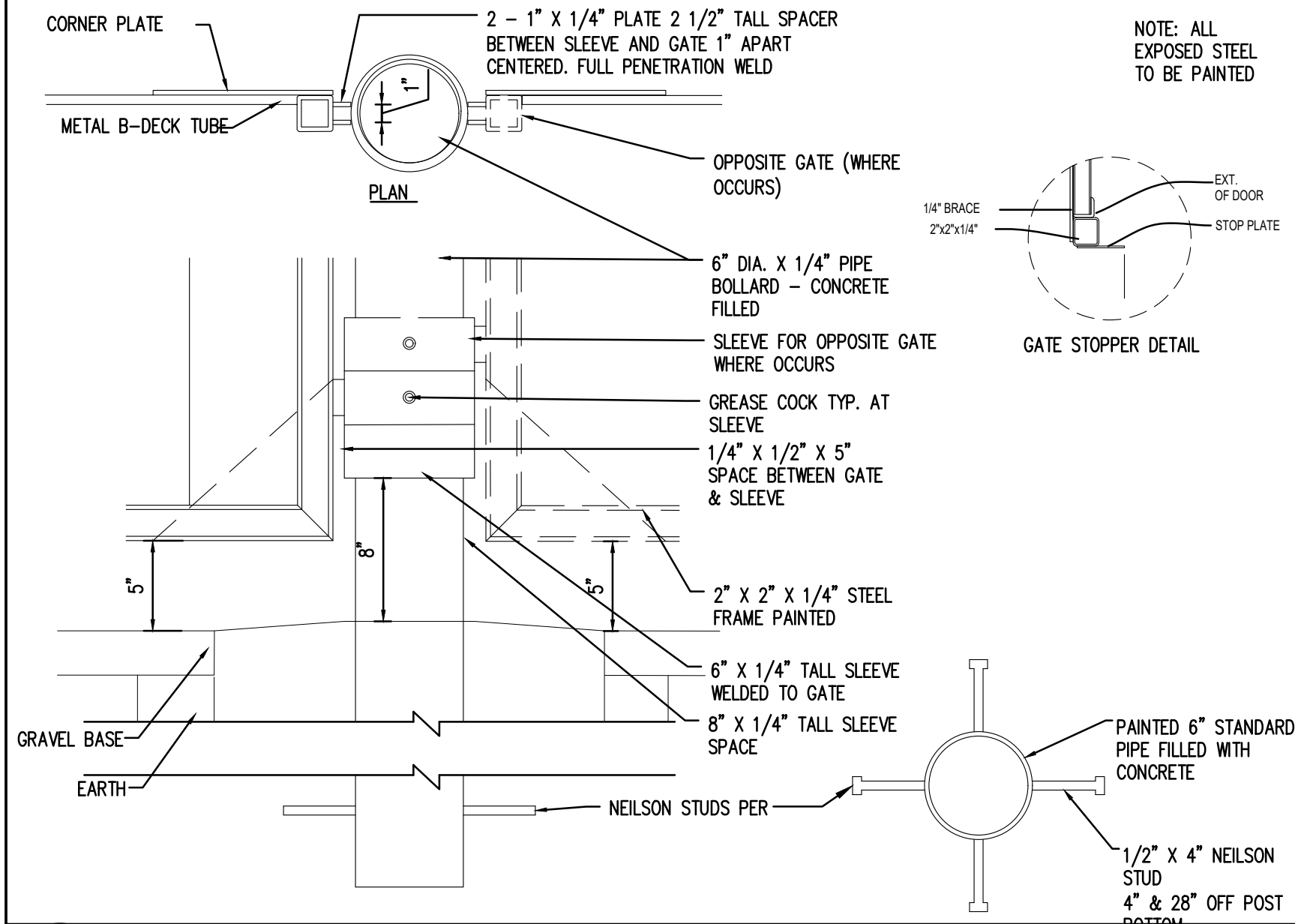


13 **ROOF DRAIN & OVERFLOW RD DETAIL**
SCALE: 3/4" = 1'-0"

14 **TYPICAL VENT PIPE FLASHING DETAIL**
SCALE: 3" = 1'-0"

15 **TYPICAL FLUE FLASHING DETAIL**
SCALE: 3" = 1'-0"

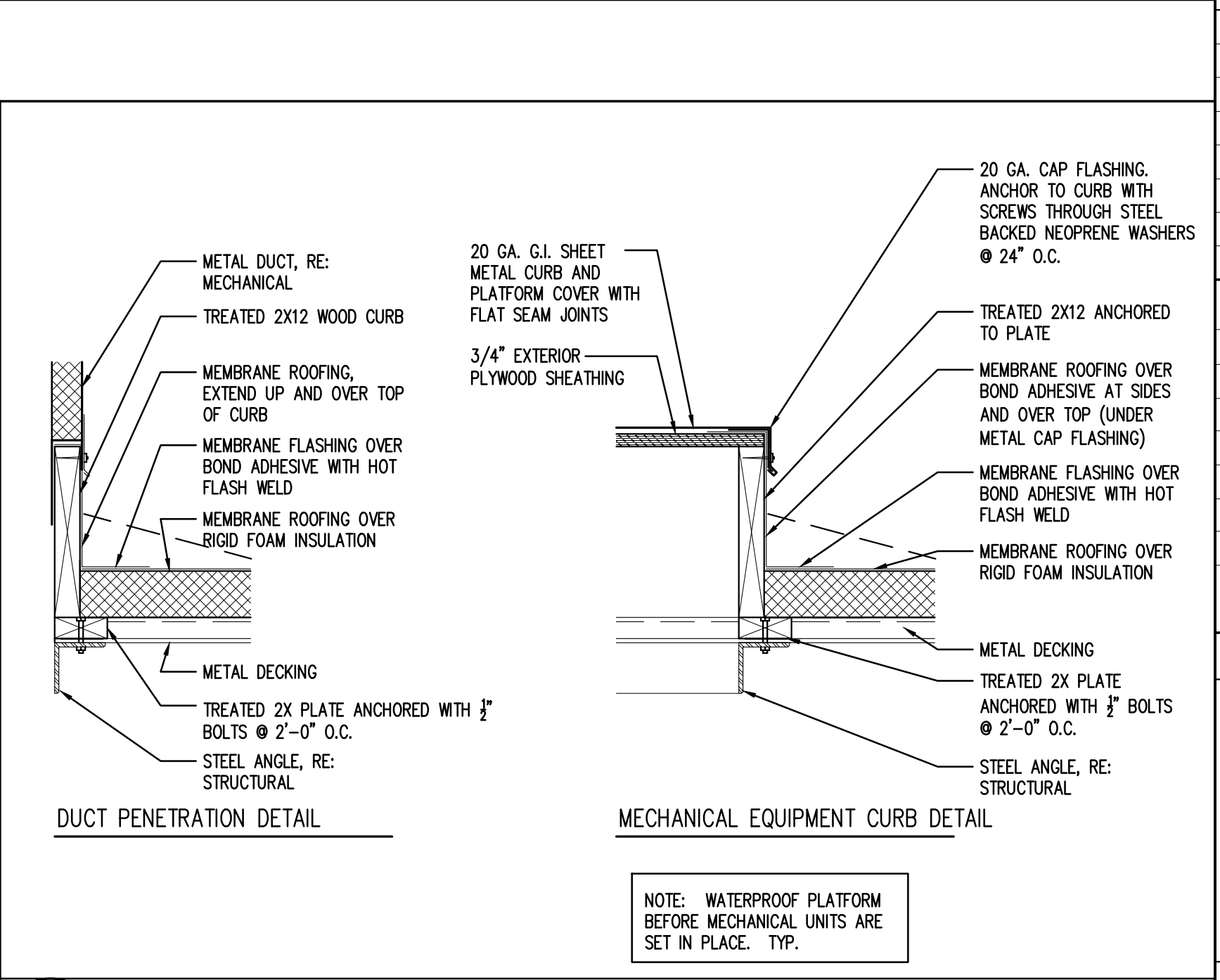
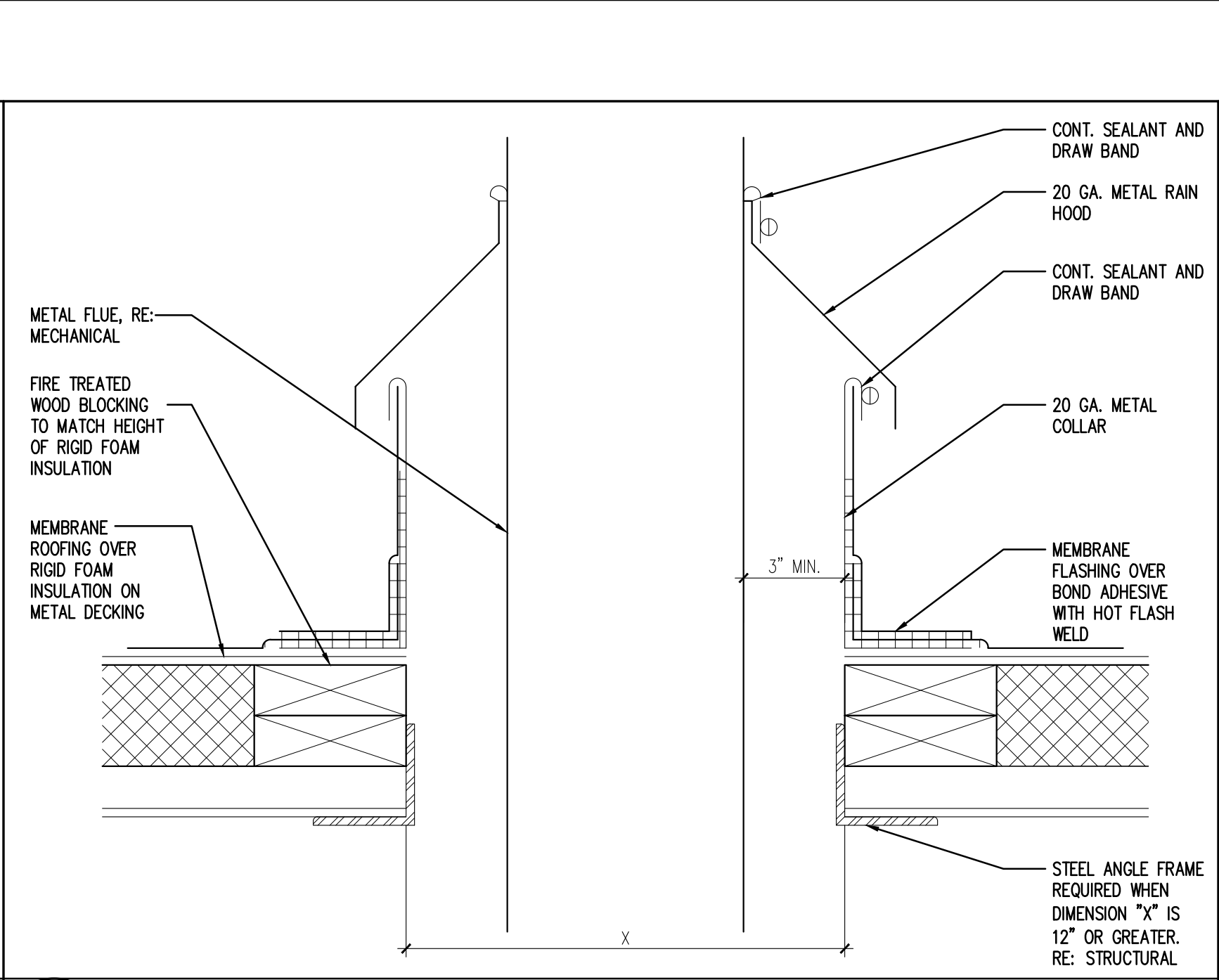
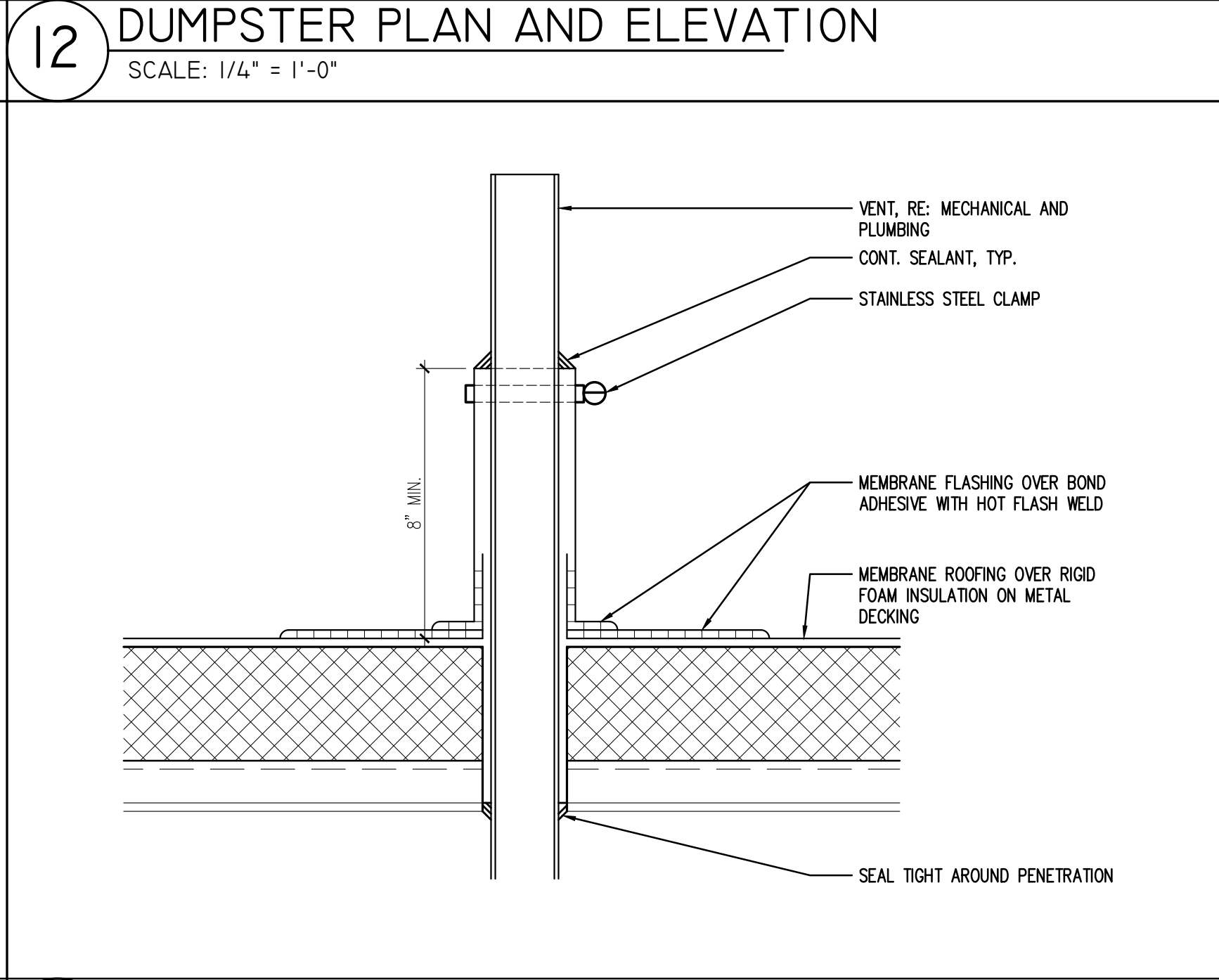
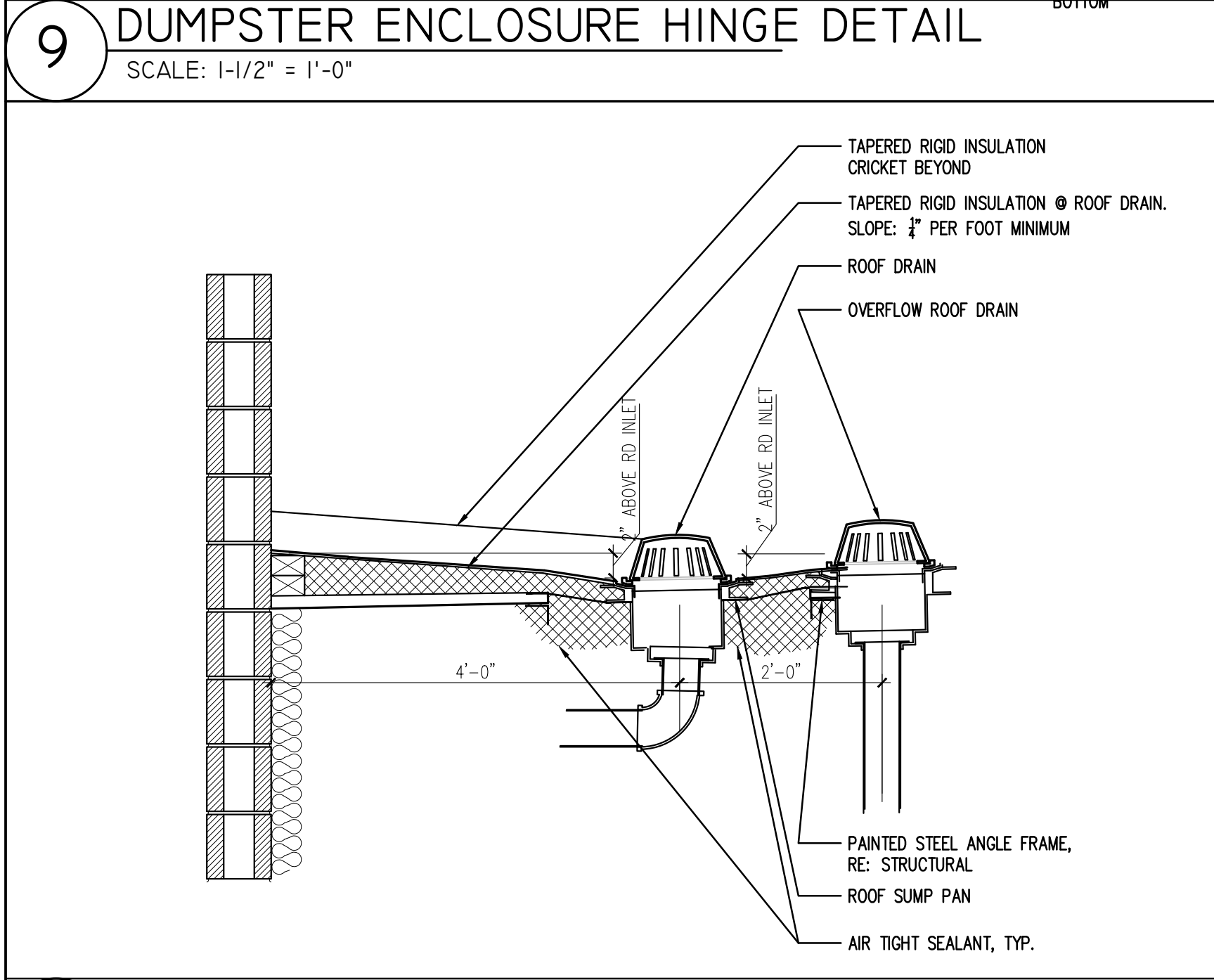
16 **EQUIPMENT CURB**
SCALE: 1-1/2" = 1'-0"



10 **DUMPSTER ENCLOSURE SECTION**
SCALE: 1/2" = 1'-0"

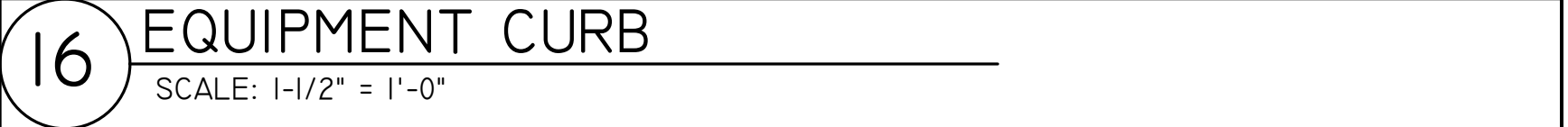
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SCALE: 1-1/2" = 1'-0"

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

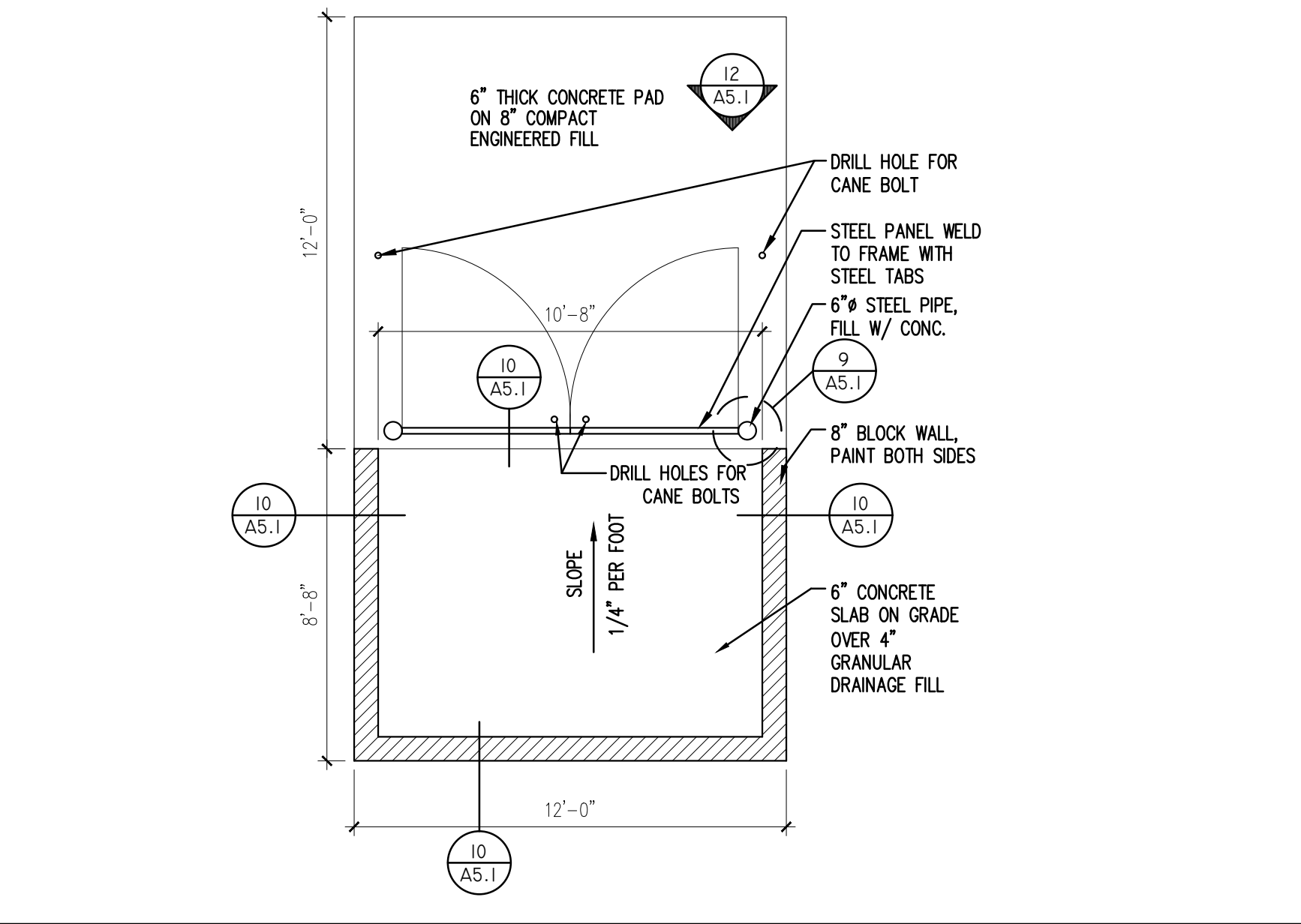
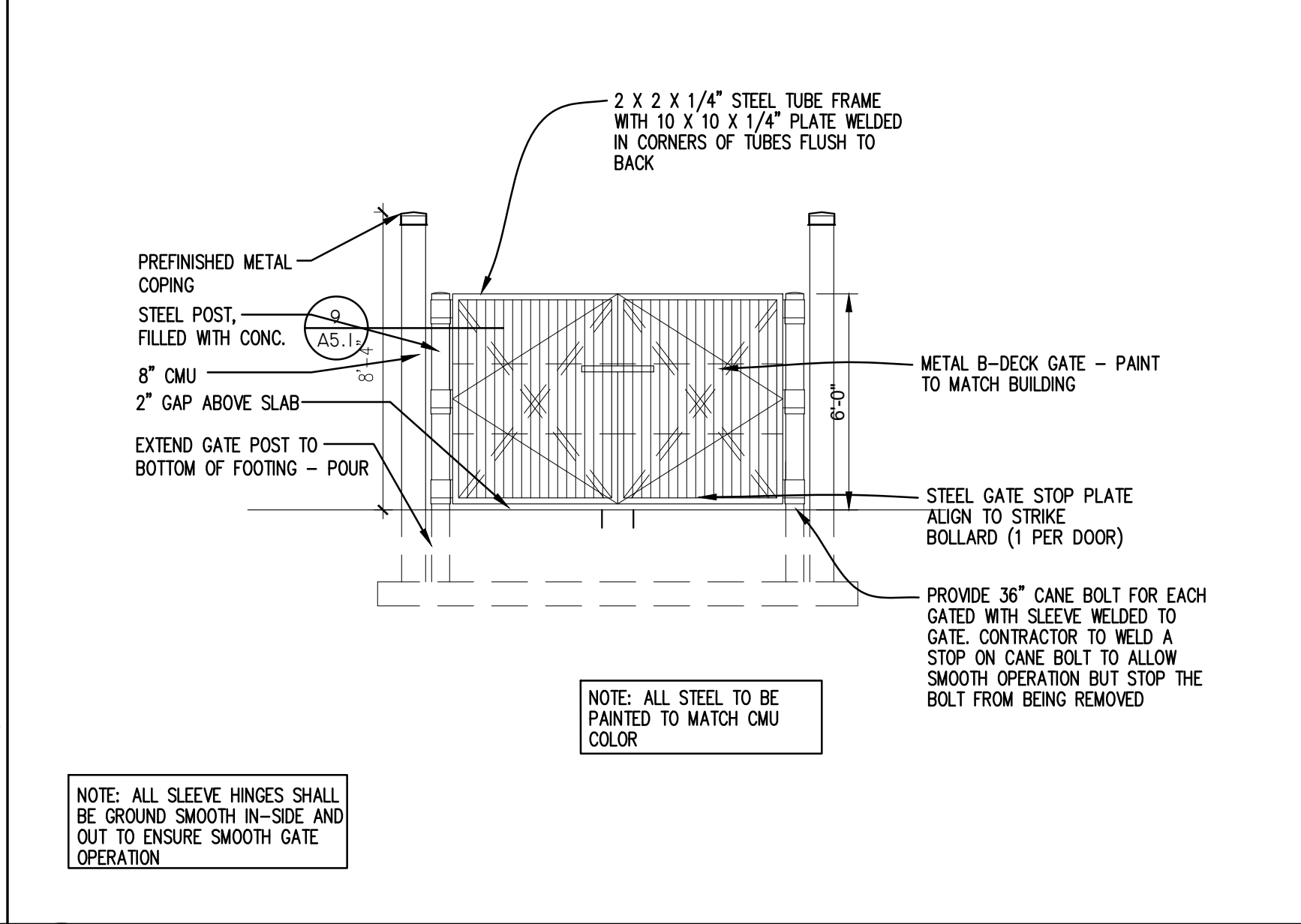
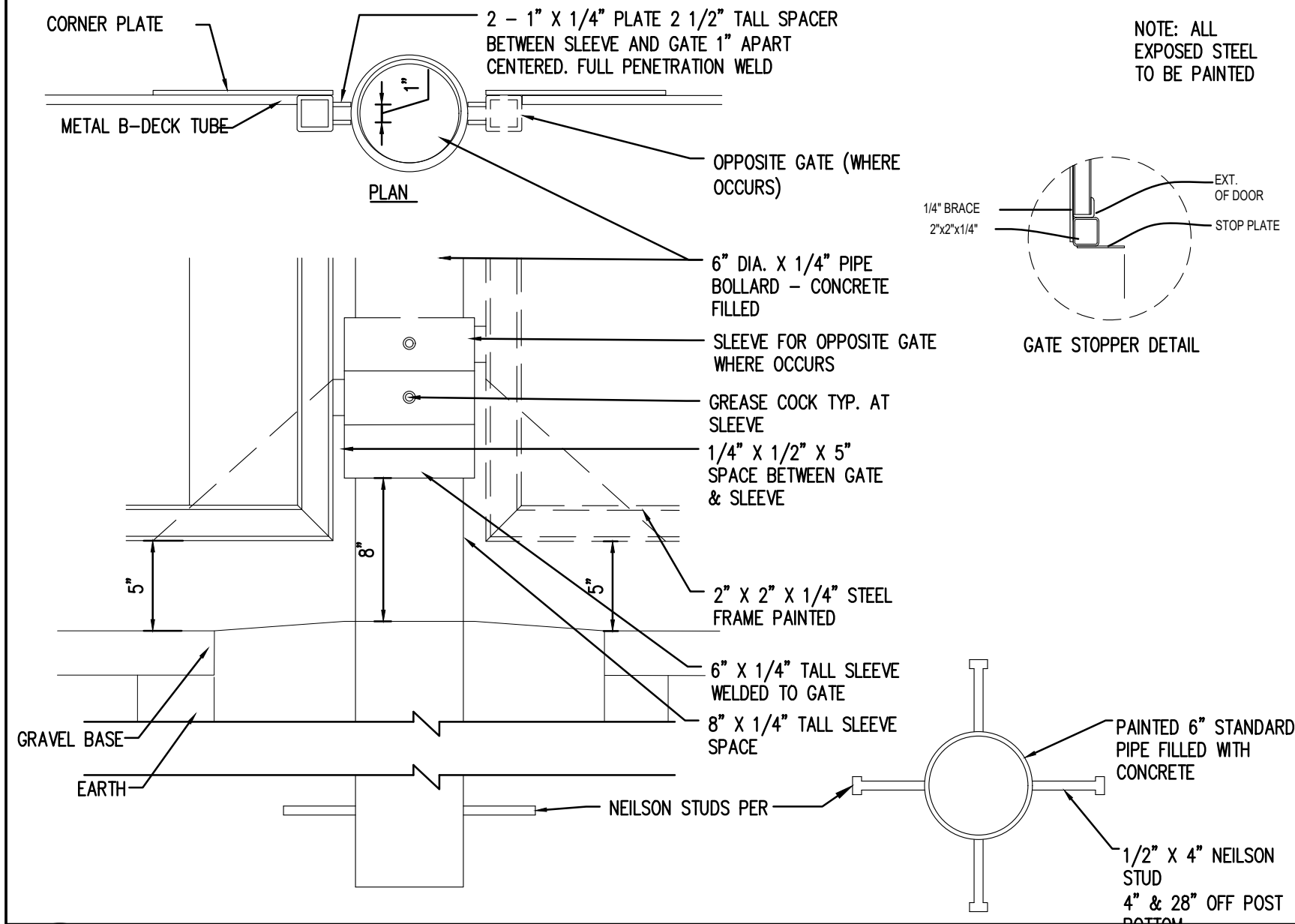


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SCALE: 3/4" = 1'-0"

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SCALE: 3" = 1'-0"

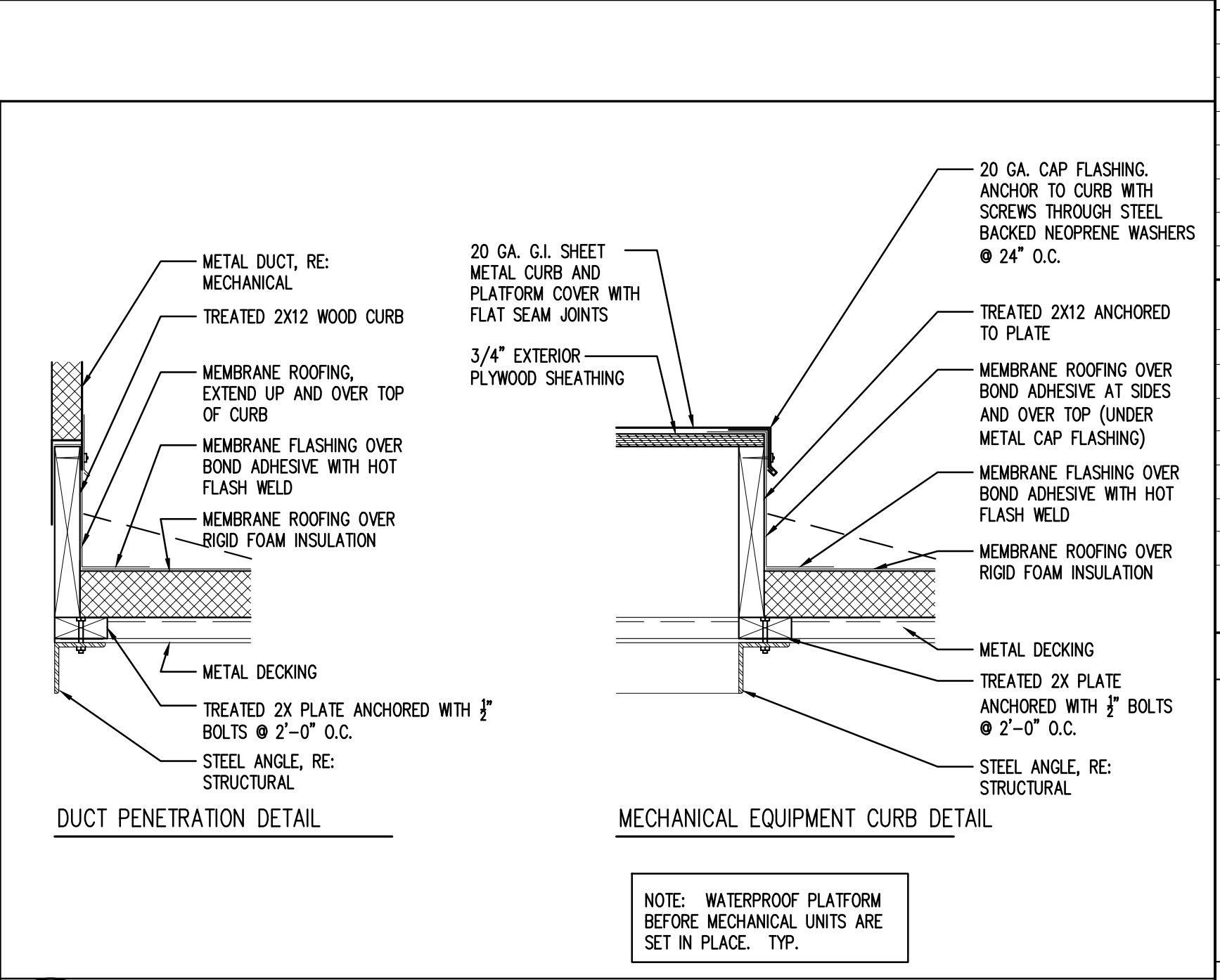
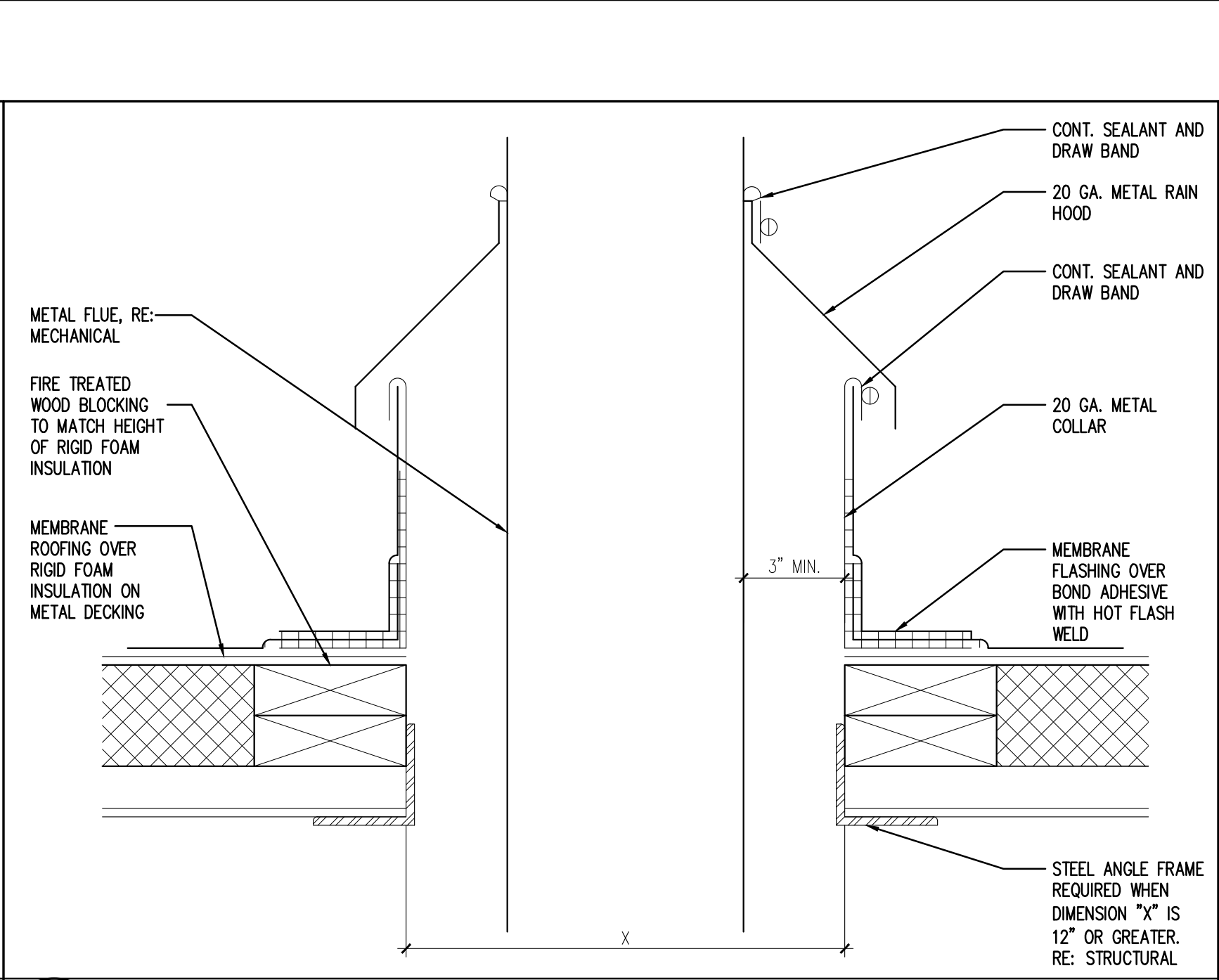
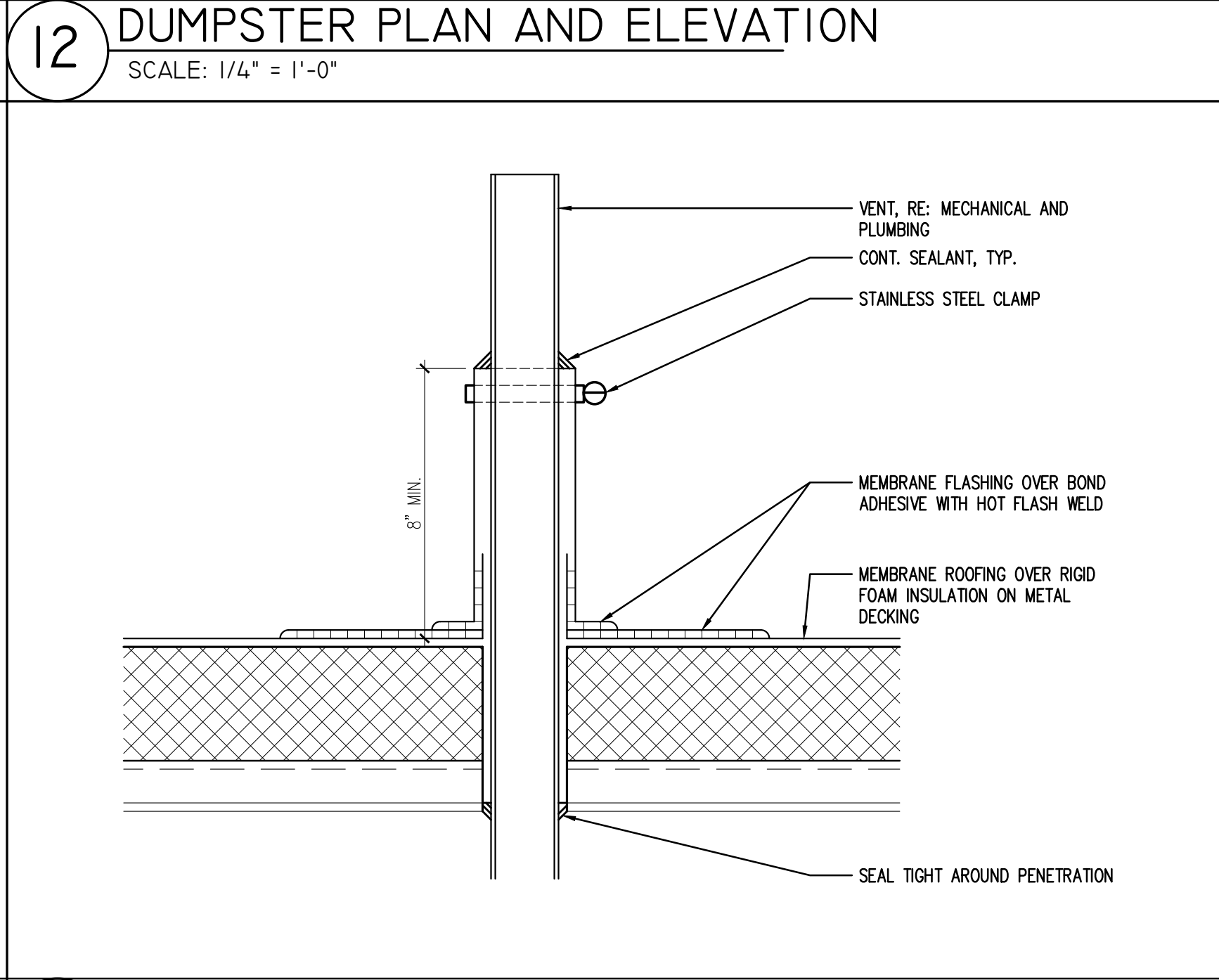
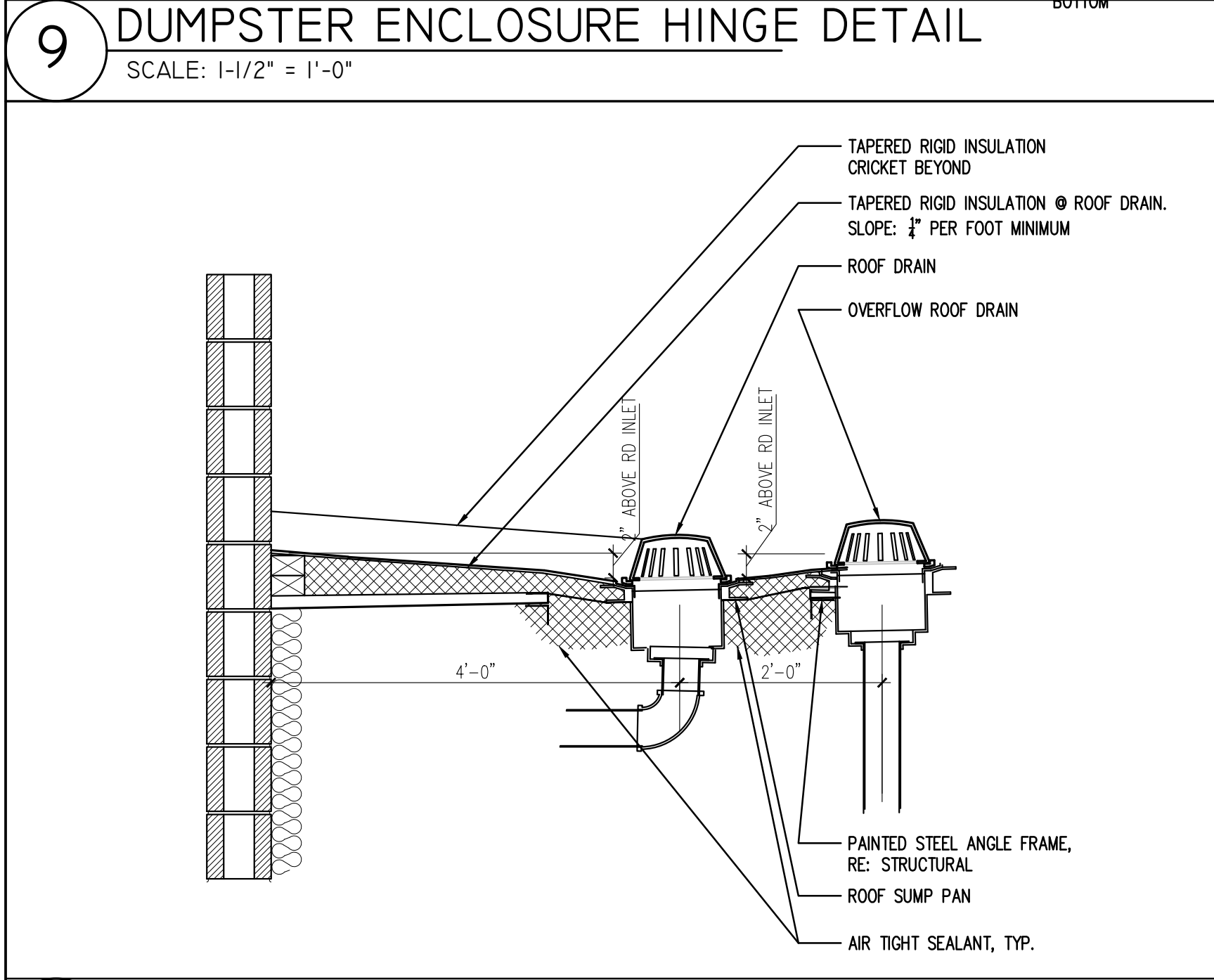
16 **EQUIPMENT CURB**
SCALE: 1-1/2" = 1'-0"



10 **DUMPSTER ENCLOSURE SECTION**
SCALE: 1/2" = 1'-0"

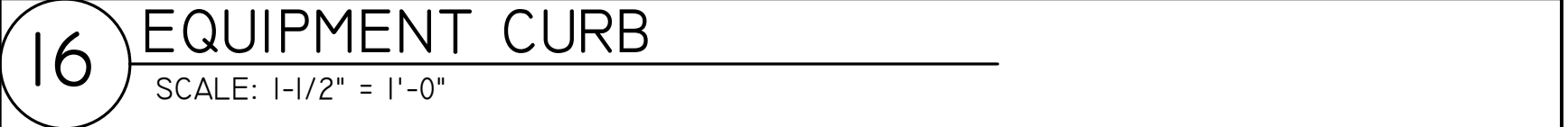
7 **EXTERIOR BOLLARD DETAIL**
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8 **ROOF ACCESS LADDER**
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SCALE: 1-1/2" = 1'-0"

12 **DUMPSTER PLAN AND ELEVATION**
SCALE: 1/4" = 1'-0"

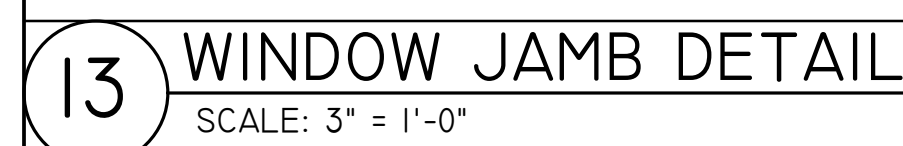
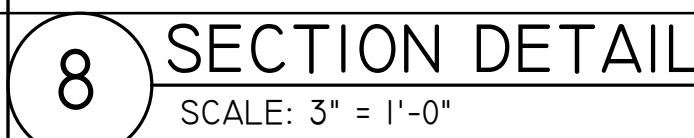
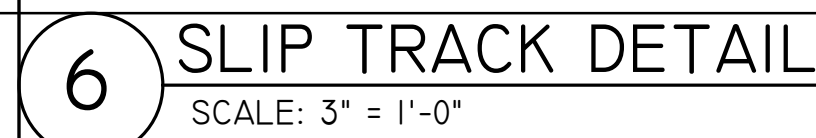
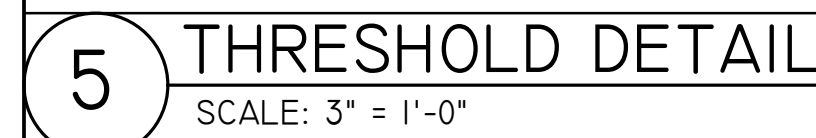


13 **ROOF DRAIN & OVERFLOW RD DETAIL**
SCALE: 3/4" = 1'-0"

14 **TYPICAL VENT PIPE FLASHING DETAIL**
SCALE: 3" = 1'-0"

15 **TYPICAL FLUE FLASHING DETAIL**
SCALE: 3" = 1'-0"

16 **EQUIPMENT CURB**
SCALE: 1-1/2" = 1'-0"

A5.2



1. THE GLAZING CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASING OR FABRICATING ANY GLAZING SYSTEM COMPONENTS.

1 CLEAR 1" INSULATED

2 CLEAR 1" INSULATED TEMPERED

3 CLEAR 1" INSULATED SPANDREL TEMPERED

Roton
 Von Duprin
 Von Duprin
 LCN

1/2" x 4-1/2" 2
US2
3 626
Alum

x 5th 260 626
3 Alum

FRAME

NOTES

A S F	W A I	
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B-1	6" RUBBER COVERED
B-2	1/2" RUBBER COVERED

SANTAQUIN, UTAH

DATE: MAY 14, 2021

AGENCY PROJECT NO:

DESIGN SEQUENCE PROJECT NO: 2010.01

CAD DWG FILE NO:

DRAWN BY: KV

DESIGNED BY: KV

DWG TYPE:

ARCHITECTURAL PHASE: BID SET

SHEET TITLE

A6.1

STRUCTURAL NOTES :

A. GENERAL

- THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONTRACT DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS.
- THESE DRAWINGS AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS ARE THE ONLY CONTRACT DOCUMENTS PROVIDED FOR THE DESIGN OF THIS PROJECT. NOTHING IN THESE DRAWINGS, HEREIN, NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC).
- THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS' DRAWINGS. ALL DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN THE SPECIFICATIONS. REVIEW OF SUBMITTALS BY ARW ENGINEERS IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR ANY ELEMENTS WILL REQUIRE THE CONTRACTOR TO PROVIDE THE FOLLOWING INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS' DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
- THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS. SIZES AND LOCATIONS THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
- OBSERVATION VISITS TO THE SITE BY ARW ENGINEERS FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS.
- TYPICAL OR SIMILAR DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITION ADDRESSED AND AS SUCH, THEY DO NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS.
- DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM. HOWEVER, CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS THROUGHOUT THE CONSTRUCTION. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
- ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR SUCH AS CONSTRUCTION SITE SAFETY, UNLOADING, METHODS AND SEQUENCING OF CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS.
- NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY ARW ENGINEERS. ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE. FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS.
- WHERE THE WORD "SHALL" OCCURS IN THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS, IT IS CONSIDERED A MANDATORY OBLIGATION AND SYNONYMOUS WITH THE PHRASE "HAS DUTY TO".

B. STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTIONS

- THE DESIGNATED SEISMIC/WIND SYSTEMS AND SEISMIC/WIND-FORCE-RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.11 AND 1705.12 ARE IDENTIFIED ON THESE DOCUMENTS WITH A CIRCLE "I". ALL OTHER ITEMS REQUIRING SPECIAL INSPECTION ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE ON SHEET 8002 AND 8003.
- SPECIAL INSPECTIONS AND TESTING ARE TO BE PROVIDED AS REQUIRED BY IBC SECTIONS 1704 THROUGH 1705 AND OTHER APPLICABLE SECTIONS OF THE IBC. THE TYPE AND FREQUENCY OF TESTING AND SPECIAL INSPECTIONS SHALL BE AS NOTED IN THE SPECIAL INSPECTION SCHEDULE, JOB SPECIFICATIONS, AND ACCORDANCE WITH IBC SECTION 1710 AND CHAPTER 17. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS.
- ALL TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED BY A QUALIFIED INDEPENDENT SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH IBC 1704 AND AS OUTLINED IN THE JOB SPECIFICATIONS. REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER.
- STRUCTURAL OBSERVATION VISITS SHALL BE PERFORMED BY A REPRESENTATIVE FROM ARW ENGINEERS IN ACCORDANCE WITH THE CONTRACT AS NEEDED TO OBSERVE THE CONSTRUCTION OF CRITICAL BUILDING ELEMENTS (I.E. FOOTINGS, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS AND THEIR CONNECTIONS, COLLECTORS, AND ROOF AND FLOOR DIAPHRAGMS). STRUCTURAL OBSERVATION REPORTS FOR EACH VISIT SHALL BE SENT DIRECTLY TO THE ARCHITECT FOR DISTRIBUTION TO THE CONTRACTOR AND BUILDING OFFICIAL. STRUCTURAL OBSERVATION VISITS SHALL NEITHER BE CONSTRUED AS SPECIAL INSPECTION NOR APPROVAL OF COMPLETED CONSTRUCTION.
- IN ACCORDANCE WITH IBC 1704.4, THE CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER. THE STATEMENT SHALL BE SUBMITTED PRIOR TO THE CONSTRUCTION OF ANY SEISMIC/WIND-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC/WIND SYSTEM, OR COMPONENT IDENTIFIED IN THESE DOCUMENTS WITH A CIRCLE "I".

C. BASIS OF DESIGN

- GOVERNING BUILDING CODE : INTERNATIONAL BUILDING CODE (IBC) 2018
- RISK CATEGORY : II
- ROOF LOADS
 - 1. FLAT ROOF SNOW LOAD, P_s : 29 PSF
 - 2. GROUND SNOW LOAD, P_g : 39 PSF
 - 3. SNOW EXPOSURE FACTOR, C_e : 1.0
 - 4. SNOW LOAD IMPORTANCE FACTOR, I_s : 1.0
 - 5. THERMAL FACTOR, C_t : 1.0
 - 6. SLOPE FACTOR, C_s : 1.0
 - 7. SNOW DRIFT, S : SHOWN ON PLANS WHERE APPLICABLE.
- LIVE LOAD = 20 PSF
- DEAD LOAD = 20 PSF
- RAIN INTENSITY, i : 1.5 IN/HR
- WIND DESIGN
 - a. BASIC WIND SPEED (3 SECOND GUST): 102 MPH
 - b. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} : 79 MPH
 - c. WIND EXPOSURE : C
 - d. INTERNAL PRESSURE COEFFICIENT, GCF : 0.18
- SEISMIC DESIGN AND CLADDING DESIGN WIND PRESSURE SHALL BE AS REQUIRED PER ASCE 7-16
- SEISMIC DESIGN :
 - a. SEISMIC IMPORTANCE FACTOR, I_e : 1.0
 - b. SITE CLASS : C
 - c. MAPPED SPECTRAL RESPONSE ACCELERATIONS : $S_{DS} = 1.711$, $S_{D1} = 0.341$
 - d. SPECTRAL RESPONSE COEFFICIENTS : $S_{S1} = 1.369$, $S_{S2} = 0.722$
 - e. SEISMIC DESIGN CATEGORY : D
 - f. BASIC SEISMIC-FORCE-RESISTING SYSTEM : A-15 OF TABLE 12.2-1 ASCE 7-16
 - g. DESIGN BASE SHEAR : $V_{ASD} = 0.154$ WT , $V_{ED} = 0.154$ WT
 - h. SEISMIC RESPONSE COEFFICIENT, C_d : 0.164
 - i. RESPONSE MODIFICATION FACTOR, R : 6.5
 - j. ANALYSIS PROCEDURE : ELF

D. FOUNDATION

- GENERAL
 - a. DESIGN SOIL PRESSURE : 1500 PSF
 - b. ALL FOOTINGS SHALL BE PLACED ON MECHANICALLY COMPACTED FILL COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
 - c. UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS ON EARTH SHALL BEAR ON STRUCTURAL FILL COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
- TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ACTUAL STEP LOCATIONS SHALL BE AT THE CONTRACTOR'S DISCRETION BASED UPON FIELD CONDITIONS. ALL EXTERIOR FOUNDATIONS SHALL BEAR A MINIMUM OF 32" BELOW LOWEST ADJACENT FINAL GRADE.
- ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
- UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS SHALL BE CENTERED BELOW COLUMNS.
- UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.), WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED SOIL FORMS PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON ALL SIDES.

E. CONCRETE

- ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE REQUIREMENTS LISTED BELOW:
 - a. FOOTINGS, GRADE BEAMS, FOUNDATION WALLS :
 - 1. WHERE THE TOP OF THE ELEMENT IS EXPOSED AND IS LOCATED WITHIN 32" OF THE LOWEST ADJACENT GRADE (EXPOSURE CATEGORY F2):
 - a. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI
 - b. MAXIMUM W/C RATIO : 0.45
 - c. MAXIMUM AGGREGATE SIZE : 1.5"
 - d. DESIGN AIR CONTENT : 6.0%
 - e. FIELD TOLERANCE AIR CONTENT OF $\pm 1.5\%$
 - 2. WHERE THE TOP OF THE ELEMENT IS NOT EXPOSED (EXPOSURE CATEGORY F1):
 - a. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
 - b. INTERIOR SLABS ON GRADE (EXPOSURE CATEGORY F0):
 - 1. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
 - c. INTERIOR SUSPENDED SLABS (EXPOSURE CATEGORY F0):
 - 1. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
- WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
- NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU STRUCTURAL CONCRETE ELEMENTS MUST BE APPROVED BY THE ENGINEER AND SHALL BE BUILT INTO THE ELEMENT PRIOR TO CONCRETE PLACEMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC.
- WHERE NEW CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE, THE JOINT SHALL BE CLEAN AND FREE OF LANTAGE. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE PREWETTED AND STANDING WATER REMOVED.

F. ANCHOR BOLTS/EMBEDDED BOLTS

- ALL ANCHOR BOLTS SHALL HAVE ASTM A-563 HEAVY HEX NUT AND ASTM F-436 WASHERS AT STANDARD OR OVERSIZED HOLES PER AISC SPECIFICATION TABLE J3.3. WHERE HOLE SIZES DO NOT COMPLY WITH THE LIMITATIONS FOR OVERSIZED HOLES THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AND THE CONTRACTOR SHALL PROVIDE THE STEEL PLATE WASHER REQUIREMENTS. ANCHOR BOLTS SHALL COMPLY WITH THE FOLLOWING :
 - a. AT WOOD STUD WALLS - ASTM A-307 GRADE HEADED BOLTS. ANCHOR BOLTS IN TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL. REFER TO THE DRAWINGS FOR MORE INFORMATION.
 - b. AT ALL OTHER ANCHOR BOLTS (UNLESS NOTED OTHERWISE) - ASTM F1554 GRADE 36 HEADED BOLTS. (ASTM A36 TREATED ROD MAY BE USED WITH DOUBLE NUT AND WASHER.)
- EMBEDDED BOLTS IN MASONRY SHALL BE (UNLESS NOTED OTHERWISE) ASTM A-307 GRADE HEADED BOLTS.
- SEE TYPICAL ANCHOR BOLT DETAIL FOR DEFINITIONS OF EMBEDMENT LENGTH, ETC.
- TURNOUTS, OTHER DEVICES WHERE CAST-IN-PLACE ANCHORS ARE SPECIFIED IN THE DRAWINGS PRIOR TO PLACING CONCRETE AND/OR GROUT.
- IF THREADED RODS ARE USED AS PERMITTED ABOVE, THEY SHALL BE CLEAR OF SOIL AND DIRT.
- WHERE REQUIRED FOR ERECTION, HOLES LARGER THAN OVERSIZED MAY BE PERFORATED WITH THE USE OF STEEL PLATE WASHERS AT THE DISCRETION OF THE STRUCTURAL ENGINEER.

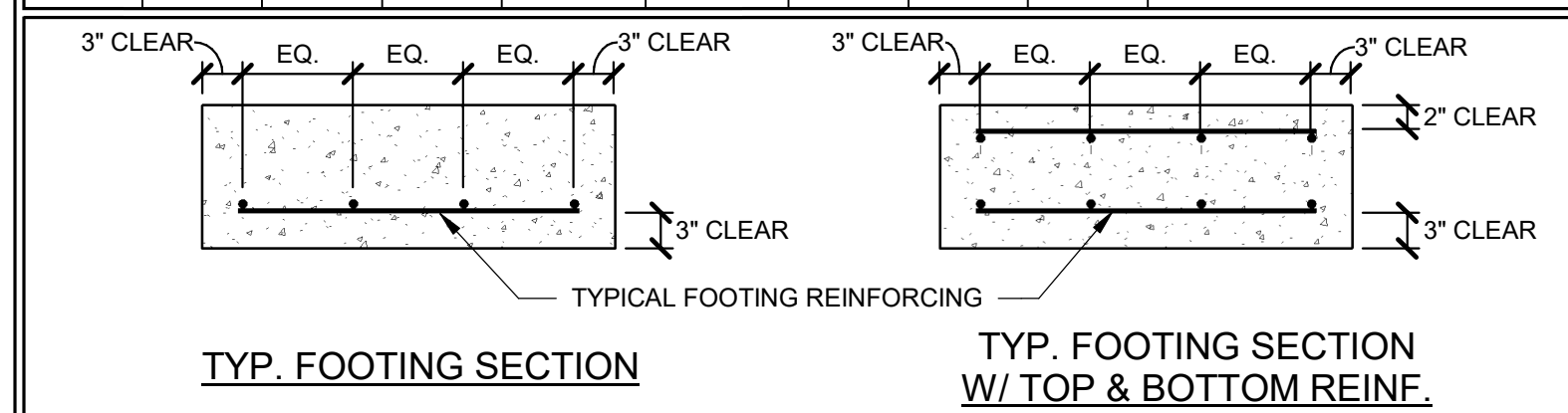
G. ADHESIVE/MECHANICAL ANCHORS

- WITHOUT WRITTEN APPROVAL OF THE ENGINEER, CONTRACTOR SHALL NOT SUBSTITUTE POST-TENSIONED ANCHORS WHERE CAST-IN-PLACE ANCHORS ARE SPECIFIED IN THE DRAWINGS.
- WHERE STRUCTURAL DETAILS SPECIFY SPECIFIC BRANDS AND/OR TYPES OF ADHESIVES OR ANCHORS, SUBSTITUTIONS OF OTHER BRANDS AND/OR TYPES IS NOT ALLOWED, WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTION REQUESTS SHALL INCLUDE AN ICC ESR OR IAPMO REPORT AND SUPPORTING CALCULATIONS INDICATING COMPLIANCE WITH DESIGN INTENT.
- ALL ADHESIVE/MECHANICAL ANCHORS SHALL BE INSTALLED, INCLUDING HOLE DRILLING AND PREPARATION, IN ACCORDANCE WITH AN APPROVED INDEPENDENT EVALUATION REPORT (ICC-ES, IAPMO, OR APPROVED EQUAL), AS INDICATED BELOW, AND IN ACCORDANCE WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPI).
- ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. ADHESIVE ANCHORS SHALL NOT BE FULLY LOADED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
1. WHERE THE THICKNESS OF THE CONNECTED PARTS IS EQUAL TO OR THICKER THAN 1/4", WELD SIZE SHALL BE 1/8" LESS THAN THE THICKNESS OF THE THINNEST PART.
2. WHERE ANY OF THE CONNECTED PARTS IS LESS THAN 1/4" THICK, WELD SIZE SHALL BE THE SAME AS THE THICKNESS OF THE THINNEST PART.
- CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE MONITORED BY THE CONTRACTOR. CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPI) RELATIVE TO SUBSTRATE TEMPERATURE.
- INSTALLATION OF ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT IN ACCORDANCE WITH ACI 308.1-11 D 9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED FOR THESE ANCHORS.
- UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO CONCRETE SHALL BE:
 - a. HILTI HIT-RE 600/2 (ESR-3814), OR HILTI HIT-VP 204+ (ESR-1187)
 - b. SIMPSON SET-3G (ESR-4057), OR AT-XP (ER-0263)
- DEWALT PURE 110+ (ESR-3258), OR AC208+ GOLD (ESR-4027-COLD WEATHER).
- 1/8" THICK COMMON PLATE WASHERS SHALL BE USED AS REQUIRED TO COMPLETELY COVER THE:
 - a. HILTI HIT-RE 600/2 (ESR-3814), OR HILTI HIT-VP 204+ (ESR-1187)
 - b. SIMPSON STRONG-BOLT 2 (ESR-3037)
- WHERE A STEEL BEAM TO BEAM CONNECTION IS NOT SHOWN, PROVIDE AN AISI STANDARD FRAMED CONNECTION SIZED FOR 1/2 OF THE TOTAL LOAD CAPACITY OF THE BEAM FOR THE SPAN AND STEEL SPECIFIED.
- PROVIDE FULL DEPTH WEB STIFFENER PLATES AT EACH SIDE OF STEEL BEAMS AT ALL BEARING (EXCEPT SECONDARY FRAMING) POINTS. STIFFENER PLATES SHALL BE THICKNESS SHOWN UNLESS NOTED OTHERWISE AND SHALL BE WELDED BOTH SIDES WITH FILLET WELDS ALL AROUND. FLANGE WIDTH : STIFFENER THICKNESS : WELD THICKNESS :
 - 8" 1/4" : 8" : 1/2"
 - 12" 1/2" : 12" : 1/2"
 - 14" : 14" : 1/2"
 - 16" : 16" : 1/2"
 - 18" : 18" : 1/2"
 - 20" : 20" : 1/2"
 - 24" : 24" : 1/2"
 - 30" : 30" : 1/2"
 - 36" : 36" : 1/2"
 - 42" : 42" : 1/2"
 - 48" : 48" : 1/2"
 - 54" : 54" : 1/2"
 - 60" : 60" : 1/2"
 - 66" : 66" : 1/2"
 - 72" : 72" : 1/2"
 - 78" : 78" : 1/2"
 - 84" : 84" : 1/2"
 - 90" : 90" : 1/2"
 - 96" : 96" : 1/2"
 - 102" : 102" : 1/2"
 - 108" : 108" : 1/2"
 - 114" : 114" : 1/2"
 - 120" : 120" : 1/2"
 - 126" : 126" : 1/2"
 - 132" : 132" : 1/2"
 - 138" : 138" : 1/2"
 - 144" : 144" : 1/2"
 - 150" : 150" : 1/2"
 - 156" : 156" : 1/2"
 - 162" : 162" : 1/2"
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 - 480" : 480" : 1/2"
 - 486" : 486" : 1/2"
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 - 1500" : 1500" : 1/2"
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 - 1680" : 1680" : 1/2"
 - 1686" : 1686" : 1/2"
 - 1692" : 1692" : 1/2"
 - 1698" : 1698" : 1/2"
 - 1704" : 1704" : 1/2"
 - 1710" : 1710" : 1/2"
 - 1716" : 1716" : 1/2"
 - 1722" : 1722" : 1/2"
 - 1728" : 1728" : 1/2"
 - 1734" : 1734" : 1/2"
 - 1740" : 1740" : 1/2"
 - 1746" : 1746" : 1/2"
 - 1752" : 1752" : 1/2"
 - 1758" : 1758" : 1/2"
 - 1764" : 1764" : 1/2"
 - 1770" : 1770" : 1/2"
 - 1776" : 1776" : 1/2"
 - 1782" : 1782" : 1/2"
 - 1788" : 1788" : 1/2"
 - 1794" : 1794" : 1/2"
 - 1800" : 1800" : 1/2"
 - 1806" : 1806" : 1/2"
 - 1812" : 1812" : 1/2"
 - 1818" : 1818" : 1/2"
 - 1824" : 1824" : 1/2"
 - 1830" : 1830" : 1/2"
 - 1836" : 1836" : 1/2"
 - 1842" : 1842" : 1/2"
 - 1848" : 1848" : 1/2"
 - 1854" : 1854" : 1/2"
 - 1860" : 1860" : 1/2"
 - 1866" : 1866" : 1/2"
 - 1872" : 1872" : 1/2"
 - 1878" : 1878" : 1/2"
 - 1884" : 1884" : 1/2"
 - 1890" : 1890" : 1/2"
 - 1896" : 1896" : 1/2"
 - 1902" : 1902" : 1/2"
 - 1908" : 1908" : 1/2"
 - 1914" : 1914" : 1/2"
 - 1920" : 1920" : 1/2"
 - 1926" : 1926" : 1/2"
 - 1932" : 1932" : 1/2"
 - 1938" : 1938" : 1/2"
 - 1944" : 1944" : 1/2"
 - 1950" : 1950" : 1/2"
 - 1956" : 1956" : 1/2"
 - 1962" : 1962" : 1/2"
 - 1968" : 1968" : 1/2"
 - 1974" : 1974" : 1/2"
 - 19



FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK	LENGTHWISE REINF.		CROSSWISE REINF.			REMARKS
				NO.	SIZE	NO.	SIZE	SPA.	
FC2	2'-0"	CONT.	12"	(2)	#5	--	--	--	

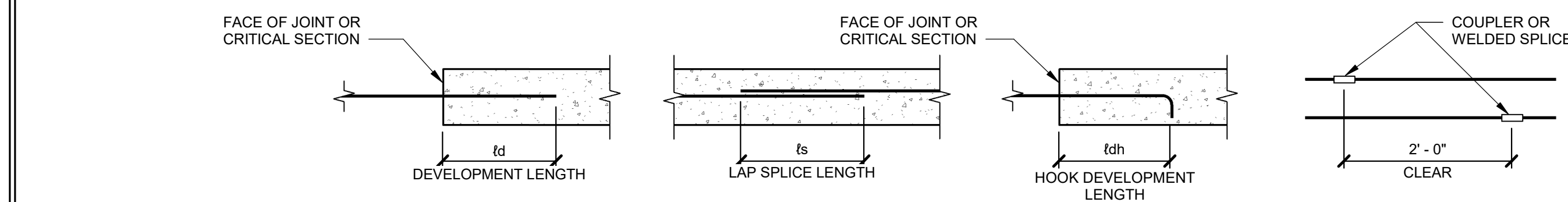


STANDARD HOOK & BEND SCHEDULE

BAR SIZE	DIMENSION OF STANDARD 180° HOOKS, ALL GRADES				DIMENSION OF STANDARD 90° HOOKS, ALL GRADES			
	A		J		A		J	
#3	5"		3"		6"			
#4	6"		4"		8"			
#5	7"		5"		10"			
#6	8"		6"		1'-0"			
#7	10"		7"		1'-2"			
#8	11"		8"		1'-4"			
#9	1'-3"		11 3/4"		1'-7"			
#10	1'-5"		1'-1 1/4"		1'-10"			
#11	1'-7"		1'-2 3/4"		2'-0"			

2018 IBC CONCRETE REBAR LAP SPlice SCHEDULE

FOR CONCRETE APPLICATIONS (ACI 318 - 14)



BAR LOCATION	CONCRETE REINFORCING & SPLICE LENGTHS (IN)																													
	CONCRETE		BAR SIZE																								COMMENTS			
			#3	#4	#5	#6	#7	#8	#9	#10	#11																			
	TYPE	STRENGTH	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh		fd	ts	fdh
VERT. WALL BARS, FILL ON METAL DECK	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	81	17	69	90	19	76	99	30	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	81	17	69	90	19	76	99	30	
BEAM BOTTOM BARS, COLUMN BARS	NWC	3000 PSI	17	22	8	22	29	11	28	36	14	33	43	16	48	62	19	55	72	22	62	81	25	69	90	27	76	99	30	
FOOTING BOTTOM BARS	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	29	38	13	33	43	15	37	48	17	42	55	19	46	60	30	
BEAM TOP BARS	NWC	3000 PSI	22	29	8	29	38	11	36	47	14	43	56	16	63	82	19	72	94	22	81	105	25	90	117	27	98	127	30	
SLAB ON GRADE	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	32	42	13	42	55	15	53	69	17	69	90	19	76	99	30	

BAR LOCATION	CONCRETE REINFORCING & SPLICE LENGTHS (IN)																													
	CONCRETE		BAR SIZE																								COMMENTS			
			#3	#4	#5	#6	#7	#8	#9	#10	#11																			
	TYPE	STRENGTH	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh	fd	ts	fdh		fd	ts	fdh
VERT. WALL BARS, FILL ON METAL DECK	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	66	14	56	73	16	62	81	25	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	66	14	56	73	16	62	81	25	
BEAM BOTTOM BARS, COLUMN BARS	NWC	4500 PSI	14	18	7	18	23	9	23	30	11	27	35	13	40	52	16	45	59	18	51	66	20	56	73	22	62	81	25	
FOOTING BOTTOM BARS	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	24	31	11	27	35	13	31	40	14	34	44	16	37	48	25	
BEAM TOP BARS	NWC	4500 PSI	18	23	7	24	31	9	30	39	11	35	46	13	51	66	16	59	77	18	66	86	20	73	95	22	80	104	25	
SLAB ON GRADE	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	27	35	11	34	44	13	44	57	14	56	73	16	62	81	25	

- NOTES:
- MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPICES A MINIMUM OF 24" AS INDICATED ABOVE.
 - DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% FOR STRAIGHT BAR DEVELOPMENT AND 20% FOR HOOKED BARS WHERE EPOXY COATING IS USED.
 - WHEN SPlicing BARS OF DIFFERENT SIZES, USE LAP SPlice LENGTH OF LARGER BARS UNO.
 - SPlice BARS LARGER THAN #11 USING MECHANICAL COUPLERS.

SPECIAL INSPECTION SCHEDULE 1, 2

ESTABLISHED PER 2018 IBC SECTION 110 AND CHAPTER 17

ITEM	CONTINUOUS ³	PERIODIC ³	REFERENCE	COMMENTS
PRE-FAB CONSTRUCTION (IBC 1704.2)			REFERENCE NOTES P1 & P2	P1. SPECIAL INSPECTION IS NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION, PROVIDED THE FABRICATOR COMPLIES WITH IBC. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. SPECIAL INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE. (SEE NOTE 2).
CONCRETE CONSTRUCTION (IBC 1705.3)			SEE IBC TABLE 1705.3 - REF. NOTE C1	C1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET.
REINFORCING STEEL PLACEMENT		●		C2. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES. BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706 REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE.
WELDING OF REINFORCING STEEL	●	●	REFERENCE NOTE C2	C3. PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST.
EMBEDDED BOLTS & PLATES	●			C4. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR VERIFICATION OF IN-SITU CONCRETE STRENGTH FOR POST-TENSIONED CONCRETE PRIOR TO TENSIONING TENDONS OR REMOVING SHORING OR FORMS.
VERIFYING REQUIRED DESIGN MIX		●	REFERENCE NOTE C3	C5. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT, AND/OR ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
CONCRETE PLACEMENT / SAMPLING	●			
CURING TEMPERATURE / TECHNIQUES		●		
PRESTRESSED CONCRETE				
APPLICATION OF PRESTRESSING FORCES	●			
GROUTING BONDED TENDONS	●			
ERECTION OF PRECAST MEMBERS		●		
VERIFICATION OF IN-SITU STRENGTH		●	REFERENCE NOTE C4	
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE C5	
WOOD (IBC 1705.5 & 1705.11.1 & 1705.12.2)				
HIGH LOAD DIAPHRAGMS (ROOF / FLOOR)		●	REFERENCE NOTE W1	W1. WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSPECTED TO ASCERTAIN THAT GRADE AND THICKNESS ARE IN COMPLIANCE WITH APPROVED BUILDING PLANS. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES. THE NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS SHALL ALSO BE INSPECTED AND VERIFIED FOR COMPLIANCE WITH APPROVED BUILDING PLANS.
SITE-BUILT ASSEMBLIES		●		W2. SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, WOOD DIAPHRAGMS, INCLUDING NAILING, & BOLTING, AND OTHER FASTENING TO OTHER COMPONENTS WHERE THE SPACING OF THE SHEATHING FASTENERS IS GREATER THAN 4" o.c.
SHEAR WALL & DIAPHRAGM NAILING		●	REFERENCE NOTE W2	W3. SPECIAL INSPECTION SHALL BE PERFORMED TO VERIFY THAT THE INSTALLATION OF TEMPORARY AND PERMANENT RESTRAINT/BRACING IS INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE.
DRAG STRUTS		●		
BRACES & SHEAR PANELS		●		
HOLD-DOWNS		●		
GLUING OPERATIONS	●			
METAL-PLATE-CONNECTED WOOD TRUSSES WITH HEIGHTS GREATER THAN OR EQUAL TO 60"		●	REFERENCE NOTE W2	
METAL-PLATE-CONNECTED WOOD TRUSSES WITH SPANS GREATER THAN OR EQUAL TO 60 FEET		●	REFERENCE NOTE W3	
SOILS (IBC 1705.6)			REFERENCE NOTE F1	F1. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE.
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		●	REFERENCE NOTE F1	F2. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D 1557.
EXCAVATIONS EXTEND TO PROPER DEPTH AND REACH PROPER MATERIAL		●	REFERENCE NOTE F2	
CLASSIFY & TEST CONTROLLED FILL MATERIALS		●	REFERENCE NOTE F2	
PERFORM MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	●		REFERENCE NOTE F1	
PROPERLY PREPARED SITE AND SUB-GRADE PRIOR TO FILL		●	REFERENCE NOTE F1	

GENERAL SPECIAL INSPECTION NOTES :

- THE ITEMS MARKED WITH A "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
- ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
- CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK. (IBC SECTION 202)

TABLE OF EQUIVALENT FASTENERS

STAPLES, NAILS AND T-NAILS (VALID FOR LATERAL LOADS ONLY)						
COMMON NAIL SPACING	EQUIVALENT SPACING OF APPROVED FASTENERS					
	STAPLES			NAILS & T-NAILS		
GAUGE	16	15	14	.113		.131
PENETRATION	1"	1"	1"	1 1/4"		1 1/2"
6d AT:	4"	3 1/2"	4"	5"	4"	5"
	6"	5"	6"	7"	6"	7 1/2"
	8"	6 1/2"	8"	9 1/2"	8"	10"
	10"	8 1/2"	10"	12"	10"	12"
8d AT:	12"	10"	12"	14 1/2"	12"	14 1/2"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
10d AT:	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
12d AT:	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8"	10"

NOTES:
PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE: 05/04/2021
ARW PROJECT NO: 21016
DESIGN SEQUENCE PROJECT NO: 2010.01
CAD DWG FILE NO:

DRAWN BY: D.Bartelson
DESIGNED BY: M. Wing
DWG TYPE:
PROJECT PHASE: PERMIT SET

SHEET TITLE


SCHEDULES

S002

design

SEQUENCE

350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
DESIGNUTAH.COM



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structural consultants

1594 W. Park Cir. Ogden, Utah 84404
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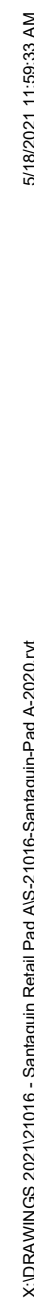
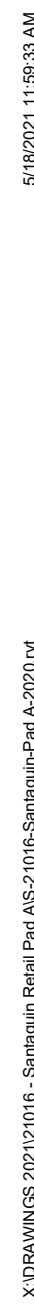
SANTAQUIN, UTAH

DATE:	05/04/2021
ARW PROJECT NO:	21016
DESIGN SEQUENCE PROJECT NO:	2010.01
CAD DWG FILE NO:	

SHEET TITLE

S003

The left diagram, titled "EXTERIOR NON-BEARING WALL SHEAR TRANSFER", shows a cross-section of a wall and a horizontal member. A vertical line labeled "B" indicates a boundary. A horizontal line labeled "B.N." (Base Nail) is shown. A vertical line labeled "C" indicates a boundary. A horizontal line labeled "E.N." (End Nail) is shown. The right diagram, titled "EXTERIOR BEARING WALL SHEAR TRANSFER", shows a cross-section of a wall and a horizontal member. A vertical line labeled "B" indicates a boundary.



PRE-MANUFACTURED TRUSS NOTES :

1. PRE-MANUFACTURED TRUSSES SHALL BE DESIGNED PER ALL APPLICABLE LOAD COMBINATIONS AND LOAD CONFIGURATIONS AS REQUIRED BY THE GOVERNING CODE AND THE GENERAL STRUCTURAL NOTES:

THE FOLLOWING CRITERIA SHALL BE USED IN DESIGN.

SNOW LOAD	=	PER GENERAL STRUCTURAL NOTES
LIVE LOAD	=	PER GENERAL STRUCTURAL NOTES
DEAD LOAD	=	15 PSF TOP CHORD
	=	5 PSF BOTTOM CHORD
WIND LOAD	=	PER GENERAL STRUCTURAL NOTES
SNOW DRIFT	=	AS DETERMINED BY THE TRUSS MANUFACTURER OR SHOWN ON PLANS. CONSIDER BALANCED, UNBALANCED AND DRIFT LOADS ON

2. ALL TRUSSES SHALL BE DESIGNED FOR A 150 POUND POINT LOAD APPLIED AT ANY LOCATION ALONG THE BOTTOM CHORD. DESIGN ALL TRUSSES FOR WIND UPLIFT PER THE GOVERNING CODE WITH A 15 PSF DEAD LOAD.
3. ALL TRUSS TO TRUSS CONNECTIONS PROVIDED BY TRUSS MANUFACTURER.
4. TRUSS MANUFACTURER SHALL COORDINATE AND INCLUDE ALL ADD LOADS AS INDICATED ON THE FRAMING PLAN.
5. COORDINATE DUCT RUNS AND TRUSS WEB CONFIGURATIONS WITH MECHANICAL & ARCH. DRAWINGS. DO NOT FIELD MODIFY TRUSSES TO ACCOMMODATE DUCTING AND OTHER MISCELLANEOUS EQUIPMENT WITHOUT WRITTEN DIRECTION FROM THE TRUSS MANUFACTURER OR STRUCTURAL ENGINEER.
6. COORDINATE ALLOWABLE TRUSS DEFLECTIONS WITH ARCHITECT FOR DETAILING OF NON-BEARING STUD WALLS BELOW.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR REVIEW AS REQUIRED BY THE DEFERRED SUBMITTAL SECTION OF THE GENERAL STRUCTURAL NOTES.
8. SEE INDICATES ASD TOP CHORD AXIAL LOAD AS WORST CASE OF WIND OR SEISMIC LOADS. TRUSS LOADS ARE IN ADDITION TO TYPICAL DEAD AND SNOW DRIFT SHOWN.
9. SEE DETAILS 10/2002, 12/2002, AND 6/2003 FOR ASD WIND PARAPET LOADS ON TRUSSES.



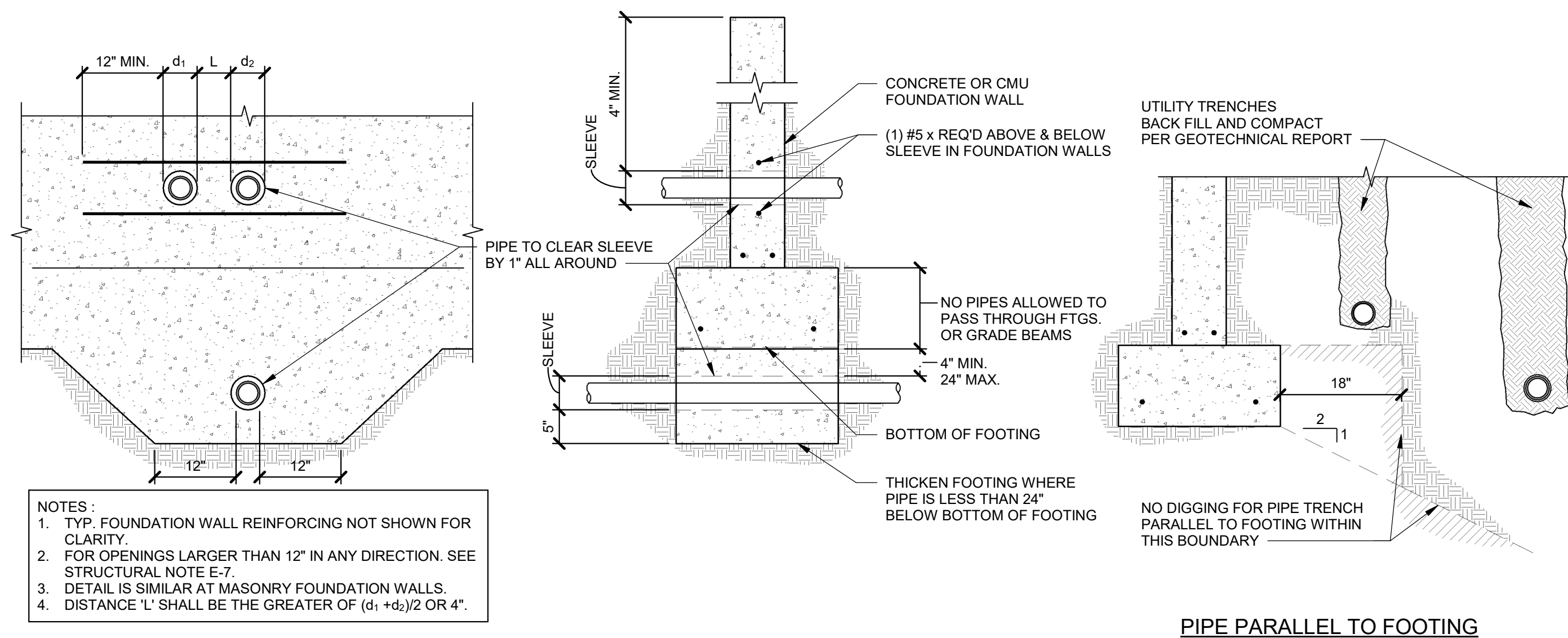
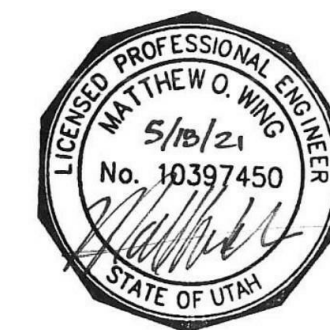
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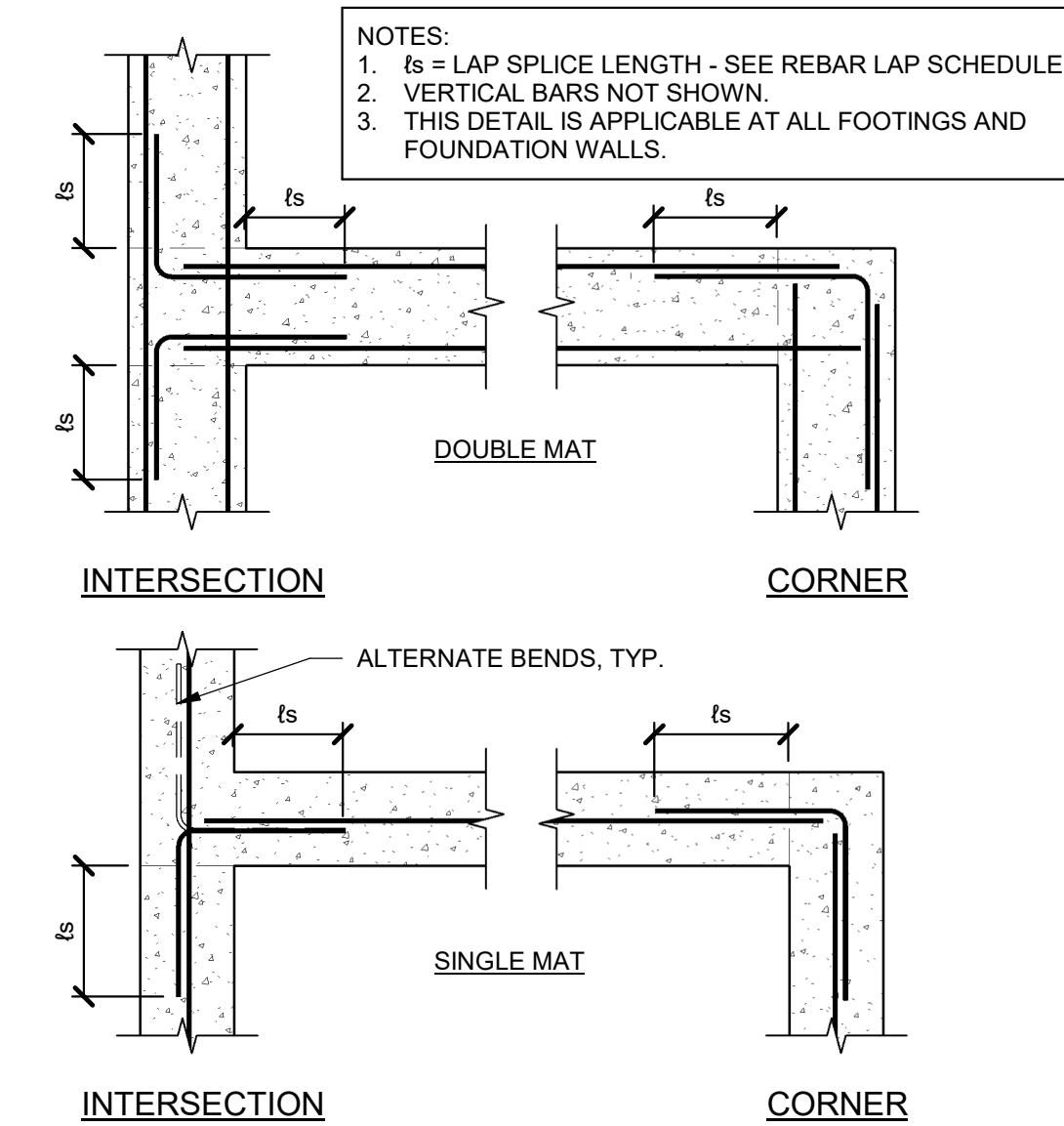
SANTAQUIN, UTAH

DATE:	05/04/2021
ARW PROJECT NO:	21016
DESIGN SEQUENCE PROJECT NO:	2010.01
CAD DWG FILE NO:	
DRAWN BY:	D.Bartelson
DESIGNED BY:	M. Wing
DWG TYPE:	
PROJECT PHASE:	PERMIT SET

S101

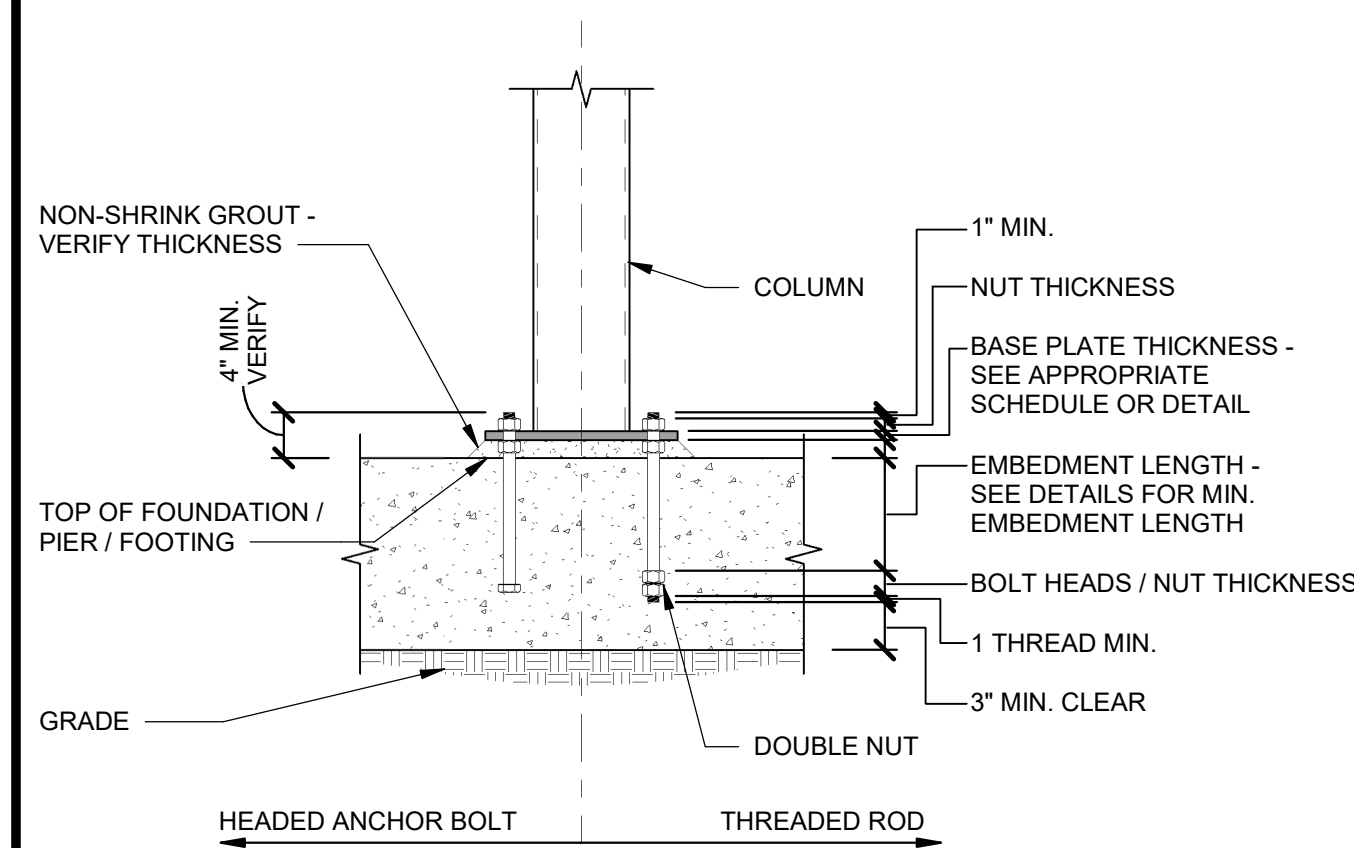


PIPE PARALLEL TO FOOTING

2
S201

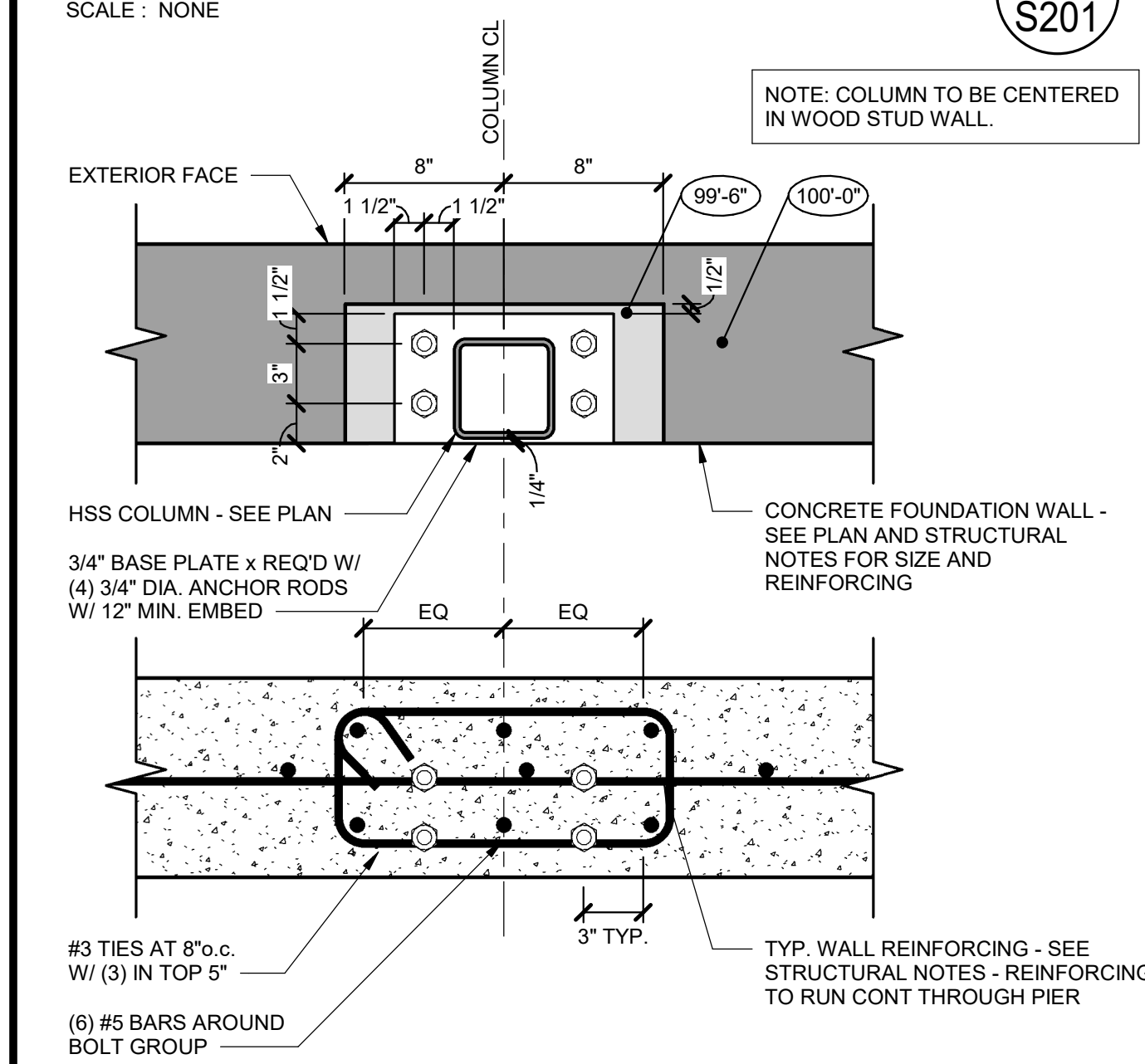
TYP. REINF. @ INTERSECTIONS IN CONC. DETAIL

SCALE: NONE

3
S201

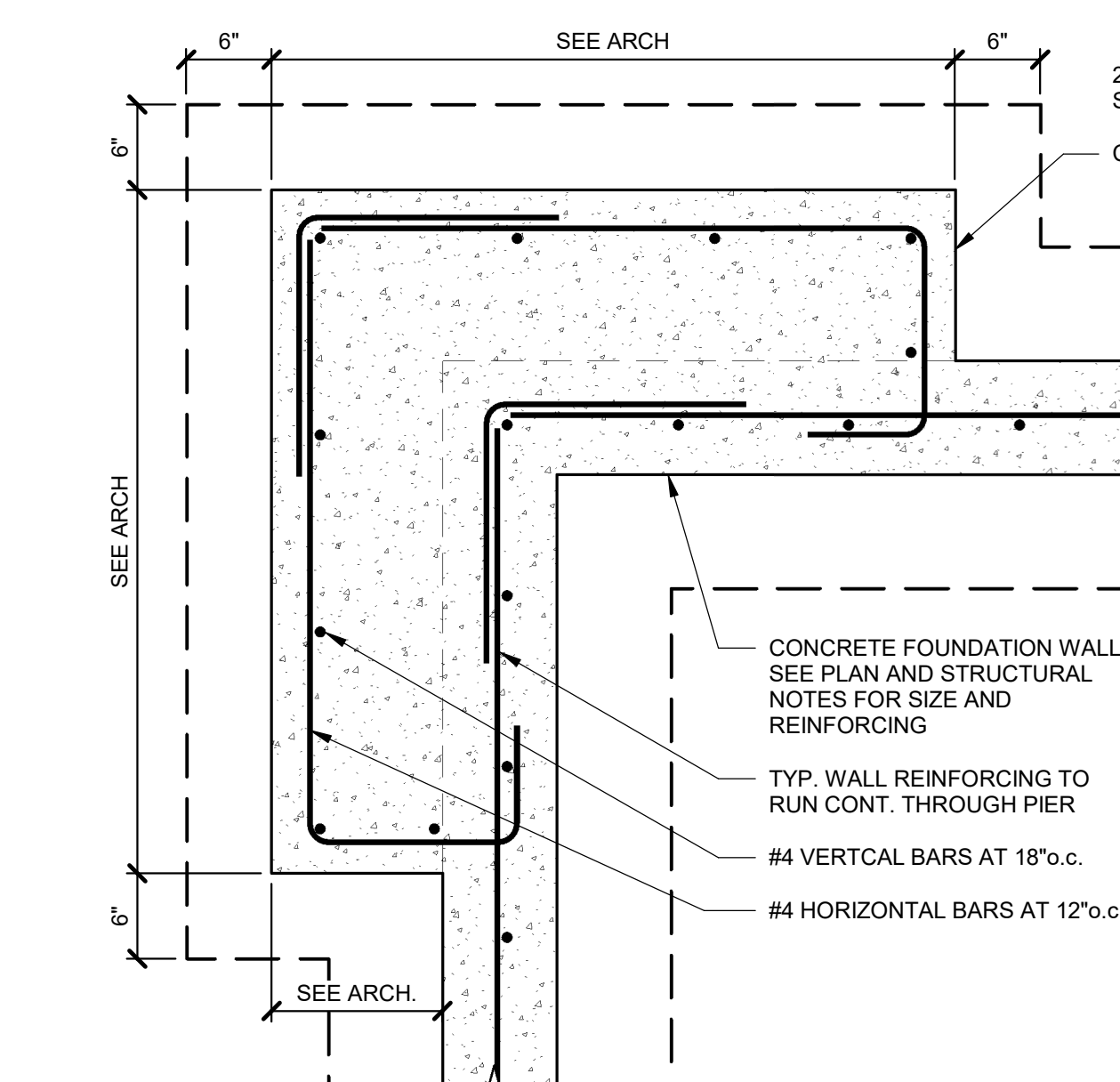
TYPICAL ANCHOR BOLT EMBEDMENT DETAIL

SCALE: NONE

4
S201

DETAIL

SCALE: NONE

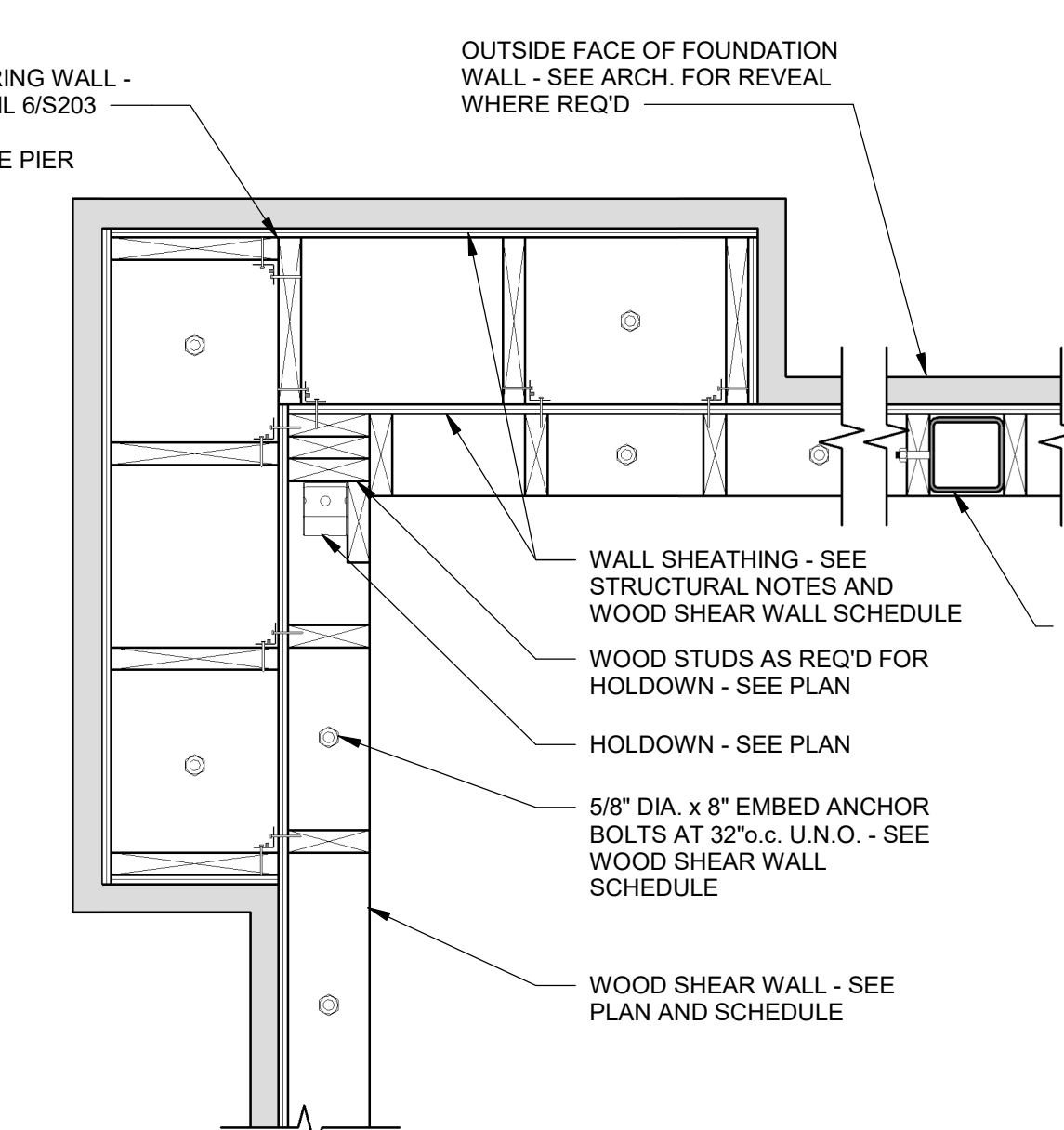
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S201

DETAIL

SCALE: NONE

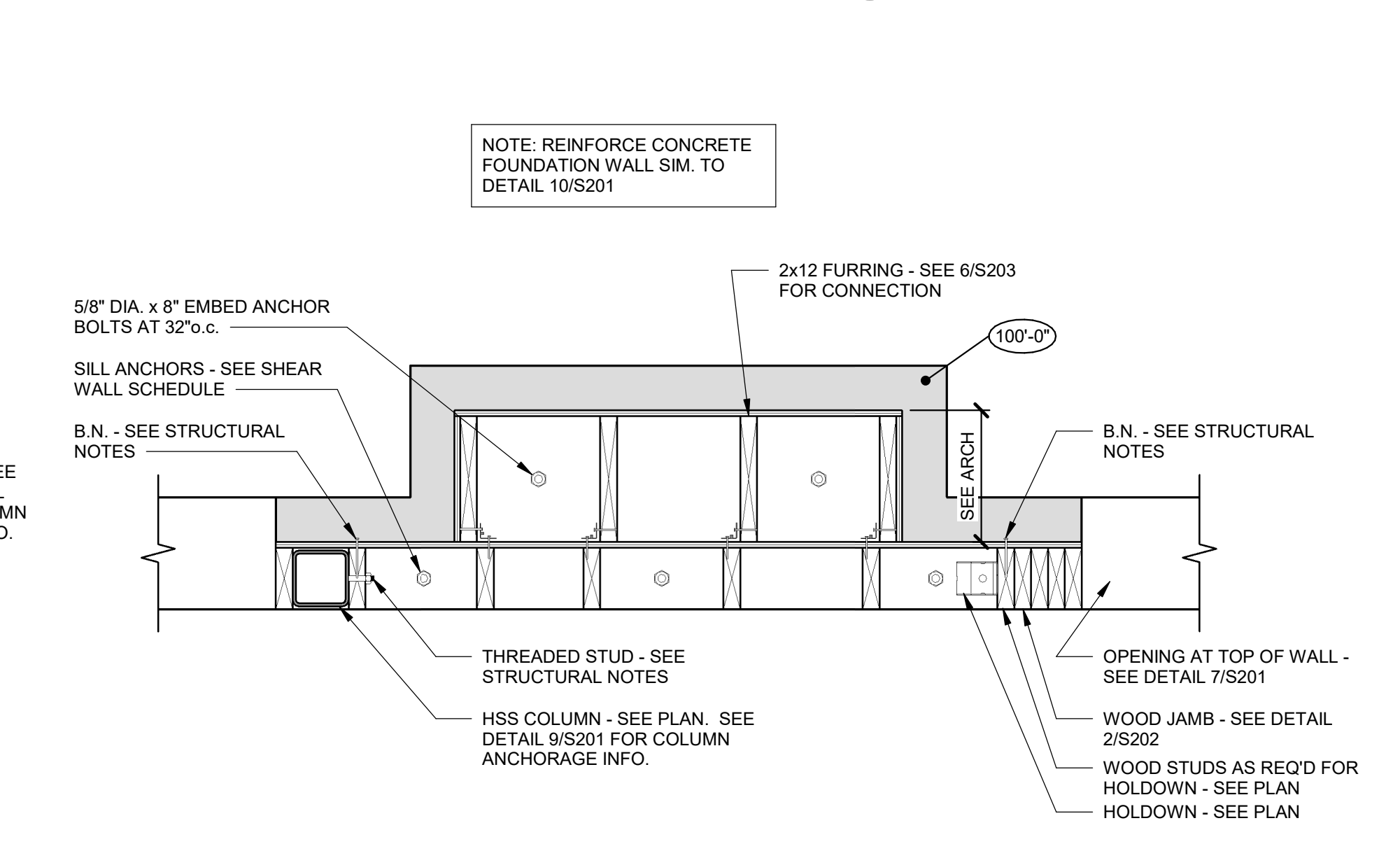
SECTION @ EXTERIOR TIMBER WALL

SCALE: NONE

6
S201

CONCRETE FOUNDATION @ OPENING

SCALE: NONE

7
S201

DETAIL

SCALE: NONE

11
S201RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE:	05/04/2021
ARW PROJECT NO:	21016
DESIGN SEQUENCE PROJECT NO:	2010.01
CAD DWG FILE NO:	

DRAWN BY:	D.Bartelson
DESIGNED BY:	M. Wing
DWG TYPE:	
PROJECT PHASE:	PERMIT SET

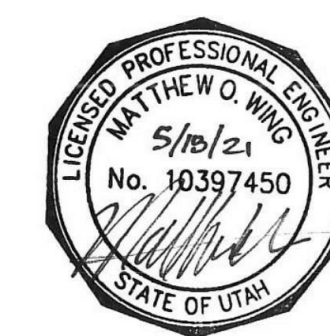
SHEET TITLE

DETAILS

S201



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1594 W. Park Cir. Ogden, Utah 84404
ph. 801.782.6008 arwengineers.com



RETAIL BUILDING SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

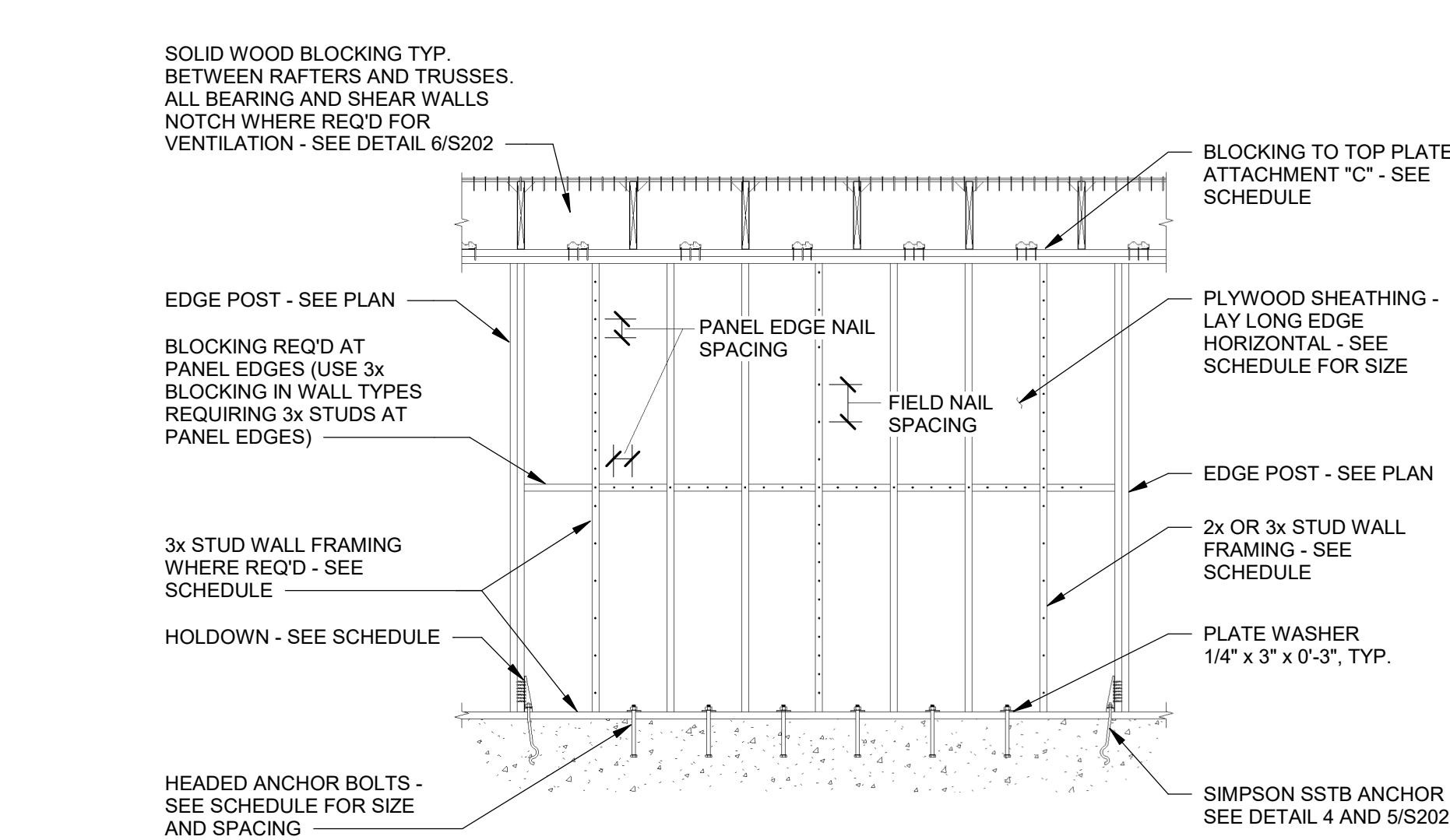
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ARW PROJECT NO: 21016
DESIGN SEQUENCE PROJECT NO: 2010.01
CAD DWG FILE NO:

DRAWN BY: D.Bartelson
DESIGNED BY: M. Wing
DWG TYPE:
PROJECT PHASE: PERMIT SET

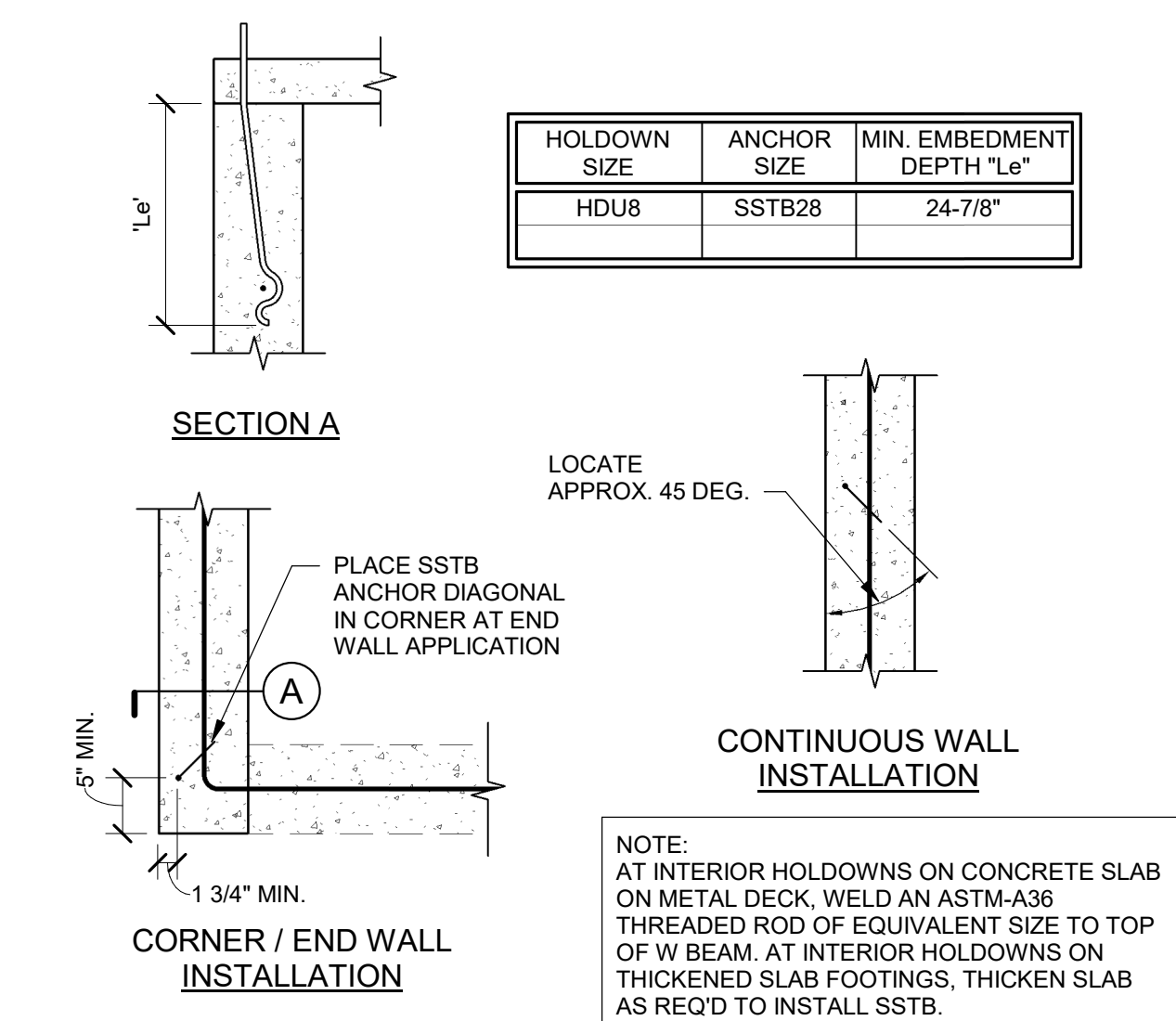
SHEET TITLE

DETAILS

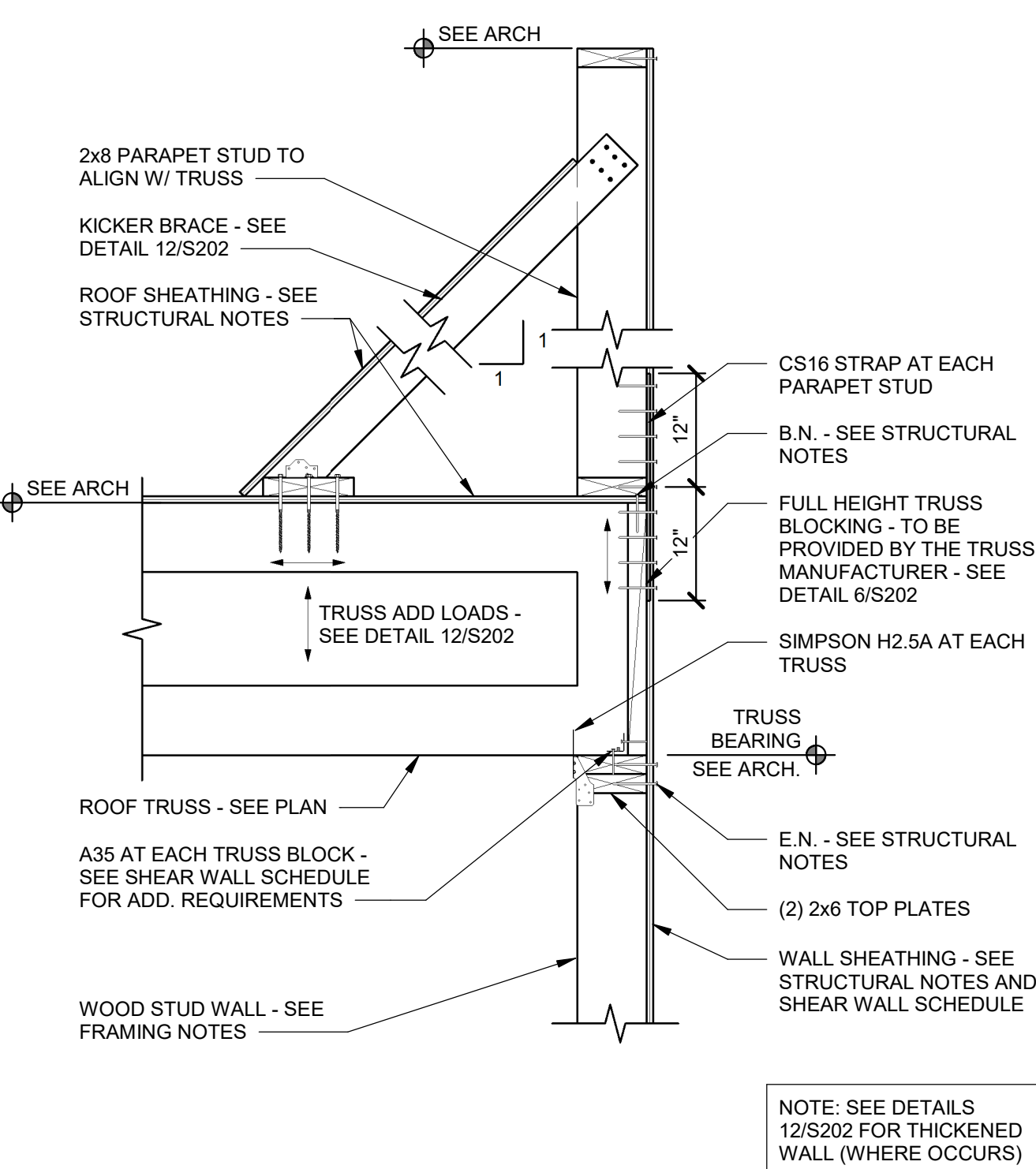
S202



DETAIL
SCALE: NONE

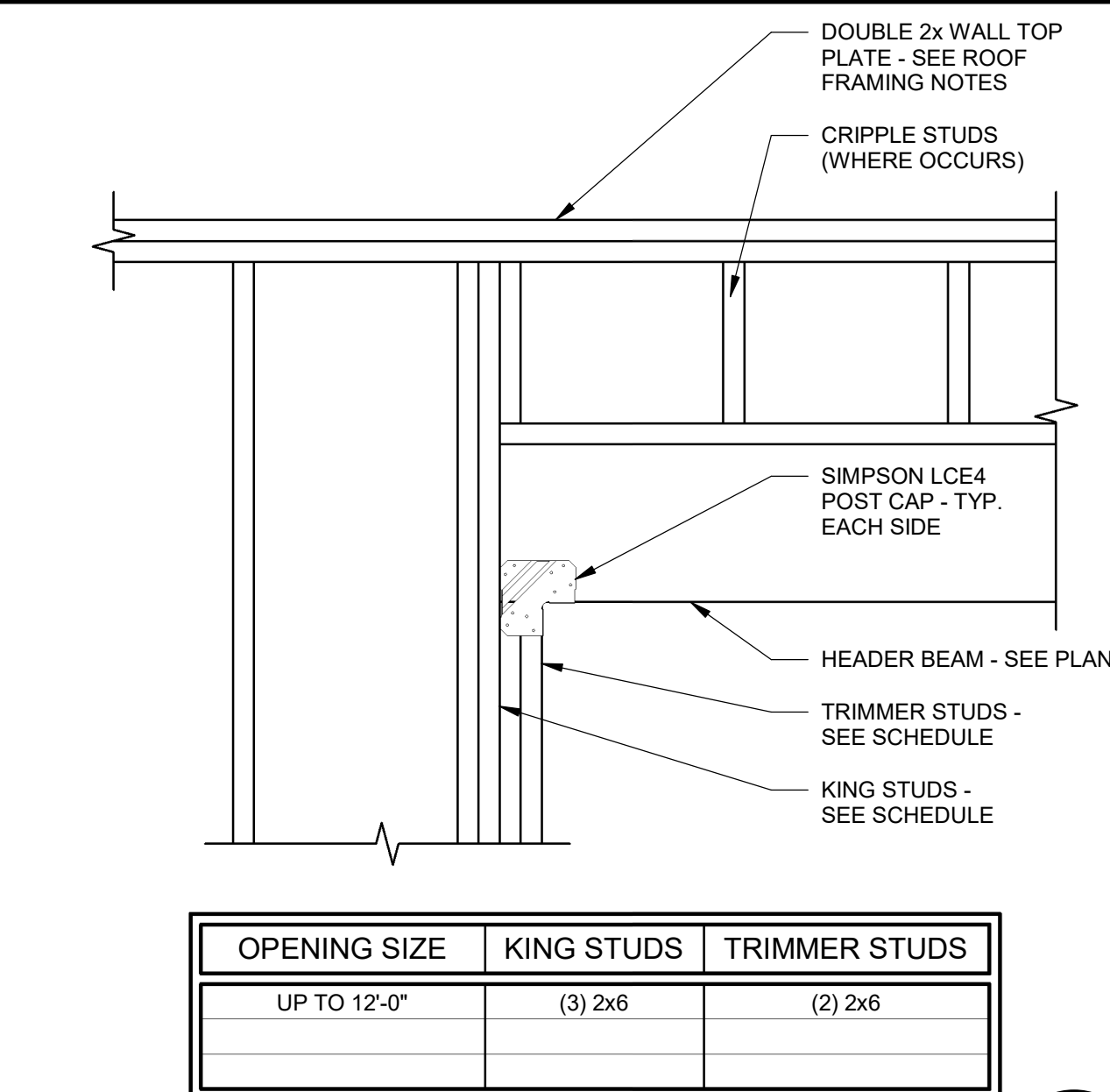


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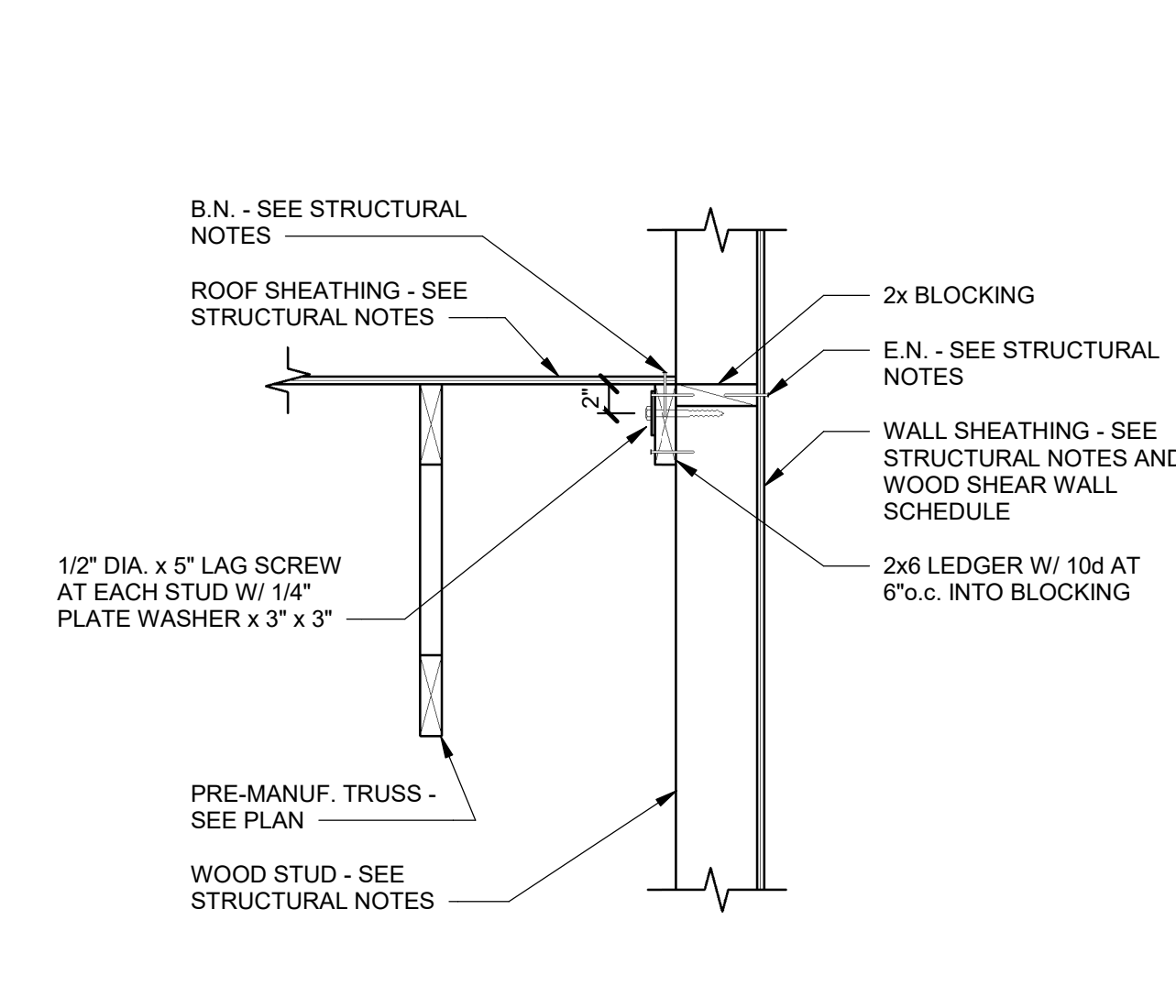


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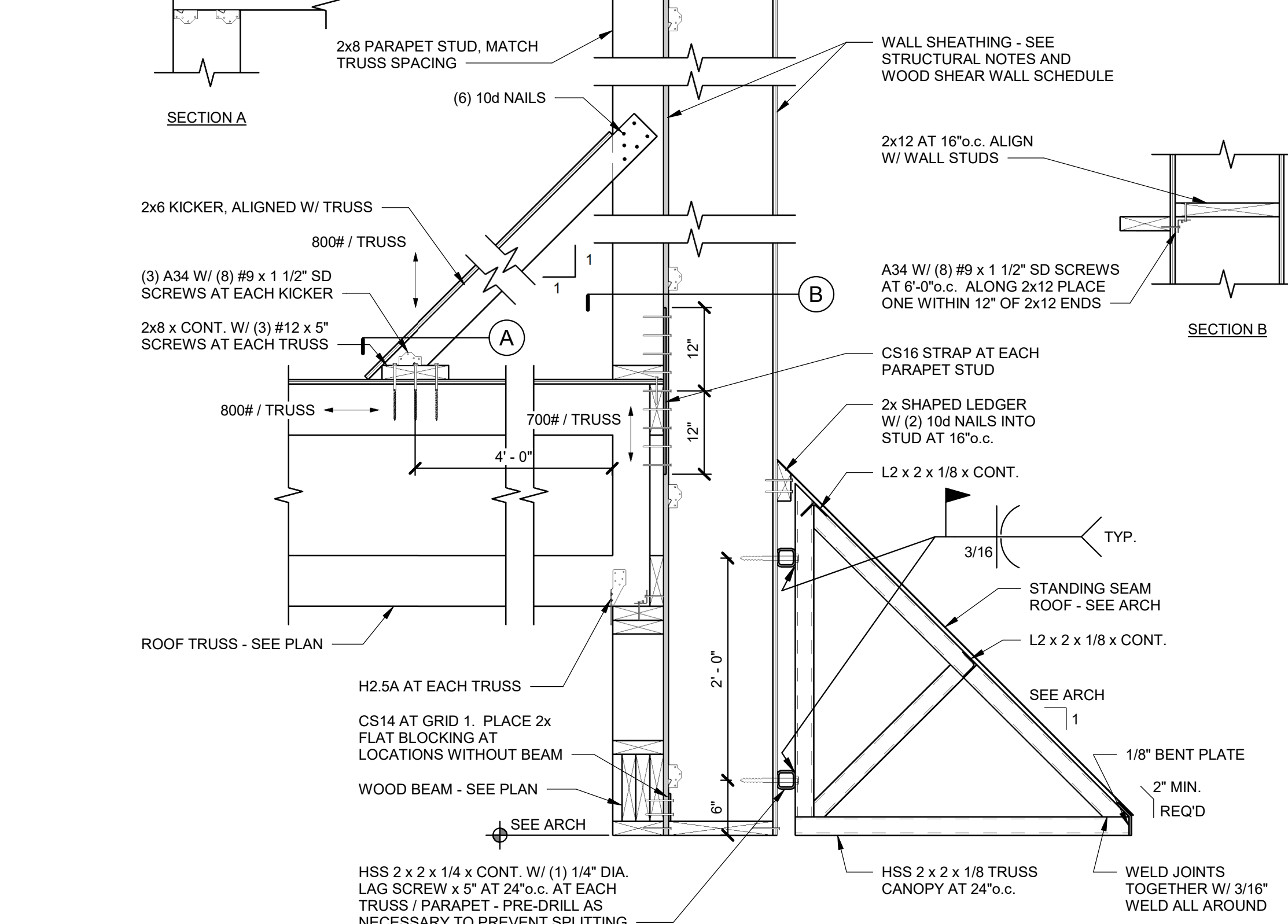
10
S202



DETAIL
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DETAIL
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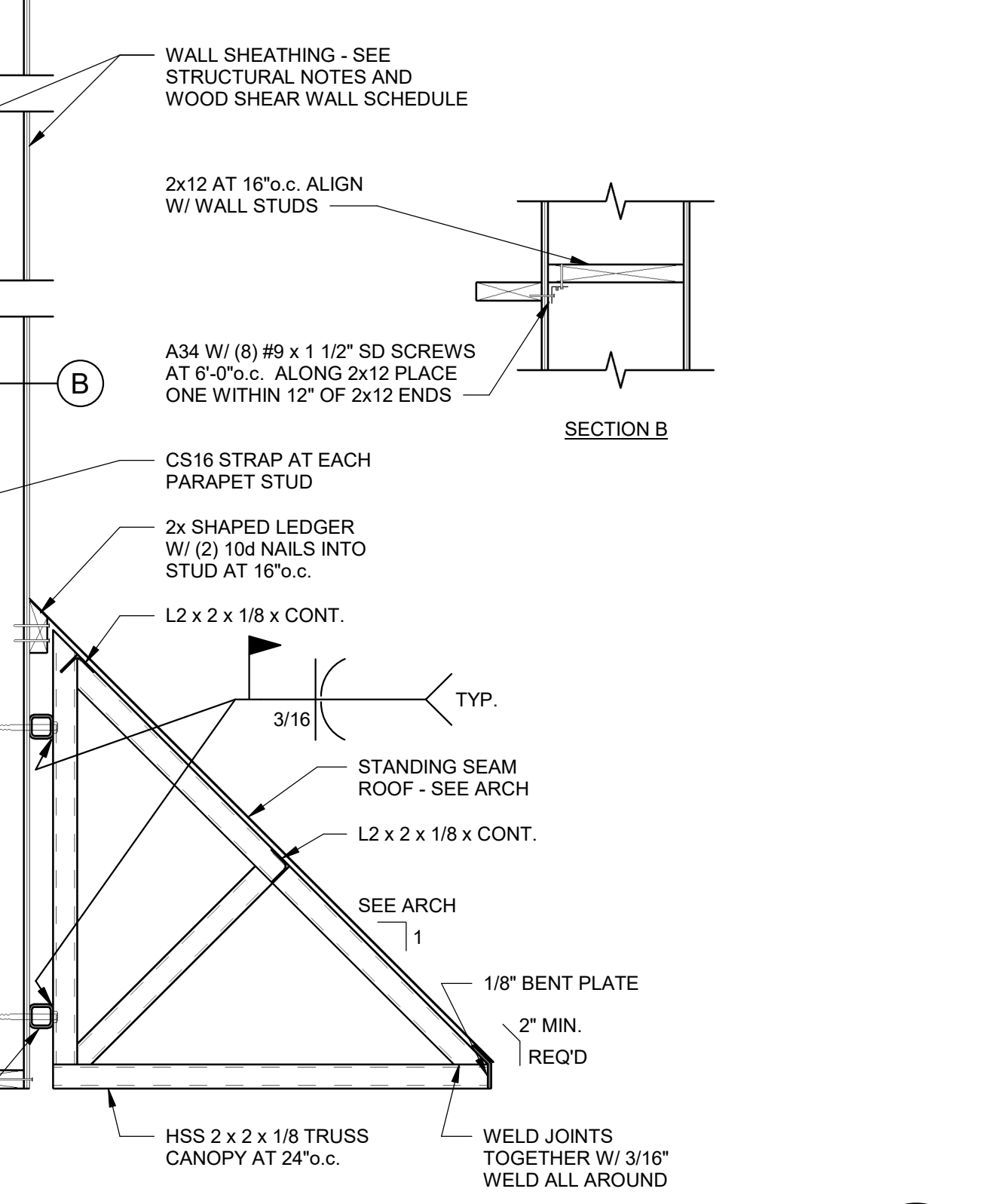
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12
S202

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SCALE: NONE



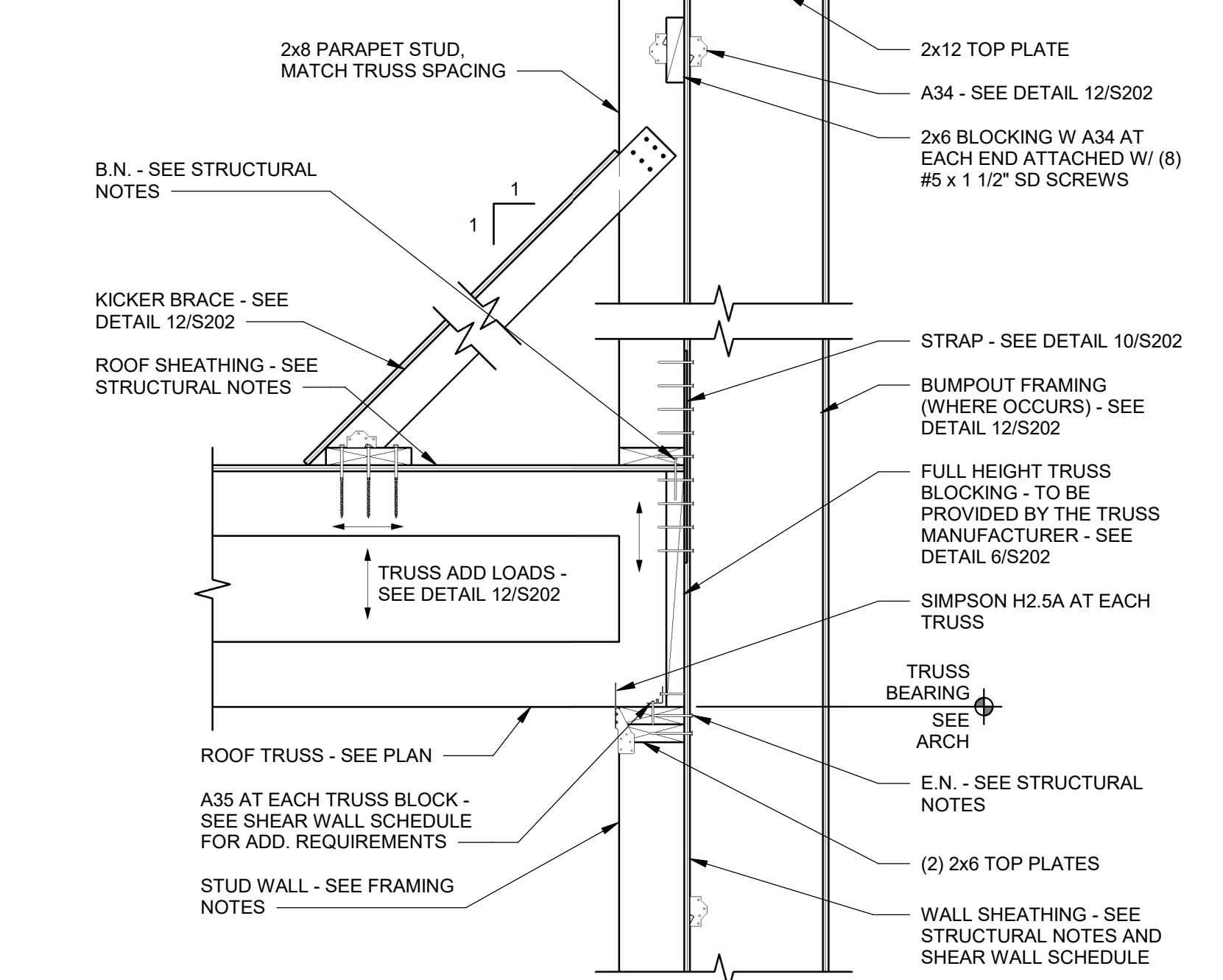
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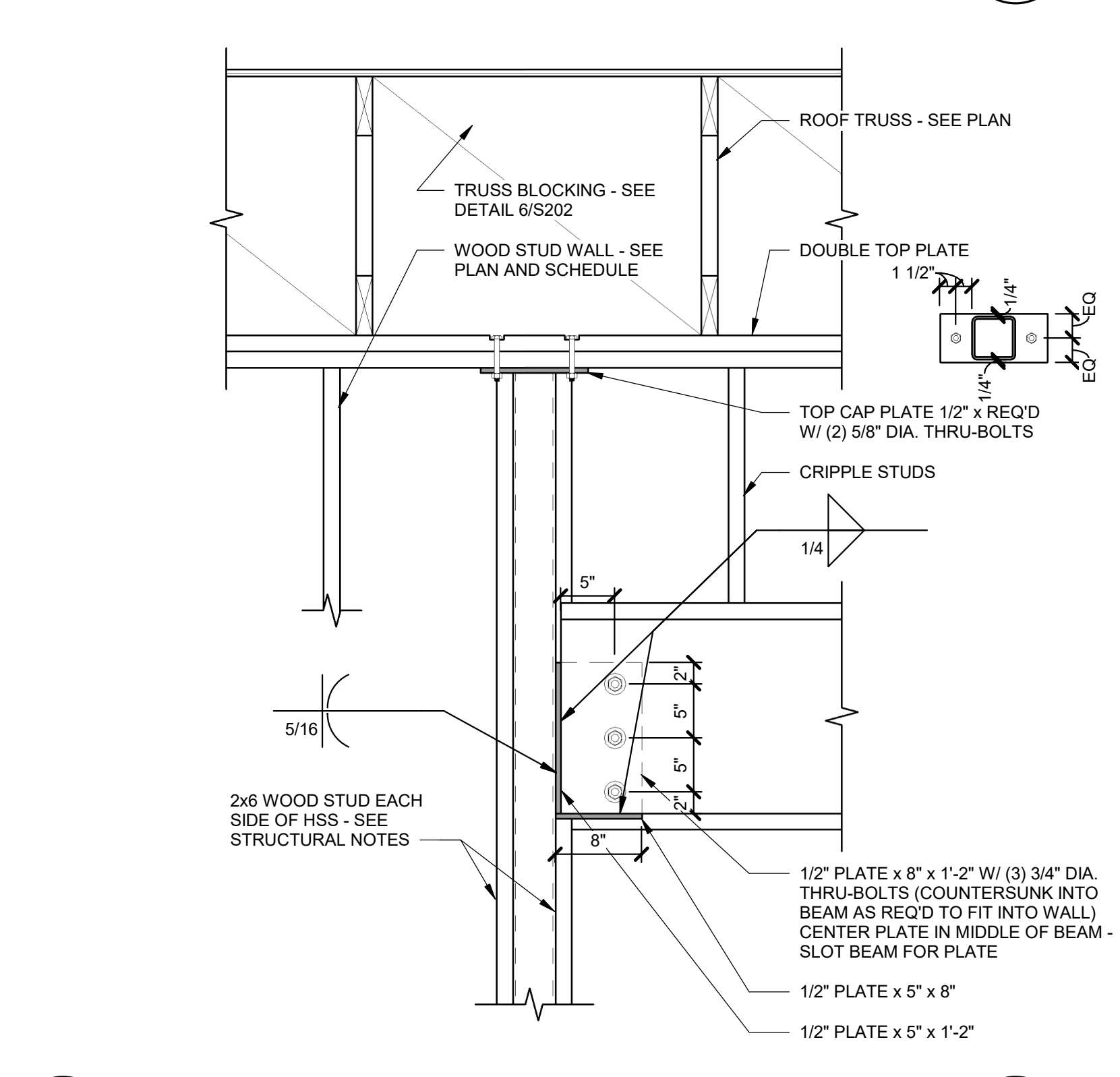
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13
S202

TYP. HOLDOWN DETAIL
SCALE: NONE



DETAIL
SCALE: NONE



DETAIL
SCALE: NONE

12
S202

DETAIL
SCALE: NONE

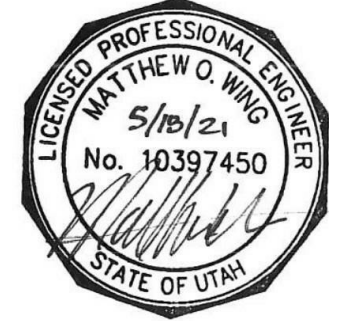
13
S202

design
SEQUENCE

350 SOUTH 200 EAST, #106
SALT LAKE CITY, UTAH 84111
P: 801.596.0691
DESIGNUTAH.COM



ENGINEERS
structural consultants
1594 W. Park Cir. Ogden, Utah 84404
ph. 801.782.6008 arwengineers.com



RETAIL BUILDING SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

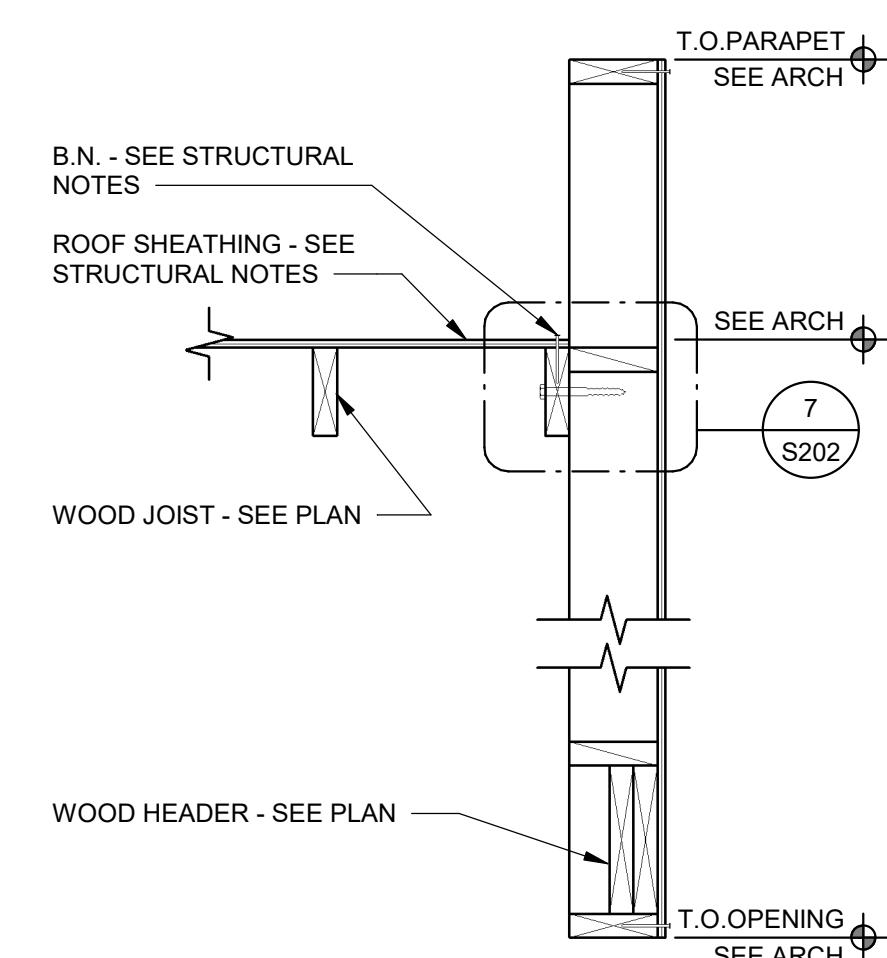
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ARW PROJECT NO: 21016
DESIGN SEQUENCE PROJECT NO: 2010.01
CAD DWG FILE NO:

DRAWN BY: D.Bartelson
DESIGNED BY: M. Wing
DWG TYPE:
PROJECT PHASE: PERMIT SET

SHEET TITLE

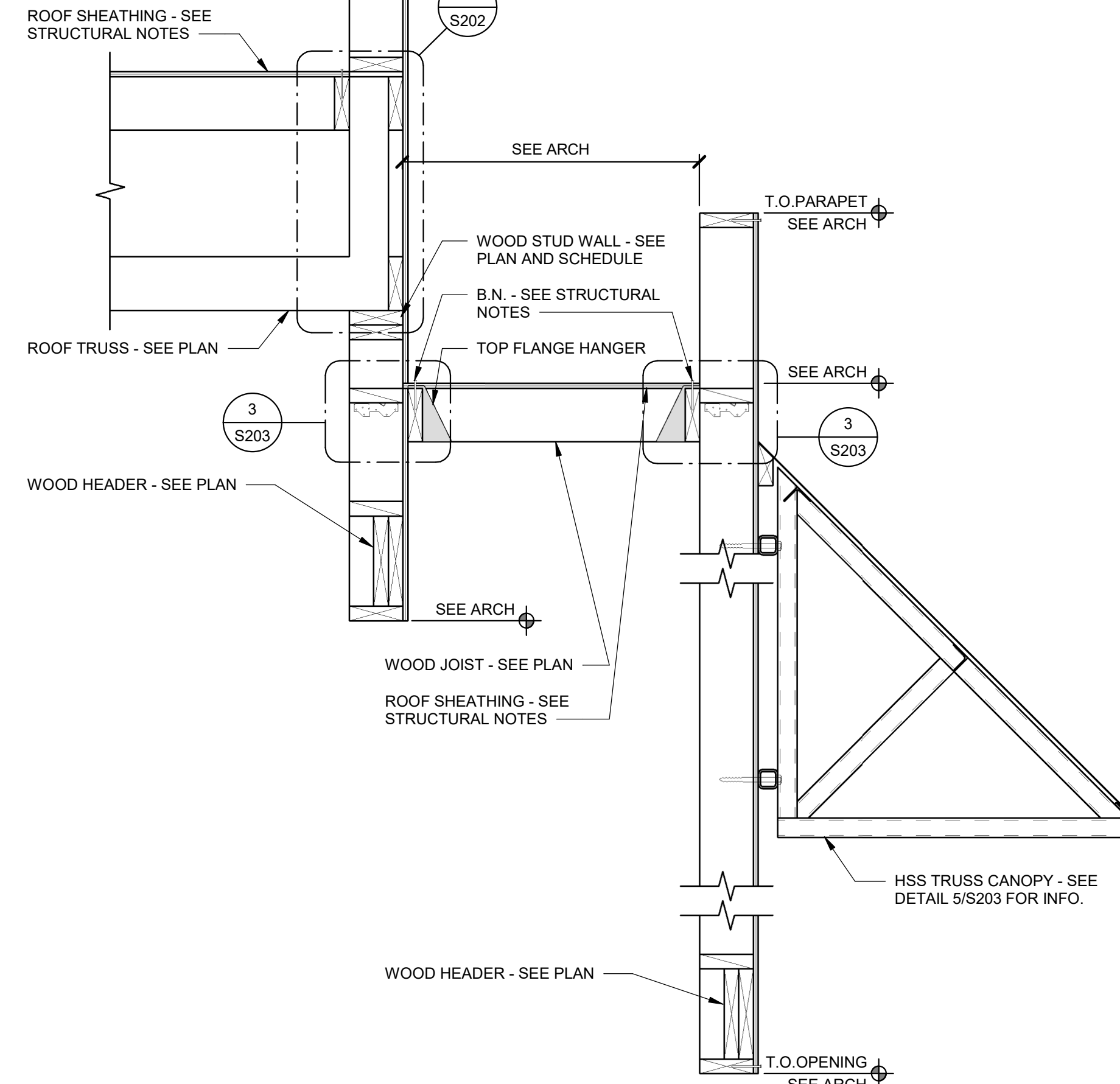
DETAILS

S203



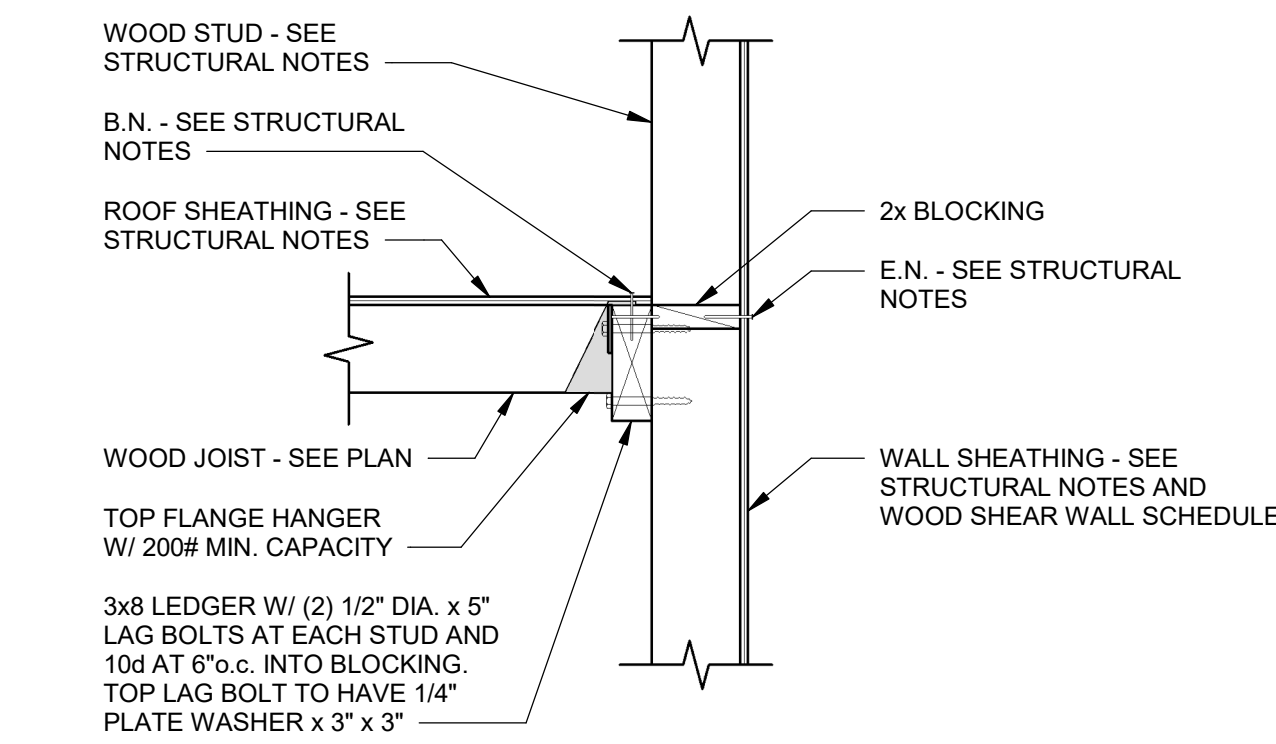
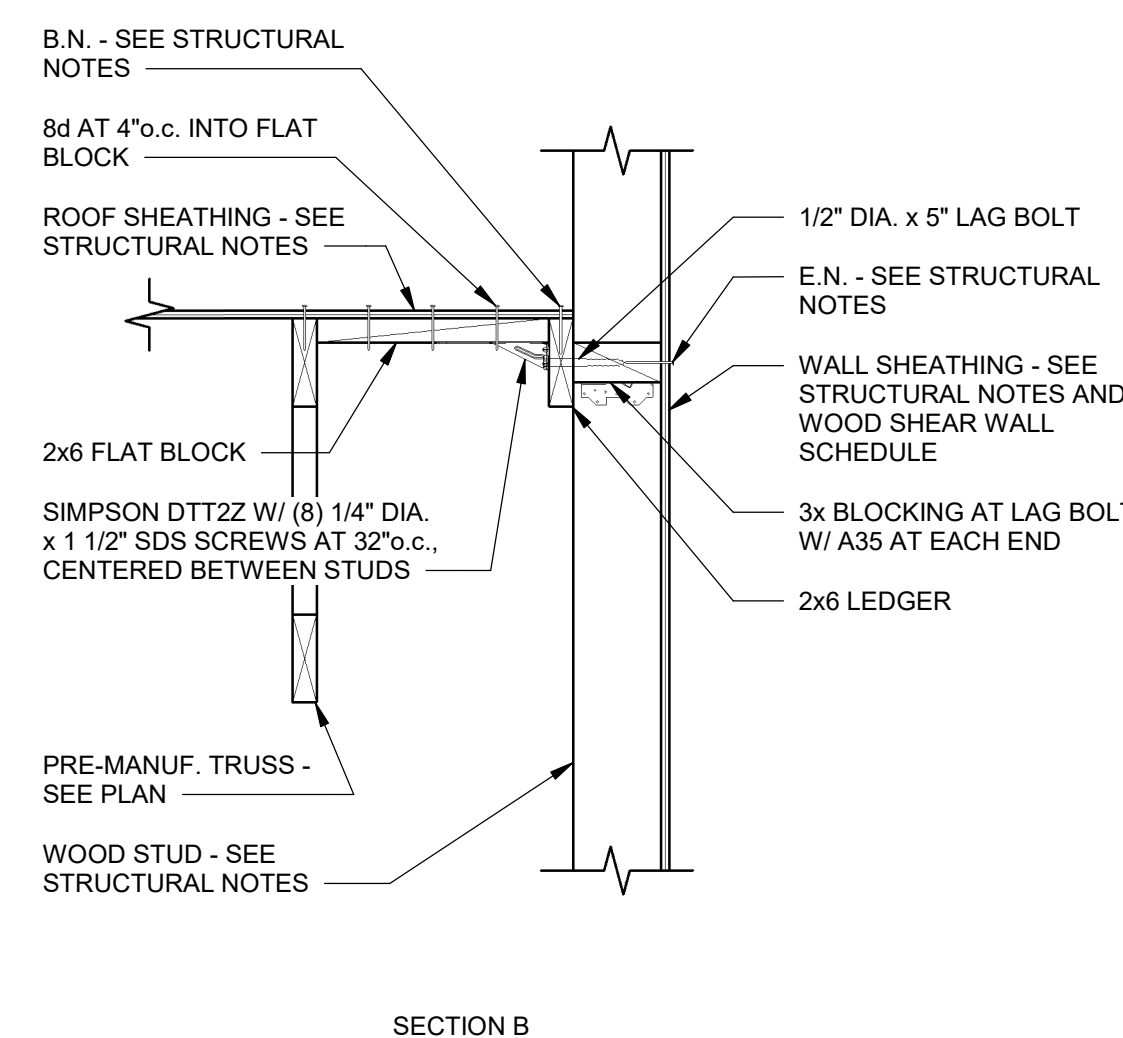
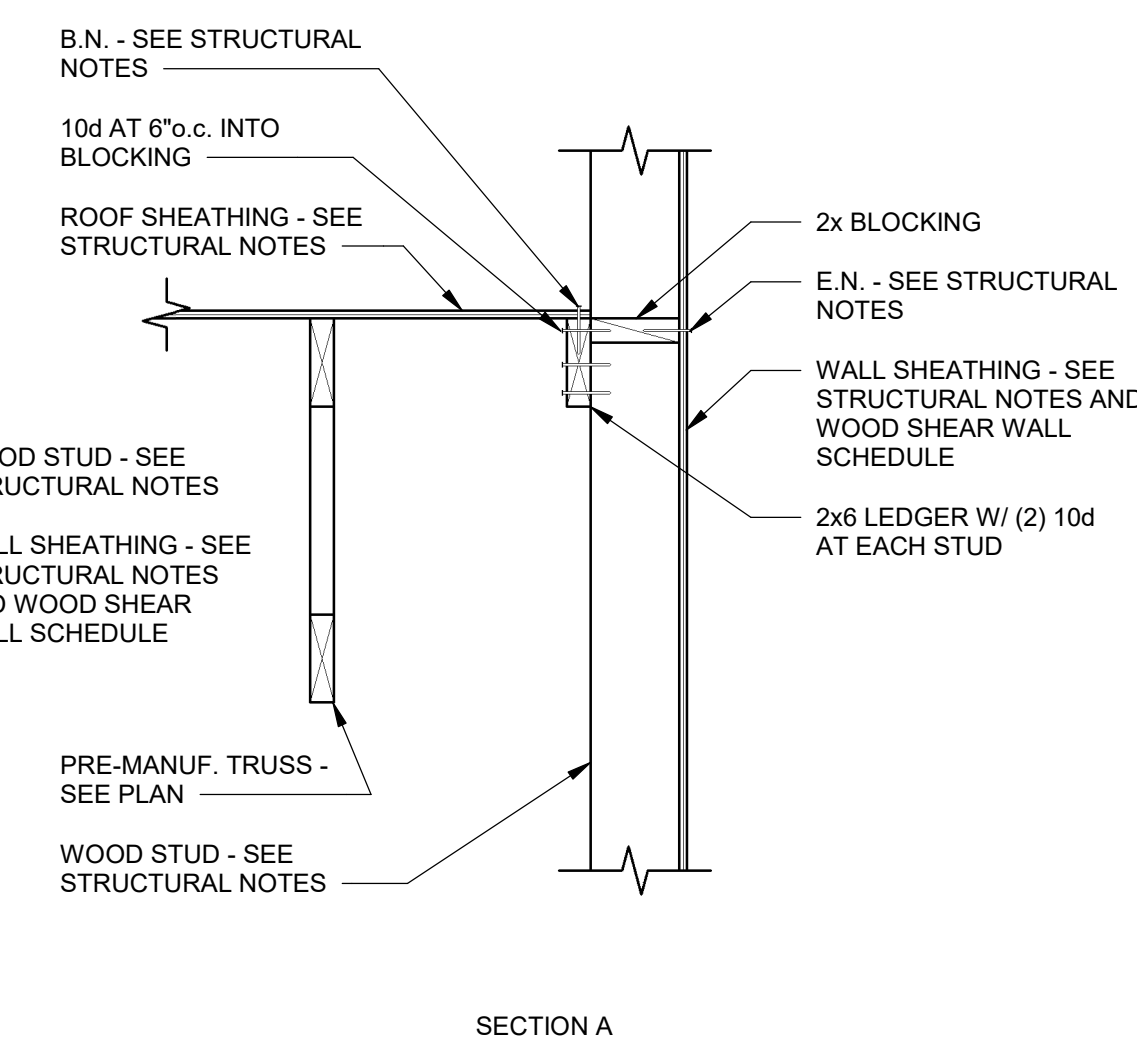
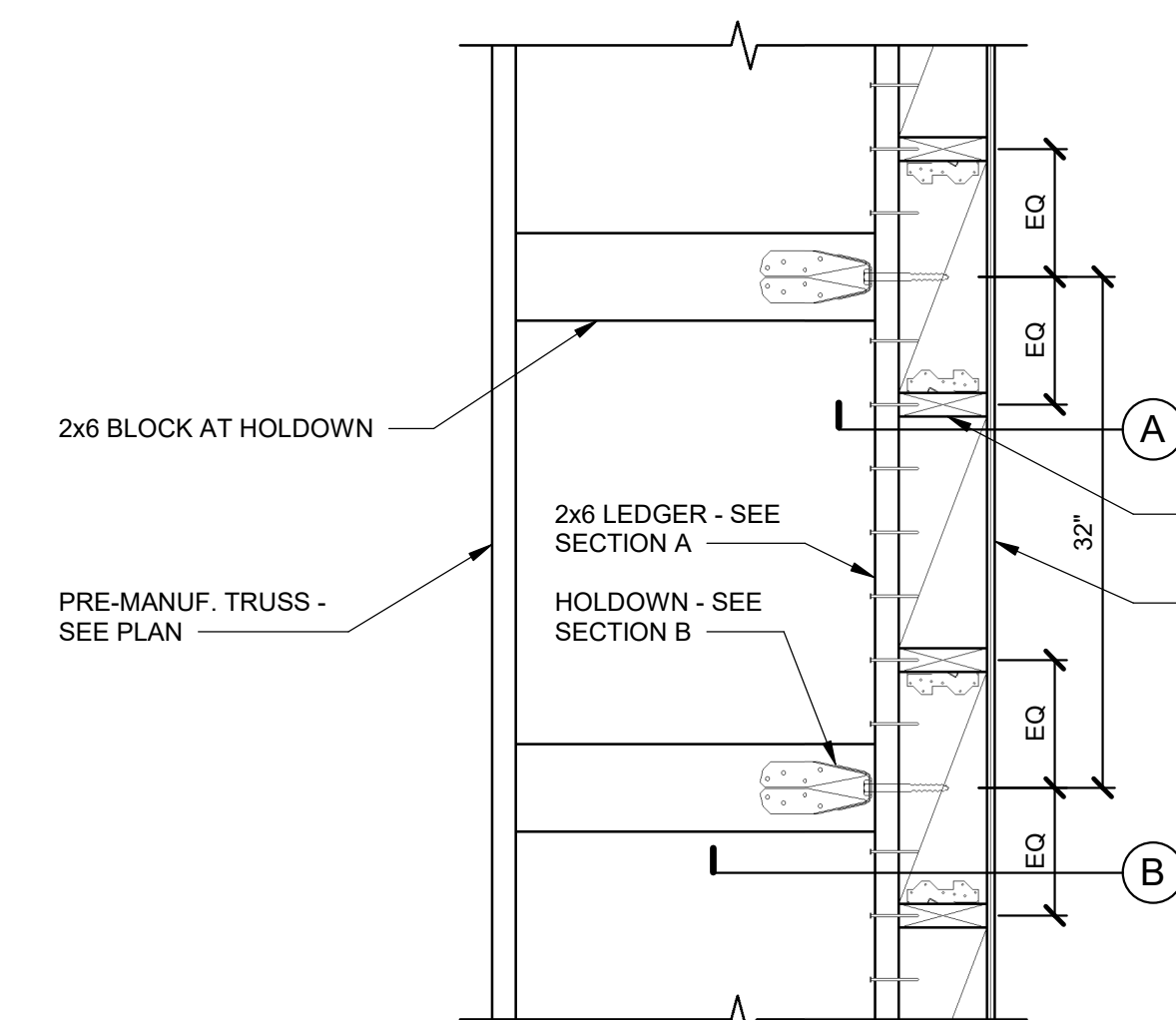
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1
S203 L



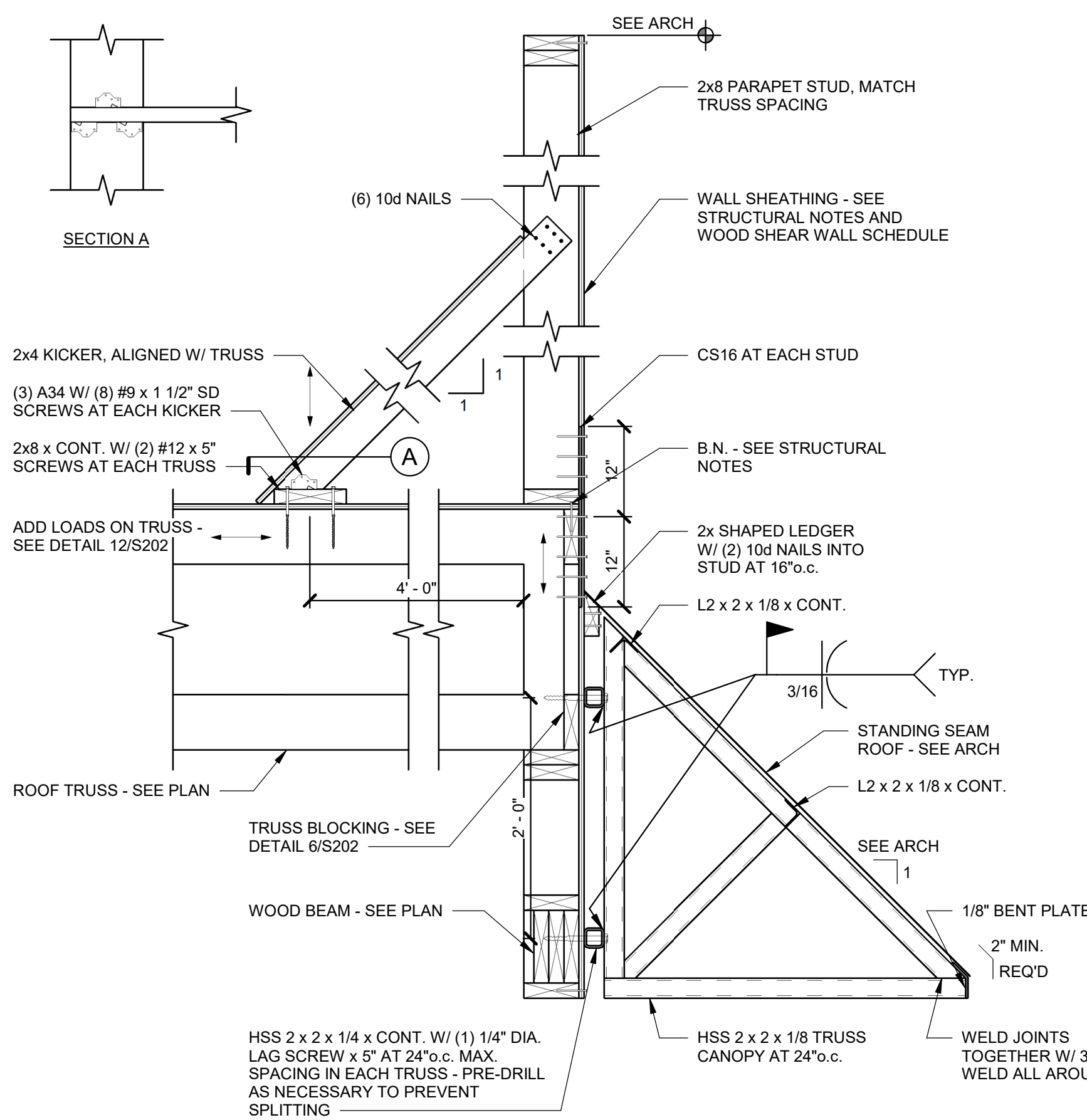
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S203 L



DETAIL
SCALE: NONE

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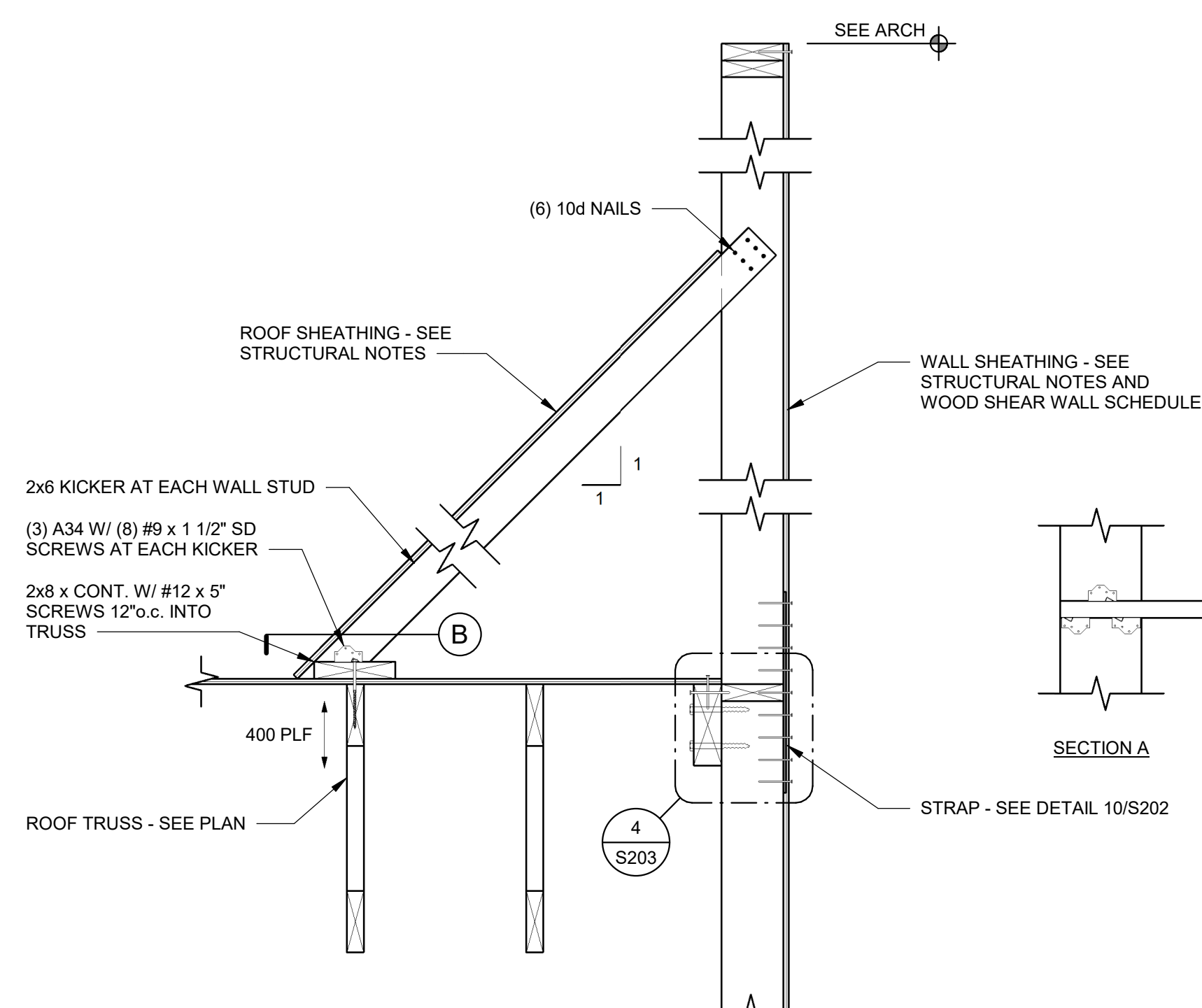


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5
S203 L

BALLOON FRAMED WALL W/ PARAPET
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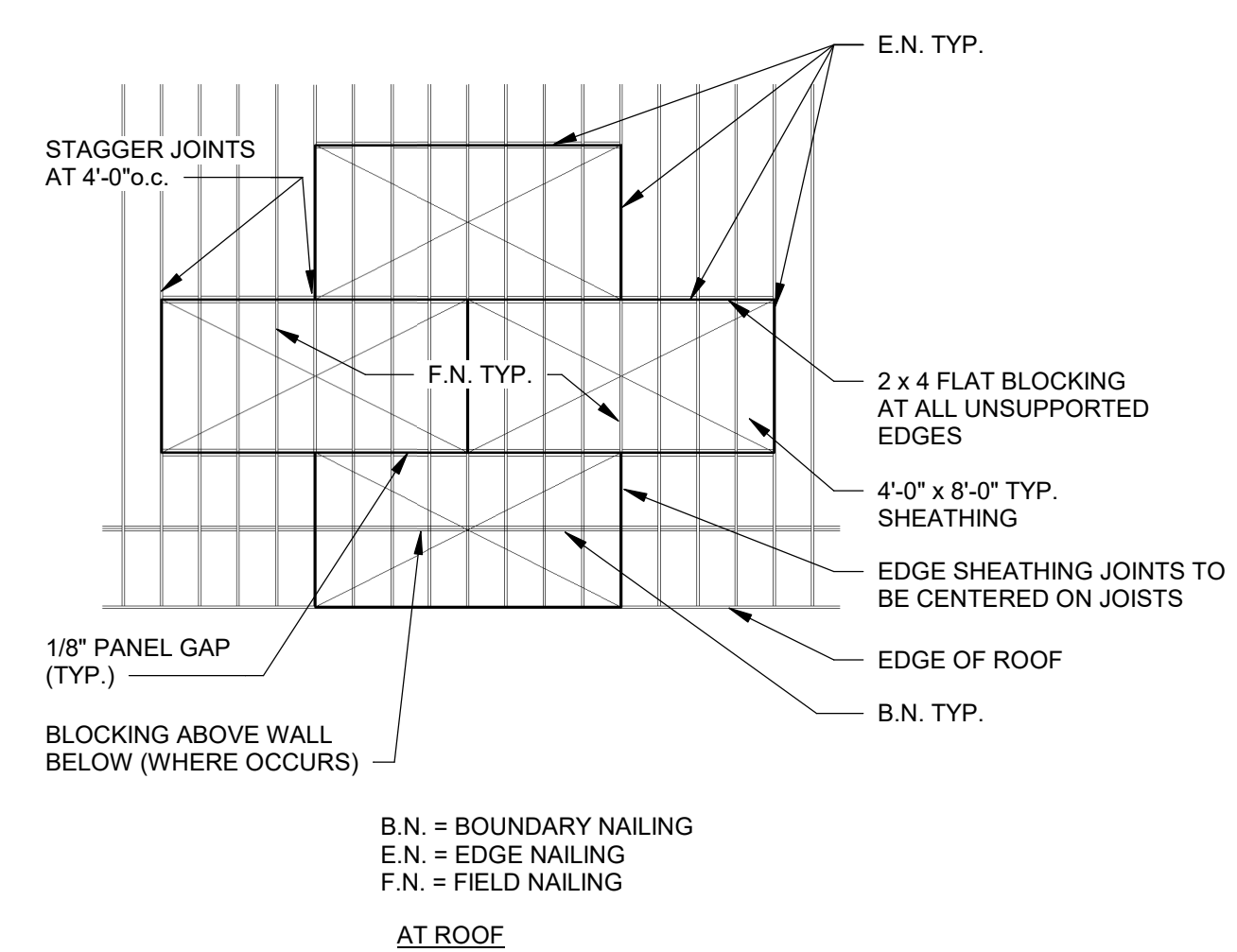
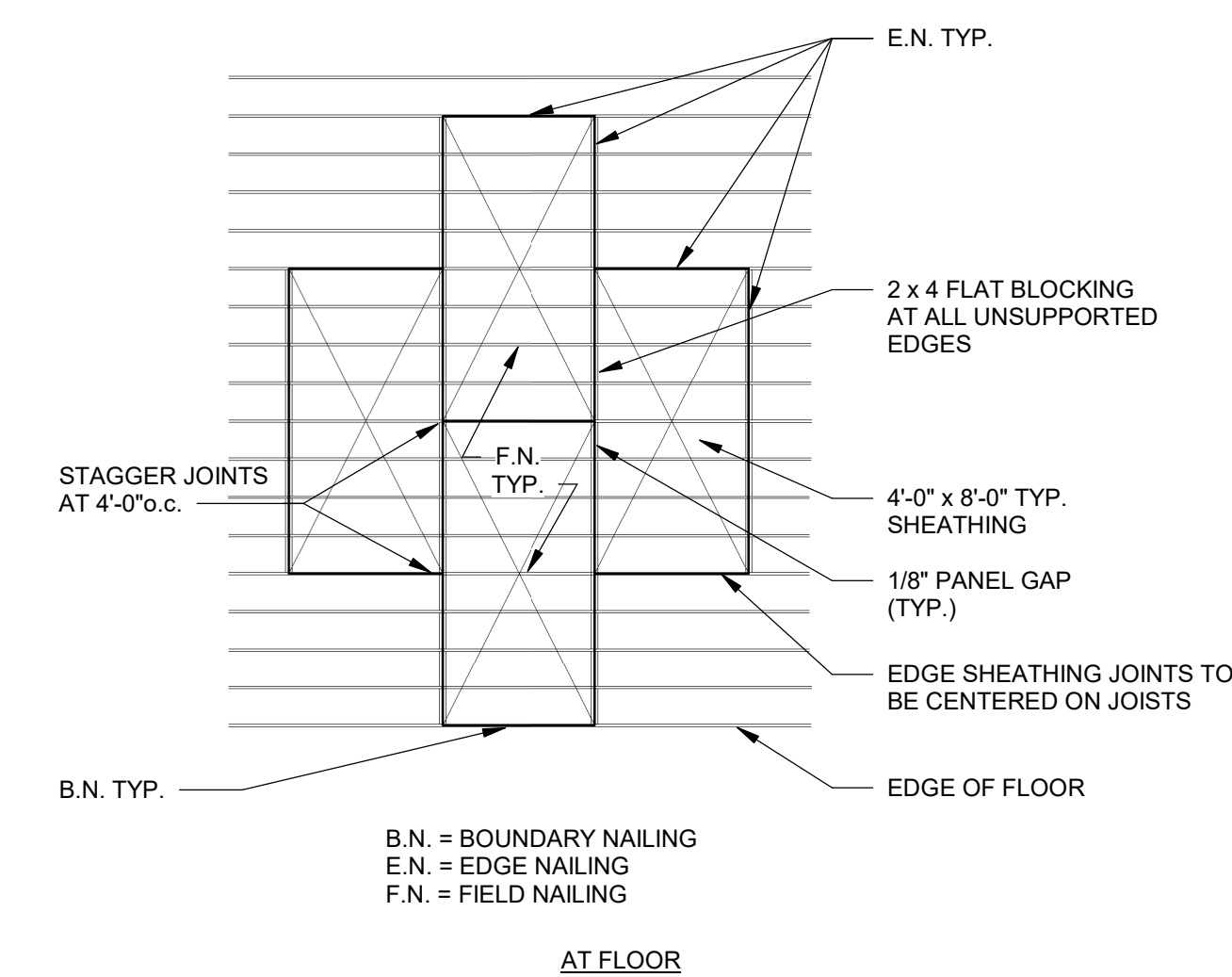
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S203 L



DETAIL
SCALE: NONE


6
S203 L




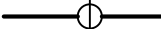

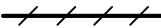










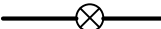



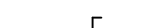
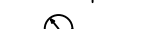


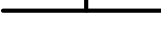

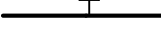
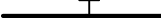
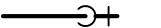




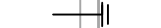
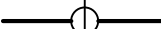












TYP. SHEATHING LAYOUT
SCALE: NONE









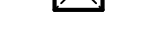

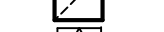
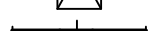
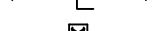




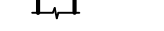










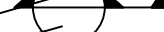


7
S203 L

GENERAL NOTES:

- 1.)  INDICATES POINT OF CONNECTION OF NEW TO EXISTING MECHANICAL, EQUIPMENT, PIPING OR DUCTWORK.
- 2.) COORDINATE ALL FIRE SPRINKLER HEADS AND AIR DEVICE LOCATIONS WITH REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS.
- 3.) DUCTWORK SHALL BE INSULATED AS FOLLOWS:
- | | LINED OR UNWRAPPED | R-VALUE |
|--|--------------------|---------|
| MEDIUM PRESSURE DUCT UP TO RTU: | WRAPPED | R-6 |
| ROUND DUCTWORK: | WRAPPED | R-6 |
| LOW PRESSURE RECTANGULAR DUCTWORK: | LINED | R-6 |
| ROUND FLEXIBLE DUCT (MAX 6' LONG): | N/A | R-6 |
| DUCTWORK INSTALLED OUTSIDE THE BUILDING: | DOUBLE WALL | R-12 |
| ALL INSULATION TO MEET NFPA 50 PER UL 181-CLASS 1. | | |
| NO DUCTBOUND ALLOWED. | | |
- 4.) DUCTWORK AND PIPE ROUTING AS SHOWN ON DRAWINGS IS DIAGNOSTIC AND IS NOT TO BE SCALED. WHERE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS ARE REQUIRED FOR COORDINATION OF WORK, THIS CONTRACTOR SHALL MAKE CHANGES WITHOUT ADDITIONAL COSTS.
- 5.) THIS CONTRACTOR SHALL CLOSELY COORDINATE NEW MECHANICAL WITH NEW AND EXISTING MECHANICAL, ELECTRICAL, ARCHITECTURAL AND BUILDING STRUCTURE.
- 6.) THIS CONTRACTOR SHALL FIELD VERIFY ALL MECHANICAL ITEMS PRIOR TO STARTING NEW WORK. ADDITIONAL COST WILL NOT BE ALLOWED FOR CONTRACTOR'S FAILURE TO BECOME FAMILIAR WITH EXISTING SITE CONDITIONS.
- 7.) THIS CONTRACTOR SHALL USE SMACNA DUCT CONSTRUCTION STANDARDS FOR SHEET METAL DUCTS. ALL DUCTWORK (UNLESS OTHERWISE NOTED ON FLOOR PLANS) SHALL BE CONSTRUCTED OF 1" U.C. SEAL CLASS "A".
- 8.) ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADOPTED EDITION OF THE BUILDING CODES, ENERGY CODES, FIRE CODES, MECHANICAL CODES AND PLUMBING CODES.
- 9.) THIS CONTRACTOR SHALL PROVIDE SUBMITTALS ON ITEMS LISTED IN MECHANICAL EQUIPMENT LIST TO THE ENGINEER FOR REVIEW PRIOR TO THE ORDER PURCHASE OR INSTALLATION.
- 10.) ALL RTU's, WATER FLOW RATES AND DIFFUSERS MUST BE BALANCED TO THE VALUES INDICATED ON THE FLOOR PLANS. PROVIDE BALANCE REPORT TO ENGINEER PRIOR TO PROJECT CLOSEOUT.
- 11.) DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
- 12.) FIRE SPRINKLER CONTRACTOR SHALL ADD AND/OR RELOCATE SPRINKLER HEADS PER REFLECTED CEILING PLAN AND THE CURRENT ADOPTED EDITION OF NFPA AND BUILDING CODE.
- 13.) ALL DOMESTIC COLD AND DOMESTIC HOT WATER PIPING SHALL BE TYPE "L" COPPER. ALL WASTE AND VENT PIPING SHALL BE ABS OR PVC. ALL ROOF AND OVERFLOW DRAINAGE PIPING TO BE PVC.
- 14.) VENT THE HIGH POINTS OF NEW MECHANICAL PIPING.
- 15.) PROVIDE / INSTALL PIPE INSULATION AS FOLLOWS:
- a. DOMESTIC HOT WATER PIPING:
1" THICK FOR ALL PIPE SIZES.
- b. DOMESTIC COLD WATER PIPING:
1/2" THICK FOR PIPE SIZES 1/2" TO 6".
(PROVIDE CONTINUOUS VAPOR BARRIER.)
- c. ROOF AND OVERFLOW DRAINS:
1" THICK FOR ALL PIPE SIZES.
INSULATION ONLY REQUIRED ON HORIZONTAL PRIMARY DRAINS AND ALL DRAIN BOULDS.
- 16.) INSULATE PIPING WITH FIBERGLASS PIPE COVERING WITH ALL SERVICE JACKET AND SELF-CAP SEAL. FITTINGS SHALL BE MITERED PIPING COVERING OF GLASS FIBER MOLDED FITTINGS FOR USE IN A RETURN AIR FLENUM. THERMAL CONDUCTIVITY SHALL BE A MAXIMUM OF .25-INCH THICKNESS AT 75°F.
- 17.) EACH TRADE IS RESPONSIBLE FOR THEIR OWN FIRE CAULKING.
- 18.) M.C. MUST PROVIDE AND INSTALL ALL ACCESS DOORS FOR VALVES AND EQUIPMENT. COORDINATE LOCATION WITH GENERAL CONTRACTOR.
- 19.) M.C. TO SUBMIT TO ENGINEER ALL AS-BUILDS OF BUILDINGS MECHANICAL AND PLUMBING SYSTEMS PRIOR TO JOB COMPLETION AND FINAL PAYMENT.
- 20.) ALL EXTERIOR EXPOSED PIPING IS TO BE INSULATED AND WEATHERPROOFED. SEE SPECS SECTION 22 07 00.
- 21.) ALL INVERT ELEVATIONS SHOWN ON PLANS ARE BASED OFF OF FINISHED FLOOR ELEVATION (F.F.E.) OF 100'-00" UNLESS NOTED OTHERWISE. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS FOR EXACT INVERT ELEVATIONS OF ALL LEVELS.
- 22.) ALL FLOOR DRAINS / FLOOR SINKS THROUGH-OUT THE ENTIRE BUILDING ARE TO HAVE TRAP SEAL PRIMER VALVES OR TRAP GUARDS PROVIDED / INSTALLED BY PLUMBING CONTRACTOR.
- 23.) ALL GAS METER REGULATORS ARE TO BE VENTED TO THE OUTSIDE OF THE BUILDING BY THE MECHANICAL CONTRACTOR OR PROVIDE / INSTALL VENT-LESS REGULATORS IF ALLOWED BY THE LOCAL JURISDICTION. NONE OF THE VENT PIPING OFF THE REGULATORS ARE SHOWN ON THE PLANS FOR CLARITY.
- 24.) ALL DUCTWORK IS TO BE INSTALLED AS HIGH UP AS POSSIBLE. ALL DUCTWORK MUST BE INSTALLED NO LOWER THAN 12' FROM WHERE IT IS BEING SUPPORTED OR SEISMIC BRACING WILL BE REQUIRED. IF DUCTWORK IS INSTALLED BELOW 12' FROM WHERE IT IS SUPPORTED, IT IS THE MECHANICAL CONTRACTOR'S RESPONSIBILITY TO HAVE SEISMIC SUPPORTS ENGINEERED FOR THE JOB BY A LICENSED ENGINEER.
- 25.) ALL THERMOSTAT LOCATIONS ON THE PLANS SHALL COORDINATED WITH FURNITURE PLANS AND VERIFIED WITH OWNER PRIOR TO ROUGH IN. IF THERMOSTAT NEEDS TO BE INSTALLED IN A LOCATION OTHER THAN SHOWN ON THE PLANS, THIS CONTRACTOR SHALL MAKE ADJUSTMENTS AT NO ADDITIONAL COST.
- 26.) CONTRACTOR SHALL PROVIDE OPERATING / MAINTENANCE MANUALS FOR ALL EQUIPMENT.
- 27.) THE MECHANICAL CONTRACTOR IS TO PROVIDE STAMPED AND SIGNED SEISMIC DRAWINGS AND DETAILS FOR ALL MECHANICAL AND PLUMBING ITEMS, SUBMIT THESE DRAWINGS TO THE ENGINEER AND TO THE CITY AS A DEFERRED SUBMITTAL.

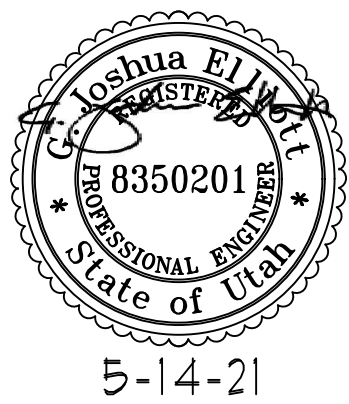
PIPING LEGEND	
GATE VALVE	
OS & Y PATTERN GATE VALVE	
BALL VALVE	
BUTTERFLY VALVE	
MOTORIZED BUTTERFLY VALVE	
HEAT TRACING	
DEIONIZED WATER	
CHECK VALVE (SWING OR LIFT AS REQ'D)	
SOLENOID VALVE	
AUTOMATIC CONTROL VALVE (2-WAY)	
AUTOMATIC CONTROL VALVE (3-WAY)	
PRESSURE REDUCING VALVE	
P & T RELIEF VALVE	
AIR VENT (AUTOMATIC)	
REFRIGERANT LIQUID	
REFRIGERANT SUCTION	
THERMAL EXPANSION VALVE	
STRAINER	
CIRCUIT SETTER	
FLOW METER	
FEET COCK OR GAUGE COCK	
PRESSURE GAUGE W/GAUGE COCK	
THERMOMETER	
TEMPERATURE & PRESSURE TEST PLUG	
IN-LINE PUMP	
FLOW SWITCH	
AQUASTAT	
HOSE BIBBS OR SILLCOCK	
VACUUM	
FLOOR DRAIN	
FLOOR SINK	
HOT GAS BYPASS	
WALL CLEANOUT	
FLOOR OR GRADE CLEANOUT	
GRADE CLEANOUT W/ CONCRETE PAD	
SNOUPELT PIPING 2 8" O.C.	
ROOF DRAIN WITH SNOUPELT PIPING INSTALLED INSIDE PIPE	
CHILLED WATER SUPPLY	CWS
CHILLED WATER RETURN	CWR
CONDENSER WATER SUPPLY	Cs
CONDENSER WATER RETURN	CR
HEATING WATER SUPPLY	HWS
HEATING WATER RETURN	HWR
WATER TREATMENT	WT
FIRE DEPT. HORN & LIGHT	
HOT GAS	HG
FLEXIBLE PIPE CONNECTION	
REDUCED PRESSURE BACKFLOW PREVENTER (RPBP)	
DIRECTION OF FLOW	
ELBOW DOWN	
ELBOW UP	
PIPE CAP	
TEE DOWN	
UNION	
DOMESTIC COLD WATER	---
DOMESTIC HOT WATER	---
HOT WATER CIRC.	---
TEMPERED WATER	T
SANITARY (FLEGS) VENT	-----
SANITARY SEWER ABOVE GRADE	---
SANITARY SEWER BELOW GRADE	---
DRAIN	D
ROOF DRAIN PIPING	RD
OVERFLOW DRAIN PIPING	OD
STORM DRAIN PIPING ABOVE GRADE	SD
STORM DRAIN PIPING BELOW GRADE	SD
FIRE SERVICE	F
NATURAL GAS	NG
COMPRESSED AIR	CA
VENT THROUGH ROOF	
STEAM	S
CONDENSATE	C
GREASE WASTE	GW
SUB-SLAB DRAINAGE	SSD
FRENCH DRAIN OR RUBBLE DRAIN	FD

MECHANICAL LEGEND	
RETURN OR EXHAUST DUCT DOWN	
RETURN OR EXHAUST DUCT UP	
SUPPLY AIR DUCT DOWN	
SUPPLY AIR DUCT UP	
SPIN-IN FITTING W/MVD	
FLEXIBLE DUCT	
CEILING SLOT DIFFUSER	
CEILING DIFFUSER	
CEILING EXHAUST GRILLE	
CEILING GRILLE	
ACCESS PANEL	
MANUAL VOLUME DAMPER	
MOTORIZED DAMPER	
CEILING MOUNTED GRILLE WITH OBD (OPPOSED BLADE DAMPER) INSTALLED IN GRILLE BY MANUF.	
WALL MOUNTED GRILLE WITH OBD (OPPOSED BLADE DAMPER) INSTALLED IN GRILLE BY MANUF.	
DUCT TRANSITION WITH MIN. LENGTH INDICATED	
FIRE DAMPER	
COMBINATION FIRE/SMOKE DAMPER	
SMOKE DAMPER	
THERMOSTAT OR TEMP SENSOR	
POINT OF CONNECTION TO EXISTING	
DETAIL TAG	
KEYED NOTE	
SECTION CUT LINE	
CONTROL TRANSFORMER	
ROUTE DUCT THROUGH JOISTS	
DUCT ELBOW W/ TURNING VANES OR RADIUS ELBOW	
DIRECTION OF AIRFLOW	
BALANCER TO TURN ALL SLOTS IN DIFFUSER FACING DIRECTION NOTED	

- ALL RTU'S SHALL BE PROVIDED WITH THE FOLLOWING:
- PROVIDE WITH DRY BULB ECONOMIZER WITH POWER EXHAUST
 - PROVIDE WITH FACTORY WIRE DISCONNECT
 - PROVIDE WITH 120V UNPOWERS CONVENIENCE OUTLET
 - PROVIDE WITH 18" CURB W/ 120 mph WIND RESISTANT CAPABILITIES.
 - PROVIDE WITH SMOKE DETECTORS RETURN DUCT. UNIT IS TO SHUT DOWN UPON SMOKE DETECTOR ACTIVATION.
 - PROVIDE 7 DAY PROGRAMMABLE DIGITAL THERMOSTAT WITH AUTO CHANGEOVER AND 100° OF T-STAT WIRING.
 - PROVIDE WITH 2" FILTER BANK AND 2" REPLACEABLE MERV 8 FILTERS.
 - PROVIDE CONDENSATE DRAIN WITH MINIMUM 3" DEEP TRAP

ROOF TOP UNIT SCHEDULE RTU-1																												
PLAN CODE	AREA SERVED	NOMINAL TONS	TOTAL CFM	OA CFM MIN.	ESP @ Elev.	Supply OA EAT (HP)	SUMMER OA EAT do/db	WINTER OA EAT do/db	COOLING				HEATING				ELECTRICAL			DIMENSIONS (in.)			OPER. WEIGHT (lbs)	MANUFACTURER & MODEL NO	REMARKS			
									EAT do/db	LAT do/db	Net Cooling (MBH)	EER	No. of Steps	No. of Steps	Max. Heat Input (MBH)	EAT °F	LAT °F	AFUE	Max. Heat Output (MBH)	VOLTS PHASE	MCA	MOP				Length	Width	Height
RTU-1	SHELL	7.5	30000	-	0.6"	1.0	100/65	(0)	80/62	57.0 / 52.1	88	11.2	2	2	200	50	97.9	80%	131.2	208 / 3	39.3	50	89"	54"	61"	1012	TRANE YHC020F3EHA	PROVIDE WITH 18" ROOF CURB

PLAN CODE		DESCRIPTION	CONNECTION SIZE				SPECIFICATIONS
			COLD WATER	HOT WATER	WASTE	VENT	
DN-1		DOWNSPOUT NOZZLE	N/A	N/A	4"	N/A	J.R. SMITH 1770
FCO-1		FLOOR CLEANOUT	N/A	N/A	SEE PLANS	N/A	J.R. SMITH MODEL 4220
FD-1		FLOOR DRAIN	N/A	N/A	SEE PLANS	N/A	J. R. SMITH 2005 w/ A09NB NICKEL/BRONZE STRAINER
GCO-1		GRADE CLEAN OUT	N/A	N/A	5"	N/A	J.R. SMITH 4250
OD-1		OVERFLOW DRAIN	N/A	N/A	4"	N/A	J.R. SMITH 1000TY - C - R - C1 DOME PROVIDE CAST IRON DOME.
RD-1		ROOF DRAIN	N/A	N/A	4"	N/A	J.R. SMITH 1000TY - C - R - C1 DOME PROVIDE CAST IRON DOME.
SC-1		SILLCOCK	3/4"	N/A	N/A	N/A	WOODFORD MODEL 65 SERIES
WCO-1		WALL CLEAN OUT	N/A	N/A	SEE PLANS	N/A	J. R. SMITH 4530



RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE: MAY 14, 2021
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 21071.00
CAD DWG FILE NO:

DRAWN BY:
DESIGNED BY: JE
DWG TYPE:
ARCHITECTURAL PHASE: PERMIT SET

SHEET TITLE

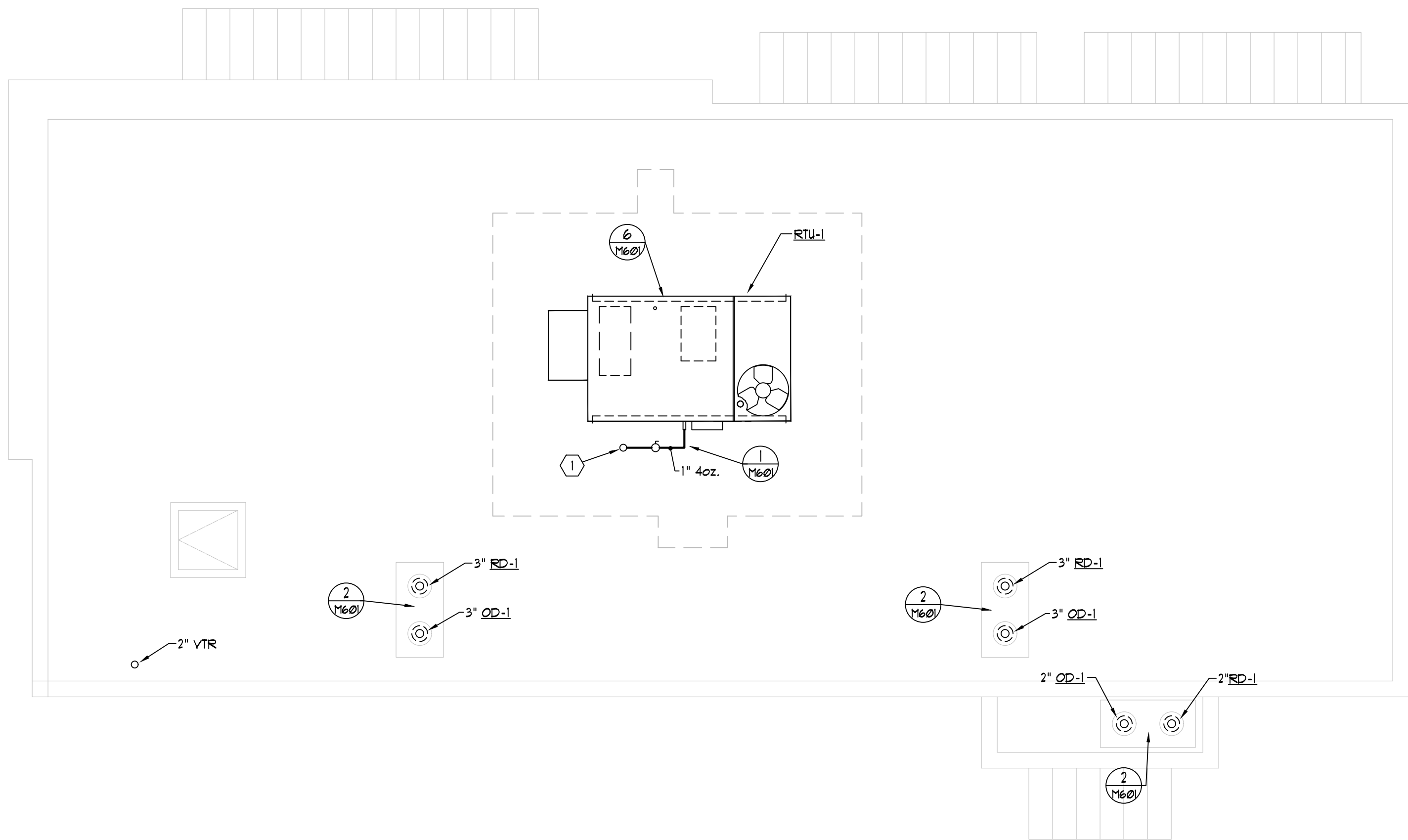
MECHANICAL
SCHEDULES

M001



PVE
1040 N 2200 WEST SALT LAKE CITY, UTAH
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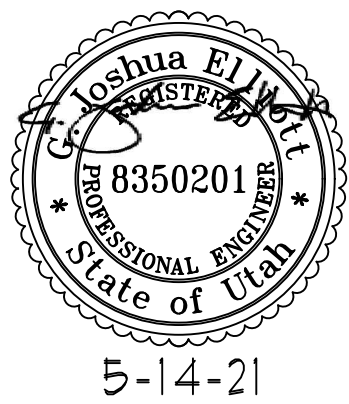
KEYED NOTES:

① 1/4" 4oz. NATURAL GAS FROM BELOW. SEE P101 FOR CONTINUATION.

MECHANICAL ROOF PLAN

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

3' 0" 2' 4' 6' 8'



RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

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DWG TYPE:

ARCHITECTURAL PHASE: PERMIT SET

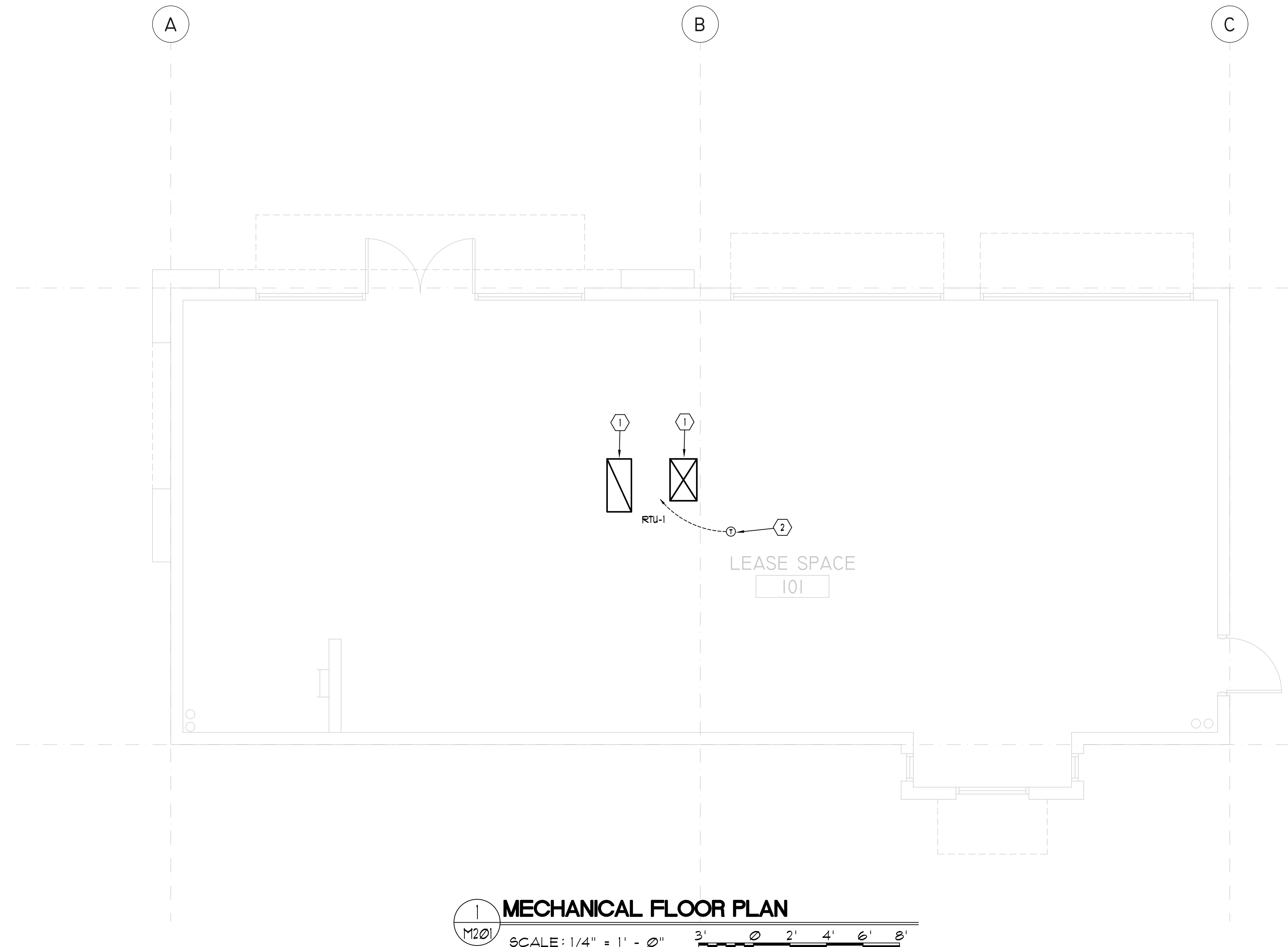
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MECHANICAL
ROOF PLAN

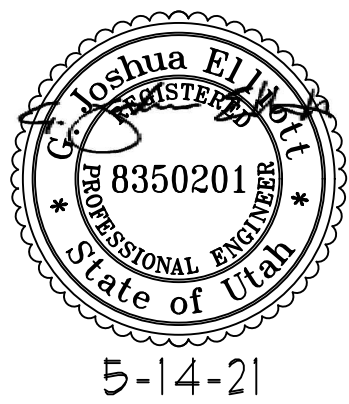
M101



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- KEYED NOTES:**
- 1 EXTEND SUPPLY AND RETURN DUCT DOWN TO 12" BELOW STRUCTURE
 - 2 PROVIDE 7 DAY PROGRAMMABLE T-STAT WITH 50' OF T-STAT WIRE



5-14-21

RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE: MAY 14, 2021
AGENCY PROJECT NO:
DESIGN SEQUENCE PROJECT NO: 21071.00
CAD DWG FILE NO:

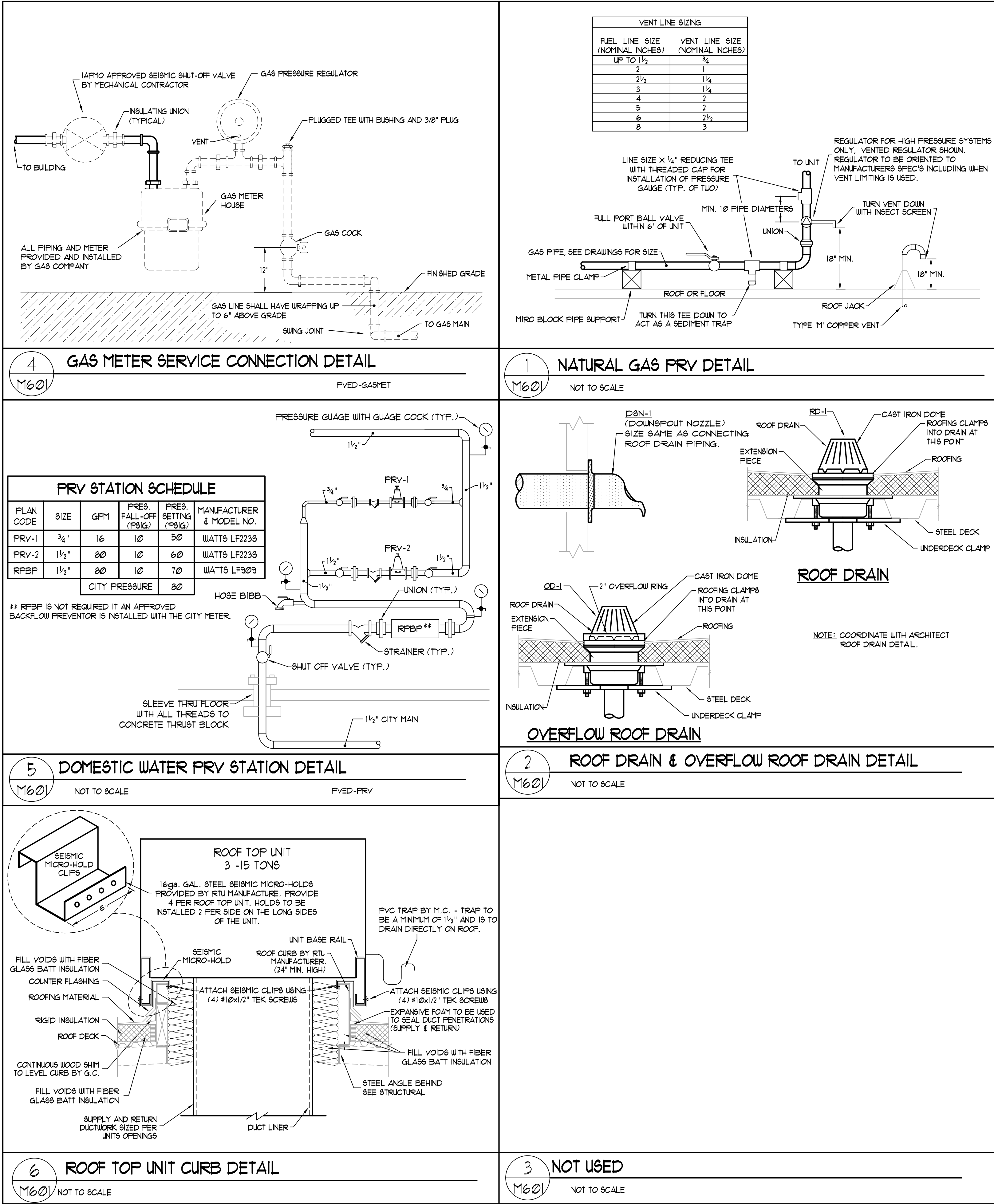
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SHEET TITLE

MECHANICAL
FLOOR PLAN

M201





RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

DATE: MAY 14, 2021
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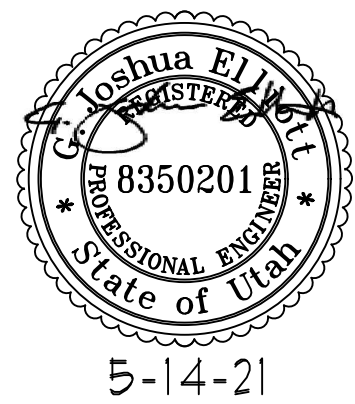
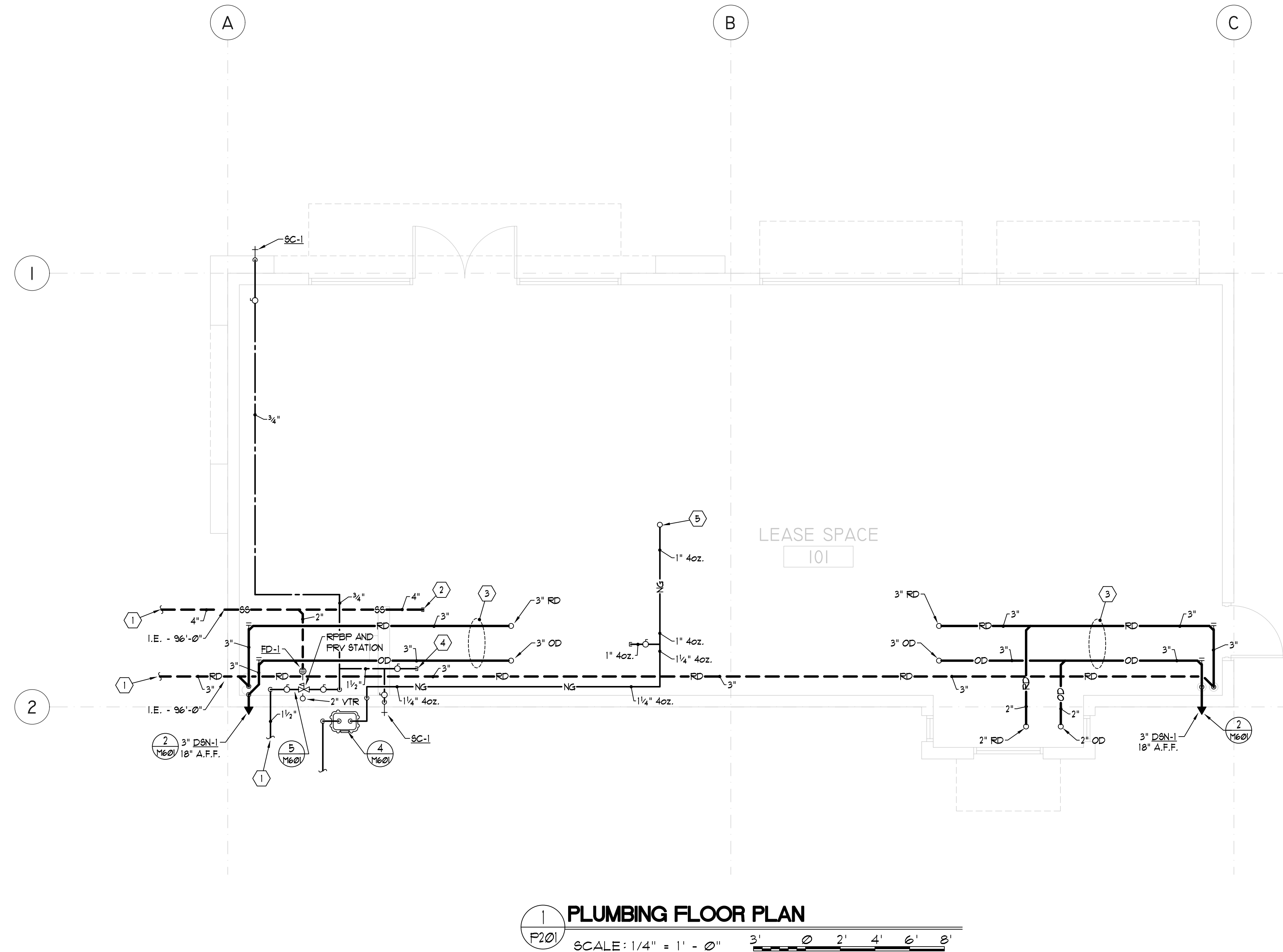
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MECHANICAL
AND PLUMBING
DETAILS

M601



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RETAIL BUILDING
SANTAQUIN PAD A

SANTAQUIN, UTAH

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SHEET TITLE

PLUMBING
FLOOR PLAN

P201

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
	TELEPHONE OUTLET, SINGLE PORT	18"	
	TELEPHONE OUTLET, CUSTOM HEIGHT		(6)
	DATA OUTLET, DUAL PORT	18"	
	DATA OUTLET, CUSTOM HEIGHT		(6)
	DUAL DATA AND SINGLE TELEPHONE PORT	18"	
	DUAL DATA AND SINGLE TELEPHONE PORT, CUSTOM HEIGHT		(6)
	DATA OUTLET, ATTRIBUTE SIGNIFIES PORT QUANTITY	18"	
	TELEPHONE OUTLET, SINGLE PORT, FLOOR MOUNTED	FLOOR	
	DATA OUTLET, DUAL PORT, FLOOR MOUNTED	FLOOR	
	TELEVISION OUTLET	AS NOTED	(6) (11)
	CEILING WI-FI ACCESS POINT	CEILING	
	MECHANICAL/PLUMBING EQUIPMENT CALLOUT		
	KITCHEN EQUIP. CALLOUT, OR AS NOTED BY ARCH.		
	KITCHEN EQUIP. CALLOUT, OR AS NOTED BY ARCH.		
	LUMINAIRE TYPE		
	DIAGRAM/DETAIL CALLOUT		
	CONDUIT RUN CONCEALED IN WALL OR CEILING		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	SURFACE RACEWAY/WIRE MOLD		
	LOW VOLTAGE CONDUIT RUN		
	DEMOLITION		
	EXISTING		
	HOME RUN TO PANEL		
	CONDUIT STUB		
	CONDUIT BREAK/CONTINUATION		
	CONDUIT STUB DOWN		
	CONDUIT STUB UP		
	CONDUIT STUB UP W/ EQUIPMENT CONNECTION		
	J-BOX IN WALL W/ EQUIPMENT CONNECTION		
	FUSE		
	GROUND/GROUND ROD		
	CIRCUIT BREAKER		
	ACCESS CONTROL POWER SUPPLY		

ABBREVIATIONS

A	AMPS	ENT	ELEC. NON-METAL. TUBING	NL	NIGHT LIGHT, BYPASS
AFC	AVAILABLE FAULT CURRENT	EX	EXISTING TO BE RELOCATED	PC	LOCAL SWITCHING
AFF	ABOVE FINISHED FLOOR	EX	EXISTING TO REMAIN	PC	PLUMBING CONTRACTOR
AFG	ABOVE FINISHED GRADE	FMC	FLEXIBLE METAL CONDUIT	POC	POINT OF CONNECTION
AIC	AMPS INTERRUPT. CAPACITY	GC	GENERAL CONTRACTOR	POS	POINT OF SALE
AWG	AMERICAN WIRE GAUGE	GEC	GROUND. ELEC. COND. AT SES	R	RELOCATED
BC	BARE COPPER	GFCI	GROUND. FLT. CURR. INTERRUPT.	RM	ROOF MOUNTED
BFC	BELOW FINISHED CEILING	GND	GROUND	RMC	RIGID METALLIC CONDUIT
BFG	BELOW FINISHED GRADE	IMC	INTER. METAL CONDUIT	RNC	RIGID NON-METALLIC COND.
C	CONDUIT	IG	ISOLATED GROUND	SBJ	SYSTEM BONDING JUMPER
CND	CONDUIT	KCMIL	1000 CIRCULAR MILS (MCM)	SCA	SHORT CIRCUIT AMPERES
CO	CONDUIT ONLY	LFMC	LIQUID-TIGHT FLEX.	T	TRANSMITTER
CT	CURRENT TRANSDUCER		METAL. COND.	TC	TEMP. CONTROL CONTR.
CU	COPPER MATERIAL	LFNC	LIQUID-TIGHT FLEX.	UG	UNDERGROUND
DED	DEDICATED		NON-METAL. COND.	UNO	UNLESS NOTED OTHERWISE
DFA	DROP FROM ABOVE	MC	MECHANICAL CONTRACTOR	VA	VOLTAIPS
EC	ELECTRICAL CONTRACTOR	MCA	MINIMUM CIRCUIT AMPS	VP	VERIFY IN FIELD
EF	EXHAUST FAN	N1	NEMA 1	WP	WEATHERPROOF/NEMA 3R
EM	EMER./EGRESS BATTERY	N3R	NEMA 3R	XP	EXPLOSION PROOF
EMT	ELEC. METALLIC TUBING	N	NEW	XR	EXISTING TO BE REMOVED

NOTES

- SEE LUMINAIRE SCHEDULE FOR FIXTURE TYPES AND DETAILS.
- SEE LUMINAIRE SCHEDULE FOR MOUNTING REQUIREMENTS.
- WIRE LIGHT FIXTURE FROM ADJACENT J-BOX
- CONNECT NEAREST UN-SWITCHED HOT CONDUCTOR TO EMERGENCY BALLAST
- DIRECTIONAL ARROWS INDICATE REQUIRED CHEVRONS
- COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL INTERIOR ELEVATIONS
- USE WITH POWER PACK
- "X" IN SYMBOL IS INCHES BETWEEN RECEPTACLE ALONG WIREWAY. SEE DRAWINGS.
- PROVIDE UL LISTED DEVICE COMPATIBLE WITH THE FIRE ALARM PANEL/SYSTEM.
- MATCH THE VOLTAGE OF THE RELAY WITH THAT OF THE CONTROLLING CIRCUIT.
- USE A 4" X 4" BOX WITH A MUD RING TO MATCH THE DEVICE AND INSTALLATION.
- PROVIDE MUD RING AND/OR BOX COVER APPROPRIATE FOR DEVICE/FIXTURE SERVED.
- USE HEAVY DUTY DEVICE FOR 480 VOLT.
- SIZE TO THE EQUIPMENT BEING CONTROLLED
- FIRE ALARM PANELS: FACP: FIRE ALARM CONTROL PANEL, NAC: NOTIFICATION APPLIANCE PANEL, ANNUN: GRAPHIC ANNUNCIATOR PANEL, AND SES: SMOKE EVACUATION SYSTEM PANEL.
- LIGHT FIXTURES ARE SCALED WITHIN THE DRAWINGS BASED ON ACTUAL DIMENSIONS.

CIRCUIT

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
(S) (D) (Q)	(S) SIMPLEX (D) DUPLEX (Q) QUADPLEX OR DOUBLE DUPLEX		
	STANDARD CONVENIENCE OUTLET	18"	
	CONVENIENCE OUTLET, GFCI	18"	
	STANDARD CONVENIENCE OUTLET, EMERGENCY	18"	
	STANDARD CONVENIENCE OUTLET, SWITCHED	18"	
	STANDARD CONVENIENCE OUTLET, CUSTOM HEIGHT		
	CONVENIENCE OUTLET, GFCI, CUSTOM HEIGHT		
	CONVENIENCE OUTLET, ISOLATED GROUND	18"	
	CONVENIENCE OUTLET, FLOOR	FLOOR	
	CONVENIENCE OUTLET, CEILING	CEILING	
	2 CIRCUITS TO EACH DEVICE	18"	
	COMBINATION POWER AND COMMUNICATION FLOOR BOX	FLOOR	
	SPECIAL PURPOSE OUTLET		
	DIRECT CONNECTION TO EQUIPMENT		
	CORD DROP OUTLET	SUSPENDED	
	POWER/VOICE/DATA SERVICE POLE	AS NOTED	
	DISTRIBUTION JUNCTION UNIT		
	VARIABLE FREQUENCY DRIVE		
	TRANSIENT VOLTAGE SURGE SUPPRESSION		
	JUNCTION BOX	AS NOTED	(12)
	JUNCTION BOX, WALL	AS NOTED	(12)
	JUNCTION BOX, FLOOR	FLOOR	(12)
	CLOCK OUTLET		(*)
	MANUAL MOTOR CONTROLLER SWITCH WITHOUT TERMINAL OVERLOAD PROTECTION		
	SWITCH WITH PILOT LIGHT		
	MANUAL SWITCH WITH THERMAL OVERLOAD		
	SINGLE POLE DOOR SWITCH		
	PUSH BUTTON SWITCH, SINGLE	AS NOTED	
	PUSH BUTTON SWITCH, DOUBLE	AS NOTED	
	BUSH BUTTON SWITCH, TRIPLE	AS NOTED	
	EMERGENCY POWER OFF (EPO) SWITCH		
	NON-FUSED DISCONNECT SWITCH		(13) (14)
	FUSED DISCONNECT SWITCH		(13) (14)
	MAGNETIC STARTER		(13) (14)
	MAGNETIC STARTER WITH FUSED DISCONNECT		(13) (14)
	MAGNETIC STARTER WITH BREAKER DISCONNECT		(13) (14)
	POWER RELAY		(13) (14)
	MOTOR OUTLET		
	MOTOR OUTLET, ROOF MOUNTED	ROOF	
	POKE THRU		
	TRANSFORMER	SEE PLANS	
	MAIN DISTRIBUTION POWER PANEL		
	PANEL BOARD, SURFACE	6'-6" TO TOP	(15)
	PANEL BOARD, RECESSED	6'-6" TO TOP	(15)
	SPEAKER	CEILING	
	SPEAKER, WALL	AS NOTED	(11)
	BELL, WALL	AS NOTED	
	CHIME, WALL	AS NOTED	
	SECURITY CAMERA, FIXED	CEILING	
	SECURITY CAMERA, PTZ OR 360 DEGREE	CEILING	
	SECURITY CAMERA, FIXED, WALL	AS NOTED	(11)
	SECURITY CAMERA, PTZ, WALL	AS NOTED	(11)
	CARD READER	4'-0"	(11)
	DOOR CONTACT	4'-0"	(11)
	REQUEST TO EXIT	4'-0"	(11)
	KEYPAD	4'-0"	(11)
	MAIN DISTRIBUTION FRAME	6'-6" TO TOP	
	INTERMEDIATE DISTRIBUTION FRAME	6'-6" TO TOP	
	MAIN TELEPHONE BOARD	6'-6" TO TOP	
	SECURITY PANEL, SURFACE	AS NOTED	
	SECURITY PANEL, RECESSED	AS NOTED	

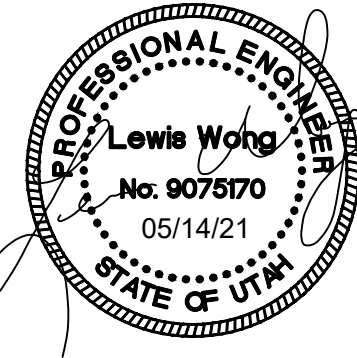
ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DEVICE/FIXTURE DESCRIPTION	MOUNTING	COMMENTS
	2x4 LINEAR LIGHT FIXTURE	CEILING	(1) (2) (3) (16)
	2x4 LINEAR EMERGENCY LIGHT FIXTURE	CEILING	(1) (2) (3) (16)
	2x2 LINEAR LIGHT FIXTURE	CEILING	(1) (2) (3) (16)
	2x2 LINEAR EMERGENCY LIGHT FIXTURE	CEILING	(1) (2) (3) (16)
	DOUBLE PENDANT FIXTURE	CEILING	(1) (3)
	RECESSED LIGHT FIXTURE	CEILING	(1) (3)
	RECESSED EMERGENCY LIGHT FIXTURE	CEILING	(1) (3)
	RECESSED WALL WASH LIGHT FIXTURE	CEILING	(1) (3)
	CEILING LIGHT FIXTURE	CEILING	(1) (2)
	PENDANT/CHANDELIER LIGHT FIXTURE	SUSPENDED	(1) (2) (3)
	WALL LIGHT FIXTURE, SURFACE	AS NOTED	(1) (2)
	WALL LIGHT FIXTURE, RECESSED	AS NOTED	(1) (2)
	TRACK LIGHT FIXTURE WITH TRACK	CEILING	(1) (2) (3)
	CEILING FAN	SUSPENDED	
	FLOOD/LANDSCAPE/MONUMENT LIGHT FIXTURE	GROUND	(1) (2) (3)
	AREA LIGHT FIXTURE	POLE	(1) (2)
	EXIT SIGN, WALL	7'-6"	(1) (2) (4) (5)
	EXIT SIGN	CEILING	(1) (4) (5)
	EMERGENCY LIGHT FIXTURE, WALL	7'-6"	(1) (2)
	PHOTO-ELECTRIC CELL	AS NOTED	
	POWER PACK	CEILING	
	SLAVE PACK	CEILING	
	EMERGENCY CONTROL UNIT	CEILING	
	DUAL TECHNOLOGY VACANCY SENSOR	CEILING	(7)
	DUAL TECHNOLOGY VAC. SENSOR, WALL	AS NOTED	(7)
	DAYLIGHT SENSOR	CEILING	
	SINGLE POLE SWITCH	4'-0"	
	DOUBLE POLE, SINGLE THROW SWITCH	4'-0"	
	THREE WAY SWITCH	4'-0"	
	THREE WAY SWITCH ATTRIBUTE SIGNIFIES FIXTURE SWITCHING	4'-0"	
	FOUR WAY SWITCH	4'-0"	
	DUAL LEVEL SWITCH BANK	4'-0"	
	DIMMER SWITCH	4'-0"	
	LOW VOLTAGE SWITCH	4'-0"	
	KEYED SWITCH, SINGLE POLE	4'-0"	(15)
	7-DAY TIMER SWITCH, SINGLE POLE	4'-0"	(15)
	TIME CLOCK	AS NOTED	
	SMOKE DETECTOR	CEILING	(9) (11)
	DUCT SMOKE DETECTOR	SEE MECH.	(9)
	HEAT DETECTOR	CEILING	(9) (11)
	FIRE ALARM MANUAL PULL STATION	4'-0"	(9) (11)
	FIRE ALARM STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11)
	FIRE ALARM HORN	7'-6"	(9) (11)
	FIRE ALARM HORN STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11)
	FIRE ALARM SPEAKER	7'-6"	(9) (11) (18)
	FIRE ALARM SPEAKER STROBE, ATTRIBUTE SIGNIFIES CANDELA RATING	7'-6"	(9) (11) (18)
	FIRE SPRINKLER FLOW BELL	7'-6" AFF	(9)
	FIRE ALARM CHIME	AS NOTED	(9)
	RELAY MODULE		(9)
	MONITOR MODULE		(9)
	CONTROL MODULE		(9)
	PRESSURE SWITCH		(9)
	TAMPER SWITCH		(9)
	FLOW SWITCH		(9)
	FIRE RISER	SEE PLANS	
	FIRE ALARM PANEL, SURFACE	AS NOTED	(15)
	FIRE ALARM PANEL, RECESSED	AS NOTED	(15)

GENERAL NOTES

- THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS AT THEIR OWN EXPENSE. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE.
- THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
- NO ADDITIONS TO THE CONTRACTOR BID WILL BE ALLOWED FOR CHANGES MADE NECESSARY BY INTERFERENCE WITH OTHER WORK.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
- THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL AND STATE CODES AND THE NEC. IF AT ANY TIME DURING CONSTRUCTION, OR AFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE CODES LISTED ABOVE, IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER PANELS FROM WHICH NEW CIRCUITS ARE BEING FED FROM. VERIFY EXISTING BRANCH CIRCUIT BREAKERS AND PROVIDE NEW BREAKERS AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE TELEDATA ROOM FROM WHICH NEW TELEDATA OUTLETS WILL BE FED FROM. VERIFY EXISTING PATCH PANEL SPACES AND PROVIDE NEW PATCH PANELS AS NECESSARY TO LAND ALL NEW TELEDATA CABLING.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE ELECTRICAL CONTRACTOR SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
- THE ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS, CABINETS, DISCONNECT, TRANSFORMERS, ETC. AND SHALL MOVE THE PANEL/EQUIPMENT AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
- CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE AND OTHER POTENTIAL OBSTRUCTIONS.
- THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
- THE ELECTRICAL CONTRACTOR SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES.
- MINIMUM SIZE CONDUIT SHALL BE 3/4" ABOVE GROUND CONDUIT SHALL BE EMT WITH STEEL SET SCREW FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
- FLEXIBLE METAL CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT EXCEED 72" INCHES. USE LFMC IN DAMP OR WET LOCATIONS.
- WIRING DEVICES SHALL MATCH EXISTING COLOR AND FACEPLATE TYPE.
- TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION. ANY DEVICE BOXES NOT SECURED WILL BE MADE SECURE AT THE CONTRACTORS EXPENSE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
- BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR). THE UNCOVERING AND REPLACEMENT OF ELECTRICAL WORK FOR THE INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR.
- LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
- ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT SOLELY FROM THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBER.
- TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURE, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT AND STARTING CHARACTERISTICS WHERE FOR ALL INSTALLED.
- WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120 OR 277VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12(CU, THHN/THWN-2)+1#12(CU, THHN/THWN-2) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10(CU, THHN) FOR 120VAC BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 100' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
- CONDUCTORS SHALL BE COPPER STRANDED, 600VAC RATED, TYPE THHN/THWN-2 UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE ELECTRICAL CONTRACTOR SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER.
- THE ELECTRICAL CONTRACTOR SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
- OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE ELECTRICAL CONTRACTOR WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS.
- IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
- PROVIDE AN UPDATED, TYPED PANEL CIRCUIT DIRECTORY FOR ALL PANELS WHERE CIRCUITS HAVE BEEN MODIFIED, ADDED, OR REMOVED BY THE SCOPE OF THIS PROJECT. CIRCUIT DESCRIPTIONS ON THE DIRECTORY SHALL BE UNIQUE AND INDICATE THE ROOM AND EQUIPMENT/DEVICE IT IS FEEDING.
- SUBMIT A SCALED LAYOUT (1/4" = 1') OF ALL ELECTRICAL ROOMS BASED ON THE ELECTRICAL GEAR AND EQUIPMENT SUBMITTALS.

Sheet List Table

Sheet Number	Sheet Title
EG001	ELECTRICAL NOTES & SYMBOLS
EG401	ELECTRICAL SPECIFICATIONS
EG501	ELECTRICAL DETAILS
EG601	ELECTRICAL SCHEDULES
ES101	ELECTRICAL SITE PLAN
EP101	ELECTRICAL POWER PLAN



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Murray, UT 84107
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FIZZ SHELL

SANTAQUIN, UTAH

MARK	DATE	DESCRIPTION

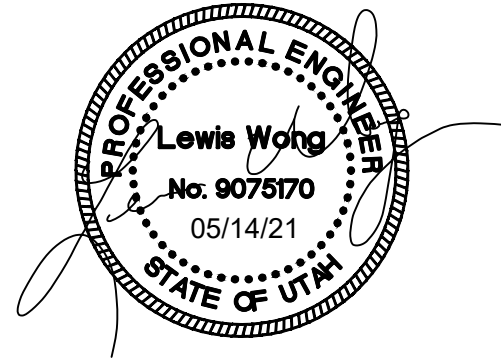
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AGENCY PROJECT NO:	20315
DESIGN SEQUENCE PROJECT NO:	1708.01
CAD DWG FILE NO:	
DRAWN BY:	AMC
DESIGNED BY:	KMC
DWG TYPE:	
ARCHITECTURAL PHASE:	PERMIT SET

SHEET TITLE

ELECTRICAL NOTES
& SYMBOLS

EG001

ELECTRICAL SPECIFICATIONS		
PART 1 - GENERAL		
A. DESCRIPTION		
1. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION AS REQUIRED TO PROPERLY INSTALL A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.		
B. RULES AND REGULATIONS		
1. ALL WORK AND MATERIALS SHALL BE INSTALLED AS SHOWN AND HEREIN SPECIFIED.		
2. THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS, STANDARDS, AND AMENDMENTS, AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, SHALL FORM A PART OF THIS SPECIFICATION THE SAME AS IF HEREIN WRITTEN OUT IN FULL (ALL MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS THEREOF):		
a. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION), PUBLICATION NUMBER 70, "NATIONAL, ELECTRICAL CODE"; PUB. NO. 72E, "AUTOMATIC FIRE DETECTORS".		
b. UL (UNDERWRITERS LABORATORIES, INC.).		
c. NEMA (NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION).		
d. UBC (UNIFORM BUILDING CODE) AND STANDARD BUILDING CODE.		
e. IBC (INTERNATIONAL BUILDING CODE)		
f. IFC (INTERNATIONAL FIRE CODE)		
g. IECC (INTERNATIONAL ENERGY CONSERVATION CODE)		
h. IEC (INTERNATIONAL ELECTRICAL CODE) STATE AND		
i. LOCAL BUILDING AUTHORITY AND CODES		
3. NO REQUIREMENT TO THESE DRAWINGS AND SPECIFICATIONS SHALL BE CONSTRUCTED TO VOID ANY OF THE PROVISIONS OF THE ABOVE SPECIFICATIONS AND STANDARDS.		
C. PERMITS AND INSPECTIONS UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL APPLY, PAY FOR AND SCHEDULE ALL APPLICABLE PERMITS, FEES AND INSPECTIONS REQUIRED BY ANY AND ALL PUBLIC AUTHORITIES HAVING JURISDICTION AND REQUIRING INSPECTION.		
1. EC SHALL INCLUDE ALL UTILITY COMPANY CHARGES IN THE BASE BID.		
D. WORKMANSHIP AND MATERIALS		
1. WORKMANSHIP SHALL BE OF THE BEST QUALITY AND NONE BUT COMPETENT PERSONNEL SKILLED IN THEIR TRADE SHALL BE EMPLOYED. THE CONTRACTOR SHALL FURNISH THE SERVICES OF AN EXPERIENCED SUPERINTENDENT, WHO WILL BE IN CHARGE OF THE EXECUTION OF WORK, UNTIL COMPLETED AND ACCEPTED.		
2. UNLESS OTHERWISE HEREIN AFTER SPECIFIED, ALL MATERIALS AND EQUIPMENT UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE NEW, OF BEST GRADE AND AS LISTED IN PRINTED CATALOGS OF THE MANUFACTURER. EACH ARTICLE OF ITS KIND SHALL BE THE STANDARD PRODUCT OF A SINGLE MANUFACTURER.		
3. THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO ACCEPT OR REJECT MATERIAL EQUIPMENT AND/OR WORKMANSHIP AND DETERMINE WHEN THEY HAVE COMPLIED WITH THE REQUIREMENTS HEREIN SPECIFIED.		
4. ALL MANUFACTURED MATERIALS SHALL BE CLEARLY MARKED OR STAMPED WITH THE MANUFACTURER'S NAME AND RATING.		
5. REFERENCE TO STANDARDS ARE INTENDED TO BE THE LATEST REVISION OF THE STANDARD SPECIFIED, OR THAT ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.		
E. MANUFACTURER'S RECOMMENDATIONS		
1. EQUIPMENT INSTALLED UNDER THIS DIVISION OF THE SPECIFICATIONS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.		
F. GUARANTEE ALL MATERIALS AND EQUIPMENT PROVIDED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR. SHOULD ANY TROUBLE OR MALFUNCTIONS DEVELOP DURING THIS PERIOD DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP, THE CONTRACTOR WILL BE HELD LIABLE AND SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CORRECT THE TROUBLE OR MALFUNCTION WITHOUT ADDITIONAL COST TO THE OWNER. ALL DEFECTIVE MATERIAL OR INFERIOR WORKMANSHIP NOTICED DURING THE TIME OF INSTALLATION SHALL BE CORRECTED IMMEDIATELY TO THE ENTIRE SATISFACTION OF THE ARCHITECT, ENGINEER AND OWNER, AT NO ADDITIONAL COST.		
G. DEFINITIONS		
1. "PROVIDE" - MEANS FURNISH, INSTALL, AND CONNECT, UNLESS OTHERWISE INDICATED.		
2. "FURNISH" - MEANS PURCHASE NEW AND DELIVER IN OPERATING ORDER TO PROJECT SITE.		
3. "INSTALL" - MEANS TO PHYSICALLY INSTALL THE ITEMS IN-PLACE.		
4. "CONNECT" - MEANS MAKE FINAL ELECTRICAL CONNECTIONS FOR A COMPLETE OPERATING PIECE OF EQUIPMENT. THIS INCLUDES PROVIDING CONDUIT, WIRE, TERMINATIONS, ETC. AS APPLICABLE.		
5. "OR EQUIVALENT" - MEANS TO PROVIDE EQUIVALENT EQUIPMENT. SUCH EQUIPMENT MUST BE APPROVED BY THE ENGINEER PRIOR TO BIDDING.		
H. SUBMITTALS		
1. PROVIDE SHOP DRAWINGS AND MANUFACTURER'S LITERATURE OF MATERIALS AND EQUIPMENT AS REQUIRED IN THE GENERAL CONDITIONS, AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS LISTED BELOW:		
2. CATALOG CUTS		
a. CIRCUIT BREAKERS (EACH SIZE AND TYPE)		
b. SAFETY SWITCHES		
c. MOTOR STARTERS		
d. THERMAL SWITCHES		
e. LIGHT FIXTURES		
THE ABOVE IS A STANDARD SUBMITTAL REQUIREMENT LIST. ELECTRICAL CONTRACTOR SHALL SUBMIT ALL APPLICABLE ITEMS FOR REVIEW. MATERIAL NOT SUBMITTED AND APPROVED BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTORS COST IF DIRECTED BY THE ARCHITECT, ENGINEER OR THE OWNER'S REPRESENTATIVE.		
PART 2 - MATERIALS		
A. GENERAL		
1. MATERIALS AND EQUIPMENT SHALL BE STANDARD CATALOGED PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE MANUFACTURE OF THE PRODUCT. UL LISTED, AND SHALL BE THE LATEST STANDARD DESIGN THAT CONFORMS TO SPECIFIED MATERIALS AND EQUIPMENT.		
B. RACEWAY		
1. ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN INTERIOR DRY LOCATIONS.		
2. GALVANIZED FLEXIBLE STEEL (FMC) OR LIQUID TIGHT STEEL (LFMC) CONDUIT SHALL BE USED FOR		
CONNECTIONS TO MECHANICAL EQUIPMENT, LUMINAIRES AND TRANSFORMERS AND AS INDICATED. LIQUID TIGHT CONDUIT SHALL BE USED IN EXTERIOR OR DAMP LOCATIONS.		
3. SCHEDULE 40 PVC (WITH PVC COATED OR VINYL TAPE DOUBLE WRAPPED RIGID STEEL ELBOWS AND RISES) SHALL BE USED FOR RUNS THAT ARE IN CONTACT WITH THE EARTH.		
4. 3/4" CONDUIT SHALL BE THE MINIMUM SIZE CONDUIT.		
5. OUTDOOR AND WET OR DAMP LOCATIONS: PROVIDE RIGID STEEL CONDUIT.		
C. FITTINGS		
1. ALL FITTINGS SHALL BE STEEL/MALLEABLE IRON WITH INSULATING BUSHINGS.		
D. OUTLET AND JUNCTION BOXES		
1. BOXES IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE, NOT LESS THAN 4 INCHES SQUARE AND 2 1/8" DEEP; APPLETON, RACO, OR EQUAL.		
2. BOXES SHALL BE EQUIPPED WITH PLASTER RINGS, EXTENSION RINGS, AND FIXTURE STUDS AS REQUIRED.		
3. BOXES FOR FLOOR OUTLETS SHALL BE OF THE CAST-METAL THREADED-CONDUIT-ENTRANCE, WATERPROOF TYPE WITH MEANS FOR ADJUSTING COVER PLATE TO FINISHED FLOOR LEVEL. BOXES SHALL BE SUCH AS HUBBELL B2503 OR EQUAL. THE COVER SHALL BE HUBBELL S3925, S3082 OR EQUAL TO MATCH THE FLOOR TYPE OR AS SHOWN ON THE PLANS.		
4. PROVIDE FLUSH MOUNTING OUTLET BOX IN FINISHED AREAS.		
5. BOXES FOR STRUCTURED CABLING (DATA & PHONE) IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE 4 11/16" x 2 1/8"; APPLETON, RAYCO OR EQUAL.		
6. ALL BOXES IN FINISHED SPACES SHALL BE PROVIDED WITH MUD RINGS AS REQUIRED FOR THE DEVICE AND WALL MATERIAL.		
7. OUTDOOR AND WET OR DAMP LOCATIONS: PROVIDE CAST METAL OR PVC OUTLET, JUNCTION, AND PULL BOXES.		
E. CONDUCTORS		
1. ALL CONDUCTORS SHALL BE SOFT DRAWN, ANNEALED COPPER IN RACEWAY SIZED AS SHOWN ON THE PLANS. ALL CONDUCTORS TO BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE #6 AWG AND LARGER SHALL BE STRANDED.		
2. CONDUCTORS SHALL BE COPPER, THHN OR THWN-2 COLOR CODED IN ACCORDANCE WITH PART 3, SECTION C. 1. OF THESE SPECIFICATIONS OR AS INDICATED ON THE DRAWINGS.		
F. WIRING CONNECTIONS		
1. MAKE ALL ELECTRICAL CONNECTIONS.		
2. MAKE CONNECTION TO DEVICES USING "PIG-TAILS". DO NOT USE A DEVICE AS A CONNECTION OR A SPLICE UNIT.		
3. DO NOT PLACE STRANDED CONDUCTORS DIRECTLY UNDER SCREWS. INSTALL CRIMP-ON, INSULATED, FORK TERMINALS FOR CONDUCTOR TERMINATIONS, OR INSTALL SOLID CONDUCTORS.		
G. NAMEPLATES		
1. PROVIDE EACH PANEL BOARD, DISCONNECT SWITCH, AND BREAKER IN SWITCHBOARD WITH A MICARTA PLASTIC NAMEPLATE MADE OF WHITE-FACED BLACKCORE PLASTIC LAMINATE. NAMEPLATE SHALL BE MINIMUM 3" WIDE BY 3/4" HIGH FOR PANEL BOARD IDENTIFICATION INCLUDE DESIGNATION, PHASE, VOLTAGE, AND CIRCUIT NUMBER. FASTEN WITH EPOXY GLUE. DOUBLE STICK TAPE IS NOT ACCEPTABLE.		
J. FRACTIONAL HORSEPOWER MANUAL STARTER		
1. PROVIDE FRACTIONAL HORSEPOWER MANUAL STARTER WITH THE FOLLOWING FEATURES:		
a. MELTING ALLOY TYPE THERMAL OVERLOAD RELAY		
b. RED NEON PILOT LIGHT		
c. THERMAL ELEMENT SIZED FOR MOTOR LOAD		
2. PROVIDE A NAMEPLATE ON EACH COMPONENT OF MOTOR CONTROL EQUIPMENT AS SPECIFIED IN "NAMEPLATES".		
K. SAFETY SWITCHES		
1. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL SAFETY SWITCHES AS INDICATED ON THE DRAWINGS OR AS REQUIRED. ALL SAFETY SWITCHES SHALL BE UL LISTED. THE SWITCHES SHALL BE FUSED SAFETY SWITCHES OR NON-FUSED SAFETY SWITCHES AS SHOWN ON THE DRAWINGS OR REQUIRED BY CODE AND SHALL BE MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR CUTLER HAMMER.		
2. SWITCHES SHALL HAVE A QUICK-MAKE AND QUICK-BREAK OPERATING HANDLE AND MECHANISM WHICH SHALL BE AN INTEGRAL PART OF THE BOX. PADLOCKING PROVISIONS SHALL BE PROVIDED FOR PADLOCKING IN THE OFF POSITION WITH AT LEAST THREE PADLOCKS. SWITCHES SHALL BE HORSEPOWER RATED FOR 250 VOLTS AC OR DC OR 600 VOLTS AC AS REQUIRED. LUGS SHALL BE UL LISTED FOR COPPER AND ALUMINUM CABLE AND SHALL HAVE A TEMPERATURE RATING OF AT LEAST 75 DEGREES C.		
3. SWITCHES SHALL BE FURNISHED IN NEMA 1 HEAVY DUTY ENCLOSURES WITH KNOCKOUTS UNLESS OTHERWISE NOTED OR REQUIRED. SWITCHES LOCATED ON THE EXTERIOR OF THE BUILDING OR IN "WET" LOCATIONS SHALL HAVE NEMA 3R ENCLOSURES (WP).		
4. THE SAFETY SWITCHES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE ALL MOUNTING MATERIALS AND INSTALL FUSES IN THE FUSED SAFETY SWITCHES. THE FUSES SHALL BE DUAL ELEMENT ON MOTOR CIRCUITS.		
5. PROVIDE FUSES AS SPECIFIED BELOW. FUSES SHALL BE INSTALLED SO THAT THE RATING IS CLEARLY VISIBLE WITHOUT REMOVING FUSE. PROVIDE A SPARE FUSE FOR EACH FUSE INSTALLED.		
6. PROVIDE A NAMEPLATE ON EACH DISCONNECT SWITCH AS SPECIFIED IN "NAMEPLATES".		
L. FUSES		
1. FUSES SHALL BE CLASS "RK-1" REJECTION TYPE. FUSES SERVING MOTOR LOADS SHALL BE DUAL ELEMENT WITH A MINIMUM TIME DELAY OF 10 SECONDS AT 500% RATING. FUSES SHALL BE CURRENT LIMITING TIME DELAY TYPE WITH INTERRUPTING CAPACITY OF 200,000 AMP RMS SYMMETRICAL.		
2. FUSES SERVING SWITCH OR CIRCUIT BREAKER DISTRIBUTION PANELS, LIGHTING PANEL BOARDS AND OTHER NON - MOTOR LOADS NEED NOT BE TIME DELAY TYPE, BUT SHALL BE CURRENT LIMITING WITH THE INTERRUPTING CAPACITY OF 200,000AMP RMS SYMMETRICAL MINIMUM. FUSES SHALL BE BUSSMAN, GOULD OR LITTELFUSE.		
3. PROVIDE FUSES SIZED TO THE MAXIMUM SIZE RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT OR AS SHOWN ON THE DRAWINGS IF THE MANUFACTURER DOES NOT HAVE A RECOMMENDED SIZE.		
PART 3 - EXECUTION		
A. GENERAL		
1. ALL MATERIALS SHALL BE INSTALLED IN A PROFESSIONAL MANNER INDICATIVE OF THE TRADE.		
2. ALL PENETRATIONS OF THE OUTSIDE WALLS OR ROOF SHALL BE SEALED WITH APPROPRIATE SEALANT OR CAULK FOR THE PARTICULAR SURFACE INVOLVED.		
3. PROVIDE CLEAR, TYPED, P-TOUCH LABEL FOR ALL RECEPTACLES COVERPLATES IDENTIFYING THE CIRCUIT NUMBER THAT THE RECEPTACLE IS CIRCUITED TO.		
4. PROVIDE UPDATED TYPED PANEL SCHEDULE INDEX FOR ALL PANELS WHERE CIRCUITS HAVE BEEN MODIFIED OR CHANGED.		
B. RACEWAYS		
1. RACEWAYS SHALL RUN CONCEALED UNLESS OTHERWISE INDICATED. EXPOSED RACEWAY RUNS SHALL BE PARALLEL WITH SUPPORTING WALLS, BEAMS, AND CEILINGS AND WITH EACH OTHER CLOSER THAN 6 INCHES TO ANY WATER PIPE OR HEATER BE INSTALLED AND SHALL NOT FLUME.		
2. RACEWAY ENDS SHALL BE REAMED AFTER THREADING AND AFTER CUTTING AND BE MADE TO BUTT IN THE CENTER OF THE COUPLING. THE USE OF RUNNING THREADS IS PROHIBITED.		
3. RACEWAYS SHALL BE INSTALLED AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET, BOX OR FITTINGS, AND SHALL BE MECHANICALLY CONNECTED SO THAT ADEQUATE ELECTRICAL CONTINUITY FROM ONE TO ANOTHER IS OBTAINED. CONDUITS SHALL BE SUPPORTED WITH ONE OR TWO HOLE STAMPED STEEL OR MALLEABLE IRON STRAPS (SUCH AS MANUFACTURED BY RACO) DESIGNED FOR SUPPORTING CONDUIT. THE SIZE OF STRAP SHALL MATCH THE SIZE OF THE CONDUIT. NAILS, PERFORATED STRAP, OR PLUMBERS TAPE SHALL NOT BE USED FOR SUPPORT OF RACEWAY.		
4. PROVIDE 1/8" POLY PULL CORD IN RACEWAYS WITHOUT CONDUCTORS.		
5. FOUR 90 DEGREE BENDS MAXIMUM BETWEEN TERMINATIONS OR BOXES.		
C. CONDUCTORS		
1. ALL CONDUCTORS SHALL BE INSTALLED IN CONDUIT AND COLOR CODED AS FOLLOWS:		
PHASE	208/120	480/277
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	GRAY
GROUND	GREEN	GREEN
2. MAKE JOINTS, SPLICES, TAPS AND CONNECTIONS IN CONDUCTORS WITH SOLDERLESS CONNECTORS.		
D. JUNCTION AND PULL BOXES		
1. PULL BOXES SHALL BE PROVIDED WHERE INDICATED AND WHERE NECESSARY TO FACILITATE THE PULLING OF CONDUCTORS. TELEPHONE RACEWAYS SHALL HAVE A MAXIMUM OF TWO 90 DEGREE BENDS BETWEEN TERMINATIONS OR BOXES.		
E. GROUNDING		
1. INSTALL A CODE SIZED GROUNDING CONDUCTOR IN ALL RACEWAYS. DO NOT USE THE RACEWAY FOR GROUNDING. MAKE GOOD CONTACT AT ALL PANEL BOARDS, OUTLET BOXES, AND JUNCTION OR PULL BOXES TO THE RACEWAY SYSTEM. USE APPROVED BONDING MATERIALS.		
G. BONDING		
1. BOND ALL PIPING (GAS WATER, ETC) AS REQUIRED BY THE NEC. CONFIRM SYSTEMS TO BE USED WITH MC.		
H. SEISMIC REQUIREMENTS		
1. IF REQUIRED, RECESSED TYPE LIGHTING FIXTURES, IN ADDITION TO THE STANDARD SEISMIC CLIPS AND SUPPORT ON T-BAR GRID SYSTEM, SHALL HAVE 2#12 STEEL SAFETY WIRES PER FIXTURE. ONE END OF EACH SAFETY WIRE SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE. THE OTHER END (6 INCHES LONGER THAN THE T-BAR GRID SUPPORT WIRES) SHALL BE FASTENED TO DIAGONAL CORNERS OF EACH LIGHTING FIXTURE.		
I. CUTTING AND PATCHING		
1. PERFORM DRILLING, CUTTING, AND PATCHING OF THE GENERAL CONSTRUCTION WORK WHETHER EXISTING OR NEW, AS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK. PATCH WITH THE SAME MATERIALS, WORKMANSHIP, AND FINISH AS THE ORIGINAL WORK AND ACCURATELY MATCH ALL SURROUNDING WORK. SUCH WORK WILL BE DONE BY A CRAFTSMAN ACCREDITED IN THE APPLICABLE TRADE UNDER THE CONTRACTOR'S SUPERVISION AND BE ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. COORDINATE WITH OTHER TRADES AND GENERAL CONTRACTOR PRIOR TO CUTTING, DRILLING, OR CORING.		
K. TESTING		
1. DEMONSTRATE THAT ALL COMPONENTS OF THE WORK OF THIS DIVISION HAVE BEEN PROVIDED AND THAT THEY OPERATE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.		
2. TEST WIRING AND CONNECTORS FOR CONTINUITY, SHORT CIRCUITS AND IMPROPER GROUNDS. TEST EACH LIGHTING AND APPLIANCE PANEL WITH MAINS DISCONNECTED FROM FEEDERS, BRANCHES CONNECTED, WALL SWITCHES CLOSED AND FIXTURES PERMANENTLY CONNECTED AND COMPLETE WITH LAMPS. TEST EACH INDIVIDUAL POWER CIRCUIT WITH THE POWER EQUIPMENT CONNECTED FOR PROPER OPERATION.		
3. PROVIDE DETAILED DOCUMENTATION OF EACH TEST PERFORMED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, WITH THE NAMES AND THE SIGNATURES OF QUALIFIED INDIVIDUALS WHO CONDUCTED AND WITNESSED EACH TEST.		



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801.530.3148 T
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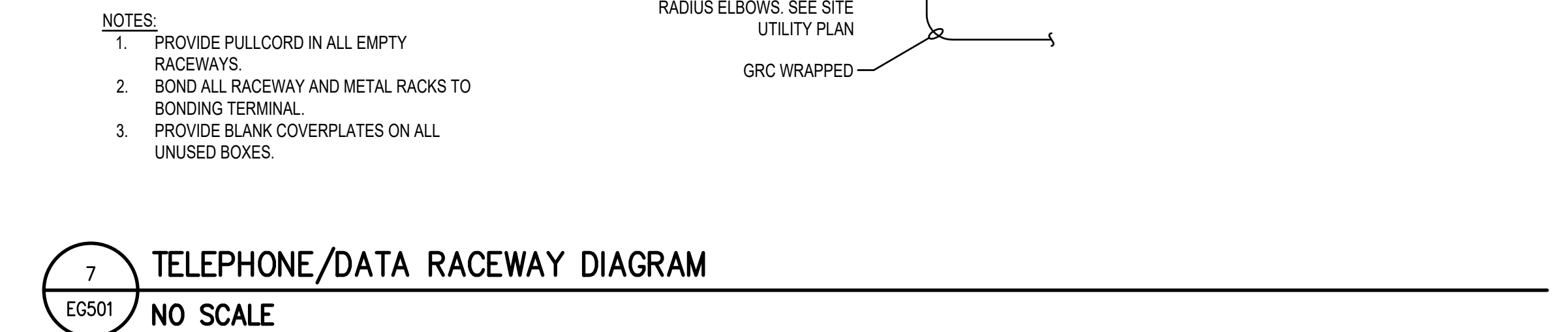
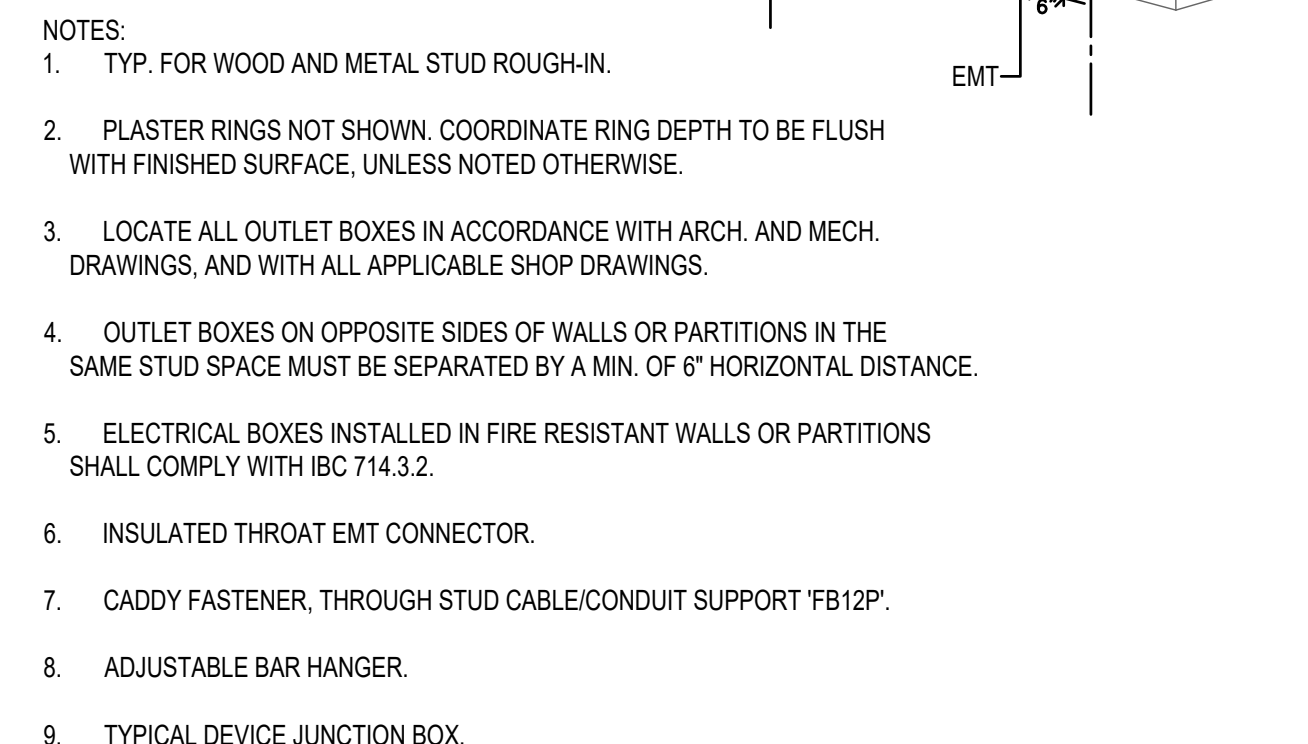
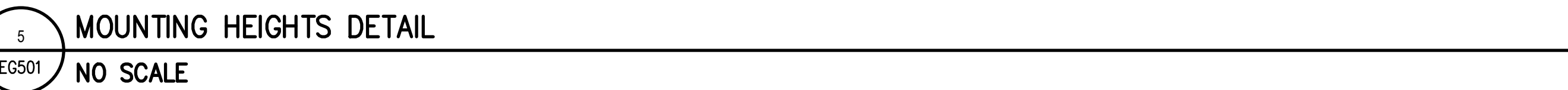
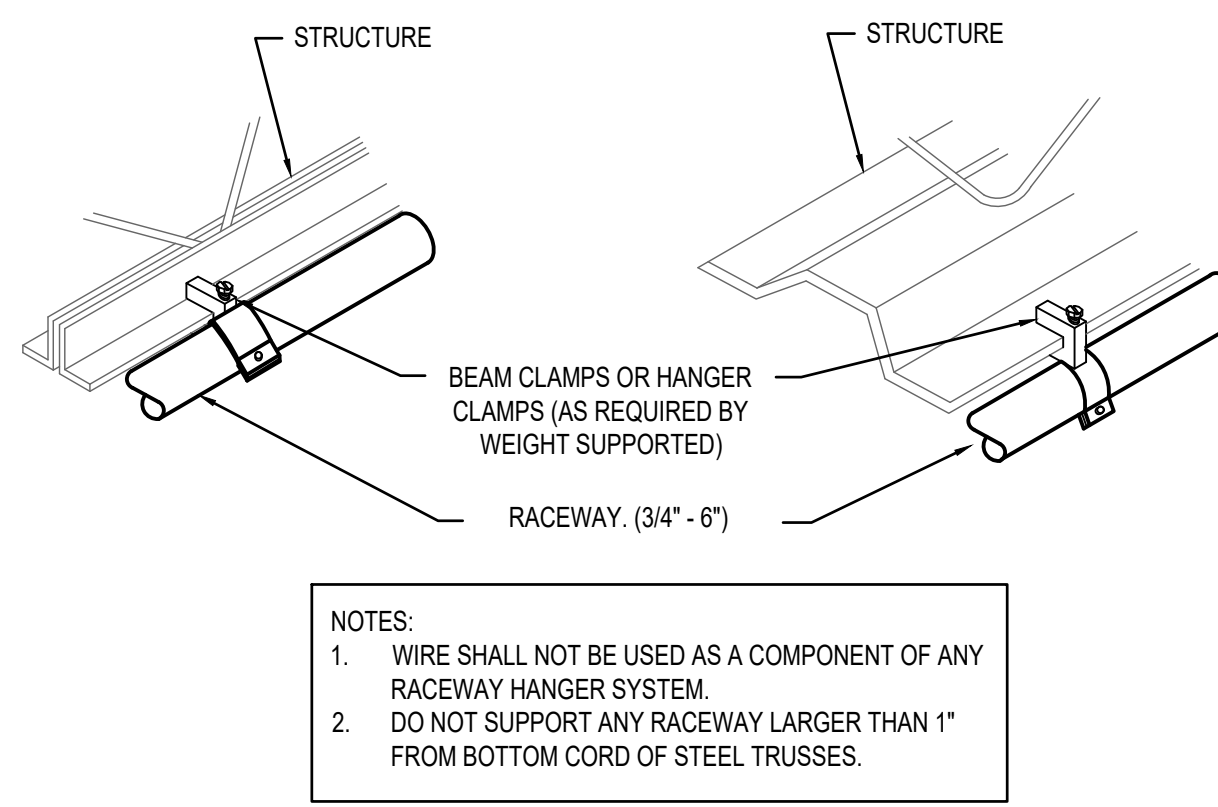
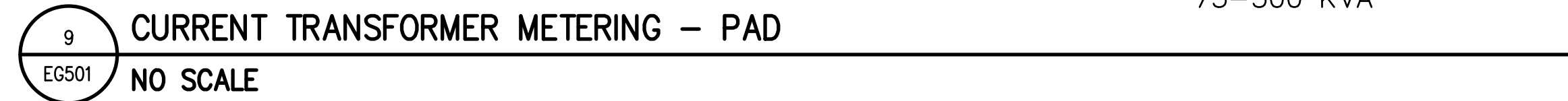
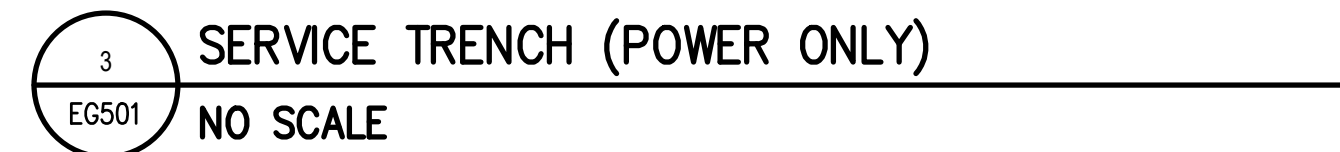
FIZZ SHELL

SANTAQUIN, UTAH

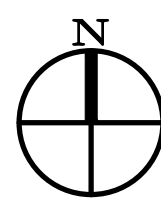
MARK	DATE	DESCRIPTION
DATE:		04/19/2021
AGENCY PROJECT NO:		20315
DESIGN SEQUENCE PROJECT NO:		1708.01
CAD DWG FILE NO:		
DRAWN BY:		AMC
DESIGNED BY:		KMC
DWG TYPE:		
ARCHITECTURAL PHASE:		PERMIT SET
SHEET TITLE		

ELECTRICAL
SPECIFICATIONS

EG401



EG501



1
ES101

ES101 SCALE: 1'-0" = 10'-0"

-

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SANTAQUIN, UTAH

DATE: 04/19/2021

AGENCY PROJECT NO:	20315
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DESIGN SEQUENCE PROJECT NO: 1708.01

CAD DWG FILE NO:

DRAWN BY:	AMC
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DESIGNED BY: KMC

DWG TYPE:

ARCHITECTURAL PHASE: _____

SHEET TITLE

ELECTRICAL SITE
PLAN

ES101



DRC Meeting Minutes
Tuesday, June 22, 2021

DRC Members in Attendance: Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Public Works Director Jason Callaway, Police Chief Rod Hurst.

Others in Attendance: Staff Planner Ryan Harris, and Kevin Olson representing the Orchard Hills II Townhome Subdivision.

Mr. Beagley called the meeting to order at 10:03 a.m.

Orchard Hills II Final Subdivision Review

A final review of a 19-unit townhome development, which will include commercial spaces on the 5 units fronting Highland Drive. Located at approximately 120 E. and Highland Drive.

Public Works: Mr. Callaway asked that the private streets have street signs. He requested that the signs be blue with white lettering, so they are different than the public street signs.

Police: Chief Hurst asked if the entrance near the corner of 120 E. and Highland Drive meets the clear view area. Mr. Beagley stated that from the North end of the project drive isle entrance around the corner to and along Highland Drive will be red curbed with no parking signs. Chief Hurst asked if there will be trees planted by the subdivision entrance. Mr. Bond answered that there are some trees in the area, but they meet the clear view area requirements. Chief Hurst expressed concern about trees in the clear view area at both entrances and along Highland Drive. Mr. Bond indicated that tree locations will be evaluated with the developer/contractor prior to installation.

Planning and Zoning: Mr. Bond explained that the right of way width on Highland Drive isn't wide enough such that there can be parking there, so it will all be red curbed. He added that there are some addressing redlines which will be included with the redlines.

Engineering: Mr. Beagley indicated that the lot numbering isn't consistent on all the plan sheets. He stated that they all need to match what is shown on the plat.

Motion: Mr. Bond motioned to approve the final plan for Orchard Hills Townhomes II with the condition that the redlines be addressed. Mr. Callaway seconded. The motion passed unanimously in the affirmative.

MEETING MINUTES APPROVAL

June 8, 2021

Motion: Chief Hurst motioned to approve the DRC minutes from June 8, 2021. Mr. Bond seconded. The motion passed unanimously in the affirmative.

AJOURNMENT

Mr. Bond motioned to adjourn at 10:09 a.m.