PLOT DATE: 06/29/2026

SYMBOLS:

- WALL PARTITION TYPE CALLOUT
- XX — INTERIOR ELEVATION CALLOUT
- XXXX — DETAIL CALLOUT
- KEYNOTE CALLOUT
- WINDOW CALLOUT
- EXISTING WALL
- NEW WALL
- EXISTING DOOR
- NEW DOOR

DEFINITIONS:

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
BLDG	BUILDING
CG	CORNER GUARD
CLR	CLEAR
CLG	CEILING
CL	CENTERLINE
COL	COLUMN
CONC	CONCRETE
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
ELEV	ELEVATION
EW	EACH WAY
EQ	EQUAL
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FURNITURE FIXTURES AND EQUIPMENT
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER, INSTALLED BY OWNER
MAX	MAXIMUM
FT	FEET
GA	GAUGE
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HGT	HEIGHT
HM	HOLLOW METAL
HVAC	HEATING VENTILATING AIR CONDITIONING
LAV	LAVATORY
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
RB	RUBBER BASE
REQ	REQUIRED
RO	ROUGH OPENING
SPEC	SPECIFICATION
SIM	SIMILAR
TB	TILE BASE
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
XTG	EXISTING

PROJECT TEAM:

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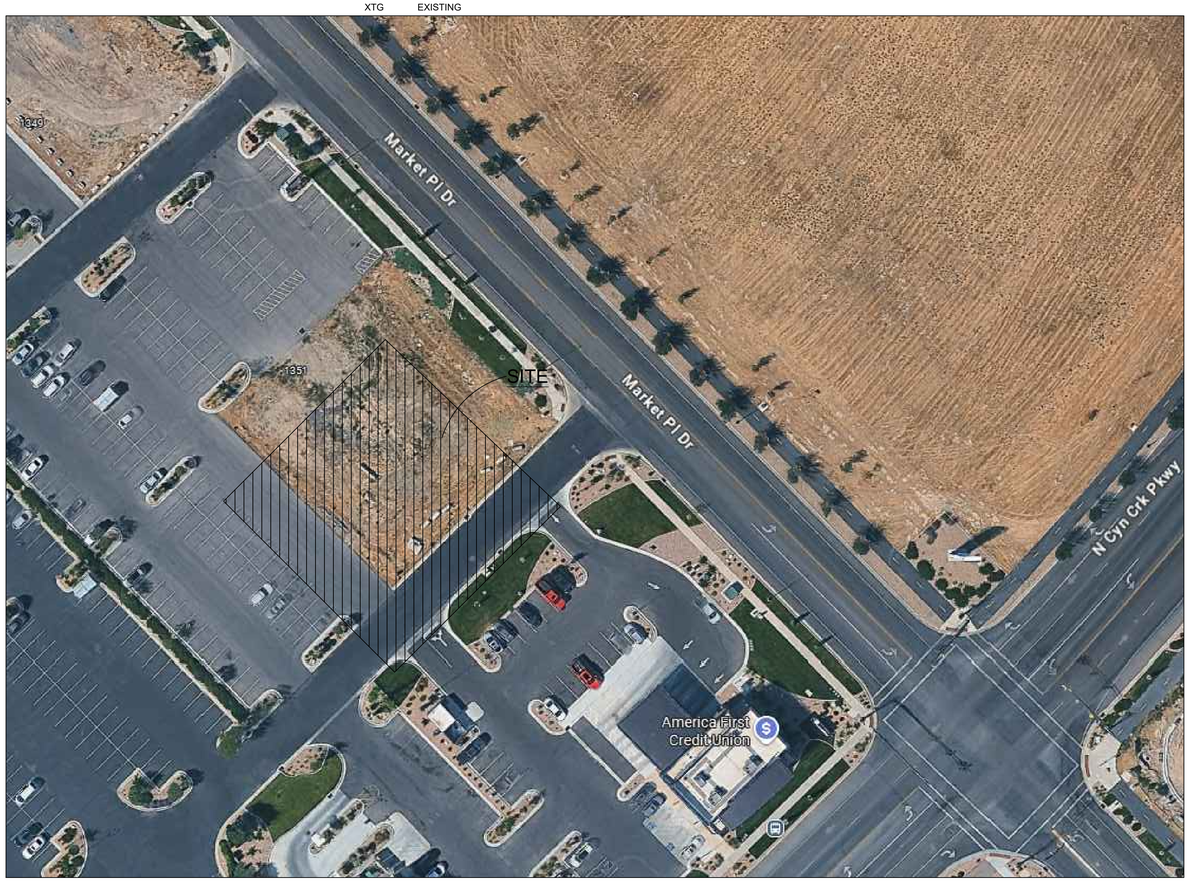

N

1 KEY PLAN
NTS

BANK OF UTAH

PERMIT SET
JUNE 22, 2026
1351 NORTH CANYON CREEK PKWY

SPANISH FORK, UTAH

CODE SUMMARY:

PROJECT DESCRIPTION:	NEW BANK BRANCH WITH DRIVE-THROUGH CANOPY
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	B
BUILDING AREA:	3,821 sf
BUILDING HEIGHT:	21'-6"
OCCUPANCY LOAD:	25 PERSONS
PLUMBING REQUIREMENTS:	(REQUIRED/PROVIDED)
MENS TOILETS	(1/1)
MENS LAVATORIES	(1/1)
WOMENS TOILETS	(1/1)
WOMENS LAVATORIES	(1/1)
DRINKING FOUNTAIN	(2/2)
SERVICE SINK	(1/1)

BUILDING CODES:

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2009 ICC A117.1

NOTES:

GENERAL NOTES:
1. ANY CONFLICTS BETWEEN ITEMS ON DRAWINGS/NOTES/SPECIFICATIONS, TO BE BROUGHT TO ATTENTION OF ARCHITECT FOR CLARIFICATION.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, CEILINGS, PLATFORMS, ETC WHETHER SHOWN ON DRAWINGS OR NOT.
3. PROVIDE BLOCKING FOR ALL CABINETRY, SHELVING, BATHROOM ACCESSORIES, ETC.
4. CONTRACTOR TO ABIDE BY THE UTAH DIVISION OF AIR QUALITY REQUIREMENTS. 801.536.4400
5. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS TO NOT ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT PER IBC 3301.2
6. ALL EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATION PER IBC 3302.1
7. CONTRACTOR TO PROVIDE NOT FEWER THAN (1) APPROVED PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH IBC 906
8. CONTRACTOR TO MAINTAIN MEANS OF EGRESS AND REQUIRED ACCESSIBLE MEANS OF EGRESS AT ALL TIMES DURING CONSTRUCTION PER IBC 3310.2

FLAME SPREAD NOTES:
1. 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
2. FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 WATTS/CM2) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 WATTS/CM2) IN ALL ROOMS AND AREAS.
3. WALL COVERING 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.
4. WALL COVERING TO INCLUDE ANY FILLERS, 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.
5. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
6. CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

HVAC NOTES:
1. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
3. HVAC CONTRACTOR TO MODIFY EXISTING CONDITIONS AS REQUIRED PER DRAWINGS AND BUILDING STANDARD.

PLUMBING NOTES:
1. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.

ELECTRICAL/DATA NOTES:
1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SCHEDULE PRELIMINARY WALK-THRU W/ TENANT, OWNER & ARCHITECT PRIOR TO INSTALL.
3. CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
4. COORDINATE PLENUM LOCATIONS W/ HVAC DRAWINGS.
5. ELECTRICIAN TO PROVIDE, LOCATE AND INSTALL EMERGENCY EGRESS LIGHTING AND EXIT SIGNS AS REQUIRED BY FIRE MARSHALL, VERIFY LOCATIONS W/ ARCHITECT PRIOR TO INSTALL.
6. LIGHTING FIXTURES TO BE BUILDING STANDARD, OR AS NOTED ON LIGHT FIXTURE SCHEDULE.

FIRE ALARM NOTES:
1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.

FIRE SPRINKLER NOTES:
1. CONTRACTOR TO COORDINATE SUBMITTAL OF ALL NECESSARY DRAWINGS AND CALCULATIONS FOR APPROVAL.
2. PROVIDE 3'-0" FLEXIBLE WHIP TO THE END OF THE SPRINKLER LINE FOR HEAD INSTALL.

SHEET INDEX:

GENERAL
G000 COVER SHEET
G001 SPECIFICATIONS
G101 LIFE SAFETY PLAN

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8 STORM WATER POLLUTION PREVENTION DETAILS
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10 IRRIGATION PLAN
11 IRRIGATION DETAILS

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A101 FLOOR PLAN
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ELECTRICAL
EE001 NOTES AND SCHEDULES
EE002 SYMBOLS
EE003 TELECOM SCHEDULES
EE004 AUXILIARY SCHEDULES
EE501 DETAILS
EE601 RISER DIAGRAM
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ES201 PHOTOMETRIC SITE PLAN
ES501 SITE DETAILS
ES502 SITE DETAILS
EP101 POWER PLAN
EP102 CLERESTORY POWER PLAN
EP501 TELECOM EQUIPMENT
EP502 TELECOM DETAILS
EP601 ONE-LINE DIAGRAM
EP602 EQUIPMENT SCHEDULE
EP650 TELECOM RISER DIAGRAM
EL101 LIGHTING PLAN
EL102 CLERESTORY LIGHTING PLAN
EL103 ROOF LIGHTING PLAN
EL601 LIGHTING FIXTURE SCHEDULE
EL602 LIGHTING FIXTURE SCHEDULE
EL603 LIGHTING CONTROL SCHEDULES
EY101 AUXILIARY PLAN
EY551 AUXILIARY DETAILS
EY601 FIRE ALARM RISER DIAGRAM
EY651 AUXILIARY RISER DIAGRAM

tjs architects

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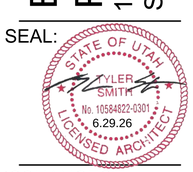
BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:



ISSUANCES:
PERMIT SET 6.22.26

PROJECT:
NUMBER: 26002
DATE: 6.22.26

SHEET:
G000

File : C:\Users\tyler\OneDrive – TJS Architects\Desktop\work\projects\Bank of Utah\spanish fork_new\Cad\sheets\G000 COVER.dwg Jun 29, 2026 – 8:10am By: tyler

DIVISION 1: GENERAL REQUIREMENTS

The following specifications and drawings shall be in accordance w/ and conform to any and all applicable local, state and national codes (whichever are the most strict) that are adopted and enforceable at the time of construction and building permit issue.

A. General: TJS Architects and their consultants have intended to produce all the necessary documents commissioned by the Owner for the construction of the project set forth. We have performed this service diligently and with due care; however as exists with any human endeavor, imperfections may exist (especially with conditions that may not be evident before construction starts). Release of these plans contemplates further cooperation among the Owner, their General Contractor (GC), the Architect and any contracted Consultants. Contact the Architect immediately with any and all questions regarding these documents including any ambiguities or discrepancies or upon discovery of any information not set forth in these documents which can affect the final outcome of this project. Failure to notify the Architect shall hold the Architect harmless for all consequences. If the GC, the Owner or their agents substitute a material, revise a construction detail or method of attachment, or in any way alter the work without the Architect's written approval so that it does not conform with these documents, the Architect will be relieved of any responsibilities or liabilities as to the aesthetic effect, subsequent failure, property damage or personal injury. The presence of a representative of the Architect or Owner on the job site does not imply concurrence or approval of the work. These construction documents in whole or part are not intended to be used beyond the project described herein or beyond the immediate use of the project's client.

B. Drawings & Specifications: The purpose of the Drawings is to depict graphically the general nature of the work. The GC and all subcontractors shall review these specifications and drawings and be well versed in these documents prior to commencement of construction in order to facilitate a smooth construction process and ensure the highest quality product. The GC shall be responsible for the distribution of adequate, current and complete documents & change orders to the sub-contractors working under them. The contract documents are instruments of our service and shall remain the property of the Architect whether the project for which they are prepared is executed or not. The construction documents are not to be used by the landlord or tenant for other projects or extensions to the project nor are they to be modified in any manner whatsoever except by agreement in writing and with appropriate compensation to the architect.

C. Drawing Information: Do not scale the drawings! All notes and noted dimensions take precedence over visual representations or assumed information shown. GC to field verify all dimensions, consult Architect for inconsistencies, no drawing takes precedent over any other. All Manufacturers' or Fabricators' printed warnings; specifications and installation instructions take precedence over construction drawings unless an exception is noted. Manufacturer's operating recommendations shall be strictly observed.

D. Consulting Engineer scope of work: All engineer's drawings, specs, and notes to be in conjunction with Architects drawings, specs and notes. No sheet to take precedent over any other, consult Architect with inconsistencies.

E. Shop Drawings: The GC shall be responsible for acquiring & coordinating all necessary shop drawings & manufacturer's specifications & proper use instructions prior to construction. Shop Drawings will be forwarded to the Architect for his review only when and if they have been checked and approved by the GC. The Architect approves the shop drawings only for conformance with the design concept of the project and with the information provided in the contract documents.

F. Existing Site Conditions: The GC and subcontractors are to field verify all existing site conditions and are responsible for reporting any discrepancies of the assumed conditions to the Architect before commencing work. The GC shall be responsible for familiarizing himself with the building owner's rules, regulations and working conditions for the building and the proposed construction schedule and date of tenant occupancy for inclusion in the budget pricing of this space plan.

G. Materials: Unless otherwise specified, all materials shall be new and in compliance with the specifications set forth in these documents. All similar materials shall be of the same manufacturer and quality to ensure consistency. Materials and assemblies required to be fire resistive shall bear a manufacturers label indicating rating, testing agency and test certification number. The GC shall submit substitute samples w/ sufficient specs & cost differences for evaluation to the Architect. Substitutions must be approved in writing before use. The GC shall follow manufacturer's recommended specifications and installation procedures at all times, and if any of these are contrary to the contract documents, contractor shall notify the Architect in writing immediately to resolve discrepancies prior to proceeding.

H. Submittals: These documents are not shop drawings. The GC shall submit shop drawings for the Architects and Owners review to demonstrate understanding of the design intent and show what will be provided with an opportunity for clarification. Submit three (3) sets of literature and samples of the proposed material or system. All submittals must be approved by and have the General Contractor's shop drawing stamp and signature prior to submittal to Architect. If item is shipped or delivered without Architect's review, the GC, vendor or subcontractor shall be responsible for any costs associated with delivery, return shipping, installation or removal of the said item. Submit three (3) prints and (1) reproducible of shop drawings for items to be fabricated to Architect for review prior to fabrication of materials and equipment. Submittals and shop drawings are required for the following:

H.1. Millwork and Counters
H.2. Guard & Hand Rails and Misc. Fabrications
H.3. Doors and finish Hardware
H.4. Storefront Systems
H.5. Finishes
H.6. Plumbing Fixtures
H.7. Lighting Fixtures
H.8. Mechanical Equipment

I. Hazardous materials: this work should not be included in bids. If hazardous materials are found, the building owner should be contacted to remove the hazardous materials. All removal work shall be in compliance with local, state and federal laws. Prior to commencement of any work, including demolition, the GC shall obtain from the building owner a certified statement to the effect that any work in the space will not disturb any materials containing asbestos as defined by the U.S. Environmental protection agency, the U.S. Occupational safety and health administration, the State and the City.

J. Project Completion: The GC and the Sub-contractors shall turn the project over to the Owner w/ all specified systems installed and the following conditions met before the project and the GC's responsibilities are considered complete:

J.1. Free from all construction debris, scrapes, material & equipment.
J.2. All glass shall be free of all Mfr. tags and cleaned on both sides.
J.3. All windows, doors, walls materials, painted surfaces, etc. are to be wiped down and free of dirt or other foreign matter.
J.4. All hard & soft floor surfaces are to be cleaned to Mfr.'s specs.
J.5. All common areas outside the scope of work used as storage or travel routes to and from the project are to be returned to their original condition at the commencement of work.
J.6. The final and complete installation of all specified items shall be complete prior to final acceptance of the project. The GC shall furnish the Owner w/ all warranties, guarantees and manuals pertaining to installed systems.

K. General Contractor (GC) responsibilities: The GC shall be responsible for familiarizing themselves with the building owner's rules, regulations and working conditions for the building and the proposed construction schedule and date of tenant occupancy.

K.1. GC to notify building management 24 hours in advance of any life safety / (fire alarm, fire suppression, etc) work or testing.
K.2. Verification: The GC shall be responsible for field verifying the proposed space and shall, unless noted otherwise, include all materials and work as may be required or associated with the noted scope of work to provide a complete and finished project.
K.3. Coordination: The GC shall coordinate with project management for any contingency inclusion in the bid for tenant improvements and related work not provided for on these drawings. The GC shall coordinate access and information with Owner's Subcontractors and installers
K.4. Protection & Damages: The GC shall maintain sufficient insurance to provide adequate protection from claims under workman's compensation, personal injury or death, or property damage which may arise from operations conducted under the auspices of these documents. The contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. He shall take all reasonable protection to prevent damage, injury or loss to:
K.4.1. all workers on the work and other persons who may be affected thereby
K.4.2. all the work and all materials and equipment to be incorporated therein
K.4.3. other property at the site or adjacent thereto
K.4.4. GC shall give all notices and comply with all applicable laws, ordinances, rules and regulations, and orders of any public authority bearing on the safety of all persons and property and their protection from damage, injury, or loss. The contractor shall promptly remedy all damages or loss to any property caused in whole or in part by the contractor, any subcontractor, or anyone directly or indirectly employed by any of them or for anyone for whose acts any of them may be liable. The GC is responsible for and shall provide protection for any existing finishes including building elevators, lobbies and corridors.
K.5. Supervision: The GC shall supervise and direct the work using his best skill and attention. The GC is solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract. The construction shall be carried out and supervised by skilled and licensed GC and subcontractors in there respective fields. The GC shall be responsible to the owner for the acts and omissions of his employees, subcontractors and their agents and employees, and other persons performing any of the work under a contract with the GC.
K.6. Performance: All of the GC's Subcontractors shall meet the manufacturer's qualifications for products related to their work on this project. All trades must perform their work in strict accordance with the professional standards adapted by their industry and any and all applicable and adapted local, state and national building codes. The GC shall be responsible for coordinating and supervising his sub-contractors and the local jurisdiction's inspections to achieve the highest quality project in compliance with all applicable codes. The finished work shall be firm, well anchored, in true alignment, plumb, level, with smooth, clean, uniform appearance without waves, distortions, holes, marks, cracks, stains or discoloration. Joints shall be close fitting, neat, and well screed. The finish work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. All work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling and warping due to temperature and humidity conditions.
K.7. Field Location of Project Elements: The GC shall coordinate the location of any and all mechanical, telephone, electrical, plumbing, and sprinkler equipment (to include all piping, duct work, structural members and conduit), and that all required clearances for installation and maintenance of above equipment are provided. Conflicts shall be resolved by the contractor to the satisfaction of the architect. The GC and subcontractors shall coordinate the layout and exact location of all partitions, doors, electrical/telephone receptacles, light switches duct layout with the Architect in the field before proceeding with the final installation thereof. The GC will be responsible for coordinating site visits in concert with the Architect as required during construction to verify proposed locations.
K.8. Safety & Security: The GC shall be responsible for securing and controlling access to the job site and the safety of persons on the job site during construction process.
K.9. Fees & Permits: The GC shall be responsible for obtaining all required building permits & licenses mandated by local, state & national jurisdictions for the construction set forth in these documents. The GC shall incur the costs of said required permits.

DIVISION 2: SITEWORK

See Civil Drawings
See Landscape Drawings

DIVISION 3: CONCRETE

A. Reference Standards: Comply with provisions of the following Codes, Standards and Specifications, except as otherwise shown or specified.
A.1. American Concrete Institute publications
A.2. ASTM C33 Standard Specification for Concrete Aggregates
A.3. ACI 306 Recommended Practice for Cold Weather and Concreting
A.4. ACI 318 Building Codes Requirements For Reinforced Concrete
A.5. ACI 305 Recommended Practice for Hot Weather Concreting
A.6. ACI 315 Manual of Standard Practice for Detailing Reinforced Concrete Structures
A.7. ACI 301-72 Specifications for Structural Concrete for Buildings. Concrete Reinforcing Institute: Manual of Standard Practice.
A.8. ACI 304, Recommended Practice for Measuring, Mixing and Placing Concrete
A.9. Comply with requirements of ACI 347 Recommended Practice for Concrete Formwork, unless otherwise shown.
B. General: All concrete work which does not conform to specified requirements including strength, tolerances and finishes, shall be corrected or removed and replaced as directed by the Architect at contractor's expense. Contractor shall also be responsible for cost of corrections to any other work affected by or resulting from correction to concrete work and for additional testing of work in place which may be required. All reinforcing must be in place and inspected prior to any concrete pour.
C. Vapor retarder under slab, above granular fill to be 10 mil sheet, see specifications.

DIVISION 4: MASONRY

A. Arriscraft Renaissance thin
B. Arriscraft Elevation thin
C. Echelon split faced CMU
D. Mortar mixes tbd

DIVISION 5: METALS

A. Reference Standards: All structural steel shall be detailed and erected in accordance w/ the American Institute of Steel Construction (A.I.S.C.) Specifications and Code of Standard Practice, AISC "Specifications for Design, Fabrication and Erection of Structural Steel for Buildings"; AISC "Manual of Steel Construction"; AISC "Specification for Structural Joints Using ASTM A325 or A490 Bolts" approved by the Research Council on Riveted and Bolted Structural Joints of the Engineering Foundation; AWS "Code for Welding in Building Construction".
B. General: Do not prime exposed structural steel. Testing and "Special" inspection of field welding and high strength bolting will be performed by an independent testing agency paid by Owner
B.1. Welding and Materials: Inspection of welding will endeavor to assure that work conforms to specified requirements. Testing Agency will test all field welds, including wall studs and roof deck connections:
B.1.1. 100% visual and 10% magnetic particle. Additional testing will be required if more than 10% of tested welds are rejected, then additional 10% of welds will be tested using same method. This 10% additional testing process will be repeated until rejection rate drops below one in 10. Testing Agency will have authority to reject welds. Such rejection may be based on visual inspection where, in his opinion, weldment would not pass more detailed investigation. All rejected welds shall be replaced and retested at the expense of the Contractor.
B.2. Bolted Connections: Testing Agency will visually inspect all bolted connections to ascertain that all bolts, nuts and required washers have been installed and are of proper type, that all surfaces have been brought into snug contact and that all load indicator bolts have been tightened until the spline has twisted off.
B.3. Self-Expanding Inserts: The Testing Agency will inspect self-expanding, drilled-in inserts shown on the Structural Drawings.
B.4. Adhesive-Bonded Inserts: The Testing Agency will inspect adhesive-bonded, drilled-in inserts.
B.5. Fasteners: General: See structural drawings. Shall be A307. Expansion anchors and adhesive anchors shall have current published IBC Evaluation Report indicating IBC approval as acceptable method of construction under the IBC. Comply with all limitations on use of anchors stipulated in Evaluation Report. High strength threaded fasteners shall be heavy hexagonal structural bolts and nuts and hardened washers complying with ASTM A325 or ASTM A490. Weld or bolt shop connections, unless otherwise shown. Bolt field connections, except where welded connections are shown or specified. Unless noted, use ASTM A325 or A490 bolts. Bolts may be snug tight only and need not be tightened in accordance with "Specifications for structural Joints using ASTM A325 or A490 Bolts". No one-sided connections shall be used, unless shown on the drawings. Detailing and fabrication of high strength bolted joints shall conform to "Specifications for Structural Joints using ASTM A325 or A490 bolts". Headed Stud Type Shear Connectors - Provide cold finished carbon steel headed stud type conforming to ASTM A108, grade 1015 or 1020, with dimensions complying with the AISC Specifications. Studs shall be manufactured by Nelson Division of TRW, or approved substitute.

DIVISION 6: WOODS AND PLASTICS

A. Reference standards: American Institute of Timber Construction; National Forest Products Association, ANSI/AF&PA NDS-1997 National Design Specifications for Wood Construction; Truss Plate Institute, TPI-74; American Plywood Association Design Specification PDS 1986, Guide to Plywood For Floors, Plywood Sheathing for Walls and Roofs; American Wood Preservers Assoc., Standards.
B. General: Maximum moisture content: Framing Lumber-15%; Exterior Finish Lumber - 15%; Interior Finish Lumber - 12%, All wood framing per Structural Engineer's specifications and drawings
C. Treated Lumber: Per ASTM D-1760-76. Treat indicated items and the following: Wood cants, nailers, curbs, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers and waterproofing. Wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
D. Finish carpentry: see notes on drawings. Prime all trim that will be painted before installing on walls. MDF trim edges shall be sanded between coats to ensure smooth appearance. All trim to align with adjacent materials of the same dimension. Scribe base to floor. Caulk to wall with color match to wall paint or color to be selected by architect.
E. Exposed Wood Fasteners: All fasteners exposed to weather must be galvanized or non-rusting. All fasteners used with cedar, redwood, or treated lumber should be stainless steel. Consult applicable code compliance report for correct fasteners type and placement to achieve specified design wind loads and shear values. Drive fasteners perpendicular to siding and framing. Fastener heads should fit snug against siding (no air space). Do not over-drive nail heads or drive nails at an angle. If nail is countersunk, caulk nail hole and add a nail. Under driven nails should be hit flush to the plank with a hammer.

DIVISION 7: THERMAL & MOISTURE PROTECTION

A. Fire stopping: Fire blocks are required within stud walls at 8' intervals vertical and at the floor and ceiling and between stair stringers. Fire block material may be 2" nominal lumber. Fire blocks are also required at floor and ceiling penetrations around vents, pipes, ducts, etc.
B. Caulking and Sealants: In general, seal all openings indicated on the drawings and at other locations requiring sealant to seal visually and against infiltration from air and water, including but not limited to:
B.1. Expansion joints and control joints in exposed interior concrete floor slabs.
B.2. Isolation joints between structure and other elements.
B.3. Joints at penetrations of walls, decks and floors by piping and other service equipment.
B.4. Joints between door and window frames and adjacent materials, exterior and interior.
B.5. Bedding for door thresholds.
B.6. Open joints, construction and expansion joints between dissimilar materials as required to close and conceal jointing of the work.
B.7. Around exterior door and window frames, fill completely with foam sealant between frames and surrounding framing.
B.8. Clean (and prime if required) joint surfaces and surrounding areas before installation. Provide joint backing if depth of joint exceeds manufacturer's specifications. Match type of sealant to adjacent materials and temperature and moisture exposure and apply per manufacturer's instructions. Apply sealants when temperatures are between 50 and 90 degrees.
C. Interior Partition Acoustical Insulation: Provide glass fiber acoustical insulation for interior partitions as indicated in building plans. Type: Un-faced glass fiber acoustical insulation complying with ASTM C 665, 3 1/2". Comply with manufacturer's instructions for particular conditions of installation in each case. Batts may be friction-fit in place until the interior finish is applied. Install batts to fill entire stud cavity. If stud cavity is less than 96" in height, cut lengths to friction-fit against floor and ceiling tracks. In walls with penetrations, carefully cut to fit around outlets, junction boxes and other irregularities.

DIVISION 8: DOORS & WINDOWS

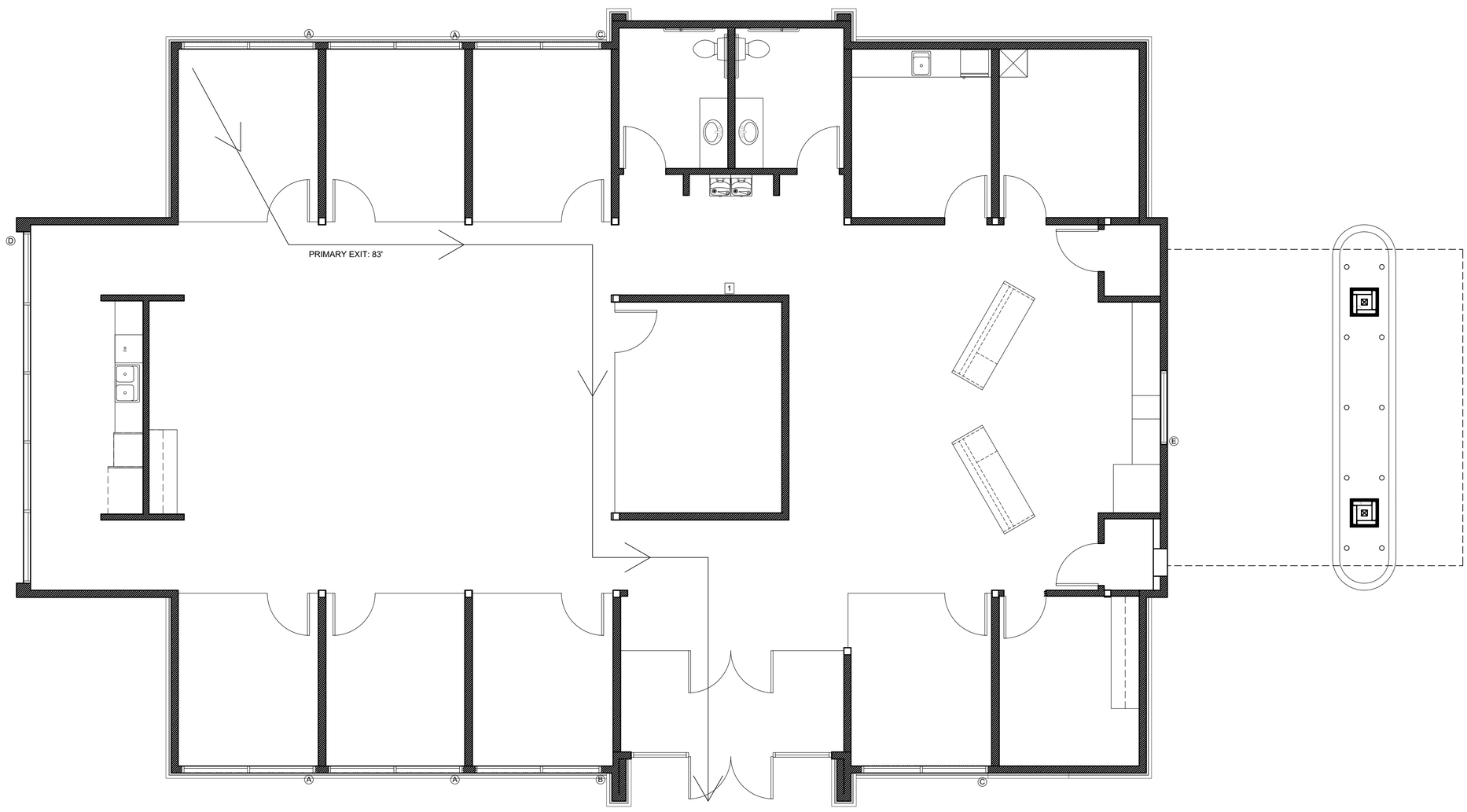
A. Reference standards:
A.1. ASTM E 283 – Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
A.2. ASTM E 330 – Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
A.3. ASTM E 331 – Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
A.4. ASTM E 547 – Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
A.5. ASTM E 1300 – Standard Practice for Determining Load Resistance of Glass in Buildings.
A.6. ASTM E 1886 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missiles and Exposed to Cyclic Pressure Differentials.
A.7. ASTM E 1996 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.
A.8. ASTM E 2190: Standard Specification for insulating Glass Unit Performance and Evaluation.
A.9. ASTM C 1036: Standard Specification for Flat Glass.
A.10. ASTM E 2068: Standard Test Method to Determine the Operating and Breakaway Forces of Sliding Windows and Doors.
A.11. ASTM E 90-09: Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
A.12. NFPA 252 – Standard Methods of Fire Tests of Door Assemblies
A.13. UL 10B – Standard for Fire Testing Door Assemblies.
A.14. Insulating Glass Manufactures Alliance / Insulating Glass Certification Council (IGMA/IGCC).
A.15. AAMA/WDMA/CSA 101/I.S.2/A440-05: Standard/Specification for windows, doors, and unit skylights.
A.16. AMA/WDMA/CSA101/I.S.2/A440-08: Standard/Specification for windows, doors, and skylights.
A.17. National Fenestration Rating Council (NFRC): 101: Procedure for Determining Fenestration Product Thermal Properties.
B. Glazing: Safety Glazing - Tempered glass shall be used in all locations which may be subject to human impact complying with the Consumer Products Safety Commission CPSC 16CFR 1201. Examples of human impact locations: Frameless glass doors; Glass panels located within a 24" radius of either vertical edge of closed doorways; Glass panels which are greater than 9 s.f. with a bottom edge height of less than 18" a.f.f. and a top edge of greater than 36" a.f.f. and where one or more walking surfaces are within 36" horizontally of the plane of the glazing, etc.

DIVISION 9: FINISHES

A. Provide 10% extra stock on all finish materials except gyp. bd.
B. Floors: See plans for locations of different finishes. Submit samples to Owner and Architect for approval prior to ordering or installation. The subfloor shall be clean, flat and dry in preparation for installation.
C. Tile: General: Install all tile (ceramic, marble, granite, etc.) per specifications of the Tile Council of America Inc. publication "Ceramic tile: the installation Handbook" latest edition. Floor tile set over concrete to be set on a layer of Anti-fracture Membrane. Wall tile to be set over Dens Shield.
D. Tile Setting Materials And Accessories:
D.1. References:
D.1.1. ANSI A108.6 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy.
D.1.2. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework.
D.1.3. ANSI A118.1 - American National Standard Specifications for Dry-Set Portland Cement Mortar.
D.1.4. ANSI A118.3 - American National Standard Specifications for Chemical Resistant, Water Cleanable Tile Setting and Grouting Epoxy and Water Cleanable Tile Setting Epoxy Adhesive.
D.1.5. ANSI A118.4 - American National Standard Specifications for Latex-Portland Cement Mortar.
D.1.6. ANSI A118.6 - American National Standard Specifications for Ceramic Tile Grouts.
D.1.7. TCA (HB) - Handbook For Ceramic Tile Installation; Tile Council of America.
D.2. SUBMITTALS
D.2.1. Setting Materials Product Data: Manufacturer's Product Data indicating compliance with specified requirements.
D.2.2. Manufacturer's installation instructions.
D.2.3. Samples: Grout Materials: For each grout type specified, minimum 2 inch (51 mm) long samples indicating manufacturer's full range of available colors.
D.2.4. Accessories: For each accessory; two units, or two 12 inches (305 mm) long samples of linear accessories.
D.3. PROJECT CONDITIONS
D.3.1. Maintain ambient and surface temperatures at minimum 60 degrees F during installation of cementitious materials and for 72 hours after installation.
D.3.2. Maintain ambient and surface temperatures between 65 degrees F and 95 degrees F during installation of epoxy setting and grouting materials and for 72 hours after installation.
D.4. PRODUCTS
D.4.1. Supply each specified product from a single manufacturer; supply all setting materials and grout materials from a single manufacturer.
D.5. UNDERLAYMENTS
D.5.1. Self-Leveling Cementitious Underlayment: Self-leveling Underlayment No. 815 (Cementitious). Characteristics: Portland cement, modified with acrylic admixtures for improved self-leveling and curing performance.
D.6. MORTARS AND ADHESIVES
D.6.1. Fast Setting, Latex-Portland Cement Mortar for Use Interior and Exterior for Floor and Wall Tiles : Acceptable Product: SGM, Inc.; Floor and Wall Thinset Mortar, gauged with Kwik Set Acrylic Mortar Admixture. Characteristics: Dry-set mortar with latex to be used as replacement for all or part of gauging water; conforming to ANSI A118.4.
D.6.1. Latex-Portland Cement Mortar for Setting Absorptive, Semi-Vitreous and Vitreous Floor and Wall Tiles: Acceptable Product: SGM, Inc.; Floor and Wall Thinset Mortar No. 727, gauged with Southcrete 25 Acrylic Mortar Admixture. Characteristics: Dry-set mortar with latex to be used as replacement for all or part of gauging water; conforming to ANSI A118.4.
D.7. GROUTS
D.7.1. Unsanded Grout (Polymer-Modified) for Use in Grout Joint Widths 1/8 inch or Less: Acceptable Product: SGM, Inc.; Dry-Set (Unsanded) Joint Filler. Characteristics: Portland cement, with mineral filler coloring agents and water-retentive admixtures, factory-mixed; conforming to ANSI A118.6 H-2.3.Color: TBD
D.7.2. Latex-Portland Cement Grout (Polymer-Modified) for Use in Joint Widths 1/8 inch (3 mm) to $\frac{3}{8}$ inches Acceptable Product: SGM, Inc.; Security Polymer Grout. Characteristics: Dry-set grout with dry polymers added in re-emulsifiable powder form, factory-mixed; conforming to ANSI A118.6 H-.
D.8. ACCESSORIES
D.8.1. Spacers for Porcelain Paver Tile: Plastic; size specified in manufacturer's printed installation instructions for tile thicknesses and joint widths indicated.
D.8.2. Exposed Tile Edges and Where Indicated: Stainless steel angle, leg length equal to depth of tile or panel and setting bed.
D.9. EXECUTION EXAMINATION
D.9.1. Verification of Conditions:
D.9.1.1. Verify that moisture content of substrates are within tolerances recommended by setting materials manufacturer.
D.9.1.2. Verify that horizontal substrates are level or formed to required slopes.
D.9.1.3. Verify that substrates meet requirements specified in referenced TCA details.

D.10. PREPARATION
D.10.1. Horizontal Cementitious Substrates:
D.10.1.1. Grind high spots of concrete slabs to achieve specified tolerances.
D.10.1.2. Install specified underlayment to bring horizontal substrates to specified tolerances.
D.10.1.3. Clean surfaces free of dust and debris; acid-etch concrete slabs.
D.10.2. On vertical wall surfaces - Glass-Mat, Water-Resistant Backing Board with Water-Resistant Coating: ASTM C 1178/C 1178M. Basis-of-Design Product: Subject to compliance with requirements, provide Georgia-Pacific Gypsum LLC; "DensShield Tile Backer" or a comparable product by another manufacturer. Core: 1/2 inch. Long Edges: Square.
D.11. INSTALLATION – GENERAL
D.11.1. Install in accordance with the TCA Method indicated, and as follows.
D.11.2. Install tile in accordance with referenced TCA details, including specifications and references contained therein.
D.11.3. Extend into recesses, and under or behind equipment and fixtures, to form complete covering without interruptions, except as otherwise indicated.
D.11.4. Cut tiles only with powered cut-off blade and drill holes in tiles, where required, using powered carbide-tip drill bit; cut or drilled tiles having chipped or broken edges are prohibited.
D.11.5. Cut tiles less than 1/2 full tile dimension each way are prohibited.
D.11.6. Maintain joint widths between tiles as specified in tile manufacturer's installation instructions; use spacers at corners of tile units or factory-assembled sheets of tile units.
D.12. INSTALLATION – FLOORS
D.12.1. Provide tile edge where floor tile abuts dissimilar floor covering materials.
D.12.2. Provide thresholds at doors and openings, except where tile is continuous between spaces; field-cut notches for door stops.
D.12.3. Unless otherwise indicated, install tile in grid pattern perpendicular and parallel to adjacent vertical surfaces, centered in space.
D.12.4. Interior Concrete Floors: On-grade: Thinset
D.13. INSTALLATION – WALLS
D.13.1. Set full tile units, or full factory-assembled sheets of tile units, adjacent to outside corner units; cut tile only at inside corners.
D.13.2. Unless otherwise indicated, install tile in grid pattern plumb and level.
D.13.3. Where wall tile and floor tile have same modular dimensions, align wall tile joints with floor tile joints.
D.14. Interior Walls:
D.14.1. On Cementitious Backer Units: TCA W244, with waterproof membrane at wet areas.
D.15. GROUTING
D.15.1. Check bond strength of tile before grouting.
D.15.2. Grout tile in accordance with the following, using grout materials specified: Latex Portland Cement Grout: ANSI A108.10; Epoxy Grout: ANSI A108.6.
D.15.3. Remove grout from tile surfaces while still plastic, as grouting progresses.
D.16. CLEANING
D.16.1. After completion of setting and grouting, clean tile surfaces using cleaning methods and materials recommended by tile manufacturer and grout materials manufacturer.
D.16.2. Except as specifically recommended by both tile manufacturer and grout materials manufacturer, acid cleaning of tile and grout surfaces is prohibited; in such instance, clean tile and grout surfaces in strict accordance with manufacturers' instructions for acid cleaning, including protection of adjacent products and materials.
D.17. PROTECTION
D.17.1. Leave finished installation clean and free of cracked, chipped, broken, unbonded, or otherwise defective work.
D.17.2. When recommended by tile manufacturer, apply protective coat of neutral protective cleaner to completed tile walls and floors.
D.17.3. Protect installed tile in accordance with ANSI specifications and manufacturer's instructions; use Kraft paper or other heavy covering during construction period to prevent staining, damage, and wear.
D.17.4. Remove protective coverings and rinse neutral cleaner from tile surfaces not more than 24 hours before final inspection.
E. Waterproofing and Crack Prevention Membrane:
E.1. Product Description A ready-to-use elastomeric waterproofing membrane for both commercial and residential tile and stone application. Suited for interior and exterior substrates, RedGard® creates a continuous waterproof membrane barrier with outstanding adhesion and reduces crack transmission in tile and stone floors. It bonds directly to clean metal drains, PVC, stainless steel and ABS drain assemblies and can be used as a slab-on-grade moisture vapor barrier under all types of floor coverings.
E.2. Instructions: General Surface Prep - USE CHEMICAL-RESISTANT GLOVES, such as nitrile, when handling product. Exterior and wet areas must have proper sloping to drains. All surfaces must be structurally sound, clean, dry and free from contaminants that would prevent a good bond. Newly prepared concrete must be troweled smooth and textured to a fine broom finish and cured for 28 days. Existing surfaces must be scarified and leveled, and all defects must be repaired. Cracks exceeding 1/8" (3 mm) should be treated in accordance with TCNA F125 or TCNA F125A.
E.3. Application as General Waterproof Membrane (ANSI 118.10) Cracks to 1/8" should be prefilled before beginning the waterproofing application. Lightly dampen all porous surfaces. Use a 3/4" rough textured synthetic roller or a 3/16"-1/4" V notch trowel and heavily precoat the corners and the intersections where the floors and walls meet, extending 6" (15 cm) on either side. For extra protection, embed a 6" wide fiberglass mesh into the membrane for changes of plane and for gaps 1/8" or greater. Apply RedGard at a rate of 110 sq.ft per gallon each coat. If using a trowel, spread the material with the trowel held at a 45° angle, and then flattens the ridges. If using a roller, apply a continuous, even film with overlapping strokes. An airless sprayer may be used for the waterproofing application. The sprayer must produce between 1900 - 2300 psi, with a flow rate of 1.0 - 1.5 GPM and must have a tip orifice size of 0.025 - 0.029. Apply a continuous film with overlapping spray. The membrane appearance is pink when wet and dries to a dark red color. It typically takes 1-1.5 hours to turn completely red. After the first coat turns red, inspect the film for integrity and fill any voids or pinholes with additional material. Apply a second coat at right angles to the first coat. To meet the requirements of IAMPO, Two coats should be applied at a rate of 80 sq. ft. per gallon each coat. In all cases the wet film thickness should not exceed 125 mils. Curing of Product RedGard® is dry when it turns solid red, with no visible pink color. Typically, drying time is 1-1.5 hours; depending on ambient conditions, drying time can be as much as 12 hours. After the second coat is applied and both coats are fully cured, the application area can be flood tested.
E.4. Protection: If tile or stone will not be set immediately after curing, protect the application from heavy traffic damage. Protect from rain and inclement weather for 72 hours after application. If delays longer than 72 hours are expected, cover the area with felt paper. Care should be taken to prevent the application from becoming soiled or punctured during and after application.
E.5. Tile and Stone Installation Install tile or stone with a Custom® Building Products polymermodified mortar that meets ANSI A118.4 or A118.15 standards.
F. Carpet:
F.1. REFERENCES:
F.1.1. ASTM E 648 - Standard Test Method for Critical Radiant Flux of Flooring Systems Using a Radiant Energy Source
F.1.2. ASTM E 662 - Test Method for Specific Optical Density of Smoke Generated by Solid Materials.
F.1.3. ASTM F 2240 - Standard Test Method for Rubber PropertyDurometer Hardness
F.1.4. ASTM D 2859 - Standard Test Method for Ignition Characteristics of Finished Textile Floor Covering Materials 18.
F.1.5. ASTM D 1630 - Standard Test Method for Rubber Property-Abrasion Resistance (Footwear Abrader)
F.1.6. ASTM D 3936 - Standard Test Method for Resistance to Delamination of the Secondary Backing of Pile Yarn Floor Covering.
F.1.7. ASTM F 710 - Preparation of Concrete Slabs to Receive Resilient Flooring.
F.1.8. ASTM F 1482 - Standard Practice for Installation and Preparation of Panel Type Underlayments to Receive Resilient Flooring.
F.1.9. NFPA 253 - Standard Method Of Test For Critical Radiant Flux Of Floor Covering Systems Using A Radiant Heat Energy Source.
F.1.10. NFPA 258 - Test Method for Specific Density of Smoke Generated by Solid Materials.
F.2. SUBMITTALS: Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
F.3. PROJECT CONDITIONS: Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
F.3.1. PREPARATION
F.3.1.1. Clean surfaces thoroughly prior to installation.
F.3.1.2. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
F.3.1.3. Substrate: Prepare substrate to be free of paint, old adhesive, sealers, coatings, finishes, dirt, film-forming curing compounds, and all other substances which may affect the adhesion of floor covering to the substrate.
F.3.1.4. Concrete Substrate: Reference Standard ASTM F 710 Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring.
F.3.1.4.1. Concrete Moisture Test: Per ASTM F 710 section 5, persons or testing agencies with experience in concrete moisture testing shall perform moisture tests on concrete regardless of its age or grade level or history of use, with a minimum of three tests for the first 1000 square feet and one additional test for each 1000 square feet or fraction thereof, per grade level. A diagram of the area showing the location and results of each test shall be dated and submitted to the Architect. If the test results exceed the floor covering manufacturer's limits, installing shall not commence until results conform to limits.
F.3.1.4.2. Concrete pH Test: Perform pH tests on concrete regardless of its age or grade level or history of use. Readings below 7.0 and above 10.0 can adversely affect resilient flooring or adhesives, or both. If the test results exceed the floor covering manufacturer's limits, installing shall not commence until results conform to limits.
F.3.2. INSTALLATION Install in accordance with manufacturer's instructions.
G. Gypsum Board Partitions & Wall Framing:
G.1. Install studs of the sizes and spacings shown on the drawings. All walls are to be erected plumb & true except where noted otherwise. Install studs to firmly support facing materials as per manufacturer's instructions, applicable trade standards, and governing building code. Provide solid continuous support under floor runners. Install heavy gauge studs and extra stiffeners at jambs. Install backing and anchors for door frames and wall mounted fixtures and equipment.
G.2. Anchor track channels to concrete slabs with power-driven anchors @ 24" o.c.. Provide a barrier strip of 15# building felt where track or studs abut concrete slabs or CMU exterior walls. Butt all track joints. Securely anchor abutting pieces of track to a common structural element, or butt-weld or splice them together.
G.3. Align and plumb studs, and securely attach to the flanges or webs of both upper and lower tracks except when vertical movement is specified. Locate studs no more than two inches from abutting partitions, corner or opening frames. Install steel studs so that the flanges point in the same direction and gypsum boards shall be installed in the opposite direction.
G.4. Frame openings to comply with recommendations of gypsum board manufacturer. Frame partition openings to include headers and supporting studs as shown in the drawings. Install jack studs or cripple below window sills, above window and door heads, at freestanding stair rails and elsewhere to furnish support, securely attached to supporting members.
G.5. Attach partition stud bridging in a manner to prevent stud rotation. Space bridging rows according to manufacturer's recommendations.
G.6. Provide temporary bracing until erection is completed.
G.7. Installation tolerances shall not vary more than 1/8" from plane of adjacent framing.
G.8. Installation:
G.8.1. Install gypsum board on walls vertically to avoid end-butt joints. Install gypsum board with face side out. Do not install damaged or damp boards.
G.8.2. Locate edge or end joints over supports so that edge is attached to open (unsupported) edge of stud flange first. Stagger vertical joints over different studs on opposite sides of wall.
G.8.3. Install "J" Bead with pull edge for smooth finish.
H. Gypsum Board Finishing: The recommended levels of finish of gypsum board for walls and ceilings are contained within GA-214: Levels of Gypsum Board Finish and ASTM C 840. All new and existing partitions to be finished to Level 5.
H.1. Apply joint tape at joints between gypsum boards except at trim locations.
H.2. Apply treatment at gypsum board joints, flanges of trim accessories, penetrations, fastener heads and surface defects. Pre-fill open joints and rounded or beveled edges using type of compound recommended by Manufacturer.
H.3. Protection of Work: Provide protection that ensures gypsum drywall work will remain without damage or deterioration at time of substantial completion.
I. Powder-coating: Manufactured by Cardinal products, applied and finished by certified finisher w/ min10-years experience per manufacturer's specifications.
J. Paint:
J.1. Submittals: Submit Product characteristics; Surface preparation instructions and recommendations; Application methods; Color Draw-downs.
J.2. Scope of work: Paint all new and adjacent existing partitions affected by the work, including reveals and trims; gypsum board ceilings and soffits, as indicated on drawings and details unless noted otherwise.
J.3. Doors to be sprayed for a smooth finish, not rolled, back-rolled or brushed.
J.4. Perform preparation and cleaning procedures in strict accordance with paint manufacturer's instructions. Apply paint in accordance with manufacturer's directions. Use applicators and technique best suited for the substrate and type of material being applied as specified by the manufacturer.
J.5. Provide primers and other undercoat paint produced by the same manufacturer as finish coats.
J.6. Use only thinners approved by the paint manufacturer, and only within manufacturer recommended limits
J.7. All drywall surfaces shall receive one coat primer and two coats finish paint.
J.8. Provide the following types of paints and coatings where applicable (Sherwin-Williams or equal).
J.9. Interior Paint Systems:
J.9.1. Drywall walls and ceilings, Latex System
J.9.1.1. 1st Coat: S-W ProMar 200 Zero VOC Latex Primer, B28W2600 (4.0 mils wet, 1.0 mils dry)
J.9.1.2. 2nd Coat: S-W ProMar 200 Zero VOC Latex Egg-Shell, B20-2600 Series
J.9.1.3. 3rd Coat: S-W ProMar 200 Zero VOC Latex Egg-Shell, B20-2600 Series

1 X KEYNOTES:
1. FEC



N

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

File : C:\Users\tyler\OneDrive – TJS Architects\Desktop\work\projects\Bank of Utah\spanish fork_new\Cad\sheets\G101 EGRESS PLAN.dwg Jun 29, 2026 – 8:10am By: tyler

tjs architects

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BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:
STATE OF UTAH
TYLER SMITH
No. 10584822-0301
6.29.26
LICENSED ARCHITECT

ISSUANCES:
PERMIT SET 6.22.26

PROJECT:
NUMBER: 26002
DATE: 6.22.26

SHEET:
G101

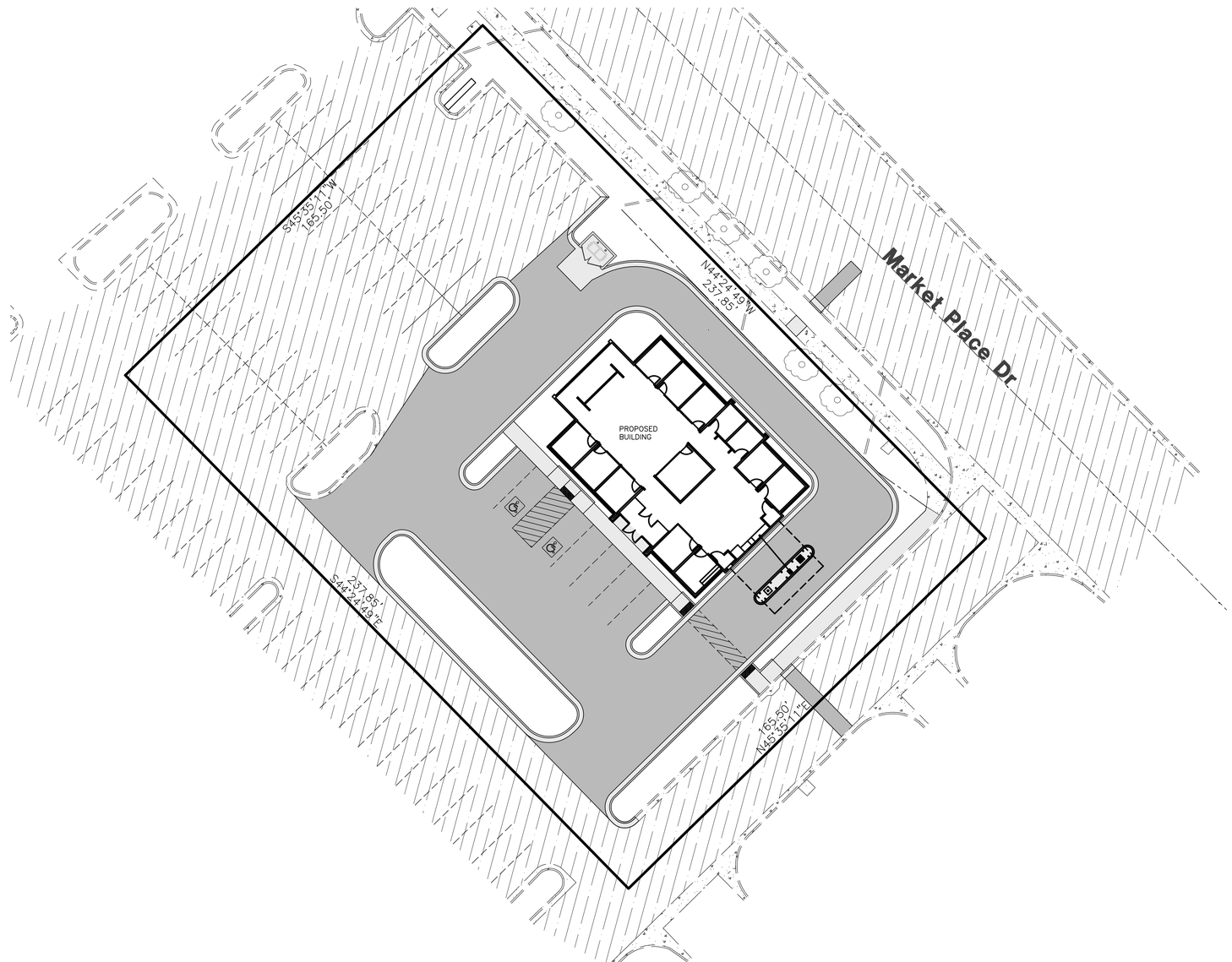
Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

1. 04/23/2026 ZD – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 05/11/2026 ZD – ADDED DUMPSTER ENCLOSURE
3. 06/10/2026 ZD – REVISED SITE LAYOUT

BANK OF UTAH
1351 N Canyon Creek Parkway
Improvement Plans

SPANISH FORK, UTAH COUNTY, UTAH
MARCH, 2026



Vicinity Map
NOT TO SCALE

SITE DATA

PARCEL #:	65:628:0015	
PROJECT ADDRESS:	1351 N CANYON CREEK PKWY, SPANISH FORK, UT	
EX. ZONING:	C–2	
PARKING:	41 STALLS PROVIDED (2 A.D.A.) ON PROPERTY, PARKING LOT IS PART OF THE SHOPPING CENTER	
PARCEL AREA:	39,363 S.F. (0.90 ACRES)	
BUILDING AREA:	4,000 S.F.	10.3%
PAVEMENT AREA:	28,905 S.F	73.4%
LANDSCAPE AREA:	6,458 S.F.	16.4%

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing/Demo Plan
Sheet 4 - Site Plan
Sheet 5 - Grading/Utility Plan
Sheet 6 - Details
Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
Sheet 8 - Storm Water Pollution Prevention Plan Details
Sheet 9 - Landscape Plan
Sheet 10 - Irrigation Plan
Sheet 11 - Irrigation Details

20 0 20 40 60'
Scale: 1" = 20'

Site Benchmark:
TOP OF BRASS CAP FOR THE NORTH EAST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
VERTICAL DATUM 4556.70' (NAVD88 PER UCS.)

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

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE–DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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REVISIONS

DATE		DESCRIPTION
05/11/26	ZD	Added Dumpster
06/10/26	ZD	Revised Site Layout

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
8338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324–04

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE 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.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL 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 WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. IN EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

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 REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE 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 ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

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

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
	= PROPOSED SECONDARY WATER LINE
	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= EXISTING FENCE LINE
	= PROPOSED FENCE LINE
	= DRAINAGE SWALE
OHP	= OVERHEAD POWER LINE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= DUAL SECONDARY METER

	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED REDUCER
	= EXISTING REDUCER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= FG @ BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
CPED	= COMMUNICATION PEDESTAL
EP	= EDGE OF PAVEMENT
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
GFE	= GARAGE FLOOR ELEVATION
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
OHP	= OVERHEAD POWER
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PTFB	= POWER TRANSFORMER BOX
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SL	= STREET LIGHT
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= FG @ TOP OF WALL
TSW	= TOP OF SIDEWALK
UGP	= UNDERGROUND POWER
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
(4800)	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE
	= PROPOSED RETAINING WALL
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR

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SPANISH FORK, UTAH COUNTY, UTAH

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REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
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2
11 Total Sheets

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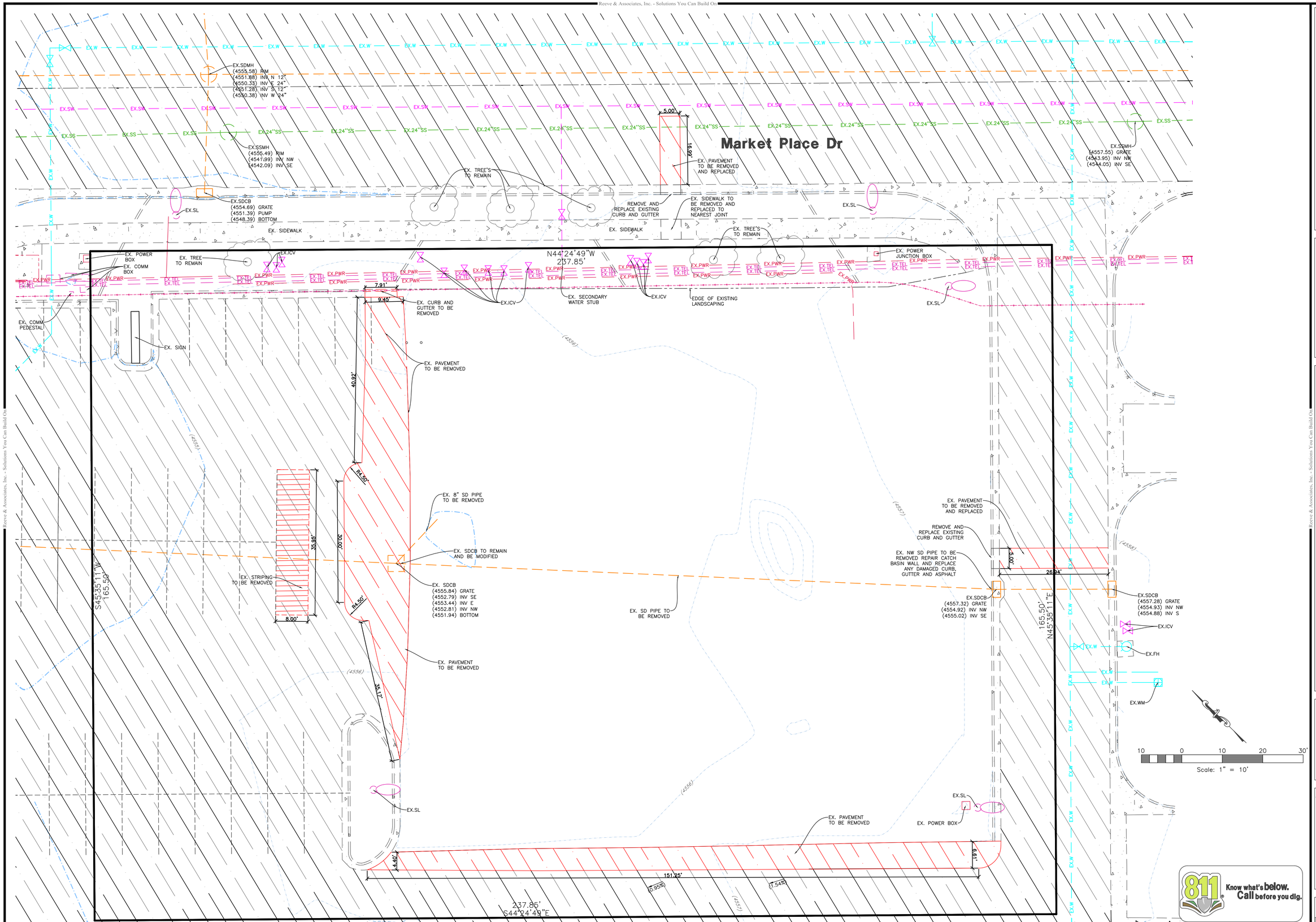

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REVISIONS

DATE		DESCRIPTION
05/11/26	ZD	Added Dumpster
06/10/26	ZD	Revised Site Layout

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Existing/Demo Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324-04

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3
11 Total Sheets

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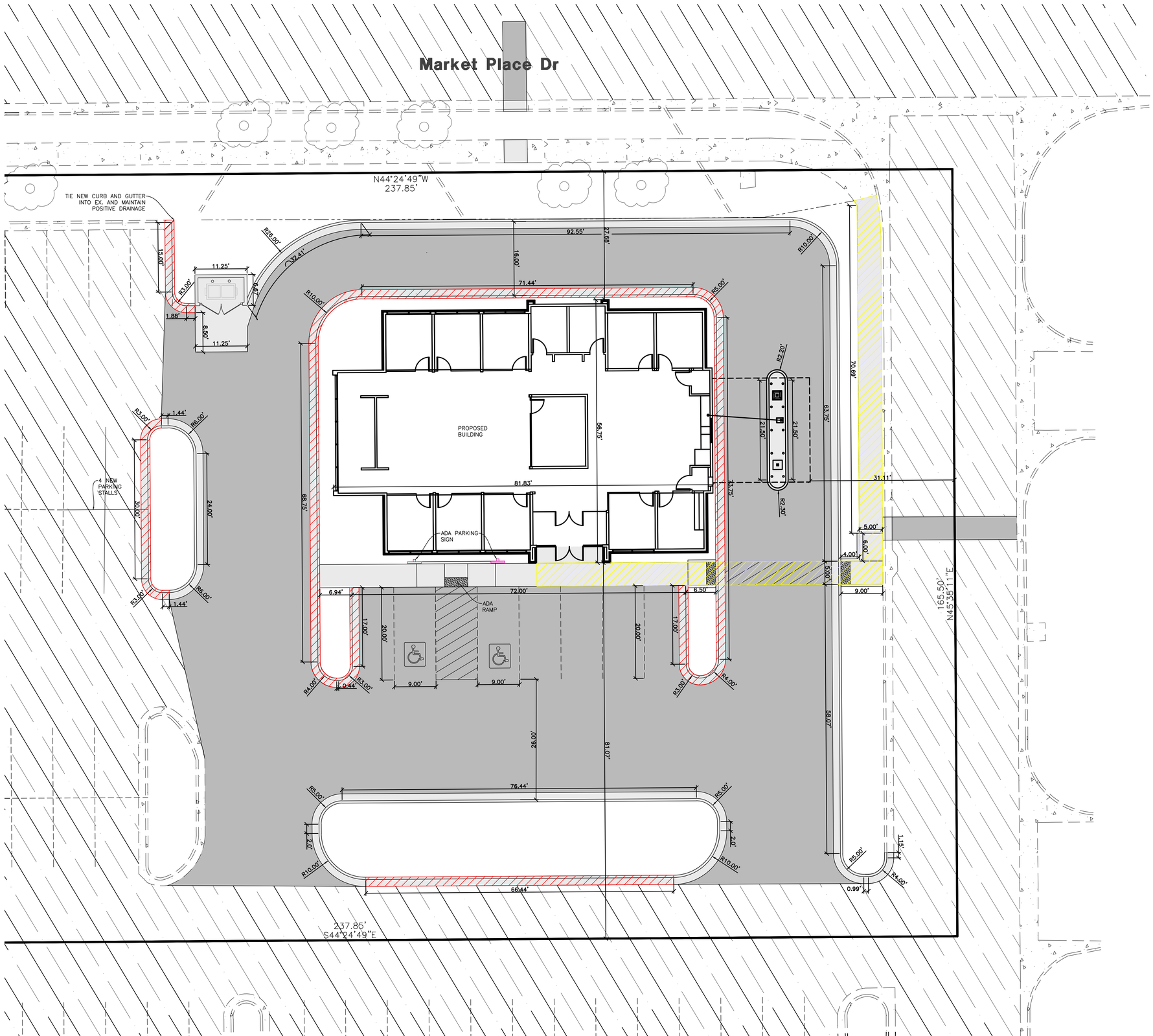

Legend

= OUT FALL CURB

= ADA SITE ACCESSIBLE PATH

10 0 10 20 30'

Scale: 1" = 10'

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Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Site Plan

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
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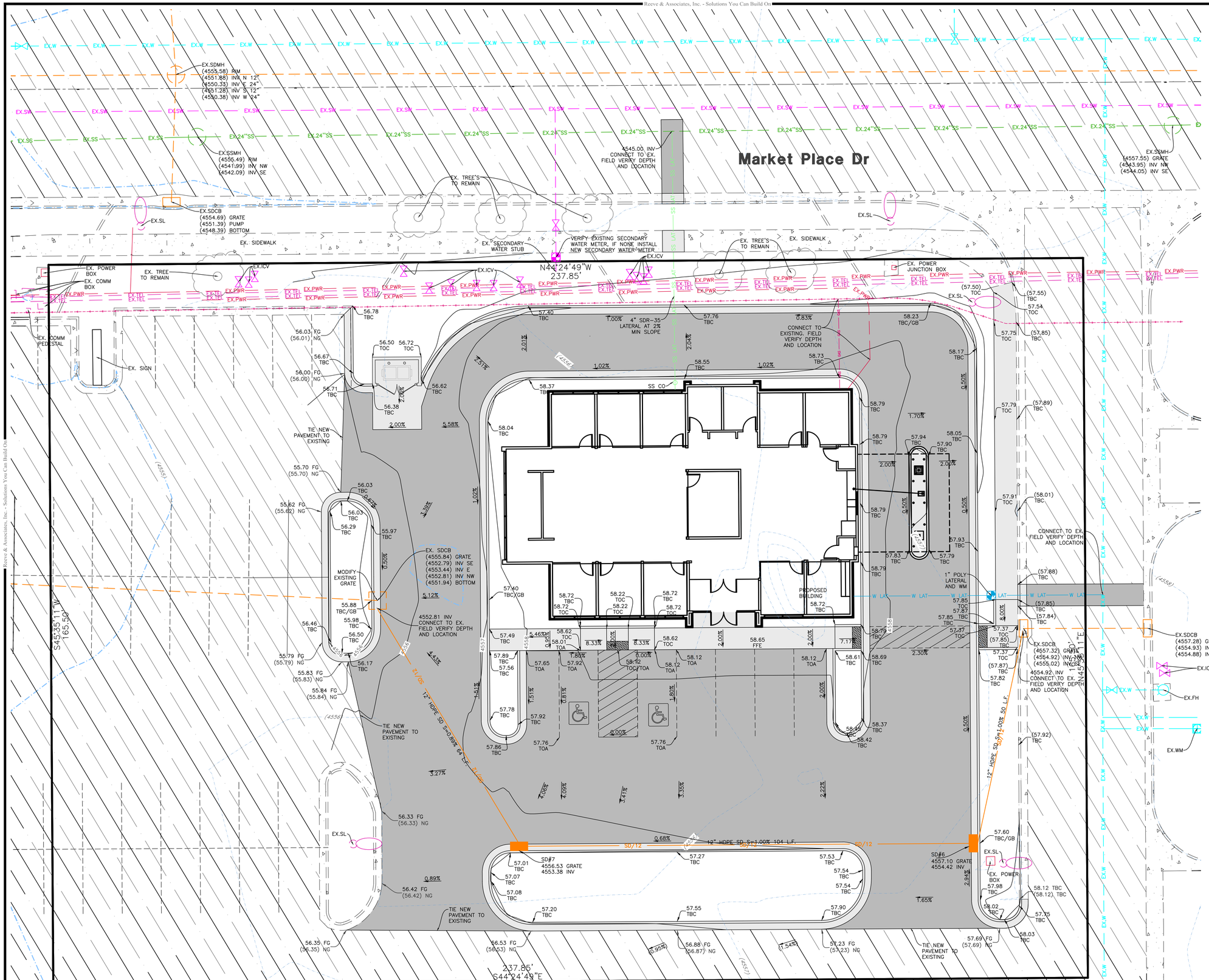

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Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Grading/Utility Plan

REGISTERED PROFESSIONAL ENGINEER
2338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.

Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
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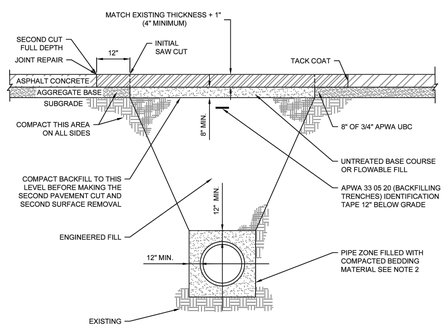
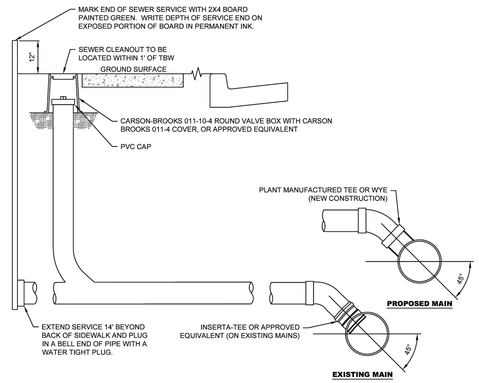


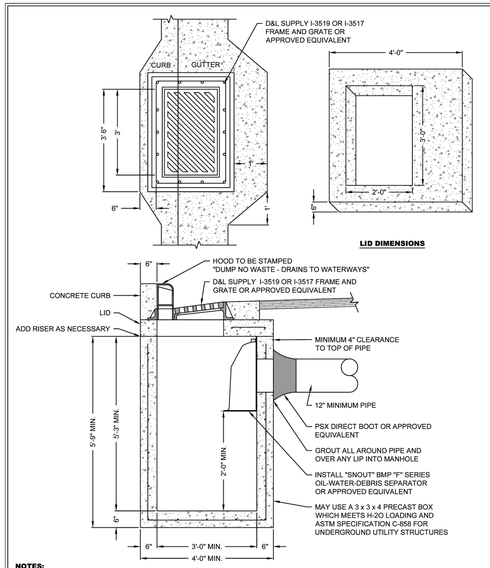
NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500	**STANDARD DRAWING** ASPHALT RESTORATION DEEP EXCAVATION & UTILITY POTHOLE REPAIR	DRAWN: J.R. DESIGN: MHC REVISION: DATE: 10/5/2020	SCALE NONE STANDARD G-101



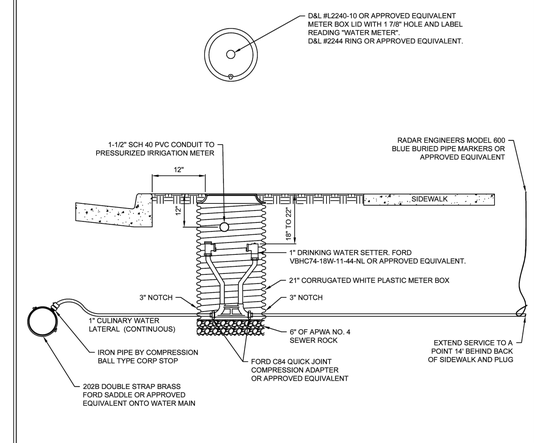
NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500	**STANDARD DRAWING** SEWER SERVICE	DRAWN: J.R. DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD SS-305



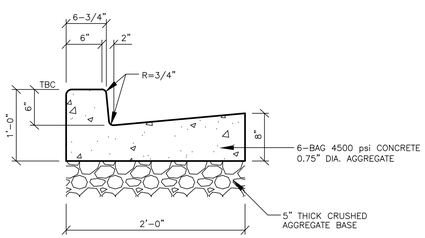
NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD SD-402.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.
5. INLET SHALL NOT BE WITHIN 3'-0" FROM CLOSEST EDGE OF ADA RAMP.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500	**STANDARD DRAWING** STORM WATER INLET BOX	DRAWN: J.R. DESIGN: MHC REVISION: DATE: 7/12/2022	SCALE NONE STANDARD SD-404

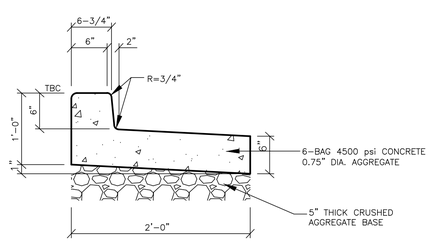


NOTES:
1. THIS WATER SERVICE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER.
2. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
5. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
6. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
7. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180-711 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
8. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HISHER DESIGNEE.

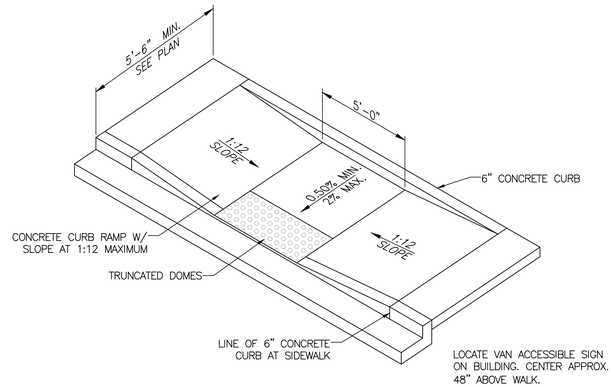
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500	**STANDARD DRAWING** ALTERNATE 1" WATER SERVICE	DRAWN: J.R. DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD W-218



24" On-Site 'L' Type Curb & Gutter
SCALE: NONE

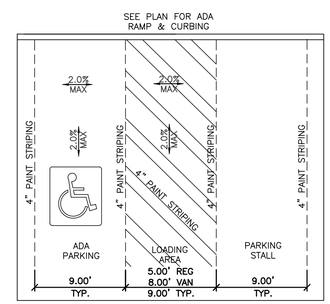


24" On-Site Outfall 'L' Curb & Gutter
SCALE: NONE

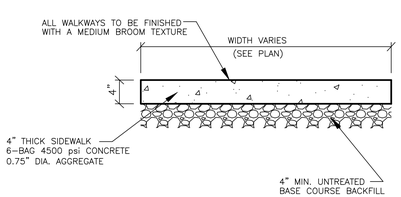


ADA Ramp Detail
SCALE: NONE

REFERENCE APWA STANDARD PLAN NO. 236

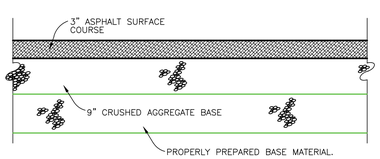


Typical ADA Parking Stall Detail
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway
SCALE: NONE

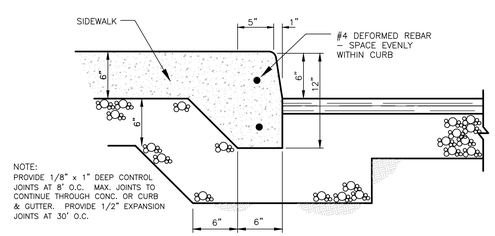


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving
SCALE: NONE

NOTES:
1) WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
2) SIGNS SHALL BE MOUNTED A MINIMUM OF 80" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
3) SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

ADA Parking Signage



Curb/Sidewalk Turndown Detail
SCALE: NONE

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Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
5338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
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Drafter: Z. DECARIA
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6
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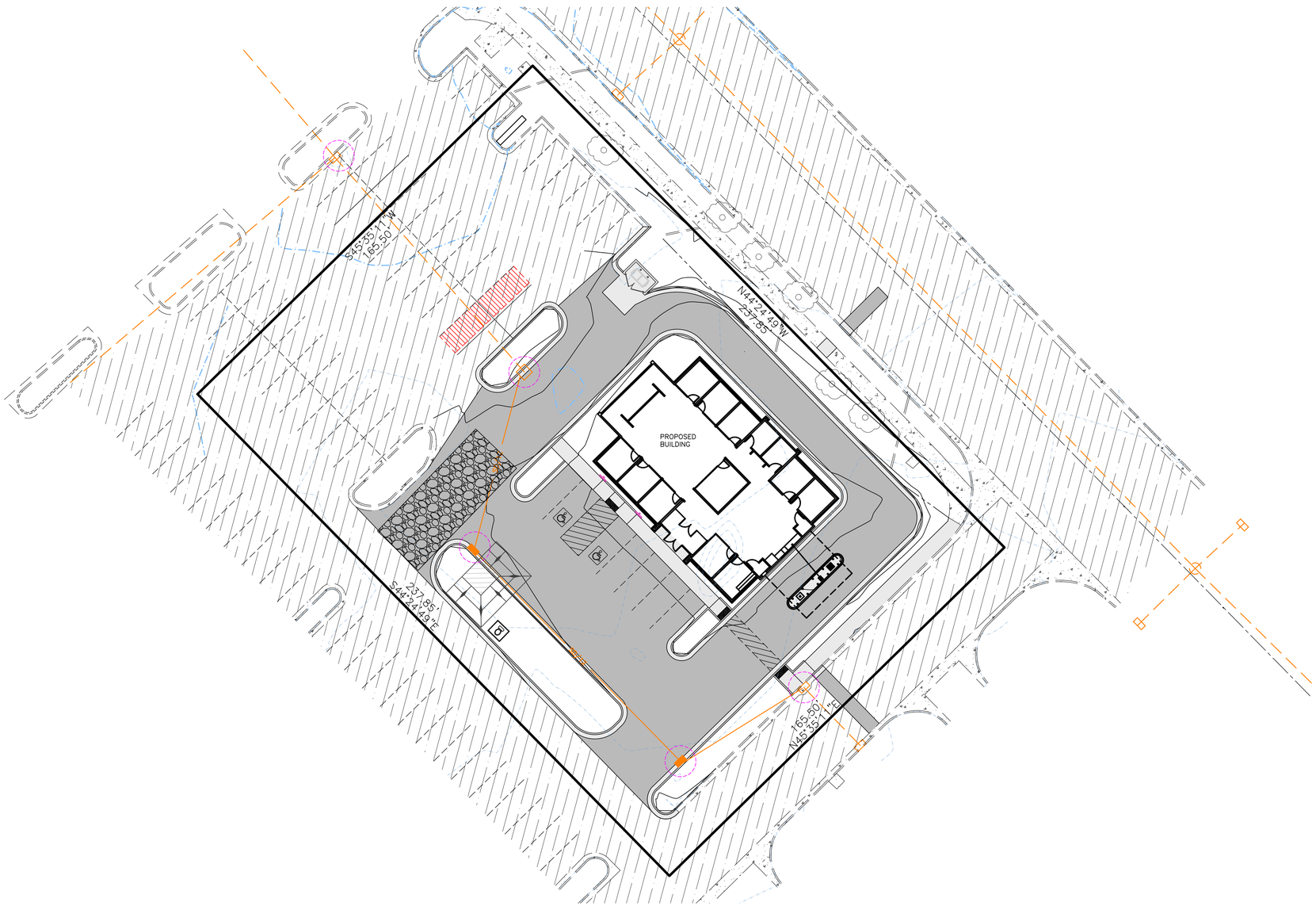
BANK OF UTAH
1351 N Canyon Creek Parkway
Storm Water Pollution Prevention Plan Exhibit

SPANISH FORK, UTAH COUNTY, UTAH
MARCH, 2026



Vicinity Map
NOT TO SCALE

SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
2. STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

20 0 20 40 60'
Scale: 1" = 20'

Construction Activity Schedule

- PROJECT LOCATION.....SPANISH FORK, UTAH COUNTY, UTAH
- PROJECT BEGINNING DATE.....TBD
- BMP'S DEPLOYMENT DATE.....TBD
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
8338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324-04

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11 Total Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

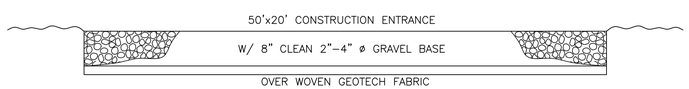
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
      – Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on-site, use designated areas away from drainage.
      – Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate-free, biodegradable soaps.
      – Do not permit steam cleaning on-site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

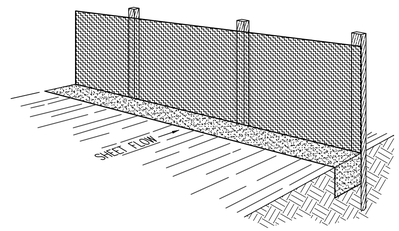
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on-site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
   h. Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

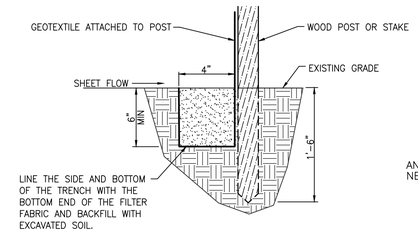


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage.
Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fasten-ing projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to rein-force the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until con-struction ceases and the upslope area has been properly stabilized and/or revegetated.

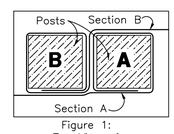
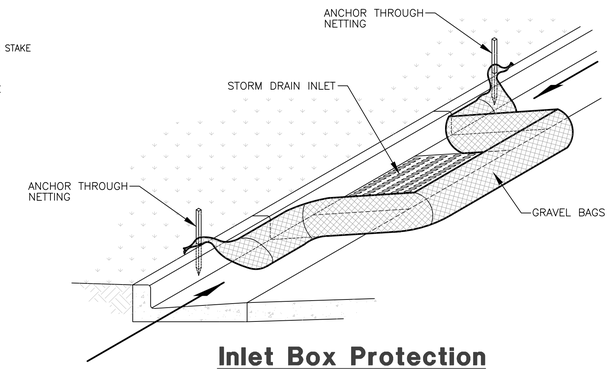


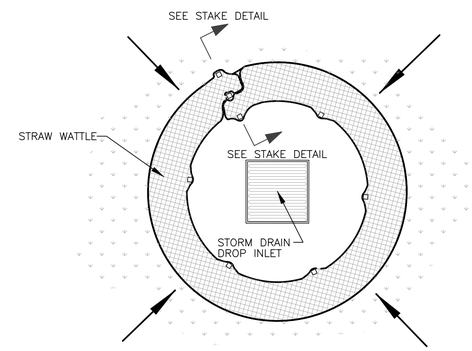
Figure 1:
Top View of
Roll-to-Roll Connection

Silt Fence Detail

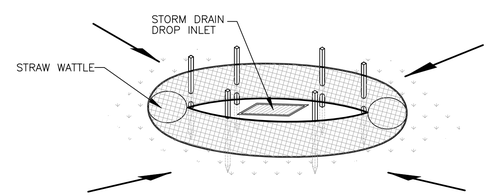
SCALE: NONE



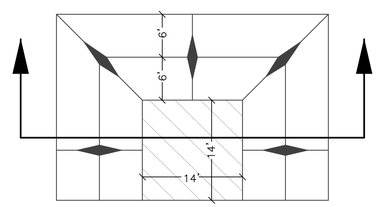
Inlet Box Protection

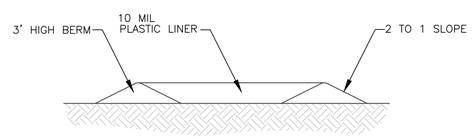


Plan View



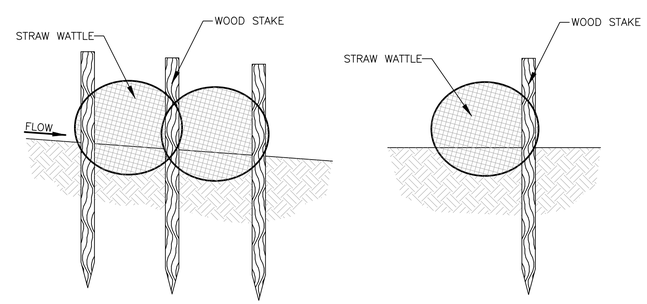
Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Stake Detail

Reeve & Associates, Inc.
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TEL: (801) 621-3100 www.reeve.co
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
05/11/26	ZD	Added Dumpster
06/10/26	ZD	Revised Site Layout

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
2338480
JEREMY A. DRAPER
06/10/2026
STATE OF UTAH

Project Info.
Designer: JEREMY A. DRAPER, P.E.
Drafter: Z. DECARIA
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324-04

8
11 Total Sheets

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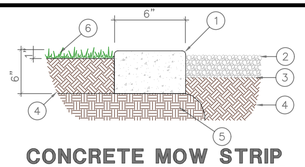

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2. BARK/ROCK MULCH
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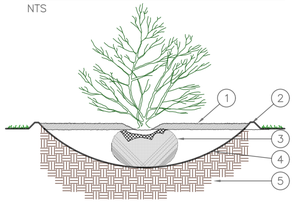
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS



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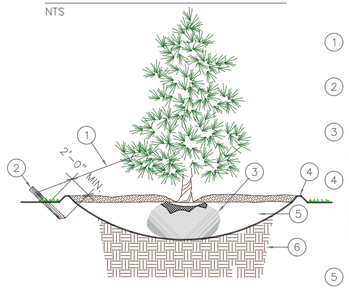
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"–3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



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2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
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4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
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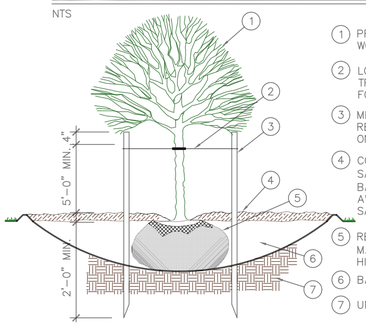
CONIFEROUS TREE PLANTING

NTS



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NTS

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6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
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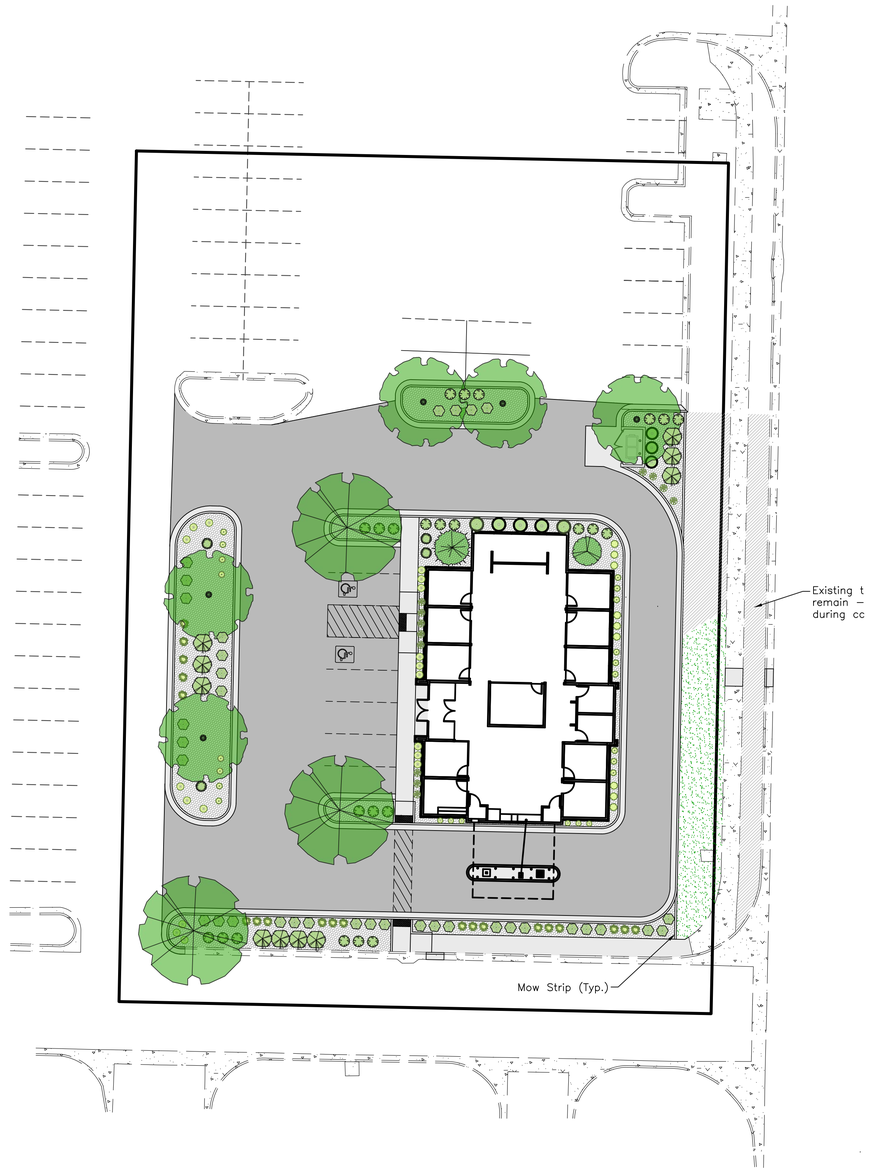
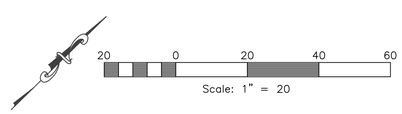
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.





PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
1		Acer palmatum 'Seiryu'	Seiryu Japanese Maple	2" cal.
3		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
5		Gymnocladus dioicus	Kentucky Coffeetree	2" cal.
1		Picea omorika 'Riverside'	Riverside Serbian Spruce	6' Ht

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
3		Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.
16		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
7		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
3		Prunus laurocerasus 'Otto Luykens'	Otto Luykens' Laurel	5 gal.
15		Rosa sp. 'Blushing Knockout'	Blushing Knockout Rose	5 gal.
9		Taxus baccata repandens	Dwarf English Yew	5 gal.
11		Taxus media 'Hicksii'	Hicks Yew	5 gal.
14		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.

ORNAMENTAL GRASS

Quantity	Symbol	Scientific Name	Common Name	Size
20		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
17		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.
9		Geranium x 'Johnson's Blue'	Johnson's Blue Geranium	1 gal.
12		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
18		Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
X		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

OTHER

Symbol	Description	Type
	Turf Grass – Sod Kentucky Bluegrass Mix – 3 Species Minimum	Sod
	Rock Mulch – Round Cobble Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Min. Diameter 3" Min. Depth
	Concrete Mow Strip	6"x6"
	Existing landscape to remain – Repair or replace all landscape that is damaged during construction.	

Know what's below. Call before you dig.

Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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REVISIONS

DATE	DESCRIPTION

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
STATE OF UTAH

Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324–04

9
11 Total Sheets

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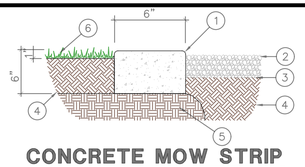

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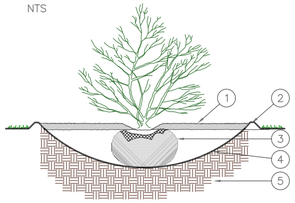

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SHRUB PLANTING

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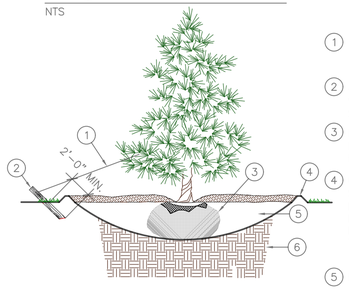

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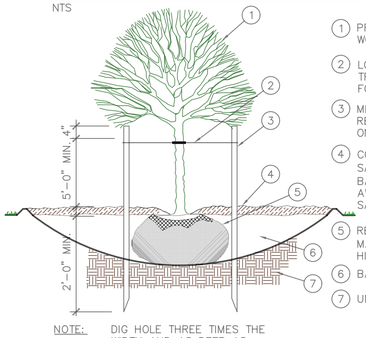

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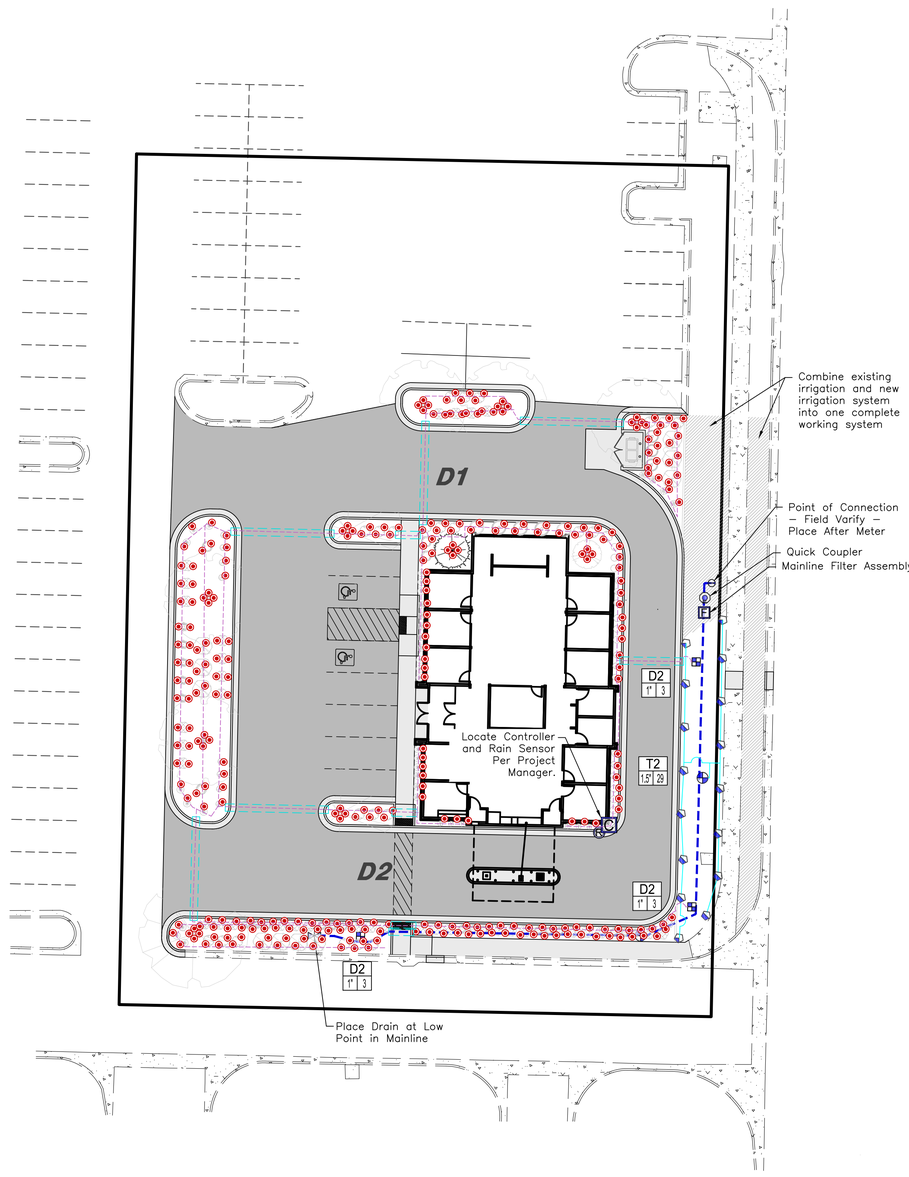
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



IRRIGATION SCHEDULE

RADIUS SPRAY	SYMBOL QU. HALF FULL	PSI	MANUFACT.	CATALOG #	DESCRIPTION HEAD; NOZZLE
5'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 8' MPR
10		30	RAINBIRD	1804–SAM–PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804–SAM–PRS	SPRAY; 15' MPR

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11–444SWM–NL	STOP AND WASTE – LINE SIZE
		WILKINS STRONGBOX	975XL2 SBBC–30AL	BACKFLOW PREVENTION ASSEMBLY ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111–333–NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC–INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2–RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ–100–PRB–COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL	CATALOG #	DESCRIPTION
		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
1.5"		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0–8 gpm), 1" (8–12 gpm), 1 1/4" (12–22 gpm), 1 1/2" (22–30 gpm), 2" (30–50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. – USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB–T–20–PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"–3/4" LATERAL SUPPLY LINE

LABELS

T1 / 1.5" 21 — TURF VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 / 1" 5 — DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

D1 DRIP IRRIGATION ZONE NUMBER

20 0 20 40 60

Scale: 1" = 20

Know what's below. Call before you dig.

Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

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REVISIONS

DATE	DESCRIPTION

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
STATE OF UTAH

Project Info.

Designer: KENNETH H. HUNTER, P.E.

Drafter: N. PETERSON

Begin Date: MARCH 2026

Name: BANK OF UTAH SPANISH FORK

Number: 8324–04

10

11 Total Sheets

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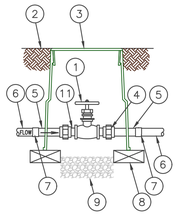
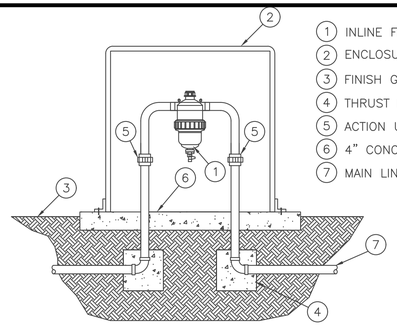


1. GATE VALVE – SEE SCHEDULE
2. FINISH GRADE
3. VALVE BOX WITH COVER: RAIN BIRD VB–6RND
4. ACTION UNIONS
5. GALVANIZED NIPPLE – 12" MIN.
6. PVC MAINLINE PIPE
7. PVC SCH 80 FEMALE ADAPTER
8. BRICK (1 OF 2)
9. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
10. PVC SCH 40 ELL
11. CLOSE NIPPLE

GATE VALVE

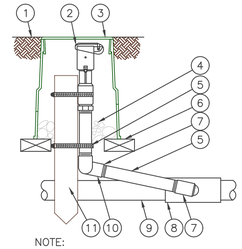
N.T.S.



1. INLINE FILTER – SEE SCHEDULE
2. ENCLOSURE
3. FINISH GRADE
4. THRUST BLOCK
5. ACTION UNION
6. 4" CONCRETE PAD
7. MAIN LINE

MAINLINE FILTER ASSEMBLY

N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE
3. VALVE BOX WITH COVER
4. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
5. PVC SCH 80 NIPPLE
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

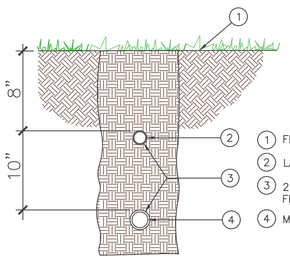
NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

N.T.S.

IRRIGATION NOTES

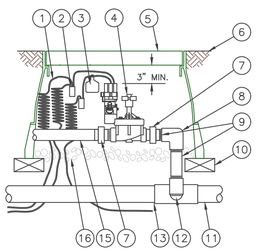
1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub–contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back–charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over–spray onto non–irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.



1. FINISH GRADE
2. LATERAL LINE
3. 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
4. MAIN LINE

TRENCH SECTION

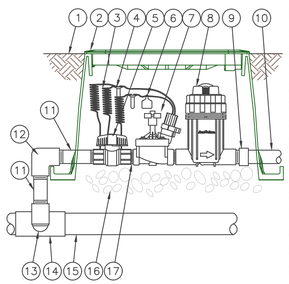
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. REMOTE CONTROL VALVE:
5. VALVE BOX WITH COVER:
6. FINISH GRADE/TOP OF MULCH
7. ACTION UNION
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 80 COUPLER SLIPxSLIP
15. PVC LATERAL PIPE
16. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL

REMOTE CONTROL VALVE

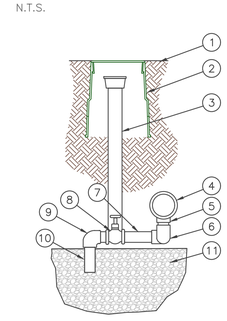
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION:
5. 1–INCH BALL VALVE
6. ID TAG
7. REMOTE CONTROL VALVE
8. PRESSURE REGULATING FILTER
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3 INCH MIN. DEPTH OF ¾" WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE

REMOTE CONTROL DRIP VALVE

N.T.S.

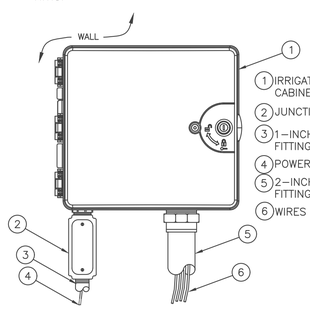


1. FINISH GRADE/TOP OF MULCH
2. IRRIGATION VALVE BOX WITH BOLT LID
3. HEIGHT AS REQUIRED
4. PVC MAINLINE
5. SERVICE TEE
6. (2) 3/4" 90 ELL
   (2) 3/4" CLOSE PVC NIPPLE
7. 3/4"X12" PVC SCH 80 NIPPLE
8. 3/4" DRAIN VALVE–SEE SCHEDULE
9. 3/4" PVC SCH 40 ELL
10. 3/4" X 6" PVC SCH 80 TOE NIIPPLE
11. 3/4–INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.

Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

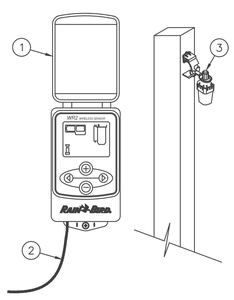
N.T.S.



1. IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
2. JUNCTION BOX
3. 1–INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2–INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

N.T.S.



1. CONTROLLER INTERFACE
2. CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
3. RAIN BIRD WR2 SENSOR

CONTROLLER INTERFACE NOTES:

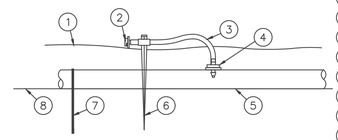
1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.

SENSOR NOTES:

1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST, GUTTERS, OR BUILDING WALLS.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, EAVES, OR IN AREAS AFFECTED BY SPRINKLER SYSTEM OPERATION.

WIRELESS RAIN SENSOR

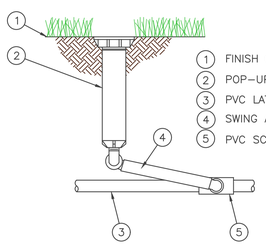
N.T.S.



1. TOP OF MULCH
2. BUG CAP
3. 1/4" POLYETHYLENE TUBING
4. DRIP EMITTER
5. DRIP TUBING
6. DRIP IRRIGATION STAKE
7. FABRIC STAPLE
8. FINISH GRADE

DRIP EMITTER ASSEMBLY

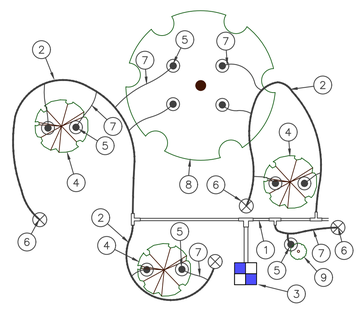
N.T.S.



1. FINISH GRADE/TOP OF MULCH
2. POP–UP SPRAY SPRINKLER:
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE OR ELL

POP-UP SPRAY HEAD

N.T.S.

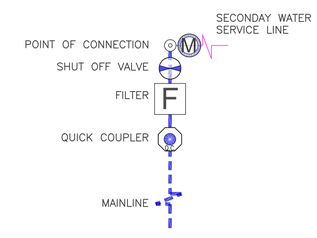


1. SCH. 40 PVC/POLY LATERAL
2. 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
3. DRIP VALVE
4. TYPICAL SHRUB
5. DRIP EMITTER
6. AUTOMATIC FLUSH VALVE
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.



POINT OF CONNECTION-SECONDARY

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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Bank of Utah
1351 N Canyon Creek Parkway
SPANISH FORK, UTAH COUNTY, UTAH

Irrigation Details

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
STATE OF UTAH

Project Info.
Designer: KENNETH H. HUNTER, P.E.
Drafter: N. PETERSON
Begin Date: MARCH 2026
Name: BANK OF UTAH SPANISH FORK
Number: 8324–04

11
11 Total Sheets

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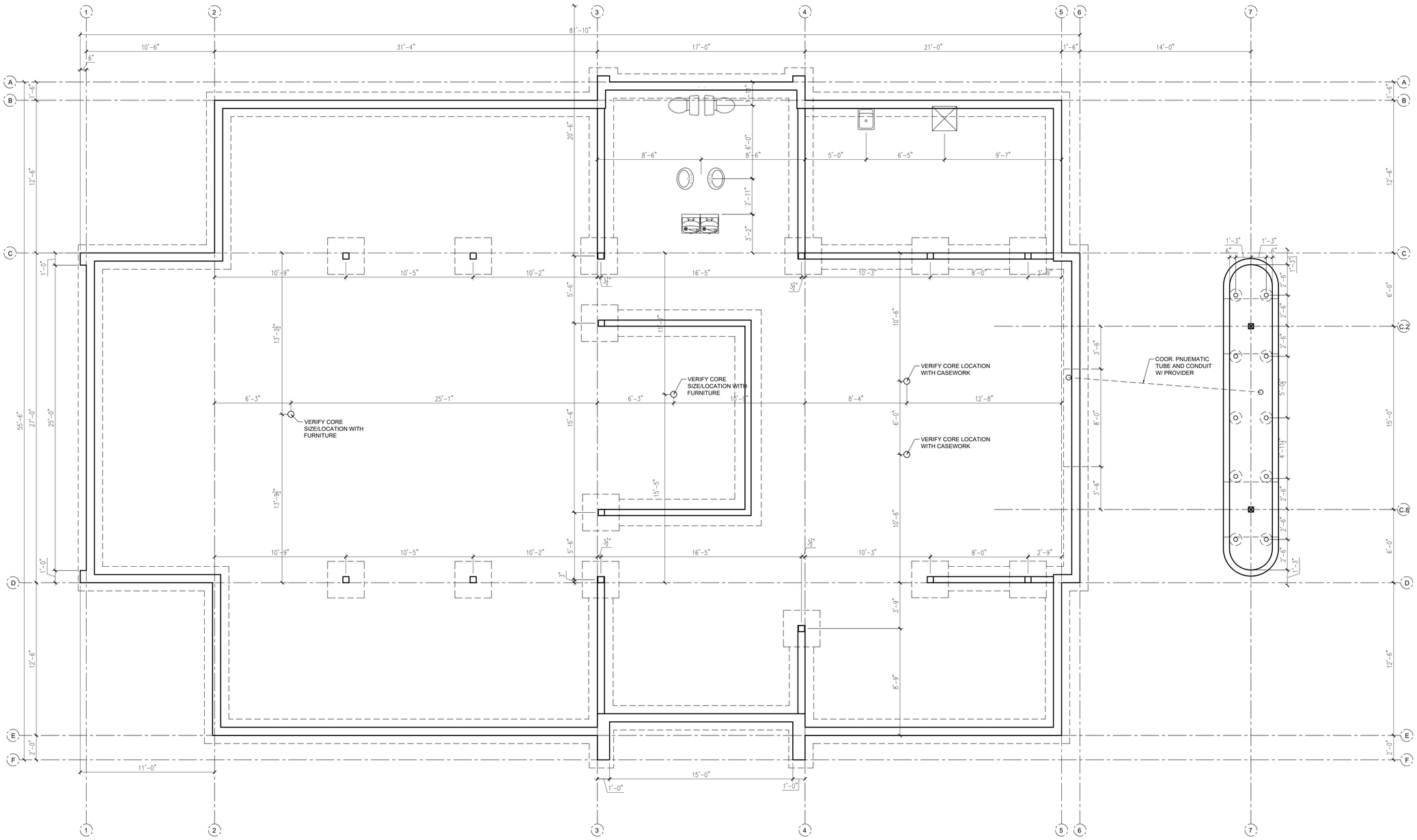
GENERAL NOTES:

1. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY CONTRACTOR BEFORE PROCEEDING WITH THE WORK, ANY VARIATION FROM THESE DRAWINGS ARE TO BE VERIFIED WITH THE ARCHITECT.
4. ALL ANGLES THAT ARE NOT 90 DEG SHOULD BE AT A 45 DEG ANGLE UNO.



N

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

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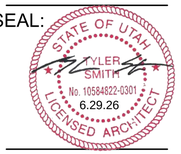
BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:



ISSUANCES:

PERMIT SET 6.22.26

PROJECT:

NUMBER: 26002

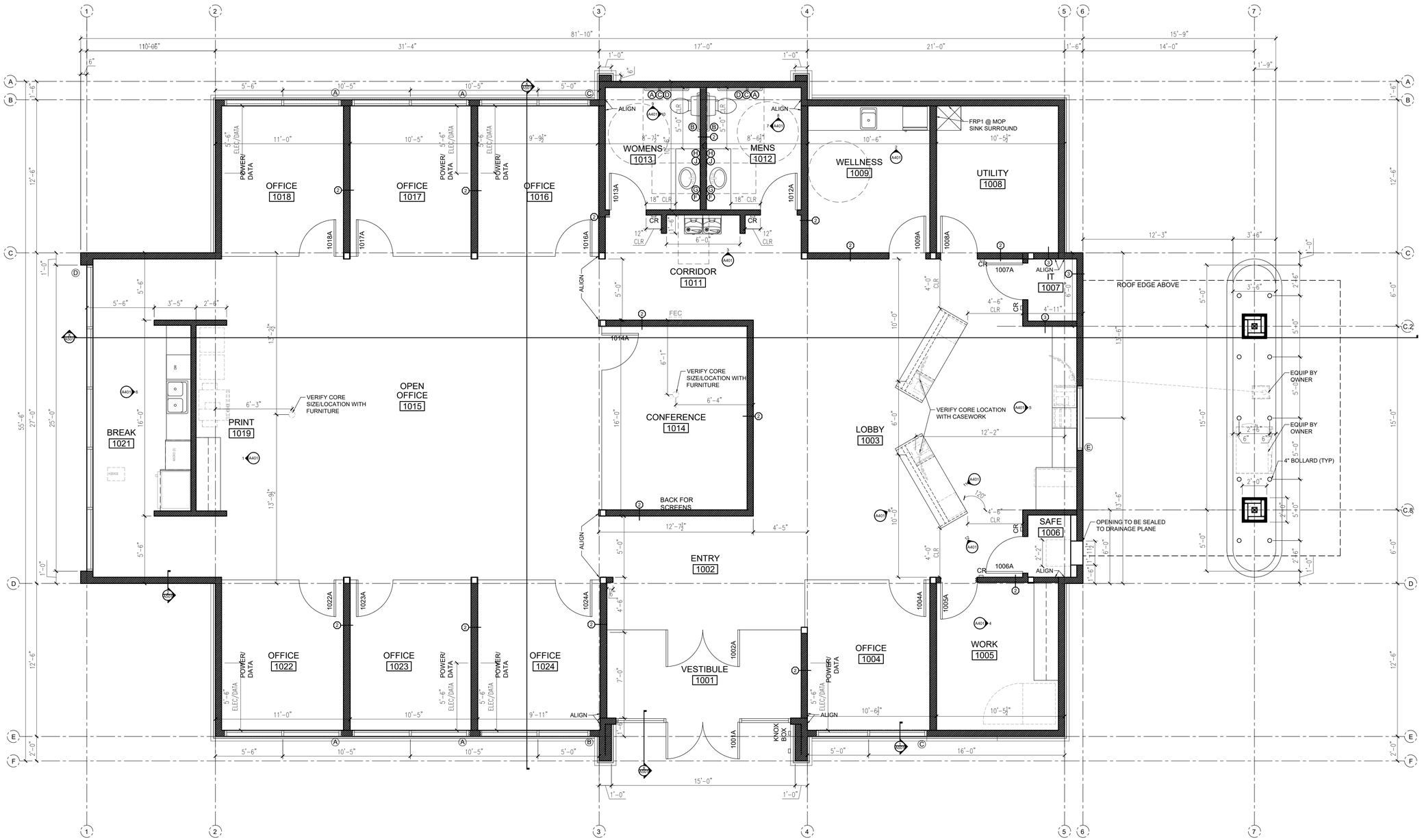
DATE: 6.22.26

SHEET:

A100

GENERAL NOTES:

1. ALL NEW WALLS TO BE PARTITION TYPE P1 UNO.
2. DIMENSIONS ARE TO FACE OF GWB FINISH UNO.
3. HINGE SIDE OF NEW DOOR FRAMES TO BE 4" OFF ADJACENT WALL.
4. PROVIDE BLOCKING FOR ALL CABINETRY AND SHELVING.
5. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL DIMENSIONS AND EXISTING CONDITIONS ARE TO BE CHECKED AND VERIFIED AT THE SITE BY CONTRACTOR BEFORE PROCEEDING WITH THE WORK, ANY VARIATION FROM THESE DRAWINGS ARE TO BE VERIFIED WITH THE ARCHITECT.
9. ALL ANGLES THAT ARE NOT 90 DEG SHOULD BE AT A 45 DEG ANGLE UNO.
10. FIRE EXTINGUISHERS AND SEMI-RECESSED CABINETS TO BE LOCATED ACCORDING TO STATE AND LOCAL CODES. DO NOT LOCATE IN RATED PARTITIONS.
11. ALL DOORS SHALL RECEIVE HARDWARE THAT COMPLIES WITH CURRENT ADA STANDARDS.
12. ALL EXPOSED MILLWORK TO MATCH ADJACENT FINISH.



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

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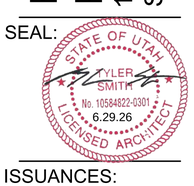
BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:



ISSUANCES:

PERMIT SET 6.22.26

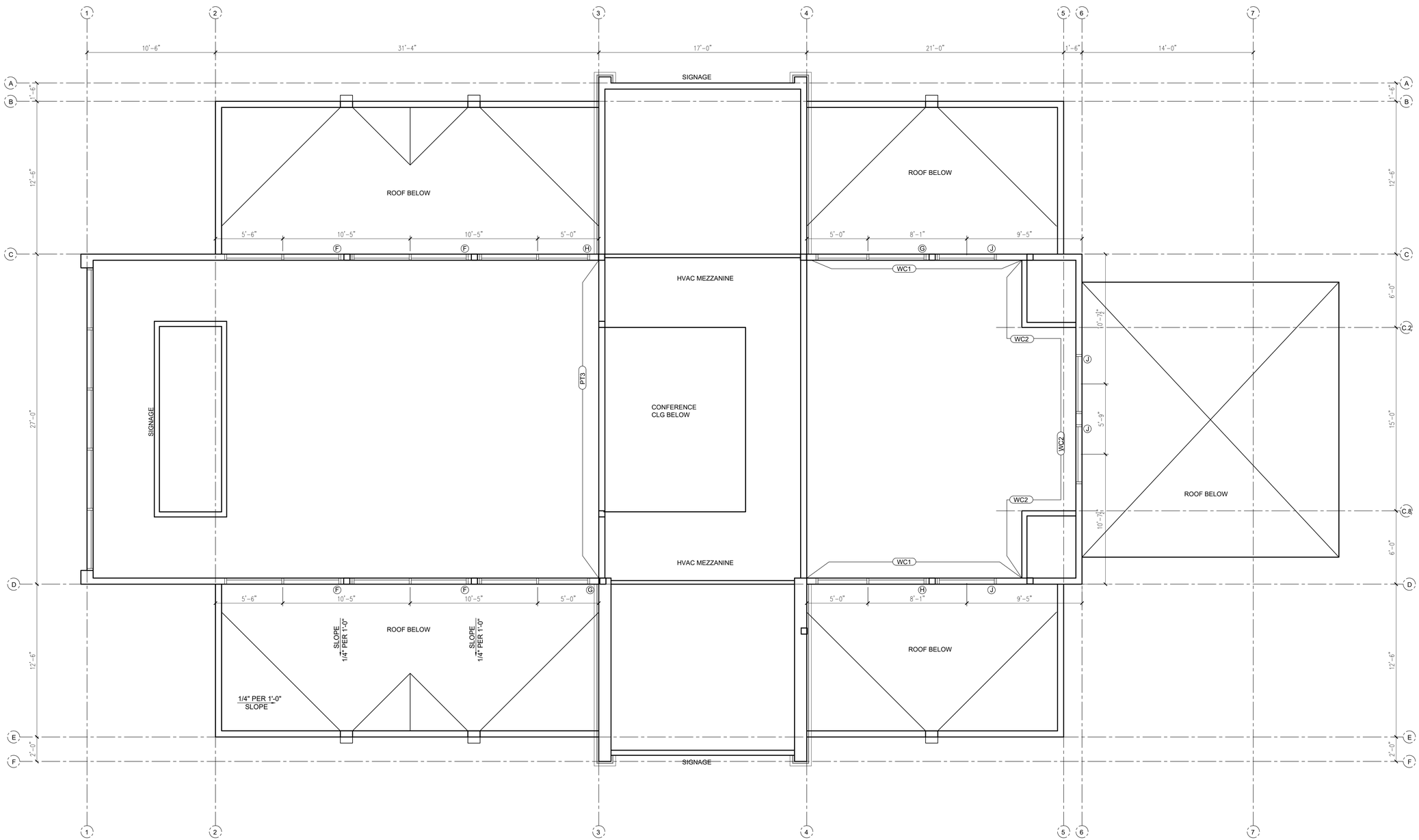
PROJECT:

NUMBER: 26002

DATE: 6.22.26

SHEET:

A101



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1 UPPER WALL PLAN
1/4" = 1'-0"

File : C:\Users\tyler\OneDrive – TJS Architects\Desktop\work\projects\Bank of Utah\spanish fork_new\Cad\sheets\A102 UPPER WALL PLAN.dwg Jun 29, 2026 – 8:10am By: tyler

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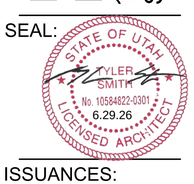
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:



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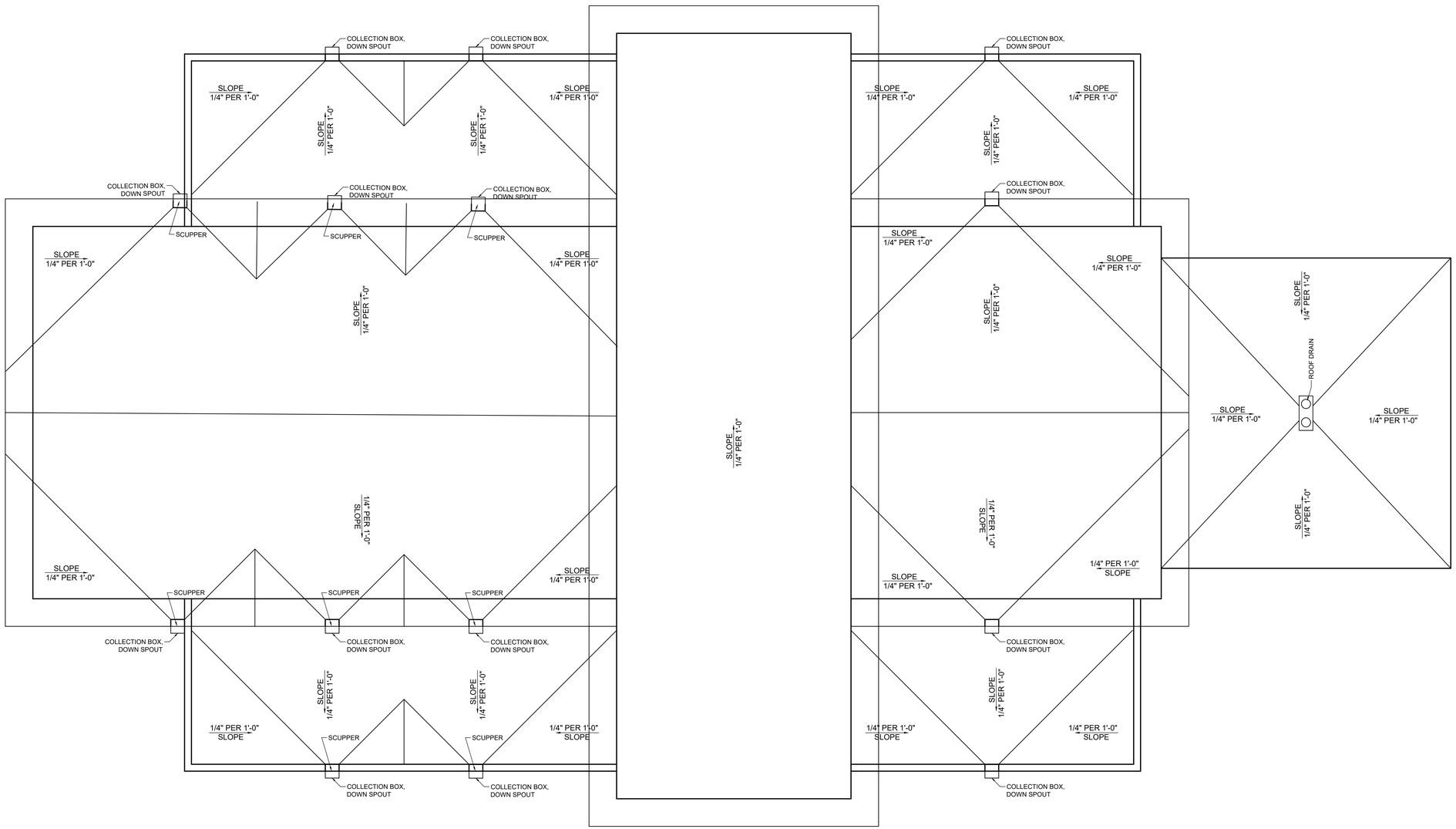
DATE: 6.22.26

SHEET:

A102



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

N

File : C:\Users\tyler\OneDrive – TJS Architects\Desktop\work\projects\Bank of Utah\spanish fork_new\Cad\sheets\A103 ROOF PLAN.dwg Jun 29, 2026 – 8:10am By: tyler

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STATE OF UTAH
TYLER SMITH
No. 10584822-0301
6.29.26
LICENSED ARCHITECT

ISSUANCES:

PERMIT SET 6.22.26

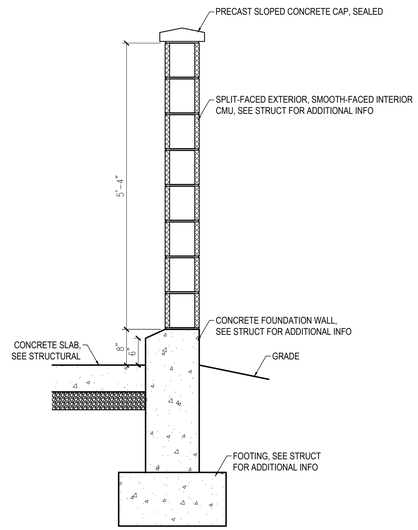
PROJECT:

NUMBER: 26002

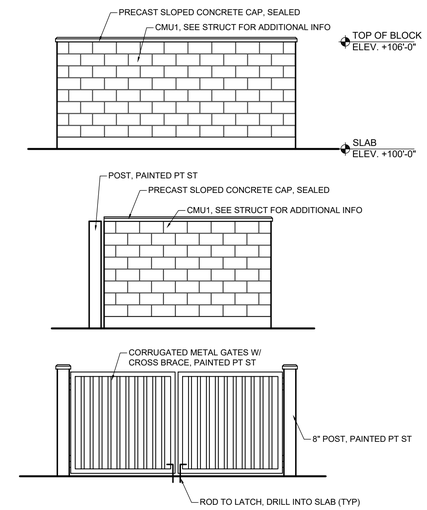
DATE: 6.22.26

SHEET:

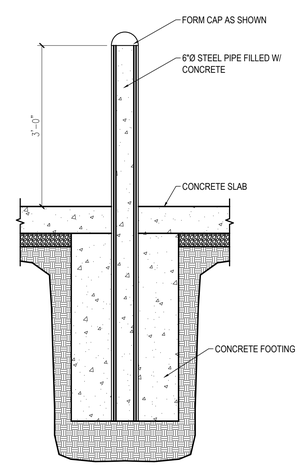
A103



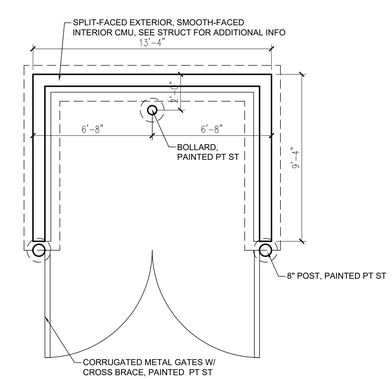
4 DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'-0"



2 DUMPSTER ENCLOSURE ELEVATIONS
1/4" = 1'-0"



3 DUMPSTER ENCLOSURE BOLLARD DETAILS
3/4" = 1'-0"



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

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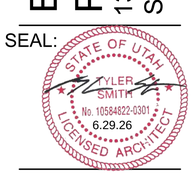

ISSUANCES:

PERMIT SET	6.22.26

PROJECT:

NUMBER:	26002
DATE:	6.22.26

SHEET:

A104

CEILING NOTES:

1. PROVIDE ACCESS PANELS IN HARD LID CEILINGS PER MEP PLANS, COORDINATE LOCATION WITH ARCHITECT. FINISH TO MATCH ADJACENT MATERIAL.

N

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

File : C:\Users\tyler\OneDrive – TJS Architects\Desktop\work\projects\Bank of Utah\spanish fork_new\Cad\sheets\A201 CEILING PLAN.dwg Jun 29, 2026 – 8:11am By: tyler

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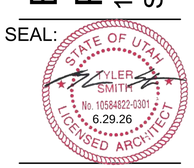

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PERMIT SET 6.22.26

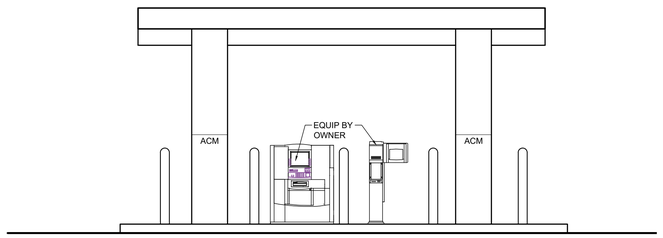
PROJECT:

NUMBER: 26002

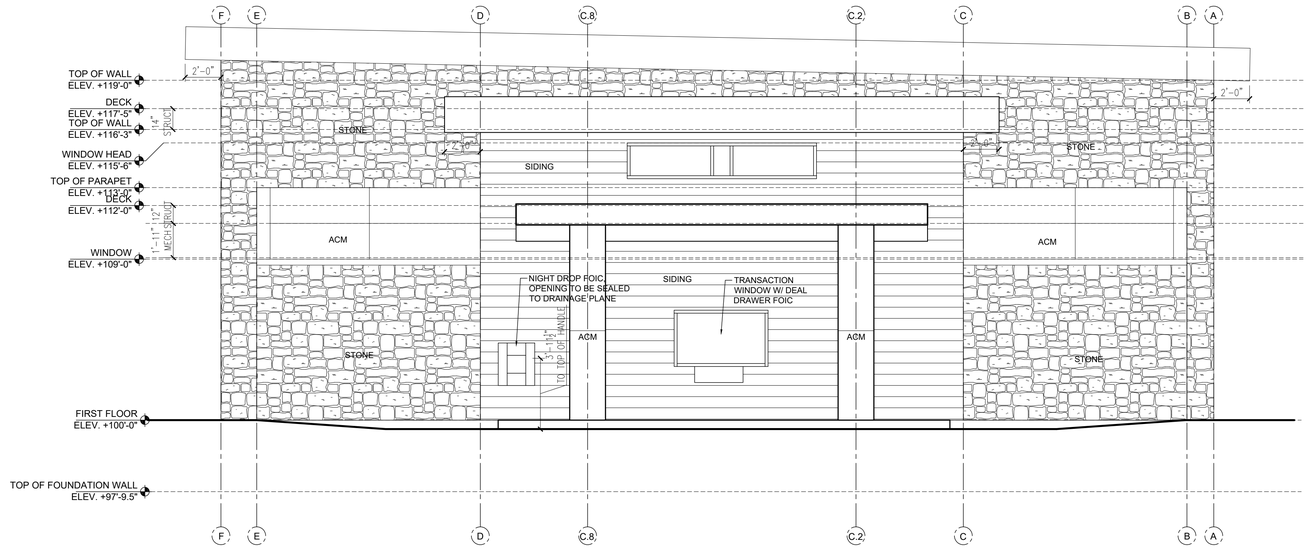
DATE: 6.22.26

SHEET:

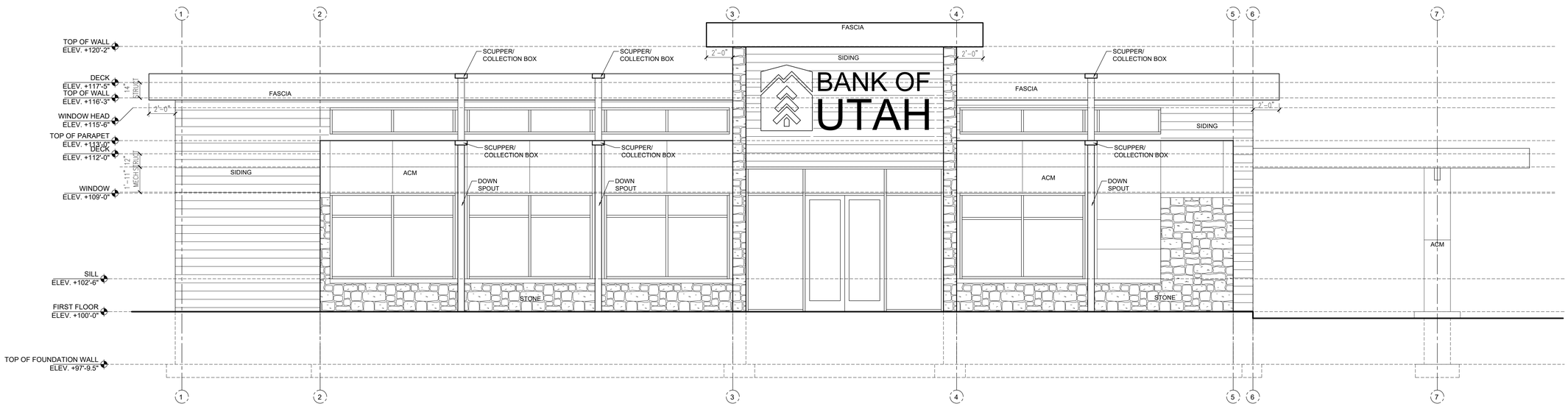
A201



3 ELEVATIONS @ CANOPY
1/4" = 1'-0"



2 EAST ELEVATIONS
1/4" = 1'-0"



1 SOUTH ELEVATIONS
1/4" = 1'-0"

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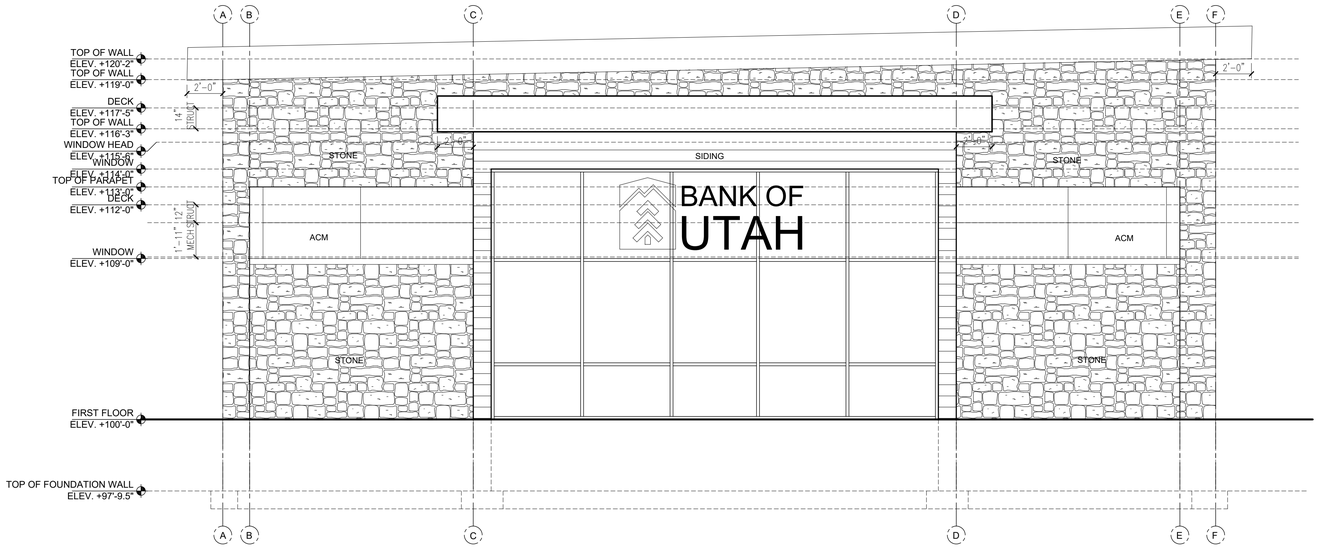
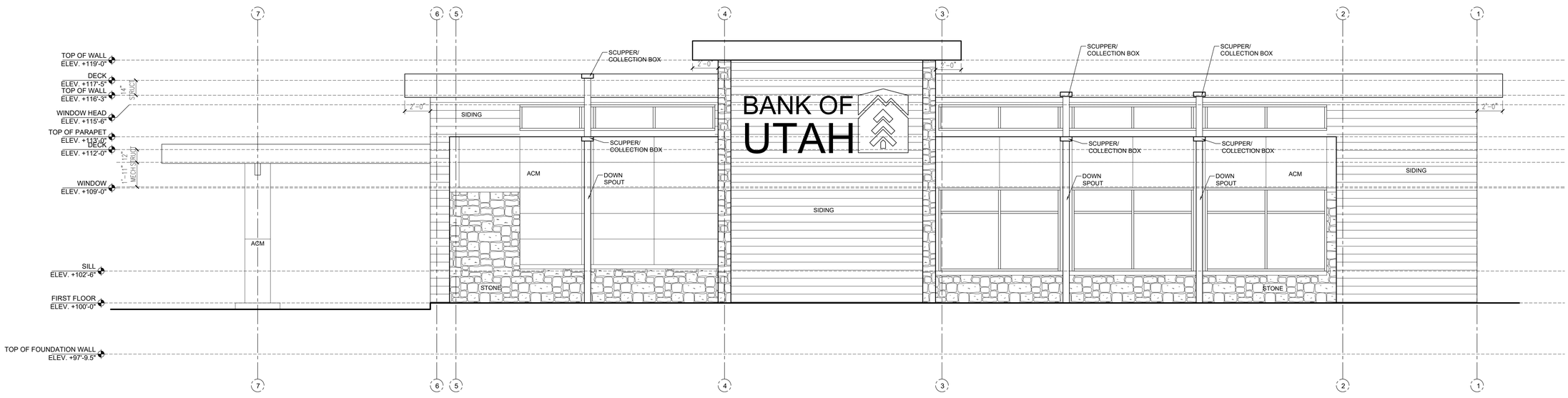
DATE: 6.22.26

SHEET:

A301



2 WEST ELEVATIONS
1/4" = 1'-0"



1 NORTH ELEVATIONS
1/4" = 1'-0"

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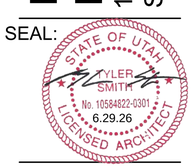

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DATE: 6.22.26

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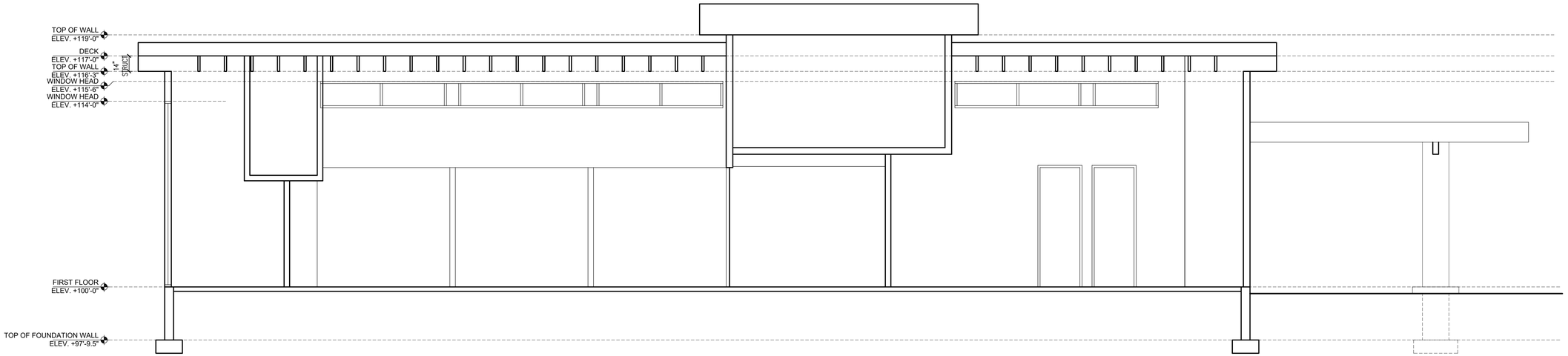
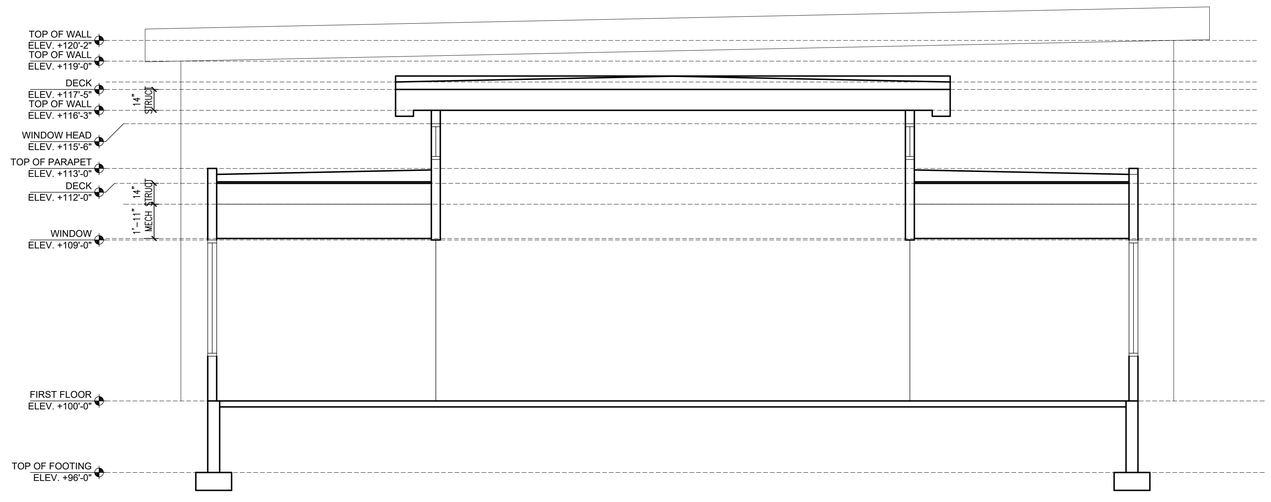
A302



2 BUILDING SECTIONS
1/4" = 1'-0"



1 BUILDING SECTIONS
1/4" = 1'-0"

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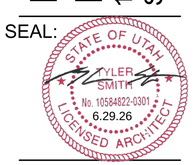

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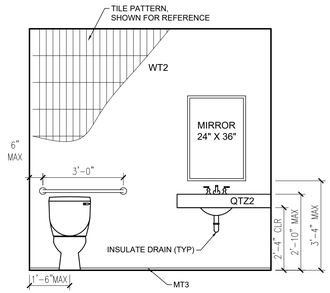
NUMBER:	26002
DATE:	6.22.26

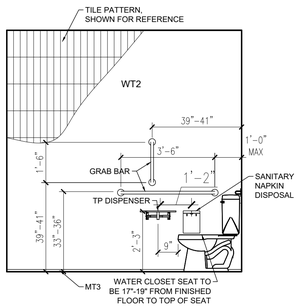
SHEET:

A303

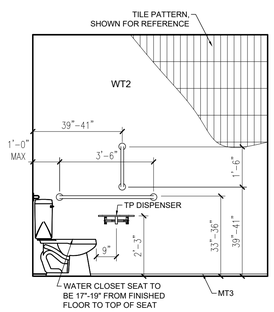
PLOT DATE: 06/29/2026



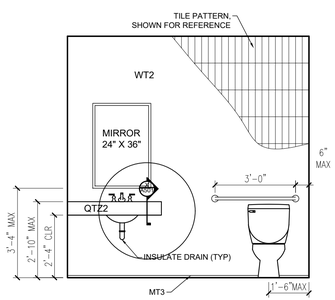
16 ELEVATION @ WOMENS
3/8" = 1'-0"



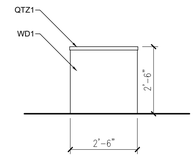
15 ELEVATION @ WOMENS
3/8" = 1'-0"



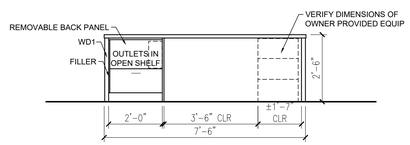
14 ELEVATION @ MENS
3/8" = 1'-0"



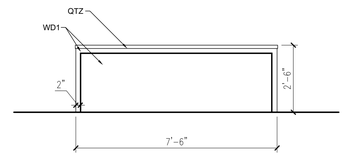
13 ELEVATION @ MENS
3/8" = 1'-0"



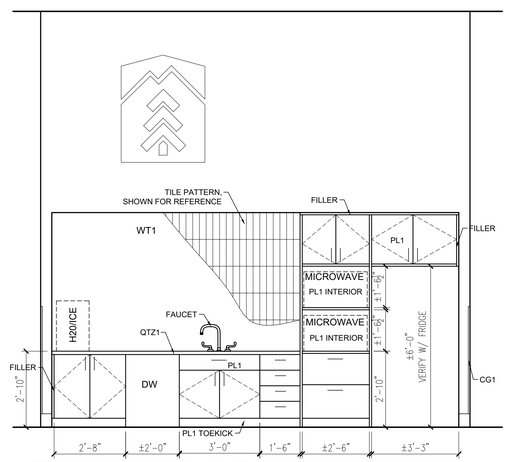
12 ELEVATION OF DESK
3/8" = 1'-0"



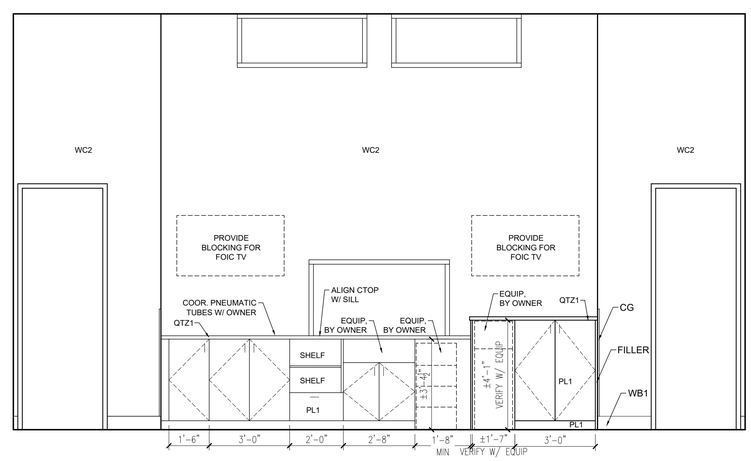
11 ELEVATION OF DESK
3/8" = 1'-0"



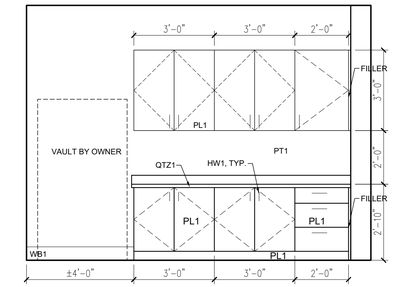
8 ELEVATION OF DESK
3/8" = 1'-0"



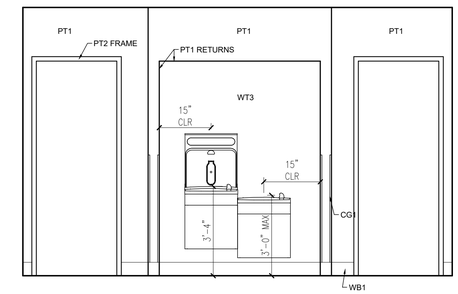
6 ELEVATION @ BREAK
3/8" = 1'-0"



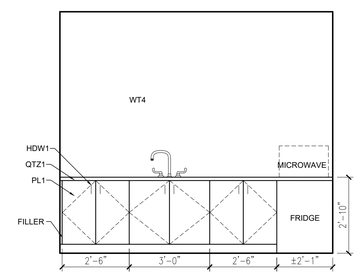
5 ELEVATION @ TELLER
3/8" = 1'-0"



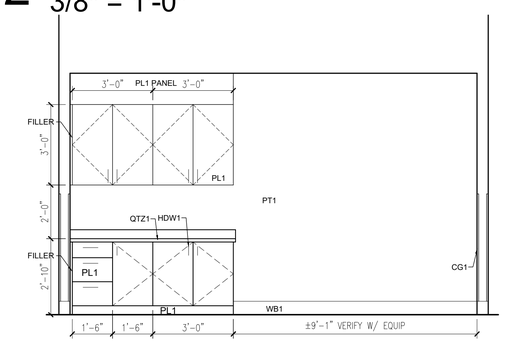
4 ELEVATION @ WORK ROOM
3/8" = 1'-0"



3 ELEVATION @ CORRIDOR
3/8" = 1'-0"



2 ELEVATION @ WELLNESS
3/8" = 1'-0"



1 ELEVATION @ PRINT
3/8" = 1'-0"

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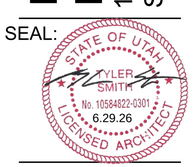

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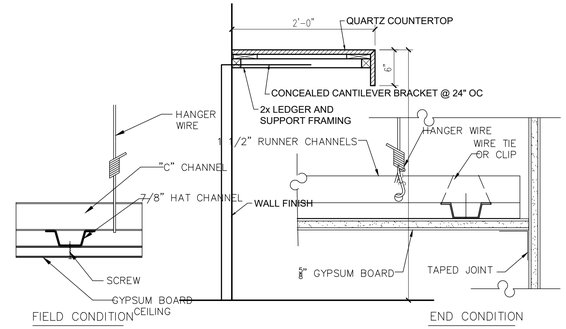
PERMIT SET 6.22.26

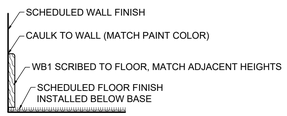
PROJECT:
NUMBER: 26002
DATE: 6.22.26

SHEET:
A401

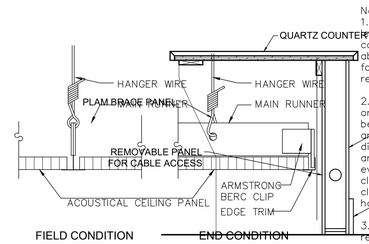
PLOT DATE: 06/29/2026



8 DETAIL @ RESTROOM COUNTER
DRY WALL CEILING DETAIL
3" = 1'-0"
1'-0"



2 BASE DETAIL
1-1/2" = 1'-0"



7 SECTION @ FIELD DESK
3" = 1'-0"

Notes:

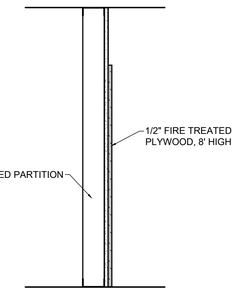
1. A ceiling area of 144sf or less surrounded by walls that connect directly to structure above shall be exempt from the following lateral design requirements.

2. In each orthogonal direction, one end of the ceiling grid shall be attached to the closure angle. The other end in each direction shall be attached with an ICC evaluated & approved seismic clip system and .75" of clearance to allow free horizontal movement.

3. Lateral ceiling bracing is required @ 12'-0" o.c. in both directions for all ceilings greater than 1000sf.

4. Ceiling areas over 2500sf must have seismic separation joints.

5. Light fixtures, mechanical equipment, etc. must be supported independent of the ceiling support system.



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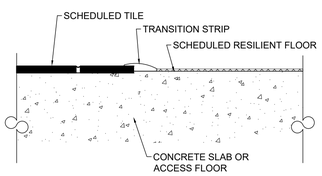
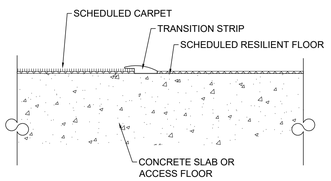
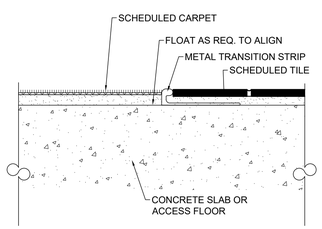
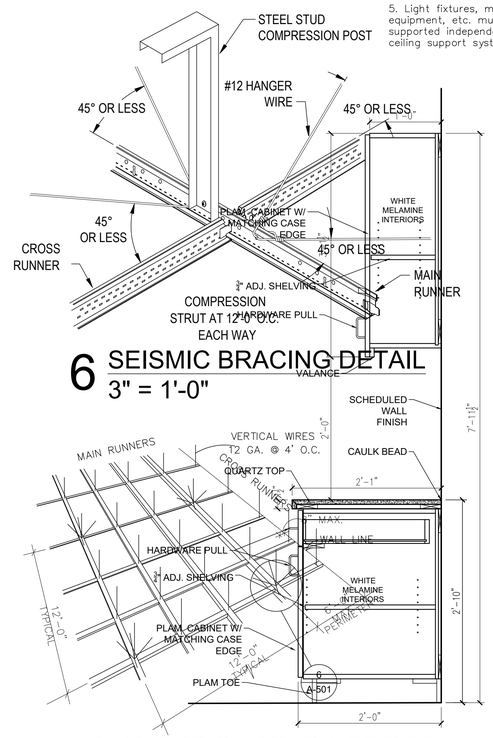




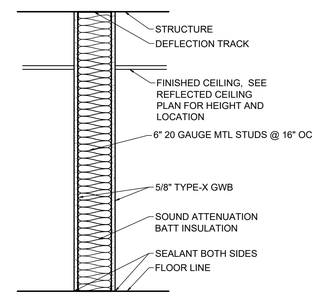


1 THRESHOLD DETAILS
3" = 1'-0"



6 SEISMIC BRACING DETAIL
3" = 1'-0"

5 SEISMIC BRACING DETAIL
3" = 1'-0"



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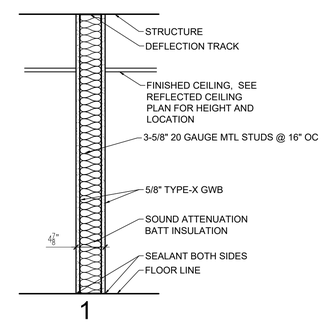

1

1 WALL PARTITION DETAILS
1" = 1'-0"

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BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:

ISSUANCES:

PERMIT SET 6.22.26

PROJECT:

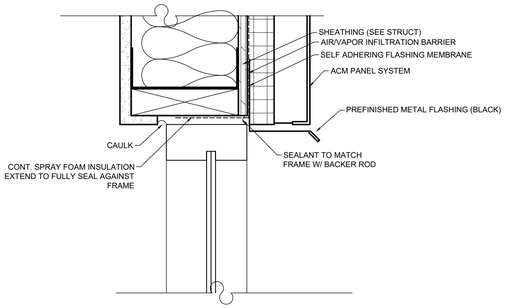
NUMBER: 26002

DATE: 6.22.26

SHEET:

A501

PLOT DATE: 06/29/2026



16 DETAIL @ ACM/SIDING WINDOW HEAD
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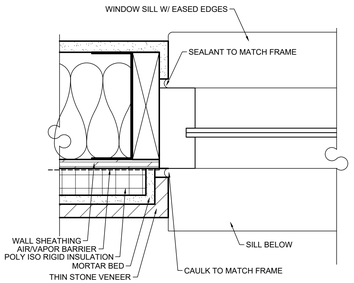

12 DETAIL @ STONE WINDOW JAMB
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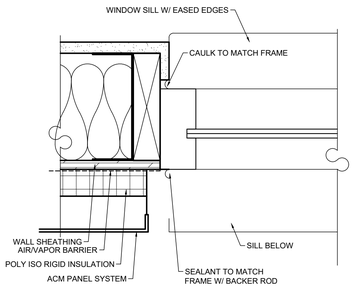

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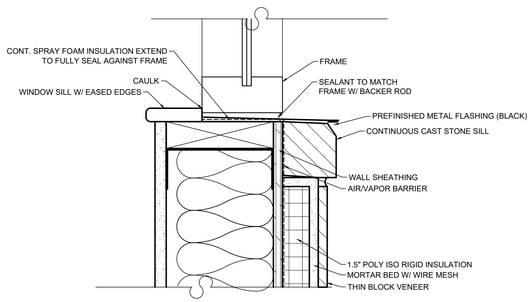

11 DETAIL @ STONE WINDOW SILL
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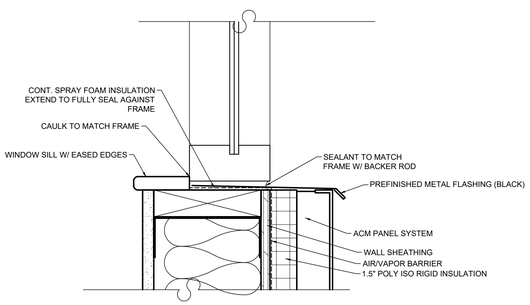

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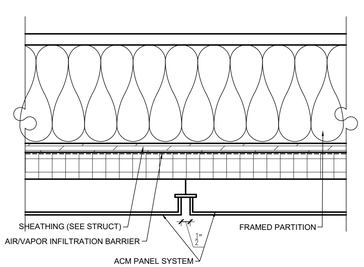

13 DETAIL @ ACM
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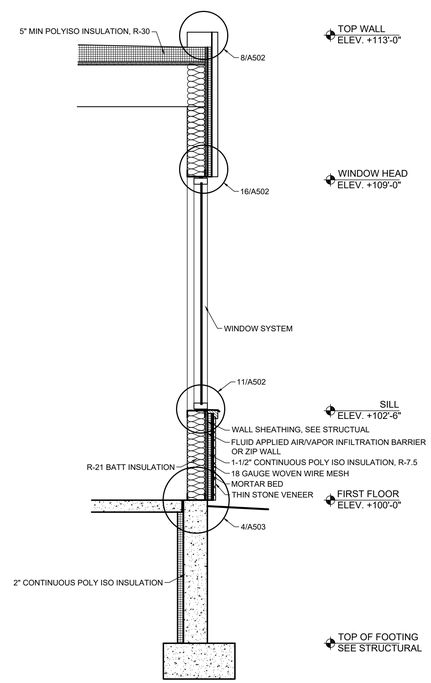
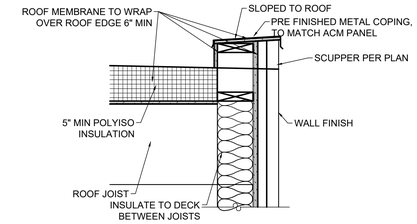
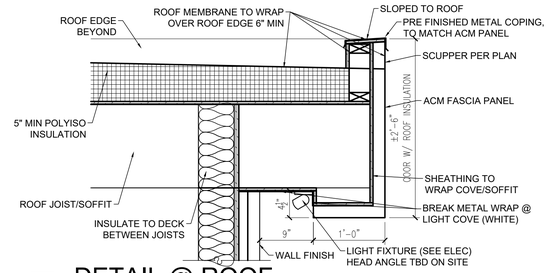


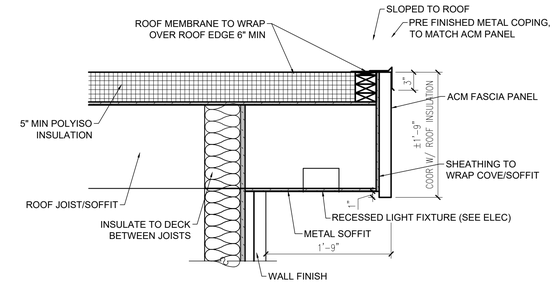
9 WALL SECTION
1/2" = 1'-0"



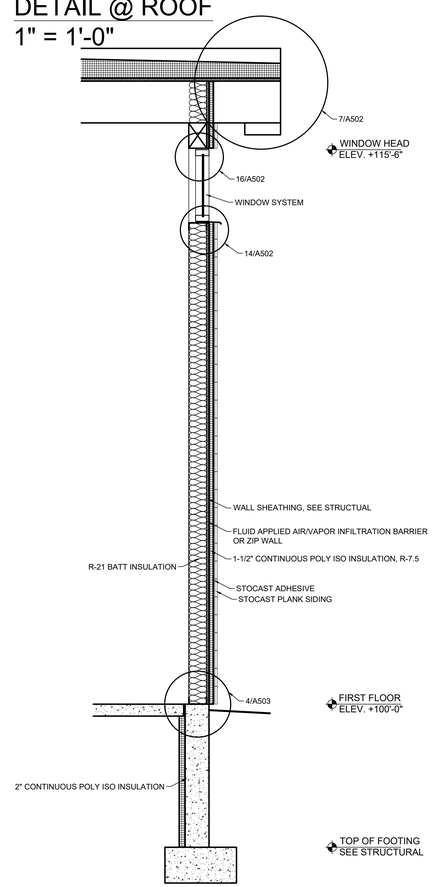
8 DETAIL @ ROOF
1" = 1'-0"



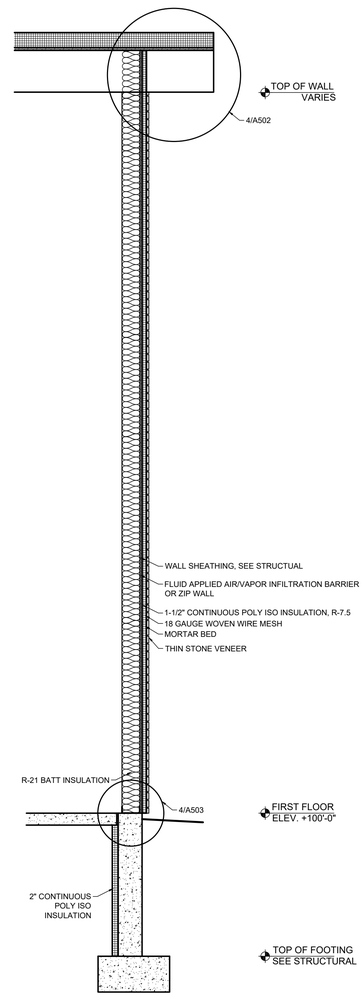
7 DETAIL @ ROOF
1" = 1'-0"



4 DETAIL @ ROOF
1" = 1'-0"



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



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

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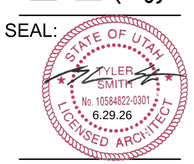
BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:

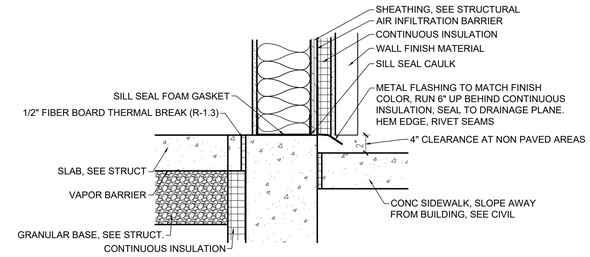


ISSUANCES:
PERMIT SET 6.22.26

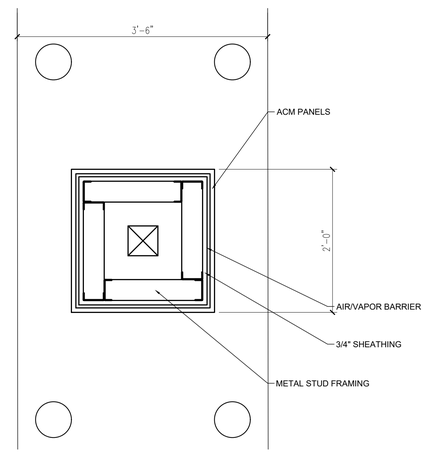
PROJECT:
NUMBER: 26002
DATE: 6.22.26

SHEET:
A502

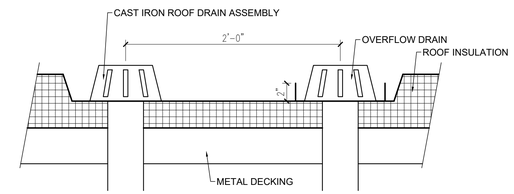
PLOT DATE: 06/29/2026



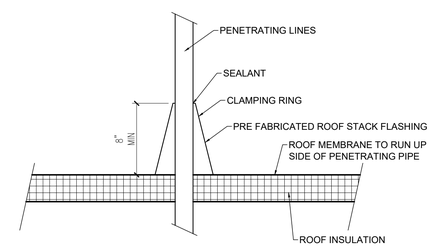
4 FOUNDATION DETAIL
1-1/2" = 1'-0"



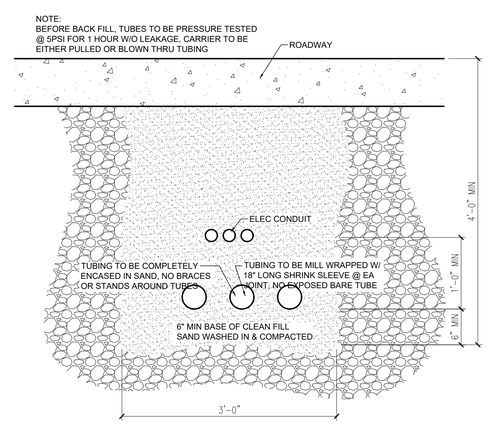
6 DETAIL @ CANOPY COLUMN
1" = 1'-0"



3 DETAIL @ ROOF DRAIN
1-1/2" = 1'-0"

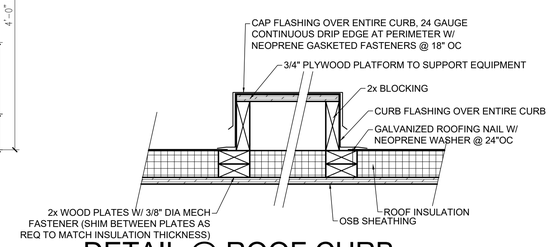


2 DETAIL @ ROOF PENETRATION
1-1/2" = 1'-0"



5 DETAIL @ PNEUMATIC TUBE
1" = 1'-0"

NOTE:
PERIMETER FASTENING OF THE DECK MEMBRANE WILL BE THE SAME FASTENING PATTERN AS THE FIELD MEMBRANE, MAX 18" OC, NO LESS THAN ONE FASTENER PER SIDE.



1 DETAIL @ ROOF CURB
1-1/2" = 1'-0"

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BANK OF UTAH
PERMIT SET
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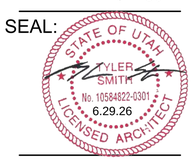
SEAL:



ISSUANCES:

PERMIT SET 6.22.26

PROJECT:

NUMBER: 26002

DATE: 6.22.26

SHEET:

A503

APPLIANCE SCHEDULE

ROOM NAME	ITEM	MANUFACTURER	MODEL #	REMARKS
CORRIDOR 1011	ELECTRIC WATER COOLER			SEE PLUMBING SCHEDULE
	FEC	LARSENS	2409	STAINLESS STEEL
WELLNESS 1004	REFRIGERATOR	SUMMIT	ASDS2413	
	MICROWAVE	GE	PCST221WSS	
BREAK 1021	REFRIGERATOR	GE	PWE23KYNFS	
	WATER DISPENSER	WATERSTAR	WS-FPI15	BY OWNER
	DISH WASHER	GE	PDT715SYVFS	
	MICROWAVE	GE	PCST221WSS	

NOTES:
1. VERIFY FINAL SELECTIONS WITH OWNER.
2. CONTRACTOR TO COORDINATE ALL POWER REQUIREMENTS FOR OWNER PROVIDED EQUIPMENT.
3. CONTRACTOR TO COORDINATE ALL PLUMBING SUPPLY/DRAIN LINES FOR OWNER PROVIDED EQUIPMENT.

TOILET ACCESSORY SCHEDULE

ROOM NAME		ITEM	MANUFACTURER	MODEL #	REMARKS
RESTROOMS 1012 1013	A	42" GRAB BAR	BOBRICK	B-9806 SERIES	
	B	36" GRAB BAR	BOBRICK	B-9806 SERIES	
	C	18" VERTICAL GRAB BAR	BOBRICK	B-9806 SERIES	
	D	TP DISPENSER			BY OWNER
	E	FEMININE PRODUCT DISPOSAL	BOBRICK	B-270	
	F	MIRROR	BOBRICK	B-2908 2436	
	G	SOAP DISPENSER			BY OWNER
	H	PAPER TOWEL DISPENSER			BY OWNER
	J	TRASH CAN	SIMPLE HUMAN	WBB2328641	

NOTES:
1. SELECTIONS TO BE FINALIZED BY OWNER PRIOR TO ORDER.
2. GC TO PROVIDE BACKING/BLOCKING AT ALL ACCESSORY LOCATIONS.
3. STANDARD MIRRORS TO BE ONE-PIECE, ROLL-FORMED 3/4" X 3/4" ANGLE-FRAME, STAINLESS STEEL ANGLE WITH SATIN FINISH. CORNERS WELDED, GROUND AND POLISHED SMOOTH. BEVELED FRAME EDGE AT MIRROR FOR IMPROVED APPEARANCE. NO. 1 QUALITY, 1/4" (6MM) GLASS MIRROR; WARRANTED AGAINST SILVER SPOILAGE FOR 15 YEARS. GALVANIZED STEEL BACK. SECURED TO CONCEALED WALL HANGER WITH THEFT-RESISTANT MOUNTING.

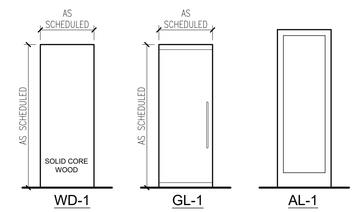
SIGNAGE SCHEDULE

ROOM NAME	ITEM	MANUFACTURER	FINISH
MENS 1012	RESTROOM SIGN	8"X8" SQUARE WITH ROUNDED EDGES	FROSTED CLEAR ACRYLIC WITH STAINLESS STEEL CAPS, CHARCOAL GREY ICONS, TEXT, AND BRAILLE
WOMENS 1013	RESTROOM SIGN	8"X8" SQUARE WITH ROUNDED EDGES	FROSTED CLEAR ACRYLIC WITH STAINLESS STEEL CAPS, CHARCOAL GREY ICONS, TEXT, AND BRAILLE

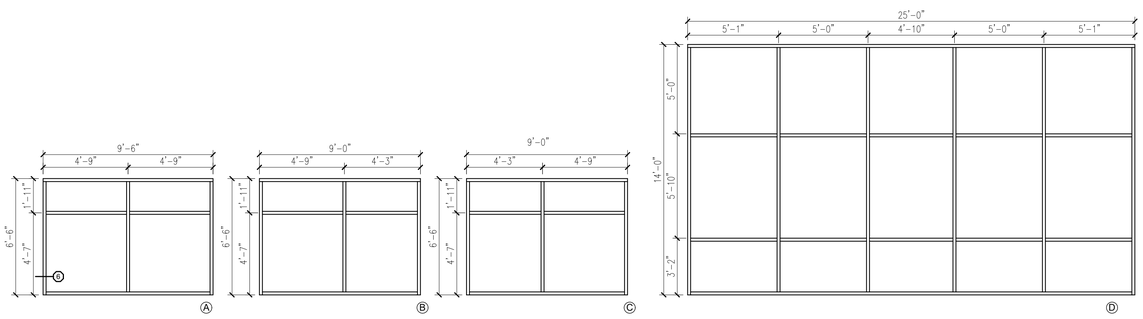
DOOR SCHEDULE

#	SIZE	THK	DOOR TYPE	FRAME TYPE	LOCK SET	CLOSER	RATING	REMARKS
1001A	(2)3'-0" x 9'-0"		AL-1	ALF-1	PANIC	YES	---	OPENER, CARD READER, CONTINUOUS HINGE, ELECTRONIC PANIC W/ INTERNAL BOLTS
1002A	(2)3'-0" x 9'-0"		GL-1	GF-1	PULL/PULL	YES	---	
1004A	3'-0" x 9'-0"		GL-1	GF-2	PULL/PULL	W/ HOLD OPEN	---	
1005A	3'-0" x 9'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER
1006A	3'-0" x 9'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER
1007A	3'-0" x 9'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER
1008A	3'-0" x 9'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER
1009A	3'-0" x 9'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER, OCCUPANCY INDICATOR
1012A	3'-0" x 8'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER, OCCUPANCY INDICATOR
1013A	3'-0" x 8'-0"	1-3/4"	WD-1	HMF-1	STOREROOM	YES	---	ELECTRIC STRIKE, CARD READER, OCCUPANCY INDICATOR
1014A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1016A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1017A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1018A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1022A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1023A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	
1024A	3'-0" x 9'-0"		GF-1	GL-2	PULL/PULL	W/ HOLD OPEN	---	

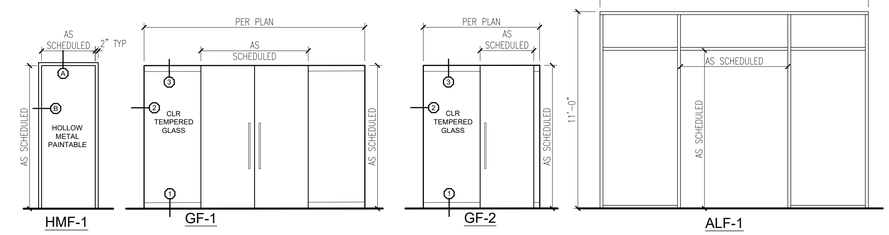
DOOR SCHEDULE NOTES:
1. GC TO VERIFY ALL DOOR SIZES PRIOR TO ORDER.
2. ALL DOORS TO HAVE 4" RETURN ON HINGE SIDE UNLESS OTHERWISE NOTED.
3. 1/2" UNDERCUT AT ALL DOORS UNLESS NOTED OTHERWISE BY HVAC DESIGNER.
4. VERIFY LOCKING OWNER.
5. TYPICAL DOOR HARDWARE TO BE SCHLAGE L SERIES M52 LEVER IN BLACK (622) FINISH WITH MATCHING ESCUTCHEON, COORDINATE CORES WITH OWNER.
6. DOOR OPERATORS TO BE ASSA ABLOY SW150 (OR EQ)
7. DOOR HINGES, CLOSERS, ETC. TO MATCH HARDWARE SELECTION.
8. FLOOR STOP TO BE IVES FS410, US19 FINISH
9. WALL STOP TO BE IVES WS407CCV, US19 FINISH
10. WD DOORS TO BE QUARTER SAWN WALNUT W/ CLEAR FINISH, MATCH ARCH SAMPLE.
11. HM DOORS & FRAMES TO BE SPRAY PAINTED. COLOR PER FINISH SCHEDULE
12. FRAMELESS GLASS ENTRY SYSTEM TO MATCH EXISTING (VERIFY THE FOLLOWING):
    - 12.1. LADDER PULL — 30LPMBL
    - 12.2. BOTTOM PATCH — CRL380HMBL
    - 12.3. TOP PATCH — PH21AMBL
    - 12.4. U-CHANNEL — UCBL3812CL
    - 12.5. MAGLOCK — M490P ATS/LED 12/24 VDC
    - 12.6. REQUEST TO EXIT — SCANII 12/24 VDC
    - 12.7. CARD READER — OWNER TO VERIFY
13. MAGLOCKS TO COMPLY WITH THE FOLLOWING:
    - 13.1. OCCUPANT SENSOR TO BE LOCATED ON EGRESS SIDE SHALL UNLOCK DOOR
    - 13.2. LOCKS TO UNLOCK AT LOSS OF POWER
    - 13.3. MANUAL UNLOCKING DEVICE TO BE LOCATED WITHIN 60"
    - 13.4. FIRE ALARM ACTIVATION TO UNLOCK
    - 13.5. LISTED IN ACCORDANCE WITH UL294.



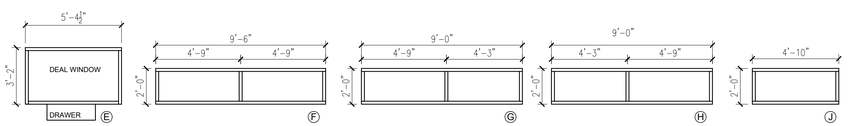
DOOR TYPES

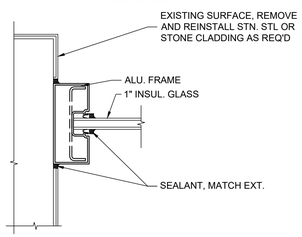


FRAME TYPES

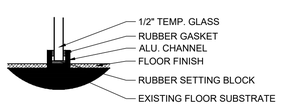


WINDOW NOTES:
1. GC TO VERIFY ALL WINDOW OPENINGS PRIOR TO ORDER.
2. GC TO VERIFY ALL FINISHES WITH OWNER PRIOR TO ORDER.
3. CONTRACTOR TO INSTALL WINDOWS PER MANUF. GUIDELINES AND REQUIREMENTS.
4. ALUMINUM FRAME TO BE KAWNEER 451UT (OR EQ) BLACK ANODIZED.
5. INSULATED GLASS TO BE SOLARBAN 70 (U-VAL: 0.38), TEMPERED AS REQUIRED.
6. DEAL WINDOW TO BE HAMILTON SAFE 035D WITH DEAL DRAWER
7. TEMPERED GLAZING AT ALL THE FOLLOWING LOCATIONS:
   - 7.1. PANES LARGER THAN 9sf
   - 7.2. BOTTOM EDGE OF GLAZING LESS THAN 18" AFF
   - 7.3. TOP EDGE OF GLAZING MORE THAN 36" AFF
   - 7.4. WITHIN 36" OF STAIRS/LANDINGS

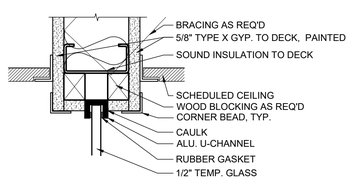




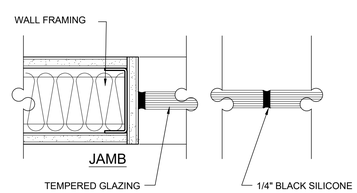
6 JAMB DETAIL (TYP.)
3" = 1'-0"



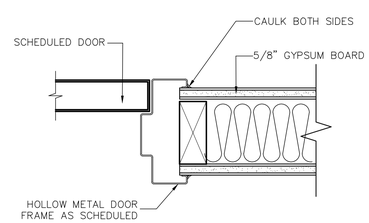
5 GLASS DETAIL, TYP
3" = 1'-0"



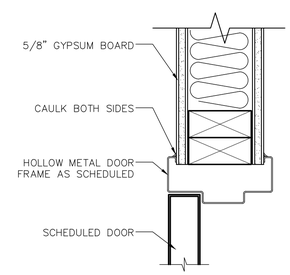
4 GLASS DETAIL @ CLG
3" = 1'-0"



3 DETAIL @ GLASS WALL
3" = 1'-0"



B JAMB DETAIL
3" = 1'-0"



A HEAD DETAIL
3" = 1'-0"

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SPANISH FORK, UT

SEAL:
STATE OF UTAH
TYLER SMITH
No. 10584822-0301
6.29.26
LICENSED ARCHITECT

ISSUANCES:
PERMIT SET 6.22.26

PROJECT:
NUMBER: 26002
DATE: 6.22.26

SHEET:
A601

FINISH LEGEND

CODE	PRODUCT TYPE	MANUFACTURER	STYLE	COLOR	SPECIFICATION	NOTES
FLOOR						
CPT1	CARPET	MOHAWK	URBAN FIELD II	889 MUSEUM	12"X36" INSTALL: BRICK ASHLAR	GENERAL
CPT2	CARPET	MOHAWK	STEP UP II GT311	983 IRON ORE	24"24" INSTALL: QUARTER TURN	ENTRY VESTIBULE
LVT1	LUXURY VINYL TILE	MOHAWK	HOT AND HEAVY BOLDER 5.0	848 FLINT	18"X36" , INSTALL: HERRINGBONE @ BREAK/WELLNESS STACKED @ STORAGE	BREAK ROOM/STORAGE
CONC	SEALED CONCRETE		-	-	-	UTILITY
T1	TILE	DALTILE	MARBLE ATTACHE	MA87 CALACATTA - MATTE	24"x48" INSTALL: 33% RUNNING BOND GROUT: MAPEI #93 WARM GRAY	BANK LOBBY
T2	TILE	DALTILE	MARBLE ATTACHE	MA87 CALACATTA - MATTE	12"x24" INSTALL: 33% RUNNING BOND GROUT: MAPEI #93 WARM GRAY	RESTROOM FLOOR
BASE						
RB1	RUBBER BASE	BURKE	-	050 MOONBEAM	6" WITHOUT TOE -	BACK OF HOUSE
WB1	WOOD BASE	-	NATURAL WOOD	CLEAR PLAIN SLICED WALNUT	6" H X 3/4" D, EASED EDGE FINISH: SATIN, WATER-BASE POLYURETHANE	GENERAL
MT3	METAL TRANSITION	SCHLUTER	DILEX-AHK	BRUSHED CHROME ANODIZED	MATCH TILE THICKNESS -	RESTROOM TILE BASE
CEILING						
ACT	ACOUSTIC CEILING TILE	ARMSTRONG	OPTIMA	3251 WHITE	24"X24" TEGULAR GRID: 9/16" SUPRAFINE XL WHITE	GENRAL
WALL						
FRP1	FIBER-REINFORCED PLASTIC	CRANE COMPOSITES	GLASBORD	85 WHITE	0.0075" SMOOTH FINISH, 4'X8' PANEL -	JANITOR
PT1	PAINT	PPG	-	PPG0999-1 IN THE CLOUD	2X COATS, EGGSHELL WALLS, SATIN DOORS, FLAT CLG ANTI-MILDEW ADDITIVE IN WET LOCATIONS	GENERAL
PT2	PAINT	PPG	-	PPG-0999-6 STOLEN ROCK	2X COATS, SATIN DOORS, EXTERIOR -	HM TRIM/DOORS/STAIRS
PT3	PAINT	PPG	-	PPG0999-3 BOULDER CREEK	2X COATS, EGGSHELL WALLS, SATIN DOORS, FLAT CLG ANTI-MILDEW ADDITIVE IN WET LOCATIONS	ACCENT
WT1	WALL TILE	DALTILE	ARTIGIANO	AR93 ITALIAN ALPS	3"X12", INSTALL: VERTICAL STACKED GROUT: MAPEI #00 WHITE, 1/8"	BACKSPLASH
WT2	WALL TILE	CROSSVILLE	FLOW	DARK GRAY ROCFLODG08312	3"X12" GLOSSY, INSTALL: STACKED VERTICAL GROUT: MAPEI #93 WARM GREY, 1/8"	RESTROOM WALL TILE
WT3	WALL TILE	EDIMAXASTOR	FEEL	PEARL MOSAICO SPINA -	INSTALL: HERRINGBONE GROUT: MAPEI #27 SILVER, 1/8"	DRINKING FTN.
WT4	WALL TILE	PLATFORM SURFACES	RELIC	SMERALDO -	3"X10", INSTALL: VERTICAL STACK GROUT: MAPEI #107 IRON, 1/8"	WELLNESS ROOM
WC1	WALL COVERING	MOMENTUM/TRIKES	INFINITY	FBV-20195 CRISP LINEN	48" W X 15 YD INSTALL: RANDOM MATCH	LOBBY ACCENT
WC2	WALL COVERING	VERSA	BURNISHED SILK	A198-571 CARDAMOM	54", INSTALL: REVERSE HANG RANDOM MATCH	TELLER LINE
CASEWORK						
PL1	PLASTIC LAMINATE	WILSONART	HPL	7965K-12 WALNUT HEIGHTS	SOFTGRAIN FINISH -	CABINETRY
HDW1	HARDWARE	BERENSON	TRADITIONAL ADVANTAGE PULL	- BRUSHED NICKEL	ITEM #: 94042-2BPN-P 128mm	GENERAL CABINET PULL
SS1	SOLID SURFACE	WILSONART	-	9223SS ANGEL FALLS	2CM, EASED EDGE -	WINDOW SILLS
QTZ1	QUARTZ	CAMBRIA	-	- BIG SUR MIST	2CM, MATTE EASED EDGE	BOU COUNTERTOPS
QTZ2	QUARTZ	CAMBRIA	-	- SUMMERHILL	2CM, MATTE EASED EDGE	WELLNESS/ RESTROOMS
WD1	WOOD	TBD	NATURAL	PLAIN SLICED WALNUT CLEAR FINISH	3/4" X 6" H MATCH ARCHITECT'S SAMPLE	GENERAL
SPECIALTY						
CG1	CORNER GUARD	WALLPROTEX	PAINTABLE	PAINT TO MATCH ADJACENT WALL	3/4" W X 4'H ITEM # WX12	SEE PLANS
CG2	CORNER GUARD			STAINLESS	3/4" W X 4'H	SEE PLANS
MT1	METAL TRANSITION	SCHLUTER	JOLLY	BRUSHED NICKEL ANODIZED	MATCH TILE THICKNESS OUTSIDE TILE CORNERS	TILE TO TILE TRANSITIONS
MT2	METAL TRANSITION	SCHLUTER	SCHIENE	BRUSHED NICKEL ANODIZED	MATCH TILE THICKNESS -	TILE TRANSITIONS
MT3	METAL TRANSITION	SCHLUTER	DILEX-AHK	BRUSHED NICKEL ANODIZED	MATCH TILE THICKNESS -	RESTROOM BASE
RS1	ROLLER SHADES	HUNTER DOUGLAS	E-SCREEN 5%	- WHITE/PEARL	30 YD ROLLS, PROVIDE VALANCE- ALUMINUM -	EXTERIOR WINDOWS
RT1	RUBBER TRANSITION	BURKE	REDUCER	050 MOONBEAM	MATCH TO CARPET THICKNESS -	CARPET TO LVT/CONC
EXTERIOR						
ACM	ACM PANEL	ALPOLIC	ANODIZED ALUM	ANNODIZED DARK BRONZE	SEE ELEVATIONS FOR SIZES	GENERAL
STONE	THIN SET STONE	ELDORADO STONE	THIN SET VENEER	AUTUMN LEAF (80%) MOONLIGHT (20%)	ROUGH CUT MORTAR: TRUTONE MC60 KHAKI 6LBS PER 70LBS GRAY	GENERAL
SILL	THIN SET CAST			LIMESTONE SMOOTH	4"H	GENERAL
SIDING	FIBER CEMENT SIDING	STO	STOCAST WOOD	HICKORY	STAGGERED INSTALL 6"x72" PLANKS	GENERAL
MTL SOFFIT	ALUMINUM		ANODIZED ALUM	ANNODIZED DARK BRONZE		GENERAL
CMU1	CONCRETE MASONRY UNIT	AMCOR	SPLIT FACE	725 BROWN	SPLIT FACED EXTERIOR, SMOOTH INTERIOR MORTAR: TRUETONE MC60 KHAKI 6LBS PER 70LBS GRAY	DUMPSTER ENCLOSURE
CAP	CMU WALL CAP			GREY	SLOPED CAST CAPP MORTAR: GRAY	DUMPSTER ENCLOSURE
PT ST	PAINT	SHERWIN WILLIAMS	-	PPG0999-1 IN THE CLOUD	2X COATS	DUMPSTER ENCLOSURE

ROOM FINISH SCHEDULE

		FLOORING		CASEWORK			WALLS				CEILING		
#	ROOM	MATERIAL	BASE	COUNTERS	BASE CABS	UPPER CABS	NORTH	EAST	SOUTH	WEST	MATERIAL	HGT	REMARKS
1001	VESTIBULE	CPT2	WB1	---	---	---	PT1	WC1	PT1	WC1	GWB/PT1	11'-0"	
1002	ENTRY	T1	WB1	---	---	---	PT3	WC1	PT1	WC1	GWB/PT1	XXX	
1003	LOBBY	T1	WB1	QTZ1	PL1	---	WC1	WC2	WC1	PT3	GWB/PT1	XXX	SS1 SILLS
1004	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	8'-0"	
1005	WORK ROOM	CPT1	WB1	QTZ1	PL1	PL1	PT1	PT1	PT1	PT1	ACT	10'-0"	
1006	SAFE	LVT1	RB1	---	---	---	PT1	PT1	PT1	PT1	ACT	8'-0"	
1007	IT	LVT1	RB1	---	---	---	PT1	PT1	PT1	PT1	OPEN, PT1	---	PLYWOOD ON ALL WALLS TO 8'-0"AFF
1008	UTILITY	CONC	RB1	---	---	---	PT1	PT1	PT1	PT1	OPEN, PT1	---	
1009	WELLNESS	LVT1	WB1	QTZ2	PL1	---	PT1	PT1	WT4	PT1	ACT	10'-0"	
1011	CORRIDOR	T1	WB1	---	---	---	PT1/WT3	PT1	PT1	PT1	GWB/PT1	XXX	
1012	MEN	T2	MT3	QTZ2	---	---	WT2	WT2	WT2	WT2	GWB/PT1	9'-0"	
1013	WOMEN	T2	MT3	QTZ2	---	---	WT2	WT2	WT2	WT2	GWB/PT1	9'-0"	
1014	CONFERENCE	CPT1	WB1	---	---	---	PT3	PT3	PT3	PT3	ACT	10'-0"	
1015	OPEN OFFICE	CPT1	WB1	---	---	---	PT1	PT3	PT1	PT1	ACT	10'-0"	
1016	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	8'-0"	
1017	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	8'-0"	
1018	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	8'-0"	
1019	PRINT	CPT1	WB1	QTZ1	PL1	PL1	PT1	PT1	PT1	PT1	GWB/PT1	8'-0"	
1021	BREAK	LVT1	WB1	QTZ1	PL1	PL1	PT1	WT1	PT1	PT1	GWB/PT1	SEE PLAN	
1022	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	10'-0"	
1023	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	10'-0"	
1024	OFFICE	CPT1	WB1	---	---	---	PT1	PT1	PT1	PT1	ACT	10'-0"	

ROOM FINISH SCHEDULE GENERAL NOTES:

1. CONTRACTOR TO PROVIDE MOCKUP OF ALL FINISHES FOR APPROVAL.
2. VERIFY ALL FINISH PRODUCT LEAD TIMES IN ADVANCE OF PURCHASING.
3. ALL COLORS AND FINISHES TO BE APPROVED BY ARCHITECT AND OWNER PRIOR TO ORDER AND/OR INSTALLATION.
4. CONTRACTOR TO PREP AND LEVEL ALL FLOORS FOR 1/8" TOLERANCE.
5. CONTRACTOR TO PREP ALL EXISTING WALLS TO LEVEL 5 FINISH.
6. FINISHES LISTED ARE BASIS OF DESIGN, MATERIALS AND MANUFACTURERS OF EQUIVALENT QUALITY, PERFORMANCE AND DESIGN WILL BE CONSIDERED.
7. TEXTURE TO BE BACK ROLLED WITH HEAVY NAP ROLLER.
8. ALL INSTALLATION BASED ON MANUFACTURES GUIDELINES.
9. FLOOR PREP BY INSTALLER FOR FLUSH TRANSITIONS.
10. PREP WALLS FOR FINISHES PER SCHEDULE.
11. TILE TO BE INSTALLED PER TCNA STANDARDS.
12. TILE TO BE CAULKED AT ALL DISSIMILAR MATERIALS AND WALL CORNERS, CAULK TO BE COLOR MATCHED TO GROUT.
13. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
14. REFER TO FINISH FLOOR PLANS FOR ADDITIONAL INFORMATION.
15. HOLLOW METAL DOORS AND FRAMES TO BE PAINTED PER DOOR SCHEDULE.
16. ACCESS PANELS TO BE PAINTED TO MATCH ASSOCIATED WALL COLOR.
17. TRANSITION STRIP TYPICAL BETWEEN FLOORING MATERIALS. TRANSITION TO OCCUR AT CENTER OF DOOR, U.N.O.
18. GWB CONTROL JOINTS TO BE LOCATED A MAXIMUM OF 30 FT. COORDINATE LOCATIONS WITH ARCHITECT.
19. GROMMETS TO BE FIELD LOCATED BY OWNER.
20. ALL WOOD BASE TO BE SCRIBED TO FLOOR, CAULK TO WALL- MATCH WALL PAINT COLOR, FILL ALL NAIL HOLES, 36" MIN. LENGTHS.

tjs architects

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BANK OF UTAH
PERMIT SET
1351 NORTH CANYON CREEK PKWY
SPANISH FORK, UT

SEAL:

STATE OF UTAH
TYLER SMITH
No. 10584822-0301
6.29.26
LICENSED ARCHITECT

ISSUANCES:

PERMIT SET 6.22.26

PROJECT:

NUMBER: 26002

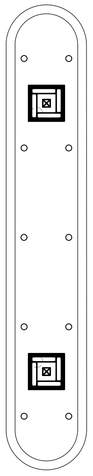
DATE: 6.22.26

SHEET:

A602

FINISH NOTES:

1. ALL WALLS TO BE PAINTED PT-1 UNLESS OTHERWISE NOTED.
2. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
3. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.



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

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AF101

GENERAL STRUCTURAL NOTES

GENERAL

1. The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.

2. Typical details and sections shall apply where specific details are not shown.

3. The structural drawings are not all-inclusive and do not contain all dimensions, elevations, openings, mechanical shafts, and penetrations needed to build the structure. The contractor shall coordinate these items with the Architectural, Mechanical and Electrical drawings.

4. The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect/engineer before proceeding with the fabrication or construction of any affected elements.

5. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/engineer at no additional cost to the owner.

6. The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions, or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk.

7. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differs from those shown on the contract drawings shall be reported to the architect/engineer.

8. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the roof system is completed.

9. The contractor shall not cut or core any holes in concrete walls without prior review by the architect/engineer.

10. Site observations by BHB Consulting Engineers' field representative shall not be construed as approval of construction procedures nor special inspection.

11. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultant's drawings. Some dimensions and elements such as elevations, depressions, slopes, mechanical housekeeping pads, etc. are not shown in the structural drawings. All dimensions shown on structural drawings shall be verified by contractor with architectural, mechanical, and electrical drawings.

12. Contractor shall review shop drawings for compliance with contract documents, and stamp shop drawings with review stamp prior to submission to architect for review. Review of shop drawings by BHB Consulting Engineers is for general compliance only and is not intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents. Fabrication shall not begin until shop drawings review process is complete. Shop drawings made from reproductions of the contract drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed.

13. Only an authorized representative of BHB Consulting Engineers may make changes to these contract drawings. BHB Consulting Engineers shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative of BHB Consulting Engineers.

14. Bidding, pricing or construction done prior to receiving final building permits from the authorities having jurisdiction is at the contractor's own risk. Changes to the drawings may be required as part of the plan check process. BHB Consulting Engineers will not be held liable for, nor compensate for, changes to these drawings before final jurisdiction approval is obtained.

BASIS OF DESIGN

1. Governing Code — International Building Code 2021
   a. Risk Category — II

2. Snow Loads
   a. Ground Snow Load — P_g = 33 psf
   b. Snow Importance Factor — I_s = 1.0
   c. Snow Exposure Coefficient — C_e = 1.0
   d. Thermal Exposure Coefficient — C_t = 1.0
   e. Roof Snow Load — $P_f = 0.7 * C_e * C_t * I_s * P_g$ = 23 psf plus Snow Drift

3. Rain Loads
   a. Rain Intensity — i = 1.5 in/hr

4. Live Loads
   a. Roof Live Load — 20 psf
   b. Mezzanine Live Load — 20 psf

5. Seismic Loads
   a. Seismic Importance Factor, I_e — 1.0
   b. Seismic Design Category — D
   c. Site Specific Ground Motion Hazard Analysis — Not Required per exceptions in section 11.4.8 of ASCE 7
   d. Mapped Spectral Acceleration — S_s = 1.458g; S_1 = 0.535g
   e. Soil Site Class — D-Default
   f. Soil Site Coefficients — F_a = 1.20; F_v = 1.77
   g. 5% Damped Design Spectral Response Acceleration — $S_{DS} = 2/3 * F_a * S_S$ = 1.166g; $S_{D1} = 2/3 * F_v * S_1$ = 0.630g
   h. Seismic-Force-Resisting System — Light Framed Wood Sheathed Shear Walls
   i. Response Modification Coefficient — R = 6.5
   j. System Over-strength Factor — Ω_0 = 3.0
   k. Deflection Amplification Factor — C_d = 4.0
   l. Redundancy Factors — $\rho_x = 1.0$; $\rho_y = 1.0$
   m. Fundamental Building Period — T = 0.182 seconds
   n. Seismic Response Coefficient — $C_S = S_{DS} * I_e / R$; $C_S = S_{D1} * I_e / (R*T)$
   o. W — Dead Loads of Structure
   p. Base Shear — $V_x = C_S * W = 0.179 * W$; $V_y = C_S * W = 0.179 * W$
   q. Analysis Procedure — Equivalent Lateral Force (Static)

6. Wind Loads
   a. Basic Wind Velocity (3 Second Gust) — 102 mph
   b. Exposure Type — C
   c. Internal Pressure Coefficient, GCpi — +/-0.18
   d. Topographic Factor, Kzt — 1.0
   e. Ground Elevation Factor, Ke — 1.0
   f. Components and Cladding Wind Force Table (psf, Strength Design)

Location		Tributary Area (square feet)				
		10	20	50	100	500
Walls	Zone 5: Within 5.55 feet of building corne	24.7	23.0	20.9	19.2	15.4
	Zone 4: All other areas	20.0	19.2	18.1	17.3	15.4
Roof	Zone 2: Within 5.55 feet of building edges	30.5	30.0	29.3	28.8	28.8
	Zone 3: Within 5.55 feet of building corne	47.6	42.5	35.7	30.5	30.5
	Zone 1: All other areas	21.9	21.9	21.9	21.9	21.9

FOUNDATION

1. Soils Investigation Report: — None
2. Assumed Soil bearing pressure: — 1500 psf -Contractor shall verify at time of construction.
3. Frost Protection: — 30" minimum.
4. Clear excavations of debris and loose soil prior to placing footings. All footings shall bear on undisturbed natural sub-grade or engineered compacted fill as noted in these drawings.

EARTHWORK

1. All footings shall bear on undisturbed suitable natural material or compacted structural fill extending down to undisturbed suitable natural material. Prior to construction, the contractor shall verify that the soil conditions are adequate for 1,500 psf allowable soil bearing pressure. If needed, structural fill shall be provided beneath footings.

2. Clearing: Remove all existing structures and associated foundations, slabs, fencing, asphalt, concrete, and incidental structures as necessary for project completion. The building area shall be stripped of all vegetation, topsoil and debris. Following stripping, all fill soils and any remaining loose natural soils shall be excavated to expose competent natural soils.

3. Proof roll the entire building pad area with normal compaction equipment to check for the presence of unsuitable fills, soft spots, or other undesirable materials or conditions. Remove sub-grade materials that are unsuitable and replace with compacted structural fill or 2,000 psi lean concrete.

4. Compacted structural fill: All fill material shall be a well-graded granular material with a maximum size less than 3" and with not more than 15 percent passing a No. 200 sieve. It shall be compacted to at least 95 percent of the maximum laboratory density as determined by ASTM D 1557 for fill beneath footings and 90 percent for fill beneath floor slabs. All fill shall be tested. Compacted structural fill shall be placed in lifts not exceeding 8" in uncompacted thickness.

5. Floor slabs thicknesses shall be as required by the plans and underlain by a granular layer at least 4" thick. The granular layer shall have a maximum size less than 1" with not more than 5 percent passing a #200 sieve and shall be compacted to at least 90 percent of the maximum laboratory density as determined by ASTM D 1557.

6. Consult the project specifications for further earthwork requirements.

CONCRETE

1. Materials, unless noted otherwise:
   a. Normal weight aggregates — ASTM C 33
      i. Combined aggregate gradation for slabs on grade and other designated concrete shall be 8% - 18% for large top size aggregates (1.1/2") or 8% - 22% for smaller top size aggregates (1" or 3/4") retained on each sieve below the top size and above the No. 100. The range for the No. 30 and No.50 sieves shall be 8% - 15% retained in each. To avoid gap gradation the following shall occur:
         1. The percent retained on two adjacent sieves shall not fall below 5%.
         2. The percent retained on three adjacent sieves shall not fall below 8%.
         3. When the percent retained on two adjacent sieves is less than 8%, the total retained on either of these sieves and the adjacent outside sieve shall be at least 13%. See ACI 302 Section 5.4.3.3 for more information.
      ii. Maximum Aggregate Size shall not be larger than:
         1. 3.1/2" or 1/5 the narrowest dimension of the forms
         2. 1/3 the depth of the slab
         3. 3/4 the minimum clear spacing between bars
   b. Reinforcing Steel — ASTM 615 Grade 60 (Fy = 60 ksi); Use Grade 40 (Fy = 40 ksi) for field bent dowels with spacings indicated reduced by 1/3.
   c. Deformed Bar Anchors (DBA) — ASTM A496
   d. Headed Stud Anchors (HSA) — ASTM A108
   e. Anchor Rods — See Structural Steel section
   f. Admixtures:
      i. Air-entraining admixtures shall comply with ASTM C 260 (when used).
      ii. Calcium chloride shall not be added to the concrete mix.
      iii. Water-reducing admixture shall comply with ASTM C 494/C 494M, Type A (when used)
      iv. Retarding admixture shall comply with ASTM C 494/C 494M, Type B (when used).
      v. Water-reducing and retarding admixture shall comply with ASTM C 494/C 494M, Type D (when used).
      vi. High-range, water-reducing admixture shall comply with ASTM C 494/C 494M, Type F (when used).
      vii. High-range, water-reducing and retarding admixture shall comply with ASTM C 494/C 494M Type G (when used).
      viii. Admixture manufacturer shall have ISO 9001 Quality Certification. To ensure compatibility all admixtures shall be from the same manufacturer.
      ix. Silica Fume – ASTM C1240
   g. Type IL cement with a GU designation complying with ASTM C595 shall be used for all concrete. Alternatively, Type I/II cement complying with ASTM C150, or performance based hydraulic cement manufactured to meet the requirements of ASTM C1157 can be used with GU designation. Cement source shall remain the same for the entire job.
   h. The water/cementitious materials ratios shall meet the requirements of Table 19.3.2.1 of ACI 318-19.
   i. Cementitious Materials – Limit percentage, by weight, of cementitious materials other than portland cement as follows:
      i. Fly Ash - ASTM C618, Class C or F – 35% maximum cementitious content.
      ii. Slag Cement – ASTM C989, Grade 100 or 120 – 50% maximum cementitious content.
   j. Provide air entraining as recommended by Table 19.3.3.1 of ACI 318-19. Concrete that extends above grade and is exposed to freezing and thawing while moist shall be air-entrained. Concrete in unconditioned spaces shall be considered site concrete.
   k. Concrete shall have, at the point of delivery, a slump of 4". Determine the slump by ASTM C143. Slump tolerance shall meet the requirements of ACI 117. When using high-range, water-reducing admixture or plasticizing admixture conforming to ASTM C494, it is permitted to increase the slump of concrete 8" maximum with a verified slump of 2" to 4". before the admixture is added.
   l. No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.

2. Compressive strengths of concrete at 28 days shall meet the follow performance requirements (see ACI-318-19; Chapter 19):
   a. Footings & Interior Foundation Walls — Strength: 3,000 psi; Classification: F0, S0, W0, C0
   b. Exterior Foundation Walls — Strength: 3,500 psi; Classification: F1, S0, W0, C0
   c. Interior Slabs on Grade — Strength: 3,000 psi; Classification: F0, S0, W0, C0
   d. All Site Concrete — Strength: 5,000 psi; Classification: F3, S0, W1, C2

3. Reinforcement for concrete slabs on grade:
   a. 4" thick concrete slab on grade. Reinforce slab with #3 bars at 24" o.c. each way with 1.1/2" max cover below the top surface of the concrete.
      i. At contractor's option, macro-synthetic fiber or welded wire fabric may be used in lieu of reinforcing bars with the following requirements:
         1. 3 lbs minimum per cubic yard of macro-synthetic fiber reinforcing (ASTM C 1116 Type 3) with the following requirements:
            a. Length 1.1/2" – 2"
            b. Equivalent diameter of 0.016" to 0.05"
            c. Minimum aspect ratio (length to equivalent diameter) of 50 to 90.
            d. Provide a fiber dosage to achieve a minimum post-crack residual strength (f_{R3}) of 200 psi when tested according to ASTM C1609.
            e. Maximum concrete shrinkage shall be 0.04% when tested according to ASTM C157 or C157 modified.
            f. Fiber manufacturer shall provide the following:
               i. Fiber dosage
               ii. Mix design
               iii. Finishing practices
         2. 6" x 6" – W2.5/W2.5 welded wire fabric (ASTM A185 and A497) minimum, unless noted otherwise. Welded Wire Fabric with 1.1/2" of cover below the top surface of the concrete.

4. Only one grade or type of concrete shall be poured on the site at any given time.

5. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
   a. Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected. In no case, however, shall forms and shoring be removed in less than 24 hours after concrete placement.

6. Reinforcement shall have the following concrete cover:

	Clear Cover
a. Cast-in-place Concrete	
i. Cast against and permanently exposed to earth	3"
ii. Formed concrete exposed to earth or weather:	
#6 thru #18 bars	2"
#5 and smaller bars	1.1/2"
iii. Concrete not exposed to weather or in contact with ground:	
Slabs, Walls and their piers, Joists; #11 bars and smaller	3/4"
Beams, Columns: Primary Reinf., Ties, Stirrups, Spirals	1.1/2"

7. Detailing:
   a. Lap splice lengths shall be detailed to comply with the "Concrete Reinforcing Bar Lap Splice Schedule" in drawings. Splices may be made with mechanical splices capable of 125% tension capacity of the bar being spliced. Mechanical splices shall be the positive connecting type coupler and shall meet all International Building Code requirements and shall have a current ICC-ES report or IAPMO Certification. Use "Lenton" Standard Couplers (ICC ER-3967), "Bar-Lock" (ICC ESR-2495) or equal with internal protector. If mechanical splices are used, splices or couplers on adjacent bars shall be staggered a minimum of 24" apart along the longitudinal axis of the reinforcing bars.
   b. At joints, provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
   c. At all discontinuous control or construction slab on grade joints, provide 2 - #4 x 48".
   d. Corner Bars: Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing. Corner bars shall lap the horizontal reinforcing with the required lap splice length. See "Typical Corner Wall Reinforcing at Concrete Walls" detail in drawings.
   e. All vertical reinforcing shall be doweled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above. Dowels extending into footings shall terminate with a 90-degree standard hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#8 bars and smaller) with hooks need not extend more than 20" into footings.
   f. Horizontal wall reinforcing shall be continuous through construction and control joints.
   g. See "Typical Reinforcing for Miscellaneous Openings Less than 3'-0" in Concrete Walls" detail in drawings for reinforcing around miscellaneous openings (8" to 36" wide). For openings wider than 36", contact the engineer. All recesses that interrupt reinforcing shall be reinforced the same as an opening.

8. Construction Joints, Control (Contraction) Joints:
   a. Construction joints in all horizontal and vertical construction joints including between top of footing and foundation walls shall be intentionally roughened to a full amplitude of approximately 1/4". The laitance on the concrete (thin, flaky layer of hardened, weakened hydrated cement) shall be mechanically removed from the surface after the concrete has achieved final set. Construction joints in slabs on grade shall not exceed a distance of 125'-0" o.c. in any direction.
   b. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed as soon as final set is achieved and it is okay to operate the cutter on the slab. Final set is typically achieved within the first 4 to 12 hours after the slab has been finished in an area (depending on weather conditions and concrete hydration rate; 4 hours in hot weather to 12 hours in cold weather). For early entry saw cutting, joints should be cut within the first 1 to 4 hours (depending on weather conditions and concrete hydration rate; 1 hour for hot weather and 4 hours for cold weather). Where saw cut joints cannot be cut along the entire projected length of the joint, a 90-degree hand grinder or other tool shall be used to complete the joint. Control joints may be installed by:
      i. Saw cut a depth of 1/4 the thickness of the slab (1.1/4" ± for early entry saws) minimum.
      ii. Tooled joints a depth of 1/4 the thickness of the slab
      iii. Saw cut depth shall be increased to 1/3 of the slab thickness (1.3/4" ± for early entry saws) where macro fibers are used.
   c. For interior concrete slabs-on-grade that are to receive **no** floor covering, install construction or control joints in slabs on grade at a spacing not to exceed 24 times the slab thickness in any direction, unless noted otherwise. For interior concrete slabs-on-grade that are to receive floor coverings the contractor has the option to increase the control joint spacing to 36 times the slab thickness in any direction.

9. Construction
   a. Use chairs or other support devices recommended by the CRSI to support and tie reinforcement bars prior to placing concrete. Reinforcing steel for slabs on grade shall be adequately supported. Support reinforcing steel of slabs on grade with precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
   b. Concrete to be mechanically consolidated during placement per ACI standards.
   c. Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
   d. All embeds, anchors and dowels shall be securely tied to formwork or to adjacent reinforcing prior to

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PROFESSIONAL ENGINEER No. 11297629 JEFF THOMAS STATE OF UTAH

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the placement of concrete.

e. No pipes, ducts, sleeves, etc shall be placed in structural concrete unless specifically detailed or approved by the structural engineer. Penetrations through walls when approved shall be built into the wall prior to concrete placement. Penetrations will not be allowed in footings or grade beams unless detailed. Piping shall be routed around footings and grade beams and unless detailed. Footings shall be stepped to avoid piping.

f. Reinforcing Bars shall not be welded. Do not substitute reinforcing bars for DBAs or HSAs.

POST-INSTALLED ANCHORS

1. General Post-Installed Anchor Notes
   a. Do not install adhesive anchors in concrete if less than 21 days old; do not install mechanical anchors, screw anchor or powder actuated anchors in concrete less than 7 days old. Contractor must obtain written approval from the engineer to install prior to these time periods. Do not apply full load to anchors until concrete has reached 28-day compression strength.
   b. Anchors or adhesives specified in details shall be provided; alternative anchors or adhesives may be used if the contractor provides calculations demonstrating that the alternative can achieve the performance values of the specified product. These calculations, along with an ICC-ES ESR or IAPMO-UES ER approval for use in cracked concrete and compliant with the specified codes herein, must be submitted to the structural engineer prior to use.
   c. Follow all the manufacturer's recommendations and certification testing reports for anchor installation. See specific anchors below for more information.
   d. No anchor shall be installed within 1.5 anchor rod diameters of an abandoned hole that has been filled with non-shrink grout; increase distance to 3 anchor rod diameters when the abandoned hole has not been filled.

2. Adhesive Anchors
   a. For anchors in concrete, the adhesives shall be divided into two groups: Standard Adhesives and High Strength Adhesives. Standard adhesives can be used in general applications when details reference the "Standard Adhesive Embedment Schedule" in drawings. High Strength adhesive groups will be specified for the particular application in the drawings and details. When a High Strength Adhesive is specified, the contractor has the option to use any of the adhesives in the High Strength group. When a Standard Adhesive is specified, the contractor has the option to use any of the adhesives in either group. See below for the acceptable adhesives in each group.
      i. Standard Adhesive Group for anchors in concrete includes the following adhesives:
         1. SET-XP (ICC-ES ESR-2508) by Simpson Strong-Tie
         2. Pure 50+ (ICC-ES ESR-3576) by Dewalt
         3. AC100+ Gold (ICC-ES ESR-2582) by Dewalt
         4. HIT-RE 100 (ICC-ES ESR-3829) by Hilti, Inc.
      ii. High Strength Adhesive Group for anchors in concrete includes the following adhesives:
         1. SET-3G (ICC-ES ESR-4057) by Simpson Strong-Tie
         2. Pure 110+ (ICC-ES ESR-3298) by Dewalt
         3. AC200+ (ICC-ES ESR-4027) by Dewalt
         4. HIT-RE 500-V3 (ICC-ES ESR-3814) by Hilti Inc.
         5. HIT-HY 200 (ICC-ES ESR-3187) by Hilti Inc.
   b. Adhesive shall be within the manufacturer's or recommended life time and prior to expiration date. Do not use adhesive that has not been stored per manufacturer's recommendations or may have experienced freeze thaw cycles or extreme heat.
   c. Do not install adhesive anchor in wet or damp hole unless product is approved for such conditions without strength reduction. Do not install adhesive anchors if concrete temperature is below 50-degree F unless adhesive is approved for lower temperature without strength reduction. Refer to manufacturer's published installation instructions.
   d. Follow all the manufacturer's recommendations and certification testing reports regarding hole cleaning prior to adhesive installation. All holes shall be drilled with ANSI standard bits designed for concrete. Diamond core drilled holes are not allowed unless indicated in specific details or approved by the structural engineer prior to use.

3. Mechanical Anchors
   a. For concrete, the mechanical anchor shall be Kwik Bolt TZ2 (ICC-ES ESR-4266) by Hilti Inc., Strong-Bolt 2 (ICC-ES ESR-3037) by Simpson Strong-Tie Inc. or Power-Stud+ SD2 (ICC-ES ESR-2502) by Dewalt.

4. Screw Anchors
   a. For concrete, the screw anchors shall be Titen HD (ICC-ES ESR-2713 for concrete only) by Simpson Strong-Tie, or Screw-Bolt + (ICC-ER ESR-3889 for concrete only) by DeWalt, or Kwik HUS-EZ (ICC-ES ESR-3027 for concrete only) by Hilti Inc.

5. Powder Actuated Fasteners
   a. For fasteners driven into steel (except at metal decks), concrete. or concrete over metal deck, the fastener shall be X-U P8 TH Universal Knurled Shank Fastener (ICC-ES ESR-2269) by Hilti Inc., PDPA (ICC-ES ESR-2138) by Simpson Strong-Tie Inc. or 8mm Head Spiral CSI Drive Pin (ICC-ES ESR-2024) by Dewalt.

STRUCTURAL STEEL

1. Material:

a. Wide Flange Sections	ASTM A992 (50 ksi)
b. All Thread Rods, Other Shapes & Plates	ASTM A36 (36 ksi) or ASTM A572 Gr 50 (50 ksi) where indicated on plans.
c. Square or Rectangular HSS	ASTM A500 (50 ksi) Grade C or ASTM A1085 (50ksi)
d. Deformed Bar Anchors (DBA)	ASTM A1064
e. Headed Stud Anchors (HSA)	ASTM A108
f. Anchor Rods Typical, uno	ASTM F1554, Grade 36, with ASTM A563 heavy hex nuts and ASTM F436 hardened washers Grade A
g. Bolted Connections:	ASTM F3125 Grade A325 with ASTM A563 nuts and ASTM F436 hardened washers.

2. Fabrication and construction shall comply with the latest edition of the following Codes and Standards:
   a. American Institute of Steel Construction (AISC), "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings," with "Commentary".
   b. AISC "Code of Standard Practice" excluding the following: Section 3.2, Section 4.4, Section 4.4.1,
   c. AISC "Specification for Structural Joints Using High-Strength Bolts"
   d. American Welding Society (AWS), Structural Welding Code (specific items do not apply when they conflict with the AISC requirements).
   e. AISC "Seismic Provision for Structural Steel Buildings"- ANSI/AISC 341
   f. All exterior steel elements, including anchor rods and bolts shall be hot dip galvanized in accordance with ASTM A123 and A153 where applicable.

3. Welding
   a. Field weld flags that have been put in these documents are for suggestion only. The contractor has the option to substitute shop welding for field welding or vice versa. The steel fabrication and steel erection drawings must clearly distinguish between shop welds and field welds prior to any work being performed.
   b. Steel fabricators shall indicate the shop welds that are excluded from their bids. Steel erectors shall indicate the field welds that are excluded from their bids. It is the responsibility of the contractor to coordinate shop welding and field welding with the appropriate subcontractors.
   c. All welding and cutting shall be performed by AWS certified welders.
   d. Use E70 XX (58 ksi yield, 70 ksi tensile) unless noted otherwise. E60 XX may be used for welding steel decks.
   e. All intersecting steel shapes which are not bolted shall be connected by a fillet weld all around, unless noted otherwise. Where fillet weld sizes are not shown they shall be 1/16" less than the thinnest of the connected parts for thicknesses 1/4" and larger. Fillet welds on plates less than 1/4" shall be of the same size as the thinnest of the connected part.
   f. Reinforcing Bars: Do not weld rebar. Do not substitute reinforcing bars for deformed bar anchors (DBAs), machine bolts, or headed stud anchors (HSAs).
   g. Do not weld anchor bolts, including "tack" welds.
   h. Headed Stud Anchors (HSAs) welding and deformed bar anchor welding shall conform to the manufacturer's specifications.

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REQUIREMENTS FOR SPECIAL INSPECTION, MATERIAL TESTING, AND STRUCTURAL OBSERVATION

STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE

Special inspection and quality assurance (including structural testing), as required by section 1704 and 1705 of the 2021 IBC, shall be provided by an independent agency employed by the owner for the items in this section and other areas of the approved construction documents, unless waived by the building official.	
The names and credentials of the Special Inspectors to be used shall be submitted to the Building Official for approval.	
Responsibilities of the Special Inspector	
	Special Inspector shall review all work listed in the special inspection schedules herein for conformance with the approved construction plans, specifications and 2021 IBC.
	Testing and inspection reports shall be sent on a weekly basis to the architect, engineer, building official and contractor for review. All items not in compliance shall be brought to the immediate attention of the contractor for correction, and if uncorrected, to the architect, engineer and building official.
	Once corrections have been made by the contractor, the special inspector shall submit a final signed report to the building official stating that the work requiring special inspection was, to the best of the special inspector's knowledge, in conformance with the approved construction plans, specifications and 2021 IBC.
Responsibilities of the Contractor	
	The contractor shall submit a written statement of responsibility to the owner and the building official prior to the commencement of work in accordance with 2021 IBC section 1704.4. This statement shall indicate that the contractor will coordinate and cooperate with the required inspections contained herein.
	The contractor shall notify the designated special inspector that work is ready for inspection at least 24 hours before said inspection is required.
	All work requiring special inspection shall remain open and accessible until it has been observed by the special inspector and deemed acceptable through inspection report.
	Special inspection during fabrication is not required if the fabricator is registered and approved by the authority having jurisdiction to perform such work without special inspection. Upon completion of fabrication, the approved fabricator shall submit a certificate of compliance for submittal to the building official.
	The contractor shall be responsible for their own quality control including materials, fabrication, erection, etc.

SOILS CONSTRUCTION INSPECTIONS

Soils (2021 IBC Section 1705.6, and Table 1705.6)			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Site Preparation	-	X	Verify excavations are extended to proper depth and have reached proper materials. Verify that the site has been prepared in accordance with the Earthwork section of the General Structural Notes and per recommendations by a geotechnical engineer (if required) prior to placement of prepared fill.
Fill Material	X	-	Verify that the material being used, the maximum lift thickness and the in-place dry density of the compacted fill material comply with the Earthwork section of the General Structural Notes and per recommendations by a geotechnical engineer (if required) during placement and compaction.
Continuous Footing Backfill: at least one test for each 40 linear feet or less of wall length, but no fewer than 2 tests.	-	X	At each compacted backfill layer.
Spot Footing Backfill: Minimum of one compaction test for each lift for each spot footing.	-	X	At each compacted backfill layer.
See specifications for further requirements.	-	-	

CONCRETE CONSTRUCTION INSPECTIONS

Concrete (2021 IBC Section 1705.3, Table 1705.3, and Section 1904) The following concrete elements require special inspection:			
All concrete footings, All concrete walls including foundation walls, Interior concrete slab-on-grade.			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Protection of concrete during cold and hot weather	-	X	Verify maintenance of specified curing temperature and techniques
Verify materials used including use of the required mix design	-	X	Verify Use of required design mix. Verify mix design meets strength and exposure requirements listed on General Structural Notes
Formwork	-	X	Verify shape, location and member dimensions
Testing of concrete prior to concrete placement	-	X	Fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
Bolts installed in concrete	X	-	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used. Prior to and during concrete placement.
Embeds and Inserts installed in concrete	X	-	Prior to and during concrete placement.
Concrete reinforcing steel placement	-	X	Verify that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Concrete placement and samples	X	-	Cylinders, slump, temperature and air-entrainment shall be done for every 150 cubic yards or each day's production if the day's production is less than 150 cubic yards nor less than once for each 5000 sq. ft of surface area for slabs and walls.
See specifications for further concrete testing requirements.	-	-	

STEEL BOLTED CONSTRUCTION INSPECTIONS

Where special inspections are listed under "Random Basis", special inspection of elements and items shall be performed on a random basis. Operations need not be delayed pending these inspections. Where special inspection items are listed under "Every Element", special inspection shall be performed for each element, joint, or member, as applicable based on the task listed below.

High Strength bolted connections (2021 IBC section 1705.2.1, section 1705.13.1 and section 1705.14.1 and AISC 360-16 Chapter N and AISC 341-16 Chapter J)			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION PLAN		COMMENTS
	Every Element	Random Basis	
Inspection Tasks Prior to Bolting			
Manufacturer's certifications available for fastener materials	X	-	
Fasteners	-	X	Marked in accordance with ASTM requirements
Proper fasteners selected for the joint detail	-	X	Including grade, type, bolt length if threads are to be excluded from shear plane.
Proper bolting procedure selected for joint detail	-	X	
Connecting elements	-	X	Including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	-	X	Not required if only snug-tight joints are specified per [Section N5.6(1) of AISC 360-16])
Proper storage	-	X	Storage provided for bolts, nuts, washers and other fastener components
Inspection Tasks During Bolting			
Fastener assemblies, of suitable condition	-	X	Verify that fasteners placed in all holes and washers (if required) are positioned as required.
Joint	-	X	Verify that joint brought to the snug-tight condition (min) unless noted otherwise.
Fastener component	-	X	Verify that fastener component not turned by the wrench prevented from rotating
Pretensioned Fasteners	-	X	Verify that pretensioned fasteners are pretensioned in accordance with the RCSC *Specification*, progressing systematically from the most rigid point toward the free edges (Not required if only snug-tight joints are specified per [Section N5.6(1) of AISC 360-16]; Not required for pretensioned joints using turn-of-the-nut method with match-marking, direct-tension-indicators or twist-off type tension control bolt methods)
Inspection Tasks After Bolting			
Document acceptance or rejection of each bolted connection	X	-	

STEEL WELDED CONSTRUCTION INSPECTIONS

Definition of Terms

Where special inspections are listed under "Random Basis", special inspection of elements and items shall be performed on a random basis. Operations need not be delayed pending these inspections. Where special inspection items are listed under "Every Element", special inspection shall be performed for each element, joint, or member, as applicable based on the task listed below.

Structural Welding (2021 IBC section 1705.2.1 and section 1705.13.1 and section 1705.14.1 and AISC 360-16 Chapter N and AISC 341-16 Chapter J)			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION PLAN		COMMENTS
	Every Element	Random Basis	
Inspection Tasks Prior to Welding			
Welding procedures specifications and manufacturer certifications for welding consumables shall be available	X	-	Welding procedures shall be submitted to the Engineer of Record for review.
Material identification (type/grade)	-	X	
Welder identification system	-	X	Verify there is a system in place to identify the welder who has welded a joint or member.
Fit-up of groove welds	-	X	Including joint geometry, joint preparation, dimensions, cleanliness, tacking and backing type and fit.
Configuration and finish of access holes	-	X	
Fit-up of fillet welds	-	X	Including alignment, gaps at root, dimensions, cleanliness and tacking.
Check welding equipment	-	X	
Inspection Tasks During Welding			
Use of qualified welders	-	X	
Control and handling of welding consumables	-	X	Including packaging and exposure control
Cracked tack welds	-	X	Verify no welding over cracked tack welds.
Environmental conditions	-	X	Including wind speed within limits and precipitation and temperature
WPS followed	-	X	Including settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature (min./max.) maintained, proper position (F, V, H, OH)
Welding techniques	-	X	Including interpass and final cleaning, each pass within profile limitations, each pass meets quality requirements
Inspection Tasks After Welding			
Welds cleaned	-	X	
Size, length and location of welds	X	-	
Welds meet visual acceptance criteria	X	-	Including crack prohibition, weld/base-metal fusion, crater cross section, weld profiles, weld size, undercut and porosity.
Arc strikes, k-area, weld access holes for flanges greater than 2", backing removed and weld tabs removed (if required), repair activities	X	-	When welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3" of the weld.
Ultrasonic testing (UT) for complete-joint-penetration (CJP) groove welds, partial penetration groove welds when used in column splices, and welds subject to fatigue	-	X	Perform UT on 10% of welds subject to transversely applied tension loading in butt, T- and corner joints, in material 5/16" thick or greater. For materials less than 5/16" thick, ultrasonic testing is not required. The UT rate must be increased to 100% if the rejection rate exceeds 5% of the welds tested. See Sections N5.5d and N5.5f for more information.
Document acceptance or rejection of each welded joint or member	X	-	

WOOD CONSTRUCTION INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Wood diaphragms and shear walls (2021 IBC Sections 1705.5, 1705.12.1 and 1705.13.2)			
All wood diaphragms and shear walls with sheathing fastener spacing at panel edges is equal to or less than 4" o.c.	-	X	Verify wood panel sheathing, grade, thickness and nominal size of framing members, adjoining panel edges, nailing, bolting, anchoring (including hold downs) and other fastening of components within the lateral force resisting system.

POST-INSTALLED ANCHOR INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Post-Installed Anchors and Reinforcing Bars (2021 IBC Section 1705.1.1)			
Adhesive Anchors and Reinforcing Bars	X	-	Special inspection shall be performed per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHORS section of the General Structural Notes prior to installation of adhesive and anchor rod. If the anchor is not installed in a horizontal, upwardly inclined or overhead orientation meant to resist sustained tension loads, special inspection may be reduced to a periodic frequency.
Mechanical Anchors and Screw Anchors	-	X	Special inspection shall be provided per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHORS section of the General Structural Notes prior to installation of mechanical or screw anchor.

NON-STRUCTURAL COMPONENT CONSTRUCTION INSPECTIONS

Architectural Components located in Seismic Design Categories C, D, E and F (2021 IBC Sections 1705.13.5 and 1705.13.7)			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Exterior cladding, and exterior veneer	-	X	Verify attachments of exterior metal clad fastening systems, drift clips, veneer support angles and attachments, and all masonry, stone or rain screen seismic attachments.
Erection and fastening of interior and exterior nonbearing walls	-	X	Verify appropriate materials, fasteners and attachment at commencement of work and at completion. (Not required if <30 feet or for interior walls < 15 psf.)

STRUCTURAL OBSERVATION PROGRAM

If structural observations are required, they shall be done by the Engineer of Record or an approved subordinate at the stages of construction listed in the Construction Notification Phases section of these notes. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance with the approved construction documents. Structural observation does not include or waive the responsibility for the special inspections indicated in these structural drawings. At the conclusion of the project, the designated structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that to the best of the structural observer's knowledge have not been resolved (See IBC 2021 1704.6).

STRUCTURAL OBSERVATION PROGRAM REQUIRED BY CODE:	YES	NO
		X

CONSTRUCTION MILESTONE SCHEDULE

CONTRACTOR TO NOTIFY ENGINEER AT THE FOLLOWING CONSTRUCTION PHASES:	
CONCRETE	
Footings, stem walls and piers	Prior to pouring concrete
WOOD	
Wood shear walls	After substantial portion of framing is completed and prior to covering either side of shear walls
Wood roof sheathing	After substantial portion of framing is completed and prior to roofing

DEFERRED SUBMITTALS

For the purposes of this section, deferred submittals are defined as per section 107.3.4.1 of the IBC 2021. Submittal documents for deferred submittal items shall be submitted to the engineer, architect and building official for their review for general conformance with the design of the building.

DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE
None

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SPECIAL INSPECTIONS

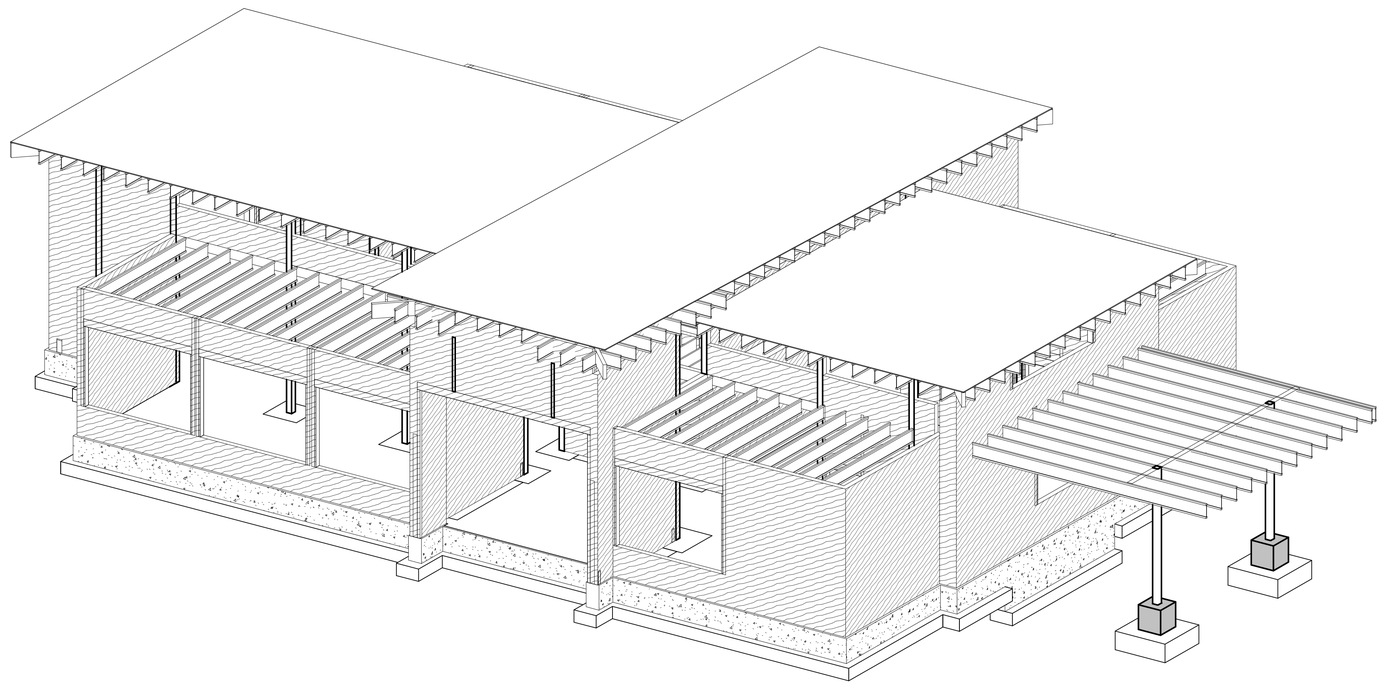
S003

LEGEND OF ABBREVIATIONS

AB	ANCHOR BOLT(S)
ABV	ABOVE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
BLDG	BUILDING
BLW	BELOW
BM	BEAM
B.N.	BOUNDARY NAILING
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CC.	CENTER-TO CENTER
CGS	CENTER OF GROSS STEEL
C.J.	CONST/CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION GROOVE WELD (FULL PEN WELD)
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CP-x	CONCRETE PIER
CRW-x	CONCRETE RETAINING WALL
CTR	CENTER
CW-x	CONCRETE WALL
DB	DECK BEARING
DBA	DEFORMED BAR ANCHOR
DBE	DECK BEARING ELEVATION
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.N.	EDGE NAILING
E.F.	EACH FACE
E.J.	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
E.O.D.	EDGE OF DECK
E.O.S.	EDGE OF SLAB
EQUIP	EQUIPMENT
EQ	EQUAL
E.W.	EACH WAY
EXT	EXTERIOR
FC-x	CONTINUOUS FOOTING MARK
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FINISHED FLOOR
F.N.	FIELD NAILING
FR-x	RECTANGULAR FOOTING
FS-x	SQUARE FOOTING MARK
FT	FOOT
FTG	FOOTING
FTS-x	THICKENED SLAB MARK
FRT	FIRE-RETARDANT-TREATED
GA	GAUGE
GALV	GALVANIZED
GLB	GLU-LAM BEAM
GSN	GENERAL STRUCTURAL NOTES
HB	HORIZONTAL BRIDGING
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HT	HEIGHT
ICC	INTERNATIONAL CODE COUNCIL
IBC	INTERNATIONAL BUILDING CODE
I.F.	INSIDE FACE
IN.	INCH
INT	INTERIOR
JT	JOINT
JST	JOIST
k	KIP(S) = 1000 POUNDS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
LBS	POUNDS
LF	LINEAL FOOT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SIDE HORIZONTAL
LSV	LONG SIDE VERTICAL
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPNG	OPENING
OPP	OPPOSITE
PAF	POWDER-ACTUATED FASTENER
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
REINF	REINFORCING
REQD	REQUIRED
R.D.	ROOF DRAIN
RTU	ROOF TOP UNITS
SBP-x	STEEL BASE PLATE MARK
SC-x	STEEL COLUMN MARK
SCP-x	STEEL CAP PLATE MARK
SHT	SHEET
SI	SPECIAL INSPECTION
SIM	SIMILAR
SMU	SUSPENDED MECHANICAL UNITS
SOG	SLAB-ON-GRADE
SQ	SQUARE
STAG	STAGGERED
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
STS	SELF TAPPING SCREWS
T&B	TOP AND BOTTOM
TEMP	TEMPERATURE
THDS	THREADS
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOD	TOP OF DECK
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WT	WALL THICKNESS
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

MARKS AND SYMBOLS LEGEND

SECTION MARK / SHEET NUMBER	
FOOTING DESIGNATION / TOP OF FOOTING ELEVATION	
	INDICATES CONCRETE WALL.
	INDICATES SHEARWALL TYPE, SEE SCHEDULE(S) S602
	DEPRESS FOUNDATION WALL AND POUR SLAB OVER. SEE DETAIL 1/S502
	INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK
	INDICATES STRUCTURAL WALL ABOVE.
S S	INDICATES FOOTING STEP, SEE DETAIL 3/S501
CW-x	INDICATES CONCRETE FOUNDATION WALL TYPE, SEE SCHEDULE ON SHEET S601
WSW-x	INDICATES WOOD SHEARWALL TYPE, SEE SCHEDULE ON SHEET S602
CW-x/WSW-x	INDICATES WOOD STUD WALL (AND TYPE) OVER CONCRETE WALL (AND TYPE), SEE SCHEDULES ON SHEET(S) S601, S602
	INDICATES PLYWOOD ROOF SHEATHING, SEE SCHEDULE ON SHEET S602
FCx.x	INDICATES CONTINUOUS FOOTING. SEE SCHEDULE ON SHEET S601
FSx.x	INDICATES SPOT FOOTING. SEE SCHEDULE ON SHEET S601
FTSx.x	INDICATES THICKENED SLAB FOOTING. SEE SCHEDULE ON SHEET S601
C.J.	INDICATES CONTROL / CONSTRUCTION JOINT, SEE DETAIL(S) 5/SS501 AND 7/SS501
CP-x	INDICATES CONCRETE PIER. SEE SCHEDULE ON SHEET S601
SC-x	INDICATES STEEL COLUMN. SEE SCHEDULE ON SHEET S603
WP-x	INDICATES WOOD POST TYPE. SEE SCHEDULE ON PLAN SHEET(S)
WB-x	INDICATES WOOD BEAM TYPE. SEE SCHEDULE ON PLAN SHEET(S)
WH-x	INDICATES WOOD HEADER TYPE. SEE SCHEDULE ON SHEET S602
HD	INDICATES HOLDOWN TYPE. SEE SCHEDULE(S) ON SHEET(S) S602
	INDICATES ELEVATION OFFSET, SEE DETAILS
	INDICATES AREA OF SNOW DRIFT.
SNOW DRIFT NOTE	SEE PLAN FOR SNOW DRIFT LOADING. THESE LOADS ARE IN ADDITION TO THE JOIST UNIFORM AND POINT LOADS SHOWN ON PLANS. JOIST SUPPLIER TO ADD SNOW DRIFT LOAD TO BOTH JOISTS AND GIRDERS
xx psf / 0 psf / x'-x"	INDICATES ADDITIONAL LOADING DUE TO SNOW DRIFT (SEE SNOW DRIFT NOTE)



STRUCTURAL SHEET LIST	
Sheet Number	Sheet Name
S001	GENERAL STRUCTURAL NOTES
S002	GENERAL STRUCTURAL NOTES
S003	SPECIAL INSPECTIONS
S010	LEGENDS AND ABBREVIATIONS
S101	FOOTING AND FOUNDATION PLAN
S111	LOW ROOF FRAMING PLAN
S121	HIGH ROOF FRAMING PLAN
S501	DETAILS
S502	DETAILS
S511	DETAILS
S512	DETAILS
S601	SCHEDULES
S602	SCHEDULES
S603	SCHEDULES

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PROFESSIONAL ENGINEER No. 11297629 JEFF THOMAS STATE OF UTAH

ISSUANCES:

PERMIT	6.26.26

PROJECT:

NUMBER:	230647
DATE:	6.26.26

SHEET:
LEGENDS AND ABBREVIATIONS

S010

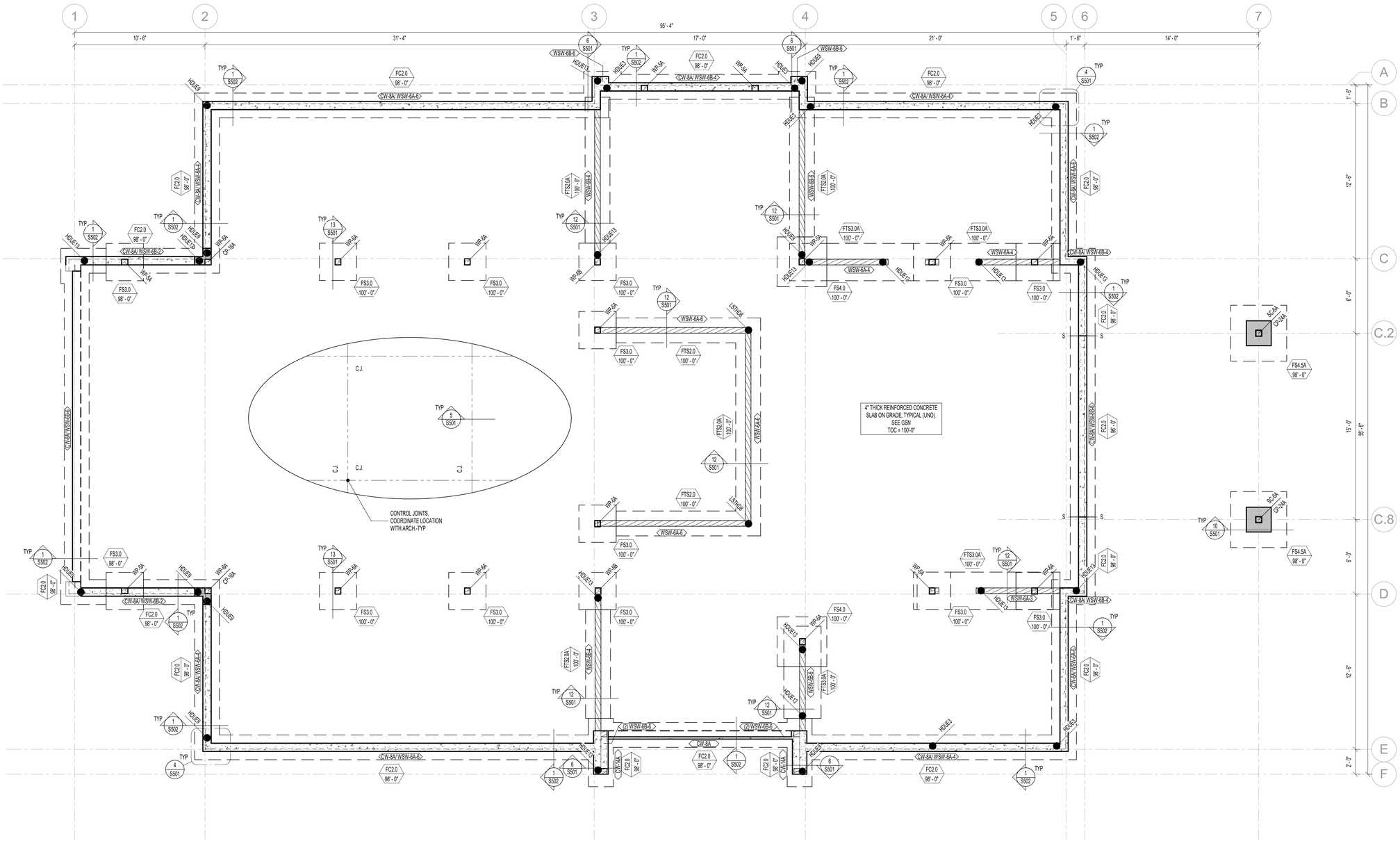
WOOD POST SCHEDULE (WP-x)

MARK	DESIGNATION	CONNECTION
WP-5A	5.1/4"x5.1/4" PSL	SEE WOOD BEAM SCHEDULE
WP-6A	(4) 2x6	SEE WOOD BEAM SCHEDULE
WP-6B	(3) 2x6	SEE WOOD BEAM SCHEDULE
WP-6C	(2) 2x6	SEE WOOD BEAM SCHEDULE

SEE S010 FOR LEGENDS AND SYMBOLS

FOOTING AND FOUNDATION PLAN NOTES

1. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
3. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
4. SEE DETAIL 2/SS02 FOR MASONRY TRASH ENCLOSURE DETAIL.
5. ALL SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS (UNO).
6. SEE DETAILS 1/S501 AND 2/S501 FOR CONDITION WHERE BURIED PIPES RUN PARALLEL AND PERPENDICULAR TO FOOTINGS.
7. SEE DETAIL 5/S501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
8. SEE DETAIL 7/SS01 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
9. SEE DETAIL 8/SS01 ADDITIONAL REINFORCING AT MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
10. SEE DETAIL 9/SS01 FOR TYPICAL SILL PLATE BOLTING DETAIL.
11. SEE DETAIL 11/SS01 FOR ANCHORAGE OF HOUSEKEEPING PADS.
12. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS.



1 FOOTING AND FOUNDATION PLAN

1/4" = 1'-0" 0' 2'-0" 4'-0" 8'-0"

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SHEET:
FOOTING AND FOUNDATION PLAN

S101

WOOD BEAM SCHEDULE (WB-x)

MARK	DESIGNATION	CONNECTION
WB-9A	(3) 1 3/4"x9 1/4" LVL	SIMPSON 'HUCQ610-SDS' AT SIDE OF POST
WB-11A	(3) 1 3/4"x11 1/4" LVL	
WB-12A	(3) 2x12	SIMPSON 'LUS28'
WB-14A	5 1/2"x14" GLU-LAM	SIMPSON 'HGUS5.50/10' AT BEAM
WB-14B	(2) 1.3/4"x14" LVL	
WB-16A	5 1/2"x16" GLU-LAM	(2) SIMPSON 'LCE4Z' AT TOP OF POST, AT SIDE OF POST, SIMPSON 'HUCQ612-SDS'
WB-18A	5 1/2"x18" GLU-LAM	(2) SIMPSON 'LCE4Z' AT TOP OF POST, AT SIDE OF POST, SIMPSON 'HUCQ612-SDS'

WOOD POST SCHEDULE (WP-x)

MARK	DESIGNATION	CONNECTION
WP-5A	5.1/4"x5.1/4" PSL	SEE WOOD BEAM SCHEDULE
WP-6A	(4) 2x6	SEE WOOD BEAM SCHEDULE
WP-6B	(3) 2x6	SEE WOOD BEAM SCHEDULE
WP-6C	(2) 2x6	SEE WOOD BEAM SCHEDULE

SEE S010 FOR LEGENDS AND SYMBOLS

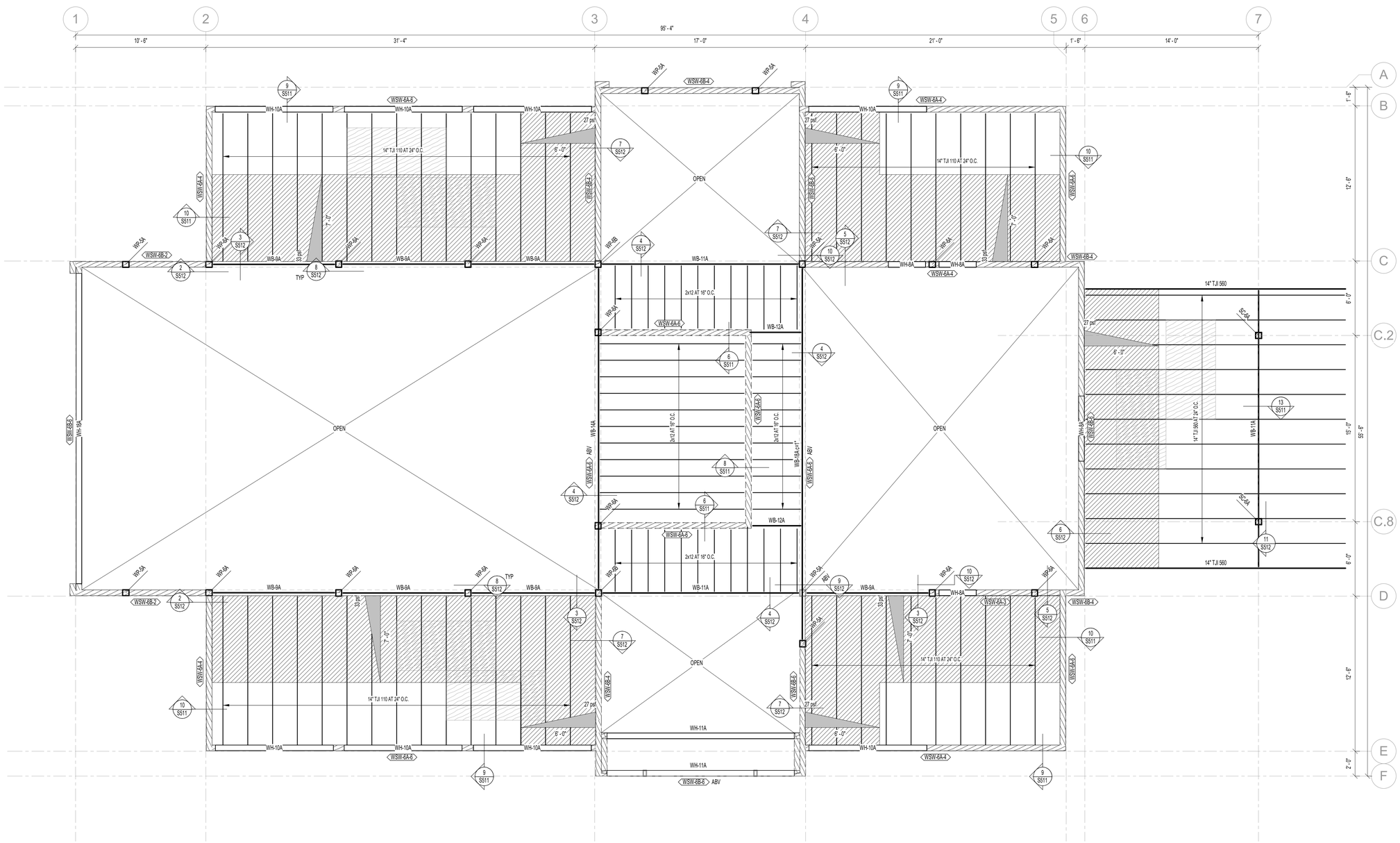
ROOF FRAMING DESIGN LOADS

ROOF LOADS:

DEAD LOAD	20psf
SNOW LOAD	23psf+DRIFT
TOTAL LOAD	43psf+DRIFT

ROOF FRAMING PLAN NOTES

1. VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE DETAIL 1/S511 FOR FRAMING AROUND ALL OPENINGS.
3. SEE DETAIL 4/S511 FOR TYPICAL BUILT-UP MEMBER DETAIL.
4. SEE DETAIL 2/S511 FOR TYPICAL TOP PLATE SPLICE DETAIL.
5. SEE DETAIL 3/S511 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
6. SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.
7. SEE DETAIL 5/S511 FOR TYPICAL INTERIOR NON-BEARING WALL BRACING.



1 LOW ROOF FRAMING PLAN

1/4" = 1'-0"

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SHEET:
LOW ROOF FRAMING PLAN

S111

WOOD BEAM SCHEDULE (WB-x)

MARK	DESIGNATION	CONNECTION
WB-9A	(3) 1 3/4"x9 1/4" LVL	SIMPSON 'HUCQ610-SDS' AT SIDE OF POST
WB-11A	(3) 1 3/4"x11 1/4" LVL	
WB-12A	(3) 2x12	SIMPSON 'LUS28'
WB-14A	5 1/2"x14" GLU-LAM	SIMPSON 'HGUS5.50/10' AT BEAM
WB-14B	(2) 1.3/4"x14" LVL	
WB-16A	5 1/2"x16" GLU-LAM	(2) SIMPSON 'LCE4Z' AT TOP OF POST, AT SIDE OF POST, SIMPSON 'HUCQ612-SDS'
WB-18A	5 1/2"x18" GLU-LAM	(2) SIMPSON 'LCE4Z' AT TOP OF POST, AT SIDE OF POST, SIMPSON 'HUCQ612-SDS'

WOOD POST SCHEDULE (WP-x)

MARK	DESIGNATION	CONNECTION
WP-5A	5.1/4"x5.1/4" PSL	SEE WOOD BEAM SCHEDULE
WP-6A	(4) 2x6	SEE WOOD BEAM SCHEDULE
WP-6B	(3) 2x6	SEE WOOD BEAM SCHEDULE
WP-6C	(2) 2x6	SEE WOOD BEAM SCHEDULE

SEE S010 FOR LEGENDS AND SYMBOLS

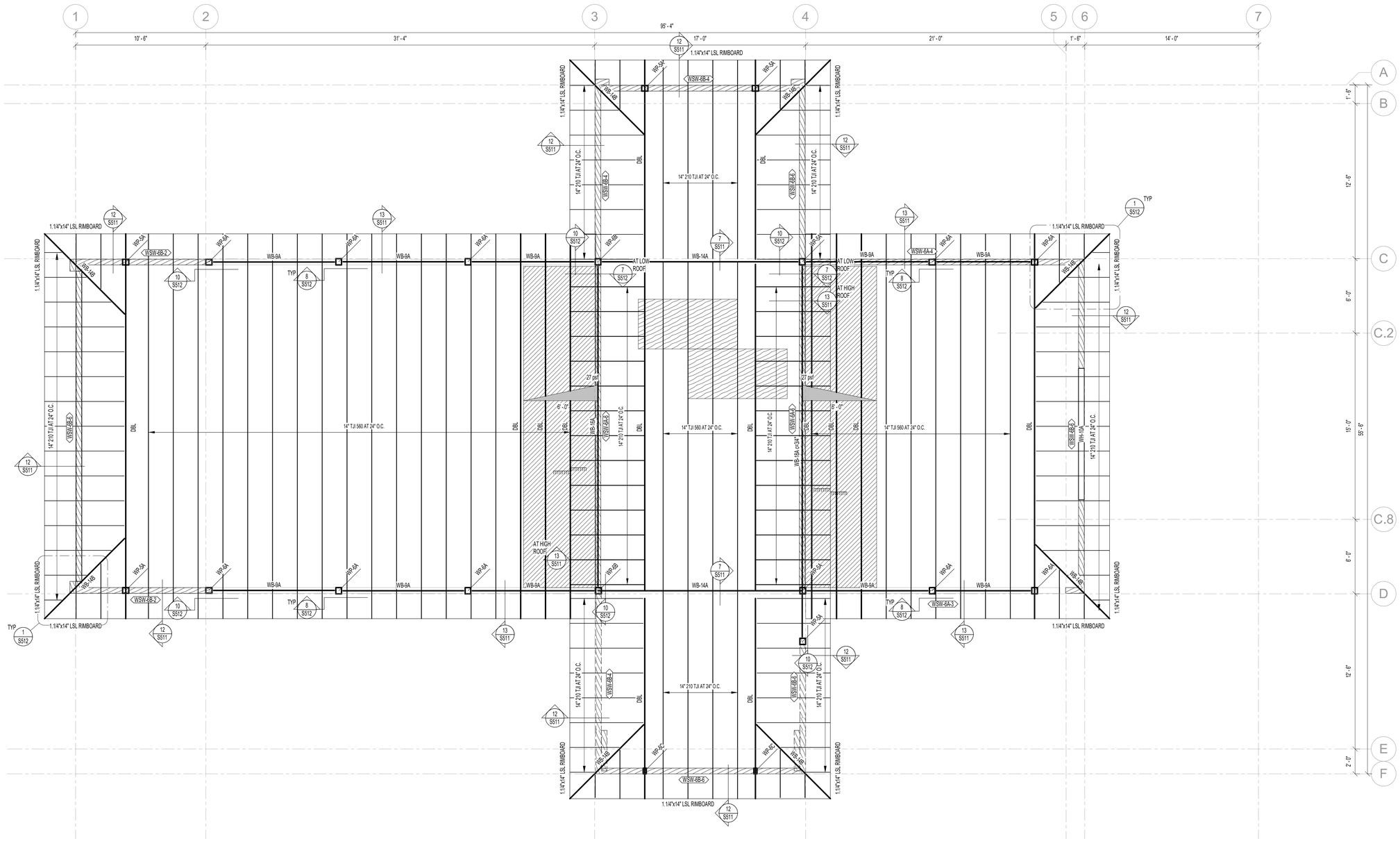
ROOF FRAMING DESIGN LOADS

ROOF LOADS:

DEAD LOAD	20psf
SNOW LOAD	23psf+DRIFT
TOTAL LOAD	43psf+DRIFT

ROOF FRAMING PLAN NOTES

1. VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE DETAIL 1/S511 FOR FRAMING AROUND ALL OPENINGS.
3. SEE DETAIL 4/S511 FOR TYPICAL BUILT-UP MEMBER DETAIL.
4. SEE DETAIL 2/S511 FOR TYPICAL TOP PLATE SPLICE DETAIL.
5. SEE DETAIL 3/S511 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
6. SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.
7. SEE DETAIL 5/S511 FOR TYPICAL INTERIOR NON-BEARING WALL BRACING.



1 HIGH ROOF FRAMING PLAN
1/4" = 1'-0"

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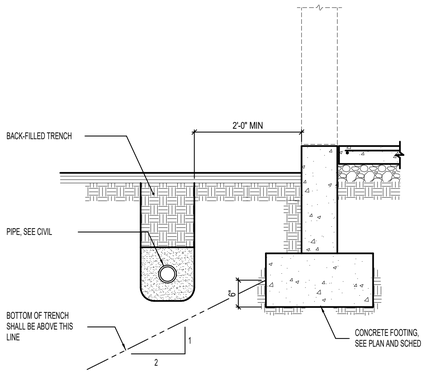
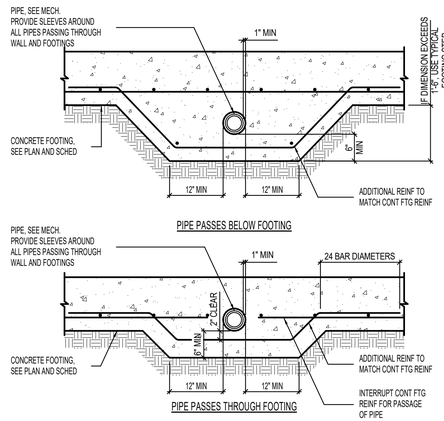
SHEET:
HIGH ROOF FRAMING PLAN

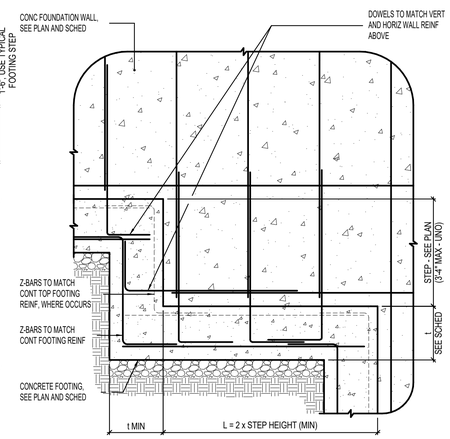
S121



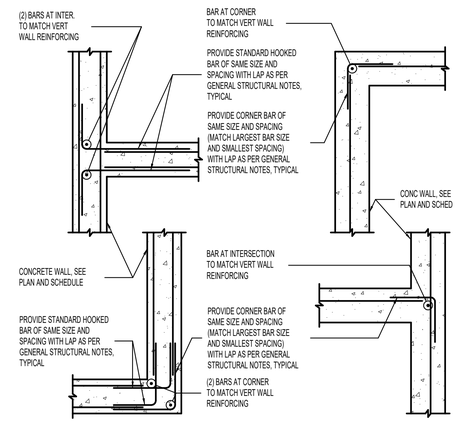
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING
NO SCALE



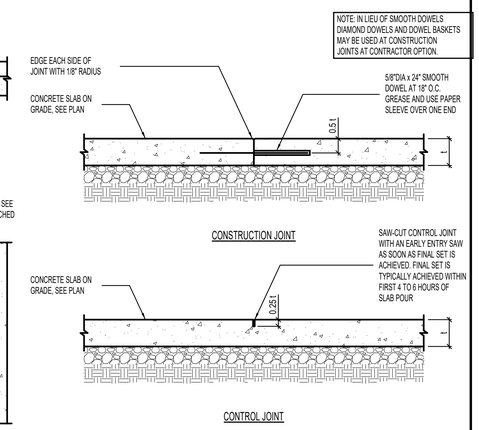
2 CONDITIONS AT PIPE PERPENDICULAR TO FOOTING
NO SCALE



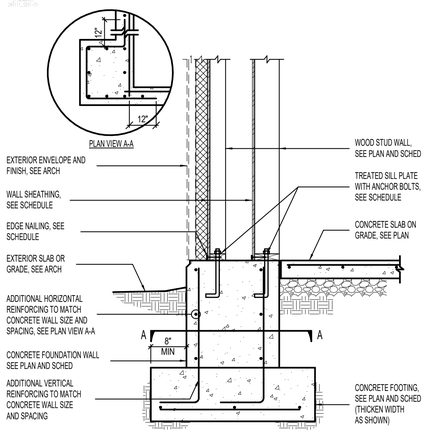
3 TYPICAL FOOTING STEP DETAIL
NO SCALE



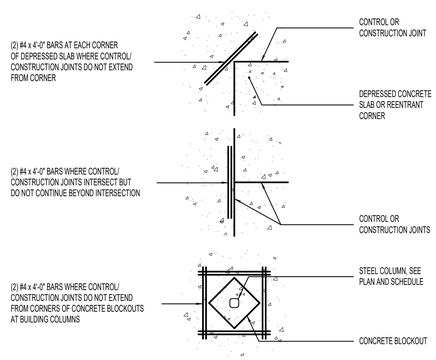
4 TYPICAL CORNER WALL REINFORCING AT CONCRETE WALLS [PLAN VIEW]
NO SCALE



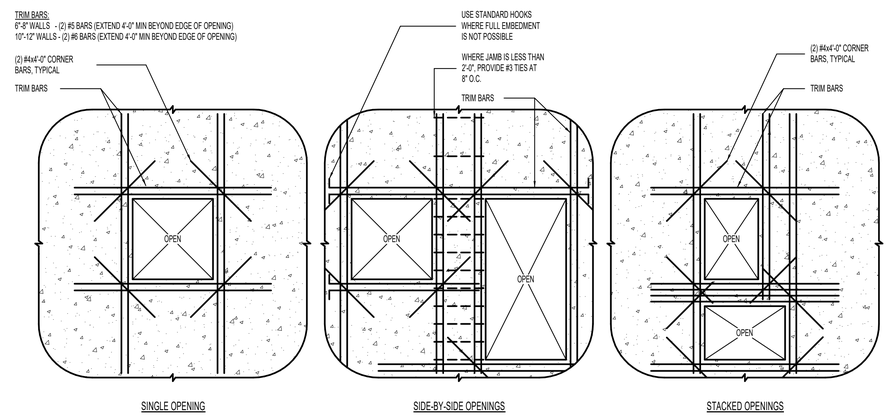
5 TYPICAL SLAB ON GRADE JOINT DETAILS
NO SCALE



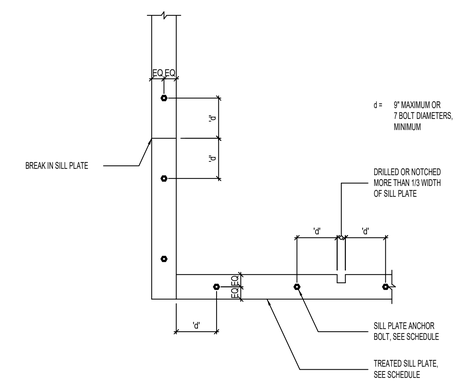
6 CONCRETE FOUNDATION WALL DETAIL AT POP-OUT
NO SCALE



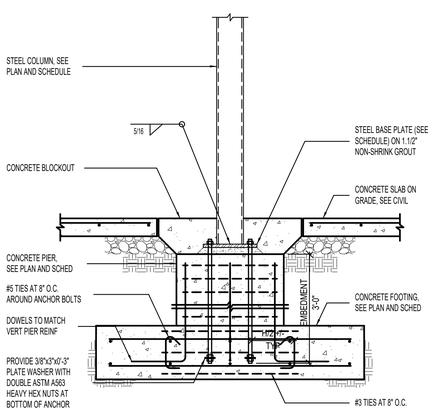
7 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING [PLAN VIEW]
NO SCALE



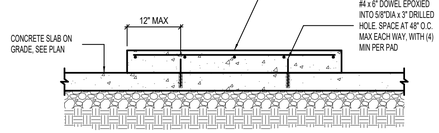
8 TYPICAL REINFORCING FOR MISCELLANEOUS OPENINGS LESS THAN 3'-0" IN CONCRETE WALLS
WHERE MISCELLANEOUS OPENING WIDTH IS GREATER THAN 3'-0" WIDE, CONTACT STRUCTURAL ENGINEER.
NO SCALE



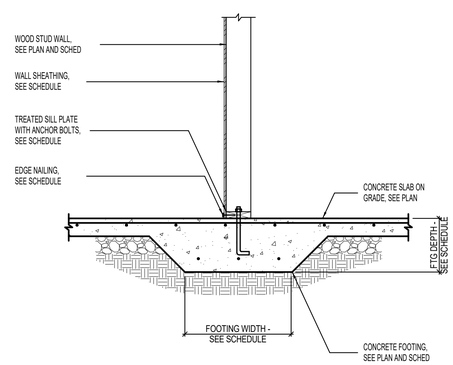
9 SILL PLATE BOLTING DETAIL
[PLAN VIEW]
NO SCALE



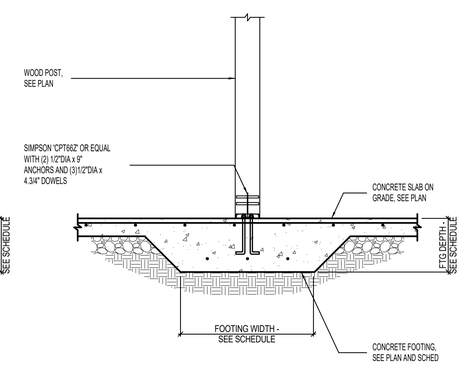
10 STEEL COLUMN BEARING AT CONCRETE PIER
NO SCALE



11 HOUSEKEEPING PAD DETAIL
NO SCALE



12 INTERIOR WOOD STUD WALL BEARING ON THICKENED SLAB FOOTING
NO SCALE



13 THICKENED SLAB FOOTING AT INTERIOR POST
NO SCALE

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No. 11297629
JEFF THOMAS
STATE OF UTAH

ISSUANCES:

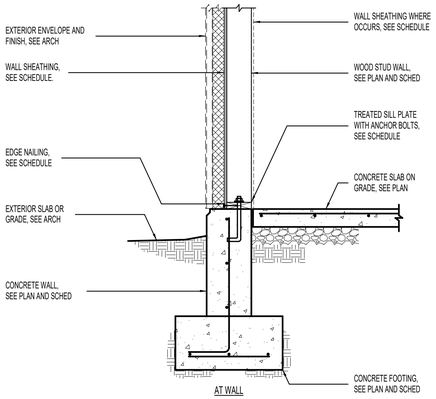
PERMIT	6.26.26

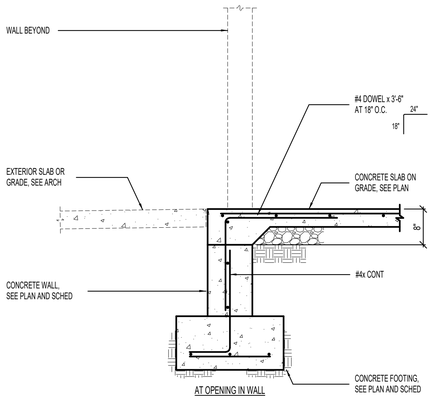
PROJECT:

NUMBER:	230647
DATE:	6.26.26

SHEET:
DETAILS

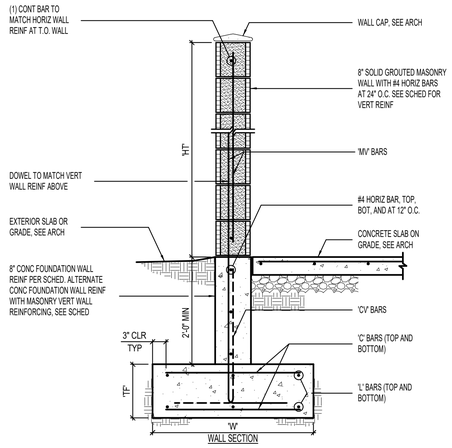
S501





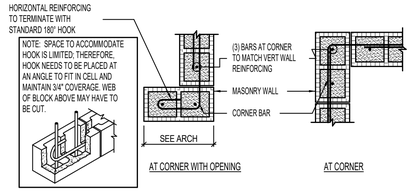
1 TYPICAL EXTERIOR WOOD STUD WALL BEARING ON CONCRETE FOUNDATION WALL

NO SCALE



2 MASONRY TRASH ENCLOSURE DETAIL

NO SCALE



MASONRY CANTILEVERED WALL SCHEDULE

HT	TF	W	MV BARS		CV BARS		C BARS		L BARS		
			SIZE	SPACING	SIZE	SPACING	SIZE	SPACING	No.	SIZE	SPACING
8'-0"	14"	3'-0"	#5	32"	#5	32"	#5	12"	3	#5	EQ

MASONRY ENCLOSURE NOTES:

1. Materials, unless noted otherwise:
   a. Concrete Masonry Units (CMU): ASTM C90: Lightweight or Medium weight (minimum net area unit strength of 2,000 psi). f'm = 2000 psi
   b. Mortar: Type S
   c. Grout: Minimum compressive strength = 2,000 psi at 28 days.
   d. Reinforcing Steel: ASTM 615 or ASTM 706 Grade 60 (Fy = 60 ksi)
2. Reinforcement Cover:
   a. A minimum coverage of one bar diameter over all the bars, but not less than 3/4". When masonry is exposed to soil, minimum coverage shall be 1.1/2".
3. Construction Requirements:
   a. All units shall be laid with full mortar beds on the face shells. All head joints shall be filled solidly with mortar for a distance in from the face of the units not less than the thickness of the longitudinal face shells. Cells which are to be grouted shall have full head joints.
   b. Masonry walls shall be constructed with running bond.
   c. Grout shall be placed by mechanical vibration during placing and re-vibrated after excess moisture has been absorbed but before workability is lost. Rodding of grout is not allowed.
   d. Grout pours shall be limited to 5'-4", unless written approval is obtained from engineer of record.
   e. Grout shall be 1.1/2 inches below top of unit in cells with vertical reinforcement to provide construction key.
   f. Vertical cells to be filled with grout shall have vertical alignment sufficient to maintain a clear, unobstructed vertical cell measuring not less than 2 inches by 3 inches.
   g. Vertical bars shall be secured against displacement prior to grouting by wire positioners or other suitable devices at bar splice locations.
   h. Reinforcing bars shall not be welded.
4. Detailing Requirement
   a. Lap all #4 bars in masonry 24" min. Lap all #5 bars in masonry 30" min.
   b. All vertical reinforcing shall be doweled to the foundation wall below with the same size dowel and spacing (and in the same core) as the vertical wall reinforcing above.

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SEAL: 6-26-26

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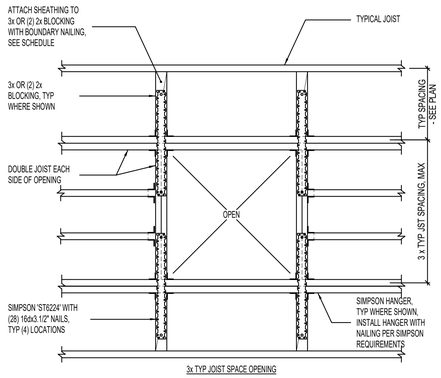
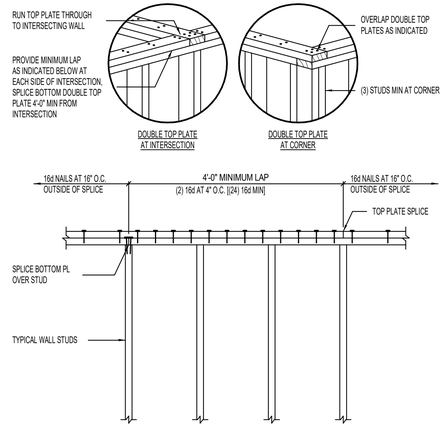
S502



NOTES:
1. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF OPENINGS.

1 2x OR 3x FRAMING AT ROOF OPENINGS [PLAN VIEW]

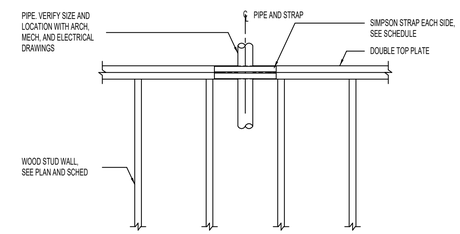
NO SCALE



2 TYPICAL TOP PLATE SPLICE DETAIL

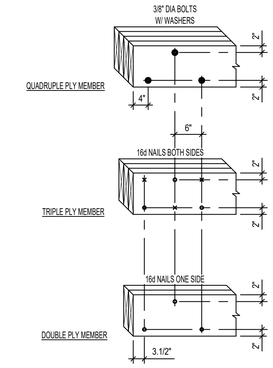
NO SCALE

TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	(2) SIMPSON CTS218 WITH (24) 10dx1.1/2" NAILS OR EQUIVALENT
GREATER THAN 2/3 STUD WIDTH	(4) SIMPSON CTS218 WITH (24) 10d01.1/2" NAILS [(2) CTS218 EACH SIDE OF WALL] OR EQUIVALENT



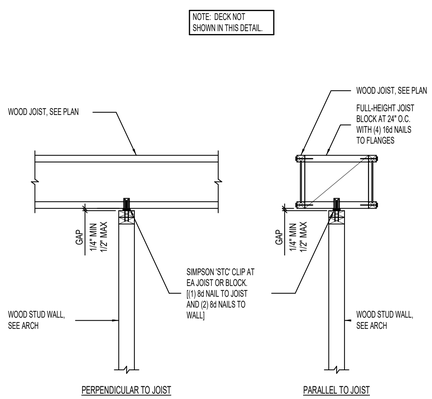
3 TOP PLATE SPLICE SCHEDULE AT PIPE

NO SCALE



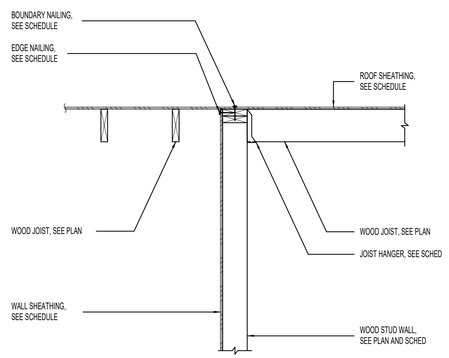
4 TYPICAL BUILT-UP WOOD MEMBER DETAIL

NO SCALE



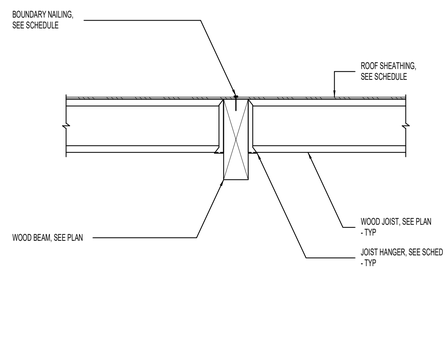
5 TYPICAL INTERIOR NON-BEARING WALL BRACING

NO SCALE



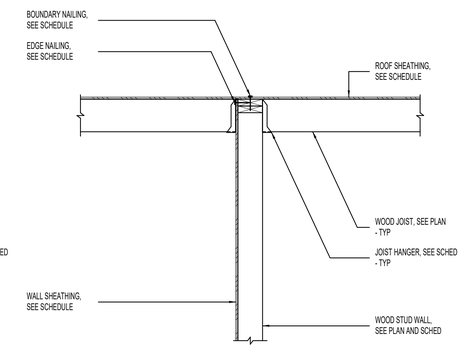
6 WOOD JOIST/DECK BEARING AT INTERIOR WOOD STUD WALL

NO SCALE



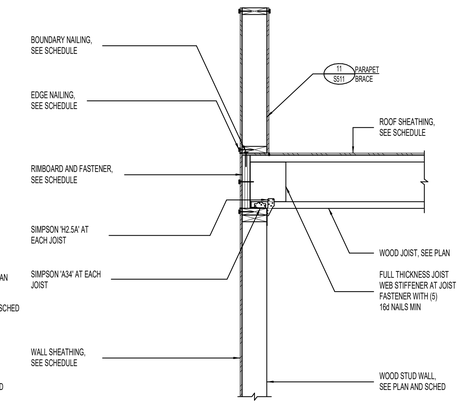
7 WOOD JOISTS BEARING AT INTERIOR WOOD BEAM

NO SCALE



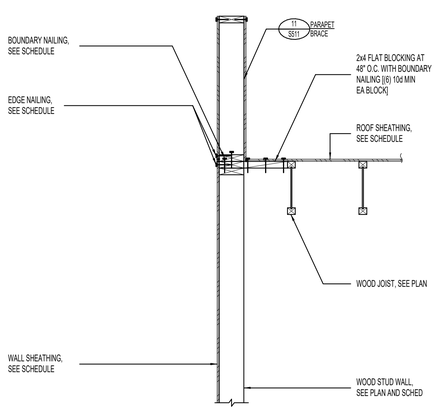
8 WOOD JOISTS BEARING AT INTERIOR WOOD STUD WALL

NO SCALE



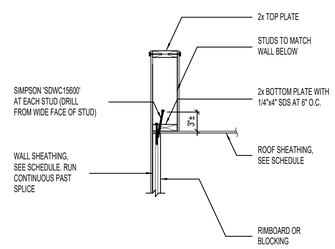
9 WOOD JOIST BEARING ON EXTERIOR WOOD STUD WALL WITH PARAPET

NO SCALE



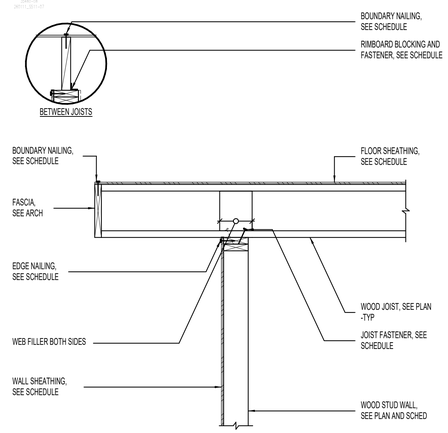
10 DECK BEARING ON EXTERIOR WOOD STUD WALL WITH PARAPET

NO SCALE



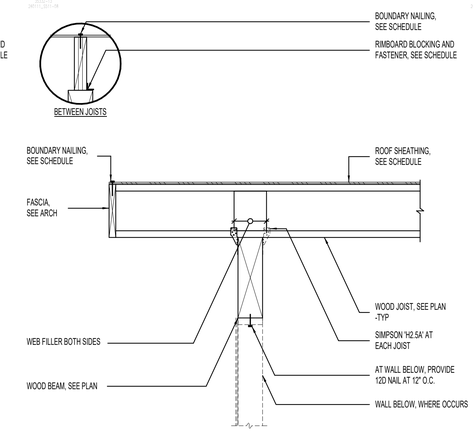
11 PARAPET BRACE DETAIL

NO SCALE



12 WOOD JOISTS BEARING ON WOOD STUD WALL

NO SCALE



13 WOOD JOISTS BEARING ON WOOD BEAM

NO SCALE

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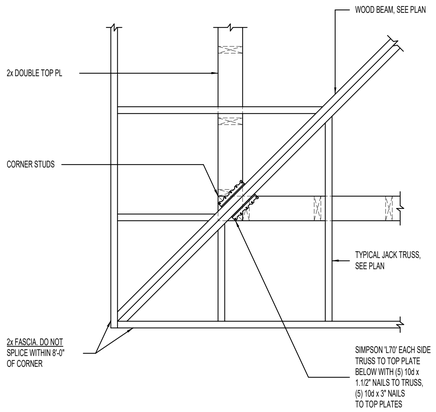
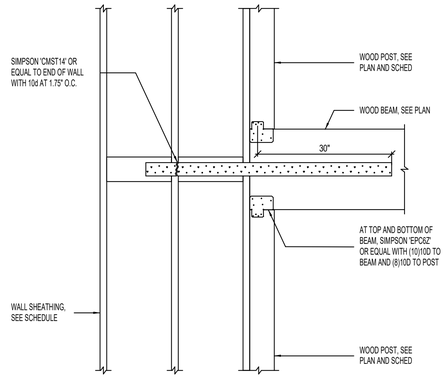


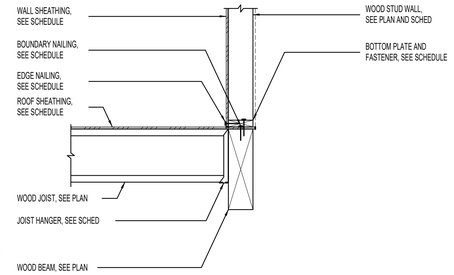
1 CORNER SOFFIT FRAMING [PLAN VIEW]

NO SCALE



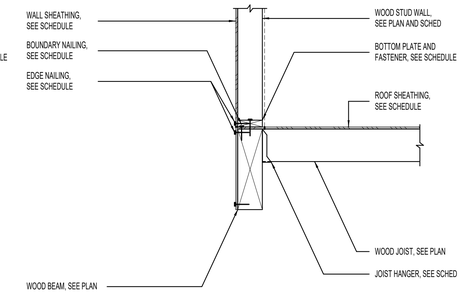
2 WOOD BEAM BEARING ON WOOD POST AT EXTERIOR WOOD STUD WALL

NO SCALE

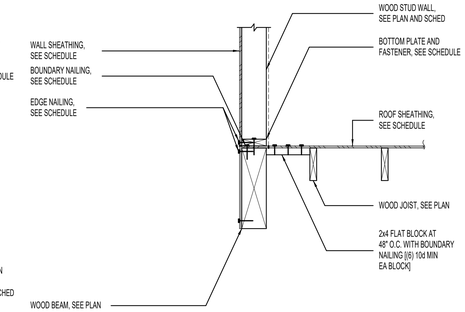


3 WOOD JOISTS BEARING AT INTERIOR WOOD BEAM

NO SCALE



JOIST BEARING CONDITION



DECK BEARING CONDITION

4 WOOD JOIST BEARING AT EXTERIOR WOOD BEAM

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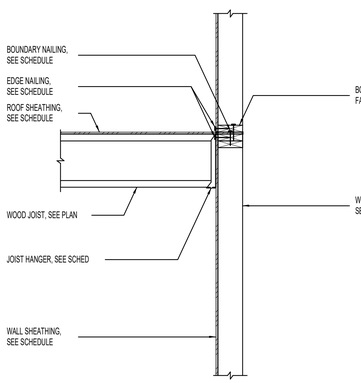

5 WOOD JOISTS BEARING AT INTERIOR WOOD STUD WALL

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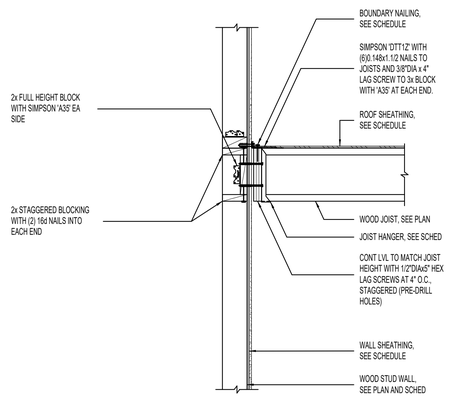

6 WOOD JOIST BEARING AT EXTERIOR WOOD STUD WALL

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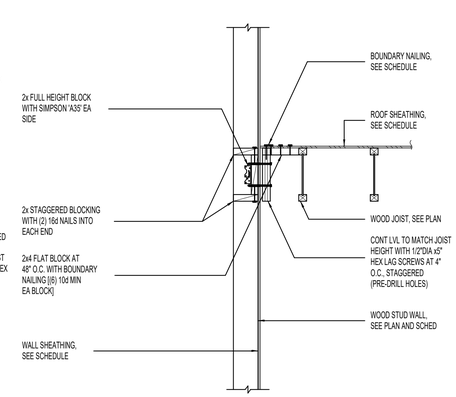

7 DECK BEARING ON EXTERIOR WOOD STUD WALL

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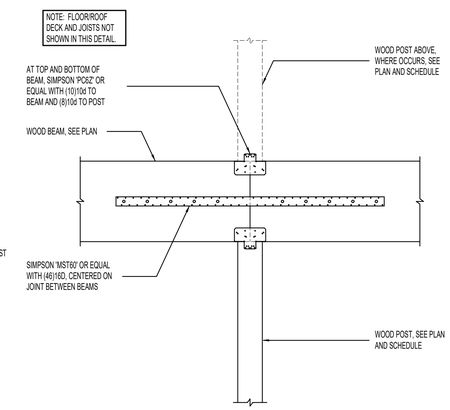

8 TYPICAL CONTINUOUS WOOD BEAM BEARING AT WOOD POST

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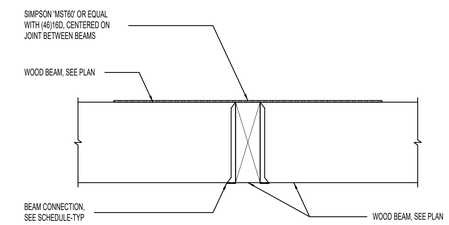

9 STRAP AT BEAM CONNECTION

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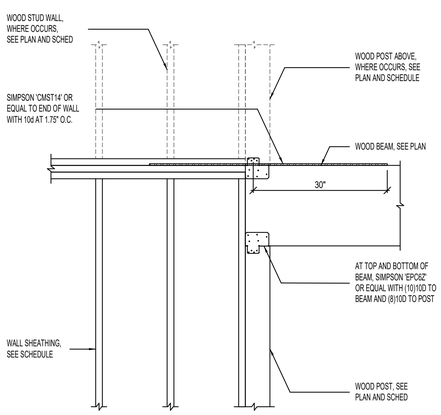

10 WOOD BEAM BEARING ON WOOD POST AT EXTERIOR WOOD STUD WALL

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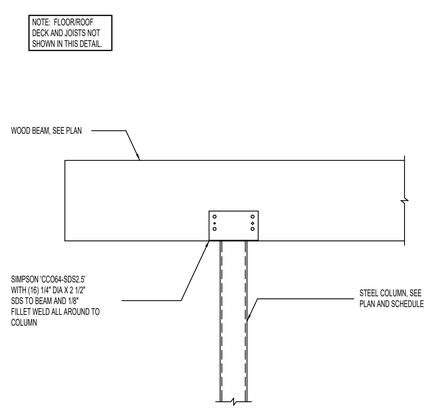

11 BEAM AT STEEL COLUMN

NO SCALE

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CONCRETE SPOT FOOTING SCHEDULE (FS)

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FS3.0	3' - 0"	3' - 0"	12"	3	#5	2' - 6"	EQ	3	#5	2' - 6"	EQ	
FS4.0	4' - 0"	4' - 0"	12"	4	#5	3' - 6"	EQ	4	#5	3' - 6"	EQ	
FS4.5A	4' - 6"	4' - 6"	18"	5	#5	4' - 0"	EQ	5	#5	4' - 0"	EQ	REINFORCE TOP AND BOTTOM

CONCRETE CONTINUOUS FOOTING SCHEDULE (FC)

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FC2.0	2' - 0"		12"	-	#4	1' - 6"	48"	3	#4	CONT	EQ	

CONCRETE THICKENED SLAB FOOTING SCHEDULE (FTS)

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FTS2.0	2' - 0"	CONT	12"	-	#4	1' - 6"	48"	3	#4	CONT	EQ	THICKENED SLAB
FTS2.0A	2' - 0"	CONT	12"	-	#4	1' - 6"	48"	3	#4	CONT	EQ	THICKENED SLAB
FTS3.0A	3' - 0"	CONT	18"	-	#5	2' - 6"	48"	3	#5	CONT	EQ	THICKENED SLAB, REINFORCE TOP AND BOTTOM

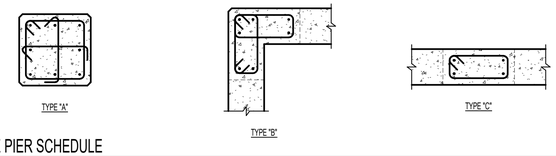
CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
2. TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
3. IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
5. SOME SCHEDULED FOOTINGS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.

1 CONCRETE FOOTING SCHEDULE (C3000-S1500)
12" = 1'-0"

CONCRETE PIER SCHEDULE

MARK	PIER SIZE			REINFORCING		TYPE	COMMENTS
	W	x	L	VERTICAL	TIES		
CP-16A	16"	x	16"	(7) #6	(2) #3 AT 6" O.C.	B	
CP-16B	16"	x	16"	(4) #6	#3 AT 6" O.C.	C	SEE 5/S602
CP-24A	24"	x	24"	(8) #7	(3) #3 AT 6" O.C.	A	

CONCRETE PIER NOTES:
1. INSTALL (3) SETS OF TIES WITHIN TOP 5" OF ALL PIERS (UNO).
2. RUN HORIZONTAL CONCRETE WALL REINFORCING CONTINUOUS THROUGH PIER WHEN PIER IS POURED MONOLITHICALLY WITH CONCRETE WALL.
3. ALTERNATE THE POSITION OF 135 DEGREE HOOK IN EACH LAYER OF TIES.
4. AT ALL PIERS LOCATED IN CONCRETE SHEAR WALLS, CONTINUE TIES 12" MINIMUM INTO FOOTING.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



2 CONCRETE PIER SCHEDULE
3/4" = 1'-0"

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE	f'c = 3000psi & f'c = 3500 psi				f'c = 4000psi & f'c = 4500 psi				f'c = 5000psi				f'c = 6000psi				f'c = 7000psi				f'c = 8000psi				f'c = 9000psi				f'c = 10000psi			
	REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP	
	CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	15"	19"	19"	24"	13"	17"	17"	22"	12"	16"	15"	20"	12"	14"	14"	19"	12"	13"	13"	17"	12"	13"	13"	16"	12"	12"	12"	16"
#4	22"	29"	29"	37"	19"	25"	25"	32"	17"	22"	22"	29"	16"	20"	20"	27"	15"	19"	19"	25"	14"	18"	18"	23"	13"	17"	17"	22"	12"	16"	16"	21"
#5	28"	36"	36"	47"	24"	31"	31"	40"	22"	28"	28"	36"	20"	26"	26"	33"	18"	24"	24"	31"	17"	22"	22"	29"	16"	21"	21"	27"	15"	20"	20"	26"
#6	33"	43"	43"	56"	29"	37"	37"	48"	26"	33"	33"	43"	24"	31"	31"	40"	22"	28"	28"	37"	20"	27"	27"	34"	19"	25"	25"	32"	18"	24"	24"	31"
#7	48"	63"	63"	81"	42"	54"	54"	70"	37"	49"	49"	63"	34"	44"	44"	58"	32"	41"	41"	53"	30"	39"	39"	50"	28"	36"	36"	47"	27"	34"	34"	45"
#8	55"	72"	72"	93"	48"	62"	62"	80"	43"	56"	55"	72"	39"	51"	51"	66"	36"	47"	47"	61"	34"	44"	44"	57"	32"	41"	41"	54"	30"	39"	39"	51"
#9	62"	81"	81"	105"	54"	70"	70"	91"	48"	63"	63"	81"	44"	57"	57"	74"	41"	53"	53"	69"	38"	50"	50"	64"	36"	47"	47"	61"	34"	44"	44"	58"
#10	70"	91"	91"	118"	61"	79"	79"	102"	54"	70"	70"	91"	50"	64"	64"	83"	46"	60"	59"	77"	43"	56"	56"	72"	41"	53"	53"	68"	38"	50"	50"	65"
#11	78"	101"	101"	131"	67"	87"	87"	113"	60"	78"	78"	101"	55"	71"	71"	93"	51"	66"	66"	86"	48"	62"	62"	80"	45"	58"	58"	76"	43"	55"	55"	72"
#14	93"	N/A	121"	N/A	51"	N/A	105"	N/A	72"	N/A	94"	N/A	66"	N/A	86"	N/A	61"	N/A	79"	N/A	57"	N/A	74"	N/A	54"	N/A	70"	N/A	51"	N/A	66"	N/A
#18	124"	N/A	161"	N/A	107"	N/A	139"	N/A	96"	N/A	125"	N/A	88"	N/A	114"	N/A	81"	N/A	106"	N/A	76"	N/A	99"	N/A	72"	N/A	93"	N/A	68"	N/A	88"	N/A

TABULATED VALUES ARE FOR CASE 1 REINFORCEMENT, WHERE THE REQUIREMENTS OF TABLE BELOW ARE MET. WHERE THESE CONDITIONS ARE NOT MET, MULTIPLY THE LAP LENGTHS (ld) BY 1.5.

REQUIREMENT FOR CASE 1 LAP LENGTHS

BAR CLEAR SPACING	CLEAR COVER	STIRRUPS OR TIES
>=db	>=db	>=CODE MINIMUM THROUGHOUT l_d
>=2db	>=db	NO REQUIREMENT

db = BAR DIAMETER
l_d = LAP SPLICE LENGTH
l_d = DEVELOPMENT LENGTH = CLASS A SPLICE LENGTH

CONCRETE REINFORCING BAR LAP SPLICE NOTES:
1. THIS SCHEDULE SHALL BE USED FOR ALL BAR SPLICES IN CONCRETE, UNLESS NOTED OTHERWISE.
2. CLASS 'A' SPLICES MAY BE USED ONLY AT SLABS ON GRADE OR WHERE APPROVED BY EOR IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
6. THE VALUES TABULATED IN SCHEDULE ARE FOR GRADE 60 REINFORCING BARS. FOR GRADE 80, MULTIPLY LAP LENGTHS BY 1.53.
7. THE VALUES TABULATED IN SCHEDULE ARE MINIMUM REQUIREMENTS. LONGER LENGTHS MAY BE USED FOR CONSTRUCTIBILITY.
8. LAP SPLICES ARE NOT ALLOWED FOR BARS GREATER THAN #11 BAR. THE LENGTHS IN SCHEDULE ARE FOR TENSION DEVELOPMENT LENGTH.
9. TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
10. FOR EPOXY-COATED OR ZINC AND EPOXY DUAL-COATED BARS WITH CLEAR COVER < 3db OR CLEAR SPACING <6db , MULTIPLY LAP LENGTHS BY 1.5. FOR ALL OTHER CASES MULTIPLY BY 1.2
11. FOR LIGHT WEIGHT CONCRETE, MULTIPLY LAP LENGTHS BY 1.33.
12. SPLICES FOR BUNDLED BARS:
    A. FOR BUNDLED BARS OF THREE OR LESS, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.2.
    B. FOR BUNDLED BARS OF FOUR OR MORE, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.33.
    C. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
    D. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
13. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

3 CONCRETE REINFORCING
3/4" = 1'-0"

CONCRETE WALL SCHEDULES

MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-8A	8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.	(1) #4	A	
CW-14A	14"	(2) #4 BARS AT 18" O.C.	(2) #4 BARS AT 12" O.C.	(2) #4	C	

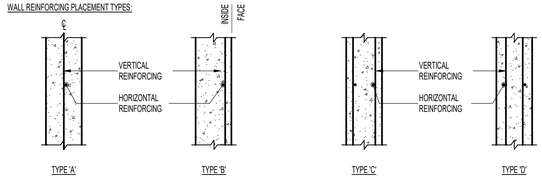
CONCRETE FOUNDATION WALL NOTES:
1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

ABBREVIATIONS:
EACH FACE E.F.
INSIDE FACE I.F.
OUTSIDE FACE O.F.

WALLS NOT DESIGNATED IN PLAN

THICKNESS	REINFORCING	
	VERTICAL	HORIZONTAL
6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.
8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.
10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.
12"	#4 BARS AT 18" O.C. E.F.	#4 BARS AT 16" O.C. E.F.

WALL REINFORCING PLACEMENT TYPES:

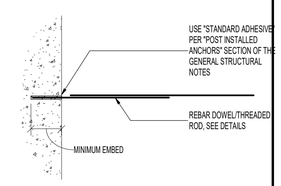


4 CONCRETE WALL SCHEDULE
3/4" = 1'-0"

STANDARD ADHESIVE EMBEDMENT SCHEDULE

REBAR DOWEL (THREADED ROD SIZE)	MIN EMBEDMENT INTO CONCRETE OR GROUTED MASONRY
#3 (3/8")	3 3/8"
#4 (1/2")	4 1/2"
#5 (5/8")	5 5/8"
#6 (3/4")	6 3/4"

STANDARD ADHESIVE EMBEDMENT NOTES:
1. SPECIFIC EMBEDMENTS, NOTES AND DETAILS IN DRAWINGS SHALL GOVERN OVER THIS SCHEDULE.
2. HOLE DIAMETER SHALL BE DOWEL/ROD DIAMETER PLUS 1/8". FOLLOW MANUFACTURER'S INSTRUCTIONS FOR HOLE PREPARATION.
3. PROVIDE A 3" MINIMUM EDGE DISTANCE TO CENTER OF HOLE.
4. CONTACT STRUCTURAL ENGINEER IF MINIMUM EMBEDMENTS INDICATED ABOVE ARE NOT ACHIEVABLE.
5. SEE "POST INSTALLED ANCHORS" SECTION OF GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



5 STANDARD ADHESIVE EMBEDMENT SCHEDULE
3/4" = 1'-0"

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ISSUANCES:

PERMIT	6.26.26

PROJECT:

NUMBER:	230647
DATE:	6.26.26

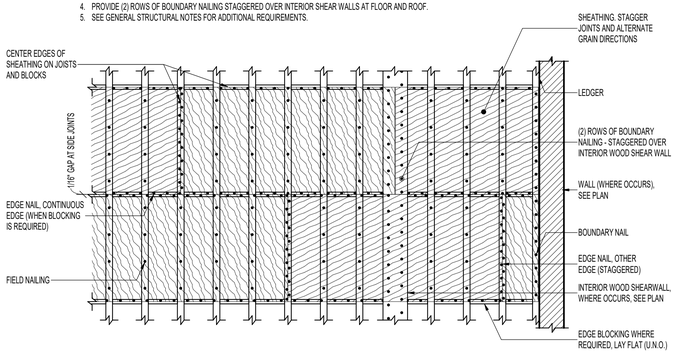
SHEET:
SCHEDULES

S601

SHEATHING SCHEDULE AT ROOF AND MEZZANINE

LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
				CONT	OTHER				
ROOF/ MEZZANINE	15/32"	32/16	8d	6"	6"	12"	6"	NO	

SHEATHING NOTES:
1. MINIMUM NAIL PENETRATION INTO FRAMING: 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148").
3. ALL WOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED. USE A CONSTRUCTION ADHESIVE.
4. PROVIDE (2) ROWS OF BOUNDARY NAILING STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND ROOF.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



1 SHEATHING SCHEDULE AT ROOF AND MEZZANINE
3/4" = 1'-0"

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
SILL PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C. SEE NOTE 6
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED ON OPPOSITE SIDES. (2) 20d AT ENDS AND AT EACH SPLICE.
STUD TO SILL PLATE, TOE NAIL	(4) 8d
END NAIL	(2) 16d
WOOD POST TO SILL PLATE, TOE NAIL	(4) 16d
END NAIL	(6) 8d
PLYWOOD & PARTICLEBOARD:	SEE WOOD SCHEDULE USED IN DRAWINGS FOR NAIL SIZE AND SPACING

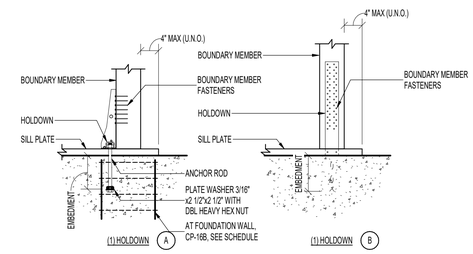
MINIMUM NAILING NOTES:
1. NAILING SCHEDULE IS PER TABLE 2304.10.1 OF THE I.B.C. 2021.
2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON THE PLANS OR DETAILS.
3. MINIMUM NAIL PENETRATION INTO FRAMING: 8D - 1 1/2", 10D - 1 5/8", 16D - 1 3/4" (U.N.O.).
4. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148", 16d DIAMETER = 0.162").
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
6. WHERE WALL PANELS ARE FABRICATED WITH WALL SHEATHING NAILED TO LOWER DOUBLE TOP PLATE AND UPPER TOP PLATE IS INSTALLED IN THE FIELD, REDUCE SPACING OF TOP PLATE NAILS TO MATCH SPECIFIED SHEAR WALL EDGE NAIL SPACING. IF WALL HAS SHEATHING ON BOTH SIDES OF WALL, PROVIDE TWO ROWS OF 16d NAILS TO MATCH SPECIFIED SHEAR WALL EDGE NAIL SPACING. AT EACH END OF PLATE PROVIDE NAILS AT SPACING THAT IS LESSER OF SPECIFIED SHEAR WALL EDGE NAILING AND TYPICAL TOP PLATE SPLICE DETAIL

3 MINIMUM NAILING SCHEDULE
3/4" = 1'-0"

HOLDOWN SCHEDULE

SIMPSON HOLDOWN	BOUNDARY MEMBER	BOUNDARY MEMBER FASTENERS	END LENGTH	ANCHOR ROD	EMBEDMENT				DETAIL	COMMENTS
					AT FOOTING		AT CONCRETE WALL WITH CONCRETE PIER			
					CAST IN PLACE	EPOXY	CAST IN PLACE	EPOXY		
HDUE3	(2) 2x6 DF NO 2 MIN	(7) 1/4" DIA x 3" SDS		5/8" DIA	9"	11"	16"	20"	A	NOTE 6
HDUE9	(3) 2x6 DF NO 2 MIN	(16) 1/4" DIA x 3 1/2" SDS		7/8" DIA	13"		16"		A	NOTE 6
HDUE13	6x6 POST DF NO. 2 MIN	(23) 1/4" DIA x 3 1/2" SDS		1" DIA	15"		16"		A	NOTE 6
LSTHD8	(2) 2x6 MIN	(20) 0.148x2 1/2		-	14"				B	NOTE 6

HOLDOWN NOTES:
1. ALL HOLDOWNS SPECIFIED ARE "SIMPSON - STRONG TIE", SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
2. LAG SCREWS SHALL NOT BE USED.
3. DO NOT OVER TORQUE NUTS: SEE MANUFACTURER'S TORQUE REQUIREMENTS.
4. ANCHOR RODS SHALL BE ASTM F1554 Gr. 36 OR A36 THREADED ROD AND SHALL HAVE A 3/16"x2 1/2"x2 1/2" PLATE WASHER WITH DOUBLE HEAVY HEX NUT AT THE EMBEDMENT END INTO THE CONCRETE, TYPICAL.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. WHERE CONCRETE PIER IS PROVIDED IN WALL, ANCHOR BOLT MUST FALL WITHIN THE REINFORCING TIES OF THE PIER.
7. STRAP HOLDOWNS CANNOT BE BENT OUT OF POSITION FOR WALL INSTALLATION.
8. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

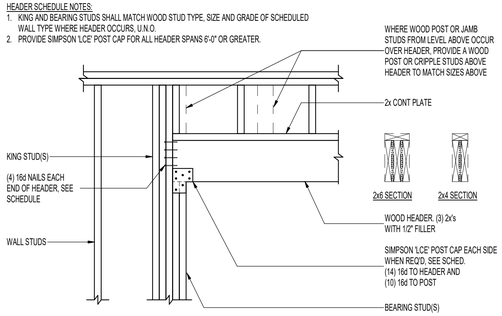


5 HOLDOWN SCHEDULE
3/4" = 1'-0"

WOOD HEADER BEARING SCHEDULE FOR WOOD STUD WALL 02

MARK	HEADER	JAMB STUD QUANTITY		COMMENTS
		KING	BEARING	
WH-8A	(3)2x8	2	1	
WH-10A	(3)2x10	2	1	
WH-11A	(3) 1 3/4"x11 1/4" LVL	3	2	
WH-18A	5 1/2"x18" GLU-LAM	5	2	

HEADER SCHEDULE NOTES:
1. KING AND BEARING STUDS SHALL MATCH WOOD STUD TYPE, SIZE AND GRADE OF SCHEDULED WALL TYPE WHERE HEADER OCCURS, U.N.O.
2. PROVIDE SIMPSON 'LCE' POST CAP FOR ALL HEADER SPANS 6'-0" OR GREATER.

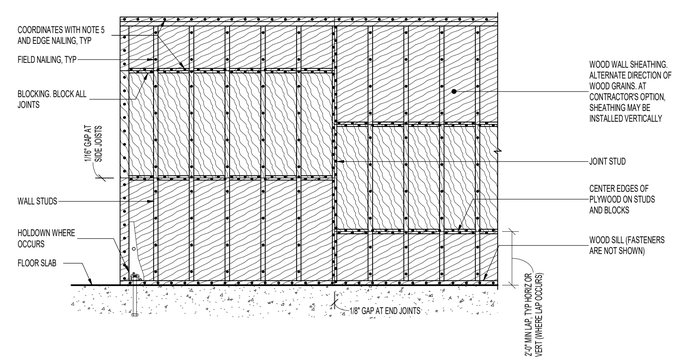


2 HEADER BEARING SCHEDULE FOR 2x6 STUD WALL
3/4" = 1'-0"

WOOD STUD WALL SCHEDULE (WSW-x)

MARK	STUDS	TOP PLATE	BOTTOM PLATE	BOTTOM PLATE FASTENERS	STUD & BLOCK AT JOINTS	THICKNESS	NAIL SIZE	EDGE NAIL	FIELD NAIL	-	COMMENTS
(2) WSW-6B-6	1 1/2"x5 1/2" LSL AT 8" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 32" O.C.	2x	7/16"	8d (NOTE 2)	6" O.C.	12" O.C.	240plf	
WSW-6A-3	2x6 AT 16" O.C.	(2) 2x6	3x6	5/8"DIA A.B. AT 16" O.C.	3x	7/16"	8d (NOTE 2)	3" O.C.	12" O.C.	450plf	
WSW-6A-4	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 32" O.C.	2x	7/16"	8d (NOTE 2)	4" O.C.	12" O.C.	350plf	
WSW-6A-6	2x6 AT 16" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 32" O.C.	2x	7/16"	8d (NOTE 2)	6" O.C.	12" O.C.	240plf	
WSW-6B-2	1 1/2"x5 1/2" LSL AT 8" O.C.	(2) 2x6	3x6	5/8"DIA A.B. AT 16" O.C.	3x	7/16"	8d (NOTE 2)	2" O.C.	12" O.C.	585plf	
WSW-6B-4	1 1/2"x5 1/2" LSL AT 8" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 32" O.C.	2x	7/16"	8d (NOTE 2)	4" O.C.	12" O.C.	350plf	
WSW-6B-6	1 1/2"x5 1/2" LSL AT 8" O.C.	(2) 2x6	2x6	5/8"DIA A.B. AT 32" O.C.	2x	7/16"	8d (NOTE 2)	6" O.C.	12" O.C.	240plf	

WOOD SHEATHING SHEARWALL NOTES:
1. PROVIDE 1/4"x3"x0'-3" WASHER PLATES AT BOLTS. CONTRACTOR HAS OPTION TO PROVIDE A DIAGONAL SLOTTED HOLE WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF UP TO 1 3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
2. WHERE 8d NAIL SIZE IS NOTED IN SCHEDULE, PERMITTED NAIL SIZES INCLUDE 2 1/2 x 0.131 (COMMON) OR 2 1/2 x 0.113 (GALVANZED BOX). WHERE 10d NAIL SIZE IS NOTED IN SCHEDULE, PERMITTED NAIL SIZES INCLUDE 3 x 0.148 (COMMON) OR 3 x 0.128 (GALVANIZED BOX). AT SILL PLATE USE HOT-DIPPED OR TUMBLED GALVANIZED NAILS.
3. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A STANDARD 90° HOOK OF 3-TIMES THE ANCHOR BOLT DIAMETER AND BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH IBC 2304.10.
4. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
5. WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
6. PRE-DRILLED HOLES ARE REQUIRED AT 20d NAILS.
7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
8. AT WALLS THAT DO NOT RECEIVE STRUCTURAL SHEATHING, PROVIDE HORIZONTAL BLOCKING CONTINUOUSLY BETWEEN EACH STUD SPACED VERTICALLY AT 4'-0" MAX



4 WOOD SHEATHING SHEARWALL SCHEDULE
3/4" = 1'-0"

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ISSUANCES:

PERMIT	6.26.26

PROJECT:

NUMBER:	230647
DATE:	6.26.26

SHEET:
SCHEDULES

S602

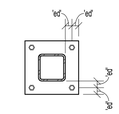
STEEL COLUMN SCHEDULE

MARK	STEEL COLUMN - TYPE: SIZE	STEEL BASE PLATE		STEEL CAP PLATE		COMMENTS
		THICKNESS	PLATE TYPE	THICKNESS	PLATE TYPE	
SC-6A	SC - HSS : HSS6X6X5/16	1"	A	1/2"	SEE 9/S512	SEE 10/S501

STEEL COLUMN NOTES:

1. UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH (4) 1"DIA ANCHOR RODS. PROJECT ANCHOR RODS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. ALL RODS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE ROD DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
2. ALL CAP PLATE BOLTS SHALL BE 3/4"DIA A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
3. ANCHOR RODS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

STEEL BASE PLATE TYPES:



BASE PLATE TYPE A

PLATE LEGEND
co = 1/2" MINIMUM
ed = 2 1/2" MINIMUM
sp = 3" MINIMUM
bc = BEAM OR GIRDER GAGE
w = BEAM OR GIRDER GAGE +3"
OR
BEAM OR GIRDER WIDTH +1"
OR
COLUMN WIDTH + 1"
WHICHEVER IS GREATER

1 STEEL COLUMN SCHEDULE
3/4" = 1'-0"

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SEAL: 6-26-26

PROFESSIONAL ENGINEER
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JEFF THOMAS
STATE OF UTAH

ISSUANCES:

PERMIT	6.26.26

PROJECT:

NUMBER:	230647
DATE:	6.26.26

SHEET:
SCHEDULES

S603

SYMBOL LEGEND

SYMBOL	DESCRIPTION
HVAC PIPING	
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
TWS	TEMPERED WATER SUPPLY
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CDWS	CONDENSER WATER SUPPLY
CDWR	CONDENSER WATER RETURN
D	DRAIN LINE
(E)	EXISTING PIPE
(E)	EXISTING PIPE TO BE REMOVED

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

AD	ACCESS DOOR	MCA	MINIMUM CIRCUIT AMPS
AIR	AIR CONDITION(-ING,-ED)	MFR	MANUFACTURER
COND		MIN	MINIMUM
APD	AIR PRESSURE DROP	N/A	NOT APPLICABLE
BD	BALANCING DAMPER	NC	NORMALLY CLOSED
BHP	BRAKE HORSE POWER	NC	NOISE CRITERIA
BTU	BRITISH THERMAL UNIT	NIC	NOT IN CONTRACT
BTUH	BTU/HOUR	NO	NORMALLY OPEN
CFH	CUBIC FEET PER HOUR	NPSH	NET POSITIVE SUCTION HEAD
CFM	CUBIC FEET PER MINUTE	NTS	NOT TO SCALE
CLG	COOLING	OA	OUTSIDE AIR
COMP	COMPONENT	OD	OUTSIDE DIAMETER
COND	CONDENS(-ER, -ING, -ATION)	OZ	OUNCE
CV	CONTROL VALVE	PD	PRESSURE DROP OR DIFF.
CW	COLD WATER	PG	PROPYLENE GLYCOL
DIA	DIAMETER	PH	PHASE
DISCH	DISCHARGE	PPM	PARTS PER MILLION
DP	DEPTH OR DEEP	PRESS	PRESSURE
DB	DRY BULB TEMPERATURE	PSF	POUNDS PER SQUARE FOOT
(E)	EXISTING	PSI	POUNDS PER SQUARE INCH
EER	ENERGY EFFICIENCY RATIO	PSIA	PSI ABSOLUTE
EFF	EFFICIENCY	PSIG	PSI GAUGE
EG	ETHYLENE GLYCOL	R	THERMAL RESISTANCE
ELEC	ELECTRIC	RA	RETURN AIR
ELEV	ELEVATION	RECIRC	RECIRCULATE
ENT	ENTERING	REFR	REFRIGERATION
EVAP	EVAPORAT(-E, -ING, -ED, -OR)	REQD	REQUIRED
EWT	ENTERING WATER TEMP	RPM	REVOLUTIONS PER MINUTE
EXT	EXTERNAL	RW	RAINWATER
(F)	FUTURE	SA	SUPPLY AIR
F	FAHRENHEIT	SC	SHADING COEFFICIENT
FC	FLEXIBLE CONNECTION	SCW	SOFT COLD WATER
FD	FIRE DAMPER	SF	SAFETY FACTOR
FLA	FULL LOAD AMPS	SH	SENSIBLE HEAT
FPI	FINS PER INCH	SL	SEA LEVEL
FPM	FEET PER MINUTE	SP	STATIC PRESSURE
FPS	FEET PER SECOND	SPEC(S)	SPECIFICATION(S)
FSD	FIRE SMOKE DAMPER	SQ	SQUARE
FT	FEET	STD	STANDARD
GAL	GALLON(S)	TEMP	TEMPERATURE
GPH	GALLONS PER HOUR	TSTAT	THERMOSTAT
GPM	GALLONS PER MINUTE	V	VOLT
HD	HEAD	VAC	VACUUM
HG	MERCURY	VAV	VARIABLE AIR VOLUME
HR	HOUR	VEL	VELOCITY
HT	HEIGHT	VENT	VENT, VENTILATION
HTG	HEATING	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSE POWER	WC	WATER COLUMN
HW	HOT WATER	WG	WATER GAUGE
HZ	HERTZ(FREQUENCY)	WPD	WATER PRESSURE DROP
ID	INSIDE DIAMETER	WB	WET BULB
IN	INCH		
KW	KILOWATT		
LAT	LEAVING AIR TEMPERATURE		
LBS	POUNDS		
LG	LENGTH		
LH	LATENT HEAT		
LRA	LOCKED ROTOR AMPS		
LVG	LEAVING		
LWT	LEAVING WATER TEMP		
MBH	THOUSAND BTU PER HOUR		

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVE: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS TO MAKE THE ITEM FULLY OPERATIONAL".

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
VALVES, METERS, AND GAUGES	
	SHUT OFF VALVE
	GATE VALVE
	CHECK VALVE
	AUTO 2-WAY VALVE
	AUTO 3-WAY VALVE
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	CHAIN OPERATED GATE VALVE
	PRESSURE REDUCING VALVE
	BUTTERFLY VALVE
S	SOLENOID VALVE
	ANGLE VALVE
	VENTURI
	BALANCING OR PLUG COCK
	FLOW SETTER
	EXPANSION VALVE (REFRIG.)
T	TEMPERATURE SENSOR
MAV	MANUAL AIR VENT
	STRAINER
	GAUGE COCK
	FLEXIBLE CONNECTION
	PRESSURE GAUGE
	THERMOMETER
	VICTAULIC COUPLING
	REDUCER CONCENTRIC
	REDUCER ECCENTRIC
	REFRIGERANT SITE GLASS
	REFRIGERANT STRAINER
	REFRIGERANT FILTER DRIER
	90° ELBOW UP
	90° ELBOW DOWN
	90° TEE UP
	90° TEE DOWN
	UNION
	CAPPED PIPE
	ANCHOR
	FLOAT AND THERMOSTATIC TRAP
HVAC SYMBOLS	
T	THERMOSTAT
S	TEMPERATURE SENSOR
H	HUMIDISTAT
PLUMBING SYMBOLS	
C.B.	CATCH BASIN
M.H.	MANHOLE
W.H.	WALL HYDRANT
H.B.	HOSE BIBB
	CLEANOUT TO GRADE
	FLOOR CLEANOUT
	WALL CLEANOUT

SYMBOL LEGEND

SYMBOL	DESCRIPTION
DUCTWORK	
SINGLE LINE / DOUBLE LINE	RECTANGULAR SUPPLY DUCT UP
	RECTANGULAR SUPPLY DUCT DOWN
	RECTANGULAR RETURN DUCT UP
	RECTANGULAR RETURN DUCT DOWN
	RECTANGULAR EXHAUST DUCT UP
	RECTANGULAR EXHAUST DUCT DOWN
	ROUND DUCT UP
	ROUND DUCT DOWN
	ACOUSTICALLY LINED RECTANGULAR DUCT
	90° RECTANGULAR ELBOW WITH TURNING VANES
	90° RADIUS ELBOW R=1.5
	DUCT SIZE OR SHAPE TRANSITION
	OPPOSED BLADE BALANCING DAMPER (O.B.D.) IN RECT DUCT
	BUTTERFLY BALANCING DAMPER IN ROUND DUCTS
	COMBINATION TEE
	SPLITTER DAMPER
	SQUARE OR RECTANGULAR CEILING DIFFUSER
	ROUND CEILING DIFFUSER
	SIDEWALL REGISTER SUPPLY OR RETURN
	ROUND FLEXIBLE DUCT
	RETURN GRILLE
	EXHAUST GRILLE
FSD / FSD	FIRE/SMOKE DAMPER
FD / FD	FIRE DAMPER
FC / FC	FLEXIBLE CONNECTION
	EXISTING DUCT
	DUCT TO BE REMOVED

GENERAL MECHANICAL NOTES

1. ALL CEILING DIFFUSERS SHOWN AS SUCH ARE CD-1, CFM AS NOTED, UNLESS OTHERWISE NOTED. (CFM)
2. ALL CEILING RETURN GRILLES SHOWN AS SUCH ARE RG-1 UNLESS OTHERWISE NOTED. PROVIDE SOUND BOOT
3. ALL CEILING EXHAUST GRILLES SHOWN AS SUCH ARE EG-1, CFM AS NOTED, UNLESS OTHERWISE NOTED. (CFM)
4. DO NOT ROUTE DUCTS AND PIPES ABOVE ELECTRICAL PANELS. ALL ELECTRICAL PANELS MUST HAVE CLEAR ACCESS SPACE IN FRONT OF PANEL 4'-0" DEEP AND 6'-6" HIGH. DO NOT ROUTE DUCTS AND PIPES IN ELECTRICAL ROOMS, EXCEPT DUCTS AND PIPES SERVING THE ROOM OR WITHIN APPROPRIATE ENCLOSURE.
5. COORDINATE EXACT LOCATIONS OF CEILING DIFFUSERS AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLANS.
6. ALL DUCT DIMENSIONS ARE INSIDE FREE AREA DIMENSIONS. ADJUST SHEET METAL DIMENSION FOR LINED DUCT.
7. ALL FIRE DAMPERS SHOWN ARE 1-1/2 HOUR UNLESS OTHERWISE NOTED.
8. IF CONTRACTOR ENCOUNTERS MATERIAL WHICH MAY CONTAIN ASBESTOS IMMEDIATELY STOP WORK IN THIS AREA AND NOTIFY THE OWNER.
9. PROVIDE CEILING ACCESS PANELS AS REQUIRED WHERE MECHANICAL EQUIPMENT, VALVES, HEAT PUMPS, FIRE DAMPERS, ETC. ARE LOCATED ABOVE INACCESSIBLE CEILINGS. ACCESS PANELS TO BE LISTED AND FIRE RATED EQUAL TO OR GREATER THAN THE RATING OF THE ASSEMBLY THEY ARE INSTALLED IN.
10. ALL DUCT AND FLUE PENETRATIONS THRU 1 HOUR ROOF ASSEMBLY TO BE ENCLOSED WITH 2 SHEET ROCK LAYERS FROM SHEET ROCK AT BOTTOM OF ROOF TRUSSES TO ROOF DECK.
11. STEEL ROOF DECK SHALL NOT BE USED TO SUPPORT LOADS FROM PIPING, DUCTWORK OR EQUIPMENT, UNLESS NOTED OTHERWISE. HANGER LOADS LESS THAN 50 LBS. MAY BE HUNG FROM THE STEEL ROOF DECK IN CASES WHEN HANGING FROM THE STEEL ROOF DECK CANNOT BE AVOIDED; THE ATTACHMENT METHOD MUST DISTRIBUTE THE LOAD ACROSS THE DECK AS APPROVED BY THE STRUCTURAL ENGINEER.
12. THE EQUIPMENT INSTALLER IS TO APPLY AND SIGN A CERTIFICATION LABEL TO EACH GAS-FIRED APPLIANCE, STATING THE APPLIANCE HAS BEEN ADJUSTED OR MODIFIED PER MANUFACTURER'S REQUIREMENTS FOR OPERATION AT THE PROJECT ALTITUDE AND WITH THE BTU-CONTENT OF THE AVAILABLE FUEL-GAS.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
# / SHEET	DETAIL INDICATOR: # INDICATES DETAIL NUMBER, SHEET INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
# / SHEET	ELEVATION OR SECTION INDICATOR, EXTERIOR: # INDICATES ELEVATION OR SECTION NUMBER, SHEET INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
# / SHEET	ELEVATION OR SECTION INDICATOR, INTERIOR: # INDICATES ELEVATION OR SECTION NUMBER, SHEET INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
TYPE / CFM / SIZE	DIFFUSER/GRILLE INDICATOR.
TYPE / SIZE	DIFFUSER/GRILLE INDICATOR.
	NEW CONNECTION POINT TO EXISTING

MECH/PLUMB SHEET INDEX

SHEET NO	SHEET TITLE
M001	MECHANICAL GENERAL NOTES & LEGEND
M002	MECHANICAL EQUIPMENT SPECIFICATIONS, DETAILS & SCHEDULES
M003	MECHANICAL SCHEDULES & DETAILS
M101	1ST FLOOR MECHANICAL PLAN
M201	2ND FLOOR MECHANICAL PLAN
M301	ROOF MECHANICAL PLAN
P001	PLUMBING LEGEND, SPECIFICATION & SCHEDULES
P101	1ST FLOOR PLUMBING PLAN
P201	2ND FLOOR PLUMBING PLAN
P301	ROOF PLUMBING PLAN

MECHANICAL SCOPE OF WORK

CONSTRUCTION NOTES:

BALANCE TO AIR FLOWS INDICATED ON MECHANICAL PLAN.

TERMINAL SUPPLY AND RETURN GRILLES ARE TO INCORPORATE INTEGRAL BALANCING DAMPERS.

COORDINATE INSTALLATION OF NEW EQUIPMENT AND ACCESSORIES WITH OTHER TRADES.

SUPPORT DUCTWORK, GRILLES AND DIFFUSERS FROM STRUCTURE.

tjs architects

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REGISTERED PROFESSIONAL ENGINEER
06-26-2026
No. 9520491
BENJAMIN J. SCHLUP
STATE OF UTAH

ISSUANCES:

PERMIT	06.26.2026

PROJECT:

NUMBER: 26002

DATE: 06.26.2026

SHEET:

MECHANICAL GENERAL NOTES & LEGEND

M001

File : P:\2026\26019\1\Drawings\26019 - BOU - Spanish Fork.dwg Jun 26, 2026 - 11:40am By: bjs

GENERAL MECHANICAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS ARE FOR THE DIVISION 23 CONTRACTOR TO ENGINEER, DESIGN, BID AND INSTALL A HEATING, AIR CONDITIONING AND VENTILATION SYSTEM PER THE DESIGN INTENT SHOWN.
2. ALL EQUIPMENT, PIPING, DUCTWORK, COMPONENT AND ACCESSORY SIZES, CAPACITIES, AND TYPES SHOWN IN THESE DRAWINGS AND SPECIFICATIONS SHALL BE ADHERED TO.
3. THE DIVISION 23 CONTRACTOR SHALL DESIGN AND INSTALL A COMPLETE AND FULLY OPERATIONAL SYSTEM.
4. DESIGN AND AS-BUILT DRAWINGS SHOWING ALL EQUIPMENT, COMPONENTS, PIPING, AND CONTROLS SHALL BE PREPARED TO THE SAME SCALE AS THESE DRAWINGS. COPIES SHALL BE PROVIDED TO THE OWNER AND ARCHITECT/ENGINEER.
5. PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT A COMPLETE, OPERATIONAL HVAC SYSTEM FOR THE ENTIRE PROJECT AS SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY FEES AND PERMITS.
6. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENTLY ADOPTED BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND ALL OTHER APPLICABLE CITY, COUNTY, SCHOOL DISTRICT, STATE, AND FEDERAL CODES AND REGULATIONS IN EFFECT AT THE DATE OF THE BID. CONFORM TO ANY CODES, RULES, REGULATIONS AND REQUIREMENTS THAT THE PROJECT OWNER HAS.
7. PRIOR TO FABRICATION AND INSTALLATION, COORDINATE THE INSTALLATION OF ALL HVAC PIPING, DUCTWORK, AND EQUIPMENT WITH PLUMBING PIPING, PLUMBING EQUIPMENT, REFRIGERATION TRENCHES AND PIPING, FIRE PROTECTION PIPING AND ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO: THE MECHANICAL CONTRACTOR, REFRIGERATION CONTRACTOR, ELECTRICAL CONTRACTOR, FIRE PROTECTION CONTRACTOR, GENERAL CONTRACTOR, AND ANY CONTRACTOR HIRED DIRECTLY BY THE OWNER. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
8. THE DRAWINGS SHOW THE GENERAL DESIGN, ARRANGEMENTS AND THE EXTENT OF THE SYSTEM. IT SHALL BE THE WORK OF THE CONTRACTOR TO MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, WEIGHTS, QUANTITIES, OR MATERIAL REQUIRE PRIOR APPROVAL BY THE CONSULTING ENGINEER.
9. ALL HVAC INFORMATION IS NOT SHOWN ON THE HVAC DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
10. THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR HVAC EQUIPMENT AND PIPING SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.
11. SPACE ABOVE ALL CEILINGS IS LIMITED. CAREFUL COORDINATION IS REQUIRED WITH ALL TRADES BEFORE ANY PIPE, DUCT, OR EQUIPMENT IS ORDERED AND/OR INSTALLED. ANY CONFLICTS AND/OR CHANGES FOUND DURING INSTALLATION THAT RESULT FROM LACK OF COORDINATION BY THE CONTRACTORS DURING THE SHOP DRAWING PROCESS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
12. 1/8" SCALE SHOP DRAWINGS (SUBMITTED FOR APPROVAL) ARE REQUIRED FOR ALL DUCTWORK AND PIPING SYSTEMS.
13. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND THEY SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH THE ITEMS SHOWN ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
14. DETAILS: THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND USE WHERE APPROPRIATE ALL OF THE MECHANICAL DETAILS SHOWN ON THE DRAWINGS. DETAILS MAY OR MAY NOT BE CALLED OUT ON THE DRAWINGS WITH SYMBOLS OR KEYED NOTES. ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE MECHANICAL SYSTEM WITHOUT USING THE INCLUDED DETAILS IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. PIPING SCHEMATICS: THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PIPING SCHEMATICS INCLUDED WITH THE DRAWINGS FOR PIPING CONNECTIONS TO ALL MECHANICAL EQUIPMENT. THE PIPING SCHEMATICS SHOW DETAILED CONNECTIONS INCLUDING NECESSARY VALVES, FITTINGS, PRESSURE AND TEMPERATURE GAUGES, ETC., THAT ARE NOT SHOWN ON THE PIPING PLANS. ANY CHANGES RESULTING FROM FAILURE TO INSTALL THE MECHANICAL SYSTEM WITHOUT USING THE INCLUDED PIPING SCHEMATICS IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE STRUCTURE SHOWN ON ALL DETAILS MAY OR MAY NOT PERTAIN TO A PORTION OR ANY PORTION OF THE BUILDING. COORDINATE MOUNTING REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
17. ANY PART OF THIS INSTALLATION THAT FAILS, IS UNFIT, OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. COORDINATE THE RETURN OF ALL MECHANICAL EQUIPMENT REMOVED DURING DEMOLITION WITH THE OWNER'S REPRESENTATIVE.
19. ALL EQUIPMENT SHALL PROVIDE THE SCHEDULED PERFORMANCE AT THE SITE ALTITUDE.
20. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, DAMPERS, AND OTHER DEVICES AND ACCESSORIES REQUIRED FOR A COMPLETE, WORKABLE INSTALLATION.
21. THE DIVISION 23 CONTRACTOR SHALL FURNISH ALL REQUIRED MOTORS. ALL MOTOR STARTING EQUIPMENT, WHEN NOT A PART OF THE EQUIPMENT, WILL BE FURNISHED BY THE ELECTRICAL CONTRACTOR.
22. EXISTING INTERIOR PIPING, EQUIPMENT, AND DUCTWORK HAS BEEN LOCATED IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL VERIFY LOCATIONS AND POINTS OF CONNECTION AND PIPE ROUTING THROUGH EXISTING CONDITIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL PERFORM THE WORK IN A MANNER THAT WILL CAUSE A MINIMUM DISRUPTION TO BUILDING TENANT USE AND SHALL COORDINATE THE WORK WITH THE BUILDING OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR IS RESPONSIBLE FOR HVAC EQUIPMENT CHECK-IN, SAFEKEEPING, AND DAMAGE.
24. DO NOT ROUTE DUCTS AND PIPES ABOVE ELECTRICAL PANELS. ALL ELECTRICAL PANELS MUST HAVE CLEAR ACCESS SPACE IN FRONT OF PANEL 4'-0" DEEP AND 6'-6" HIGH. DO NOT ROUTE DUCTS AND PIPES IN ELECTRICAL ROOMS, EXCEPT DUCTS AND PIPES SERVING THE ROOM OR IF PROPER ENCLOSURE IS PROVIDED.
25. COORDINATE EXACT LOCATIONS OF CEILING DIFFUSERS AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
26. ALL FIRE DAMPERS SHOWN ARE 1-1/2 HOUR UNLESS OTHERWISE NOTED.
27. IF CONTRACTOR ENCOUNTERS MATERIAL WHICH MAY CONTAIN ASBESTOS, IMMEDIATELY STOP WORK IN THIS AREA AND NOTIFY THE OWNER.
28. PROVIDE CEILING ACCESS PANELS AS REQUIRED WHERE MECHANICAL EQUIPMENT, VALVES, VAV BOXES, FIRE DAMPERS, ETC. ARE LOCATED ABOVE INACCESSIBLE CEILINGS.
29. ENCLOSE ALL DUCT AND FLUE PENETRATIONS THROUGH 1 HOUR ROOF ASSEMBLIES WITH 2 SHEET ROCK LAYERS FROM SHEET ROCK CEILING AT BOTTOM OF ROOF TRUSSES TO ROOF DECK
30. DO NOT USE STEEL ROOF DECK TO SUPPORT LOADS FROM PIPING, DUCTWORK OR EQUIPMENT. HANGER LOADS LESS THAN 50 LBS. MAY BE HUNG FROM THE STEEL ROOF DECK IN CASES WHERE HANGING FROM THE STEEL ROOF DECK CANNOT BE AVOIDED. THE ATTACHMENT METHOD MUST DISTRIBUTE THE LOAD ACROSS THE DECK AS APPROVED BY THE STRUCTURAL ENGINEER.

GENERAL MECHANICAL NOTES

31. PROPERLY LUBRICATE ALL PIECES OF EQUIPMENT BEFORE TURNING THE SYSTEM OVER TO THE OWNER.
32. PREPARE SUBMITTALS IN AN INDEXED, LABELED FOLDER CONTAINING FULL PERFORMANCE, MATERIAL AND INSTALLATION INFORMATION ABOUT ALL EQUIPMENT, PIPING, COMPONENTS AND ACCESSORIES TO BE USED. SUBMITTALS WILL BE CHECKED AT MOST TWICE. TIME SPENT ON SUBSEQUENT SUBMITTALS WILL BE BILLED TO THE CONTRACTOR BY THE ENGINEER AT ITS CURRENT HOURLY RATES.
33. TWO OPERATING AND MAINTENANCE MANUALS SHALL BE PROVIDED IN HARD BACK LOOSE LEAF BINDERS. MANUALS SHALL CONTAIN PRODUCT CUT SHEETS AND OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL EQUIPMENT, ACCESSORIES, FIXTURES, VALVES, ETC., PROVIDED FOR THE PROJECT.
34. UPON COMPLETION OF THE WORK, REMOVE ALL SURPLUS MATERIALS AND RUBBISH. MAKE ALL REQUIRED PATCHING AND REPAIRS OF OTHER TRADES' WORK DAMAGED BY THE CONTRACTOR, AND LEAVE THE PREMISES IN A CLEAN, ORDERLY CONDITION.
35. THE CONTRACTOR SHALL OPERATE THE SYSTEM AND DEMONSTRATE ALL ASPECTS TO THE ENGINEER AND/OR OWNER, TO PROVE ITS OPERATION. ALL FILTERS USED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO THE TEST RUN PERIOD.
36. THE CONTRACTOR SHALL GUARANTEE THE HVAC SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
37. THE CONTRACTOR SHALL, DURING CONSTRUCTION, MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS, AND ACCESSORIES SHALL BE RECORDED. THESE REDLINES SHALL BE GIVEN TO THE ARCHITECT/ENGINEER AFTER THE FINAL INSPECTION

MECHANICAL SUBMITTAL NOTES

1. MECHANICAL SUBMITTAL SHALL BE SUBMITTED AS A COMPLETE ELECTRONIC PACKAGE ASSEMBLED BY SPECIFICATION DIVISIONS.
2. ASSEMBLE COMPLETE ELECTRONIC SUBMITTAL PACKAGE INTO A SINGLE INDEXED FILE INCORPORATING SUBMITTAL REQUIREMENTS OF A SINGLE SPECIFICATION SECTION AND TRANSMITTAL FORM WITH LINKS ENABLING NAVIGATION TO EACH ITEM:
   a. LITERATURE SHALL INCLUDE REFERENCE TO EQUIPMENT CALL-OUT AND SPECIFICATION SECTION.
   b. FILE NAME SHALL USE PROJECT IDENTIFIER AND SPECIFICATION SECTION NUMBER FOLLOWED BY A DECIMAL POINT AND THEN A SEQUENTIAL NUMBER (E.G., LNHS-061000.01). RE-SUBMITTALS SHALL INCLUDE AN ALPHABETIC SUFFIX AFTER ANOTHER DECIMAL POINT (E.G., LNHS-061000.01.A).
   c. PROVIDE MANUFACTURER'S CATALOG DATA SHEETS FOR EACH MANUFACTURED ITEM LISTED ON THE DRAWINGS AND SPECIFICATIONS.
   d. INCLUDE MANUFACTURER'S CATALOG DATA OF EACH MANUFACTURED ITEM AND ENOUGH INFORMATION TO SHOW COMPLIANCE WITH CONTRACT DOCUMENT REQUIREMENTS.
   e. LITERATURE SHALL SHOW CAPACITIES AND SIZE OF EQUIPMENT USED AND BE MARKED INDICATING EACH SPECIFIC ITEM WITH APPLICABLE DATA UNDERLINED.
   f. INCLUDE NAME, ADDRESS, AND PHONE NUMBER OF EACH SUPPLIER.
   g. DEVIATIONS AND ADDITIONAL INFORMATION: ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTOR'S LETTERHEAD, RECORD RELEVANT INFORMATION, REQUESTS FOR DATA, REVISIONS OTHER THAN THOSE REQUESTED BY ENGINEER CONTRACT DOCUMENTS, INCLUDING MINOR VARIATIONS AND LIMITATIONS. INCLUDE SAME IDENTIFICATION INFORMATION AS RELATED SUBMITTAL.
3. PRODUCT DATA:
   a. COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT OR EQUIPMENT.
   b. IF INFORMATION MUST BE SPECIALLY PREPARED FOR SUBMITTAL BECAUSE STANDARD PUBLISHED DATA ARE NOT SUITABLE FOR USE, SUBMIT AS SHOP DRAWINGS, NOT AS PRODUCT DATA.
   c. MARK EACH COPY OF EACH SUBMITTAL TO SHOW WHICH PRODUCTS AND OPTIONS ARE APPLICABLE.
   d. INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE:
   e. MANUFACTURER'S CATALOG CUTS.
   f. MANUFACTURER'S PRODUCT SPECIFICATIONS.
   g. STANDARD COLOR CHARTS.
   h. STATEMENT OF COMPLIANCE WITH SPECIFIED REFERENCED STANDARDS.
   i. TESTING BY RECOGNIZED TESTING AGENCY.
   j. APPLICATION OF TESTING AGENCY LABELS AND SEALS.
   k. NOTATION OF COORDINATION REQUIREMENTS.
   l. AVAILABILITY AND DELIVERY TIME INFORMATION.
   m. FOR EQUIPMENT, INCLUDE THE FOLLOWING IN ADDITION TO THE ABOVE, AS APPLICABLE:
   n. WIRING DIAGRAMS SHOWING FACTORY-INSTALLED WIRING.
   o. PRINTED PERFORMANCE CURVES.
   p. OPERATIONAL RANGE DIAGRAMS.
   q. CLEARANCES REQUIRED TO OTHER CONSTRUCTION, IF NOT INDICATED ON ACCOMPANYING SHOP DRAWINGS.
5. PROCESSING TIME: ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ENGINEERS RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
   a. INITIAL REVIEW: ALLOW 15 DAYS FOR INITIAL REVIEW OF MECHANICAL SUBMITTAL.
   b. RESUBMITTALS REVIEW: ALLOW 15 DAYS FOR REVIEW OF EACH RESUBMITTAL.
6. DEVIATIONS AND ADDITIONAL INFORMATION: ON AN ATTACHED SEPARATE SHEET, PREPARED ON CONTRACTOR'S LETTERHEAD, RECORD RELEVANT INFORMATION, REQUESTS FOR DATA, REVISIONS OTHER THAN THOSE REQUESTED BY DESIGN ENGINEER ON PREVIOUS SUBMITTALS, AND DEVIATIONS FROM REQUIREMENTS IN THE CONTRACT DOCUMENTS, INCLUDING MINOR VARIATIONS AND LIMITATIONS. INCLUDE SAME IDENTIFICATION INFORMATION AS RELATED SUBMITTAL.

MECH. PIPING GENERAL NOTES

1. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
2. PROVIDE PROPER PROVISIONS FOR EXPANSION OR MOVEMENT OF ALL PIPING.
3. PROVIDE LARGE ENOUGH PIPE SLEEVES THROUGH WALLS OR FLOORS TO ALLOW FOR ANTICIPATED DEFERENTIAL MOVEMENTS.
4. AT VERTICAL RISERS SUPPORT THE WEIGHT OF THE RISER AT A POINT OR POINTS ABOVE THE CENTER OF GRAVITY OF THE RISER. PROVIDE LATERAL GUIDES AT THE TOP AND BOTTOM OF THE RISER, AND AT THE INTERMEDIATE POINTS NOT TO EXCEED 30'-0" ON CENTER.
5. ALL PIPING SHALL BE SUPPORTED WITH TYPE I STEEL CLEVIS PIPE HANGERS.
6. ALL STEEL CLEVIS HANGERS USED TO SUPPORT PLASTIC PIPING SHALL BE PLASTIC COATED.
7. ALL STEEL HANGERS USED TO SUPPORT COPPER PIPING SHALL BE COPPER PLATED OR PLASTIC COATED.
8. PERFORATED METAL OR PLASTIC STRAPPING (PLUMBERS TAPE) IS NOT AN ACCEPTABLE MATERIAL FOR HANGING OR SECURING PIPE.
9. PROVIDE PIPE HANGERS WITHIN 18 INCHES OF ALL 90 DEGREE ELBOWS.
10. PROVIDE SWAY BRACING ON PIPING 4" AND LARGER AT CHANGES IN DIRECTION GREATER THAN 45 DEGREES.
11. ALL PIPING SHALL BE INSTALLED IN A NEAT ARRANGEMENT PARALLEL TO BUILDING STRUCTURE.

DUCT CONSTRUCTION NOTES

1. ALL DUCTWORK SHALL BE GALVANIZED SHEET METAL, EXCEPT WHERE INDICATED OTHERWISE.
2. SHEET METAL DUCT STATIC PRESSURE CLASSIFICATION:
   SUPPLY AIR DUCT: 2" W.C.
   RETURN AIR DUCT: 2" W.C. (NEGATIVE)
   EXHAUST AIR DUCT: 2" W.C. (NEGATIVE)
   OUTSIDE AIR DUCT: 2" W.C.
3. SEAL ALL TRANSVERSE JOINTS AND LONGITUDINAL SEAMS TO SMACNA SEAL CLASS B.
4. DO NOT USE GRAY DUCT TAPE, FOIL BACKED TAPE, OIL BASED CAULKING AND GLAZING COMPOUNDS TO SEAL METAL DUCTS.
5. CROSS-BREAK DUCT SURFACES 19" THROUGH 60". USE ANGLE REINFORCING FOR DUCTS SURFACES OF 60".
6. ALL METAL LONGITUDINAL SEAMS SHALL BE PITTSBURGH OR OTHER LISTED SMACNA LISTED SEAM. DO NOT USE BUTTON PUNCH SNAP-BACK SEAMS.
7. SUSPEND METAL DUCTWORK NOT EXCEEDING 30" LONGEST SIDE AT EVERY JOINT. DO NOT EXCEED 10'-0" HANGER SPACING. USE 1" X 18 GAGE GALVANIZED STRAPS (MINIMUM) ATTACHED TO BOTTOM AND SIDES OF DUCT.
8. SUSPEND METAL DUCTWORK EXCEEDING 30" LONGEST SIDE AT MAXIMUM 8'-0" SPACING USING ANGLES AND RODS.
9. SUPPORT DUCTWORK FROM STRUCTURAL MEMBERS. ATTACHMENT TO ROOF DECK IS NOT ACCEPTABLE.
10. DUCT SIZES SHALL BE VERIFIED FOR CLEARANCES AT THE JOB SITE PRIOR TO FABRICATION. DIMENSIONS MAY BE CHANGED TO ACCOMMODATE CONSTRUCTION CLEARANCES. FREE AREA OF DUCT SHALL BE MAINTAINED.
11. DUCT TRANSITIONS SHALL BE CONSTRUCTED WITH SLOPE OF 1/4.
12. PROVIDE ELBOWS AND CHANGES IN DIRECTION WITH SINGLE VANE TURNING VANES.
13. ALL JOINTS SHALL BE MADE AIRTIGHT BY APPROVED METHODS, INCLUDING TAPES, MASTICS, GASKETS OR OTHER APPROVED CLOSURE SYSTEMS.
14. TAPE ALONE CANNOT BE SUBSTITUTED FOR MECHANICAL FASTENERS.
15. TAPES AND MASTICS USED TO SEAL DUCTWORK MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A AND SHALL BE MARKED "181A-P" FOR PRESSURE-SENSITIVE TAPE, "181A-M" FOR MASTIC OR "181A-H" FOR HEAT SENSITIVE TAPE.
16. TAPES AND MASTICS USED TO SEAL FLEXIBLE AIR DUCTS SHALL COMPLY WITH UL 181B AND SHALL BE MARKED "181B-FX" FOR PRESSURE SENSITIVE TAPE, OR "181B-M" FOR MASTIC.
17. MECHANICAL FASTENERS USED WITH FLEXIBLE NON-METALLIC AIR DUCTS SHALL COMPLY WITH UL 181 AND SHALL BE MARKED "181B-".
18. FLEXIBLE CONNECTORS SHALL NOT BE USED.
19. HIGH EFFICIENCY TAKE-OFF FITTINGS WITH MANUAL DAMPER SHALL HAVE 2" STAND OFF BRACKET.
20. ALL BRANCH TAKE-OFFS TO INDIVIDUAL AIR INLET OR AIR OUTLET SHALL BE PROVIDED WITH MANUAL DAMPER.
21. ALL DUCTWORK SHALL BE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL.

TEST AND BALANCE NOTES

1. THE MINIMUM REQUIREMENT FOR TESTING, ADJUSTING, AND BALANCING (TAB) OF THE HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) DISTRIBUTION SYSTEMS SHALL BE AS FOLLOWS.
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TESTING ADJUSTING AND BALANCING FOR THIS PROJECT
3. THE MECHANICAL SYSTEMS SHALL BE TESTED, ADJUSTED AND BALANCED, INCLUDING SUPPLY AIR SYSTEM, RETURN AIR SYSTEM, EXHAUST AIR SYSTEM, OUTSIDE AIR SYSTEM AND ALL ASSOCIATED EQUIPMENT.
4. CONTRACTOR PERFORMING TESTING ADJUSTING AND BALANCING WORK SHALL BE EITHER AABC OR NEBB CERTIFIED.
5. TESTING ADJUSTING AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE NEBB OR AABC TEST PROCEDURES.
6. TESTING ADJUSTING AND BALANCING REPORT FORMS SHALL BE STANDARD FORMS FROM EITHER AABC OR NEBB.
7. CONTRACTOR SHALL VERIFY QUANTITIES AND LOCATIONS OF ALL BALANCING DEVICES. CONTRACTOR SHALL VERIFY THAT THESE BALANCING DEVICES ARE ACCESSIBLE AND APPROPRIATE FOR BALANCING AND FOR EFFICIENT SYSTEM AND EQUIPMENT OPERATION PRIOR TO COMMENCING WORK.
8. MECHANICAL AIR AND WATER SYSTEMS SHALL BE ADJUSTED TO WITHIN THE FOLLOWING TOLERANCES.
   PLUS 5 TO PLUS 10 PERCENT
   PLUS 5 TO PLUS 10 PERCENT
   EXHAUST FANS: PLUS 5 TO PLUS 10 PERCENT
   EQUIPMENT WITH FANS: PLUS 5 TO PLUS 10 PERCENT
   AIR OUTLETS AND INLETS: ZERO TO MINUS 10 PERCENT
   DOM. HW FLOW RATES: ZERO TO MINUS 10 PERCENT
9. FINAL BALANCE REPORT SHALL INCLUDE THE FOLLOWING.
   TEST CONDITIONS FOR FANS
   SYSTEM DIAGRAMS
   AIR CONDITIONING UNIT TEST REPORTS
   FAN TEST REPORTS
   AIR TERMINAL DEVICE REPORTS

PENETRATION FIRESTOPPING NOTES

1. FIRE RATED PENETRATIONS DETAILS SHOWN ON THE CONSTRUCTIONS DOCUMENTS SHOW GENERAL METHOD OF MECHANICAL (HVAC) AND PLUMBING PENETRATION FIRESTOPPING.
2. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE SPECIFIC FIRESTOPPING DETAILS FROM A SPECIFIC FIRESTOPPING MANUFACTURER FOR EACH MECHANICAL (HVAC) AND PLUMBING PIPE OR DUCT PENETRATION FOR EACH FIRE RATED ASSEMBLY.
3. PROVIDE PENETRATION FIRESTOPPING THAT IS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED.
4. PENETRATION FIRESTOPPING SYSTEMS SHALL BE COMPATIBLE WITH ONE ANOTHER, WITH THE SUBSTRATES FORMING OPENINGS, AND WITH PENETRATING ITEMS IF ANY.
5. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: PROVIDE PENETRATION FIRESTOPPING WITH RATINGS DETERMINED PER ASTM E 814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF 0.01-INCH WG
6. PENETRATION FIRESTOPPING PRODUCTS SHALL BEAR UL, ETL OR FM GLOBAL CLASSIFICATION MARKING OF QUALIFIED TESTING AND INSPECTING AGENCY.
7. DO NOT INSTALL PENETRATION FIRESTOPPING WHEN AMBIENT OR SUBSTRATE TEMPERATURES ARE OUTSIDE LIMITS PERMITTED BY PENETRATION FIRESTOPPING MANUFACTURERS OR WHEN SUBSTRATES ARE WET BECAUSE OF RAIN, FROST, CONDENSATION, OR OTHER CAUSES.
8. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT PENETRATION FIRESTOPPING IS INSTALLED ACCORDING TO SPECIFIED REQUIREMENTS.
9. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE PENETRATION FIRESTOPPING.
10. INSTALL PENETRATION FIRESTOPPING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
11. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO ACHIEVE FIRE RATINGS INDICATED.
12. IDENTIFY PENETRATION FIRESTOPPING WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH THEM PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF FIRESTOPPING EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOPPING.

MECHANICAL SPECIFICATIONS

230100 - BASIC MECHANICAL REQUIREMENTS

1. COORDINATE THE LOCATION OF ALL NEW ROOF OPENINGS AND THE LOCATION OF ALL NEW AND RELOCATED ROOF MOUNTED EQUIPMENT WITH THE EXISTING STRUCTURE AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
2. V-BELT DRIVES SHALL BE OF FABRIC AND RUBBER CONSTRUCTION. BELT GUARDS SHALL BE PROVIDED FOR ALL EXPOSED BELTS AND DRIVES.
3. PROVIDE 6" CONCRETE HOUSEKEEPING PADS UNDER ALL FLOOR MOUNTED EQUIPMENT.
4. PROPERLY LUBRICATE ALL PIECES OF EQUIPMENT BEFORE TURNING THE SYSTEM OVER TO THE OWNER.
5. INSTALL DUCT MOUNTED SUPPLY AND RETURN AIR SMOKE DETECTORS IN ALL ROOFTOP, FAN-COIL, AIR-HANDLING, AND OTHER SUPPLY AIR SYSTEMS, WITH A CAPACITY GREATER THAN 2000 CFM. SMOKE DETECTORS ARE PURCHASED AND WIRED BY THE ELECTRICAL CONTRACTOR.

230500 - BASIC PIPING MATERIALS & METHODS

1. CORE CUT ALL PIPE PENETRATION OF EXISTING MASONRY OR CONCRETE WALLS AND FLOORS. SLEEVE ALL PENETRATIONS THROUGH NEW WALLS AND FLOORS. SEAL ALL PENETRATIONS WATER TIGHT WITH SILICONE SEALANT. USE FIRE RATED SEALANT (3M "FIRE BARRIER" OR EQUAL) FOR 1 HOUR OR 2 HOUR PENETRATIONS.
2. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE-RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
3. SEAL ALL PIPING THROUGH WALLS AIR TIGHT.

230523 - VALVES

1. PROVIDE VALVES OF THE TYPE AND QUANTITY SHOWN ON THE DRAWINGS. VALVES OF THE SAME TYPE TO BE BY ONE MANUFACTURER.

230548 - VIBRATION ISOLATION AND SEISMIC BRACING

1. ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING MUST BE VIBRATION ISOLATED AND SEISMICALLY BRACED FOR THE SITE SPECIFIC SEISMIC DESIGN CATEGORY AND SEISMIC USE GROUP, IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE IBC, UBC, ASHRAE, AND SMACNA. PROVIDE SEISMIC PRODUCTS BY AMBER-BOOTH OR MASON INDUSTRIES.
2. IN GENERAL, PROVIDE SPRING MOUNTS TO ATTENUATE LOW FREQUENCY SOUND AND VIBRATION AND NEOPRENE PADS TO ATTENUATE HIGH FREQUENCY SOUND AND VIBRATION. SEISMIC BRACING/MOUNTING CAN BE COMBINED WITH VIBRATION ISOLATION AS APPLICABLE.
3. CONTRACTOR MANUFACTURED SEISMIC BRACING/RESTRAINT METHODS ARE NOT ACCEPTABLE. PROVIDE A SIGNED AND STAMPED LETTER FROM A PROFESSIONAL ENGINEER CERTIFYING THAT THE SUPPLIED PRODUCTS ARE CORRECT FOR THE APPLICATION AND THAT THE INSTALLATION IS IN COMPLIANCE WITH ALL APPLICABLE CODES.

MECHANICAL SPECIFICATIONS

230553 - MECHANICAL IDENTIFICATION

1. PIPE MARKERS:
   PLASTIC TAPE: PROVIDE MANUFACTURER'S STANDARD COLOR-CODED PRESSURE-SENSITIVE (SELF ADHESIVE) VINYL TAPE, NOT LESS THAN 3 MILS THICK. 1-1/2" WIDE TAPE MARKERS ON PIPES WITH OUTSIDE DIAMETERS LESS THAN 6" (INCLUDING INSULATION, IF ANY); 2-1/2" WIDE TAPE FOR LARGER PIPES.
2. DUCT MARKERS:
   PROVIDE MANUFACTURER'S STANDARD LAMINATED PLASTIC; COLOR CODED DUCT MARKERS.
3. COLOR:
   COMPLY WITH ANSI A13.1
4. LETTERING:
   MANUFACTURER'S STANDARD PRE-PRINTED NOMENCLATURE WHICH BEST DESCRIBES PIPING OR DUCT SYSTEM IN EACH INSTANCE OR AS SELECTED BY ARCHITECT OR ENGINEER IN CASES OF VARIANCE WITH NAMES AS SHOWN.
5. ARROWS:
   PRINT EACH MARKER WITH ARROWS INDICATING DIRECTION OF FLOW.
6. VALVE TAGS:
   PROVIDE PLASTIC LAMINATE VALVE TAGS: MANUFACTURER'S STANDARD 3/32" THICK ENGRAVED TAGS WITH PIPING SYSTEM ABBREVIATION IN 1/4" HIGH LETTERS AND SEQUENCED VALVE NUMBERS 1/2" HIGH, WITH 5/32" HOLE FOR FASTENER. PROVIDE 1-1/2" SQUARE BLACK TAGS WITH WHITE LETTERING.
7. VALVE TAG FASTENERS:
   PROVIDE MANUFACTURER'S STANDARD SOLID BRASS CHAIN (WIRE LINK OR BEADED TYPE), OR SOLID BRASS S-HOOKS OF THE SIZED REQUIRED FOR PROPER ATTACHMENT OF TAGS TO VALVES, AND MANUFACTURED SPECIFICALLY FOR THAT PURPOSE.

230593 - TESTING, ADJUSTING, AND BALANCING

OBTAIN THE SERVICES OF AN INDEPENDENT TESTING AND BALANCING AGENCY TO BALANCE AND ADJUST THE SYSTEM. THIS SHALL BE DONE BY PERSONS FULLY FAMILIAR WITH SYSTEMS OF THIS TYPE. BALANCING SHALL BE DONE IN ACCORDANCE TO AABC OR NEBB STANDARDS. ALL DATA SHALL BE RECORDED AND A REPORT SUBMITTED TO THE ENGINEER PRIOR TO JOB CLOSE OUT.

230700 - MECHANICAL INSULATION

1. PIPE INSULATION TO BE SNAP-ON GLASS FIBER TYPE WITH VAPOR JACKET. SEAL ALL ENDS AND JOINTS T

GAS-FIRED FURNACE SCHEDULE (DX SPLIT SYSTEM)

SYMBOL	FURNACE MANUFACTURER AND MODEL NO.	LOCATION / CONFIGURATION	NOMINAL COOLING CAPACITY (BTUH)	NOMINAL HEATING INPUT (BTUH)	AFUE	INDOOR UNIT					OSA MAKE-UP AIR SYSTEM			OUTDOOR UNIT									ACCESSORIES AND REMARKS
						CFM	DIMENSIONS H" x W" x D"	WEIGHT (LBS.)	MCA	VOLT	MANUFACTURER/ MODEL	DAMPER SIZE/CFM	SYSTEM NOTES	SYMBOL	MANUFACTURER AND MODEL NO.	DIMENSIONS L" x W" x H"	WEIGHT (LBS.)	SEER	MCA	MOCP	VOLT	PH	
F-1	CARRIER 59MN7C120C21--22	MECH MEZZ / VERTICAL UPFLOW	36,000	60,000	97	1200	36" X 17" X 29.5" + COOLING COIL HEIGHT	144	11.4	115	S&P MD6-ES24VK	6"Ø / 100	FURNACE FRESH AIR KIT	CU-1	CARRIER / 26VNA136W003	31" X 31" X 36"	203	21	22.9	25	208/230	1	PROVIDE OVERSIZED 3-TON INDOOR COOLING COIL
F-2	CARRIER 59MN7C100C21--22	MECH MEZZ / VERTICAL UPFLOW	60,000	100,000	97	2000	35" X 21" X 29.5" + COOLING COIL HEIGHT	166	14.4	115	S&P MD6-ES24VK	6"Ø / 150	FURNACE FRESH AIR KIT	CU-2	CARRIER / 26VNA160W003	38" X 38" X 48"	278	21	36.9	50	208/230	1	PROVIDE OVERSIZED 5-TON INDOOR COOLING COIL
F-3	CARRIER 59MN7C060C17--14	MECH MEZZ / VERTICAL UPFLOW	36,000	60,000	97	1200	36" X 17" X 29.5" + COOLING COIL HEIGHT	144	11.4	115	S&P MD6-ES24VK	6"Ø / 100	FURNACE FRESH AIR KIT	CU-3	CARRIER / 26VNA136W003	31" X 31" X 36"	203	21	22.9	25	208/230	1	PROVIDE OVERSIZED 3-TON INDOOR COOLING COIL

NOTES:
- SIZE REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE INFINITY AIR PURIFIER FOR FURNACE
- PROVIDE RUBBER ISOLATOR KIT ON OUTDOOR CONDENSING UNIT.
- PROVIDE COMBUSTION AIR AND FLUE PIPING. TERMINATE AND SIZE PER MANUFACTURER'S RECOMMENDATIONS WITH CONCENTRIC VENT KIT OR SIDEWALL TERMINATION KIT.
- PROVIDE DIGITAL THERMOSTAT PER ZONE.
- PROVIDE 120V CONVENIENCE OUTLET NEAR FURNACE (PROVIDE CONDENSATE PUMP AS NECESSARY)
- PROVIDE MEDIA FILTER CABINET.
- PROVIDE NECESSARY COMPONENTS TO ALLOW FOR PROPER OPERATION AND INSTALLATION AT SITE ELEVATION.
- PROVIDE LOW AMBIENT KIT TO ALLOW FOR COOLING OPERATION DOWN TO 10°F.
- PROVIDE 6"Ø FRESH AIR OUTSIDE AIRE MOTORIZED DAMPER KIT AT EACH FURNACE WITH 6"Ø INLET HOOD WITH STAINLESS STEEL WIRE MESH INSECT SCREEN.
- ES24V FEATURES: EASY TO READ, BACK-LIT LCD SCREEN, 24-VOLT CONTROL; CAN BE SET TO RUN SUPPLY FAN CONTINUOUSLY OR INTERMITTENTLY OR USING ECO-MODE; MEASURES OUTDOOR TEMPERATURE TO STOP VENTILATION AT ADJUSTABLE HIGH AND LOW OUTDOOR TEMPERATURE LOCKOUTS; MEASURES OUTDOOR HUMIDITY TO STOP VENTILATION AT ADJUSTABLE HIGH AND LOW HUMIDITY LOCKOUTS; CONTROL PROGRAMMING MAINTAINS ASHRAE 62.2-2010 EVEN DURING HIGH AND LOW TEMPERATURE LIMIT LOCKOUTS; INPUTS FOR OPTIONAL DUCT HEATER AND MOTORIZED DAMPER

S&P MD6-ES24VK Outside Air Motorized Damper Kit

OUTDOOR UNIT SCHEDULE

SYMBOL	FURNACE MANUFACTURER AND MODEL NO.	LOCATION	RATED COOLING CAPACITY (BTUH)	RATED HEATING INPUT (BTUH)	COMP. QTY.	MAX HEATING @ 5°F	MCA	MOCP	VOLT	PH	DIMENSIONS W" x H" x D"	WEIGHT (LBS.)	ACCESSORIES AND REMARKS
ODU-1	CARRIER 37MHRAC12AA3	IT ROOM	12,300	N/A	1	N/A	14	15	208/230	1	28" X 20" X 11"	48	FIELD COORDINATE PATH AND PROVIDE REFRIGERANT PIPING LINESET TO EACH INDOOR UNIT SHOWN ON PLANS

(1) PROVIDE CONCRETE REINFORCED HOUSEKEEPING PAD
(2) PROVIDE BAFFLES AND AMBIENT COOLING ACCESSORIES TO ALLOW FOR CONTINUOUS INDOOR COOLING OPERATION.
(3) PROVIDE ACCESS AROUND UNIT PER MANUFACTURER'S RECOMMENDATIONS TO ALLOW FOR PROPER OPERATION AND ALLOW FOR SERVICING AND MAINTENANCE.
(4) COORDINATE PLACEMENT OF UNIT WITH SURROUNDING OUTDOOR GRADE, WINDOW WELLS AND STAIRS.
(5) SIZE AND INSTALL REFRIGERANT LINE SETS PER MANUFACTURER'S RECOMMENDATION. PROVIDE AND INSTALL BRANCH BOXES: (1) 2-PORT - PMBD3620 & (1) 3-PORT PMBD3630, LG MULTI F.
(6) PROVIDE OUTDOOR UNIT DRAIN PAN HEATER (120 WATT CAPACITY)
(7) PROVIDE WIND BAFFLE PER OUTDOOR UNIT
(8) ALTERNATE MANUFACTURES AND OUTDOOR UNIT COUNT IS ACCEPTABLE WITH PRIOR APPROVAL AND SUPPORTING REFRIGERANT PIPING/BRANCH DISTRIBUTION LAYOUT.

INDOOR UNIT SCHEDULE

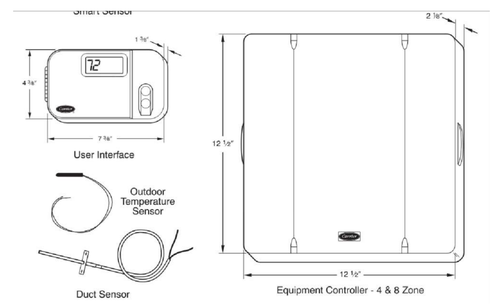
SYMBOL / TONS	MANUFACTURER & MODEL NO.	CFM MIN - MAX	ESP	FAN QUANTITY	COOLING BTUH	HEATING BTUH	VOLT/PH	RATED WATTS	AMPS	WEIGHT (LBS)	DIMENSIONS W" x H" x D"	COMMENTS
IDU-1	CARRIER 45MHHAC12	153 - 288	-	1	12,300	N/A	208-230/1	27	-	20	32" X 12" X 8"	WALL MOUNTED ABOVE IT CLOSET DOOR

(1) PROVIDE WALL MOUNTED FACTORY FURNISHED COOLING ONLY THERMOSTAT. (CARRIER MODEL KSACN1201AAA OR EQUAL)
(2) PROVIDE ACCESS PANELS AS NECESSARY TO ALLOW FOR SERVICING AND MAINTENANCE.
(3) ALL INDOOR UNITS TO BE SUSPENDED FROM STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.
(5) SIZE AND INSTALL REFRIGERANT LINE SETS PER MANUFACTURER'S RECOMMENDATION. CONNECT TO PROPOSED OUTDOOR UNIT PER OUTDOOR UNIT SCHEDULE.
(8) ROUTE CONDENSATE LINES TO NEAREST APPROVED RECEPTOR (FLOOR DRAIN, SINK TAILPIECE, ETC.) WITH INDIRECT CONNECTION.
(9) ELECTRICAL CONTRACTOR TO PROVIDE **120V OUTLET** TO ALLOW FOR INSTALLATION OF CONDENSATE PUMP (LITTLE GIANT VCL-24ULS OR EQUAL) AS REQUIRED.

FURNACE 4-ZONE CONTROLLER

SYMBOL	MANUFACTURER	CATALOG NUMBER	AMPS	VOLTS/PHASE	AREA SERVED	COMMENTS
FZC-1	CARRIER	ZONECC4KIT01B	LESS THAN 40VA	24 VAC	ZD1.1, ZD1.2, ZD1.3, ZD1.4, BPD-1	SEE SHEET M101 FOR ZONE AND BY-PASS DAMPER LOCATIONS
FZC-2	CARRIER	ZONECC4KIT01B	LESS THAN 40VA	24 VAC	ZD2.1, ZD2.2, ZD2.3, BPD-2	SEE SHEET M101 FOR ZONE AND BY-PASS DAMPER LOCATIONS
FZC-3	CARRIER	ZONECC4KIT01B	LESS THAN 40VA	24 VAC	ZD3.1, ZD3.2, ZD3.3, ZD3.4, BPD-3	SEE SHEET M101 FOR ZONE AND BY-PASS DAMPER LOCATIONS

- SUITABLE FOR APPLICATIONS UP TO 2 STAGES COOL / 3 STAGES HEAT
- ACCESSORIES: USER INTERFACE, DUCT SENSOR & REMOTE ROOM SENSOR
- PROVIDE MULTI-DAMPER ENABLER AS REQUIRED (MUST BE USED IF MORE THAT 3 DAMPER ARE USED IN A SINGLE ZONE)
- PROVIDE ZONE DAMPERS WITH DIMENSIONS AS CALLED OUT OF PLANS
- PROVIDE BAROMETRIC BYPASS DAMPER AS CALLED OUT OF PLANS

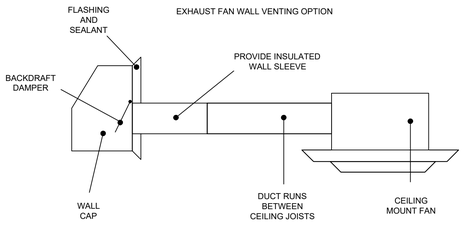


EXHAUST FAN SCHEDULE

SYMBOL	MANUFACTURER AND MODEL NO.	LOCATION	TYPE	FAN CFM	FAN ESP	MOTOR H.P.	MOTOR WATTS	VOLT	PHASE	OPERATING WEIGHT (LBS.)	CONTROL METHOD	ACCESSORIES AND REMARKS
EF-1	PANASONIC FV-05-11VKS3	RESTROOMS	CEILING	110	0.5	-	57	115	1	27	1,2	1,2,3,4,5

CONTROL METHOD:
(1) CONTROLLED BY WALL SWITCH WITH OCCUPANCY SENSOR.
(2) PROVIDE MULTI-SPEED MODULE WITH TIME DELAY (FV-VS15VK1)

ACCESSORIES:
(1) WALL CAP
(2) BACKDRAFT DAMPER
(3) SATISFIES ASHRAE 62.2 CONTINUOUS VENTILATION REQUIREMENTS (0, 30-100 CFM IN 10 CFM INCREMENTS)



1 WALL CAP WITH BACKDRAFT DAMPER
SCALE: NTS ASSOCIATED WITH ALL EXHAUST FAN TERMINATIONS

DIFFUSER AND GRILLE SCHEDULE

SYMBOL	MANUFACTURER AND MODEL NO.	LOCATION	CFM	OVERALL SIZE	NOTES	ACCESSORIES AND REMARKS
RG-1	TITUS PAR	CEILING	SEE PLANS	24 X 12	2	PERFORATED RETURN GRILLE
RG-2	TITUS 55FL	SIDEWALL	SEE PLANS	SEE PLANS	-	AEROBLADE RETURN GRILLE
LD-1	TITUS ML-39	CEILING	SEE PLANS	24" WIDTH	1,2	LINEAR DIFFUSER (3) - 1"SLOTS)
SG-1	TITUS 300FL	EXPOSED SPIRAL	SEE PLANS	SEE PLANS	3,4	SPIRAL MOUNT, DOUBLE DEFLECTION
SG-2	TITUS 300RL	SIDEWALL	SEE PLANS	SEE PLANS	3,4	SUPPLY GRILLE, DOUBLE DEFLECTION

NOTES:
(1) PROVIDE FRAME AND BALANCING DAMPER ACCESSIBLE THROUGH GRILLE FOR HARDLID CEILING APPLICATIONS AS REQUIRED.
(2) PROVIDE INSULATED SOUND BOOT WHERE INDICATED ON PLAN
(3) PROVE DOUBLE DEFLECTION GRILLE WITH INTEGRAL BALANCING DAMPER.
(4) PROVIDE BALANCING DAMPER ACCESSIBLE THROUGH GRILLE.

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SEAL:
REGISTERED PROFESSIONAL ENGINEER
06-26-2026
No. 9520491
BENJAMIN J. SCHLUP
STATE OF UTAH

ISSUANCES:
PERMIT 06.26.2026

PROJECT:
NUMBER: 26002
DATE: 06.26.2026

SHEET:
MECHANICAL SCHEDULES & DETAILS
M003

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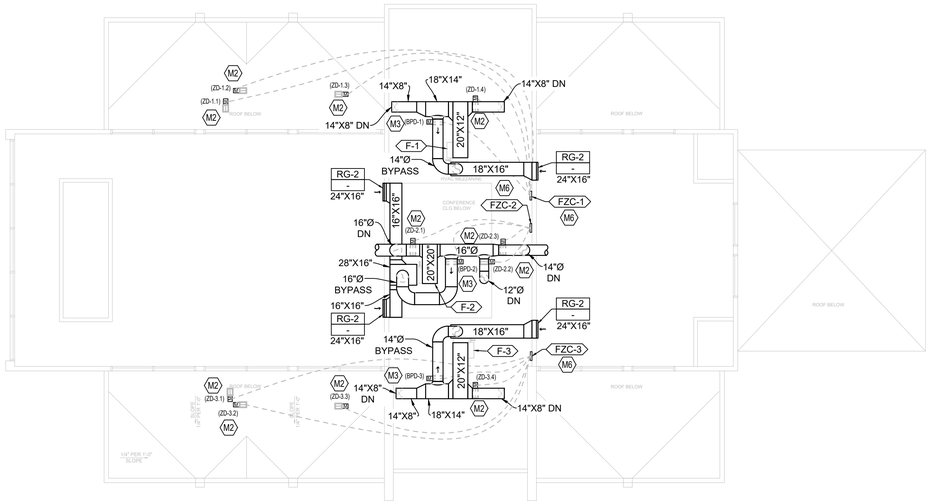
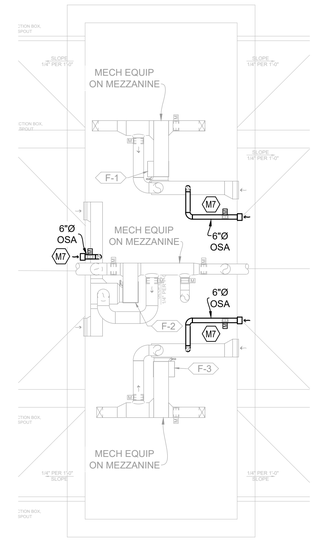


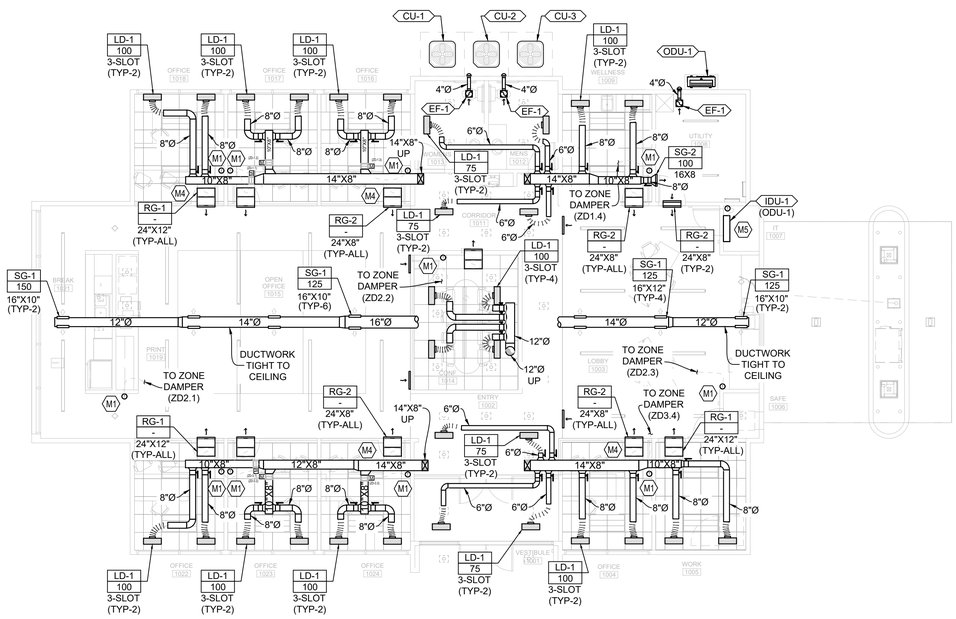
2 CLERESTORY MECHANICAL PLAN

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



3 ROOF MECHANICAL PLAN

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



1 1ST FLOOR MECHANICAL PLAN

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

KEYED NOTES

	MECHANICAL
M1	THERMOSTAT LOCATION.
M2	ZONE DAMPER. SIZE ZONE DAMPER TO MATCH DUCTWORK DIMENSIONS INDICATED. PROVIDE ADEQUATE ACCESS TO ALLOW FOR COMPONENT MAINTENANCE. CONNECT TO ASSOCIATED FURNACE ZONE CONTROLLER ON HVAC MEZZANINE.
M3	BYPASS DAMPER. SIZE BYPASS DAMPER TO MATCH DUCTWORK DIMENSIONS INDICATED. PROVIDE ADEQUATE ACCESS TO ALLOW FOR COMPONENT MAINTENANCE. CONNECT TO ASSOCIATED FURNACE ZONE CONTROLLER ON HVAC MEZZANINE.
M4	PERFORATED RETURN GRILLE WITH INSULATED SOUND BOOT. (TYPICAL)
M5	DUCTLESS SPLIT SYSTEM. ROUTE AND SIZE REFRIGERANT LINE SET AS REQUIRED. ROUTE CONDENSATE LINE TO NEARBY MOP SINK BASIN. ASSOCIATED OUTDOOR UNIT LOCATED ON ROOFTOP.
M6	FURNACE ZONE CONTROLLER.
M7	FURNACE FRESH AIR KIT. PROVIDE THROUGH WALL INLET SHROUD WITH 1/2" STAINLESS WIRE MESH SCREEN AT INLET. PROVIDE INSULATION WRAP ON ALL FRESH AIR DUCTWORK. FRESH AIR INLET TO BE POSITIONED ON OUTSIDE WALL BRINGING IN OUTDOOR AIR WHEN FURNACE FAN IS ENERGIZED AND FRESH AIR DAMPER IS IN OPEN POSITION. FRESH AIR DAMPER TO BE NORMALLY CLOSED.

GENERAL NOTES

1. PROVIDE NECESSARY CLEARANCES TO ALLOW FOR SERVICE TO ALL EQUIPMENT.
2. COORDINATE EQUIPMENT INSTALLATION WITH PLUMBING CONTRACTOR. (OVERHEAD PLUMBING LINES, ETC.)
3. PROVIDE TRANSFER PATH THROUGH ALL FULL HEIGHT WALLS TO ALLOW FOR RETURN PATH BACK TO FURNACES.
4. REFERENCE ZONE DAMPER AND BY-PASS DAMPER SIZES ON PLAN WHEN ORDERING.
5. ALL ABOVE CEILING DUCTWORK TO BE INSULATED.
6. PROVIDE PERFORATED CEILING RETURN GRILLES AS INDICATED. ALL PRIVATE OFFICE SPACES, WORK ROOMS AND CONFERENCE ROOMS ARE TO HAVE CEILING RETURN GRILLES WITH ACOUSTICALLY LINED SOUND ELBOWS.
7. ZONE DAMPERS SHOWN ON 1ST FLOOR MECHANICAL PLAN ARE ALSO INIDICATED ON THE CLERESTORY MECHANICAL PLAN FOR CLARITY.
8. FURNACE RETURN GRILLES ARE SHOWN ON THE 1ST FLOOR MECHANICAL PLAN FOR CLARITY. ELEVATIONS OF FURNACE RETURN AIR GRILLES TO BE DETERMINED IN FIELD DURING INSTALLTION.

HVAC DUCTWORK AND EQUIPMENT ALTERNATE ROUTING & PLACEMENT
IN CERTAIN LOCATIONS ALTERNATE DUCTWORK ROUTING AND EQUIPMENT PLACEMENT MAY BE NECESSARY. ALTERNATE HVAC ROUTING AND EQUIPMENT PLACEMENT TO ACCOMMODATE FOR CEILING HEIGHTS CALLED OUT ON ARCHITECTURAL PLANS IS ACCEPTABLE. ROUTE DUCTWORK AROUND STRUCTURAL MEMBERS AS REQUIRED.

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1ST FLOOR MECHANICAL PLAN

M101

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ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED

AD	ACCESS DOOR	MCA	MINIMUM CIRCUIT AMPS
AC	AIR CONDITION(-ING,-ED)	MFR	MANUFACTURER
APD	AIR PRESSURE DROP	MIN	MINIMUM
BD	BALANCING DAMPER	N/A	NOT APPLICABLE
BHP	BRAKE HORSE POWER	NC	NORMALLY CLOSED
BTU	BRITISH THERMAL UNIT	NC	NOISE CRITERIA
BTUH	BTU/HOUR	NIC	NOT IN CONTRACT
CFH	CUBIC FEET PER HOUR	NO	NORMALLY OPEN
CFM	CUBIC FEET PER MINUTE	NPSH	NET POSITIVE SUCTION HEAD
CLG	COOLING	NTS	NOT TO SCALE
COMP	COMPONENT	OA	OUTSIDE AIR
COND	CONDENS(-ER, -ING, -ATION)	OD	OUTSIDE DIAMETER
CV	CONTROL VALVE	OZ	OUNCE
CW	COLD WATER	PD	PRESSURE DROP
DIA	DIAMETER	PG	PROPYLENE GLYCOL
DISCH	DISCHARGE	PH	PHASE
DP	DEPTH OR DEEP	PPM	PARTS PER MILLION
DB	DRY BULB TEMPERATURE	PRESS	PRESSURE
(E)	EXISTING	PSF	POUNDS PER SQUARE FOOT
EER	ENERGY EFFICIENCY RATIO	PSI	POUNDS PER SQUARE INCH
EFF	EFFICIENCY	PSIA	PSI ABSOLUTE
EG	ETHYLENE GLYCOL	PSIG	PSI GAUGE
ELEC	ELECTRIC	R	THERMAL RESISTANCE
ELEV	ELEVATION	RA	RETURN AIR
ENT	ENTERING	RECIRC	RECIRCULATE
EVAP	EVAPORAT(-E, -ING, -ED, -OR)	REFR	REFRIGERATION
EWT	ENTERING WATER TEMP	REQD	REQUIRED
EXT	EXTERNAL	RPM	REVOLUTIONS PER MINUTE
(F)	FUTURE	RW	RAINWATER
F	FAHRENHEIT	SA	SUPPLY AIR
FC	FLEXIBLE CONNECTION	SC	SHADING COEFFICIENT
FD	FIRE DAMPER	SCW	SOFT COLD WATER
FLA	FULL LOAD AMPS	SF	SAFETY FACTOR
FPI	FINS PER INCH	SH	SENSIBLE HEAT
FPM	FEET PER MINUTE	SL	SEA LEVEL
FPS	FEET PER SECOND	SP	STATIC PRESSURE
FSD	FIRE SMOKE DAMPER	SPEC	SPECIFICATION
FT	FEET	SQ	SQUARE
GAL	GALLON(S)	STD	STANDARD
GPH	GALLONS PER HOUR	STM	STEAM
GPM	GALLONS PER MINUTE	TEMP	TEMPERATURE
HD	HEAD	TD	TEMP. DROP OR DIFF.
HG	MERCURY	TOT	TOTAL
HR	HOUR	TSTAT	THERMOSTAT
HT	HEIGHT	V	VENT
HTG	HEATING	VAC	VACUUM
HP	HORSE POWER	VAV	VARIABLE AIR VOLUME
HW	HOT WATER	VEL	VELOCITY
HZ	HERTZ(FREQUENCY)	VENT	VENT, VENTILATION
ID	INSIDE DIAMETER	VERT	VERTICAL
IN	INCH	VOL	VOLUME
KW	KILOWATT	WC	WATER COLUMN
LAT	LEAVING AIR TEMPERATURE	WG	WATER GAUGE
LBS	POUNDS	WPD	WATER PRESSURE DROP
LG	LENGTH	WTR	WATER
LH	LATENT HEAT	WT	WEIGHT
LRA	LOCKED ROTOR AMPS	WB	WET BULB TEMP
LVG	LEAVING		
LWT	LEAVING WATER TEMP		
MAX	MAXIMUM		
MBH	THOUSAND BTU PER HOUR		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
# / SHEET	DETAIL INDICATOR: # INDICATES DETAIL NUMBER, SHEET INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
100	ROOM OR SPACE NUMBER.
1	KEYNOTE INDICATOR.
	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
P-	PLUMBING FIXTURE INDICATOR.
TYPE / CFM / SIZE	DIFFUSER/GRILLE INDICATOR.
TYPE / SIZE	DIFFUSER/GRILLE INDICATOR.
	BREAK, STRAIGHT
	BREAK, ROUND.
MATCH LINE / SEE XX/X-XXX	MATCH LINE INDICATOR
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE.
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
	NEW CONNECTION POINT TO EXISTING

PLUMBING SPECIFICATIONS

220100 - BASIC PIPING MATERIALS & METHODS

1. CORE CUT ALL PIPE PENETRATION OF EXISTING MASONRY OR CONCRETE WALLS AND FLOORS. SLEEVE ALL PENETRATIONS THROUGH NEW WALLS AND FLOORS. SEAL ALL PENETRATIONS WATER TIGHT WITH SILICONE SEALANT. USE FIRE RATED SEALANT (3M "FIRE BARRIER" OR EQUAL) FOR 1 HOUR OR 2 HOUR PENETRATIONS.
2. CAULK AROUND ALL PIPING THAT PASSES THROUGH FIRE-RATED PARTITIONS WITH A NON-HARDENING CAULKING SIMILAR TO 3M "FIRE BARRIER".
3. SEAL ALL PIPING THROUGH WALLS AIR TIGHT.

220548 - VIBRATION ISOLATION AND SEISMIC

1. ALL PLUMBING EQUIPMENT AND PIPING MUST BE VIBRATION ISOLATED AND SEISMICALLY BRACED FOR THE SITE SPECIFIC SEISMIC DESIGN CATEGORY AND SEISMIC USE GROUP, IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE BUILDING CODES AND ASHRAE. PROVIDE SEISMIC PRODUCTS BY AMBER-BOOTH OR MASON INDUSTRIES.
2. IN GENERAL, PROVIDE SPRING MOUNTS TO ATTENUATE LOW FREQUENCY SOUND AND VIBRATION. PROVIDE NEOPRENE PADS TO ATTENUATE HIGH FREQUENCY SOUND
3. VIBRATION: SEISMIC BRACING/MOUNTING CAN BE COMBINED WITH VIBRATION ISOLATION AS APPLICABLE.
4. CONTRACTOR MANUFACTURED SEISMIC BRACING/RESTRAINT METHODS ARE NOT ACCEPTABLE.
5. PROVIDE A SIGNED AND STAMPED LETTER FROM A PROFESSIONAL ENGINEER CERTIFYING THAT THE SUPPLIED PRODUCTS ARE CORRECT FOR THE APPLICATION AND THAT THE INSTALLATION IS IN COMPLIANCE WITH ALL APPLICABLE CODES.

220719 - INSULATION

1. PIPE INSULATION: SNAP-ON GLASS FIBER TYPE WITH VAPOR JACKET. SEAL ALL ENDS AND JOINTS TO PROVIDE A COMPLETELY SEALED SYSTEM. ALTERNATIVELY, FOR INTERIOR WATER PIPING, USE FLEXIBLE UNICELLULAR ASTM 534 TYPE 1 INSULATION. USE 1" THICKNESS FOR PIPE UP TO 2"Ø AND 1-1/2" FOR PIPE OVER 2"Ø
2. PROVIDE ADA COMPLIANT FIXTURES WITH SNAP ON ADA ARTICLE 4.19 22FF COMPLIANT WHITE INSULATION. TRUEBRO LAV GUARD, BASIN GUARD OR LAV SHIELD.
3. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED AND EXPOSED SPACES AND COVERING PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.
4. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE AND TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
5. (PIPING IN UTILITY AREAS AND ABOVE CEILING) PROVIDE PVC JACKETING WITH MATCHING ESCUTCHEON MATERIAL.

221116 - WATER DISTRIBUTION PIPING

1. UNDERGROUND WATER PIPING:

   2" AND SMALLER:
   ASTM 88 TYPE "K" COPPER WITH A MINIMUM NUMBER OF SOLDERED JOINTS. USE 95-5 TIN ANTIMONY COPPER SOLDER.

   2-1/2" AND LARGER:
   PVC AWWA 900 CLASS 100 WITH SOLVENT CEMENTED JOINTS, OR PB PLASTIC PIPE ASTM D3309 SDR 11 WITH HEAT FUSION JOINTS.
2. NO TYPE "M" OR "DWV" COPPER IS TO BE USED IN THIS PROJECT.
3. ALL ABOVE GROUND HOT AND COLD WATER PIPING (DOMESTIC USE): ASTM B 88 TYPE "K" COPPER, WITH WROUGHT COPPER FITTINGS AND SOLDERED WITH 95-5 TIN-ANTIMONY SOLDER. 304 SS ESCUTCHEONS AT WALL OR CEILING PENETRATIONS INTO PROCESS SPACES.
4. INSTALL PIPE HANGERS WITH THE FOLLOWING MINIMUM ROD SIZES AND MAXIMUM SPACING. UPON COMPLETION OF HANGER INSTALLATION, ALL ADJUSTMENTS HAVING THE POSSIBILITY OF TURNING SHALL BE LOCKED SECURELY IN PLACE BY DOUBLE NUTTING AT THE HANGER ROD ATTACHMENT TO THE STRUCTURE, AND AT THE PIPE HANGER.

NOM. PIPE SIZE-INCHES	MAX SPAN-FT.	MIN. ROD SIZE-INCHES
1	7	3/8
1-1/2	9	3/8
2	10	3/8
3	12	1/2
4	14	5/8
6	17	3/4

5. ALL PIPE HANGERS AND EQUIPMENT SUPPORTS SHALL BE LOCATED A MINIMUM DISTANCE OF 2" FROM ANY REFRIGERANT PIPE.
6. ALL PLUMBING FIXTURES CONNECTED TO A POTABLE WATER SYSTEM WITH HOSE CONNECTIONS ON THE OUTLET SIDE AND OWNER FURNISHED EQUIPMENT WITH DIRECT CONNECTIONS, SHALL BE PROVIDED WITH APPROVED AIR GAP FITTING.

221316 - DRAINAGE AND VENT SYSTEMS

1. UNDERGROUND BUILDING DRAIN PIPE AND FITTINGS:
   A. NO HUB ABS OR PVC PLASTIC PIPE AND FITTINGS PER ASTM D2661 WITH ASTM D2235 SOLVENT
   OR
   B. ASTM A74 SERVICE WEIGHT, HUB AND SPIGOT CAST IRON SOIL PIPE, OR ASTM A888 (OR CISPI 301) HUBLESS CAST IRON SOIL PIPE WITH ASTM C564 HEAVY DUTY SHIELDED STAINLESS STEEL COUPLINGS.

   A. NO ASTM D2729 PIPE SHALL USED UNDERGROUND.
2. ABOVE GROUND SANITARY DRAINAGE AND VENT PIPING, IN ALL AREAS EXCEPT AIR PLENUMS AND EXCEPT IN A FIRE RATED BUILDING, SHALL BE ABS TYPE DWV PLASTIC PIPE AND FITTINGS PER ASTM D2661 WITH ASTM D2255 SOLVENT, OR PVC PLASTIC PIPE AND FITTINGS PER ASTM D2665 WITH ASTM D2564 SOLVENT, OR SERVICE WEIGHT, NO HUB CAST IRON COUPLED PIPE AND FITTINGS WITH COMPRESSION TYPE NEOPRENE GASKETS AND STAINLESS STEEL BANDS.

PLUMBING SPECIFICATIONS

221316 - DRAINAGE AND VENT SYSTEMS

3. FORCE SEWER MAINS UP TO 4" SHALL BE TYPE L HARD COPPER TUBE WITH WROUGHT COPPER PRESSURE FITTINGS AND SOLDERED JOINTS, OR DUCTILE IRON PIPE AND FITTINGS WITH MECHANICAL JOINTS.
4. ALL SANITARY DRAINAGE AND VENT PIPING INSIDE AIR PLENUMS AND ANYWHERE IN A FIRE RATED BUILDING SHALL BE NO HUB SERVICE WEIGHT CAST IRON COUPLED PIPE AND FITTINGS WITH COMPRESSION TYPE NEOPRENE GASKETS AND STAINLESS STEEL BANDS. ASTM B306 COPPER PIPE MAY BE USED WITH SOLDERED JOINTS FOR PIPE 3" AND SMALLER.
5. ABOVE GROUND ROOF DRAIN LINES, EXCEPT IN AIR PLENUMS AND ANYWHERE IN A FIRE RATED BUILDING, SHALL BE ABS TYPE DWV PLASTIC PIPE AND FITTINGS PER ASTM D2661 WITH ASTM D2255 SOLVENT, OR PV C PLASTIC PIPE PER ASTM D2665 WITH ASTM D2564 SOLVENT.
6. ALL ROOF DRAIN LINES INSIDE AIR PLENUMS, OR ANYWHERE IN A FIRE RATED BUILDING, SHALL BE SERVICE WEIGHT CAST IRON PIPE TO CISPI STANDARD 301.
7. ALL ROOF DRAIN LINES SHALL BE FULLY INSULATED.
8. OVERFLOW ROOF DRAINS SHALL DAYLIGHT 18" ABOVE THE SURROUNDING HORIZONTAL AREA.
9. INSTALL SANITARY DRAIN LINES 2-1/2" AND LESS WITH A SLOPE OF 2%. INSTALL SANITARY DRAIN LINES 3"-6" WITH A SLOPE OF NOT LESS THAN 1%.
10. SLOPE ROOF DRAIN LINES DOWN IN DIRECTION OF FLOW, 1/8" PER FOOT (1%).
11. CLEANOUTS
    A. FINISHED WALL CLEANOUTS: SMITH FIGURE 4472 COMPLETE WITH CAST BRONZE TAPER THREADED PLUG, STAINLESS STEEL COVER AND SCREW.
    B. FLOOR CLEANOUTS (UNFINISHED AREAS): SMITH FIGURE 4223 DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED CAST IRON TOP, TAPER THREADED BRONZE PLUG AND SPIGOT OUTLET.
    C. FINISHED FLOOR CLEANOUTS (CONCRETE FLOORS): SMITH FIGURE 4023 DUCO CAST IRON CLEANOUT WITH ADJUSTABLE SCORIATED SECURED NICKEL BRONZE TOP, TAPER THREADED CAST BRONZE PLUG AND SPIGOT OUTLET.
    D. FINISHED FLOOR CLEANOUTS (CARPETED FLOORS): SMITH FIGURE 4023-Y SAME AS CONCRETE FLOORS WITH CARPET MARKER.
    E. FINISHED FLOOR CLEANOUTS (TILE FLOORS): SMITH FIGURE 4163 DUCO CAST IRON CLEANOUT WITH SQUARE ADJUSTABLE SECURED NICKEL BRONZE TOP WITH 1/8" RECESS, TAPER THREADED BRONZE PLUG AND SPIGOT OUTLET.
    F. EXTERIOR CLEANOUTS (CLEANOUT TO GRADE): SMITH FIGURE 4253 DUCO CAST IRON CLEANOUT AND DOUBLE FLANGED HOUSING WITH HEAVY DUTY SECURED SCORIATED CAST IRON COVER WITH LIFTING DEVICE, TAPER THREADED BRONZE PLUG AND SPIGOT OUTLET.
12. FLOOR DRAINS:

    FD-1 FLOOR DRAIN: SMITH FIGURE 2010-BP CAST IRON BODY AND FLASHING COLLAR WITH PROTECTIVE CAP AND SQUARE NICKEL BRONZE ADJUSTABLE STRAINER HEAD WITH SECURED SQUARE HOLE GRATE, AND TRAP PRIMER CONNECTION.

    FD-2 MECHANICAL ROOM DRAIN: SMITH FIGURE 2110-NB MEDIUM DUTY FLOOR DRAIN. CAST IRON BODY AND FLASHING COLLAR WITH NICKEL BRONZE BAR GRATE.
13. DOWNSPOUT NOZZLES:

    DSN-1 DOWNSPOUT NOZZLE:SMITH FIGURE 1770 DOWNSPOUT NOZZLE. CAST BRONZE BODY AND FLANGE. PROVIDE BRONZE BOLTS TO SECURE NOZZLE TO WALL. INSTALL 12" ABOVE FOUNDATION UNLESS NOTED OTHERWISE.

PLUMBING SPECIFICATIONS

224213 - PLUMBING FIXTURES

1. PROVIDE AND INSTALL CARRIERS AS REQUIRED FOR FLOOR OR WALL MOUNTED PLUMBING FIXTURES. INSTALL ALL FIXTURES WITH ACCESSORIES AS REQUIRED TO PROVIDE A COMPLETE, WORKABLE INSTALLATION.
2. PLUMBING FIXTURES SHALL INCLUDE COMPRESSION STOPS ABOVE FLOOR IN SUPPLIES TO ALL FIXTURES AND A MINIMUM 17 GAUGE P-TRAP.
3. ALL LAVATORIES AND HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MINIMUM OF 10 SECONDS.
4. ALL JANITORIAL SINK FAUCETS MUST BE PROVIDED WITH AN APPROVED AIR GAP FITTING.
5. IF APPLICABLE, ANY MOP SINK CHEMICAL DISPENSERS SHALL HAVE A DEDICATED WATER SUPPLY LINE AND AN APPROVED AIR GAP FITTING.
6. FLOOR DRAINS AND FLOOR SINKS ARE SHOWN IN THE APPROXIMATE LOCATION. COORDINATE FINAL LOCATION WITH EQUIPMENT AND DRAINAGE REQUIREMENTS. PROVIDE BLOCKOUTS AS NECESSARY.

PENETRATION FIRESTOPPING NOTES

1. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE SPECIFIC FIRESTOPPING DETAILS FROM A SPECIFIC FIRESTOPPING MANUFACTURER FOR EACH MECHANICAL (HVAC) AND PLUMBING PIPE OR DUCT PENETRATION FOR EACH FIRE RATED ASSEMBLY.
2. PROVIDE PENETRATION FIRESTOPPING THAT IS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED.
3. PENETRATION FIRESTOPPING SYSTEMS SHALL BE COMPATIBLE WITH ONE ANOTHER, WITH THE SUBSTRATES FORMING OPENINGS, AND WITH PENETRATING ITEMS IF ANY.
4. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: PROVIDE PENETRATION FIRESTOPPING WITH RATINGS DETERMINED PER ASTM E 814 OR UL 1479, BASED ON TESTING AT A POSITIVE PRESSURE DIFFERENTIAL OF 0.01-INCH WG
5. PENETRATION FIRESTOPPING PRODUCTS SHALL BEAR UL, ETL OR FM GLOBAL CLASSIFICATION MARKING OF QUALIFIED TESTING AND INSPECTING AGENCY.
6. DO NOT INSTALL PENETRATION FIRESTOPPING WHEN AMBIENT OR SUBSTRATE TEMPERATURES ARE OUTSIDE LIMITS PERMITTED BY PENETRATION FIRESTOPPING MANUFACTURERS OR WHEN SUBSTRATES ARE WET BECAUSE OF RAIN, FROST, CONDENSATION, OR OTHER CAUSES.
7. COORDINATE CONSTRUCTION OF OPENINGS AND PENETRATING ITEMS TO ENSURE THAT PENETRATION FIRESTOPPING IS INSTALLED ACCORDING TO SPECIFIED REQUIREMENTS.
8. COORDINATE SIZING OF SLEEVES, OPENINGS, CORE-DRILLED HOLES, OR CUT OPENINGS TO ACCOMMODATE PENETRATION FIRESTOPPING.
9. INSTALL PENETRATION FIRESTOPPING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
10. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO ACHIEVE FIRE RATINGS INDICATED.
11. IDENTIFY PENETRATION FIRESTOPPING WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF FIRESTOPPING EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOPPING.

PLUMBING SPECIFICATIONS

221613 - NATURAL GAS SYSTEMS

1. NATURAL GAS PIPING ABOVE GROUND OR INSIDE BUILDINGS: SCHEDULE 40 BLACK STEEL WITH WELDED OR MALLEABLE IRON FITTINGS.
2. UNDERGROUND GAS PIPE: EITHER POLYETHYLENE ASTM D2513, OR SCHEDULE 40 BLACK STEEL PRIMED AND WRAPPED IN ACCORDANCE WITH LOCAL GAS COMPANY REQUIREMENTS.
3. PROVIDED ROOFTOP UNIT GAS PRESSURE REGULATORS AS NEEDED.
4. FLASH ANY PENETRATIONS TROUGH ROOF AND MAKE WATER TIGHT.
5. PROVIDE GAS SHUT OFF VALVE AT EACH PIECE OF GAS UTILIZING EQUIPMENT.
6. THE EQUIPMENT INSTALLER SHALL APPLY AND SIGN A CERTIFICATION LABEL TO EACH GAS-FIRED APPLIANCE, STATING THE APPLIANCE HAS BEEN ADJUSTED OR MODIFIED PER MANUFACTURER'S REQUIREMENTS FOR OPERATION AT THE PROJECT ALTITUDE AND WITH THE BTU-CONTENT OF THE AVAILABLE FUEL-GAS.

PLUMBING SCOPE OF WORK

CONSTRUCTION NOTES:

VERIFY ROUGH-IN LOCATIONS WITH WALL AND FIXTURE DIMENSIONS INDICATED ON ARCHITECTURAL PLANS.

INSTALL NEW TANK STYLE WATER HEATERSAS INDICATED ON PLAN.

PROVIDE RE-CIRCULATION PUMP AS INDICATED ON LEVEL 2.

PROVIDE NEW WATER CLOSET, LAVATORY AND FLOOR DRAIN WITHIN RESTROOMS AS INDICATED ON PLAN.

PROVIDE NEW DUAL HEIGHT WATER COOLER.

FIRE ENTRY LOCATION SHOWN ON PLAN. FIRE PROTECTION DESIGN TO BE ESTABLISHED THROUGH DEFERRED SUBMITTAL.

PLUMBING FIXTURE SCHEDULE (COORDINATE MOUNTING HEIGHTS WITH ARCH. PLANS)

SYMBOL	FIXTURE	MANUFACTURER AND MODEL NO.	COLD WATER	HOT WATER	WASTE	VENT	ACCESSORIES AND REMARKS
GD-1	FOOD WASTE DISPOSER	INSINKERATOR EVOLUTION	-	-	1-1/2"	-	ANTI-VIBRATION MOUNT, 34.6 OZ. CAPACITY, 12-1/4" HEIGHT. ELECTRICAL: 120 V, 3/4 HP, 8.1 AMPS
KS-1	SINK & FAUCET:	DELTA 953034-32S-SS & DELTA 19813Z-SD-DST	1/2"	1/2"	1-1/2"	1-1/2"	32" X 19" UNDERMOUNT SINGLE BOWL LARGE KITCHEN SINK, 9" DEPTH, 16-GAUGE STAINLESS STEEL WITH STRAINER (ADU25-SS) SINGLE HANDLE PULL-DOWN KITCHEN SINK FAUCET WITH 3-FUNCTION SPRAYHEAD (ADA), 10-5/8" SWING SPOUT REACH. 1.8 GPM, SINGLE HOLE MOUNT, STAINLESS FINISH. NO SOAP DISPENSER NEEDED.
S-1	SINK (ADA) FAUCET:	KOHLER VAULT K-3349-2 TOP MOUNT SINK	1/2"	1/2"	1-1/2"	1-1/2"	15"X15" 19-GAUGE STAINLESS STEEL, SINGLE BOWL, 2 FAUCET HOLES, 7-9/16-INCH DEPTH FAUCET: KOHLER CORALAIS KITCHEN SINK FAUCET MODEL K-15888-K WRISTBLADE LEVER HANDLED FAUCET (ADA), 9" GOOSENECK SWING SPOUT. 1.8 GPM
L-1	LAVATORY (ADA) FAUCET: (AS NEEDED)	AMERICAN STANDARD 9482.000 & DELTA 35749LF	1/2"	1/2"	1-1/2"	1-1/2"	OVALYN, VITREOUS CHINA, UNDER MOUNT BATHROOM SINK. REAR OVERFLOW LAVATORY FAUCET (ADA), 1.2GPM, 3 HOLE MOUNT. PROVIDE BDT VARIATION BELOW DECK THERMOSTATIC MIXING VALVE (SET WATER TEMP TO 110°F) PROVIDE UNDERCOUNTER PIPING INSULATION KIT. STAINLESS FINISH
EWC-1	ELECTRIC WATER COOLER	ELKAY LZSTL8WSLK	1/2"	-	2"	1-1/2"	DUAL HEIGHT WATER COOLER WITH FILTER WITH INTEGRAL SENSOR ACTIVATED 1.1 GPM BOTTLE FILLING STATION. STAINLESS STEEL, 8 GPH. RECIPROCATING TYPE COOLING SYSTEM. ELECTRICAL: 115V, 370 WATTS, 5.0 FLA
WC-1	WATER CLOSET, FLOOR MOUNT (AS NEEDED)	SLOAN WETS-2002.1002 (ST-2009 FLOOR MOUNT CLOSET AND WES 111 FLUSHOMETER)	1-1/2"	-"	4"	2"	VITREOUS CHINA, ELONGATED BOWL, 1-1/2" TOP SPUD, COMMERCIAL TOILET SEAT, & BOLT CAP ACCESSORY, WES 111 FLUSHOMETER. (DOWN 1.6 GPF/ UP1.1 GPF) MANUAL DUAL FLUSHOMETER. PROVIDE WITH WATER HAMMER ARRESTOR.
EWH-1	ELECTRIC WATER HEATER (SUSPENDED)	A.O. SMITH EJCT-20	3/4"	3/4	-	-	120 V, 2.5 KW, MOUNT ON STAND ABOVE MOP SINK. DISCHARGE T&P VALVE INTO MOP SINK BELOW. PROVIDE 2.1 GALLON EXPANSION TANK (WATTS PLT-5 OR EQUAL). PROVIDE SEISMIC WATER HEATER STRAPS. DIMENSIONS: 31-5/8" H X 16" DIA.. 62 LB DRY WEIGHT.
EWH-2	ELECTRIC WATER HEATER (UNDER COUNTER)	EEMAX SP3512	1/2"	1/2"	-	-	120 V, 3.5 KW, ON DEMAND HOT WATER, 0.35 TO 2 GPM, MOUNT ON WALL WITHIN CABINETRY. NO FLOOR DRAIN REQUIRED.
FD-1	FLOOR DRAIN	SEE P002 (SPEC SECTION 221316)	-	-	2"	1-1/4"	REFERENCE SHEET P002. FLOOR DRAINS IN FINISHED SPACES TO BE FD-1 (2") WITH SQUARE ADJUSTABLE STRAINER. INSTALL PROVENT TRAP GUARD OR EQUAL IN EACH DRAIN TYPE.
RD-1 ORD-1 DSN-1	ROOF DRAINS PRIMARY / OVERFLOW DOWNSPOUT NOZZLES	SEE P002 (SPEC SECTION 221316)	-	-	SEE PLANS	-	REFERENCE SHEET P002. COORDINATE DOWNSPOUT NOZZLE ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
FPWH-1	FROST-PROOF WALL HYDRANT	WATTS HY-725-8 (OR APPROVED EQUAL)	3/4"	-	-	-	CONCEALED WALL HYDRANT, NON-FREEZE, INTEGRAL VACUUM BREAKER, KEY OPERATED, NICKEL BRONZE BOX, CHROME PLATED FACE, ALL BRONZE HEAD, SEAT CASTING, WALL CASING AND WORKING PARTS, AND A LOOSE KEY. 3/4" MIP HOSE CONNECTION. PROVIDE STANDARD BOX. BOX DIMENSIONS: 6-13/16"W X 5-5/8"H X 2-1/32"DP.
MSB-1	MOP SINK BASIN	FLORESTONE MSR-2424	3/4"	3/4"	3"	1-1/2"	MOLDED MOP RECEPTOR, 24X24, 10" DEPTH, 18 GAUGE SS DRAIN GRID (#430). KOHLER K-8928, SERVICE SINK FAUCET, 3" THREADED THREADED SPOUT FOR HOSE CONNECTION, RUBBER HOSE WITH WALL HOOK. LEVER HANDLES

NOTES:
1. ALL FIXTURE FINISHES TO BE REVIEWED BY ARCHITECT PRIOR TO ORDERING.
2. ARCHITECT TO REVIEW AND VERIFY ADA FIXTURES DURING SUBMITTAL PROCESS.

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SEAL:

REGISTERED PROFESSIONAL ENGINEER
06-26-2026
No. 9520491
BENJAMIN J. SCHLUP
STATE OF UTAH

ISSUANCES:

PERMIT 06.26.2026

PROJECT:

NUMBER: 26002

DATE: 06.26.2026

SHEET:

PLUMBING LEGEND, SPECIFICATIONS & SCHEDULES

P001

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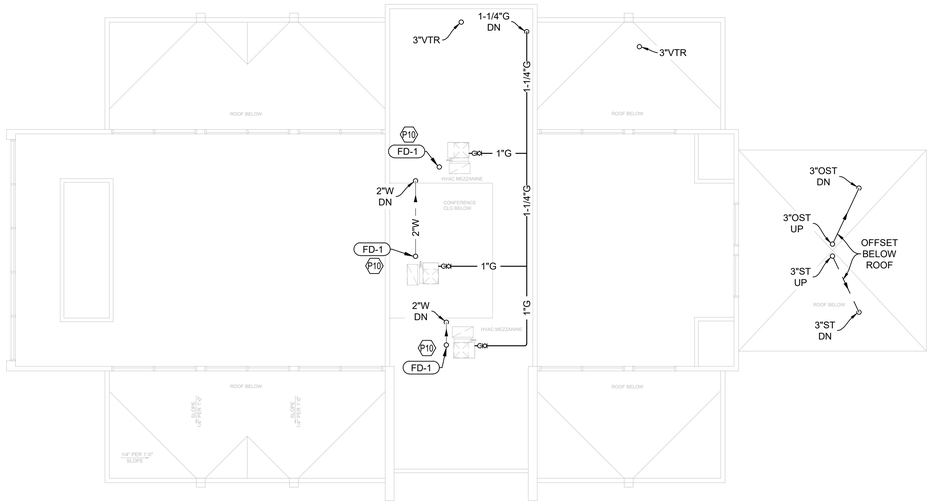
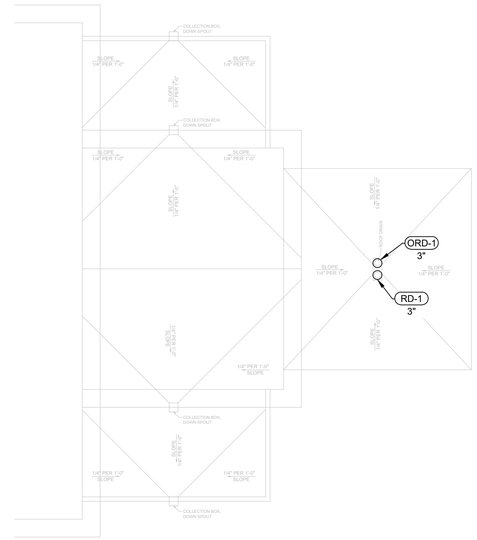


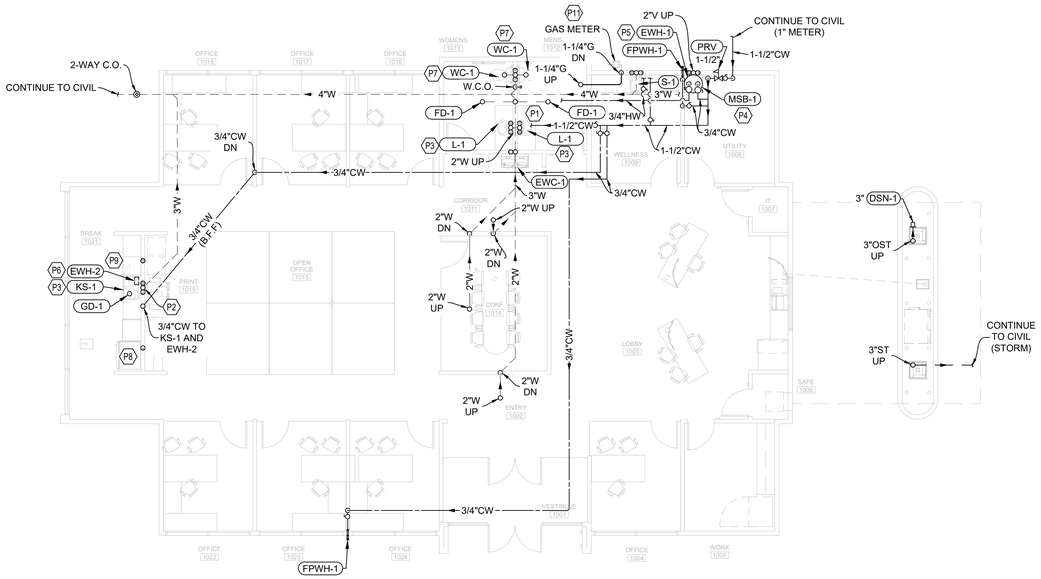
2 CLERESTORY PLUMBING PLAN

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



3 ROOF PLUMBING PLAN

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



1 1ST FLOOR PLUMBING PLAN

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

KEYED NOTES

	PLUMBING
P1	CONTINUE COLD WATER TO RESTROOM PLUMBING FIXTURES.
P2	PROVIDE AIR ADMITTANCE VALVE AT THIS LOCATION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. (TYPICAL)
P3	LAVATORY/SINK. TIE INTO WASTE, VENT, COLD & HOT WATER PIPING. (TYPICAL)
P4	MOP SINK, TIE INTO WASTE, VENT, COLD & HOT WATER PIPING. (TYPICAL)
P5	ELECTRIC WATER HEATER WITH EXPANSION TANK AND T&P VALVE. TERMINATE T&P VALVE TO APPROVED RECEPTOR.
P6	ELECTRIC WATER HEATER BELOW SINK WITHIN CABINETRY.
P7	WATER CLOSET. TIE INTO WASTE, VENT, AND COLD WATER PIPING. (TYPICAL)
P8	PROVIDE RECESSED WALL BOX WITH COLD WATER ISOLATION VALVE. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.
P9	ROUTE HOT WATER LINE WITH ISOLATION VALVE TO DISHWASHER AS NEEDED.
P10	PROVIDE FUNNEL ATTACHMENT AT FLOOR DRAIN TO ALLOW FOR INDIRECT CONNECTION OF FURNACE CONDENSATE LINES.
P11	NATURAL GAS METER LOCATION. OUTLET PRESSURE LESS THAN 2 PSI. TOTAL DEVELOPED LENGTH OF 200 FEET. TOTAL CONNECTED LOAD OF 220 MBH. 868 BTUH/CF AT SITE ELEVATION = ~254 CFH. NATURAL GAS PIPING SIZED PER IMC TABLE 402.4(2)

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1ST FLOOR PLUMBING PLAN

P101

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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
REFERENCE AND LINE SYMBOLS	
A5 / E-501	DETAIL INDICATOR: A5 INDICATES DETAIL NUMBER, E-501 INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, EXTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
A5 / E-201	ELEVATION OR SECTION INDICATOR, INTERIOR: A5 INDICATES ELEVATION OR SECTION NUMBER, E-201 INDICATES DRAWING SHEET WHERE ELEVATION OR SECTION IS SHOWN.
ROOM NAME 100	ROOM IDENTIFIER WITH ROOM NAME AND NUMBER.
1	KEYNOTE INDICATOR.
1	REVISION INDICATOR.
CU-1	EQUIPMENT INDICATOR.
X-X / XMDP	MECHANICAL EQUIPMENT INDICATOR. "X-X" INDICATES EQUIPMENT MARK SHOWN ON EQUIPMENT SCHEDULE. "XMDP" IDENTIFIES PANEL EQUIPMENT IS CIRCUITED TO. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
	BREAK, STRAIGHT: TO BREAK PARTS OF DRAWING
	BREAK, ROUND
MATCH LINE SEE XX/X-XXX	MATCH LINE INDICATOR: CENTER, EXTRA WIDE LINE.
	NEW LINE: MEDIUM LINE.
	HIDDEN FEATURES LINE: HIDDEN, THIN LINE
	EXISTING TO REMAIN LINE: THIN LINE.
	DEMOLITION LINE: DASHED, MEDIUM LINE
	CONTRACT LIMIT LINE: DASHDOT, WIDE LINE.
XXX / EF-X	ELECTRICAL EQUIPMENT INDICATOR. "XXX" INDICATES TYPE OF EQUIPMENT OR EQUIPMENT ID. "EF-X" IDENTIFIES MECHANICAL EQUIPMENT BEING SERVED. REFER TO EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
XXXET #	IN-GRADE PULLBOX INDICATOR. "XXXET" INDICATES LABEL SHOWN ON SCHEDULE. "#" IDENTIFIES SEQUENCE NUMBER SHOWN ON SITE AND RISER DIAGRAM. REFER TO PLANS AND EXTERIOR PULLBOX SCHEDULE FOR ADDITIONAL INFORMATION.
WIRING METHODS	
	WIRING.
	WIRING TURNED UP OR TOWARDS OBSERVER.
	WIRING TURNED DOWN OR AWAY FROM OBSERVER.
A-1	SINGLE BRANCH CIRCUIT HOME RUN TO PANELBOARD WITH DEDICATED NEUTRAL CONDUCTOR. LETTER AND NUMBER NOTATION IDENTIFY PANEL AND CIRCUIT NUMBER.
A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS.
1 A-1,3,5	BRANCH CIRCUIT HOME RUN TO PANELBOARD: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS. LETTER AND NUMBER NOTATIONS IDENTIFY PANEL AND CIRCUIT NUMBERS. NUMBER IN BOX REFERS TO THE CONDUCTOR AND CONDUIT SCHEDULE.
	LOW VOLTAGE WIRING: DIVIDE, MEDIUM LINE.
	CONDUIT STUB. DIMENSION RECORD DRAWINGS AND MARK.
1	CONDUCTOR & CONDUIT ("CC") SCHEDULE INDICATOR. REFER TO ONE-LINE DIAGRAM.
HC	ADA ACCESS PUSH PLATE
J	JUNCTION BOX.
J C	JUNCTION BOX, CEILING.
J SC	JUNCTION BOX, SYSTEMS FURNITURE COMMUNICATION CONNECTION.
J SP	JUNCTION BOX, SYSTEMS FURNITURE POWER CONNECTION.
PB	PULL BOX.
A"xB" +/-C'-D"	CABLE TRAY ABOVE ACCESSIBLE CEILING. "A" DENOTES CABLE TRAY WIDTH, "B" DENOTES CABLETRAY DEPTH. +/-C'-D" DENOTES CABLE TRAY ELEVATION ABOVE OR BELOW FINISHED SURFACE.
	LADDER RACK.
—J—J—	CABLE J-HOOKS ABOVE ACCESSIBLE CEILING.
	MECHANICAL EQUIPMENT CONNECTION. REFER TO EQUIPMENT SCHEDULE FOR REQUIREMENTS.
EV	ELECTRIC VEHICLE CHARGING STATION.
	GROUND BUSBAR. REFER TO GROUNDING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

1P	SINGLE POLE
1PH	SINGLE-PHASE
1WAY	ONE-WAY
2/C	TWO-CONDUCTOR
2WAY	TWO-WAY
3/C	THREE-CONDUCTOR
3WAY	THREE-WAY
4OUT	QUADRUPLE RECEPTACLE OUTLET
4PDT	FOUR-POLE DOUBLE THROW
4PST	FOUR-POLE SINGLE THROW
4W	FOUR-WIRE
4WAY	FOUR-WAY
A	ABOVE COUNTER
AC	ARMORED CABLE
ACS	ACCESS CONTROL SYSTEM
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AMP	AMPERE
ANN	ANNUNCIATOR
AP	ACCESS POINT (WIRELESS DATA)
AR	AS REQUIRED
ASC	AMPS SHORT CIRCUIT
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAGE
BB XFMR	BUCK-BOOST TRANSFORMER
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C	CEILING MOUNTED
CAT	CATEGORY
CATV	COMMUNITY ANTENNA TELEVISION
CB	CIRCUIT BREAKER
CCBA	CUSTOM COLOR AS SELECTED BY ARCHITECT
CCTV	CLOSED CIRCUIT TELEVISION
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED/
CF/OI	CONTRACTOR FURNISHED/ OWNER INSTALLED
CFBA	CUSTOM FINISH AS SELECTED BY ARCHITECT
CI	CONTACT INDICATOR
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CND	CONDUIT
CO	CONVENIENCE OUTLET
COR	CONTRACTING OFFICER'S REPRESENTATIVE
CP	CONTROL PANEL
CR	CARD READER
CT	CURRENT TRANSFORMER
CTV	CABLE TELEVISION
CU	COPPER
dBA	UNIT OF SOUND LEVEL
DPDT	DOUBLE POLE, DOUBLE THROW
DS	DISCONNECT SWITCH
E	ENHANCED
EA	EACH
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
ER	EQUIPMENT ROOM
EX	EXISTING
F	FURNITURE MOUNTED
FA	FIRE ALARM
FCP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FOB	FREIGHT ON BOARD
FPP	FIBER PATCH PANEL
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
GEN	GENERATOR
GFCI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GIG	GIGA HERTZ
GND	GROUND
HD	HEAVY DUTY
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HV	HIGH VOLTAGE
HWM	HORIZONTAL WIRE MANAGEMENT
HZ	HERTZ
I/O	INPUT/ OUTPUT
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN/IS	INSULATED/ ISOLATED
IR	INFRARED
J-BOX	JUNCTION BOX
kV	KILOVOLT
kVA	KILOVOLT AMPERE
kVAR	KILOVOLT AMPERE REACTIVE
kW	KILOWATT
kWh	KILOWATT HOUR
LED	LIGHT EMITTING DIODE
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
LFNC	LIQUID TIGHT FLEXIBLE NONMETALLIC CONDUIT
LPS	LOW PRESSURE SODIUM
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LV	LOW VOLTAGE
MATV	MASTER ANTENNA TELEVISION SYSTEM
MAX	MAXIMUM
MC	METAL CLAD
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MDP	MAIN DISTRIBUTION PANEL
MG	MOTOR GENERATOR
MH	MANHOLE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER
OCP	OVER CURRENT PROTECTION
OE	OWNER ELECTRONICS
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFP	OBTAIN FROM PLANS
OH DR	OVERHEAD (COILING) DOOR
OL	OVERLOAD
PB	PUSHBUTTON
PF	POWER FACTOR
PH	PHASE
PNL	PANEL
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
PT	POTENTIAL TRANSFORMER
PTZ	PAN/TILT/ZOOM
PV	PHOTO VOLTAIC
QTY	QUANTITY
R	REMOVE
RCP	REFLECTED CEILING PLAN
RMC	RIGID METAL CONDUIT
RNC	RIGID NONMETAL CONDUIT
RO	REMOTE DOOR OPEN
RPM	REVOLUTIONS PER MINUTE
RPP	RISER PATCH PANEL
RR	REMOVE AND RELOCATE
S/S	START/STOP
SCA	SHORT CIRCUIT AMPS
SCBA	STANDARD COLOR AS SELECTED BY ARCHITECT
SEC	SECURITY
SF	SQUARE FOOT (FEET)
SFBA	STANDARD FINISH AS SELECTED BY ARCHITECT
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPEC	SPECIFICATION
SPP	STATION PATCH PANEL
SPST	SINGLE POLE, SINGLE THROW
ST	SINGLE THROW
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TL	TWIST LOCK
TP	TELEPHONE POLE
TP	TWISTED PAIR
TR	TELECOMMMUNICATIONS ROOM
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
TYP	TYPICAL
UF	UNDERFLOOR
UGND	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT AMPERE
VFC/VFD	VARIABLE FREQUENCY MOTOR CONTROLLER
VIC	VIDEO INTERCOM SYSTEM
VSS	VIDEO SURVEILLANCE SYSTEM
VWM	VERTICAL WIRE MANAGEMENT
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
WPP	WIRELESS PATCH PANEL
XFMR	TRANSFORMER

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVED: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

TECHNOLOGY SYSTEMS: THE TERM "TECHNOLOGY SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...

ELECTRICAL SHEET INDEX

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EE004	AUXILIARY SCHEDULES AND NOTES
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EE702	TYPICAL LABELING DETAILS
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EL603	LIGHTING CONTROL SCHEDULES
EY101	LEVEL 1 AUXILIARY PLAN
EY551	AUXILIARY DETAILS
EY601	FIRE ALARM RISER DIAGRAMS
EY651	AUXILIARY RISER DIAGRAMS

GENERAL ELECTRICAL NOTES

1. CLARIFICATION METHODS: AT THE TIME OF BIDDING, BIDDERS SHALL FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND SPECIFICATIONS. ANY QUESTIONS, MISUNDERSTANDINGS, CONFLICTS, DELETIONS, DISCONTINUED PRODUCTS, CATALOG NUMBER DISCREPANCIES, DISCREPANCIES BETWEEN THE EQUIPMENT SUPPLIED AND THE INTENT OR FUNCTION OF THE EQUIPMENT, ETC, SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IN WRITING FOR CLARIFICATION PRIOR TO ISSUANCE OF THE FINAL ADDENDUM AND BIDDING OF THE PROJECT. WHERE DISCREPANCIES OR MULTIPLE INTERPRETATIONS OCCUR, THE MOST STRINGENT (WHICH IS GENERALLY RECOGNIZED AS THE MOST COSTLY) THAT MEETS THE INTENT OF THE DOCUMENTS SHALL BE ENFORCED.
2. OWNER FURNISHED ITEMS: THE OWNER WILL FURNISH MATERIAL AND EQUIPMENT AS INDICATED IN THE CONTRACT DOCUMENTS TO BE INCORPORATED INTO THE WORK. THESE ITEMS ARE ASSIGNED TO THE INSTALLER AND COSTS FOR RECEIVING, HANDLING, STORAGE, IF REQUIRED, AND INSTALLATION ARE INCLUDED IN THE CONTRACT SUM.
   A. THE INSTALLER'S RESPONSIBILITIES ARE THE SAME AS IF THE INSTALLER FURNISHED THE MATERIALS OR EQUIPMENT.
   B. THE OWNER WILL ARRANGE AND PAY FOR DELIVERY OF OWNER FURNISHED ITEMS FREIGHT ON BOARD JOB SITE AND THE INSTALLER WILL INSPECT DELIVERIES FOR DAMAGE. IF OWNER FURNISHED ITEMS ARE DAMAGED, DEFECTIVE OR MISSING, DOCUMENT DAMAGED ITEMS WITH THE TRANSPORT COMPANY AND THE OWNER WILL ARRANGE FOR REPLACEMENT. THE OWNER WILL ALSO ARRANGE FOR MANUFACTURER'S FIELD SERVICES, AND THE DELIVERY OF MANUFACTURER'S WARRANTIES AND BONDS TO THE INSTALLER.
   C. THE INSTALLER IS RESPONSIBLE FOR DESIGNATING THE DELIVERY DATES OF OWNER FURNISHED ITEMS AND FOR RECEIVING, UNLOADING AND HANDLING OWNER FURNISHED ITEMS AT THE SITE.THE INSTALLER IS RESPONSIBLE FOR PROTECTING OWNER FURNISHED ITEMS FROM DAMAGE, INCLUDING DAMAGE FROM EXPOSURE TO THE ELEMENTS, AND TO REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS OPERATIONS.
3. EXPOSED STRUCTURE AREAS (EXCLUDING MECHANICAL, ELECTRICAL, AND COMMUNICATION SPACES): INSTALL RACEWAYS BETWEEN DECK AND STRUCTURE WHEREVER POSSIBLE IN EXPOSED STRUCTURE CEILING AREAS. ROUTE RACEWAYS IN CONCEALED AREAS WHEREVER POSSIBLE. REFER ALL CONDITIONS WHERE RACEWAYS MUST BE INSTALLED WHICH CANNOT COMPLY WITH THESE REQUIREMENTS TO THE ARCHITECT.
4. SUBMITTALS: PROVIDE ORIGINAL ELECTRONIC PDF FORMAT, BOUND, BOOKMARKED (EACH SECTION AND PRODUCT), AND HIGHLIGHTED. JOB NAME AND SUBCONTRACTOR SHALL BE ON THE FRONT COVER. PREPARE INDEX OF EQUIPMENT SUBMITTED IN EACH TAB.
5. REFLECTED CEILING PLANS: COORDINATE THE LOCATION OF LIGHT FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. REFER ALL DISCREPANCIES TO THE ARCHITECT AND ENGINEER.
6. ALL WORK SHALL BE DONE ACCORDING TO THE CURRENT NATIONAL ELECTRICAL CODE (NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.

DEFFERRED SUBMITTALS

DELEGATED DEFERRED DESIGN SUBMITTAL TO BE PROVIDED BY CONTRACTOR

FIRE ALARM SYSTEM

PROVIDE COMPLETE DIGITAL ADDRESSABLE FIRE ALARM SYSTEM IN COMPLIANCE WITH CURRENT NFPA AND ALL LOCAL BUILDING AND FIRE ALARM CODES SPECIFIC TO THIS PROJECT. THE SYSTEMS SHALL BE DESIGNED BY A NICET-CERTIFIED FIRE ALARM TECHNICIAN, LEVEL III MINIMUM.

THE FIRE ALARM DRAWINGS, RISERS , AND SPECIFICATIONS ARE SHOWN AS A BASIS OF DESIGN TO SHOW INTENT FOR BIDDING, FINAL DOCUMENTS WITH CALCULATIONS SPECIFYING ALL REQUIRED DEVICES, CABLING, EQUIPMENT, AND PROGRAMMING ARE TO BE PROVIDED BY THE CONTRACTOR. THE CONTRACTORS BID SHALL INCLUDE THE FULL FIRE ALARM SYSTEM REQUIRED AND NOT BE LIMITED TO THE DEVICES AND TYPICAL RISER DIAGRAM SHOWN.

SEE BASIS OF DESIGN DRAWINGS AND SPECIFICATIONS FOR INTENDED DESIGN. COMPLY WITH THE CODE ANALYSIS AND BUILDING CONSTRUCTION TYPES OF THIS PROJECT, SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR BUILDING TYPE, OCCUPANCY, FIRE WALL SEPARATIONS, AND OTHER REQUIREMENTS THAT WILL HAVE AN EFFECT ON THE FIRE ALARM SYSTEM DESIGN.

tjs architects

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LICENSED PROFESSIONAL ENGINEER
No. 8182456
TYLER SQUIRE
STATE OF UTAH

6/26/2026

ISSUANCES:

△	REVISION	DATE

PROJECT:

NUMBER:	26002
DATE:	06.26.2026

SHEET:

ELECTRICAL COVER SHEET

EE001

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SYMBOLS LEGEND

SYMBOL	DESCRIPTION
WIRING DEVICES	
	RECEPTACLE, DUPLEX: NEMA 5-20R.
A	RECEPTACLE, DUPLEX, ABOVE COUNTER: NEMA 5-20R.
C	RECEPTACLE, DUPLEX, CEILING: NEMA 5-20R.
DF	RECEPTACLE, QUADRAPLEX PROTECTED BY GFCI CIRCUIT BREAKER, DRINKING FOUNTAIN: CONCEAL WATER COOLER RECEPTACLE BEHIND WATER COOLER. SEE MECHANICAL/PLUMBING SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS.
W	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WET LABEL, "WEATHERPROOF IN USE": NEMA 5-20R.
	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
WP	RECEPTACLE, DUPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER, WEATHERPROOF: NEMA 5-20R.
	RECEPTACLE, DUPLEX, RECESSED: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX: NEMA 5-20R.
	RECEPTACLE, QUADRAPLEX WITH GROUND FAULT CIRCUIT INTERRUPTER: NEMA 5-20R.
	RECEPTACLE, SPECIAL PURPOSE. PROVIDE RECEPTACLE TO MATCH EQUIPMENT PLUG.
D	RECEPTACLE, DRYER: NEMA 14-30R.
R	RECEPTACLE, RANGE: NEMA 14-50R.
	MULTI-OUTLET ASSEMBLY: NEMA 5-20R.
DMXX	DROP CORD, CEILING/ BEAM MOUNTED. REFER TO DROP CORD AND CORD REEL SCHEDULE FOR ELECTRICAL SPECIFICATIONS FOR CONFIGURATIONS AND DEVICES. L = WITH SLACK LOOP G = WITH GFCI MODULE
T	THERMOSTAT.
FB# D# A#	FLUSH FLOOR BOX. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES. FB# = FLOORBOX, RECTANGULAR COVER, GANGS FR# = FLOORBOX, ROUND COVER, GANGS FFB# = FURN FEED FLOORBOX, RECTANGULAR COVER, GANGS FFR# = FURN FEED FLOORBOX, ROUND COVER, GANGS D# = DATA CABLES A# = A/V GANGS
PT# D# A#	FLUSH FIRE RATED POKE THRU. "#" SHOWN ON DRAWINGS. REFER TO WIRING DEVICE SCHEDULE IN THE ELECTRICAL SPECIFICATIONS FOR CONFIGURATION AND DEVICES. PT# = POKE-THRU, GANGS FPT# = FURNITURE FEED POKE-THRU, GANGS D# = DATA CABLES A# = A/V GANGS
	SWITCH, DIMMER.
X $	SWITCH, SINGLE POLE ("x" INDICATES FIXTURES CONTROLLED).
X $3	SWITCH, THREE-WAY ("x" INDICATES FIXTURES CONTROLLED).
$DS	SWITCH, DOOR.
$K	SWITCH, KEY OPERATED.
$P	SWITCH, PILOT LIGHT.
$T	SWITCH, TIMER OPERATED.
$WP	SWITCH, WEATHERPROOF.
T	RECEPTACLE, DUPLEX, TAMPER RESISTANT: NEMA 5-20R.
	RECEPTACLE, DUPLEX, WITH USB OUTLET

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
	FUSE WITH RATING (ONE-LINE DIAGRAM).
	DISCONNECT, FUSED (ONE-LINE DIAGRAM).
	DISCONNECT, NONFUSED (ONE-LINE DIAGRAM).
	DISCONNECT WITH FUSE AND MOTOR STARTER COMBINATION (ONE-LINE DIAGRAM).
	OVERLOAD RELAY (ONE-LINE DIAGRAM).
	STARTER (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER (ONE-LINE DIAGRAM).
S.T.	CIRCUIT BREAKER WITH SHUNT TRIP (ONE-LINE DIAGRAM).
MCP	CIRCUIT BREAKER, MOTOR CIRCUIT PROTECTION (ONE-LINE DIAGRAM).
#AF #AT	CIRCUIT BREAKER, ADJUSTABLE TRIP. "#AF" REPRESENTS FRAME RATING. "#AT" REPRESENTS TRIP UNIT. (ONE-LINE DIAGRAM).
LSIG	CIRCUIT BREAKER, ADJUSTABLE TRIP CURVE. L=LONG TIME CURVE ADJUSTMENT, S=SHORT TIME CURVE ADJUSTMENT, I=INSTANTANEOUS CURVE ADJUSTMENT, G=GROUND FAULT ADJUSTMENT FULLY COMPLIANT WITH NEC 210.13, 215.10 AND 230.95. (ONE-LINE DIAGRAM).
	CIRCUIT BREAKER, SOLID STATE WITH ARC ENERGY REDUCTION SYSTEM INCLUDING ENERGY REDUCING MAINTENANCE SWITCHING WITH LOCAL STATUS INDICATOR FULLY COMPLIANT WITH NEC 240.87 (ONE-LINE DIAGRAM)
	CIRCUIT BREAKER, DRAW OUT (ONE-LINE DIAGRAM).
	MOTOR.
	TRANSFORMER (ONE-LINE DIAGRAM).
	POTENTIAL TRANSFORMER (PT/VT) (ONE-LINE DIAGRAM).
	CURRENT TRANSFORMER (CT) (ONE-LINE DIAGRAM).
	BATTERY (ONE-LINE DIAGRAM).
	CAPACITOR (ONE-LINE DIAGRAM).
	DELTA CONNECTION (ONE-LINE DIAGRAM).
	WYE CONNECTION (ONE-LINE DIAGRAM).
"DPHA"	DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER, PLUG-IN BUSWAY, MEDIUM VOLTAGE SWITCHBOARD (ONE-LINE DIAGRAM).
"1H"	PANELBOARD (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN LUGS ONLY. BUS SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).
225/3 "1H"	PANELBOARD WITH MAIN CIRCUIT BREAKER. SIZE AND PHASE AS SHOWN (ONE-LINE DIAGRAM).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ELECTRICAL POWER AND DISTRIBUTION	
225/3 "1H" 60/3	PANELBOARD WITH MAIN AND SUB FEED CIRCUIT BREAKER (ONE-LINE DIAGRAM).
225/3 "1H" 25/3	PANELBOARD WITH MAIN LUGS ONLY AND SURGE PROTECTION WITH CIRCUIT BREAKER (ONE-LINE DIAGRAM).
225/3 "1H" 225/3 "1H"	PANELBOARD WITH SUB FEED LUGS (ONE-LINE DIAGRAM).
225/3 "1H" "1H"	PANELBOARD WITH CIRCUIT BREAKER AND SUB FEED LUGS (ONE-LINE DIAGRAM).
	CT CABINET PER UTILITY'S REQUIREMENTS (ONE-LINE DIAGRAM).
	TRANSFER SWITCH (ONE-LINE DIAGRAM).
	AUTOMATIC TRANSFER SWITCH (ATS) WITH BYPASS ISOLATION SWITCH (ONE-LINE DIAGRAM).
DMM	DIGITAL MULTIMETER (ONE-LINE DIAGRAM).
	EARTH GROUND (ONE-LINE DIAGRAM).
	SERVICE ENTRANCE SURGE PROTECTION (ONE-LINE DIAGRAM).
ANN	GENERATOR, ANNUNCIATOR (ONE-LINE DIAGRAM).
EPO	PUSH BUTTON, REMOTE EMERGENCY STOP.
G	GENERATOR, POWER (ONE-LINE DIAGRAM).
K	KIRK-KEY MECHANICAL INTERLOCK (ONE-LINE DIAGRAM)
M	METER.
BBF	BROAD BAND FILTER (ONE-LINE DIAGRAM).
VFC VFD	VARIABLE FREQUENCY MOTOR CONTROLLER (ONE-LINE DIAGRAM).
	DIODE (ONE-LINE DIAGRAM).
	DISCONNECT SWITCH, FUSED.
	DISCONNECT SWITCH, UNFUSED.
	STARTER, COMBINATION WITH DISCONNECT SWITCH.
	STARTER OR MOTOR CONTROLLER.
	PUSHBUTTON.
	PUSHBUTTONS, MOTOR CONTROL.
	PANELBOARD CABINET, FLUSH MOUNTED.
	PANELBOARD CABINET, SURFACE MOUNTED, 1 SECTION.
	PANELBOARD CABINET, SURFACE MOUNTED, 2 SECTION.
DP#__	DISTRIBUTION PANEL OR SWITCHBOARD.
LP	LIGHTING RELAY, CONTACTOR PANEL, OR DIMMING ENCLOSURE.
$ST	SWITCH, TOGGLE MOTOR STARTER WITH OVERLOAD PROTECTION.
	TRANSFORMER (SEE ONE-LINE FOR SIZE)
B B	BUSWAY.
GESM	GENERATOR ENGINE START MONITORING SYSTEM GENERATOR MODULE (ONE-LINE DIAGRAM).
ESM	GENERATOR ENGINE START MONITORING SYSTEM ATS MODULE (ONE-LINE DIAGRAM).
PRM	PHASE ROTATION MONITOR (ONE-LINE DIAGRAM).

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
LIGHTING	
(W-3)	FIXTURE IDENTIFICATION: (W-3) INDICATES FIXTURE TYPE AS SCHEDULED.
(W-3E)	FIXTURE IDENTIFICATION: EMERGENCY LIGHTING FIXTURE WITH BATTERY PACK AND/ OR GENERATOR AND/ OR CENTRALIZED INVERTER AND/ OR CENTRALIZED UPS CONNECTION AS INDICATED IN PLANS. (W-3E) INDICATES FIXTURE TYPE AS SCHEDULED.
EM	EMERGENCY.
NL	NIGHT LIGHT: DO NOT SWITCH.
	EGRESS DIRECTION ARROW (EXIT SIGNS).
	EXIT SIGN: SINGLE FACE; CEILING MOUNTED
	EXIT SIGN: SINGLE FACE; WALL MOUNTED
	EXIT SIGN: DOUBLE FACE; CEILING MOUNTED
	EXIT SIGN: DOUBLE FACE; WALL MOUNTED
LIGHTING CONTROL	
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, WALL.
	OCCUPANCY SENSOR, DUAL TECHNOLOGY, DIRECTIONAL.
	VACANCY SENSOR, DUAL TECHNOLOGY, OMNI-DIRECTIONAL, CEILING.
	VACANCY SENSOR, DUAL TECHNOLOGY, WALL.
	SWITCH/OCCUPANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	SWITCH/VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/OCCUPANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
	DIMMER SWITCH/VACANCY SENSOR COMBO, DUAL TECHNOLOGY, WALL.
a,b	LOW VOLTAGE DIGITAL LIGHTING CONTROL SWITCH: LETTER "a,b" INDICATES ZONING WHERE SHOWN (REFER TO PLANS, SCHEDULES, AND DETAILS FOR EXACT BUTTON CONFIGURATION AND PROGRAMMING REQUIREMENTS)
P	PHOTOCELL.
P	PHOTOCELL, WALL MOUNTED.
RC	DIGITAL LIGHTING ROOM CONTROLLER
DC	DIGITAL LIGHTING DIMMING CONTROLLER
ET	LIGHTING EMERGENCY TRANSFER DEVICE
L X	LIGHTING SPACE CONTROL TYPE. X INDICATES TYPE. SEE SCHEDULE / DIAGRAM.
SITE ELECTRICAL AND COMMUNICATIONS UTILITIES	
3ØUP	ELECTRIC LINE: THIN LINE. 1Ø = SINGLE PHASE, 2Ø = 2-PHASE, 3Ø = 3-PHASE, O = OVERHEAD, U = UNDERGROUND, P = PRIMARY, S = SECONDARY
	LIGHTNING ARRESTOR.
	UTILITY POLE.
	UTILITY, DISTRIBUTION SWITCH OR SWITCHING STATION.
E	UTILITY, PRIMARY ELECTRICAL HAND HOLE.
M	UTILITY SERVICES, MANHOLE.
C	UTILITY, COMMUNICATIONS MANHOLE.
E	UTILITY, ELECTRICAL MANHOLE.
T	UTILITY, TELEPHONE MANHOLE.
C	PRECAST CONCRETE, COMMUNICATION VAULT.
E	PRECAST CONCRETE, ELECTRICAL VAULT.
T	PRECAST CONCRETE, TELEPHONE VAULT.
TM	PRECAST CONCRETE, MANHOLE, TRANSFORMER VAULT.
TP	PRECAST CONCRETE, TRANSFORMER PAD.
	IN-GRADE PULLBOX, HAND HOLE. OPTIONS WITH SQUARE OR ROUND CORNERS. REFER TO PLANS AND EXTERIOR PULLBOX SCHEDULE FOR ADDITIONAL INFORMATION.
S	SUBSTATION.
T	TRANSFORMER.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
FIRE ALARM	
FAA	FIRE ALARM ANNUNCIATOR PANEL.
FACP	FIRE ALARM CONTROL PANEL, SEMI-RECESSED.
HVAC	CONTROL PANEL FOR HVAC: SMOKE CONTROL, STAIR PRESSURIZATION.
EVAC	VOICE EVACUATION PANEL.
C	AUTOMATIC DOOR CLOSERS: DOOR CLOSERS SHALL BE FURNISHED WITH DOOR HARDWARE AND CONNECTED BY FIRE ALARM INSTALLER.
CM	CONTROL MODULE.
MM	MONITOR MODULE.
F	FIRE ALARM MANUAL PULL STATION.
R	SHUT DOWN RELAY: INSTALL RELAY IN CONTROL CIRCUIT OF EQUIPMENT TO BE CONTROLLED IN THE EVENT OF A FIRE.
FS	WATER FLOW SWITCH. FLOW SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS.
VS	VALVE SUPERVISORY SWITCH, TAMPER SWITCH. TAMPER SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS.
PS	PRESSURE SUPERVISORY SWITCH. PRESSURE SWITCHES SHALL BE PROVIDED AND INSTALLED BY FIRE SPRINKLER CONTRACTOR AND SHALL BE CONNECTED TO LOCATIONS SHOWN ON THE FIRE SPRINKLER SHOP DRAWINGS..
	MAGNETIC DOOR HOLDER.
	DETECTOR, SMOKE.
	DETECTOR, SMOKE, DUCT WITH HOUSING AND SAMPLING TUBE.
SD	SMOKE DAMPER. 120V POWER FROM ELECTRICAL SYSTEM.
FSD	COMBINATION FIRE/SMOKE DAMPER. 120V POWER FROM ELECTRICAL SYSTEM.
RTS	REMOTE ALARM INDICATING AND TEST SWITCH.
	DETECTOR, HEAT.
CO	DETECTOR, CARBON MONOXIDE.
	STROBE, WALL MOUNTED.
75	STROBE, WALL MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
WP	ALARM, HORN/SPEAKER, WALL MOUNTED, WEATHERPROOF.
	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY.
75	ALARM, HORN/STROBE, WALL MOUNTED, ONE ASSEMBLY. SUBSCRIPT INDICATES CANDELA RATING.
	SPEAKER, WALL MOUNTED, EVACUATION, COMBINATION STROBE.
75	SPEAKER, WALL MOUNTED, EVACUATION, COMBINATION STROBE. SUBSCRIPT INDICATES CANDELLA RATING.
75	ALARM, HORN/STROBE, ONE ASSEMBLY, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
75	SPEAKER/STROBE, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
75	ALARM, STROBE, CEILING MOUNTED. SUBSCRIPT INDICATES CANDELA RATING.
	BELL, ELECTRIC, 120V FROM ELECTRICAL SYSTEM OR 24V FROM FIRE ALARM SYSTEM
CONDUIT TYPES	
	CONDUIT, COMMUNICATIONS
	CONDUIT, POWER 208V
	CONDUIT, POWER 480V
	CONDUIT, POWER 600+ V

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SEAL

LICENSED PROFESSIONAL ENGINEER
No. 8182456
TYLER SQUIRE
STATE OF UTAH

6/26/2026

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SYMBOLS LEGEND

EE002

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OUTLET COLOR SCHEDULE

WHITE	PRIMARY DATA	
WHITE	SECONDARY DATA	

EQUIPMENT/ CABLE LIST

THE ITEMS INDICATED BELOW SHALL NOT BE CONSTRUED AS A "BILL OF MATERIALS". THIS LIST IDENTIFIES ITEMS OF SIGNIFICANCE USED DURING THE DESIGN OF THE CABLING INSTALLATION. WHERE THE ITEMS INDICATED ARE ONE PORTION OF AN ASSEMBLY, THE ENTIRE ASSEMBLY SHALL BE PROVIDED UNLESS SPECIFIED OTHERWISE. PROVIDE ALL MISCELLANEOUS HARDWARE AND SUPPORTS WHICH MAY NOT BE LISTED HERE, FOR A COMPLETE INSTALLATION. COMPARE CATALOG NUMBERS WITH DESCRIPTIONS AND NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO BID. IF CATALOG NUMBERS DO NOT MATCH DESCRIPTIONS, THE DESCRIPTIONS TAKE PRECEDENCE. PROVIDE COMPLETE SUBMITTAL FOR APPROVAL PRIOR TO PURCHASING ANY EQUIPMENT OR CABLE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SYMBOL	ITEM DESCRIPTION	ACCEPTABLE TYPES
	STATION CABLE, DATA - CATEGORY 6 PLENUM, WHITE, DATA	PANDUIT, GENERAL CABLE, COMMSCOPE, BERK-TEK
	STATION CABLE, DATA - CATEGORY 6A PLENUM, WHITE, DATA	PANDUIT, GENERAL CABLE, COMMSCOPE, BERK-TEK
	FIBER OPTIC CABLE, SINGLEMODE, 12 STRAND, ARMORED, RISER RATED, YELLOW JACKET	PANDUIT, GENERAL CABLE, COMMSCOPE, BERK-TEK
W	VOICE OUTLET, SINGLE GANG FACEPLATE, WHITE W/WALL HUNG PHONE MOUNTING STUDS, ONE POSITION W/CATEGORY 6A INSERT	PANDUIT, COMMSCOPE, LEVITON
4	DATA OUTLET, SINGLE GANG FACEPLATE, WHITE, 4 POSITION	LEVITON - QUICKPORT WALL PLATE
	CATEGORY 6 JACK - DATA, WHITE	LEVITON - QUICKPORT JACK
2	DATA OUTLET, SINGLE GANG FACEPLATE, WHITE, 2 POSITION	LEVITON - QUICKPORT WALL PLATE
	CATEGORY 6 JACK - DATA, WHITE	LEVITON - QUICKPORT JACK
2F	DATA OUTLET, SINGLE GANG FACEPLATE, GRAY, 2 POSITION	LEVITON - QUICKPORT WALL PLATE
	CATEGORY 6 JACK - DATA, WHITE	LEVITON - QUICKPORT JACK
	BLANK INSERT, WHITE	LEVITON
	DATA OUTLET, SURFACE MOUNT BOX, WHITE, 2 POSITION	LEVITON
	CATEGORY 6A JACK - DATA, YELLOW	LEVITON
	DATA OUTLET, SURFACE MOUNT BOX, WHITE, 1 POSITION	LEVITON
	CATEGORY 6 JACK - DATA, BLUE	LEVITON
SPP1	STATION PATCH PANEL, 24 PORT BLACK	LEVITON 49255-132-H24
	STATION PATCH PANEL, 48 PORT BLACK	LEVITON 49255-142-H48
	CATEGORY 6 JACK - DATA, BLACK	LEVITON
	CATEGORY 6A JACK - WIRELESS, YELLOW	LEVITON
	CATEGORY 6 JACK - SECURITY, RED	LEVITON
	BLANK MODULE, BLACK	LEVITON
RPP1	RISER PATCH PANEL, COPPER, 24 PORT, 110 STYLE	PANDUIT, COMMSCOPE, LEVITON
RPP2	RISER PATCH PANEL, 100 PAIR, 110 BLOCK W/ LEGS	PANDUIT, COMMSCOPE, LEVITON
FPP1	FIBER PATCH PANEL, 1RU	PANDUIT, COMMSCOPE, LEVITON, CORNING
	6 POSITION FIBER ADAPTER PANEL, LC	PANDUIT, COMMSCOPE, LEVITON, CORNING
	LC CONNECTOR, SIMPLEX SINGLEMODE	PANDUIT, COMMSCOPE, LEVITON, CORNING
FPP2	FIBER PATCH PANEL, WALL MOUNTED	PANDUIT, COMMSCOPE, LEVITON, CORNING
	6 POSITION FIBER ADAPTER PANEL, LC	PANDUIT, COMMSCOPE, LEVITON, CORNING
	LC CONNECTOR, SIMPLEX SINGLEMODE	PANDUIT, COMMSCOPE, LEVITON, CORNING
	WALL MOUNTED RACK, PIVOTING	MIDDLE ATLANTIC SR-40-32
	WALL MOUNTED RACK, LOCKABLE SWING OPEN CENTER SECTION	MIDDLE ATLANTIC CWR-12-17PR
	PLYWOOD BACKBOARD, 4'x8', GRADE A, FIRE-TREATED & PAINTED	CHATSWORTH OR APPROVED EQUAL
	TELECOMMUNICATIONS MAIN GROUNDING BUS BAR	
	TELECOMMUNICATIONS GROUNDING BUS BAR	

NOTE: ALL RACKS, LADDER, PATCH PANELS AND ACCESSORIES SHALL BE BLACK IN COLOR.

GENERAL PROJECT NOTES

1. UNLESS OTHERWISE NOTED, INSTALL ALL CABLE INSIDE RACEWAY SYSTEMS. WHERE RACEWAY SYSTEMS HAVE NOT BEEN PROVIDED OR SPECIFIED, INSTALL CABLE THROUGH THE SPECIFIED "CADDY" CLIPS AT THE MINIMUM INTERVALS IDENTIFIED IN THE SPECIFICATIONS. SUPPORT "CADDY" CLIPS DIRECTLY FROM THE BUILDING STRUCTURE, NOT FROM OTHER BUILDING SYSTEM SUPPORT WIRES OR CABLE.
2. PROVIDE PLENUM RATED CABLE FOR ALL SPECIFIED CABLE.
3. LABEL ALL CABLE INSTALLED UNDER THIS CONTRACT REGARDLESS OF LENGTH. ACCORDING TO WRITTEN SPECIFICATION.
4. THE EQUIPMENT LABELING IDENTIFIED ON DETAILS IN THESE DRAWINGS ARE EXAMPLES ONLY OF THE ACTUAL LABELING WHICH IS REQUIRED AS PART OF THIS CONTRACT. PRIOR TO FABRICATION, SUBMIT THE NOMENCLATURE FOR ALL LABELS TO THE OWNER FOR REVIEW. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO ALL CABLE LABELING, AND ALL EQUIPMENT LABELING.
5. GROUND ALL EQUIPMENT RACKS LADDER RACK, AND EQUIPMENT INSTALLED UNDER THIS CONTRACT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WRITTEN SPECIFICATION.
6. PROVIDE THE QUANTITY OF PATCH PANELS REQUIRED +20% FOR THE TOTAL VOICE AND DATA OUTLETS SHOWN ON FLOOR PLANS FOR THE PARTICULAR LEVEL.
7. COORDINATE WITH OWNER I.T. PERSONNEL ON RACK PATCH PANEL DENSITY PRIOR TO ANY CABLE TERMINATION.
8. FOR EVERY CABLE PULL SPECIFIED, COIL 10'-0" OF EXCESS CABLE AT STATION END FOR FUTURE USE. NEATLY COIL AND SECURE CABLE ABOVE CEILING OR BELOW THE FLOOR, WHERE APPLICABLE.
9. COORDINATE WITH ALL SUBS TO ENSURE THAT ALL CABLES ARE PROTECTED FROM ANY DIRECT PAINT, OR INCIDENTAL OVERSPRAY.
10. FACEPLATE COLOR WILL BE DETERMINED BY THE ARCHITECT AND OWNER. FACEPLATE COLOR SHOULD MATCH ELECTRICAL FACEPLATE COLOR, UNLESS OTHERWISE NOTED.
11. COORDINATE BACKBONE CABLE TO PARKING LEVEL 1 WITH BUILDING ENGINEER FOR ACCESS TO DEMARCATION ROOM. (MARK WARNER 801-971-5469)

ABBREVIATIONS

NOTE: ALL ABBREVIATIONS MAY NOT BE USED.

A	AUGMENTED
ER	EQUIPMENT ROOM
CAT	CATEGORY
E	ENHANCED
EA	EACH
FPP	FIBER PATCH PANEL
GIG	GIGA HERTZ
HWM	HORIZONTAL WIRE MANAGEMENT
NIC	NOT IN CONTRACT
OE	OWNER ELECTRONICS
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PNM	PLENUM
PR	PAIR
PS	POWER SUPPLY
RPP	RISER PATCH PANEL
SPP	TYPE S PATCH PANEL
TYP	TYPICAL
VWM	VERTICLE WIRE MANAGEMENT

DEFINITIONS

NOTE: ALL DEFINITIONS MAY NOT BE USED.

INDICATED: THE TERM "INDICATED" REFERS TO GRAPHIC REPRESENTATIONS, NOTES, OR SCHEDULES ON THE DRAWINGS, OTHER PARAGRAPHS OR SCHEDULES IN THE SPECIFICATIONS, AND SIMILAR REQUIREMENTS IN THE CONTRACT DOCUMENTS. WHERE TERMS SUCH AS "SHOWN", "NOTED", "SCHEDULED", AND "SPECIFIED" ARE USED, IT IS TO HELP THE READER LOCATE THE REFERENCE, NO LIMITATION ON LOCATION IS INTENDED.

DIRECTED: TERMS SUCH AS "DIRECTED", "REQUESTED", AUTHORIZED", "SELECTED", "APPROVED", "REQUIRED", AND "PERMITTED" MEAN "DIRECTED BY THE ENGINEER", "REQUESTED BY THE ENGINEER", AND SIMILAR PHRASES.

APPROVE: THE TERM "APPROVED", WHERE USED IN CONJUNCTION WITH THE ENGINEER'S ACTION ON THE CONTRACTOR'S SUBMITTALS, APPLICATIONS, AND REQUESTS, IS LIMITED TO THE ENGINEER'S DUTIES AND RESPONSIBILITIES AS STATED IN GENERAL AND SUPPLEMENTARY CONDITIONS.

FURNISH: THE TERM "FURNISH" IS USED TO MEAN "SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS."

INSTALL: THE TERM "INSTALL" IS USED TO DESCRIBE OPERATIONS AT PROJECT SITE INCLUDING THE ACTUAL "UNLOADING, UNPACKING, ASSEMBLY, ERECTION, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS."

PROVIDE: THE TERM "PROVIDE" MEANS "TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

INSTALLER: AN "INSTALLER" IS THE CONTRACTOR OR AN ENTITY ENGAGED BY THE CONTRACTOR, EITHER AS AN EMPLOYEE, SUBCONTRACTOR, OR SUB-SUBCONTRACTOR, FOR PERFORMANCE OF A PARTICULAR CONSTRUCTION ACTIVITY, INCLUDING INSTALLATION, ERECTION, APPLICATION, AND SIMILAR OPERATIONS. INSTALLERS ARE REQUIRED TO BE EXPERIENCED IN THE OPERATIONS THEY ARE ENGAGED TO PERFORM.

ELECTRONIC SYSTEMS: THE TERM "ELECTRONIC SYSTEMS" IS USED TO DESCRIBE ALL LOW VOLTAGE SYSTEMS GENERALLY REFERRED TO AS "SPECIAL SYSTEMS". THESE SYSTEMS INCLUDE BUT ARE NOT NECESSARILY LIMITED TO ALL SYSTEMS WHICH UTILIZE VOLTAGES OF LESS THAN 71 VOLTS SUCH AS SOUND SYSTEMS, VIDEO SYSTEMS, TV SYSTEMS, SECURITY SYSTEMS, VOICE AND DATA CABLING SYSTEMS, ETC...

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6/26/2026

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TELECOM SCHEDULES AND NOTES

EE003

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SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	ROUGH-IN REQUIREMENTS	NOTES
ACS	ACCESS CONTROL SYSTEM HEAD END	SEE EY651	
IDS	INTRUSION DETECTION SYSTEM HEAD END	SEE EY651	
CR	CARD READER	4SQ J-BOX W/SINGLE GANG MUD RING AT 40" AFF; 0.75" CONDUIT TO ACS	
	SINGLE-IMAGER SURVEILLANCE CAMERA	REFER TO DETAIL XX/EYXXX	REFER TO TELECOM FOR CABLING
	PANORAMIC 360°/180° SURVEILLANCE CAMERA	REFER TO DETAIL XX/EYXXX	REFER TO TELECOM FOR CABLING
	DOOR LOCK TYPE [NO LETTER] - GENERIC LOCK [M] - MAG LOCK [L] - LEVER SET LOCK [S] - ELECTRIC STRIKE LOCK [C] - CRASH BAR LOCK [O] - AUTO OPERATOR [G] - GATE	SEE DOOR ROUGH IN DETAIL EY551	
	DOOR CONTACT INDICATOR	SEE DOOR ROUGH IN DETAIL EY551	
	REQUEST TO EXIT DEVICE [NO LETTER] - GENERIC REX [M] - MOTION REX [L] - LEVER SET REX [C] - CRASH BAR REX [D] - DELAYED EGRESS REX	SEE DOOR ROUGH IN DETAIL EY551	
IC VIC CIC	INTERCOM STATION VIDEO INTERCOM STATION CARD ACCESS INTERCOM STATION	4SQ J-BOX W/SINGLE GANG MUD RING AT 48" AFF; 1" CONDUIT	REFER TO TELECOM FOR CABLING
MIS SIP	INTERCOM MASTER STATION	4SQ J-BOX W/SINGLE GANG MUD RING AT 18" AFF UNDER COUNTER/DESK; 1" CONDUIT	REFER TO TELECOM FOR CABLING
	360° MOTION DETECTOR - CEILING MOUNTED	SINGLE GANG J-BOX; 0.75" CONDUIT	
	MOTION DETECTOR - WALL MOUNTED MOTION DETECTOR - CORNER MOUNTED	SINGLE GANG J-BOX; 0.75" CONDUIT STUB CONDUIT INTO WALL SPACE; 0.75" CONDUIT PENETRATION INTO CORNER OF WALL	
(X) [XX]	CONTROL BUTTON [PB] - PANIC BUTTON [LB] - LOCK DOWN [DR] - DOOR RELEASE (T) - TRANSMITTER (R) - RECEIVER	SEE DETAIL, MOUNT UNDER DESK, COORDINATE EXACT LOCATION WITH OWNER	

GENERAL AUXILIARY NOTES

1. PROVIDE PLENUM RATED CABLE FOR ALL SPECIFIED CABLE.
2. LABEL ALL CABLE INSTALLED UNDER THIS CONTRACT REGARDLESS OF LENGTH. ACCORDING TO WRITTEN SPECIFICATION.
3. THE EQUIPMENT LABELING IDENTIFIED ON DETAILS IN THESE DRAWINGS ARE EXAMPLES ONLY OF THE ACTUAL LABELING WHICH IS REQUIRED AS PART OF THIS CONTRACT. PRIOR TO FABRICATION, SUBMIT THE NOMENCLATURE FOR ALL LABELS TO THE OWNER FOR REVIEW. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO ALL CABLE LABELING, AND ALL EQUIPMENT LABELING.
4. COORDINATE WITH ALL SUBS TO ENSURE THAT ALL CABLE SHALL BE PROTECTED FROM ANY DIRECT PAINT OR INCIDENTAL OVERSPRAY.
5. CONTRACTOR SHALL REVIEW ALL DOOR HARDWARE ROUGH-IN INFORMATION AGAINST THE DOOR HARDWARE SPECIFICATION AND DOOR HARDWARE SCHEDULE TO VERIFY DOOR ROUGH-IN PRIOR TO CONSTRUCTION.
6. AIM CAMERAS, BACK FOCUS AND DEMONSTRATE VIEW TO OWNERS SATISFACTION, RE-AIM AND FOCUS AS REQUESTED BY OWNER.
7. CONNECT INTERCOM SYSTEM TO ACCESS CONTROL SYSTEM FOR REMOTE ENTRY. COORDINATE OPERATION WITH OWNER.

ABBREVIATIONS

SEC	SECURITY

SECURITY CAMERA SCHEDULE

CAMERA ID:			NOTES:	GENERAL NOTES:
CAMERA TYPE	MOUNT	RATING	* CAMERA HAS CAPABILITY OF AUDIO OR NO AUDIO	1. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION DRAWINGS FOR ANY ADDITIONAL REQUIREMENTS PRIOR TO BID. 2. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION SUBMITTALS FOR ANY EQUIPMENT REQUIRING CONNECTION BY ELECTRICAL CONTRACTOR AND COORDINATE ALL REQUIREMENTS PRIOR TO ROUGH-IN.
X = FIXED D = DUAL-IMAGER M = MULTI-IMAGER F = FISHEYE P = PTZ Z = PTZ+MULTI-IMAGER	C = CEILING SW = SURFACE WALL W = WALL N = CORNER P = PARAPET L = POLE T = PENDANT IN = INSIDE CORNER	O = OUTDOOR I = INDOOR		

ID	DESCRIPTION	IR	WDR	AUDIO	VANDAL	LOCATION	IP RATING	MANUFACTURER (SERIES)	NOTES
FSW	TYPE: 12.5 MP PANORAMIC MOUNTING: SURFACE WALL FOCAL LENGTH: 1.7mm RESOLUTION: 3520 X 3520 FRAME RATE: 24 OPTIONS: NONE	YES	YES	YES*	IK10	INDOOR/OUTDOOR	IP66/67	VERKADA - CF83E	
XCI	TYPE: 5 MP FIXED MOUNTING: CEILING FOCAL LENGTH: 2.8-8mm RESOLUTION: 2688 x 1944 FRAME RATE: 24 OPTIONS: NONE	NO	YES	NO*	IK08	INDOOR	IP42	VERKADA - CD53	
XCI-2	TYPE: 4K FIXED MOUNTING: CEILING FOCAL LENGTH: 5.9-13.3mm RESOLUTION: 3840 x 2160 FRAME RATE: 24 OPTIONS: NONE	YES	YES	YES*	IK08	INDOOR	IP42	VERKADA - CD63	
XCO	TYPE: 5 MP FIXED MOUNTING: CEILING FOCAL LENGTH: 3-8mm RESOLUTION: 2592x1944 FRAME RATE: 25/30 OPTIONS: NONE	YES	YES	YES*	IK10	OUTDOOR	IP66	VERKADA - CD63E	
XSO	TYPE: 5 MP FIXED MOUNTING: SPECIAL FOCAL LENGTH: 3-8mm RESOLUTION: 2592x1944 FRAME RATE: 25/30 OPTIONS: NONE	YES	YES	YES*	IK10	OUTDOOR	IP66	VERKADA - CM42-S	

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AUXILIARY SCHEDULES AND NOTES

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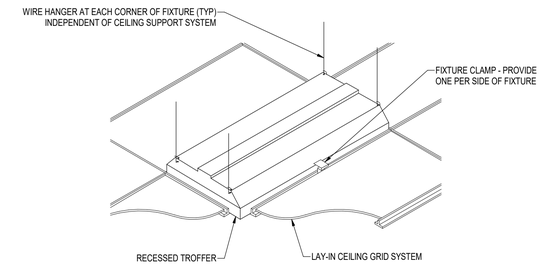
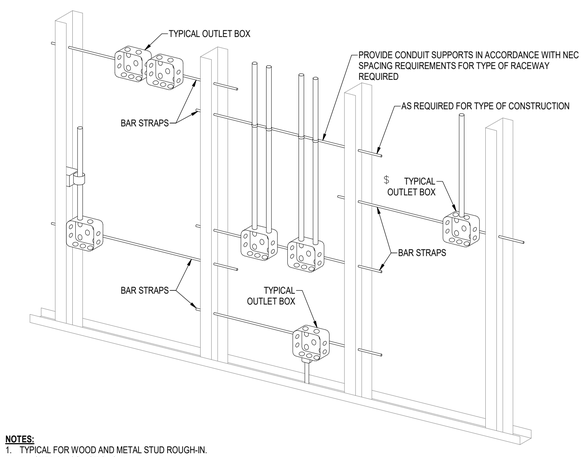


3 RECESSED FIXTURE MOUNTING DETAIL

SCALE: NTS

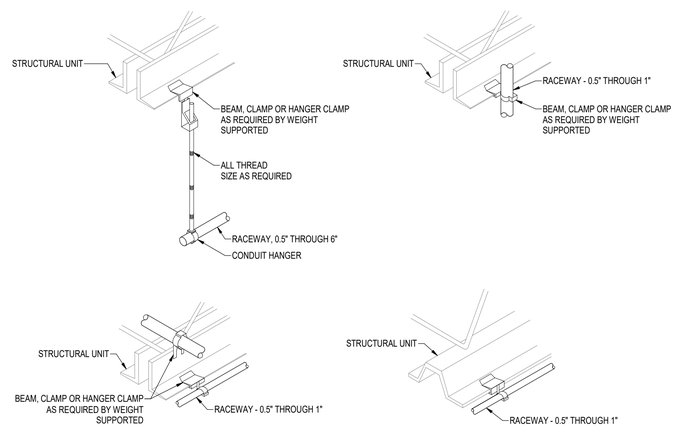


NOTES:

1. TYPICAL FOR WOOD AND METAL STUD ROUGH-IN.
2. PLASTER RINGS NOT SHOWN.
3. LOCATE ALL OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND WITH ALL APPLICABLE SHOP DRAWINGS.
4. IN ACCORDANCE WITH IBC 714.3.2 EXCEPTION 1, OUTLETS ON OPPOSITE SIDES OF WALLS OR PARTITIONS IN THE SAME STUD SPACE IN A RATED FIRE SEPARATION WALL MUST BE SEPARATED BY A MINIMUM OF 24" HORIZONTAL DISTANCE OR LISTED, SOUND AND FIRE RATED PUTTY PADS SHALL BE USED ON THE OUTLET BOXES.
5. IN NON-RATED WALLS, OUTLETS ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY 16" FOR SOUND ATTENUATION.

2 TYPICAL ROUGH-IN REQUIREMENTS DETAIL

SCALE: NTS

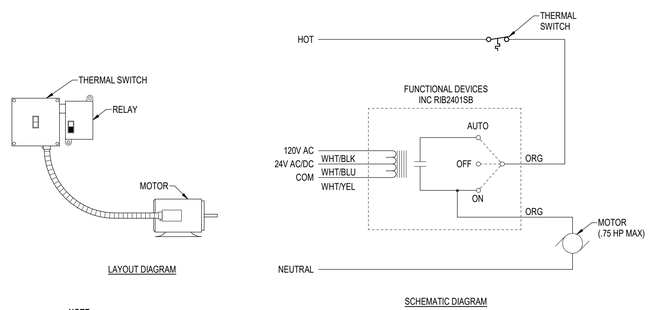


NOTE:

1. TIE WIRE SHALL NOT BE USED AS A COMPONENT OF ANY RACEWAY HANGER SYSTEM.

1 TYPICAL RACEWAY SUPPORT METHODS DETAIL

SCALE: NTS



NOTE:

1. THERMAL SWITCH AND RELAY MUST BE MOUNTED WITHIN SIGHT OF MOTOR BEING CONTROLLED

4 120V FRACTIONAL MOTOR CONTROL

SCALE: NTS

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ELECTRICAL DETAILS

EE501

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GROUNDING SCHEDULE

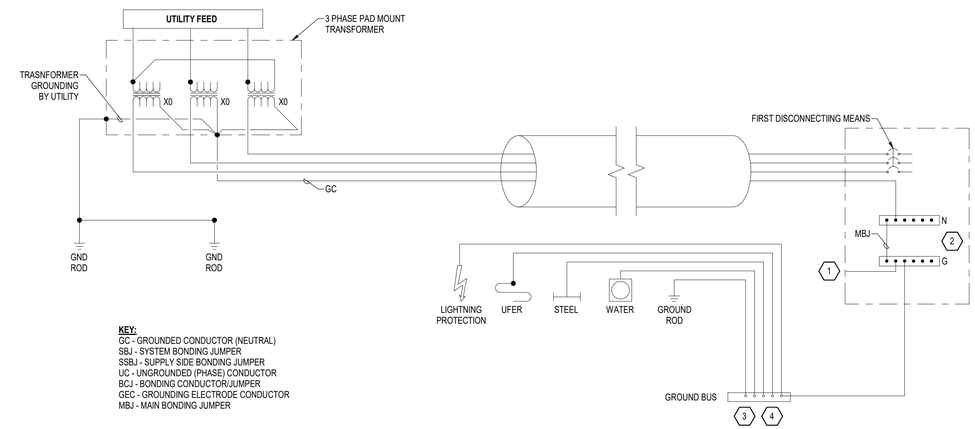
NOTES

1. ALL CONDUCTORS ARE INSULATED UNLESS INDICATED OTHERWISE.
2. REFER TO ONE LINE AND ET SHEETS FOR ADDITIONAL GROUNDING REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND, CONTRACTOR SHALL PROVIDE LARGEST GROUND CABLE SIZE.

SYMBOL	SIZE / DESCRIPTION
G1	#6 CU.
G2	#4 CU.
G4	#4/0 CU.
G8	12"X2"X1/4" COPPER BUS WITH PRE-DRILLED HOLES MOUNTED ON INSULATORS IN ELECTRICAL & TELECOMM CLOSETS. PART #: TMGB/TGB TYP.
G10	16"X4"X1/4" COPPER BUS WITH PRE-DRILLED HOLES MOUNTED ON INSULATORS. PART #: TMGB
G12	#2 CU.

SHEET KEYNOTES

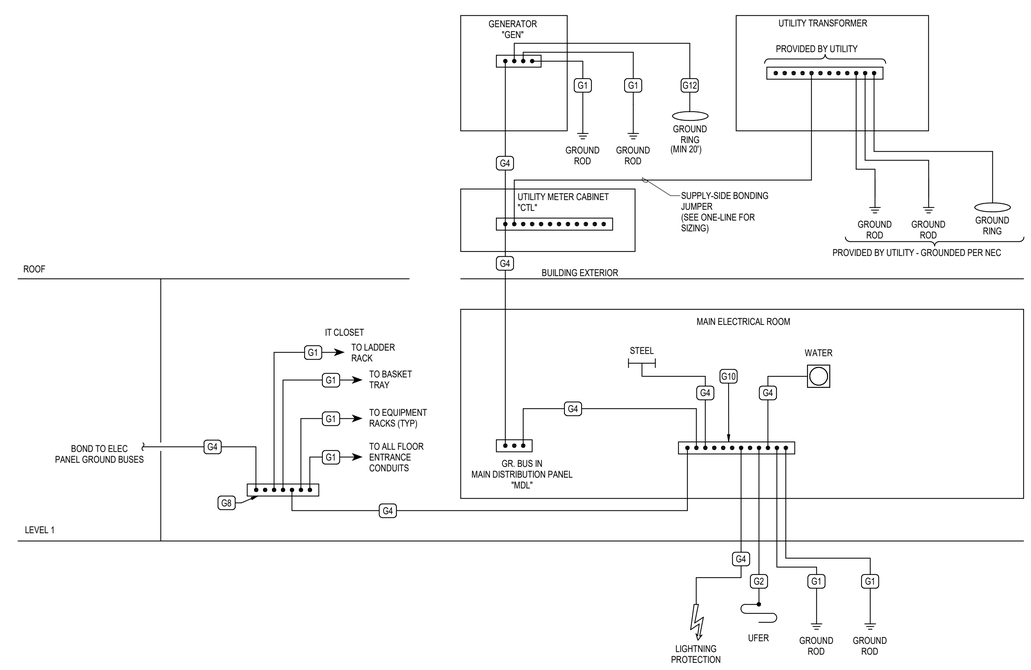
1. BOND TO EQUIPMENT.
2. NEUTRAL TO GROUND BOND HERE.
3. COMMON BUILDING GROUNDING ELECTRODE BUS.
4. BOND ALL AVAILABLE GROUNDING ELECTRODES AT BUILDING.



KEY:
GC - GROUNDED CONDUCTOR (NEUTRAL)
SBJ - SYSTEM BONDING JUMPER
SSBJ - SUPPLY SIDE BONDING JUMPER
UC - UNGROUNDED (PHASE) CONDUCTOR
BCJ - BONDING CONDUCTOR/JUMPER
GEC - GROUNDING ELECTRODE CONDUCTOR
MBJ - MAIN BONDING JUMPER

2 TYPICAL OUTDOOR UTILITY TRANSFORMER SEPARATELY DERIVED SYSTEM GROUNDING AND BONDING DETAIL

SCALE: NTS



1 GROUNDING RISER DIAGRAM

SCALE: NTS

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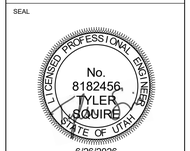

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GROUNDING RISER DIAGRAM

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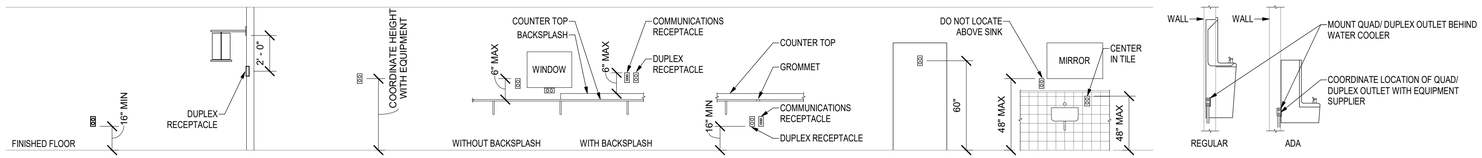
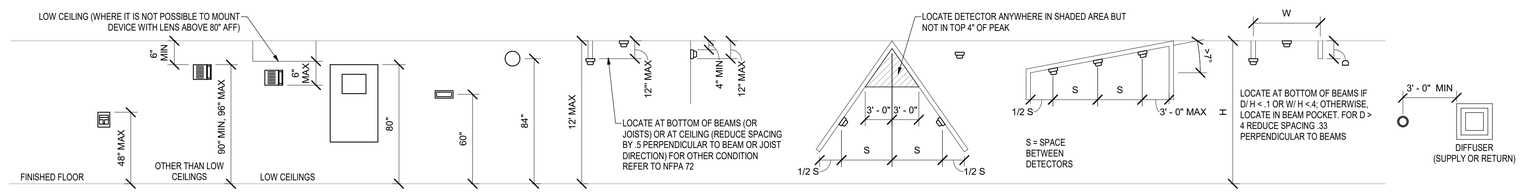


GENERAL USE: NO SPECIAL REQUIREMENTS | WALL BRACKET TV | DEDICATED RECEPTACLE FOR SPECIAL EQUIPMENT UNLESS NOTED OTHERWISE | RECEPTACLES ABOVE COUNTER | RECEPTACLES BELOW COUNTER | FULL HEIGHT REFRIGERATORS AND VENDING MACHINES | TILE WALLS | DRINKING FOUNTAIN - SIDE ELEVATIONS

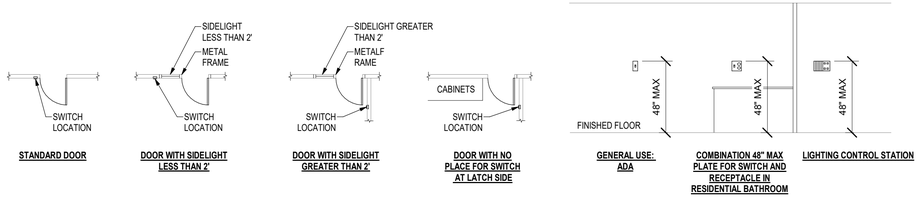
NOTE:
1. REFER TO ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF OUTLETS.

7 RECEPTACLE MOUNTING DETAILS
SCALE: NTS



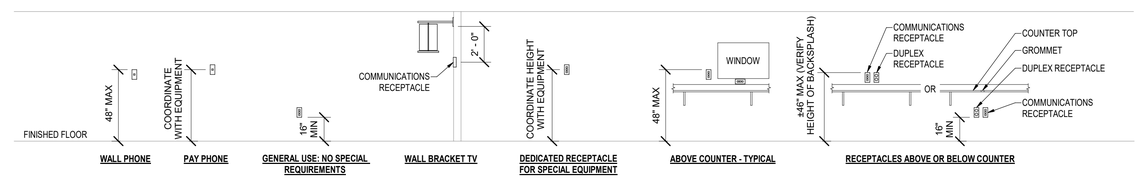
PULL STATION | AUDIBLE, VISIBLE, OR AUDIBLE/VISIBLE DEVICE | FIRE ALARM CONTROL PANEL | FIRE SYSTEM ANNUNCIATOR | BELL | SMOKE DETECTOR BETWEEN BEAMS | WALL MOUNTED SMOKE DETECTOR | SMOKE DETECTOR ON SLOPED CEILING (PEAKED) | SMOKE DETECTOR ON SLOPED CEILING (SHED) | HEAT DETECTOR BETWEEN BEAMS | SMOKE DETECTOR ADJACENT TO SUPPLY AIR

6 FIRE ALARM MOUNTING DETAILS
SCALE: NTS



STANDARD DOOR | DOOR WITH SIDELIGHT LESS THAN 2' | DOOR WITH SIDELIGHT GREATER THAN 2' | DOOR WITH NO PLACE FOR SWITCH AT LATCH SIDE | GENERAL USE: ADA | COMBINATION 48" MAX PLATE FOR SWITCH AND RECEPTACLE IN RESIDENTIAL BATHROOM | LIGHTING CONTROL STATION

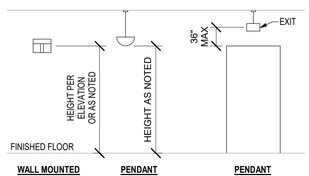
5 SWITCH MOUNTING DETAILS
SCALE: NTS



WALL PHONE | PAY PHONE | GENERAL USE: NO SPECIAL REQUIREMENTS | WALL BRACKET TV | DEDICATED RECEPTACLE FOR SPECIAL EQUIPMENT | ABOVE COUNTER - TYPICAL | RECEPTACLES ABOVE OR BELOW COUNTER

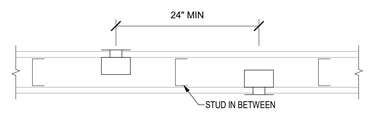
NOTE:
1. REFER TO ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF OUTLETS.

2 COMMUNICATIONS MOUNTING DETAILS
SCALE: NTS



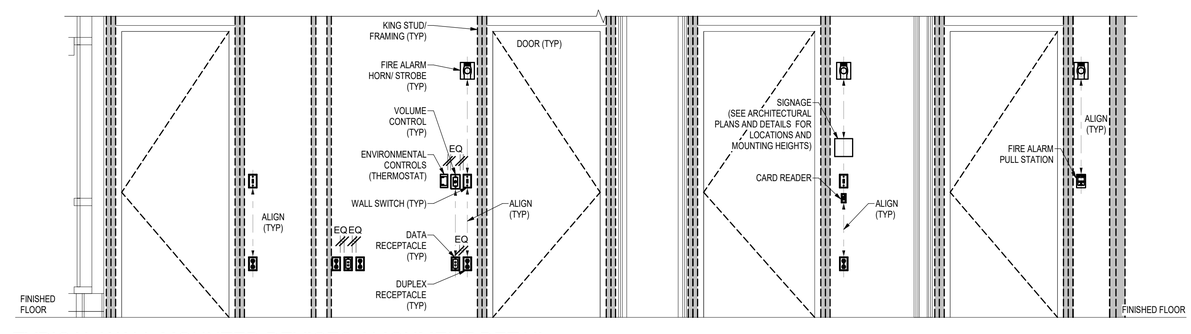
WALL MOUNTED LIGHT FIXTURE | PENDANT LIGHT FIXTURE | PENDANT EXIT SIGNS

4 LIGHTING MOUNTING DETAILS
SCALE: NTS



NOTES:
1. FOR LESS THAN 24" SEPARATION, PROVIDE LISTED SOUND AND FIRE PUTTY PADS.
2. BOXES ON OPPOSITE SIDES OF WALL.

3 BOX MOUNTING DETAILS
SCALE: NTS



1 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL
SCALE: NTS

GENERAL SHEET NOTES

1. MOUNTING HEIGHTS OF ELECTRICAL AND ELECTRONIC EQUIPMENT IN THE FOLLOWING ORDER OF PRIORITY:
   A. ELEVATIONS (ARCHITECTURAL, ELECTRICAL, MECHANICAL, ETC).
   B. EQUIPMENT SHOP DRAWINGS.
   C. FIELD INSTRUCTIONS.
2. LOCATE RECEPTACLES SERVING THE SAME TYPE OF USE AT A UNIFORM HEIGHT UNLESS DIRECTED OTHERWISE.
3. MECHANICAL, ELECTRICAL, AND COMMUNICATION ROOMS: COORDINATE LOCATION OF LIGHTING AND POWER RECEPTACLES WITH EQUIPMENT, PIPING, AND DUCTWORK. DO NOT INSTALL RECEPTACLES BEHIND EQUIPMENT OR WHERE OTHERWISE INACCESSIBLE. POSITION LIGHTING REGARDLESS OF WHERE SHOWN ON DRAWING TO PROVIDE PROPER ILLUMINATION.
4. MOUNT RECEPTACLE BOXES FOR SWITCHES AND RECEPTACLES WITH LONG AXIS OF THE DEVICE VERTICAL UNLESS OTHERWISE INDICATED.
5. SET BOXES WITH PLASTER RINGS FLUSH WITH FINISHED SURFACE.
6. LOCATE BOX COVERS OR DEVICE PLATES SO THEY WILL NOT SPAN DIFFERENT TYPES OF BUILDING FINISHES EITHER VERTICALLY OR HORIZONTALLY.
7. VERIFY ALL DOOR CONDITIONS ON ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING SWITCHES.
8. LOCATE WIRING DEVICES WHICH ARE ADJACENT AND ARE COMPATIBLE VOLTAGES IN ONE PLATE.
9. WHERE DEVICES ARE LOCATED IN CLOSE PROXIMITY OF THE SAME VERTICAL PLANE, ALIGN DEVICES VERTICALLY PER THE TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL, UNLESS OTHERWISE INDICATED.

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SPANISH FORK, UT 84660

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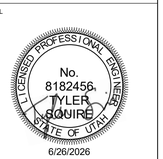

6/26/2026

ISSUANCES:

△	REVISION	DATE

PROJECT:

NUMBER:	26002
DATE:	06.26.2026

SHEET:
TYPICAL MOUNTING DETAILS

EE701

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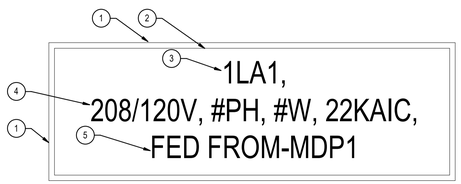
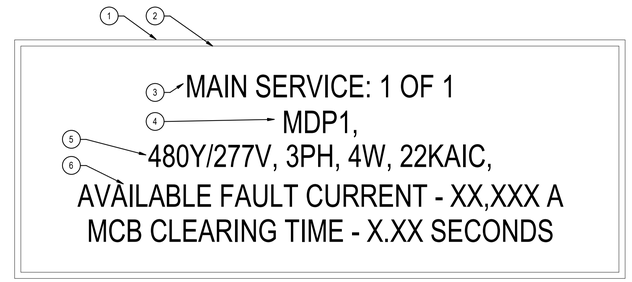


NOTE:
1. EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V). LAST '#' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

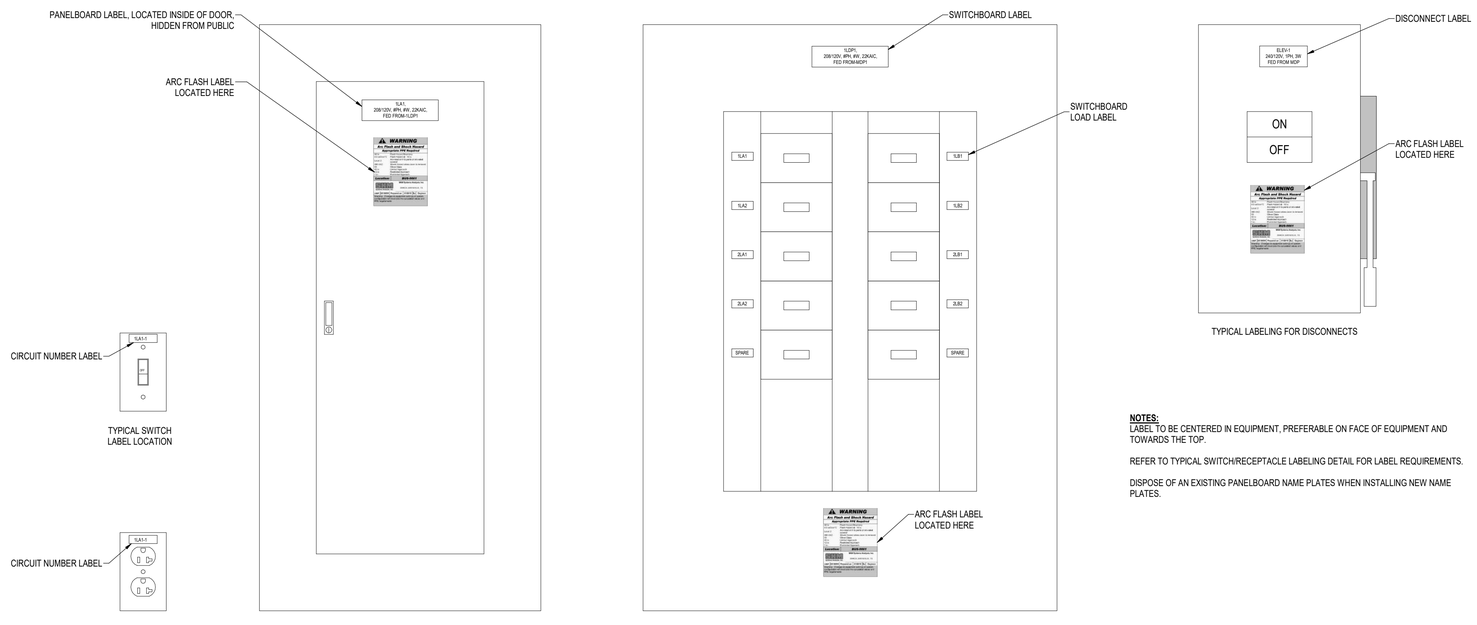
KEYNOTES:
1. LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.

3 TYPICAL PANELBOARD/SWITCHBOARD LABEL
SCALE: NTS



NOTES:
1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH THE NUMBER OF SERVICES AS SHOWN ON THE ONE-LINE.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.
6. FOURTH & FIFTH LINES: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. LABEL WITH ACTUAL AVAILABLE FAULT CURRENT AND ASSOCIATED CLEARING TIME.

2 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL
SCALE: NTS



NOTES:
LABEL TO BE CENTERED IN EQUIPMENT, PREFERABLE ON FACE OF EQUIPMENT AND TOWARDS THE TOP.

REFER TO TYPICAL SWITCH/RECEPTACLE LABELING DETAIL FOR LABEL REQUIREMENTS.

DISPOSE OF AN EXISTING PANELBOARD NAME PLATES WHEN INSTALLING NEW NAME PLATES.

1 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD/SWITCHBOARD LABELING LOCATION DETAIL
SCALE: NTS

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TYPICAL LABELING DETAILS

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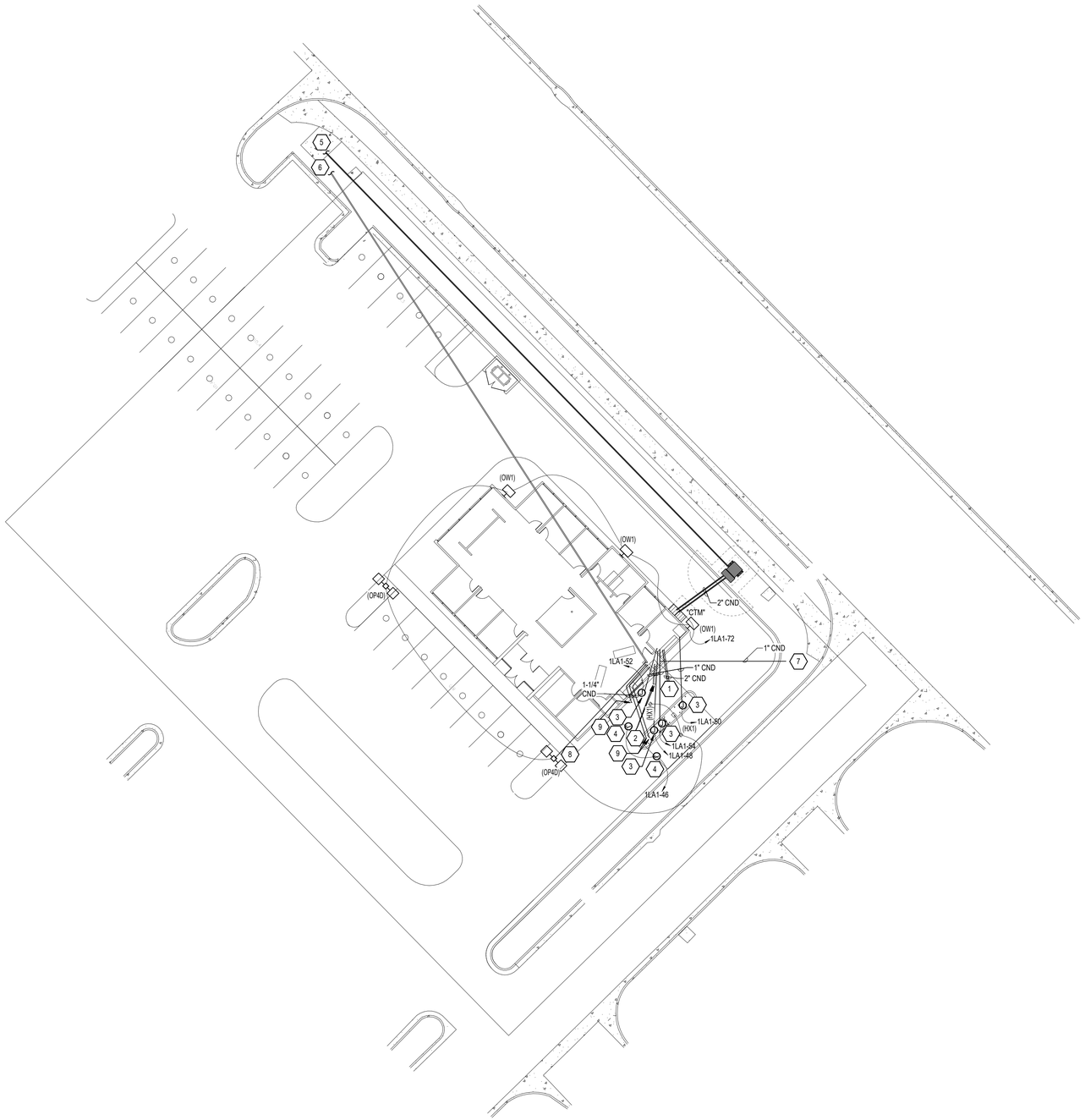

1 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL SHEET NOTES

1. THE ELECTRICAL CONTRACTOR SHALL MEET WITH AND COORDINATE WITH ALL SERVICE PROVIDERS (POWER, COMMUNICATION, CABLE/SATELLITE, ETC.) TO THE FACILITY ON SITE PRIOR TO ANY WORK BEING PERFORMED. CONFIRM WITH EACH SERVICE PROVIDER EXACT LOCATIONS OF EQUIPMENT AND ROUTING. COMPLY WITH ALL SERVICE PROVIDER'S CURRENT STANDARDS AND REQUIREMENTS. PROVIDE THE REQUIRED EQUIPMENT, RACEWAYS, BOXES, CABLE, ETC. AS REQUIRED BY THE SERVICE PROVIDER WHETHER SHOWN ON THE DRAWINGS OR NOT.
2. FOR ALL LIGHT FIXTURES, POLE LIGHTS, AND ALL OTHER ELECTRICAL DEVICES THE CONTRACTOR SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT, OWNER, ENGINEER, AND ALL OF THE CONTRACT DOCUMENTS PRIOR TO ROUGH IN AND TRENCHING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING, BACKFILL, AND COMPACTION ASSOCIATED TO ALL ELECTRICAL UNDERGROUND RACEWAYS AND CABLES. COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS. SEE UNDERGROUND RACEWAY DETAILS FOR REQUIREMENTS FOR EACH TRENCH.
4. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE.
5. CONTRACTOR SHALL INSTALL POLE MOUNTED LIGHTS IN STRAIGHT LINES, SQUARE, AND PLUMB. COORDINATE WITH ARCHITECT AND CIVIL DRAWINGS.
6. THE ELECTRICAL CONTRACTOR SHALL HAVE ANY AND ALL CONCRETE POLE BASES AND SLABS REVIEWED BY A STRUCTURAL ENGINEER AND SHALL MODIFY DESIGN PER STRUCTURAL ENGINEER'S AND OR AHJ'S RECOMMENDATIONS.
7. ALL UNDERGROUND CONDUIT BENDS SHALL BE LONG SWEEP FACTORY ELBOWS.
8. CONTRACTOR SHALL POTHOLE AND VACUUM EXCAVATE ALL AREAS WHERE CROSSING UTILITIES PRIOR TO WORK.
9. PROVIDE BATTERY PACKS IN ALL EXTERIOR FIXTURES ADJACENT TO EGRESS DOORS.
10. PROVIDE PHOTOCELL ON NORTH SIDE OF FACILITY TO CONTROL EXTERIOR LIGHTS.
11. ALL EXTERIOR RECEPTACLES SHOWN SHALL BE NEMA 5-20R GFCI "WEATHER RESISTANT" RECEPTACLE WITH "WEATHER PROOF IN-USE COVER."
12. ALL ELECTRICAL GEAR AND EQUIPMENT (GENERATOR, TRANSFORMERS, SWITCHBOARDS, PANELBOARDS, DISCONNECTS, ENCLOSURES, ETC.) LOCATED OUTDOORS OR EXPOSED TO WEATHER SHALL BE NEMA 3R AND INTENDED DESIGNED FOR INSTALLATIONS EXPOSED TO WEATHER.
13. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONCRETE/ASPHALT CUTTING AND REPLACEMENT OF CONCRETE/ASPHALT TO MATCH EXISTING ASSOCIATED WITH UNDERGROUND RACEWAYS PROVIDED AS PART OF THIS PROJECT.
14. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
15. PROVIDE SERVICE RATED EQUIPMENT AT EACH SERVICE ENTRANCE.
16. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. VERIFY OR RE-CALCULATE THE AVAILABLE FAULT CURRENT AT THE SERVICE WHERE MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR. PLEASE INCLUDE NOTES IN THE ELECTRICAL DRAWINGS OR SUPPLY CALCULATIONS WHERE APPLICABLE. SEE NEC 110.24(B).
17. CONTRACTOR SHALL ADJUST DEPTH OF RACEWAYS DEEPER AS NECESSARY TO AVOID CONFLICTS WITH OTHER UTILITIES AND MAINTAIN A SEPARATION OF NO LESS THAN 12 INCHES FROM ALL OTHER UTILITIES AND CROSSINGS.
18. CONTRACTOR SHALL SLEEVE FOUNDATION WALLS FOR ALL CONDUIT PENETRATIONS THROUGH WALL. REFER TO SPECIFICATIONS FOR SLEEVE DETAILED REQUIREMENTS.
19. COORDINATE WITH PLUMBING INSTALLER ON EXACT LOCATIONS, DEPTHS AND SLOPES OF PLUMBING PIPE PRIOR TO ROUGH-IN/TRENCHING.
20. COORDINATE LOCATIONS, SIZES, DEPTHS, ETC. OF ALL STRUCTURAL FOUNDATIONS, FOOTINGS, WALLS, ETC. AND CONDUIT BLOCK OUTS WITH STRUCTURAL INSTALLER PRIOR TO ROUGH-IN/TRENCHING.

SHEET KEYNOTES

1. PROVIDE (2) 2" CONDUITS TO CANOPY FOR DRIVE-THRU SIGNAGE AND LIGHTING.
2. PROVIDE 1" CONDUIT FOR CANOPY CAMERAS.
3. PROVIDE DEDICATED 120V CICUIT FOR DRIVE-THRU POWER. COORDINATE EXACT REQUIREMENTS WITH OWNER.
4. PROVIDE ELECTRICAL CONNECTIONS TO DRIVE-THRU SIGNAGE. SIGNAGE FOR EACH LANE SHALL BE CONTROLLED BY A SWITCH IN THE TELLER AREA. COORDINATE CONTROLS WITH THE OWNER AND SIGNAGE INSTALLER.
5. COORDINATE EXACT TERMINATION LOCATION WITH SPANISH FORK POWER.
6. COORDINATE EXACT LOCATION WITH TELECOMMUNICATIONS SERVICE PROVIDER.
7. PROVIDE CONDUIT STUB TO FUTURE SIGNAGE LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER.
8. PROVIDE 1" CONDUIT FOR SECURITY CAMERA.
9. PROVIDE CONDUIT TO EACH ISLAND FOR DRIVE-THRU DATA. COORDINATE EXACT SIZES AND QUANTITIES WITH OWNER.

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SEAL

LICENSED PROFESSIONAL ENGINEER
No. 8182456
TYLER QUIRE
STATE OF UTAH

6/26/2026

ISSUANCES:

△	REVISION	DATE

PROJECT:

NUMBER:	26002
DATE:	06.26.2026

SHEET:

ELECTRICAL SITE PLAN

ES101

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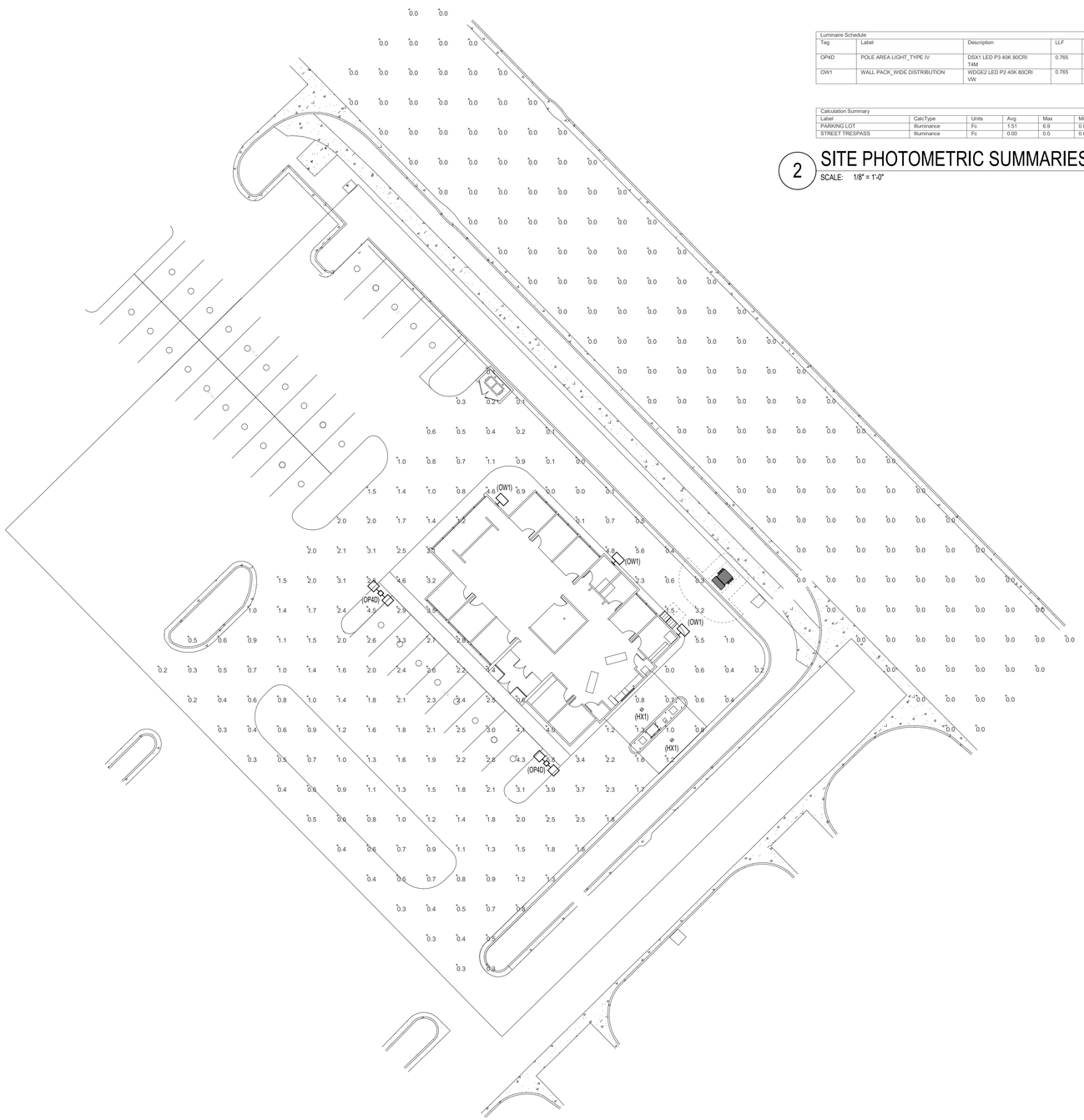

1 ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

Luminare Schedule						
Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
OP4D	POLE AREA LIGHT_TYPE IV	DSX1 LED P3 40K 80CRI T4M	0.765	12816	102.17	408.68
OW1	WALL PACK_WIDE DISTRIBUTION	WDGE2 LED P2 40K 80CRI VW	0.765	2076	14.53	43.59

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.51	6.9	0.0	N.A.	N.A.
STREET TRESPASS	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

2 SITE PHOTOMETRIC SUMMARIES

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

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SHEET KEYNOTES

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ELECTRICAL SITE PHOTOMETRIC PLAN

ES201

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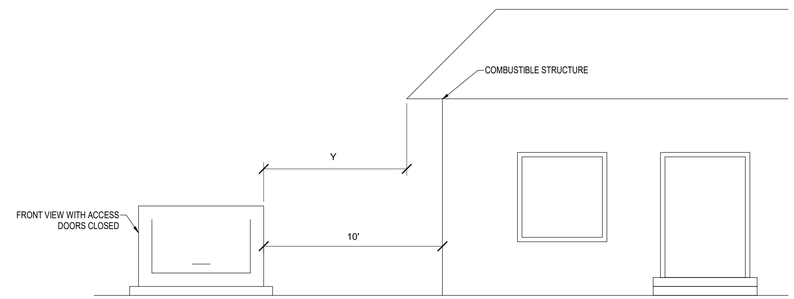
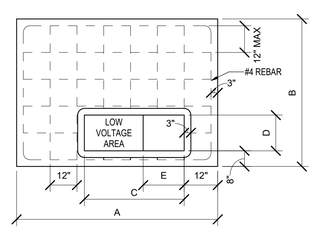
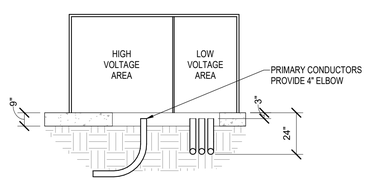
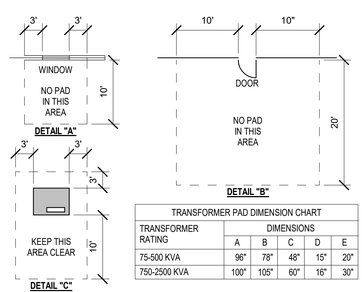








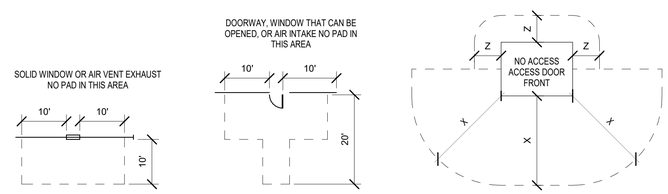
TRANSFORMER PAD DIMENSION CHART					
TRANSFORMER RATING	DIMENSIONS				
	A	B	C	D	E
75-500 KVA	96"	78"	48"	15"	20"
750-2500 KVA	100"	105"	60"	16"	30"

CONTRACTOR GENERAL NOTES:

1. SITE PREPARATION. ALL SOIL BENEATH THE PAD SITE MUST BE COMPACTED AND LEVEL PRIOR TO SETTING OR POURING THE PAD TO PREVENT SETTLING.
2. CONCRETE. STEEL REINFORCEMENT SHALL BE #4 BARS, PLACED ACCORDING TO THE DRAWING. THE PAD MUST BE POURED AT LEAST SEVEN FULL DAYS PRIOR TO SETTING THE TRANSFORMER. THE FINISHED SURFACE MUST BE COMPLETELY FLAT AND LEVEL. SEE STANDARD 73 036 FOR CONCRETE SPECIFICATIONS.
3. PREFABRICATION. THE PAD MAY EITHER BE CONSTRUCTED ON THE SITE OR PREFABRICATED ACCORDING TO SPECIFICATIONS.
4. CONDUIT WINDOW LAYOUT. LOW VOLTAGE CONDUITS SHALL BE FORMED AS TIGHTLY AS POSSIBLE AGAINST THE RIGHT SIDE OF THE OPENING AND SHALL IN NO CASE EXTEND FURTHER THAN 20" FROM THE RIGHT SIDE OF THE CONDUIT WINDOW ON THE SMALL PAD OR 30" ON THE LARGE PAD. NO MORE THAN 8 CONDUITS WILL BE USED ON THE LOW VOLTAGE SIDE (NOT INCLUDING THE METERING CONDUIT). DO NOT PUT ANY CONCRETE IN OR UNDER THE CONDUIT WINDOW. US SOIL TO SEPARATE CONDUITS. BELL ENDS ARE REQUIRED FOR ALL METAL CONDUIT, BUT NOT FOR PLASTIC CONDUIT.
5. CLEARANCES. THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST 3 FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURE. THE EDGES OF THE PAD MUST BE AT LEAST 10 FEET FROM ANY COMBUSTIBLE STRUCTURE. IF AN ADJACENT STRUCTURE HAS ANY OVERHANG OR EAVE WITHIN 27 VERTICAL FEET OF THE TOP OF THE PAD, CLEARANCES MUST BE MEASURED FROM THE OUTSIDE OF THE OVERHANG. THE PAD MUST NOT BE PLACED IN AN AREA 10 FEET IN LINE WITH OR 3 FEET TO EITHER SIDE OF ANY WINDOW IN AN ADJACENT STRUCTURE (SEE DETAIL "A"). CLEARANCE FOR A DOOR MUST BE 20 FEET IN LINE WITH IT AND 10 FEET ON THE SIDES (SEE DETAIL "B"). PADS MUST NOT BE PLACED WITHIN 15 FEET OF ANY VALVE OR WITHIN 20 FEET OF ANY PLUMBING OR STORAGE FACILITY CONTAINING FLAMMABLE MATERIAL. NO WALLS, FENCES, OR ANY OTHER OBSTRUCTIONS WILL BE PLACED WITHIN 3 FEET OF THE SIDES OR BACK OF THE PAD (SEE DETAIL "C"). THE AREA IN FRONT OF THE PAD MUST HAVE 10 FEET OF CLEAR, LEVEL WORKING AREA FOR MAINTENANCE OF THE TRANSFORMER. THE PAD MAY NOT BE PLACED IN LINE WITH AN AIR INTAKE WITHIN 32 VERTICAL FEET OF THE SURFACE PAD. ALSO VERTICALLY, IT MUST NOT BE PLACED WITHIN 12 FEET OF A DOOR OR WINDOW.
6. BARRIERS. IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC) CONTACT UTAH POWER & LIGHT FOR PROTECTIVE BARRIER REQUIREMENTS.
7. IF THE TRANSFORMER WILL NOT COVER THE CABLE OPENINGS ON THESE STANDARD PADS, SEAL THE SIDES OF THE CABLE OPENING TO FIT THE TRANSFORMER USING SACKRETE OR COMPARABLE.

2 TRANSFORMER PAD DETAIL

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



MINIMUM DISTANCE REQUIRED FROM PAD:

X = 10 FT. CLEAR AREA IN FRONT OF, ANY EQUIPMENT ACCESS DOOR OR OPENING TO ALLOW THE USE OF HOT STICKS. (SEE DIMENSIONS IN DETAIL "C". LOCATE PADMOUNTED EQUIPMENT WITH ACCESS DOORS AWAY FROM BUILDING WALLS OR OTHER BARRIERS TO ALLOW SAFE WORKING PRACTICES. IF THE EQUIPMENT ACCESS SIDE MUST FACE A WALL, ALLOW 10 FEET FOR WORKING CLEARANCE. NO VEGETATION OR TRIP HAZARDS IN THIS WORK SPACE ARE PERMITTED.)

Y = 8 FT FROM ANY STRUCTURE OR ROOF OVERHANG CONSISTING OF COMBUSTIBLE MATERIAL. 3 FT TO NON-COMBUSTIBLE STRUCTURES HAVING NO OPENINGS CLOSER THAN 10 FT.

Z = 3 FT CLEAR AREA ON NON-ACCESS SIDES OF THE EQUIPMENT TO ALLOW WORK SPACE. (SEE DIMENSIONS IN DETAILS "C".), 6' FROM ANY METALLIC OBJECT INCLUDING THE METERING EQUIPMENT, AND 8' FROM ANY COMBUSTIBLE SURFACE.

CLEARANCE GENERAL NOTES:

1. CLEARANCES: THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST 3 FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURE. THE EDGES OF THE PAD MUST BE AT LEAST 10 FEET FROM ANY COMBUSTIBLE STRUCTURE. IF AN ADJACENT STRUCTURE HAS ANY OVERHANG OR EAVE WITHIN 27 VERTICAL FEET OF THE TOP OF THE PAD, CLEARANCES MUST BE MEASURED FROM THE OUTSIDE OF THE OVERHANG. THE PAD MUST NOT BE PLACED IN AN AREA 10 FEET IN LINE WITH OR 10 FEET TO EITHER SIDE OF ANY WINDOW IN AN ADJACENT STRUCTURE (SEE DETAIL "A"). CLEARANCE FOR A DOOR MUST BE 20 FEET IN LINE WITH IT AND 10 FEET ON THE SIDES (SEE DETAIL "B"). PADS MUST NOT BE PLACED WITHIN 15 FEET OF ANY VALVE OR WITHIN 25 FEET OF ANY PLUMBING OR STORAGE FACILITY CONTAINING FLAMMABLE MATERIAL. NO WALLS, FENCES, OR ANY OTHER OBSTRUCTIONS WILL BE PLACED WITHIN 3 FEET OF THE SIDES OR BACK OF THE PAD, OR WITHIN 10 FEET OF THE FRONT OF THE PAD (SEE DETAIL "C"). THE AREA IN FRONT OF THE PAD MUST HAVE 10 FEET OF CLEAR, LEVEL WORKING AREA FOR MAINTENANCE OF THE TRANSFORMER. THE PAD MAY NOT BE PLACED IN LINE WITH AN AIR INTAKE WITHIN 32 VERTICAL FEET OF THE SURFACE PAD. ALSO VERTICALLY, IT MUST NOT BE PLACED WITHIN 12 FEET OF A DOOR OR WINDOW. VAULTS SHALL BE LOCATED WITHIN 15 FEET OF A GRAVELED OR PAVED SURFACE SUITABLE FOR INCIDENTAL HEAVY TRUCK ACCESS.
2. BARRIERS: IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC) CONTACT ROCKY MOUNTAIN POWER FOR PROTECTIVE BARRIER REQUIREMENTS.
3. IF THE TRANSFORMER WILL NOT COVER THE CABLE OPENINGS ON THESE STANDARD PADS, SEAL THE SIDES OF THE CABLE OPENING TO FIT THE TRANSFORMER USING SACKRETE OR COMPARABLE.

1 TRANSFORMER CLEARANCE DETAIL

SCALE: NTS

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No. 8182456
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STATE OF UTAH
6/26/2026

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NUMBER:	26002
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ELECTRICAL SITE DETAILS

ES501

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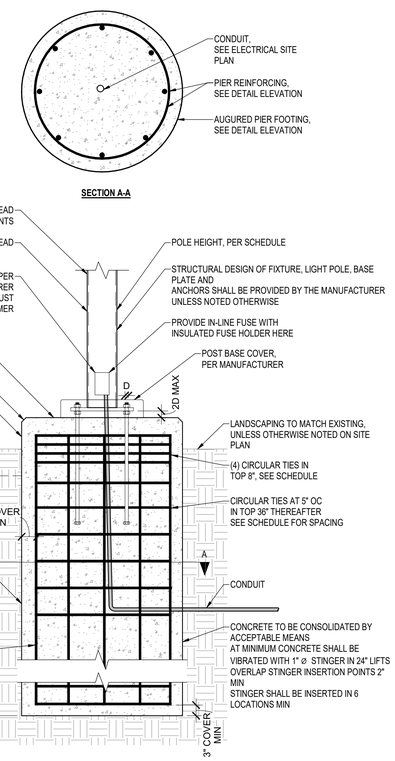

1 TYPICAL LIGHT POLE FOOTING SCHEDULE

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

LIGHT POLE PIER FOOTING SCHEDULE[1]

LEGEND
X[X] ← SUPERSCRIPT, SEE CORRESPONDING NOTE

WIND SPEED (mph)	MAX EPA (FT²)	LIGHT POLE HEIGHT (ft)	LIGHT POLE Ø (in) max	FOOTING Ø, d (in)	h=MIN FOUNDATION[2] EMBED (ft)	VERTICAL REINF BAR SIZE	VERTICAL BAR QUANTITY	CIRC TIE BAR SIZE	CIRC TIE SPACING (in)
120	2	30	8	24	7' - 6"	#5	8	#4	12" OC
120	2	25	8	24	6' - 6"	#5	8	#4	12" OC
120	2	20	8	24	6' - 0"	#5	8	#4	12" OC
120	2	15	8	24	5' - 0"	#5	8	#4	12" OC
120	2	10	8	24	4' - 6"	#5	8	#4	12" OC
120	2	30[3]	8	18	-	-	-	-	-
120	2	25[3]	8	18	-	-	-	-	-
120	2	20	8	18	6' - 0"	#5	5	#4	12" OC
120	2	15	8	18	5' - 0"	#5	5	#4	12" OC
120	2	10	8	18	4' - 6"	#5	5	#4	12" OC
120	2	30[3]	6	16	-	-	-	-	-
120	2	25[3]	6	16	-	-	-	-	-
120	2	20	6	16	6' - 6"	#5	4	#4	12" OC
120	2	15	6	16	5' - 6"	#5	4	#4	12" OC
120	2	10	6	16	4' - 6"	#5	4	#4	12" OC

NOTES:

1. CONTRACTOR SHALL SUBMIT DEFERRED SUBMITTAL FOR LIGHT POST FOOTING TO ENGINEER OF RECORD. SCHEDULE ABOVE IS FOR BIDDING PURPOSES ONLY.
2. SCHEDULE ABOVE ASSUMES CLAY OR SILT SOIL CONDITIONS WITH SEISMIC CLASS D AND DEFAULT SOIL PARAMETERS FROM IBC SECTION 1806.2
3. EXCEEDS THE MAXIMUM BEARING CAPACITY OF 1500 PSF. VERIFY ALLOWABLE SOIL BEARING WITH SOILS REPORT.
4. TOP SOIL SHALL NOT BE USED TO RESIST LATERAL LOAD IN FOOTING. THE EMBED DEPTH IN THE TABLE SHALL BE BEGIN BELOW THE BASE OF THE TOP SOIL AS SHOWN IN THE ELEVATION.
5. SECTION VIEW IS FOR VISUAL REPRESENTATION ONLY. VERIFY BAR QUANTITY WITH SCHEDULE60,000 PSI REBAR YIELD STRENGTH.
6. CONCRETE MIX SHALL BE FOR EXTERIOR CONCRETE SUBJECT TO FREEZE THAW CONATIONS WITH THE MINIMUM PROPERTIES.
   A. 3000 PSI
   B. TYPE II PORTLAND CEMENT
   C. WATER TO CEMENT RATIO = 0.5%
   D. AIR ENTRAINMENT = 5%
   E. MAX AGGREGATE SIZE= 1"
   F. CONCRETE EXPOSURE CLASS= F2, S0, C1
   G. 4" SLUMP BEFORE ADDITION OF PLASTICIZER

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ELECTRICAL SITE DETAILS

ES502

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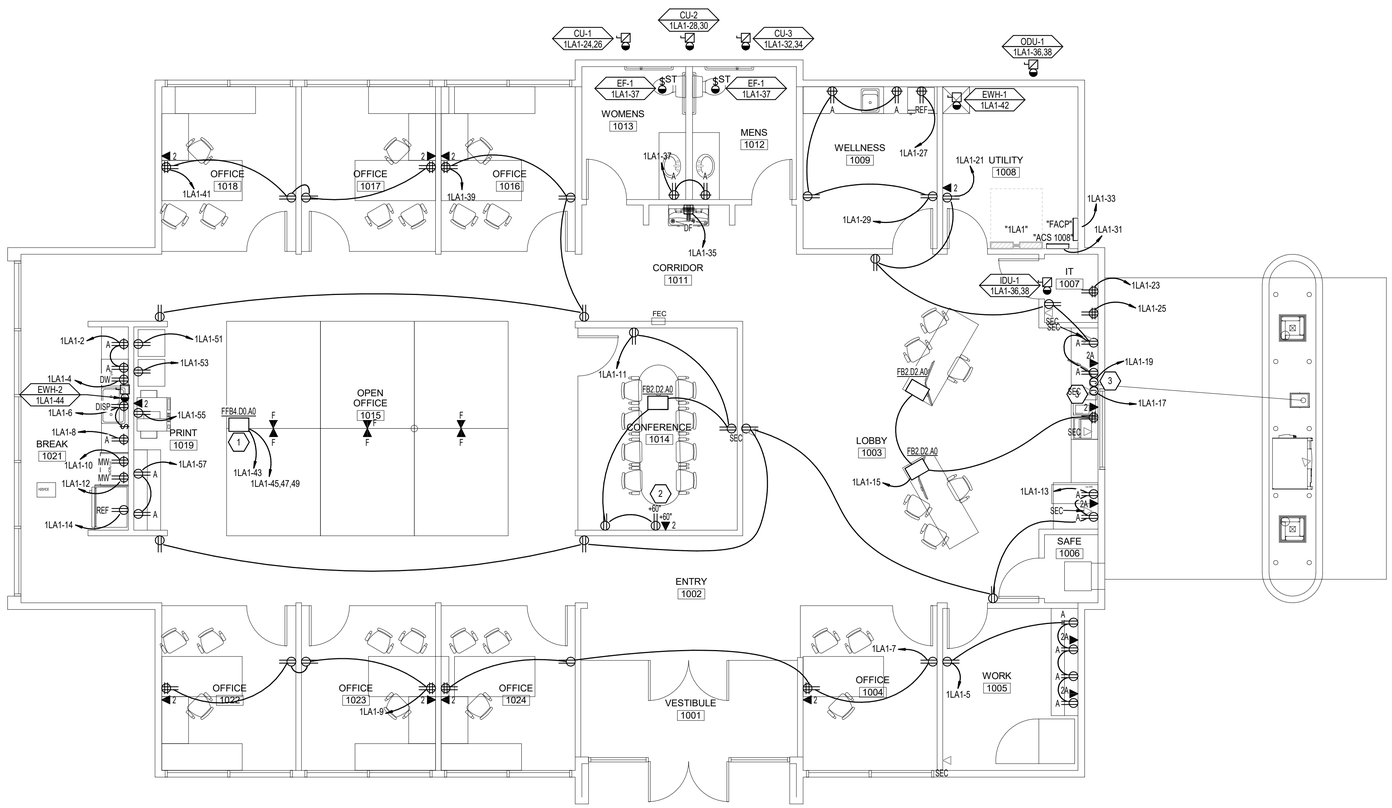

1 LEVEL 1 POWER PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. LOCATION OF MECHANICAL EQUIPMENT SHOWN IS APPROXIMATE AND PROVIDED BY OTHERS. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
2. LOCATE ALL DISCONNECTS IN ACCESSIBLE LOCATION ADJACENT TO EQUIPMENT. WITH CLEARANCES PER NEC.
3. REFER TO ARCHITECTURAL ELEVATIONS AND DETAILS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF RECEPTACLES IN KITCHENS, BREAK ROOMS AND SIMILAR AREAS PRIOR TO ROUGH-IN.
4. VERIFY ALL ELECTRICAL REQUIREMENTS FOR OWNER PROVIDED EQUIPMENT PRIOR TO ROUGH-IN.
5. COORDINATE EXACT LOCATIONS OF FLOOR BOXES AND POKETHROUGH DEVICES WITH STRUCTURAL SHOP DRAWINGS AND ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE IN THE DRAWINGS AND SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE ELECTRICAL NEEDS WITH APPROVED SUBMITTALS FOR ALL MECHANICAL EQUIPMENT, BUILDING EQUIPMENT, LAB EQUIPMENT, OWNER SUPPLIED EQUIPMENT, ETC. PRIOR TO ROUGH-IN AND RELEASE OF ASSOCIATED ELECTRICAL EQUIPMENT. ADJUST SIZES OF EQUIPMENT AND CIRCUITS TO MEET REQUIREMENTS OF APPROVED SUBMITTALS AS REQUIRED.
8. ALL ELECTRICAL PENETRATIONS IN FIRE RATED WALLS, FLOORS, OR CEILINGS SHALL BE SEALED TO MEET FIRE RATING AND BE LEAK PROOF. REFER TO SPECIFICATIONS FOR DETAILED REQUIREMENTS.
9. ALL WORK SHALL BE DONE ACCORDING TO THE NATIONAL ELECTRICAL CODE (2021 NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.
10. ALL ELECTRICAL PENETRATIONS THROUGH CMU, FOUNDATION, CONCRETE OR STRUCTURAL WALLS SHOULD BE CHECKED FOR REBAR AND ALL PENETRATIONS SHALL AVOID CUTTING THROUGH REBAR.

SHEET KEYNOTES

1. PROVIDE ELECTRICAL CONNECTIONS TO SYSTEMS FURNITURE. DESIGN IS BASED ON A 4 CIRCUIT/8 WIRE SYSTEM (3 CIRCUITS, SHARED OVERSIZED NEUTRAL AND GROUND, PLUS 1 CIRCUIT WITH DEDICATED NEUTRAL AND GROUND). VERIFY WIRING CONFIGURATION AND FEED POINT WITH SYSTEMS FURNITURE INSTALLER SUCH THAT CIRCUITS ARE UNIFORMLY DISTRIBUTED TO NO MORE THAN 3 WORKSTATIONS PER CIRCUIT. COPIERS OR PRINTERS LOCATED IN A GROUP OF WORKSTATIONS SHALL RECEIVE A DEDICATED CIRCUIT.
2. PROVIDE POWER AND DATA FOR A/V MONITOR. PROVIDE 1.25" CONDUIT FROM A/V MONITOR LOCATION TO FLOORBOX IN CONFERENCE ROOMS. COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH ARCHITECT AND A/V INSTALLER PRIOR TO ROUGH-IN. PROVIDE PLYWOOD BACKING FOR ALL A/V MONITOR LOCATIONS. COORDINATE EXACT PLYWOOD DIMENSIONS AND REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
3. PROVIDE ELECTRICAL CONNECTIONS TO PNEUMATIC TUBE SYSTEM. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.

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LEVEL 1 POWER PLAN

EP101

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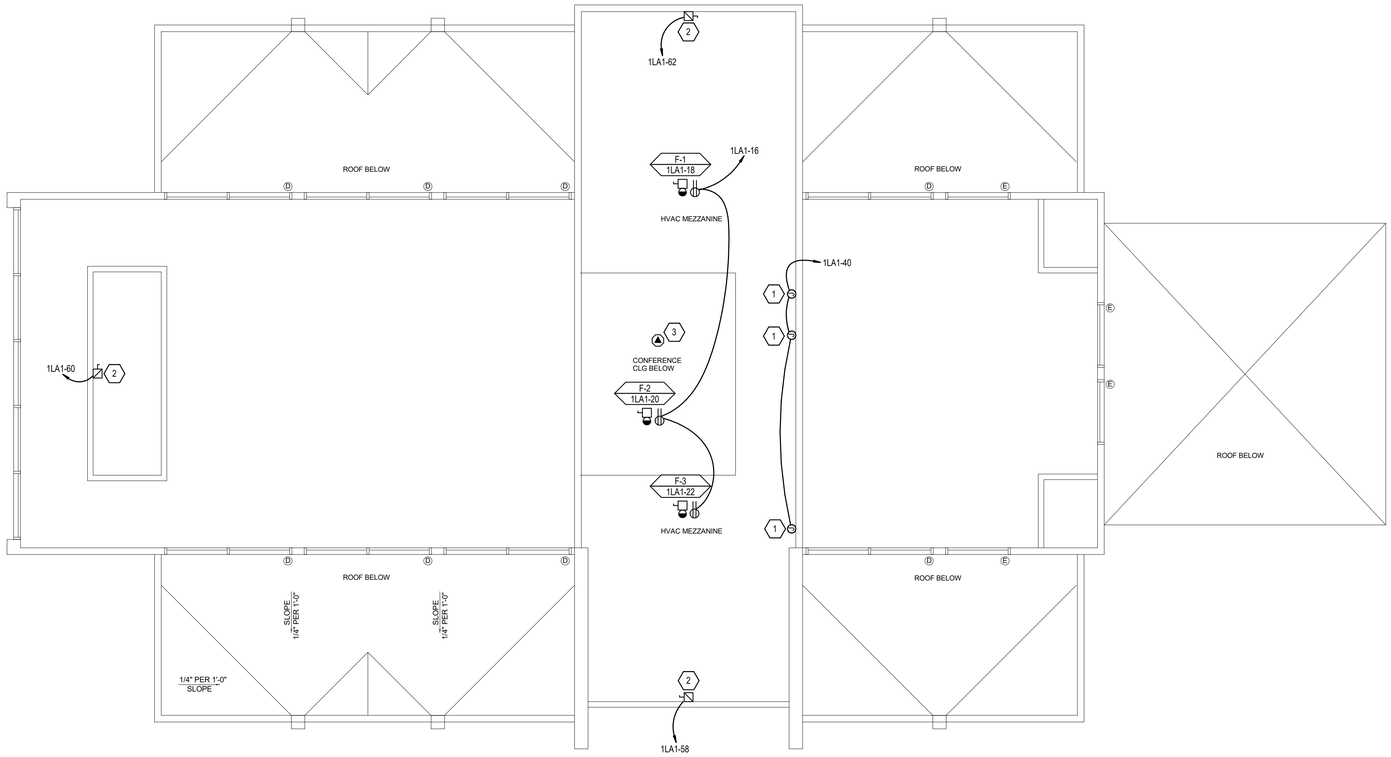

1 CLERESTORY POWER PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. LOCATION OF MECHANICAL EQUIPMENT SHOWN IS APPROXIMATE AND PROVIDED BY OTHERS. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
2. LOCATE ALL DISCONNECTS IN ACCESSIBLE LOCATION ADJACENT TO EQUIPMENT. WITH CLEARANCES PER NEC.
3. REFER TO ARCHITECTURAL ELEVATIONS AND DETAILS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF RECEPTACLES IN KITCHENS, BREAK ROOMS AND SIMILAR AREAS PRIOR TO ROUGH-IN.
4. VERIFY ALL ELECTRICAL REQUIREMENTS FOR OWNER PROVIDED EQUIPMENT PRIOR TO ROUGH-IN.
5. COORDINATE EXACT LOCATIONS OF FLOOR BOXES AND POKETHROUGH DEVICES WITH STRUCTURAL SHOP DRAWINGS AND ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE IN THE DRAWINGS AND SPECIFICATIONS.
7. CONTRACTOR SHALL COORDINATE ELECTRICAL NEEDS WITH APPROVED SUBMITTALS FOR ALL MECHANICAL EQUIPMENT, BUILDING EQUIPMENT, LAB EQUIPMENT, OWNER SUPPLIED EQUIPMENT, ETC. PRIOR TO ROUGH-IN AND RELEASE OF ASSOCIATED ELECTRICAL EQUIPMENT. ADJUST SIZES OF EQUIPMENT AND CIRCUITS TO MEET REQUIREMENTS OF APPROVED SUBMITTALS AS REQUIRED.
8. ALL ELECTRICAL PENETRATIONS IN FIRE RATED WALLS, FLOORS, OR CEILINGS SHALL BE SEALED TO MEET FIRE RATING AND BE LEAK PROOF. REFER TO SPECIFICATIONS FOR DETAILED REQUIREMENTS.
9. ALL WORK SHALL BE DONE ACCORDING TO THE NATIONAL ELECTRICAL CODE (2021 NEC), IBC, NFPA, AND IFC. COMPLIANCE AND FINAL APPROVAL IS SUBJECT TO THE ON SITE FIELD INSPECTION OF THE AHJ.
10. ALL ELECTRICAL PENETRATIONS THROUGH CMU, FOUNDATION, CONCRETE OR STRUCTURAL WALLS SHOULD BE CHECKED FOR REBAR AND ALL PENETRATIONS SHALL AVOID CUTTING THROUGH REBAR.

SHEET KEYNOTES

1. PROVIDE ELECTRICAL CONNECTIONS TO FURNACE ZONE CONTROLLERS. COORDINATE EXACT REQUIREMENTS WITH FURNACE INSTALLER PRIOR TO ROUGH-IN.
2. PROVIDE ELECTRICAL CONNECTIONS TO EXTERIOR SIGNAGE. CONFIRM EXACT LOCATION WITH SIGNAGE INSTALLER PRIOR TO ROUGH-IN.
3. PROVIDE DATA TO ROOF FOR STARLINK CONNECTIONS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.

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CLERESTORY POWER PLAN

EP102

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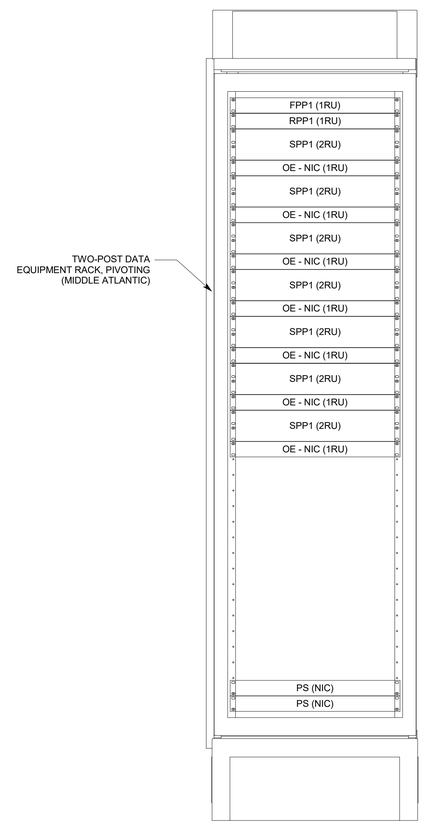

1 TELECOM RACK ELEVATION DETAIL, LEVEL 1, IT 1007

NO SCALE

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TELECOM EQUIPMENT RACK ELEVATIONS

EP501

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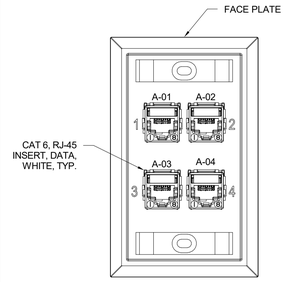

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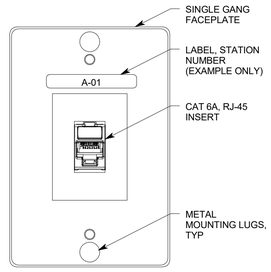

8 WALL PHONE OUTLET
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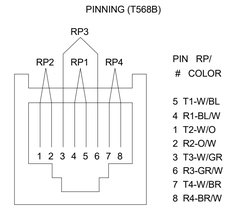

5 VOICE/DATA OUTLET PINNING DETAIL
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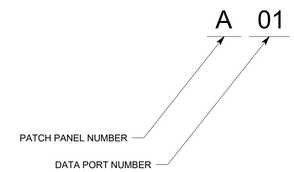

4 CABLE ID EXAMPLE DETAIL
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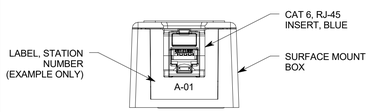

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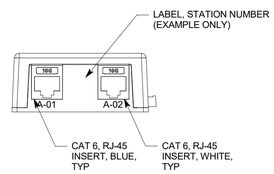

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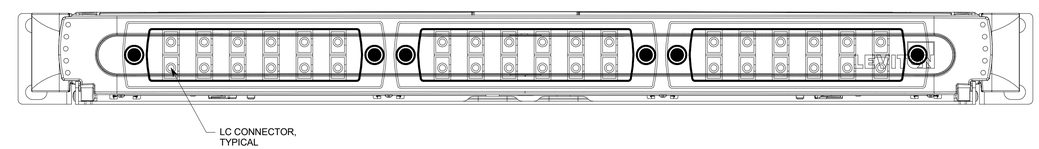

3 FIBER PATCH PANEL, FPP1
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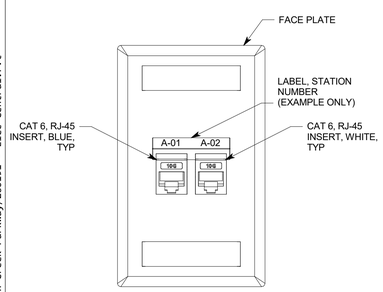

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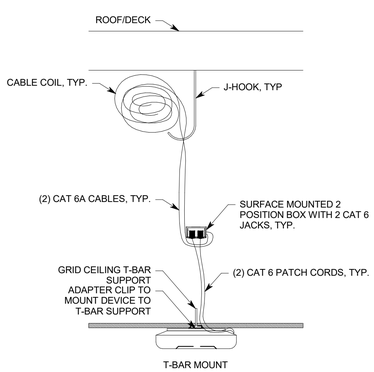

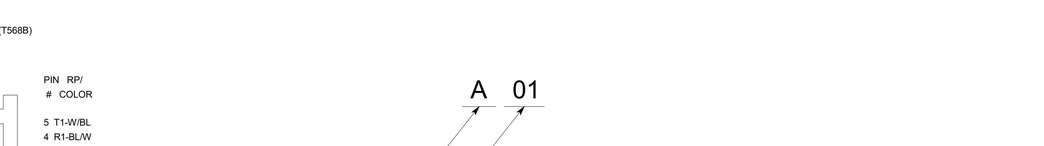

2 TYPE R PATCH PANEL, RPP1
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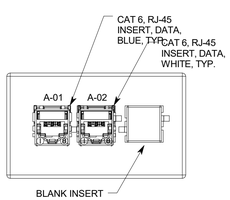

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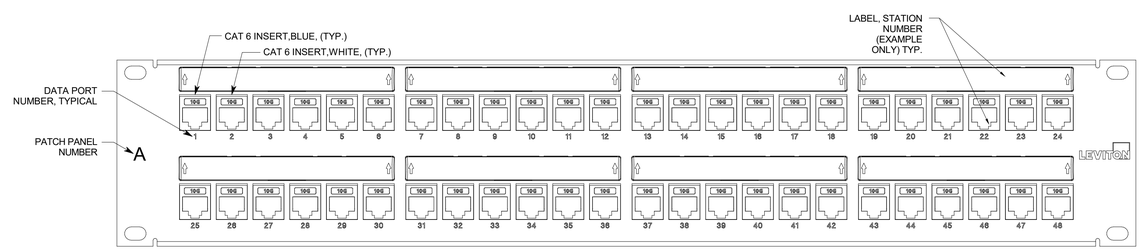

6 WIRELESS AP MOUNTING DETAIL
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1 STATION PATCH PANEL, TYPICAL SPP1
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EP502

BRANCH CIRCUIT CONDUCTOR AND CONDUIT SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	CONDUCTOR SIZE (PHASE, NEUTRAL AND GR)	CONDUIT SIZE
20A/120V	0' - 60'	#12 AWG	0.75" Ø
20A/120V	60' - 95'	#10 AWG	0.75" Ø
20A/120V	95' - 150'	#8 AWG	1" Ø
20A/120V	150' - 240'	#6 AWG	1.25" Ø
20A/277V	0' - 140'	#12 AWG	0.75" Ø
20A/277V	140' - 220'	#10 AWG	0.75" Ø
20A/277V	220' - 350'	#8 AWG	1" Ø
20A/277V	350' - 550'	#6 AWG	1.25" Ø

NOTES:

1. WIRE SIZING IS BASED ON COPPER CONDUCTORS SUPPLYING A 20A, 120V CIRCUIT AT THE INDICATED VOLTAGE, ASSUMED TO BE 80% LOADED (16A), WITH MAXIMUM VOLTAGE DROP OF 3% AT THE LOAD.
2. DOWN-SIZED WIRE AT DEVICE/LOAD AS REQUIRED AND TERMINATE CONDUCTORS IN A SAFE AND CODE COMPLIANT MANNER.
3. CONDUIT SIZE IS BASED ON A MAXIMUM OF 3 CIRCUITS PER CONDUIT, EACH WITH A SEPARATE NEUTRAL CONDUCTOR.

EQUIPMENT NAMEPLATE SCHEDULE

EQUIPMENT ID SCHEME	FIRST DIGIT - BUILDING LEVEL (0, 1, 2, ETC) SECOND DIGIT - PANEL TYPE M - MECHANICAL H - (277/480) L - (120/208) E - EMERGENCY S - STANDBY Q - EQUIPMENT U - UPS K - KITCHEN (120/208) THIRD DIGIT - BUILDING AREA (A, B, C, ETC) FOURTH DIGIT - SEQUENCE # (1,2,3,...)
LABEL FORMAT	[NAME] [SYSTEM] [VOLTAGE] [FED FROM] [SOURCE(S)]
LABEL EXAMPLE	PANEL "4LA1" STANDBY POWER 120/208V FED FROM BUS-A / XFMR 4TA
BUSWAY	LABEL BUSWAY EVERY 6' WHERE EXPOSED TO VIEW AND EVERY 15' WHERE NOT EXPOSED TO VIEW
OTHER	

COLOR SCHEME

SYSTEM	EQUIPMENT	NAMEPLATE COLOR	
		TEXT	BACKGROUND
NORMAL POWER	ALL GEAR NOT INCLUDED BELOW	WHITE	BLACK
STANDBY POWER	MDPS1 AND ALL DOWNSTREAM GEAR, EXCEPT UPS GEAR AS NOTED	WHITE	ORANGE
EMERGENCY POWER	GDP1, GDP2, ATS-E AND ALL DOWNSTREAM GEAR	WHITE	RED
LEGALLY-REQUIRED STANDBY POWER	ATS-S AND ALL DOWNSTREAM GEAR	RED	WHITE
UPS "A" POWER	UPSA AND ALL DOWNSTREAM GEAR	WHITE	BLUE
UPS "B" POWER	UPSB AND ALL DOWNSTREAM GEAR	BLACK	YELLOW

COPPER CONDUCTOR AND CONDUIT SCHEDULE

SCHEDULE NUMBER
SUBSCRIPT (NOTE 5)
(E.G.) 5C IG

CONDUCTOR AND CONDUIT SCHEDULE NOTES

1. CONDUCTORS SHOWN ARE SHOWN FOR EACH CONDUIT WITH MODIFICATIONS AS NOTED IN NOTE 5. ALL CONDUCTORS SHOWN ARE THWN UNLESS OTHERWISE NOTED.
2. PROVIDE EQUIPMENT GROUND CONDUCTORS PER TABLE 250-122 WHEN CIRCUIT BREAKERS ARE SIZED GREATER THAN AMPERE RATING SHOWN IN TABLE.
3. PROVIDE #10 NEUTRALS FOR MULTIWIRE BRANCH CIRCUITS SERVING COMPUTERS.
4. GROUND (G) CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS.
5. RACEWAY ONLY. CONDUCTORS PROVIDED BY UTILITY.
6. SYMBOL SUBSCRIPTS:

"2N": INCLUDE TWO NEUTRAL CONDUCTORS SIZED AS SCHEDULED FOR PHASE AND NEUTRAL CONDUCTORS WHERE THE CONDUCTOR IS #1/0 OR LARGER. INCLUDE A SINGLE 200% RATED CONDUCTOR THAT IS TWICE THE AMPACITY OF THE SCHEDULED PHASE AND NEUTRAL CONDUCTOR WHERE THE CONDUCTOR IS BELOW #1/0 IN SIZE.

"CI": PROVIDE CIRCUIT INTEGRITY CABLE; TYPE TWO-HOUR FIRE RESISTIVE CABLES IN CONDUIT OR PROVIDE FEEDER ENCASED IN CONCRETE.

"FG" FULL SIZE GROUND, SIZE EQUIPMENT GROUNDING CONDUCTOR TO BE SAME SIZE AS THE PHASE CONDUCTORS.

"HH": NEUTRAL CURRENTS EXIST DUE TO HIGH HARMONIC "NONLINEAR" LOADS. CURRENT CARRYING CONDUCTORS DERATED ACCORDINGLY. PROVIDE THE IG/HH SIZE FOR THE EQUIPMENT GROUNDING CONDUCTOR.

"IG": INCLUDE IG (INSULATED/ISOLATED GROUND CONDUCTOR) SCHEDULED ALONG WITH THE GROUND OF EQUIPMENT GROUND CONDUCTOR.

"MC": PROVIDE FEEDER IN METAL-CLAD CABLE; TYPE MC IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

"SE": SUBSTITUTE "SE" CONDUCTOR FOR "G" CONDUCTOR SHOWN, WHICH IS SIZED FOR THE GROUNDING OF THE SECONDARY OF THE SEPARATELY DERIVED SYSTEM.

"SER": PROVIDE SERVICE-ENTRANCE CABLE; TYPE SE OR SER IN PLACE OF SINGLE CONDUCTORS IN CONDUIT.

SYM	AMP	HH AMPS	CONDUIT SIZE	CONDCUTOR (NOTE 1)					
				QTY	SIZE	G	IG/HH	SE	NOTES
1C	20	-	0.75	2	12	12	12	8	2
2C	20	-	0.75	3	12	12	12	8	2
3C	20	24	0.75	4	12	12	12	8	2
4C	30	-	0.75	2	10	10	10	8	2
5C	30	-	0.75	3	10	10	10	8	2
6C	30	32	0.75	4	10	10	10	8	2
7C	40	-	1	2	8	10	8	6	2
8C	40	-	1	3	8	10	8	6	2
9C	40	44	1	4	8	10	8	6	2
10C	55	-	1	2	6	10	8	4	2
11C	55	-	1	3	6	10	8	4	2
12C	55	60	1.25	4	6	10	8	4	2
13C	70	-	1	2	4	8	4	2	2
14C	70	-	1.25	3	4	8	4	2	2
15C	70	76	1.25	4	4	8	4	2	2
16C	85	-	1.25	2	3	8	3	2	2
17C	85	-	1.25	3	3	8	3	2	2
18C	85	92	1.25	4	3	8	3	2	2
19C	95	-	1.25	3	2	8	2	2	2
20C	95	104	1.5	4	2	8	2	2	2
21C	130	-	1.5	3	1	6	2	2	2
22C	130	116	1.5	4	1	6	2	2	2
23C	150	-	2	3	1/0	6	2	1/0	2
24C	150	136	2	4	1/0	6	2	1/0	2
28C	200	180	2.5	4	3/0	6	2	2/0	2
29C	230	-	2.5	3	4/0	4	2	2/0	2
30C	230	208	2.5	4	4/0	4	2	2/0	2
34C	310	280	3	4	350	3	1/0	3/0	2
35C	380	-	3.5	3	500	3	3/0	3/0	2
37C	400	-	2 EA 2	3	3/0	3	3/0	3/0	2
38C	400	360	2 EA 2.5	4	3/0	3	3/0	3/0	2
42C	620	560	2 EA 3	4	350	1/0	4/0	3/0	2
52C	1240	1120	4 EA 3	4	350	3/0	4/0	3/0	4

GENERAL SHEET NOTES

1. PROVIDE NEMA 3R ENCLOSURES FOR EQUIPMENT LOCATED OUTDOORS. REFER TO PLANS FOR EQUIPMENT LOCATIONS.
2. REFER TO PLANS FOR CONSTRAINTS ON PHYSICAL DIMENSIONS AND CLEARANCE REQUIREMENTS OF EQUIPMENT. PROVIDE EQUIPMENT DIMENSIONS THAT FALL WITHIN THE CONSTRAINTS OF EACH SPECIFIC LOCATION.
3. ALL EQUIPMENT SHALL BE CONSTRUCTED AND BRACED FOR THE SEISMIC CONDITIONS OF THE PROJECT. REFER TO ELECTRICAL SPECIFICATIONS FOR REQUIREMENTS.
4. PROVIDE PERFORMANCE TESTING FOR GROUND-FAULT PROTECTION SYSTEMS ON SITE WITH A WRITTEN RECORD OF THIS TEST SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PER NEC 230.95(C).
5. SEE PULLBOX SCHEDULE FOR ADDITIONAL SPARE CONDUITS FROM ELECTRICAL ROOMS TO THE EXTERIOR OF THE BUILDING.

SHEET KEYNOTES

UTILITY CONDUIT SCHEDULE

SCHEDULE NUMBER
(E.G.) U3600

NOTES:

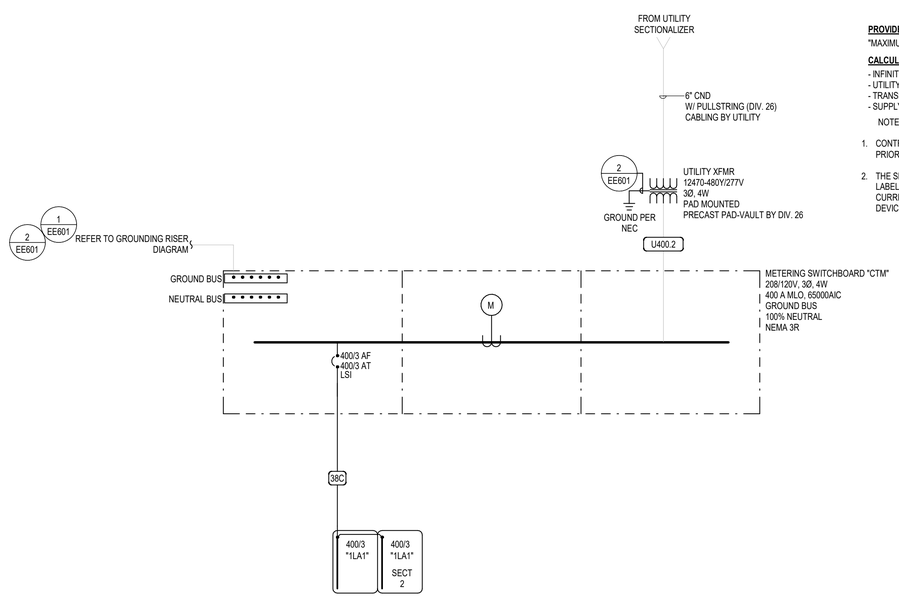
1. SCHEDULE IS FOR RACEWAY QTY AND SIZES ONLY. CABLING PROVIDED BY UTILITY. PROVIDE PULLSTRINGS FOR ALL EMPTY CONDUITS.

SYM	SERVICE SIZE	VOLT	CONDUIT SIZE (")
U400.2	400	208	(2) 4

FAULT CURRENT TABLE

PROVIDE FULLY RATED CIRCUIT BREAKERS IN PANELBOARDS FOR THE FAULT CURRENT SHOWN. SERIES RATINGS WITH NEXT LEVEL UPSTREAM OVERCURRENT PROTECTIVE DEVICES ARE PERMITTED SUBJECT TO FACTORY UL DOCUMENTATION OF SERIES RATING SUBMITTED TO ENGINEER. IF DEVICE OR EQUIPMENT FAULT CURRENT RATING IS NOT SHOWN, ASSUME 100,000 AIC.

BUS	FAULT CURRENT	BUS	FAULT CURRENT
1LA1	12619		
CTM	12971		



PROVIDE PERMANENT LABEL ON "MAIN SWITCHBOARD" STATING:

"MAXIMUM CALCULATED AIC - 12971A, 20260626"

CALCULATIONS ARE BASED ON THE FOLLOWING ASSUMPTIONS:

- INFINITE PRIMARY
- UTILITY TRANSFORMER SIZE 75kVA
- TRANSFORMER IMPEDANCE OF 3.2%
- SUPPLY FEEDER LENGTH OF 119'

NOTES:

1. CONTRACTOR SHALL SUBMIT VARIATIONS FROM ASSUMPTIONS PRIOR TO ORDERING EQUIPMENT.
2. THE SERVICE EQUIPMENT SHALL BE PROVIDED WITH A PERMANENT LABEL INCLUDING: NOMINAL SYSTEM VOLTAGE, AVAILABLE FAULT CURRENT, AND CLEARING TIME ON MAIN OVERCURRENT PROTECTIVE DEVICE BASED ON THE AVAILABLE FAULT CURRENT.

A1 ONE-LINE DIAGRAM
SCALE: NTS

tjs architects

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SEAL

LICENSED PROFESSIONAL ENGINEER
No. 8182456
TYLER SQUIRE
STATE OF UTAH

6/26/2026

ISSUANCES:

	REVISION	DATE

PROJECT:

NUMBER:	26002
DATE:	06.26.2026

SHEET:

ONE-LINE DIAGRAM

EP601

6/26/2026 10:02:19 AM Autodesk Docs://260191 - Bank of Utah - Spanish Fork N Canyon Creek Parkway/260191 - Elec Central.rvt

FLOORBOX SCHEDULE

USE

CFG CONCRETE FLOOR, ON GRADE

CONNECTIONS

C1 RECESSED CABLE CONNECTIONS BELOW FLOOR WITH HINGED LID FOR ACCESS THAT CAN BE CLOSED WHILE IN USE.

COVER

CV1 FLANGED WITH CARPET INSERT FOR CARPET AREAS, FLANGELESS FLUSH GRAY BRUSHED ALUMINUM LID

FF1 FURNITURE FEED COVER WITH (1) 3/4" CND FOR POWER AND (1) 1 1/4" CND FOR DATA CABLING

FINISH

AL ALUMINUM

FB#.D#.A#
- FLOORBOX COVER SHAPE
- FLOORBOX GANGS
- DATA CABLES
- A/V GANGS

NOTES

1 PROVIDE ALL REQUIRED HARDWARE FOR COMPLETE INSTALLATION.

2 INCLUDE SEPARATION BARRIER BETWEEN SYSTEMS AND POWER.

			DEVICE / GANGS										
ID	DESCRIPTION	SIZE (NOMINAL)	DUPLEX	FURNITURE	DATA CABLES	DATA GANGS	A/V GANGS	SPARE	USE	CONNECTION	COVER	FINISH	MANUFACTURER (CATALOG SERIES)	NOTES
FB2.D2.A0	2 GANG, POWER & DATA FLOORBOX	LENGTH:13" WIDTH: 7" DEPTH: 4"	1		2	1		0	CFG	C1	CV1	AL	WIREMOLD (RFBA2R30OG) HUBBELL (CFB2G30CRE) FSR (FL-200)	
FFB4.D0.A0	FLUSH, DUAL SERVICE, FURNITURE FEED	LENGTH:12" WIDTH: 10" DEPTH: 6"		4				0	CFG	C1	FF1	AL	WIREMOLD (EFBFF) HUBBELL CFB4G30, FURNITURE FEED COVER) FSR (FL-300)	

EQUIPMENT SCHEDULE

EQUIPMENT SCHEDULE KEY

E - DIVISION 26
Q - FURNISHED WITH EQUIPMENT, INSTALLED BY DIV.26

NOTES:

1. PROVIDE MANUAL STARTER WITH THERMAL OVERLOAD AND RELAY FOR ATC/BAS CONTROL.
2. PROVIDE FUSED DISCONNECT ELEVATOR POWER MODULE WITH SHUNT TRIP.
3. INDOOR UNITS FED FROM OUTDOOR UNIT. PROVIDE DISCONNECTS FOR BOTH.

GENERAL NOTES:

1. LOCATE ELECTRICAL EQUIPMENT IN ACCESSIBLE LOCATION, SUCH THAT IT IS WITHIN SIGHT OF THE EQUIPMENT IT IS SERVING, AND COMPLIES WITH N.E.C. REQUIRED CLEARANCES.
2. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND SIZE FEEDER, STARTER, DISCONNECT AND OVERCURRENT PROTECTION IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OF ACTUAL EQUIPMENT SUPPLIED.
3. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION DRAWINGS FOR ANY ADDITIONAL REQUIREMENTS PRIOR TO BID.
4. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER DIVISION SUBMITTALS FOR ANY EQUIPMENT REQUIRING CONNECTION BY ELECTRICAL CONTRACTOR AND COORDINATE ALL REQUIREMENTS PRIOR TO ROUGH-IN.

			LOAD DATA								OCPD		DISCONNECT			MOTOR CONTROLLER				
LABEL	QTY	DESCRIPTION	HP	kW	MCA	FLA	V	PH	WIRE AND	CONDUIT SIZE	DEVICE	FED FROM	PROVIDED BY	DEVICE		PROVIDED BY	DEVICE	SIZES	NEMA ENCLOSURE RATING	NOTES
CU-1	1	CONDENSING UNIT	-	-	-	22.9	208	1	2 #8, #10 GR	1" CND	40/2 CB	1LA1	E	60A/2P FRS-25		E	-	-	-	
CU-2	1	CONDENSING UNIT	-	-	-	36.9	208	1	2 #4, #8 GR	1" CND	70/2 CB	1LA1	E	100A/2P FRS-50		E	-	-	-	
CU-3	1	CONDENSING UNIT	-	-	-	22.9	208	1	2 #8, #10 GR	1" CND	40/2 CB	1LA1	E	60A/2P FRS-25		E	-	-	-	
EF-1	2	EXHAUST FAN	-	-	-	0.5	120	1	2 #12, #12 GR	0.75" CND	20/1 CB	1LA1	E	TOGGLE SWITCH		E	-	-	-	
EWH-1	1	ELECTRIC WATER HEATER	-	-	-	20.8	120	1	2 #8, #10 GR	1" CND	40/1 CB	1LA1	E	60A/1P	NF	E	-	-	-	
EWH-2	1	ELECTRIC WATER HEATER	-	-	-	29.2	120	1	2 #6, #10 GR	1" CND	50/1 CB	1LA1	E	60A/1P	NF	E	-	-	-	
F-1	1	FURNACE	-	-	-	11.4	120	1	2 #12, #12 GR	0.75" CND	20/1 CB	1LA1	E	30A/1P	NF	E	-	-	-	
F-2	1	FURNACE	-	-	-	11.4	120	1	2 #12, #12 GR	0.75" CND	20/1 CB	1LA1	E	30A/1P	NF	E	-	-	-	
F-3	1	FURNACE	-	-	-	11.4	120	1	2 #12, #12 GR	0.75" CND	20/1 CB	1LA1	E	30A/1P	NF	E	-	-	-	
IDU-1	1	INDOOR UNIT	-	-	-	0.1	208	1	2 #10, #10 GR	0.75" CND	30/2 CB	1LA1	E	30A/2P FRS-15		E	-	-	-	
ODU-1	1	OUTDOOR UNIT	-	-	-	14	208	1	2 #10, #10 GR	0.75" CND	30/2 CB	1LA1	E	30A/2P FRS-15		E	-	-	-	

PANEL: "1LA1"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	FED FROM:	CABINET:	LOCATION:	NEMA:
120/208V, 3 PH 4 WIRE	22" W x 6" D, BOLT-ON	400 AMPERE MAIN LUGS		SURFACE		

NOTES: AIC RATING: 12,619

CKT	OCP			LOAD (kVA)					PHASE LOAD							LOAD (kVA)			OCP			CKT
NO	AMP	POLE	BKR	LTG	PWR	CO	DESCRIPTION		A		B		C		DESCRIPTION	CO	PWR	LTG	BKR	POLE	AMP	NO
1	20	1		1.1	0.0	0.0	LTG: WEST ROOMS	1.1	0.4						CO: BREAK 1021	0.4	0.0	0.0		1	20	2
3	20	1		1.2	0.0	0.0	LTG: EAST ROOMS			1.2	1.0				PWR: BREAK 1021 DISHWASHER	0.0	1.0	0.0		1	20	4
5	20	1		0.0	0.0	0.9	CO: WORK 1005					0.9	1.0		PWR: BREAK 1021 DISPOSAL	0.0	1.0	0.0		1	20	6
7	20	1		0.0	0.0	1.1	CO: OFFICE 1004 & 1024	1.1	0.2						CO: BREAK 1021	0.2	0.0	0.0		1	20	8
9	20	1		0.0	0.0	1.1	CO: OFFICE 1022 & 1023			1.1	1.2				PWR: BREAK 1021 MICROWAVE	0.0	1.2	0.0		1	20	10
11	20	1		0.0	0.0	0.9	CO: CONFERENCE 1014					0.9	1.2		PWR: BREAK 1021 MICROWAVE	0.0	1.2	0.0		1	20	12
13	20	1		0.0	0.0	1.1	CO: LOBBY 1003	1.1	1.0						PWR: BREAK 1021 FRIDGE	0.0	1.0	0.0		1	20	14
15	20	1		0.0	0.0	1.1	CO: LOBBY 1003			1.1	0.5				CO: CLERESTORY	0.5	0.0	0.0		1	20	16
17	20	1		0.0	0.5	0.0	PWR: PNEUMATIC TUBE SYSTEM					0.5	1.4		PWR: F-1	0.0	1.4	0.0		1	20	18
19	20	1		0.0	0.5	0.0	PWR: PNEUMATIC TUBE SYSTEM	0.5	1.4						PWR: F-2	0.0	1.4	0.0		1	20	20
21	20	1		0.0	0.0	0.9	CO: LOBBY 1003			0.9	1.4				PWR: F-3	0.0	1.4	0.0		1	20	22
23	20	1		0.0	0.0	0.4	CO: IT 1007					0.4	2.4		PWR: CU-1	0.0	4.8	0.0		2	40	24
25	20	1		0.0	0.0	0.4	CO: IT 1007	0.4	2.4						--	--	--	--	--	--	--	26
27	20	1		0.0	1.0	0.0	PWR: WELLNESS 1009 FRIDGE			1.0	3.8				PWR: CU-2	0.0	7.7	0.0		2	70	28
29	20	1		0.0	0.0	0.7	CO: WELLNESS 1009					0.7	3.8		--	--	--	--	--	--	--	30
31	20	1		0.0	1.0	0.0	PWR: ACS 1008	1.0	2.4						PWR: CU-3	0.0	4.8	0.0		2	40	32
33	20	1		0.0	1.0	0.0	PWR: FACP			1.0	2.4				--	--	--	--	--	--	--	34
35	20	1		0.0	1.0	0.0	PWR: DRINKING FOUNTAIN					1.0	1.5		PWR: ODU-1 & IDU-1	0.0	2.9	0.0		2	30	36
37	20	1		0.0	0.1	0.4	CO: RR 1012 & 1013	0.5	1.5						--	--	--	--	--	--	--	38
39	20	1		0.0	0.0	0.9	CO: OFFICE 1016			0.9	0.5				PWR: FURNACE ZONE CONTROLLERS	0.0	0.5	0.0		1	20	40
41	20	1		0.0	0.0	1.1	CO: OFFICE 1017 & 1018					1.1	2.5		PWR: EWH-1	0.0	2.5	0.0		1	40	42
43	20	1		0.0	0.4	0.0	PWR: OPEN OFFICE 1015 FURNITURE	0.4	3.5						PWR: EWH-2	0.0	3.5	0.0		1	50	44
45	20	3		0.0	1.8	0.0	PWR: OPEN OFFICE 1015 FURNITURE			0.6	1.0				PWR: DRIVE-THRU SIGNAGE	0.0	1.0	0.0		1	20	46
47	--	--	--	--	--	--	--					0.6	0.5		PWR: DRIVE-THRU EQUIPMENT	0.0	0.5	0.0		1	20	48
49	--	--	--	--	--	--	--	0.6	0.5						PWR: DRIVE-THRU EQUIPMENT	0.0	0.5	0.0		1	20	50
51	20	1		0.0	1.0	0.0	PWR: PRINT 1019 EQUIPMENT			1.0	0.5				PWR: DRIVE-THRU EQUIPMENT	0.0	0.5	0.0		1	20	52
53	20	1		0.0	1.0	0.0	PWR: PRINT 1019 EQUIPMENT					1.0	0.5		PWR: DRIVE-THRU EQUIPMENT	0.0	0.5	0.0		1	20	54
55	20	1		0.0	1.0	0.0	PWR: PRINT 1019 COPIER	1.0	0.1						LTG: EXTERIOR	0.0	0.0	0.1		1	20	56
57	20	1		0.0	0.0	0.4	CO: PRINT 1019			0.4	1.0				PWR: EXTERIOR SIGNAGE	0.0	1.0	0.0		1	20	58
59	20	1		0.0	0.0	0.0	SPARE					0.0	1.0		PWR: EXTERIOR SIGNAGE	0.0	1.0	0.0		1	20	60
61	20	1		0.0	0.0	0.0	SPARE	0.0	1.0						PWR: EXTERIOR SIGNAGE	0.0	1.0	0.0		1	20	62
63	20	1		0.0	0.0	0.0	SPARE			0.0	0.9				LTG: COLOR CHANGING LIGHTS	0.0	0.0	0.9		1	20	64
65	20	1		0.0	0.0	0.0	SPARE					0.0	0.1		LTG: CLERESTORY	0.0	0.0	0.1		1	20	66
67	20	1		0.0	0.0	0.0	SPARE	0.0	0.0						LTG: ROOF	0.0	0.0	0.0		1	20	68
69	20	1		0.0	0.0	0.0	SPARE			0.0	0.0				LTG: ROOF	0.0	0.0	0.0		1	20	70
71	20	1		0.0	0.0	0.0	SPARE					0.0	0.3		LTG: SITE	0.0	0.0	0.3		1	20	72
73	20	1		0.0	0.0	0.0	SPARE	0.0	0.0						SPARE	0.0	0.0	0.0		1	20	74
75	20	1		0.0	0.0	0.0	SPARE			0.0	0.0				SPARE	0.0	0.0	0.0		1	20	76
77	20	1		0.0	0.0	0.0	SPARE					0.0	0.0		SPARE	0.0	0.0	0.0		1	20	78
79	20	1		0.0	0.0	0.0	SPARE	0.0	0.0						SPARE	0.0	0.0	0.0		1	20	80
81	20	1		0.0	0.0	0.0	SPARE			0.0	0.0				SPARE	0.0	0.0	0.0		1	20	82
83	20	1		0.0	0.0	0.0	SPARE					0.0	0.0		SPARE	0.0	0.0	0.0		1	20	84
TOTALS:							CONNECTED kVA PER PHASE	22		23		23			CONNECTED TOTAL kVA =	68						
							CONNECTED AMPS PER PHASE	182		197		194			AVERAGE CONNECTED AMPS PER PHASE =	190						

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **3.7 kVA @ 125% = 4.6 kVA** - 100% CONNECTED LOAD PLUS 25%

RECEPTACLES: **12.2 kVA @ 91% = 11.1 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50%

ALL OTHER LOADS @ 100% : **54.4 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA = **70**

AVERAGE AMPS PER PHASE = **195**

BKR: GF=GFCI, GF3=30mA GFCI CAPABLE OF BEING LOCKED OUT IN OPEN POSITION, IG=ISOLATED GROUND, AF=AFCI, ST=SHUNT TRIP, RED=PROVIDE RED COLORED BREAKER, AF=ARC FAULT CURRENT INTERRUPTER, GA=COMBINATION OF GROUND FAULT AND ARC FAULT CIRCUIT INTERRUPTER, GS=COMBINATION OF SHUNT TRIP WITH GFCI, EX=EXISTING LOAD

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SEAL

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No. 8182456
TYLER SQUIRE
STATE OF UTAH

6/26/2026

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EQUIPMENT SCHEDULE

EP602

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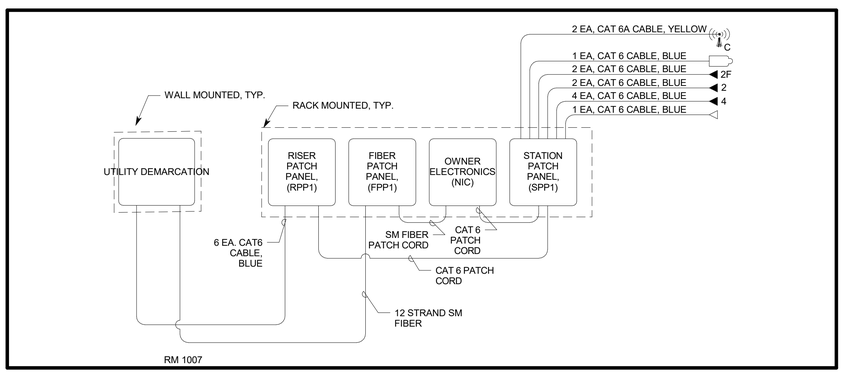
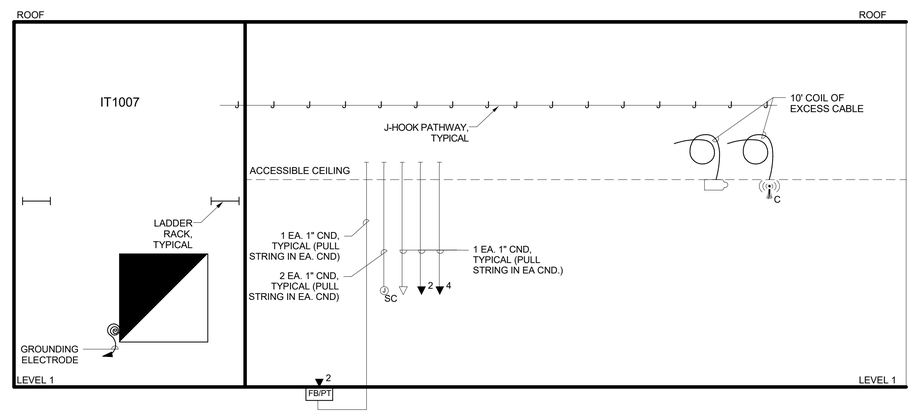


2 TELECOM CABLE RISER DIAGRAM (RM 1007)

NO SCALE



1 TELECOM CONDUIT RISER DIAGRAM (RM 1007)

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TELECOM RISER DIAGRAMS

EP650

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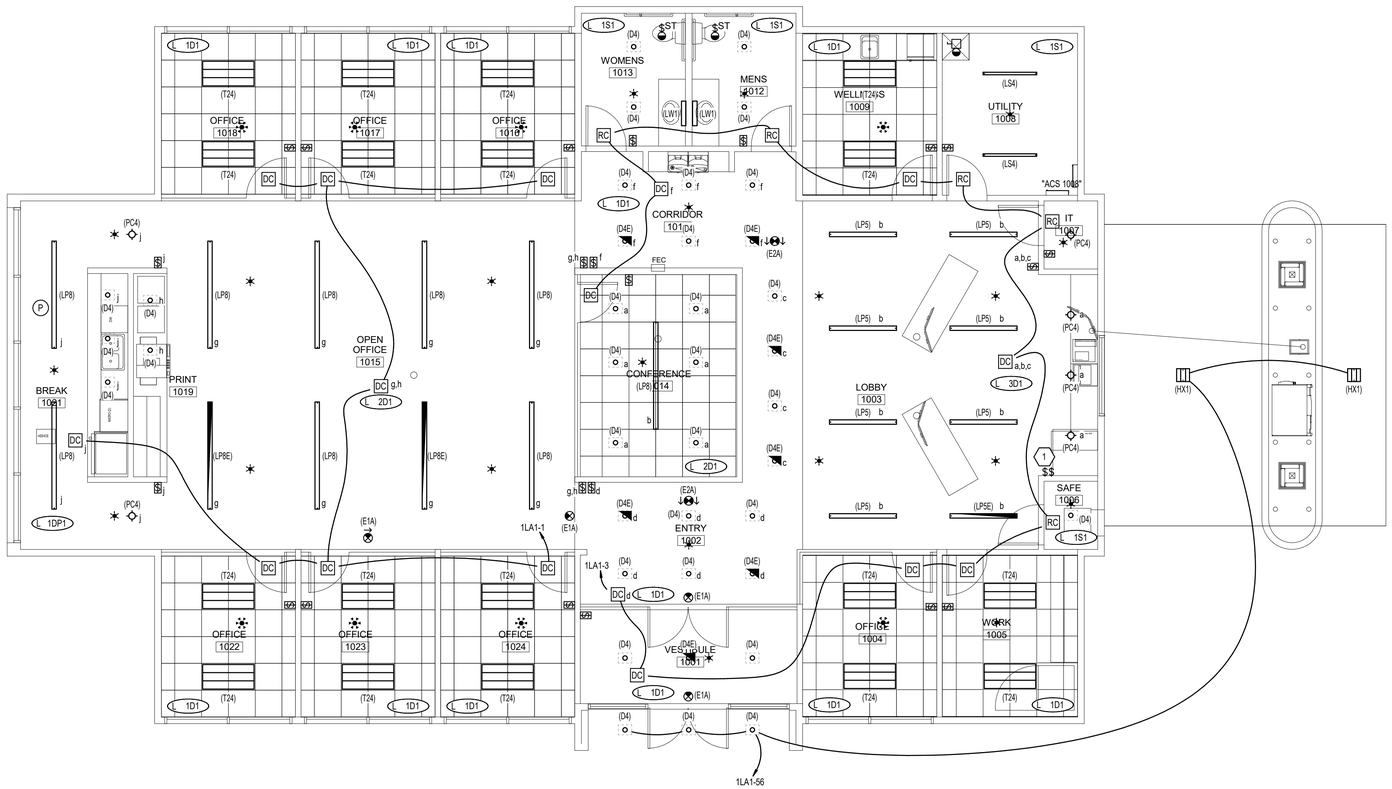

1 LEVEL 1 LIGHTING PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALLOW A MINIMUM OF 4" CLEARANCE ABOVE ALL CEILING MOUNTED RECESSED LIGHT FIXTURES. COORDINATE LOCATIONS AND LIGHT FIXTURE DEPTHS WITH ALL OTHER TRADES PRIOR TO ROUGH-IN.
2. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES WITH MECHANICAL EQUIPMENT, DUCT, PIPE, PLUMBING, ETC. IN SPACES WITH OPEN CEILINGS PRIOR TO ROUGH-IN.
3. DIGITAL LIGHTING CONTROL DIMMING/ROOM CONTROLLERS SHALL BE LOCATED ON THE WALL ABOVE THE DOOR FOR THE SPACE THEY SERVE WHERE POSSIBLE AND NEAR THE DOOR WHERE THIS IS NOT POSSIBLE. FOR LARGE COMMON SPACES OR EXTERIOR LIGHTING, THEY SHALL BE CENTRALLY LOCATED WITH THE ELECTRICAL ROOM.
4. REFER TO LIGHTING/SPACE CONTROL TYPE SCHEDULES FOR WIRING DIAGRAMS OF EACH SPACE.
5. COORDINATE FIRE RATED CONSTRUCTION AND PENETRATIONS WITH ARCHITECTURAL DRAWINGS AND DETAILS.
6. CIRCUIT ALL EXIT SIGNS TO UNSWITCHED LEG OF INDICATED CIRCUIT.
7. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MOUNTING HARDWARE ALONG WITH REQUIRED SEISMIC BRACING FOR EACH FIXTURE.
8. ALL EXPOSED CONDUITS IN EXPOSED CEILING SHALL BE PAINTED TO MATCH. COLOR BY ARCHITECT.
9. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE.

SHEET KEYNOTES

1 PROVIDE LIGHT SWITCHES TO CONTROL SIGNAGE AT EACH DRIVE-THRU LANE. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN.

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LEVEL 1 LIGHTING PLAN

EL101

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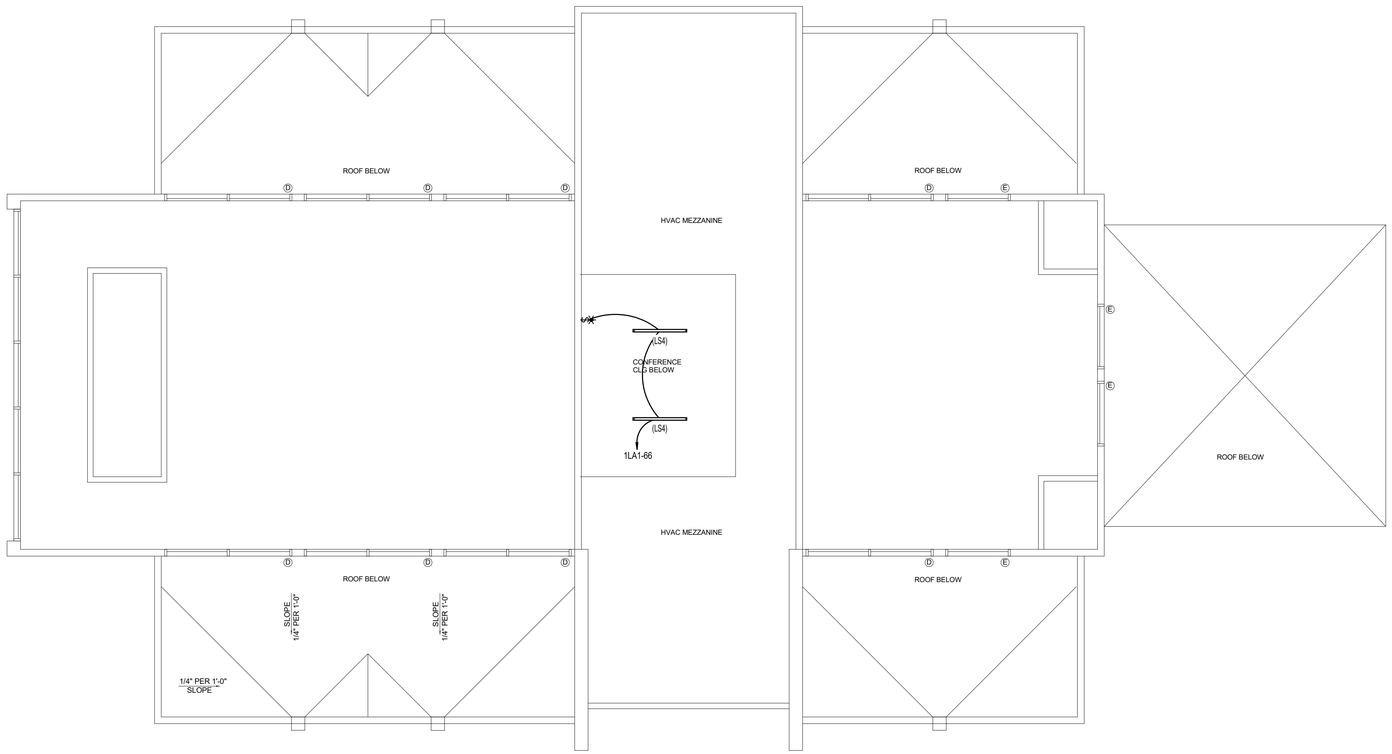

1 CLERESTORY LIGHTING PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALLOW A MINIMUM OF 4" CLEARANCE ABOVE ALL CEILING MOUNTED RECESSED LIGHT FIXTURES. COORDINATE LOCATIONS AND LIGHT FIXTURE DEPTHS WITH ALL OTHER TRADES PRIOR TO ROUGH-IN.
2. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES WITH MECHANICAL EQUIPMENT, DUCT, PIPE, PLUMBING, ETC. IN SPACES WITH OPEN CEILINGS PRIOR TO ROUGH-IN.
3. DIGITAL LIGHTING CONTROL DIMMING/ROOM CONTROLLERS SHALL BE LOCATED ON THE WALL ABOVE THE DOOR FOR THE SPACE THEY SERVE WHERE POSSIBLE AND NEAR THE DOOR WHERE THIS IS NOT POSSIBLE. FOR LARGE COMMON SPACES OR EXTERIOR LIGHTING, THEY SHALL BE CENTRALLY LOCATED WITH THE ELECTRICAL ROOM.
4. REFER TO LIGHTING/SPACE CONTROL TYPE SCHEDULES FOR WIRING DIAGRAMS OF EACH SPACE.
5. COORDINATE FIRE RATED CONSTRUCTION AND PENETRATIONS WITH ARCHITECTURAL DRAWINGS AND DETAILS.
6. CIRCUIT ALL EXIT SIGNS TO UNSWITCHED LEG OF INDICATED CIRCUIT.
7. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MOUNTING HARDWARE ALONG WITH REQUIRED SEISMIC BRACING FOR EACH FIXTURE.
8. ALL EXPOSED CONDUITS IN EXPOSED CEILING SHALL BE PAINTED TO MATCH. COLOR BY ARCHITECT.
9. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE.

SHEET KEYNOTES

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CLERESTORY LIGHTING PLAN

EL102

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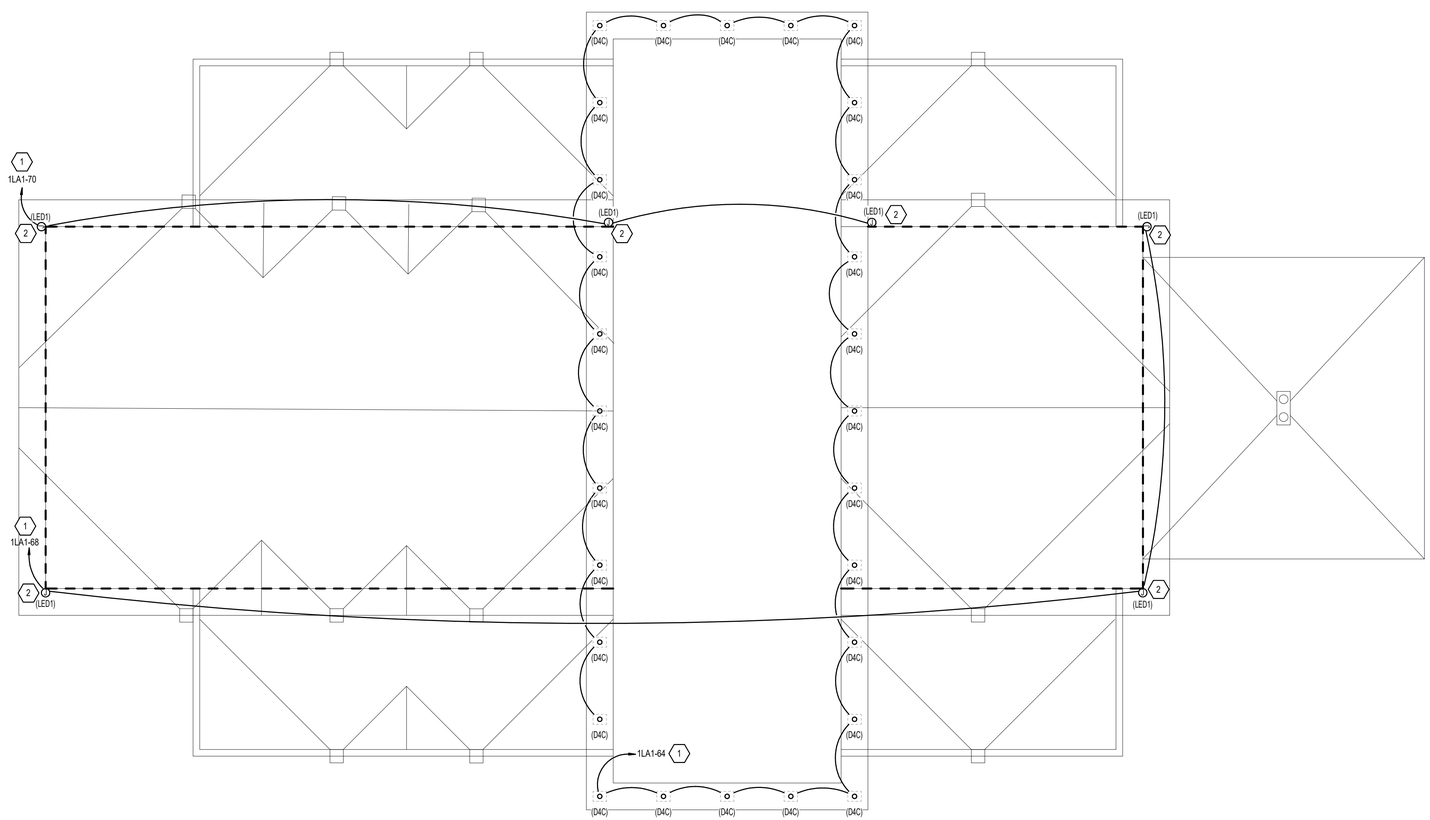

1 ROOF LIGHTING PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALLOW A MINIMUM OF 4" CLEARANCE ABOVE ALL CEILING MOUNTED RECESSED LIGHT FIXTURES. COORDINATE LOCATIONS AND LIGHT FIXTURE DEPTHS WITH ALL OTHER TRADES PRIOR TO ROUGH-IN.
2. COORDINATE LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES WITH MECHANICAL EQUIPMENT, DUCT, PIPE, PLUMBING, ETC. IN SPACES WITH OPEN CEILINGS PRIOR TO ROUGH-IN.
3. DIGITAL LIGHTING CONTROL DIMMING/ROOM CONTROLLERS SHALL BE LOCATED ON THE WALL ABOVE THE DOOR FOR THE SPACE THEY SERVE WHERE POSSIBLE AND NEAR THE DOOR WHERE THIS IS NOT POSSIBLE. FOR LARGE COMMON SPACES OR EXTERIOR LIGHTING, THEY SHALL BE CENTRALLY LOCATED WITH THE ELECTRICAL ROOM.
4. REFER TO LIGHTING/SPACE CONTROL TYPE SCHEDULES FOR WIRING DIAGRAMS OF EACH SPACE.
5. COORDINATE FIRE RATED CONSTRUCTION AND PENETRATIONS WITH ARCHITECTURAL DRAWINGS AND DETAILS.
6. CIRCUIT ALL EXIT SIGNS TO UNSWITCHED LEG OF INDICATED CIRCUIT.
7. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MOUNTING HARDWARE ALONG WITH REQUIRED SEISMIC BRACING FOR EACH FIXTURE.
8. ALL EXPOSED CONDUITS IN EXPOSED CEILING SHALL BE PAINTED TO MATCH. COLOR BY ARCHITECT.
9. CONTRACTOR SHALL UPSIZE BRANCH CIRCUITS AND FEEDERS FOR VOLTAGE DROP BASED ON ACTUAL LENGTHS. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH THE BRANCH CIRCUIT CONDUCTOR SIZING TABLE.

SHEET KEYNOTES

1 PROVIDE DMX CONTROLLER FOR COLOR-CHANGING EXTERIOR LIGHTS. FIELD VERIFY ACCESSIBLE LOCATION TO MOUNT THE CONTROLLER PRIOR TO ROUGH-IN.

2 LINEAR LED COLOR-CHANGING COVE LIGHT MOUNTED IN EFIS COVE. MOUNT FIXTURES TO TOP OF COVE AND ANGLE FIXTURES AT 20 DEGREES AWAY FROM THE BUILDING. COORDINATE FIXTURE MOUNTING WITH COVE INSTALLERS PRIOR TO ROUGH-IN. INSTALL A SHORT LENGTH OF COVE LIGHTS AS A MOCK UP FOR THE ARCHITECT AND OWNER TO REVIEW PRIOR TO FINALIZING AND INSTALLING THE FULL LENGTH.

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ROOF LIGHTING PLAN

EL103

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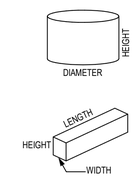
INTERIOR LIGHTING FIXTURE SCHEDULE



GENERAL NOTES

1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
3. ALL FIXTURES SHALL BE LISTED AND APPROVED FOR THEIR INTENDED USE AND LOCATION.
4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

			LUMINAIRE				DRIVER			
ID	DESCRIPTION	SIZE (NOMINAL)	DELIVERED DIRECT LUMENS	DELIVERED INDIRECT LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	MANUFACTURER (CATALOG SERIES)
(D4)	DESCRIPTION: 4" DOWNLIGHT MOUNTING: RECESSED, CEILING FINISH: SCBA OPTICS: 35° BEAM, CLEAR REFLECTOR, MATTE DIFFUSE OPTIONS: EM: NONE	LENGTH: 12" WIDTH: 9" HEIGHT: 8" DIAMETER: 4"	1,500		3500K	80	LED (0-10V DIMMING) 1%	120/277V	15	GOTHAM (ICO4) PORTFOLIO (LD4B) LIGHTOLIER (4RNC4L)
(D4E)	DESCRIPTION: 4" DOWNLIGHT MOUNTING: RECESSED, CEILING FINISH: SCBA OPTICS: 35° BEAM, CLEAR REFLECTOR, MATTE DIFFUSE OPTIONS: EM: EMERGENCY BATTERY	LENGTH: 12" WIDTH: 9" HEIGHT: 8" DIAMETER: 4"	2,000		3500K	80	LED (0-10V DIMMING) 1%	120/277V	20	GOTHAM (ICO4) PORTFOLIO (LD4B) LIGHTOLIER (4RNC4L)
(E1A)	DESCRIPTION: EXIT SIGN, EDGE LIT, SINGLE SIDED MOUNTING: CEILING, WALL FINISH: SCBA OPTICS: OPTIONS: EM: BATTERY	LENGTH: 11" WIDTH: 3" HEIGHT: 10"			GREEN		LED	120/277V	5	ISOLITE (UEL) EVENLITE (SOV) EMERGENSEE (SEEXLRN)
(E2A)	DESCRIPTION: EXIT SIGN, EDGE LIT, DOUBLE SIDED MOUNTING: CEILING, WALL FINISH: SCBA OPTICS: OPTIONS: EM: BATTERY	LENGTH: 11" WIDTH: 3" HEIGHT: 10"			GREEN		LED	120/277V	5	ISOLITE (UEL) EVENLITE (SOV) EMERGENSEE (SEEXLRN)
(LP5)	DESCRIPTION: LINEAR PENDANT, INDIRECT / DIRECT MOUNTING: PENDANT FINISH: SCBA OPTICS: UP INDIRECT / DIRECT, FLUSH LENS, LOW GLOSS WHITE REFLECTOR OPTIONS: EM: NONE	LENGTH: 60" WIDTH: 4" HEIGHT: 4"	1,875	2,250	3500K	80	LED (0-10V DIMMING)	120/277V	38	AXIS (TB4DILED)
(LP5E)	DESCRIPTION: LINEAR PENDANT, INDIRECT / DIRECT MOUNTING: PENDANT FINISH: SCBA OPTICS: UP INDIRECT / DIRECT, FLUSH LENS, LOW GLOSS WHITE REFLECTOR OPTIONS: EM: EMERGENCY BATTERY	LENGTH: 60" WIDTH: 4" HEIGHT: 4"	1,875	2,250	3500K	80	LED (0-10V DIMMING)	120/277V	38	AXIS (TB4DILED)
(LP8)	DESCRIPTION: LINEAR PENDANT, INDIRECT / DIRECT MOUNTING: PENDANT FINISH: SCBA OPTICS: UP INDIRECT / DIRECT, FLUSH LENS, LOW GLOSS WHITE REFLECTOR OPTIONS: EM: NONE	LENGTH: 96" WIDTH: 4" HEIGHT: 4"	3,000	3,600	3500K	80	LED (0-10V DIMMING)	120/277V	60	AXIS (TB4DILED)
(LP8E)	DESCRIPTION: LINEAR PENDANT, INDIRECT / DIRECT MOUNTING: PENDANT FINISH: SCBA OPTICS: UP INDIRECT / DIRECT, FLUSH LENS, LOW GLOSS WHITE REFLECTOR OPTIONS: EM: EMERGENCY BATTERY	LENGTH: 96" WIDTH: 4" HEIGHT: 4"	3,000	3,600	3500K	80	LED (0-10V DIMMING)	120/277V	60	AXIS (TB4DILED)
(LS4)	DESCRIPTION: LINEAR STRIP, DAMP LISTED MOUNTING: CEILING, PENDANT, WALL FINISH: SCBA OPTICS: DROP LENS OPTIONS: EM: NONE	LENGTH: 48" WIDTH: 2.5" HEIGHT: 3"	3,000		3500K	80	LED (0-10V DIMMING)	120/277V	30	LITHONIA (ZL1D) METALUX (4SNLED) DAYBRITE (FSS4)
(LW1)	DESCRIPTION: DECORATIVE LINEAR MOUNTING: WALL SURFACE FINISH: SCBA OPTICS: FLUSH LENS, LOW GLOSS WHITE REFLECTOR OPTIONS: FLAT END CAP, FIXED WALL BRACKET EM: NONE	LENGTH: 22.5" WIDTH: 4.7" HEIGHT: 4.3"	1,697		3000K	90	LED (0-10V DIMMING)	120/277V	25	LIGHTOLOGY (TLG604478)
(PC4)	DESCRIPTION: 4" PENDANT STEM CYLINDER MOUNTING: PENDANT FINISH: SCBA OPTICS: CLEAR REFLECTOR, MATTE DIFFUSE, MEDIUM WIDE DISTRIBUTION OPTIONS: EM: NONE	HEIGHT: 9" DIAMETER: 5.5" APERTURE: 4"	1,500		3000K	80	LED (0-10V DIMMING) 1%	120/277V	14	GOTHAM (EVO4PC) PORTFOLIO (LER4B) LIGHTOLIER (C4PDL)
(T24)	DESCRIPTION: VOLUMETRIC TROFFER MOUNTING: GRID CEILING FINISH: SCBA OPTICS: OPTIONS: EM: NONE	LENGTH: 48" WIDTH: 24" HEIGHT: 4"	4,000		3500K	80	LED (0-10V DIMMING) 1%	120/277V	32	LITHONIA (2ALL4) METALUX (24RLN) DAYBRITE (2CAXG)

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INTERIOR LIGHTING FIXTURE SCHEDULE

EL601

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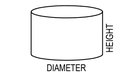
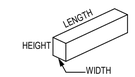
EXTERIOR LIGHTING FIXTURE SCHEDULE





GENERAL NOTES

1. SUBSTITUTIONS AND/OR EQUAL FIXTURES MUST RECEIVE APPROVAL PRIOR TO BIDDING, THEY MUST BE SUBMITTED TO THE ENGINEER NO LESS THAN 2 WEEKS PRIOR TO BID OPENING.
2. SAMPLES MUST BE PROVIDED FOR ANY AND ALL FIXTURES UPON A/E REQUEST PRIOR TO RELEASING FIXTURES.
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4. VERIFY THE PROPER MOUNTING KITS OR ACCESSORIES TO FACILITATE INSTALLATION AS SHOWN AT EACH LOCATION ON THE DRAWINGS.
5. COMPLY WITH THE "INTERIOR LIGHTING" SECTION OF THE SPECIFICATIONS.
6. ALL LIGHT FIXTURES TO BE EITHER "DLC" OR "LIGHTING FACTS" LISTED OR TO BE APPROVED BY ARCHITECT/ENGINEER AND OWNER.
7. CONTRACTOR ALLOWANCE PRICES ARE ACCURATE WHEN THIS JOB WAS SPECIFIED, CONTRACTOR AND ELECTRICAL DISTRIBUTOR SHALL VERIFY THIS ALLOWANCE AND REPORT ANY PROBLEMS TO THE ENGINEER BEFORE THE BID. ALLOWANCE PRICE MAY OR MAY NOT INCLUDE LAMP(S) OR FREIGHT AS NOTED, AND DO NOT INCLUDE ANY TAXES.

			LUMINAIRE						DRIVER			
			BUG RATING									
ID	DESCRIPTION	SIZE (NOMINAL)	BACK	UP	GLARE	LUMENS	COLOR TEMP	CRI	TYPE	VOLTAGE	WATTS	MANUFACTURER
(D4C)	DESCRIPTION: RGBW DOWNLIGHT MOUNTING: RECESSED, CEILING FINISH: SCBA OPTICS: OPTIONS: EM: NONE	LENGTH: 12" WIDTH: 9" HEIGHT: 8" DIAMETER: 4"				2,000	RGBW	80	LED (0-10V DIMMING) 1%	120/277V	32	LUMENPULSE (LCRS-A-FD-120-R-L20-MRGBWP-90-VW-DMX/RDM-SB-SCBA-XX-SCBA-RM-1-WET-LSW)
(HX1)	DESCRIPTION: LED CANOPY LIGHT MOUNTING: RECESSED FINISH: SCBA OPTICS: ASYMMETRIC OPTIONS: EM: NONE	LENGTH: 11.5" WIDTH: 11.5" DEPTH: 5.9"	1	0	1	3,757	4000K	80	LED	120/277V	31	LITHONIA (RCNY LED ASYC)
(LED1)	DESCRIPTION: RGBW LED COVE LIGHT MOUNTING: SURFACE FINISH: OPTICS: OPTIONS: PROVIDE PROGRAMMABLE DMX CONTROLLER FOR ALL COVE LIGHTS EM: NONE	LENGTH: PER PLANS WIDTH: DEPTH:				600	RGBW	80	LED (0-10V DIMMING) 1%	120V	10	INSIGHT (AM-D-RGB40-XX"-120-DMXSY/AM-D-RGB40-XX"-120-DMXSY/EL12430-5-B/EL12291-B)
(OP4D)	DESCRIPTION: AREA POLE LIGHT MOUNTING: POLE FINISH: SCBA OPTICS: OPTIONS: WIND RATING: - EM: NONE	LENGTH: 32" WIDTH: 18" DEPTH: 7" POLE HEIGHT: 20'	1	0	2	4,666	4000K	80	LED	120/277V	45	LITHONIA (DSX1)
(OW1)	DESCRIPTION: LED WALL PACK MOUNTING: WALL, 8' MOUNTING HEIGHT FINISH: SCBA OPTICS: OPTIONS: EM: NONE	HEIGHT: 9" WIDTH: 11.5" DEPTH: 7"	1	0	1	2,000	4000K	80	LED	120/277V	18	LITHONIA (WDGE2-LED-P2-40K-80CRI-VW)

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STATE OF UTAH

6/26/2026

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PROJECT:

NUMBER:	26002
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EXTERIOR LIGHTING FIXTURE SCHEDULE

EL602

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LIGHTING/SPACE CONTROL TYPE SCHEDULE

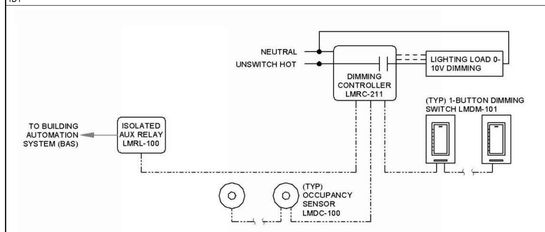
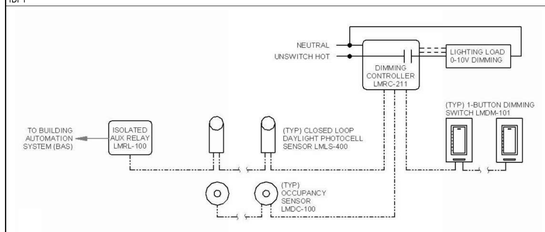
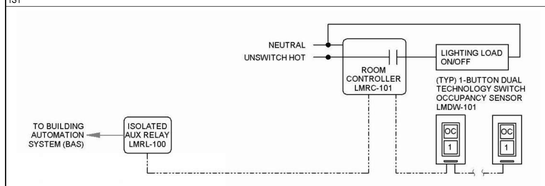
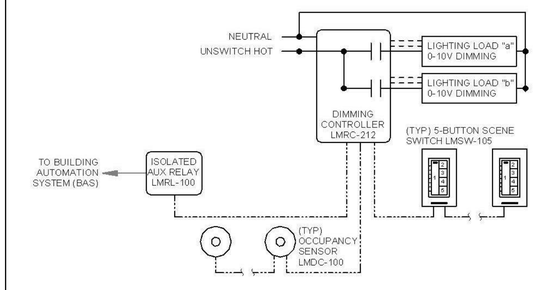
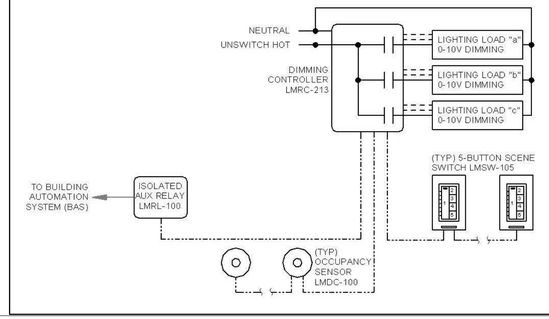
WIRING LEGEND	APPROVED MANUFACTURERS	LIGHTING CONTROL ID
LINE VOLTAGE WIRING	1. WATTSTOPPER (BASIS OF DESIGN)	1. # = NUMBER OF ZONES
0-10V WIRING	2. NLIGHT	2. D = DIMMING, S = SWITCHING
CAT5E CABLING	3. HUBBELL BUILDING AUTOMATION	3. P = DAYLIGHT PHOTOCELL
WIRING BY OTHERS	4. GREENGATE	4. L = PLUG LOAD CONTROLLER
TMP SEGMENT NETWORK CABLING		5. # = INSTANCE

GENERAL NOTES

1. COORDINATE INITIAL PROGRAMMING WITH OWNER AND MODIFY CONTROL TIMES AND OPERATION AS REQUESTED BY OWNER.
2. PROVIDE FINE TUNING PROGRAMMING AND ADJUSTMENTS UPON REQUEST BY OWNER WITHIN FIRST 6 MONTHS AFTER SUBSTANTIAL COMPLETION.
3. PROVIDE CUSTOMIZED ENGRAVED PERMANENT BUTTON LABELS ON EACH SWITCH, LABEL TO MATCH BUTTON LABEL ID OR AS DIRECTED BY OWNER.
4. PART NUMBERS SHOWN ARE BASED ON WATTSTOPPER AS THE BASIS OF DESIGN. ALL APPROVED MANUFACTURERS ARE SUBJECT TO MEETING ALL FUNCTIONS AND CAPABILITIES OF THE BASIS OF DESIGN SYSTEM AND PRODUCTS. FAILURE TO MEET THESE SHALL REQUIRE THE CONTRACTOR TO PROVIDE A SYSTEM THAT DOES AT NOT ADDITIONAL COST.

GENERAL NOTES

5. REFER TO PLANS FOR LOCATIONS AND QUANTITIES OF DEVICES.
6. INSTALL ONE OF EACH CONTROL TYPE WITH PROGRAMMING, ADJUST, AND OBTAIN OWNERS APPROVAL PRIOR TO PROGRAMMING THE REMAINING CONTROLS.
7. WIRING MAY VARY BETWEEN MANUFACTURERS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE REQUIRED WIRING THAT WILL BOTH MEET THE MANUFACTURERS REQUIREMENTS AND MATCH WITH THE SHOWN SYSTEM.
8. PROVIDE COMPLETE SHOP DRAWING SUBMITTALS INCLUDING OCCUPANCY SENSOR LAYOUT AND COVERAGE PATTERNS. PROVIDE ADDITIONAL SENSORS AS REQUIRED FOR 100% COVERAGE OF SPACES WITH OCCUPANCY SENSOR CONTROL.

ID	DETAIL	LIGHTS ON CONTROL	LIGHTS OFF CONTROL	LIGHTING CONTROL TYPE	DAYLIGHT SENSOR SETTING (FC)	TIME DELAY TO OFF (MIN.)	BAS AUX RELAY SIGNAL	PLUG LOAD CONTROLLER	NETWORKED CONTROLS	BUTTON_1	BUTTON_2	BUTTON_3	BUTTON_4	BUTTON_5	BUTTON_6	BUTTON_7	BUTTON_8	BUTTON_9	NOTES
1D1		MANUAL & OCCUPANCY	MANUAL OR OCCUPANCY	DIMMING 0-10V	-	15	RELAY CLOSED ON OCCUPANCY	-	-	FUNCTION: PRESS TOP-ON, HOLD TOP-RAISE LABEL ID: TOP-"ON/RAISE" BOTTOM-"OFF/LOWER"	-	-	-	-	-	-	-	-		
1DP1		MANUAL & OCCUPANCY	MANUAL OR OCCUPANCY	DIMMING 0-10V	30	15	RELAY CLOSED ON OCCUPANCY	-	-	FUNCTION: PRESS TOP-ON, HOLD TOP-RAISE LABEL ID: TOP-"ON/RAISE" BOTTOM-"OFF/LOWER"	-	-	-	-	-	-	-	-		
1S1		MANUAL & OCCUPANCY	MANUAL OR OCCUPANCY	ON/OFF	-	15	RELAY CLOSED ON OCCUPANCY	-	-	FUNTION: PRESS-ON PRESS-OFF LABEL ID:"ON/OFF"	-	-	-	-	-	-	-	-		
2D1		MANUAL & OCCUPANCY	MANUAL OR OCCUPANCY	DIMMING 0-10V	-	15	RELAY CLOSED ON OCCUPANCY	-	-	TOGGLE PRESS TOP-ON, PRESS BOTTOM-OFF, HOLD TOP-RAISE, HOLD BOTTOM-"OFF/LOWER"	FUNCTION: PRESS-PRESET SCENE #01 ZONE "a" 75% ZONE "b" 75% LABEL ID: "PRE #1"	FUNCTION: PRESS-PRESET SCENE #02 ZONE "a" 0% ZONE "b" 50% LABEL ID: "PRE #2"	FUNCTION: PRESS-SELECT ZONE "a" FOR DIMMING LABEL ID: "ZONE a"	FUNCTION: PRESS-SELECT ZONE "b" FOR DIMMING LABEL ID: "ZONE b"	-	-	-	-		
3D1		MANUAL & OCCUPANCY	MANUAL OR OCCUPANCY	DIMMING 0-10V	-	15	RELAY CLOSED ON OCCUPANCY	-	-	FUNCTION: PRESS TOP-ON, HOLD TOP-RAISE PRESS BOTTOM-OFF, HOLD BOTTOM-LOWER LABEL ID: TOP-"ON/RAISE" BOTTOM-"OFF/LOWER"	FUNCTION: PRESS-PRESET SCENE #01 ZONE "a" 0% ZONE "b" 50% ZONE "c" 100% LABEL ID: "PRE #1"	FUNCTION: PRESS-SELECT ZONE "a" FOR DIMMING LABEL ID: "ZONE a"	FUNCTION: PRESS-SELECT ZONE "b" FOR DIMMING LABEL ID: "ZONE b"	FUNCTION: PRESS-SELECT ZONE "c" FOR DIMMING LABEL ID: "ZONE c"	-	-	-	-		

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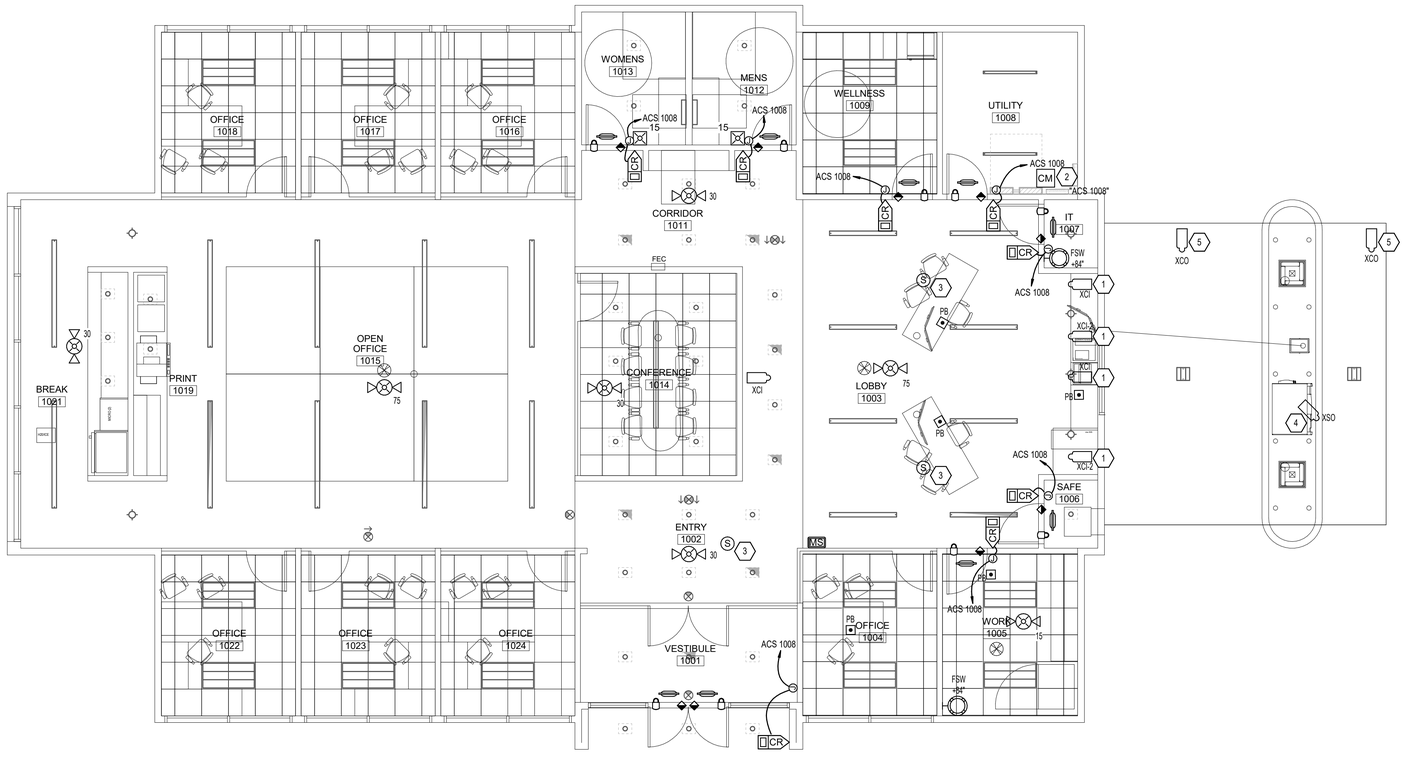
LIGHTING CONTROL SCHEDULES

EL603



1 LEVEL 1 AUXILIARY PLAN

SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. PROVIDE PLENUM RATED CABLE FOR ALL SPECIFIED CABLE.
2. LABEL ALL CABLE INSTALLED UNDER THIS CONTRACT REGARDLESS OF LENGTH. ACCORDING TO WRITTEN SPECIFICATION.
3. THE EQUIPMENT LABELING IDENTIFIED ON DETAILS IN THESE DRAWINGS ARE EXAMPLES ONLY OF THE ACTUAL LABELING WHICH IS REQUIRED AS PART OF THIS CONTRACT. PRIOR TO FABRICATION, SUBMIT THE NOMENCLATURE FOR ALL LABELS TO THE OWNER FOR REVIEW. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO ALL CABLE LABELING, AND ALL EQUIPMENT LABELING.
4. COORDINATE WITH ALL SUBS TO ENSURE THAT ALL CABLE SHALL BE PROTECTED FROM ANY DIRECT PAINT OR INCIDENTAL OVERSPRAY.
5. CONTRACTOR SHALL REVIEW ALL DOOR HARDWARE ROUGH-IN INFORMATION AGAINST THE DOOR HARDWARE SPECIFICATION AND DOOR HARDWARE SCHEDULE TO VERIFY DOOR ROUGH-IN PRIOR TO CONSTRUCTION.
6. AIM CAMERAS, BACK FOCUS AND DEMONSTRATE VIEW TO OWNERS SATISFACTION, RE-AIM AND FOCUS AS REQUESTED BY OWNER.
7. CAMERAS SHOULD NOT BE INSTALL DOES CLOSE TO LIGHT FIXTURES TO CREATE OBSTRUCTIONS OR GLARES.

SHEET KEYNOTES

1. CAMERAS ON THE TELLER LINE NEED TO BE SLIGHTLY OFFSET (AWAY FROM THE TELLER'S COMPUTER SO TELLERS ARE NOT BLOCKING THE TRANSACTION. CONFIRM ALL CAMERA LOCATIONS WITH OWNER.
2. PROVIDE CONTROL MODULE FOR SECURITY ACS PANEL.
3. PROVIDE NEW AUDIO SPEAKERS IN LOBBY AND TELLER AREA. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN. RUN SPEAKER CABLING TO IT 1007. SPEAKERS SHALL BE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED. HEAD END EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY THE OWNER. BASIS OF DESIGN: JBL CONTROL 24C/CT MICRO.
4. COORDINATE WITH ATM INSTALL.
5. MOUNT CAMERA IN CANOPY LOOKING BACK TOWARD APPROACHING VEHICLES.

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LEVEL 1 AUXILIARY PLAN

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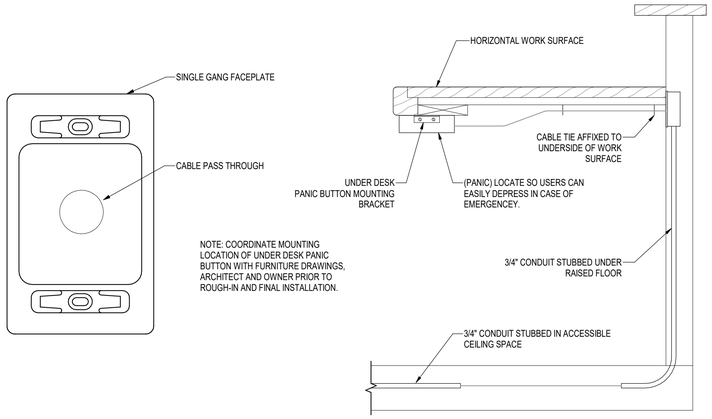
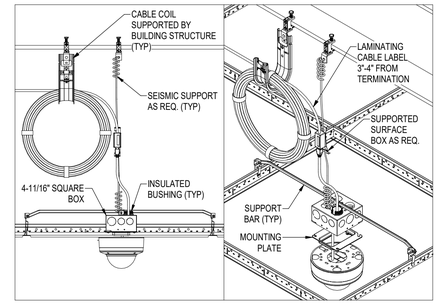


7 PANIC BUTTON ROUGH-IN DETAIL - UNDER DESKTOP TO FLOOR

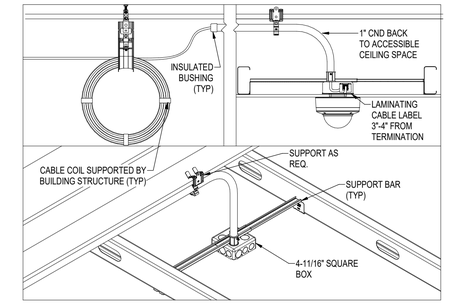
SCALE: 1/8" = 1'-0"



NOTE:
1. CAMERA TO BE MOUNTED SO THE ELECTRICAL BOX IS NOT VISIBLE. CONTRACTOR TO USE MANUFACTURERS RECOMMENDED MOUNTING HARDWARE.
2. REFER TO DIVISION 27 SCHEDULES, NOTES, AND DRAWINGS FOR CABLE AND TERMINATION TYPE. REFER TO CAMERA SCHEDULE FOR CAMERA TYPE AND INFORMATION.

4 CAMERA MOUNTING DETAIL (T-BAR)

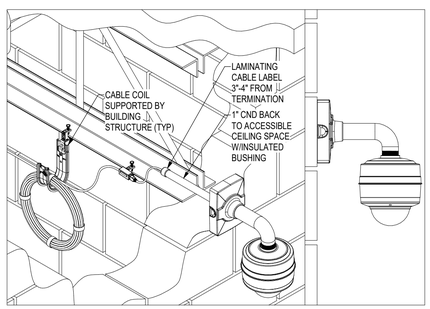
SCALE: 1/8" = 1'-0"



NOTE:
1. CAMERA TO BE MOUNTED SO THE ELECTRICAL BOX IS NOT VISIBLE. CONTRACTOR TO USE MANUFACTURERS RECOMMENDED MOUNTING HARDWARE.
2. REFER TO DIVISION 27 SCHEDULES, NOTES, AND DRAWINGS FOR CABLE AND TERMINATION TYPE. REFER TO CAMERA SCHEDULE FOR CAMERA TYPE AND INFORMATION.

3 CAMERA MOUNTING DETAIL (HARD-LID)

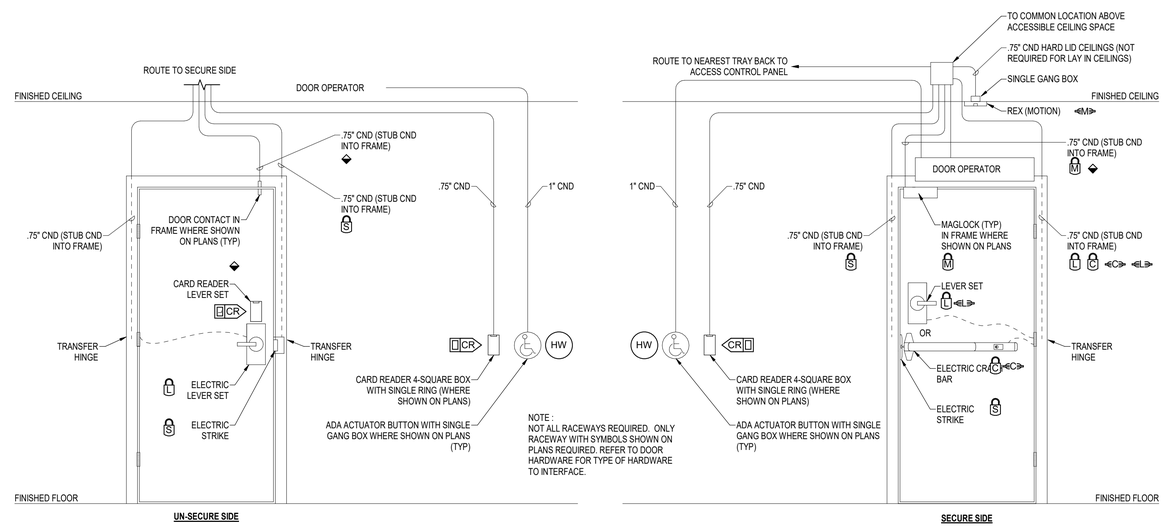
SCALE: 1/8" = 1'-0"



NOTE:
1. CAMERA TO BE MOUNTED SO THE ELECTRICAL BOX IS NOT VISIBLE. CONTRACTOR TO USE MANUFACTURERS RECOMMENDED MOUNTING HARDWARE.
2. REFER TO DIVISION 27 SCHEDULES, NOTES, AND DRAWINGS FOR CABLE AND TERMINATION TYPE. REFER TO CAMERA SCHEDULE FOR CAMERA TYPE AND INFORMATION.

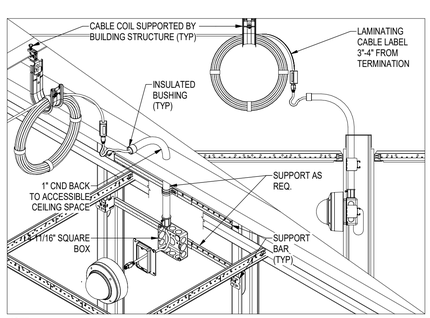
6 CAMERA MOUNTING DETAIL (SURFACE-MOUNT)

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



2 SINGLE DOOR ROUGH IN DETAIL TYPICAL

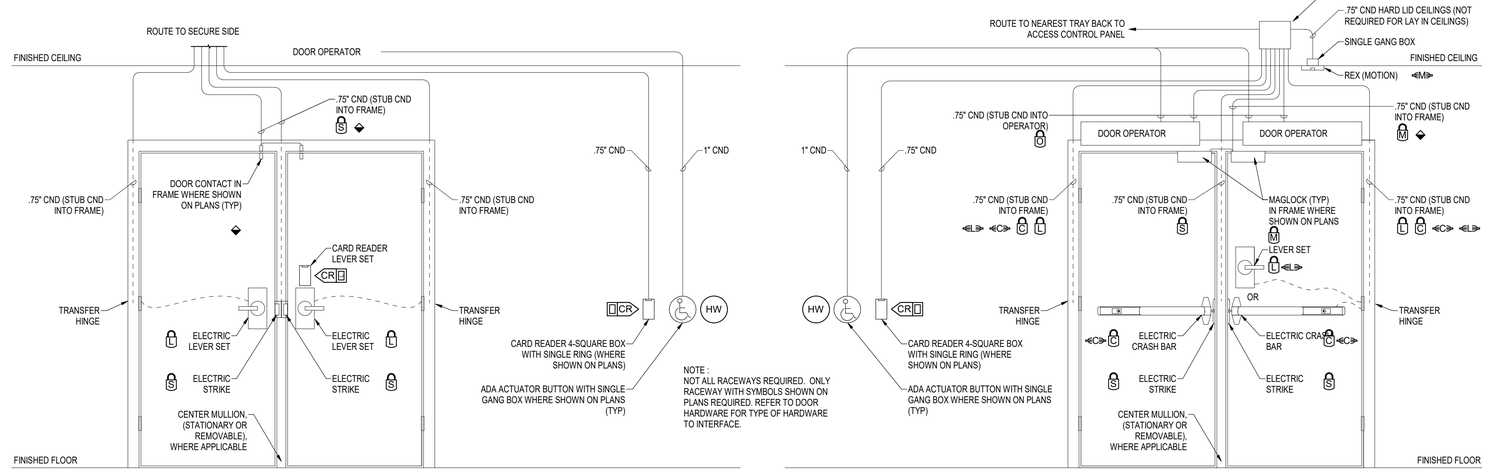
SCALE: 1/8" = 1'-0"



NOTE:
1. CAMERA TO BE MOUNTED SO THE ELECTRICAL BOX IS NOT VISIBLE. CONTRACTOR TO USE MANUFACTURERS RECOMMENDED MOUNTING HARDWARE.
2. REFER TO DIVISION 27 SCHEDULES, NOTES, AND DRAWINGS FOR CABLE AND TERMINATION TYPE. REFER TO CAMERA SCHEDULE FOR CAMERA TYPE AND INFORMATION.

5 CAMERA MOUNTING DETAIL (WALL-MOUNT)

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



1 DOUBLE DOOR ROUGH IN DETAIL TYPICAL

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

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AUXILIARY DETAILS

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WIRING SCHEDULE

FUNCTION	< 500'	< 1000'	1000'-3000'	> 3000'
ADDRESSABLE LOOP	#18 TSP	#18 TSP	#16 TSP	#14 TSP
POWER LOOP	#14 THWN	#14 THWN	#12 THWN	#10 THWN
SPARE LOOP	#14 THWN	#14 THWN	#12 THWN	#10 THWN
STROBE HORNS	#14 THWN	#14 THWN	#12 THWN	#10 THWN
MAGNETIC DOOR HOLDER	#12 THWN	#10 THWN		
SPEAKERS	#16 TSP	#16 TSP	#14 TSP	#14 TSP

NOTIFICATION SCHEDULE

SYMBOL	STROBE SIZE	COVERAGE	AVERAGE CURRENT	MAXIMUM PER CIRCUIT ALONE
15	15 CD	20'x20'	.085A	17
30	30 CD	30'x30'	.135A	11
75	75 CD	40'x40'	.200A	7
110	110 CD	50'x50'	.225A	6

NOTIFICATION SCHEDULE

SYMBOL	STROBE SIZE	COVERAGE	AVERAGE CURRENT	MAXIMUM PER CIRCUIT ALONE
15	15 CD	20'x20'	.060A	25
30	30 CD	30'x30'	.083A	18
75	75 CD	40'x40'	.136A	11
110	110 CD	50'x50'	.179A	8
135	135 CD	60'x60'	.225A	4

FIRE ALARM INPUT/OUTPUT MATRIX

INITIATING DEVICES		OUTPUT DEVICES														
	ZONE	GENERAL ALARM	DOOR HOLDER/CLOSERS	ELEVATOR RECALL MAIN LEVEL	ELEVATOR RECALL ALTERNATE LEVEL	FAN SHUTDOWN	FIRE DAMPER	MAIN LEVEL ELEVATOR DOORS HOLD OPENS	2ND LEVEL ELEVATOR DOORS HOLD OPENS	3RD LEVEL ELEVATOR DOORS HOLD OPENS	4TH LEVEL ELEVATOR DOORS HOLD OPENS	5TH LEVEL ELEVATOR DOORS HOLD OPENS	ELEVATOR SHUNT TRIP				NOTES
1	MAIN FLOW	o															
2	MAIN TAMPER																
3	MAIN LEVEL FLOW																
4	MAIN LEVEL TAMPER																
33	FIRE PUMP RUNNING																
34	FIRE PUMP LOSS OF POWER																
35	FIRE PUMP PHASE REVERSAL																
36	ELEVATOR SPRINKLER HEAT DETECTORS																

GENERAL SHEET NOTES

1. FIRE ALARM NOTIFICATION DEVICES SHALL BE ADJUSTED AS REQUIRED TO PROVIDE PROPER COVERAGE AND SOUND LEVELS.
2. COORDINATE EXACT LOCATIONS AND QUANTITIES OF FLOW AND TAMPER SWITCHES WITH FIRE PROTECTION SHOP DRAWINGS PRIOR TO ROUGH-IN.
3. ALL FIRE ALARM DEVICES SHALL BE MOUNTED SUCH THAT THEY ARE VISIBLE FROM THE GROUND AND EASILY ACCESSIBLE FOR MAINTENANCE.
4. LOCATE DUCT DETECTORS SUCH THAT THEY ARE VISIBLE FROM FINISHED FLOOR WHERE POSSIBLE. PROVIDE REMOTE TEST SWITCH WHERE DUCT DETECTORS ARE CONCEALED FROM VIEW.
5. CONTROL MODULE AND RELAY TIED INTO BAS PANEL FOR INPUT TO FAN SHUTDOWN UPON ACTIVATION OF DUCT OR SMOKE DETECTORS. COORDINATE RELAY SIZE AND VOLTAGE WITH EQUIPMENT.
6. PROVIDE POTTER SASH-24 WEATHERPROOF EXTERIOR HORN/STROBE OR EQUAL AT FIRE DEPARTMENT CONNECTION LOCATION. DEVICE SHALL BE 24VDC POWERED BY FACP AND DIRECTLY WIRED THROUGH FLOW SWITCH SUCH THAT THE DEVICE WILL OPERATE UPON WATER FLOW AND SILENCE ONLY UPON CESSATION OF WATER FLOW. COORDINATE AND ADJUST LOCATION TO WITHIN 5 FEET OF FIRE DEPARTMENT CONNECTION LOCATION.
7. TYPICAL: CORRIDOR SMOKE DETECTOR SPACING SHALL NOT EXCEED 30FT ON CENTER.
8. FIRE ALARM TERMINAL CABINET (FATC) LOCATION IS FOR REFERENCE ONLY. MULTIPLE PANELS MAY BE REQUIRED BASED ON FINAL FIRE ALARM SYSTEM CALCULATIONS.
9. JUNCTION BOXES FOR ACCESS CONTROL DOORS TO BE MOUNTED IN ACCESSIBLE CEILING SPACES.
10. PROVIDE ALL NECESSARY FIRE ALARM CONNECTIONS FOR FIRE-RATED DOORS, INCLUDING DOOR HOLDERS, MAGNETIC RELEASES, AND INTERLOCKS, AS REQUIRED FOR CODE-COMPLIANT OPERATION. FIRE-RATED DOORS SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM TO ENSURE AUTOMATIC RELEASE UPON FIRE ALARM ACTIVATION OR LOSS OF POWER, IN ACCORDANCE WITH NFPA 72, NFPA 80, AND LOCAL AHJ REQUIREMENTS. COORDINATE ALL DOOR HARDWARE AND ELECTRICAL CONNECTIONS WITH THE ARCHITECTURAL AND DOOR HARDWARE SCHEDULES.
11. ALL PATHWAYS FOR LOW VOLTAGE CABLING NOT REQUIRED TO BE IN CONDUITS SHALL BE ROUTED IN J-HOOK PATHWAYS. CONCEAL ALL PATHWAYS ABOVE ACCESSIBLE CEILING SPACES. DO NOT RUN CABLES IN EXPOSED AREAS. WHERE CONCEALMENT IS NOT POSSIBLE IN EXPOSED AREAS, CONTRACTOR SHALL PROVIDE CONDUIT TO ROUTE CABLING WHERE VISIBLE. ALL CONDUIT SHALL BE PAINTED TO MATCH CEILING AND PROVIDED WITH PROTECTIVE BUSHINGS.
12. ACCESS CONTROL CABLING TO BE PLENUM RATED.
13. SECURITY CONTRACTOR TO COORDINATE WITH DOOR HARDWARE CONTRACTOR FOR ELECTRIC LOCK TYPE, INTERFACE, AND VOLTAGE REQUIREMENTS.
14. SECURITY CABLING SHALL BE RATED FOR THE AREA AND ENVIRONMENT IT IS INSTALLED. REFER TO SPECIFICATIONS FOR CABLING REQUIREMENTS.
15. PATHWAYS FOR ACCESS CONTROL MAY SHARE JUNCTION BOXES AND CONDUIT. CONDUIT MUST BE SIZED APPROPRIATELY BASED ON CABLE FILL.
16. SECURITY JUNCTION BOXES LOCATION ARE FOR REFERENCE PURPOSES ONLY. LOCATION OF JUNCTION BOX TO BE INSTALLED IN AN ACCESSIBLE CEILING SPACE ALLOWING FOR SERVICEABILITY.
17. ACCESS CONTROL (ASC) PANEL LOCATION ROUTING IS FOR CABLE PULLING PURPOSES ONLY. MULTIPLE PANELS MAY BE REQUIRED BASED ON CARD READER COUNT.
18. COORDINATE FINAL LOCATIONS AND MOUNTING HEIGHTS OF ALL SECURITY DEVICES WITH SECURITY INSTALLER PRIOR TO ROUGH-IN.
19. FOR ALL CARD READERS MOUNTED IN MULLION, PROVIDE SLIM VERSION. COORDINATE WITH ARCHITECTURAL DETAILS PRIOR TO ORDERING AND ROUGH-IN.

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SEAL

LICENSED PROFESSIONAL ENGINEER
No. 8182456
TYLER SQUIRE
STATE OF UTAH

6/26/2026

ISSUANCES:

△	REVISION	DATE

PROJECT:

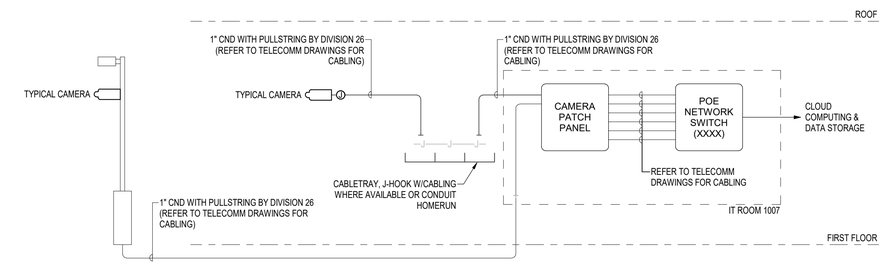
NUMBER:	26002
DATE:	06.26.2026

SHEET:

FIRE ALARM RISER DIAGRAMS

EY601

6/26/2026 9:25:19 AM Autodesk Docs://260191 - Bank of Utah - Spanish Fork N Canyon Creek Parkway/260191 - Elec Central.rvt



2 CCTV ROUGH-IN RISER DIAGRAM

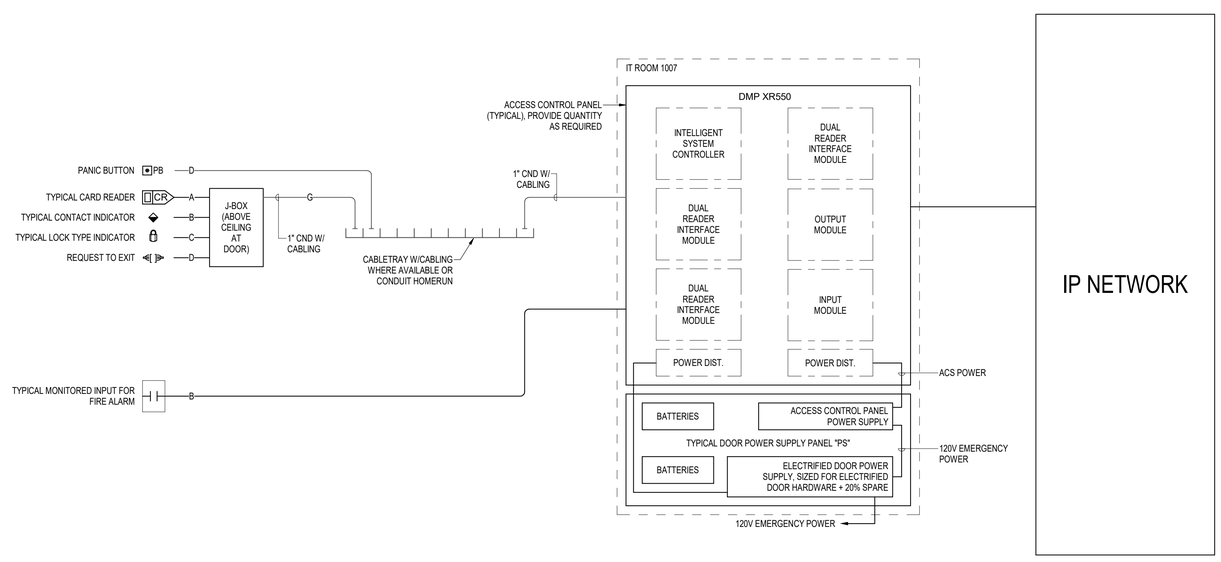
SCALE: NTS

GENERAL DIVISION OF WORK

CARD READERS -	BY DIVISION 26/28
CONTACT INDICATORS @ DOOR -	BY DIVISION 28
CONTACT INDICATORS @ GARAGE DOOR -	BY DIVISION 28
ACCESS CONTROL SYSTEM -	BY DIVISION 26/28
DOOR POWER SUPPLIES @ DOOR -	BY DIVISION 8
DOOR POWER SUPPLIES @ CONTROL PANEL -	BY DIVISION 26/28
RACEWAYS -	BY DIVISION 26/28
CABLING -	BY DIVISION 26/28
ELECTRIFIED DOOR HARDWARE -	BY DIVISION 8
ADA OPERATORS -	BY DIVISION 8
REX (MOTION SENSORS) -	BY DIVISION 28
REX (IN DOOR HARDWARE) -	BY DIVISION 8

ACCESS CONTROL SYSTEM CONDUIT AND CABLING SCHEULE

—A—	0.75" CND W/ (1) #22/6 TWSP (WIEGAND)	—G— COMPOSITE CABLE (MULTI)
—B—	0.75" CND W/ (1) #22/2 TWP	
—C—	0.75" CND W/ (1) #18/4 TWP	
—D—	0.75" CND W/ (1) #22/4 TWP	
—E—	0.75" CND W/ (1) #18/4 TWP OVERALL SHIELD (OSDP)	



1 ACCESS CONTROL RISER DIAGRAM

SCALE: NTS

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SHEET:

AUXILIARY RISER DIAGRAMS

EY651