



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING**

April 17, 2024, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, April 17, 2024, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to two minutes. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

4. CONSENT ITEMS

5. BUSINESS ITEMS

5.1. GRMU Office Building Site Plan

Jill Genessy with Altus Development Group and Vineyard Vision Holdings is seeking approval of a site plan application for a 2-story office building located in the Geneva Road Mixed Use (GRMU) Special Purpose District.

5.2. Eastlake Warehouse Lot01 Site Plan

Chris Kephart with Vineyard Properties of Utah and Brett Wood with Fincon are requesting approval for two new warehouse/industrial buildings. This site is located at 226 E 1750 North within the Manufacturing (M) District. Parcel Number: 38:559:0001.

5.3. Orchards Site Plan Amendment

Karen Slaymaker with Aimtec Group is requesting approval of a site plan amendment

for the Orchards' townhome development.

6. WORK SESSION

No work items were submitted.

7. STAFF, COMMISSION, AND COMMITTEE REPORTS

8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: _____

CERTIFIED (NOTICED) BY: _____



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: April 17, 2024

Agenda Item: GRMU Office Building Site Plan

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

The applicant, Jill Gennessy, with Altus Development Group, has submitted for site plan approval for a new 2-story office building to be constructed at 263 N Geneva Road (Parcel ID: 40:612:0203). The lot is approximately 1.10 acres and located within the Geneva Retail Frontage Subdivision and the Geneva Road Mixed Use (GRMU) Special Purpose Zoning District. This use is an out-right permitted use within the GRMU zone.

The site is comprised of a 2-story building totaling 17,806 sq/ft of office space (8,903 sq/ft per floor). The primary use of the building will be for a medical user with some space available for lease. 82 parking stalls have been provided, which is 11 stalls above the parking minimum. A condition has been included to require a bike rack for at least 8 bicycles on site, within 50 feet of the main entrance. Vehicular access to the site will be provided by the GRMU access road, which has multiple entrances along Geneva Road as well as onto 400 North.

The building has been designed with materials such as brick, exposed metals, and glass. The GRMU does require that 30% of the front facade is comprised of transparent glass, which the provided elevations meet that standard. The building has 3 entrances, one on each side except for the eastern facade, with the west entrance serving as the primary entrance. A condition has been included to provide a pedestrian entrance and pathway on the east facade.

The current landscaping for the site equals 14.8% of the area, which is below the 20% requirement. With an updated landscaping plan reflecting the 15' Geneva Road landscaping setback requirement, the site may be in compliance with the 20% requirement. A condition of approval has been included that an updated landscaping plan reflecting that change and meeting the 20% landscaping requirement must be provided.

Careful consideration has been taken to minimize the impact on the Edgewater Neighborhood off to the west. All signage facing West will be approved through a separate permit. However, we will require that all signage lighting will be automatically adjusted at night. The parking lot will be serviced by 5 light poles (not to exceed 20'), as well as multiple down-lit lights on the building facade. The photometric plan indicates that there will be no light pollution in the adjacent neighborhood parking lot to the west.

Conditions of Approval:

- An updated site plan with the required bicycle parking will be provided prior to the issuance of a building permit.

- An updated elevation page and site plan with the eastern pedestrian walkway and entrance will be provided prior to the issuance of a building permit.
- An updated landscaping plan that reflects the 15' Geneva Road setback and an increase of landscaping to meet the 20% requirement will be provided prior to the issuance of a building permit.
- All site lighting will be down-lit and light poles may not extend above 20'

Fiscal Impact:

Recommendation:

Staff recommends approval of the site plan with the proposed conditions

Sample Motion:

"I move to approve the GRMU Office Building site plan application as requested by Jill Genessy with Altus Development Group, with the proposed conditions. "

Attachments:

1. GRMU Office Site Plan Documents



March 14, 2024

Vineyard City Planning Department
c/o Cache Hancey
Cacheh@vineyardutah.com

Re: Vineyard Office Building
Building Site Address: 263 North Geneva Road
Lot: #203
Utah County Parcel Number: 40-612-0203
Acres: 1.105 or 43,846 square feet

Geneva Frontage Retail Development
Development Address: 283 North Geneva Road
Zoning: Geneva Retail Mixed Use (GRMU)

SCOPE OF WORK STATEMENT FOR ALTUS DEVELOPMENT GROUP, LLC

Master Development of Subject Property

The Geneva Retail Frontage Development (the “Master Development”) consists of six commercial pad building sites and is located on Geneva Road between Center Street and 400 North. Please refer to “Geneva Retail Frontage Subdivision Plat E”. The Master Development is located inside the Geneva Retail Mixed Use (GRMU) zoning district and is governed by a Reciprocal Easement Agreement and Use Restriction.

Proposed Development Objectives

The proposed Vineyard Office Building will be a new commercial office building located in the Master Development and known as lot 203 with a street address of 263 North Geneva Road (the “Property”). This proposed project will provide a two-story building expected to contain 8,903 square feet per floor, for a total of 17,806 square feet and to provide up to four office suites. The primary tenant mix should consist of general office and/or medical offices to serve the surrounding communities.

Development and Maintenance

The Property will be developed by Altus Development Group, LLC on behalf of the property owner, Vineyard Vision Holdings, LLC. The project includes work to connect shared access and drive aisles for the other lots in the Master Development. The master developer, X-Development, will be stubbing utilities to the pad site for connection. Prospective maintenance and management of the future building will be through Summit View Property Management - a company sharing some ownership with Altus.

Code Compliance and Transitions

The Geneva Road Mixed Use District accommodates a variety of uses, including commercial uses such as the Vineyard Office Building. It is Altus’ understanding that the other proposed uses in the Master Development include a drive-through restaurant, and a potential car wash and retail shopping building. The construction of the building will provide a good mix of services and uses in the larger development.

Exterior Lighting

The parking lot lighting will be situated on 21' poles and consistent with the lighting fixtures of the other parking lot lights in the Master Development. Please see enclosed photometric plan submission.

Vehicle and Pedestrian Access

The Master Development shares three access points onto Geneva Road and one on 400 North. The Property is situated between two of the Geneva Road access points but all access is shared with the other pad sites through an existing reciprocal easement.

The location of the Vineyard Office Building will encourage pedestrian traffic from the development to the west accessing all of the available amenities offered in the Master Development.

Community Impact

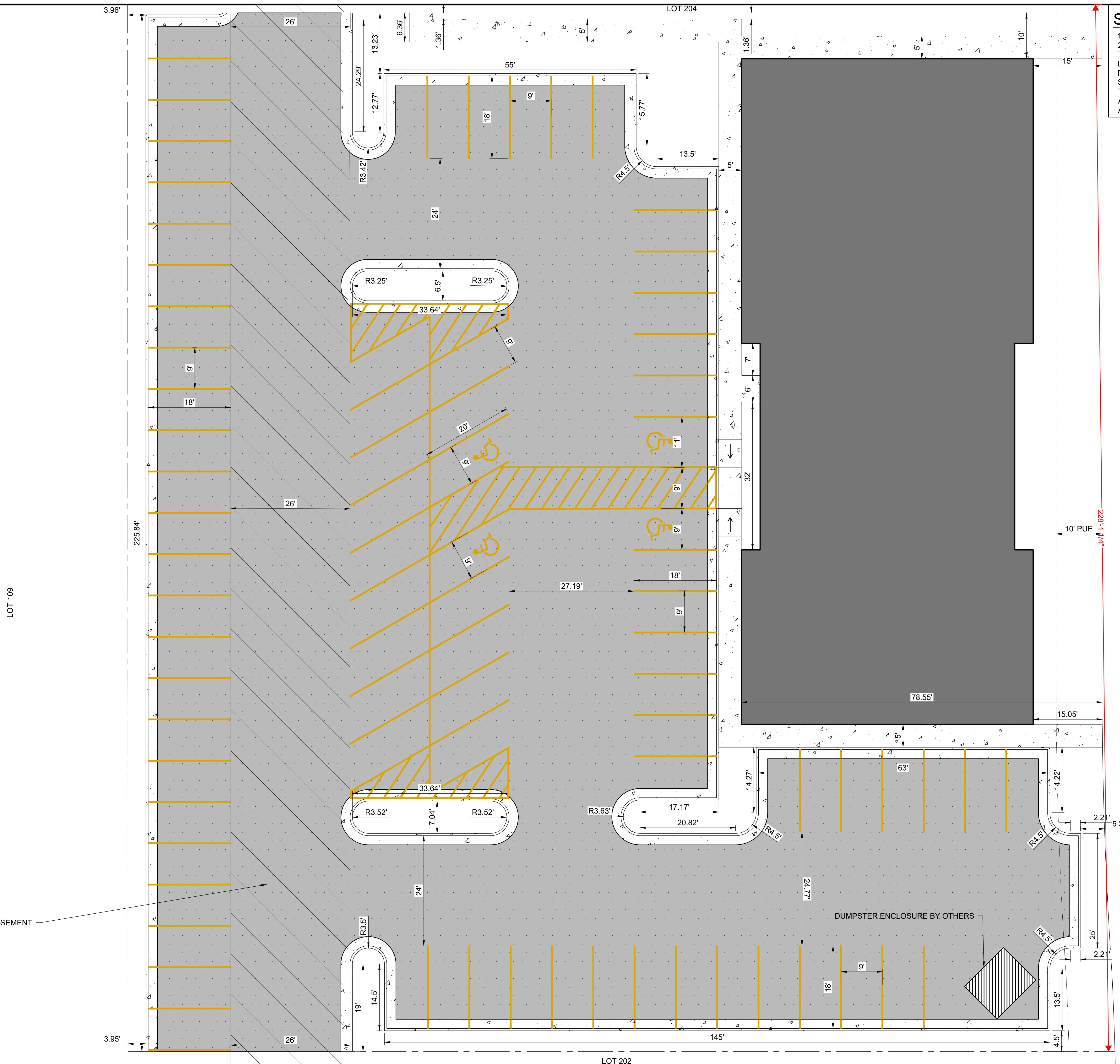
The proposed project will have a positive impact for the community as it is adjacent to a residential community. There are no foreseen adverse impacts to the community services including utility, police, parks or schools. The existing sound barrier will minimize any unforeseen disturbance to the neighboring development. The use of the project will attract tenants that typically work Monday through Friday. The types of services offered by the tenants do not omit any loud levels of noise, smoke, odor, dust, vibration and illumination.

Building Design

The included elevations show the Vineyard Office Building is primarily a warm gray brick with dark gray metal panel accents. The glazing on the building allows for east mountain views. In its proposed state, the building is comprised of primarily brick and glazing with some metal panel accents and overhangs. building is situated with an east facing facade facing Geneva Road. The intent of the design on the building is to provide a variety to the development. The straight lines create a modern, yet timeless aesthetic.

Conclusion

The Vineyard Office Building will provide an added benefit to the growing city of Vineyard by offering spaces for doctors and professionals who want to be a part of the community. Altus is pleased to be part of the growth.



SITE DATA

1ST FLOOR AREA: 8903 SQ FT
2ND FLOOR AREA: 8903 SQ FT
TOTAL FLOOR AREA: 17806 SQ FT
LOT AREA: 1.105 ACRES
REQUIRED SPACES PER 15.38.030.2.C
SPACE PER 250 SQ FT: 71 SPACES
TOTAL PARKING SPACES: 82
ADA PARKING SPACES: 4
ADA VAN ACCESSIBLE: 1



WHITE PINE ENGINEERING

- CIVIL STRUCTURAL -

435-515-0126
jackson@whitepineeng.com
tom@whitepineeng.com

P.O. BOX 669
HYDE PARK, UTAH
84318

NO.	DESCRIPTION	DATE

VINEYARD GENEVA FRONTAGE RETAIL LOT 203 VINEYARD

LOI 203 GENEVA MAIL I RONIAGL SUBDIVISION
307 NORTH GENEVA ROAD
VINEYARD, UTAH

VINEYARD, UTAH

LOT 203 GENEVA RETAIL FRONTAGE SUBDIVISION

REVIEW SET ONLY
NOT FOR CONSTRUCTION

10' 20'

SCALE: 12"X18": 1" = 20'

24"X36": 1" =

STREET TITLE:

SITE PLANS

SITE PLANS SITE LAYOUT

SITE PLANS

SITE LAYOUT

C-101



Vineyard Office Building Shell

Project Address:
307 N Geneva Rd
Vineyard, Utah

Permit Set
January 15, 2023

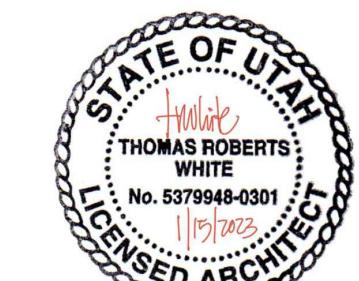


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Exiting Plan		Applicable Codes	Sheet Index
		<p>2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRIC CODE</p>	<p>GENERAL G001 COVER SHEET</p> <p>ARCHITECTURAL A101 MAIN LEVEL PLAN A102 UPPER LEVEL PLAN A110 MAIN LEVEL CEILING PLAN A111 UPPER LEVEL CEILING PLAN A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A601 FINISH SCHEDULE & DOOR SCHEDULE</p> <p>STRUCTURAL S000 STRUCTURAL NOTES S001 STRUCTURAL NOTES S101 FOOTING & FOUNDATION PLAN S102 STRUCTURAL DETAILS S201 MAIN LEVEL SHEAR PLAN S202 UPPER LEVEL SHEAR PLAN S301 UPPER LEVEL FLOOR FRAMING PLAN S302 ROOF FRAMING PLAN S400 STRUCTURAL DETAILS S401 STRUCTURAL DETAILS S402 STRUCTURAL DETAILS S403 STRUCTURAL DETAILS</p> <p>MECHANICAL M-101 MAIN LEVEL MECHANICAL FLOOR PLAN M-102 UPPER LEVEL MECHANICAL PLAN M-103 ROOF LEVEL MECHANICAL PLAN M-501 MECHANICAL SCHEDULES & DETAILS</p> <p>PLUMBING P-101 MAIN LEVEL PLUMBING PLAN P-102 UPPER LEVEL PLUMBING PLAN P-103 ROOF LEVEL PLUMBING PLAN P-401 FUEL GAS RISERS P-501 PLUMBING SCHEDULES & DETAILS</p> <p>ELECTRICAL E000 ELECTRICAL GENERAL NOTES E001 ELECTRICAL SITE PLAN E101 LIGHTING PLANS E201 POWER PLANS E202 ROOF POWER PLAN E501 ELECTRICAL DETAILS E601 ELECTRICAL SCHEDULES</p>
		<p>Code Analysis</p> <p>Occupancy Group: B Construction Type: VB Building Has Fire Suppression System (Design to be Deferred)</p> <p>Proposed Building Area First Level: 8,903sf Second Level: 8,903sf</p> <p>Allowable Building Area/Height Allowable Building Height: 60ft per Table 504.3 Allowable Number of Stories: 3 per Table 504.4 Allowable Building Area: 27,000 sf per Table 506.2</p> <p>Proposed Occupant Load per Table 1004.5</p> <p>First Level (Future Tenant Improvement) Occupancy Type Business: 150 gross 8,903 sf / 150 = 59 Occupants Egress Width Required = 59 x .2 = 12" (36" min. Section 1005.3.2)</p> <p>Second Level (Future Tenant Improvement) Occupancy Type Business: 150 gross 8,903 sf / 150 = 59 Occupants Egress Width Required = 59 x .2 = 12" (36" min. Section 1005.3.2) Egress Width for Stairways = 59 x .3 = 18" (36" min. Section 1005.3.1)</p> <p>118 Occupants on Two Levels Egress Width Required = 118 x .2 = 24" (36" min. Section 1005.3.2)</p> <p>First Level Plumbing Fixtures Required from Table 2902.1</p> <p>59 Occupants = 29 Males & 30 Females Toilets: Men $\frac{1}{25}$ = 1.2 req'd, Women: $\frac{1}{25}$ = 1.2 req'd Lavs: Men $\frac{1}{200}$ = .3 req'd, Women: $\frac{1}{150}$ = .3 req'd Drinking fountain = $\frac{1}{100}$ (1 Provided) Service Sink: 1 req'd (Note: First Level Plumbing Fixtures In Future Tenant Improvement Project U.N.O.)</p> <p>Second Level Plumbing Fixtures Required from Table 2902.1</p> <p>59 Occupants = 29 Males & 30 Females Toilets: Men $\frac{1}{25}$ = 1.2 req'd, Women: $\frac{1}{25}$ = 1.2 req'd Lavs: Men $\frac{1}{200}$ = .3 req'd, Women: $\frac{1}{150}$ = .3 req'd Drinking fountain = $\frac{1}{100}$ (1 Provided) Service Sink: 1 req'd (Note: Second Level Plumbing Fixtures In Future Tenant Improvement Project U.N.O.)</p> <p>DEFERRED SUBMITTALS</p> <ol style="list-style-type: none"> 1. FIRE SUPPRESSION SYSTEM 2. FIRE DETECTION SYSTEM 3. SITE UTILITY PLAN FOR FIRE PROTECTION 	<p>Vineyard Office Building 307 N Geneva Rd Vineyard, UT</p>
Architectural Symbols	Project Design Team		<p>Revision Date</p> <p>Date: January 15, 2023</p> <p>G001</p> <p>Permit Set</p>
	<p>Project Architect SugarHouse Architects p. 801.808.6131 e. rob.white@sugarhousearchitects.com</p> <p>Structural Engineer LEI Engineers p. 801.798.0555 e. josh@lei-eng.com</p>	<p>Electrical Engineer Rocky Mountain Consulting p. 801-566-0503 e. eric@rmceut.com</p> <p>Mechanical / Plumbing Engineer Renegade Design, LLC p. 360.765.0125 e. hvacengdesign@outlook.com</p>	

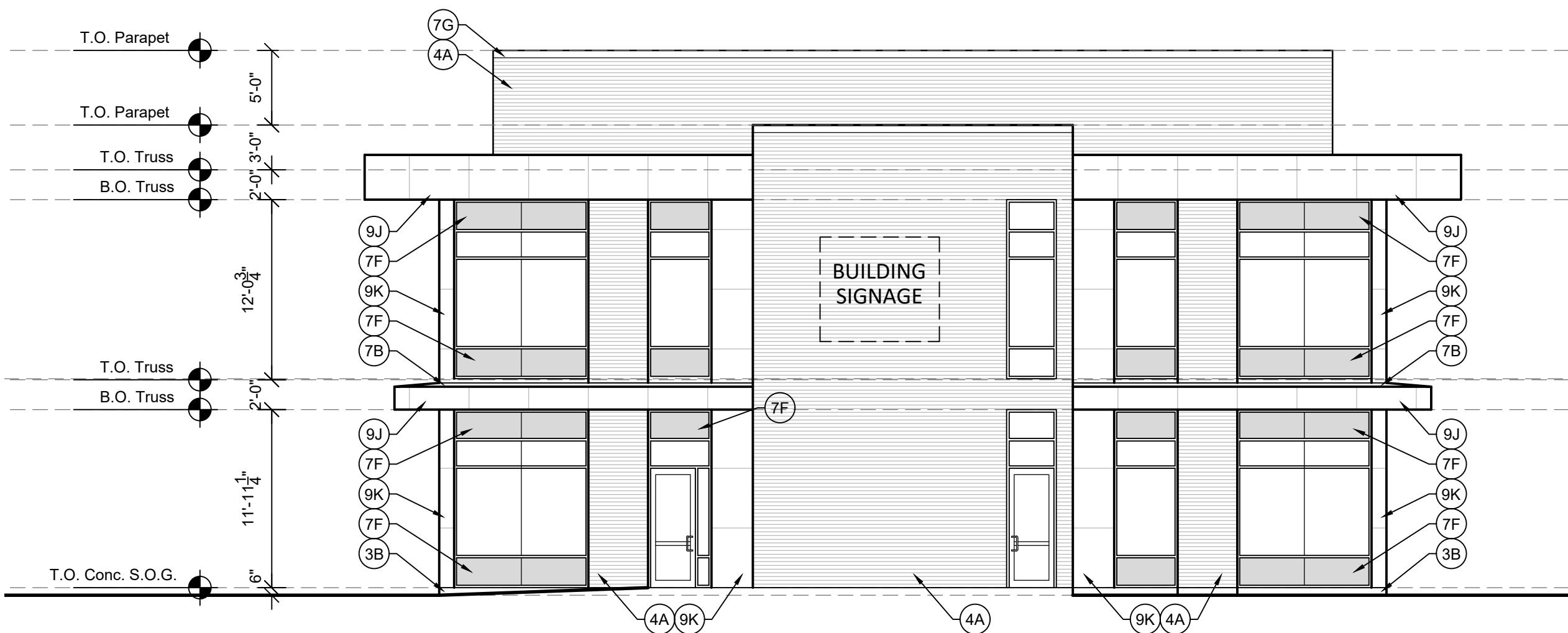


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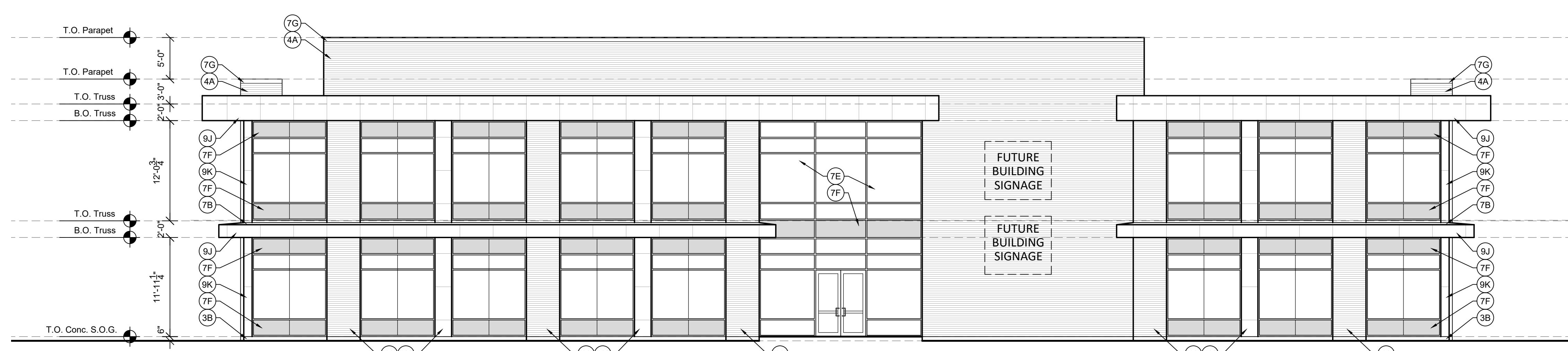
Vineyard Office Building

307 N Geneva Rd
Vineyard, UT



south elevation

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



west elevation

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

BUILDING KEYNOTES	
3A	CONCRETE FOOTING
3B	CONCRETE FOUNDATION WALL
3C	CONCRETE S.O.G.
3D	4" GRAVEL FILL
4A	BRICK MASONRY VENEER
4B	MASONRY VENEER ANCHOR
5A	FOUNDATION ANCHOR
5B	STEEL COLUMN
5C	STEEL BEAM
5D	STEEL LINTEL ANGLE
6A	WOOD ROOF TRUSS
6B	WOOD FLOOR TRUSS
6C	PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
7A	60 MIL SINGLE PLY TPO ROOF MEMBRANE SYSTEM
7B	22 GA. MECHANICALLY SEAMED METAL ROOF PANELS
7C	HOUSE WRAP OVER WALL SHEATHING (TO ACT AS AIR BARRIER)
7D	FABRICATED ALUMINUM STOREFRONT WINDOW SYSTEM
7E	FABRICATED ALUMINUM CURTAIN WALL WINDOW SYSTEM
7F	1" ALUMINUM COMPOSITE INFILL SPANDREL PANEL
7G	6" METAL PARAPET CAP
7H	METAL FLASHING
7J	NET & BLOW ATTIC INSULATION, R-38 MIN.
7K	RIGID FOAM BOARD INSULATION 4" MIN THICKNESS
7L	R-19 BATT INSULATION
7M	SLAB EDGE RIGID FOAM BOARD INSULATION, R-16 MIN.
7N	UNDER SLAB VAPOR BARRIER
7P	STEEL TRACK & STUD SHAFT LINER SYSTEM
8A	LUXURY VINYL TILE FLOOR FINISH
8B	8" TYPE "X" GYP. BD.
8C	42" HIGH CUSTOM FABRICATED GUARDRAIL SYSTEM ("VIEWRAIL" OR EQ.)
8D	36" HIGH METAL HANDRAIL, GRASP-ABILITY PER BC 1014.3.1, TYP.
8E	TONGUE & GROOVE WOOD SOFFIT
8F	4" RUBBER BASE
8G	42" HIGH LOW WALL
8H	1x SOLID WOOD WALL CAP
8J	PRE-MANUFACTURED VERTICALLY SEAMED METAL PANEL SYSTEM
8K	PRE-MANUFACTURED HORIZONTALLY SEAMED METAL PANEL SYSTEM
8L	STEEL MONO STRINGER STAIR SYSTEM ("VIEWRAIL" OR EQ.)
8M	5" DEEP SOLID WOOD STAIR TREAD/LANDING
10A	TACTILE EXIT SIGN TO COMPLY W/ SECTION 703 ICC A117
15A	ROOF ACCESS LADDER, SEE DETAIL B4/A602
15B	PRE-MANUFACTURED ROOF HATCH
15C	ROOF MOUNTED MECHANICAL EQUIPMENT
15D	MECHANICAL DUCTWORK
15E	PRIMARY AND SECONDARY ROOF DRAINS
15F	OVERFLOW ROOF DRAIN SCUPPER
15G	HIGH/LOW WATER COOLER, SEE D1/A401 FOR ELEVATIONS
15H	2A:10 BC FIRE EXTINGUISHER IN CABINET
15J	FIRE SPRINKLER RISER
31A	LINE OF EXISTING & FINISH GRADE

Revision Date

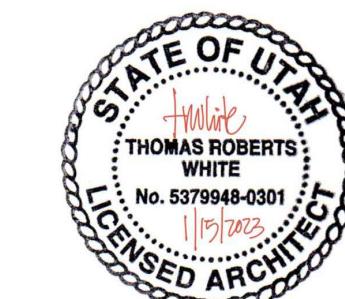
Date: January 15, 2023

A201

Permit Set



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Vineyard Office Building

307 N Geneva Rd
Vineyard, UT

Revision Date

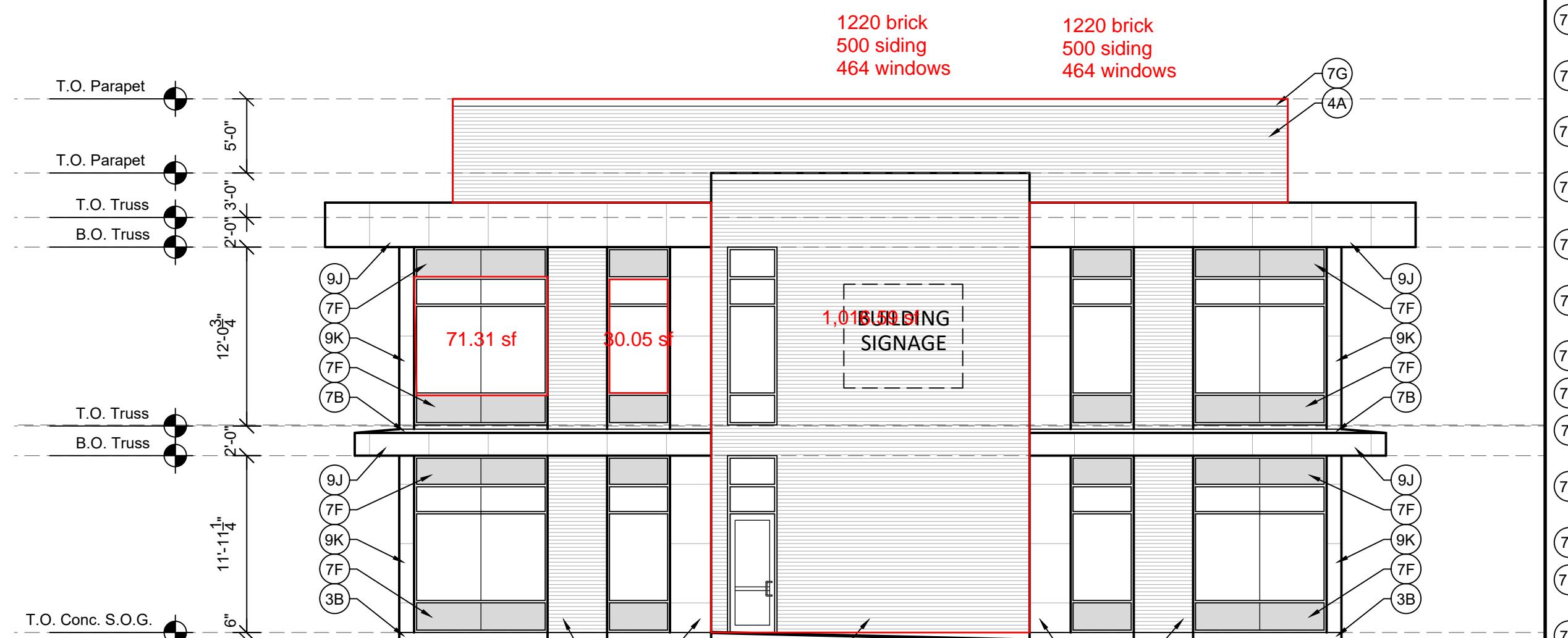
Date: January 15, 2023

A202

Permit Set

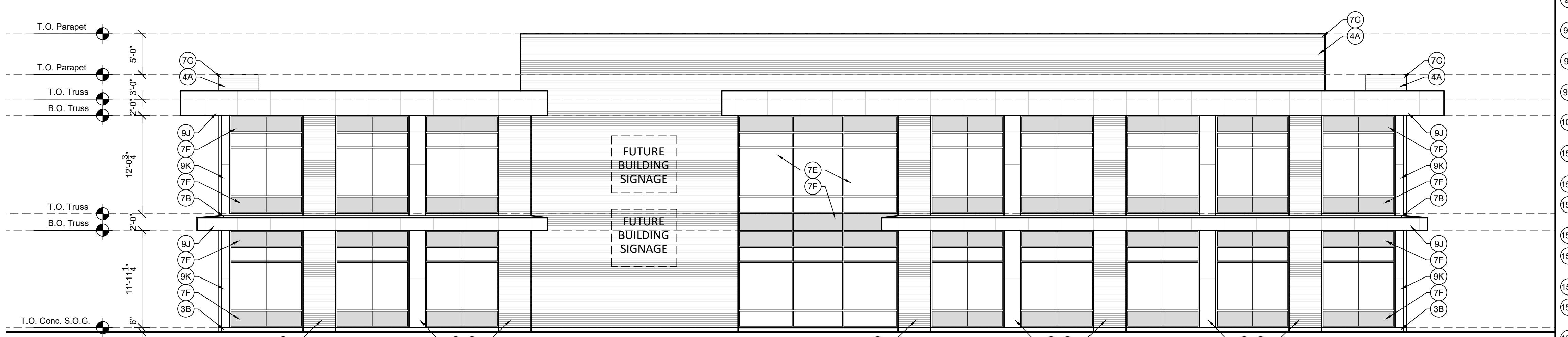
BUILDING KEYNOTES

- 3A CONCRETE FOOTING
- 3B CONCRETE FOUNDATION WALL
- 3C CONCRETE S.O.G.
- 3D 4" GRAVEL FILL
- 4A BRICK MASONRY VENEER
- 4B MASONRY VENEER ANCHOR
- 5A FOUNDATION ANCHOR
- 5B STEEL COLUMN
- 5C STEEL BEAM
- 5D STEEL LINTEL ANGLE
- 6A WOOD ROOF TRUSS
- 6B WOOD FLOOR TRUSS
- 6C PRESERVATIVE TREATED 2x SILL PLATE OVER SILL GASKET
- 7A 60 MIL SINGLE PLY TPO ROOF MEMBRANE SYSTEM
- 7B 22 GA. MECHANICALLY SEAMED METAL ROOF PANELS
- 7C HOUSE WRAP OVER WALL SHEATHING (TO ACT AS AIR BARRIER)
- 7D FABRICATED ALUMINUM STOREFRONT WINDOW SYSTEM
- 7E FABRICATED ALUMINUM CURTAIN WALL WINDOW SYSTEM
- 7F 1" ALUMINUM COMPOSITE INFILL SPANDREL PANEL
- 7G 6" METAL PARAPET CAP
- 7H METAL FLASHING
- 7J NET & BLOW ATTIC INSULATION, R-38 MIN.
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- 8D 36" HIGH METAL HANDRAIL, GRASP-ABILITY PER BC 1014.3.1, TYP.
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- 8F 4" RUBBER BASE
- 8G 42" HIGH LOW WALL
- 8H 1x SOLID WOOD WALL CAP
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- 9K PRE-MANUFACTURED HORIZONTALLY SEAMED METAL PANEL SYSTEM
- 9L STEEL MONO STRINGER STAIR SYSTEM ("VIEWRAIL" OR EQ.)
- 9M 5" DEEP SOLID WOOD STAIR TREAD/LANDING
- 10A TACTILE EXIT SIGN TO COMPLY W/ SECTION 703 ICC A117
- 15A ROOF ACCESS LADDER, SEE DETAIL B4/A602
- 15B PRE-MANUFACTURED ROOF HATCH
- 15C ROOF MOUNTED MECHANICAL EQUIPMENT
- 15D MECHANICAL DUCTWORK
- 15E PRIMARY AND SECONDARY ROOF DRAINS
- 15F OVERFLOW ROOF DRAIN SCUPPER
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- 31A LINE OF EXISTING & FINISH GRADE



north elevation

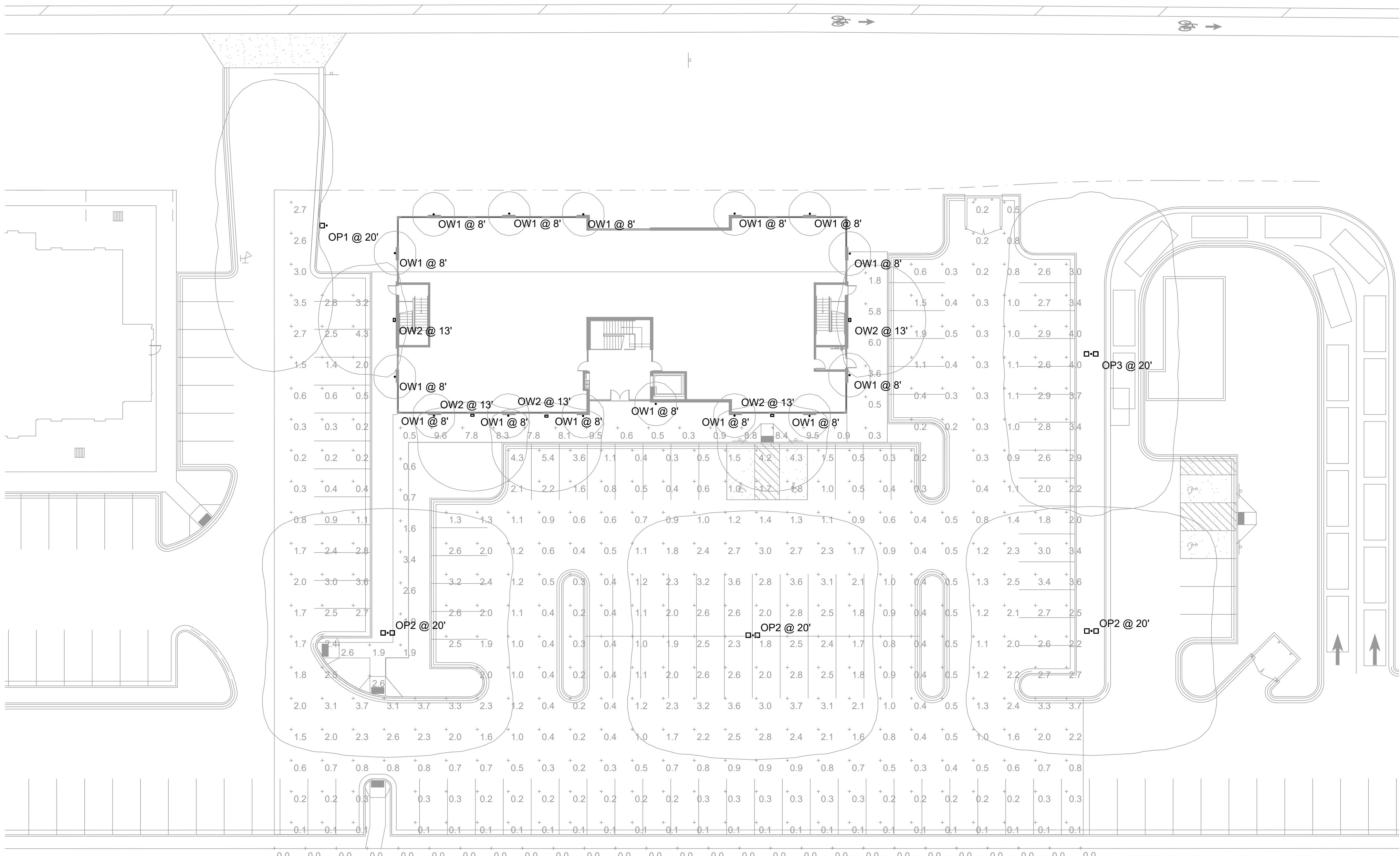
scale: 1/8"=1'-0"



east elevation

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

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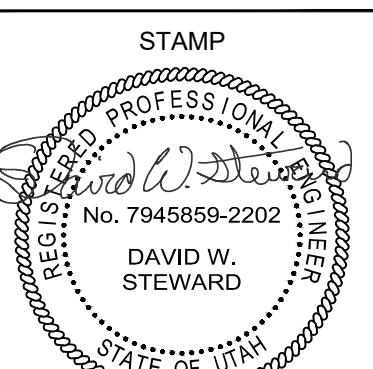
1
ES01 ELECTRICAL SITE PHOTOMETRIC
SCALE: 1" = 20' 0"

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens Wattage
□	OW2	5	Lithonia Lighting	WST LED P2 50K VF MVOLT	VST LED, Performance package 2, 5000 K, visual comfort forward throw, MVOLT	3469 25
□	OP2	3	BEACON	RAR1-160L-70-5K7-4W-HSS-90-B	Ratio Area 3, Type IV/W Optics with 90° House- Side Shield (mounted on door)	16760 136.8
□	OP3	1	BEACON	RAR1-160L-70-5K7-2-HSS-90-B	Ratio Area 3, Type II Optics with 90° House- Side Shield (mounted on door)	16761 136.8
□	OP1	1	BEACON	RAR1-160L-70-5K7-3-HSS-90-B	Ratio Area 3, Type III Optics with 90° House- Side Shield (mounted on door)	8487 68.4
○	OW1	15	Pathway Lighting Products, Inc	C86DV2035M	4 INCH CYLINDER	988 7.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	5.4 fc	0.1 fc	54.0:1	14.0:1
Residential Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Walkway	+	3.8 fc	9.6 fc	0.3 fc	32.0:1	12.7:1

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVARD
VINEYARD, UT



REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3000 West, Salt Lake City, UT 84119
(801) 562-0503 www.rmcuei.com

PROJECT #: 23495
DRAWN BY: NF / MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

SITE
PHOTOMETRIC
PLAN

ES01



WST LED
Architectural Wall Sconce

Catalog Number: _____
Notes: _____

Type: OW2

Visit the Take key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD					
WST LED	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,000 lumen package P2 3,000 lumen package P3 6,000 lumen package	37K 3200 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT ¹ 120 ² 300V ³ 120 ² 400V ³ 120 ² 500V ³ 120 ²	Shipped included (Blank) Surface mounting bracket PBW Premium surface-mounted back box ⁴ BBW Surface-mounted back box ⁴

Options:

	Finish (required)
NJAR2PR	nlIGHT AIR Wireless enabled motion ambient sensor for 8'-15' mounting heights ¹⁴
NJAR2PRH	nlIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ¹⁴
PE	Photoelectric cell, button type ⁴
PER	NEMA twist-lock receptacle only (controls ordered separately) ⁴
PER5	Five-wire receptacle only (controls ordered separately) ⁴
PER7	Seven-wire receptacle only (controls ordered separately) ⁴
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ¹⁴
PIRFCV	Motion/Ambient sensor, 8'-15' mounting height ¹⁴
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ¹⁴
PIRHFCV	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 18' ¹⁴
SF	Single face (120, 273, 347)V ⁷
DF	Double face (208, 240, 480)V ⁷
DS	Double switching ⁹
DMG	0-120° driver extend out back of housing for external control (control ordered separately) ¹¹
EWH	Emergency battery backup, Non CEC compliant (7W) ¹

See Accessories and Notes on next page.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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WST-LED
Rev. 01/19/23

HL SERIES

SERIES C86
Decorative LED Cylinders
633-5263 Lumens

CALIBER PLUS
ARCHITECTURAL

TYPE: OW1

APPLICATION

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz.
- 0-10V 1% (linear) and forward/reverse phase (120V) dimming. Other options listed on page 3 CRI = 80. Available in 90 CRI.
- Available with Bridgelux Thrive® high-fidelity human-centric lighting technology.
- Expected lumen life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lumen life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

CONSTRUCTION

IRD In-casing Remote Driver housing is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC Input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C6.21.2 Category C High and Surge Location Category C3. Automatically takes fixture offline for protection when device is compromised

OPTICS

- Entire optical surface illuminates to create a larger luminaire surface area resulting in a lower glare appearance without sacrificing optical performance.
- 80, 160, 320 or 480 midpower LEDs.
- 300K, 400K or 500K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

CONTROLS

- Photo control, occupancy sensor and wireless control modules
- 20kA protection meeting ANSI/IEEE C6.21.2 Category C High and Surge Location Category C3. Automatically takes fixture offline for protection when device is compromised
- 7-pin ANSI C136.4-2013 photocell receptacle option available for twist lock photocells or wireless control modules
- 0-10 VDC and Dim to Black standard and direct leads can be extended out from the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6' standard
- NX Distributed Intelligence™ available with fixture wireless control module, features dimming and occupancy sensor

INSTALLATION

- Standard square arm mount, compatible with 83 mm flange
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square arm mounting
- Knuckle arm filter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. Restrictions apply for 7-pin options

WARRANTY

- 5 year limited warranty
- See HL Standard Warranty for additional information

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ELECTRICAL GENERAL NOTES			
GENERAL NOTES:		SITE NOTES:	
1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.		27. ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIREWAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PAD/VAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY.	
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.		28. THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.	
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.		29. UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.	
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.		30. PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.	
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.		31. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.	
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.		32. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.	
7. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.		33. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.	
8. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.		34. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.	
9. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.		35. LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.	
10. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.		36. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.	
11. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.		POWER NOTES:	
12. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.		37. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.	
13. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.		38. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.	
14. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.		39. THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.	
15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.		40. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.	
16. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.		41. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.	
17. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).		42. PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.	
18. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FLOOR PLANS, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.		DATA/TELECOM NOTES:	
19. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #6AWG OR LARGER SHALL BE STRANDED.		43. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.	
20. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOMERUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.		ROOF NOTES:	
21. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.		44. ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.	
22. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.		FIRE ALARM NOTES:	
23. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.		45. PROVIDE AND INSTALL AN ADDRESSABLE FIRE ALARM SYSTEM TO MEET THE REQUIREMENTS OF CURRENT NFPA 72, IBC, IFC, AND OTHER PERTINENT LOCAL/STATE CODES. THE SYSTEM SHALL MONITOR FLOW/TAMPER SWITCHES ON THE FIRE SPRINKLER RISER, DUCT MOUNTED SMOKE DETECTORS IN ALL AIR HANDLING EQUIPMENT OVER 2000CFM, PULL STATIONS AT EGRESS DOORS, HEAT/SMOKE DETECTORS AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND PROVIDE ELEVATOR RECALL/SHUNT TRIP WHERE APPLICABLE. THE FIRE ALARM CONTROL PANEL SHALL PROVIDE AUDIO/VISUAL ANNUNCIATION THAT THE BUILDING FIRE ALARM SYSTEM HAS ACTIVATED IN ALL COMMON SPACES AND AS OTHERWISE REQUIRED/SHOWN ON THE DRAWINGS. THE EC SHALL GENERATE FIRE ALARM SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND THE ENGINEER FOR APPROVAL. SUBMISSION REQUIREMENTS SHALL CONFORM TO NFPA 72 AND THE FIRE MARSHAL. NO FIRE ALARM WORK SHALL COMMENCE IN THE BUILDING PRIOR TO RECEIPT OF APPROVED FIRE ALARM SHOP DRAWINGS FROM THE FIRE MARSHAL.	
24. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.		46. PLUMED RATED FIRE ALARM WIRE MAY BE RUN EXPOSED ABOVE ACCESSIBLE CEILING SPACES AND WHERE CONCEALED IN WALLS. ALL FIRE ALARM WIRING MUST BE IN 3/4" EMT CONDUIT WHERE IT IS NOT POSSIBLE TO CONCEAL IN WALLS OR CEILING SPACES.	
25. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.		47. SIGNAL LINE CIRCUIT IS TO BE CLASS A, NAC CIRCUIT IS TO BE CLASS B. T-TAPPING OF SLC CIRCUIT IS NOT PERMITTED.	
26. WHERE THE PREMISES WIRING SYSTEM HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, EACH UNGRND CONDUCTOR OF A BRANCH CIRCUIT SHALL BE IDENTIFIED BY PHASE OR LINE AND BY SYSTEM VOLTAGE CLASS AT ALL TERMINATION, CONNECTION, AND SPLICE POINTS. IDENTIFICATION MEANS SHALL BE POSTED AT EACH BRANCH CIRCUIT PANELBOARD.		48. FIRE ALARM SYSTEM TO CONFORM TO CURRENT NFPA 72, IBC, AND IFC.	
ALL CONDUCTORS SHALL BE COLOR-CODED AS FOLLOWS:		49. INCOMING AND OUTGOING SLC WIRES ARE TO MAINTAIN A 5' SEPARATION WHERE RUNS ARE LONGER THAN 10'.	
PHASE A BLACK 480/277 PHASE B RED ORANGE PHASE C BLUE YELLOW NEUTRAL WHITE WHITE GROUND GREEN GREEN		50. IN ALL AREAS WHERE MORE THAN ONE FIRE ALARM STROBE IS IN SIGHT OF EACH OTHER, THEY ARE TO BE SYNCHRONIZED TO FLASH AT THE SAME RATE AND TIME. PROVIDE A SYNCHRONIZATION MODULE.	
51. IN SMALLER AREAS WHERE 15CD HORN/STROBES ARE USED, THE dB LEVEL OF THE HORN SHALL BE TURNED DOWN TO 15dB ABOVE AMBIENT NOISE LEVEL. SEE NFPA 72 TABLE A.7.4.2 FOR AVERAGE AMBIENT SOUND LEVELS.		52. FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED/SEALED BY A PROFESSIONAL FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF UTAH.	
53. BRANCH CIRCUIT BREAKERS PROVIDING POWER TO FIRE ALARM SYSTEMS SHALL BE IDENTIFIED IN POWER PANELS WITH RED LABELS STATING "FIRE ALARM CIRCUIT" AS REQUIRED BY NEC 760.41(B).			

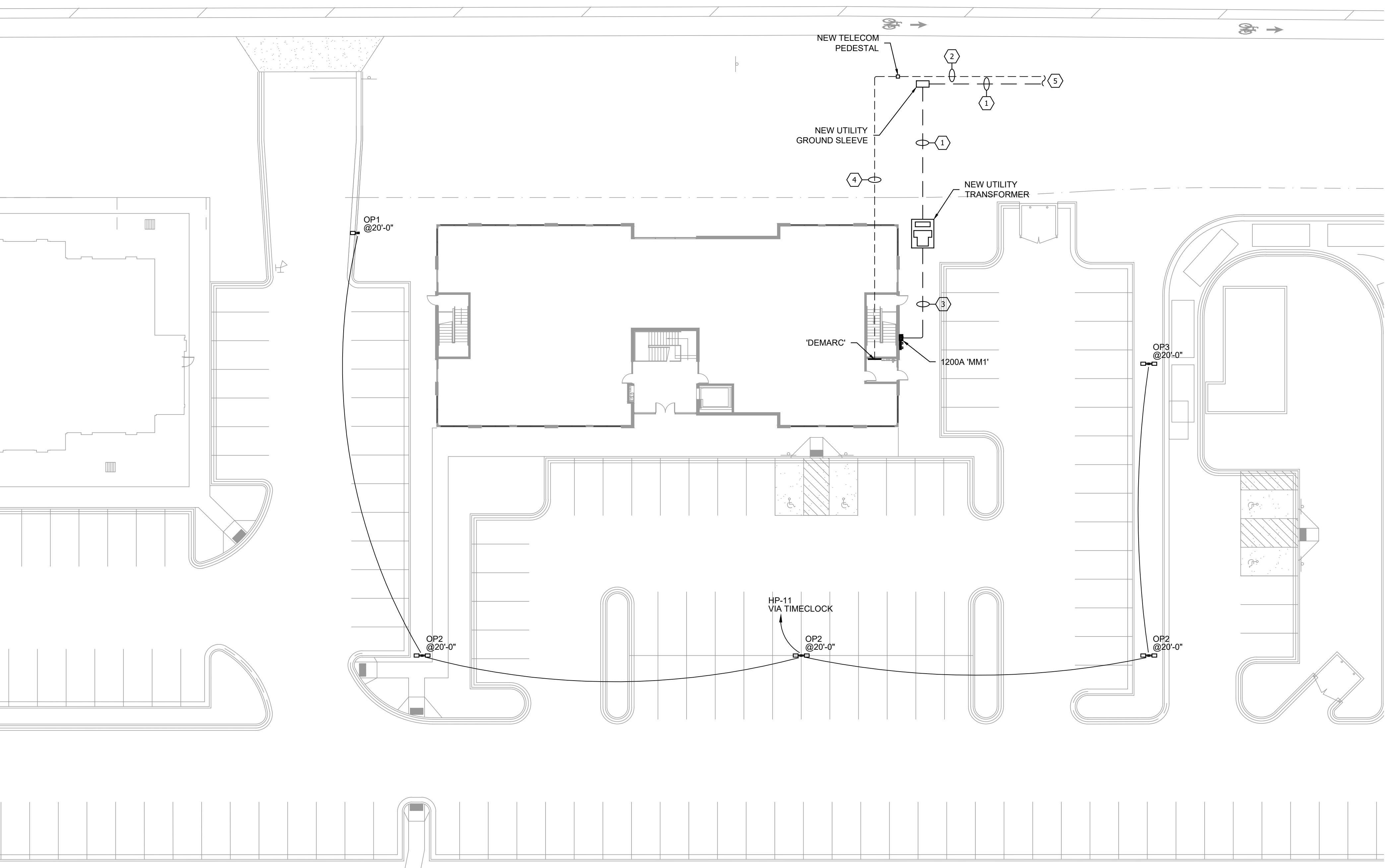
ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCUPANCY SENSOR - CEILING MOUNT	CEILING	1
	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
	LIGHTING RELAY/POWER PACK	SURFACE	1
	TIME CLOCK - 7 DAY		5' - 0"
	WALL OCCUPANCY SENSOR SWITCH		4' - 0" TO TOP
	SINGLE POLE SWITCH		4' - 0" TO TOP
	DOUBLE		

D

C

B

A



ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3000 West, Salt Lake City, UT 84119
(801) 562-0503 www.rmcuei.com

PROJECT #: 23495
DRAWN BY: NF / MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

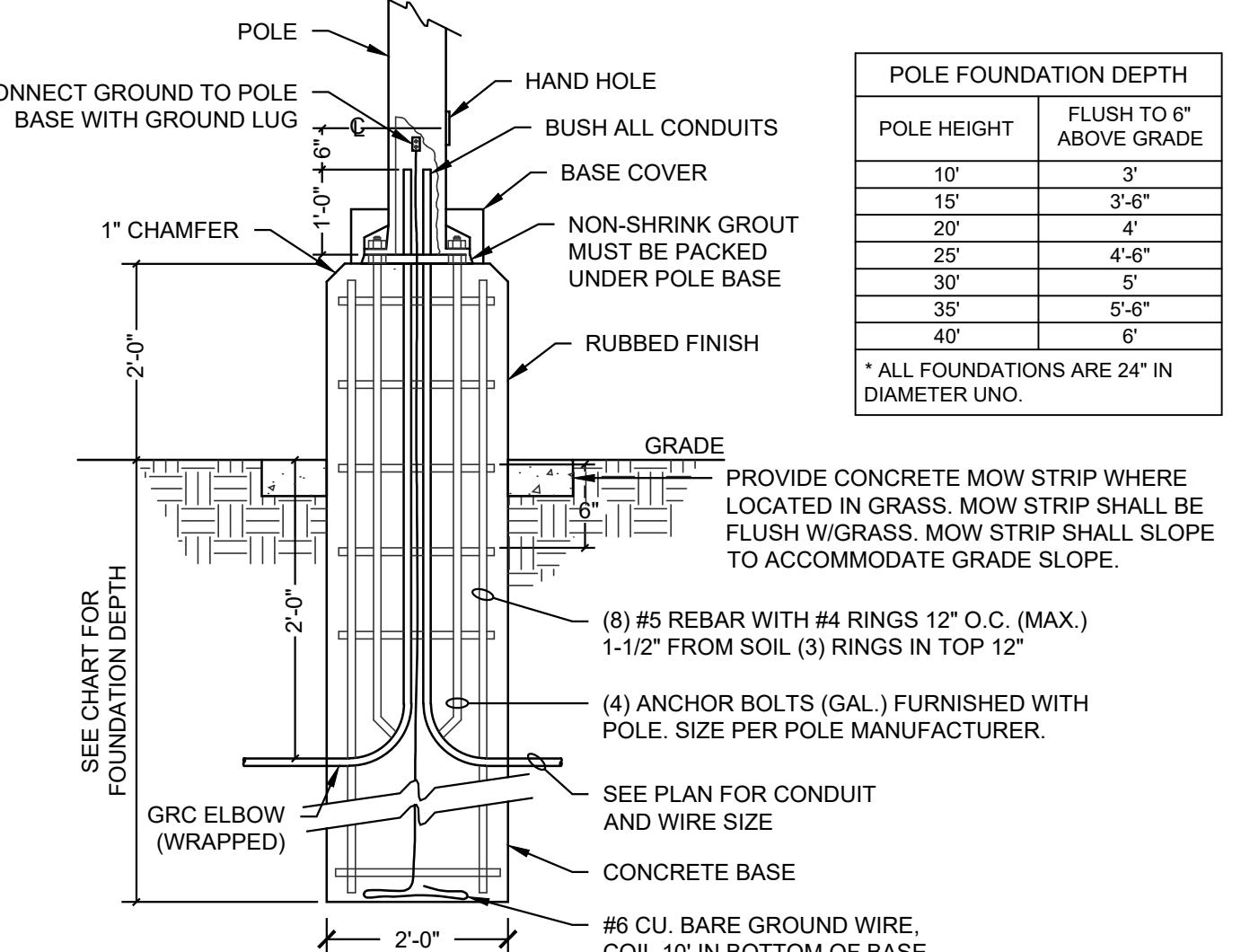
SHEET TITLE:
ELECTRICAL
SITE PLAN

E001

#	KEYED NOTES
1.	PROVIDE (1) 4" BURIED 48" BELOW GRADE. PROVIDE MAGNETIC MARKING TAPE BURIED 12" DIRECTLY ABOVE CONDUIT. COORDINATE WITH ROCKY MOUNTAIN POWER (RMP) PRIOR TO CONSTRUCTION.
2.	PROVIDE (1) 4" TELECOM CONDUIT BURIED 36" BELOW FINAL GRADE. PROVIDE AN ORANGE METALLIC MARKING TAPE BURIED 12" DIRECTLY ABOVE TELECOM CONDUIT.
3.	PROVIDE (5) 4" FROM TRANSFORMER TO MODULAR METERING. CONDUITS SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5.
4.	PROVIDE (2) 3" FROM TELECOM PEDESTAL TO BUILDING TELEPHONE TERMINAL BOX. COORDINATE EXACT REQUIREMENTS WITH THE LOCAL UTILITY PROVIDER.
5.	EXTEND NEW CONDUITS TO INTERCEPT EXISTING UNDERGROUND UTILITIES. COORDINATE WITH THE LOCAL UTILITY PROVIDER.

GENERAL NOTES
A. ALL SITE ELECTRICAL SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5 UNLESS OTHERWISE NOTED. ALL UTILITY POWER CONDUITS SHALL BE BURIED AT 48" BELOW GRADE. ALL UTILITY TELECOMMUNICATION CONDUITS SHALL BE BURIED AT 36" BELOW GRADE.
B. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY.
C. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
D. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.

LTG CTRL SEQUENCE OF OPERATION
LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021. LIGHTING TIME CLOCK WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.
EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1-C405.2.7.4)
LUMINAIRES SERVING OUTDOOR PARKING AREAS ARE EXEMPT FROM OCCUPANCY CONTROL. (LUMINAIRES 78 WATTS OR LESS).



2 E001 NO SCALE

LIGHT POLE BASE DETAIL

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT

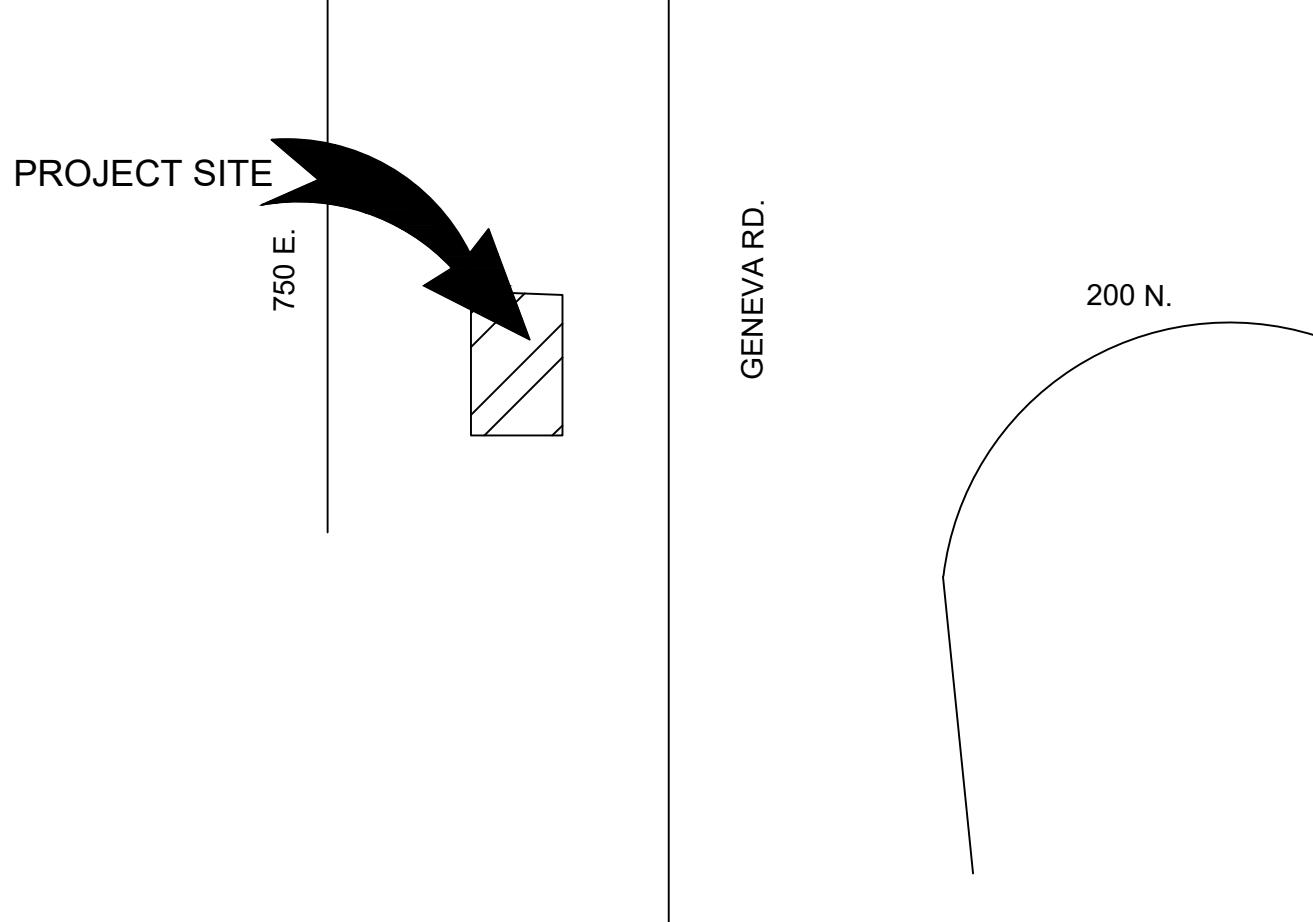


REVISIONS

1 03/09/24 EXTERIOR LIGHTING UPDATE

PROJECT #: 23495
DRAWN BY: NF / MM
CHECKED BY: ES
DATE: 01/12/2024
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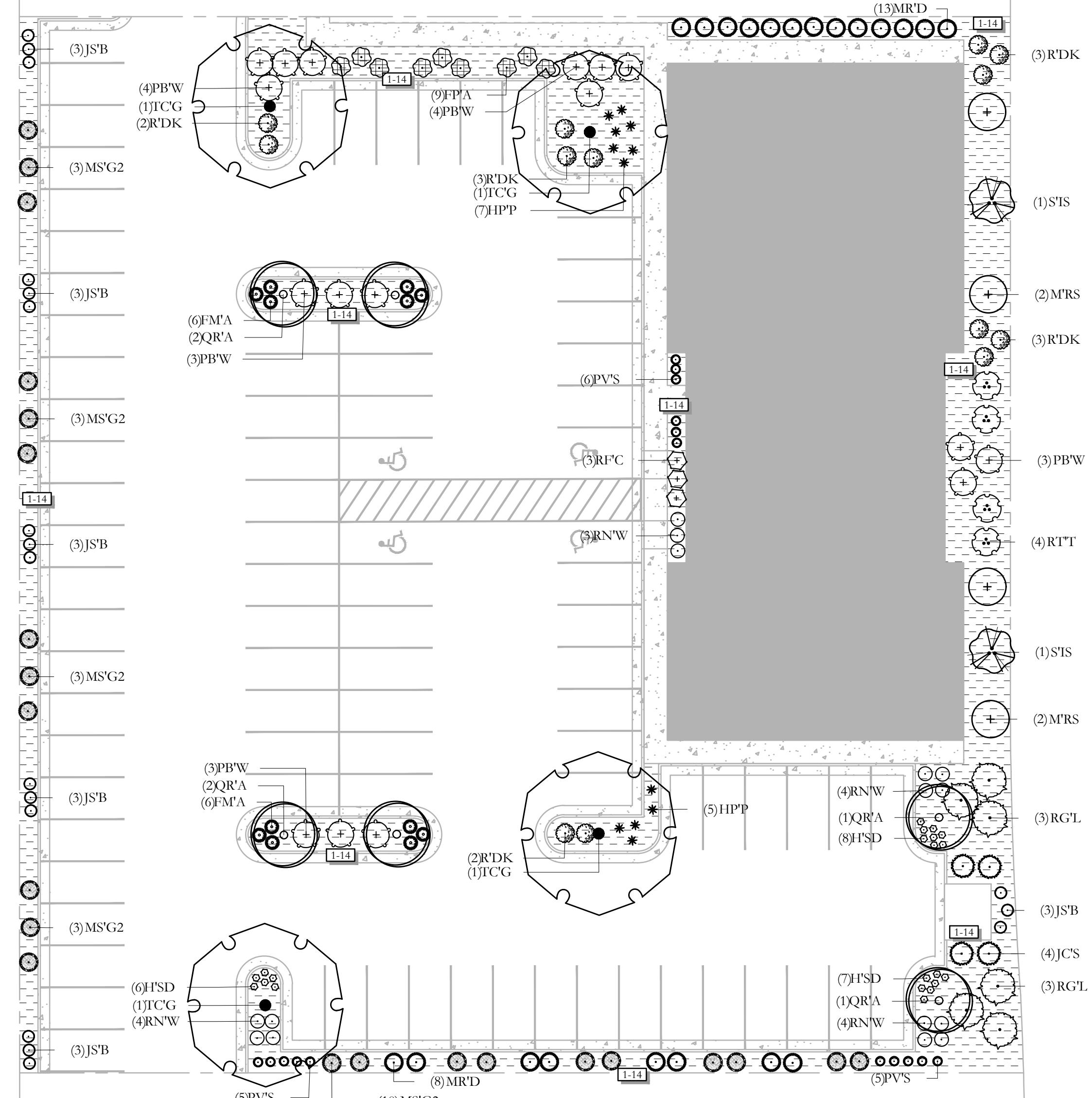
VICINITY MAP



PROJECT

GENEVA RD

200 N.



SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED AS AN ESTIMATE ONLY. IN CASE OF DISCREPANCY, THE DRAWINGS WILL TAKE PRIORITY.)

<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
	1-14 1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION SHEET LP-101	7,101 sf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
3/5/2024	 UT24009	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		


 GRAPHIC SCALE: 1" = 20'



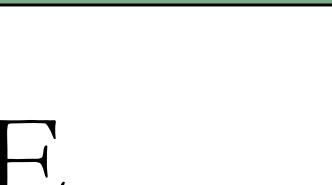
VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH

ALTUS DEVELOPMENT GROUP
ATT: JILL GENESSY
801-577-8536
JILL@ALTUSDG.COM

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PKJ DESIGN GROUP

 PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
CONIFERS						
	J'C'S	4	Juniperus chinensis 'Spartan' Spartan Juniper low, 15x6; sun; z4; Utah Lake water tolerant	B & B		6'
	JS'B	18	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Te2; 15x3; sun; z4; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	M'R'S	4	Malus x 'Raspberry Spear' Raspberry Spear Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	QR'A	6	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	S'IS	2	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	TC'G	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Td4; 40x35; AV 314; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT						
DECIDUOUS SHRUBS						
	FP'A	9	Fallugia paradoxa Apache Plume Sd1; 4x4; AV 12.5; sun; z4; Utah Lake water tolerant		5 gal	
	PB'W	17	Prunus besseyi Sand Cherry Low; 6'x6'; sun; z3		5 gal	
	RFC	3	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15x4; sun; z2; Utah Lake water tolerant		5 gal	
	R'G'L	6	Rhus aromatica 'Gro-Low' Gro-Low Sumac GV1; 2 x 8; AV 28; full to part sun; z4; Utah Lake water tolerant		5 gal	
	RT'T	4	Rhus typhina 'Tiger Eyes' Tiger Eyes Sumac Sd2; 6 x 6; AV 176; sun to part shade; z4; Utah Lake water tolerant		5 gal	
EVERGREEN SHRUBS						
	H'P'P	12	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca P1; 2x2; AV 7; sun; z5; Utah Lake water tolerant		5 gal	
GRASSES						
	FM'A	12	Festuca mairei Atlas Fescue low; 3x3; sun; z5; Utah Lake water tolerant		1 gal	
	MR'D	21	Muhlenbergia rigens Deer Muhly Tw1; 3-5x4; AV 7; sun to light shade; z6; Utah Lake water tolerant		1 gal	
	MS'G2	22	Miscanthus sinensis 'Graziella' Graziella Maiden Grass 4-5' x 4'; sun low to moderate; z5-9		1 gal	
	P'V'S	16	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant		1 gal	
PERENNIALS						
	H'S'D	21	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily P3; 2x2; AV 1; full to part sun; z3; Utah Lake water tolerant		1 gal	
ROSES						
	R'D'K	13	Rosa x 'Radtko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant		5 gal	
	R'N'W	15	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose moderate; 2x3; sun; z5; Utah Lake water tolerant		5 gal	

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024	UT24009	 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	 ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-536 JILL@ALTUSDG.COM		DRAWN: JTA CHECKED: JMA PLOT DATE: 3/5/24	
NO.	REVISION	DATE				
1	XXXX	XX-XX-XX				
2						
3						
4						
5						
6						
7						
 VINEYARD OFFICE 400 N. GENEVA RD. VINEYARD, UTAH LANDSCAPE PLAN CONTRACT PERMIT SET						
 PKJ DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD SUITE 102 LEHI, UTAH 84043 (801) 753-5444 www.pkjdesigngroup.com						
 GRAPHIC SCALE: 1" = 20'						
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.						



LANDSCAPE PLAN

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LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or undocumented information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include moving, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-staking and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumbed shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ratio): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and draining.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: Compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

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H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of Project Representative. Proper pruning techniques shall be used. Do not leave stabs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

M. TURF - SOD LAYING

N. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

O. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

P. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing condition prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the site. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

Q. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No strip or pieces will be accepted.

R. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

S. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

T. Apply water directly after laying sod. Rainfall is not acceptable.

U. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

V. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

W. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.

2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.

3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.

5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MULCHED SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCRAP TOP 6" OF EXISTING SOIL, AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY, FINE LEVEL. ALL AREAS PRIOR TO LAYING SOD.

7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.

8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DETHIT 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.

9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTING AREAS; 2" IN ALL ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL. ADD MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.

10. A NEW UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE; AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

11. UPON REQUEST, A PLANT LIST IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".

2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.

3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.

4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.

5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.

6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER.

7. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

8. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

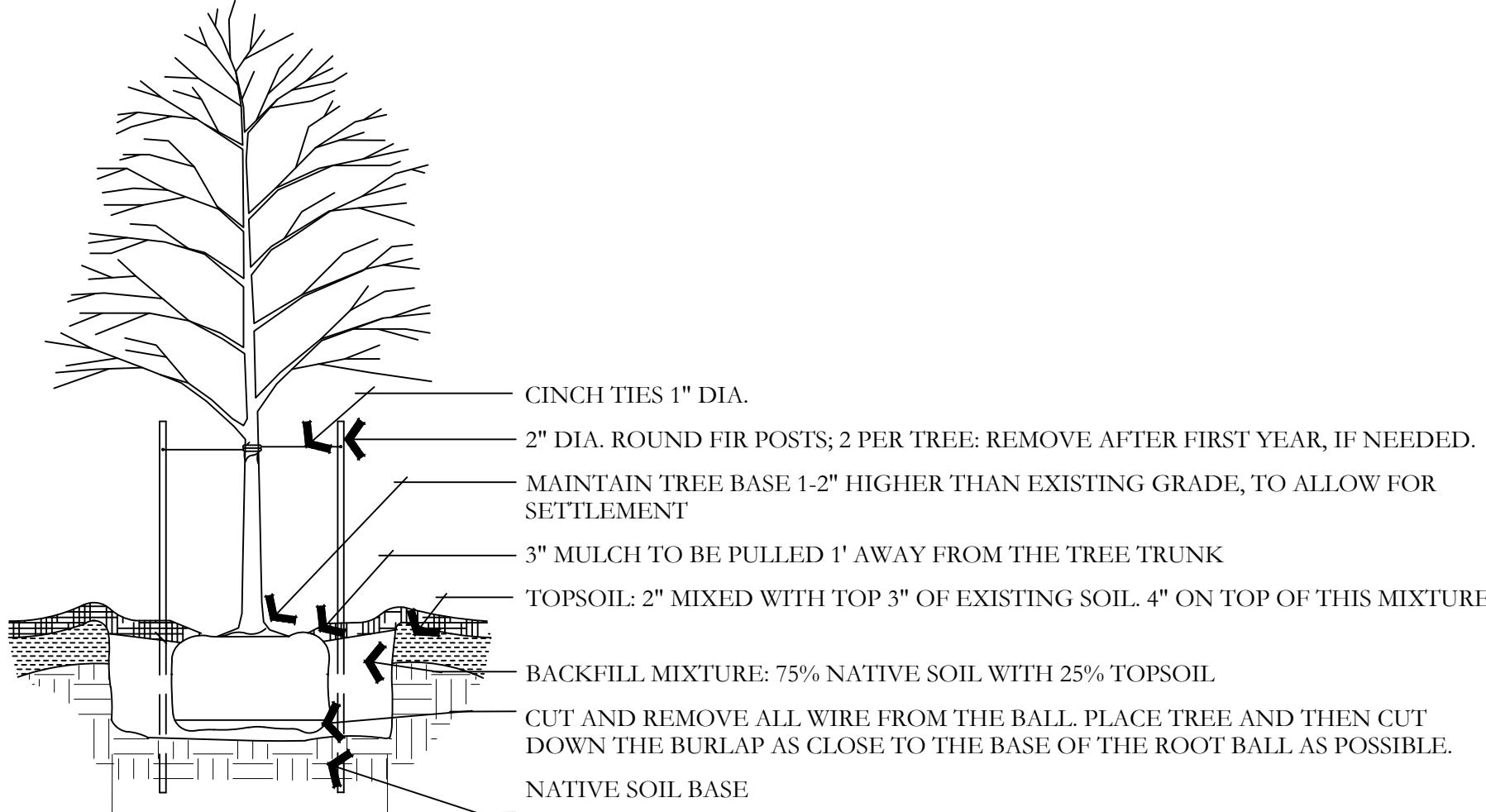
9. Trees must be placed on undisturbed soil at the bottom of the planting hole.

10. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

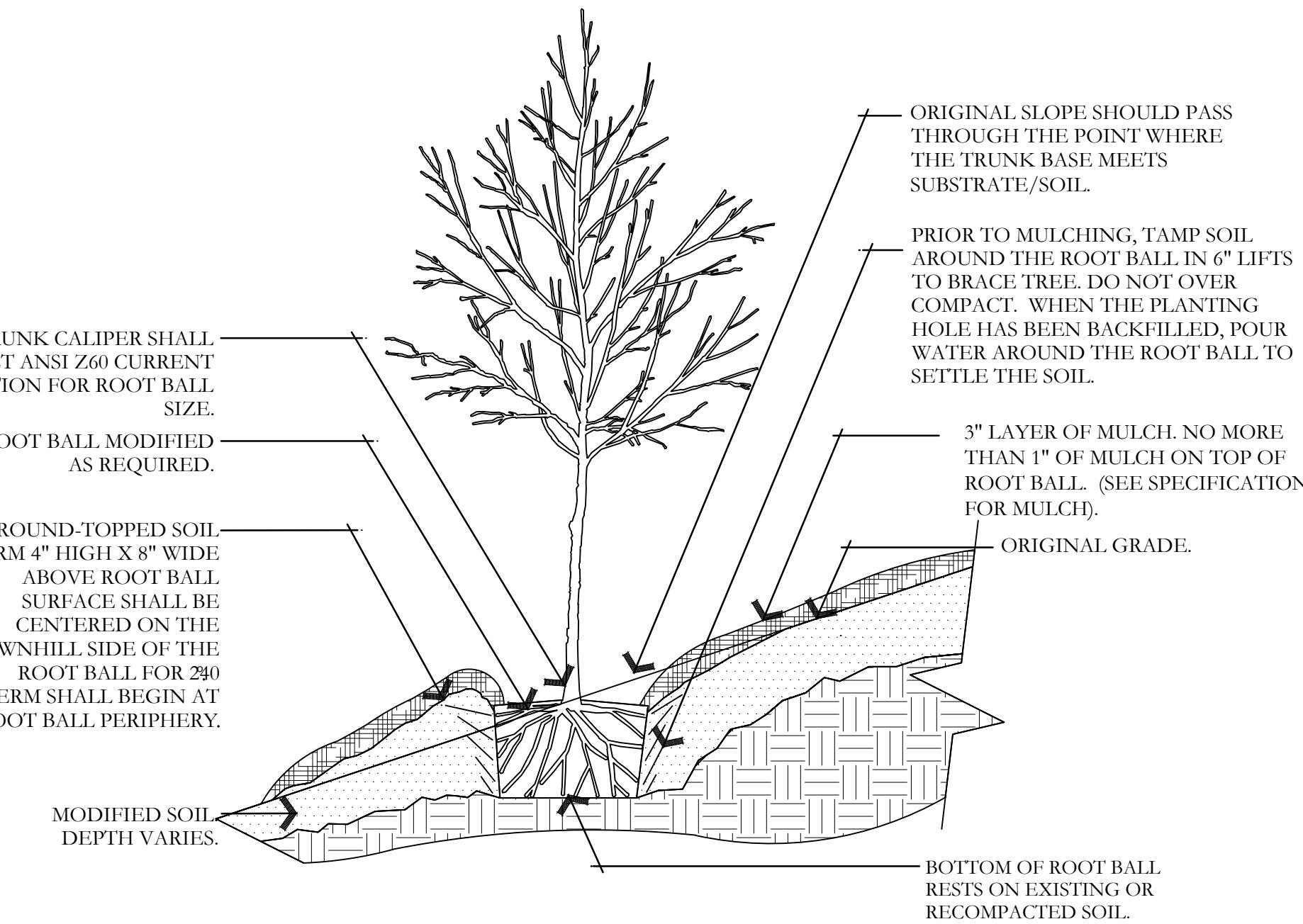
11. Plant immediately after removal of container for container plants.

PROJECT INFORMATION

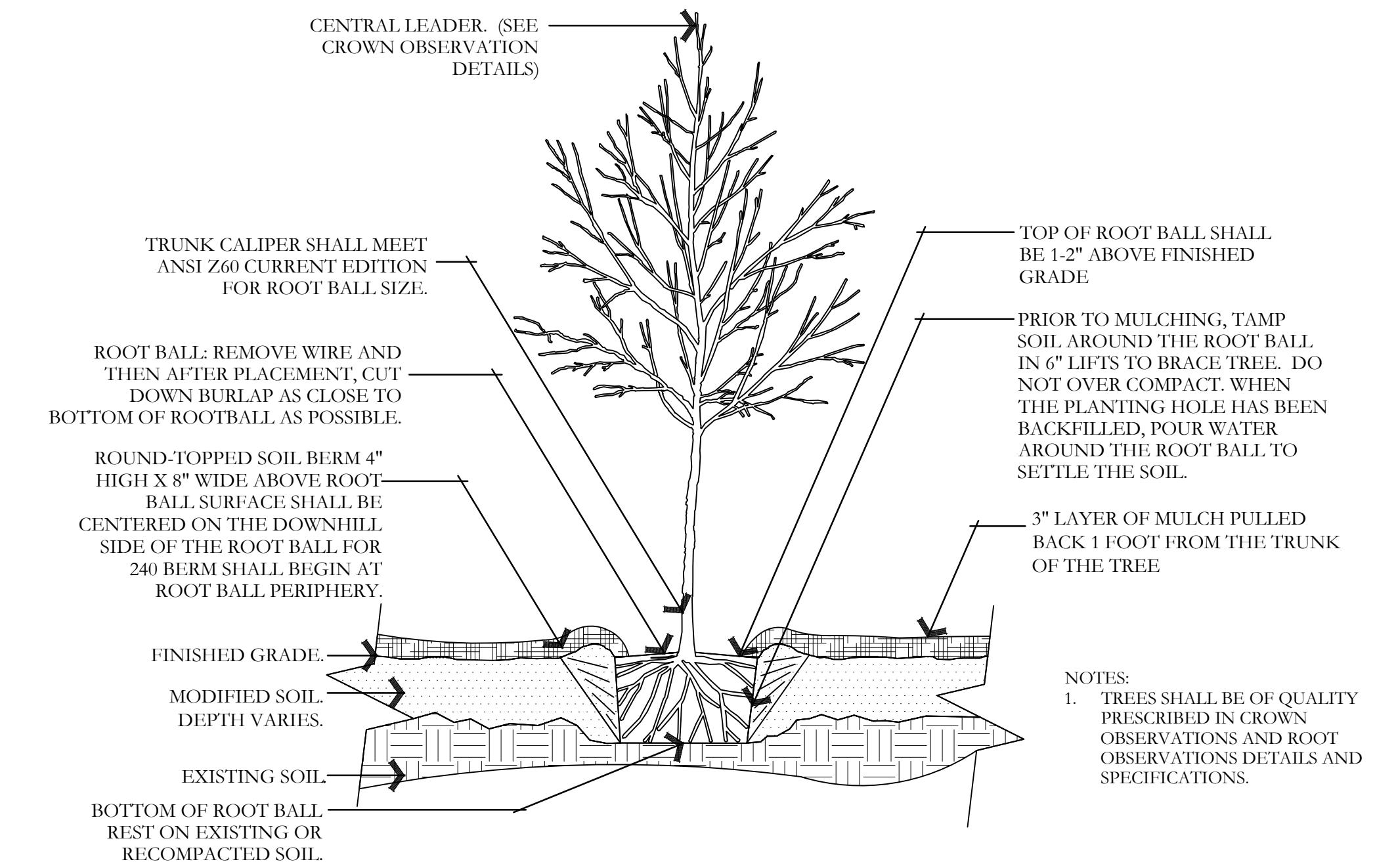
PROJECT INFORMATION



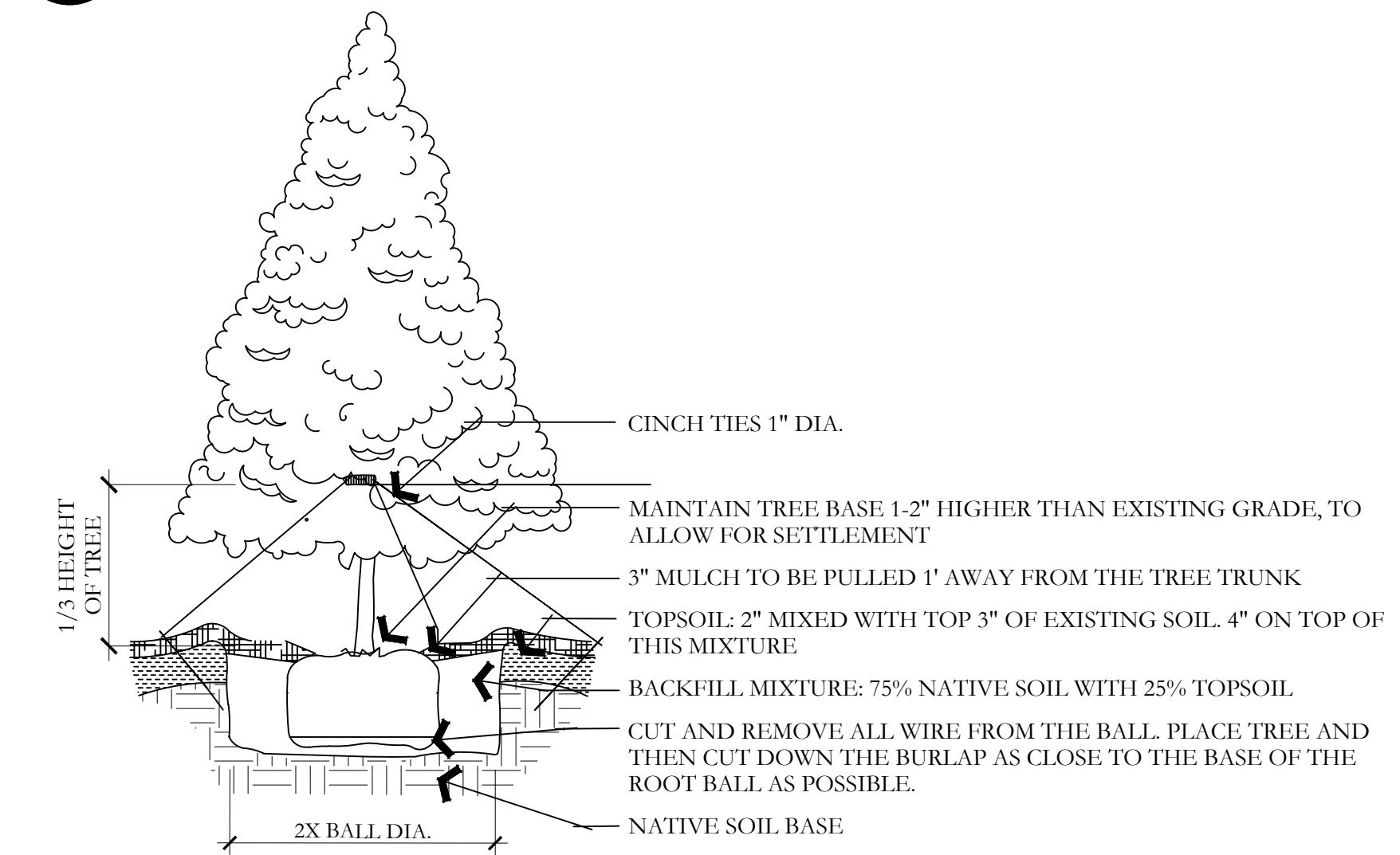
A DECIDUOUS TREE PLANTING
NOT TO SCALE



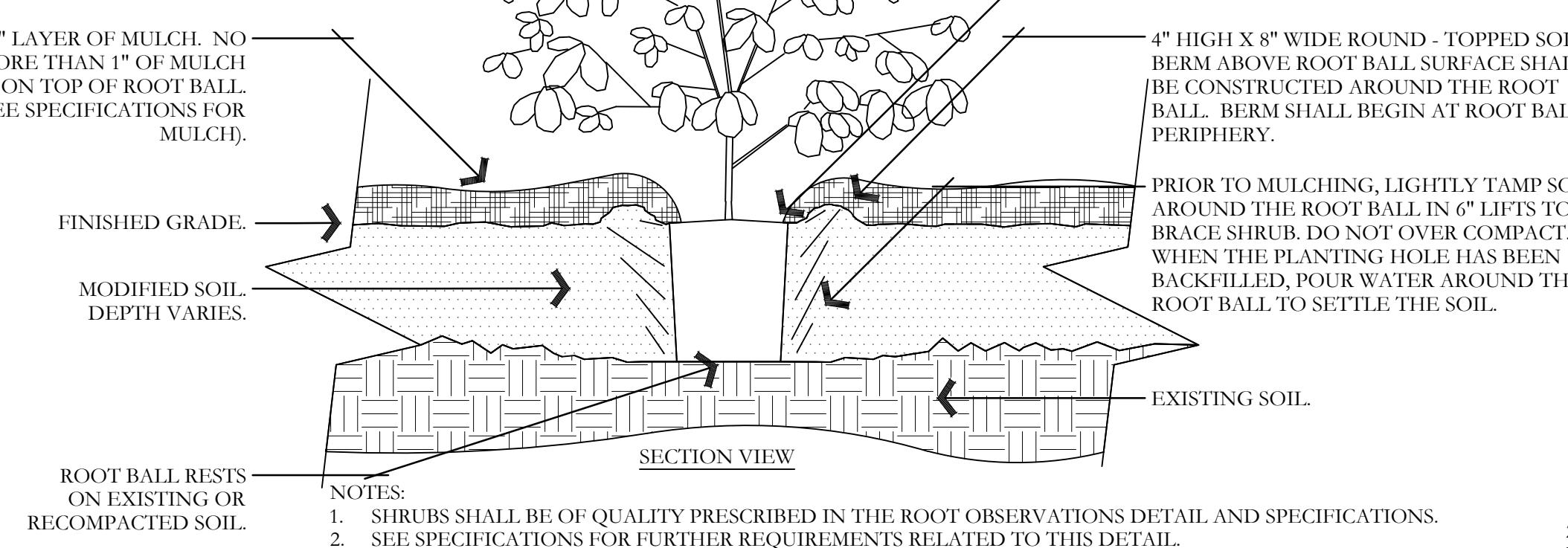
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



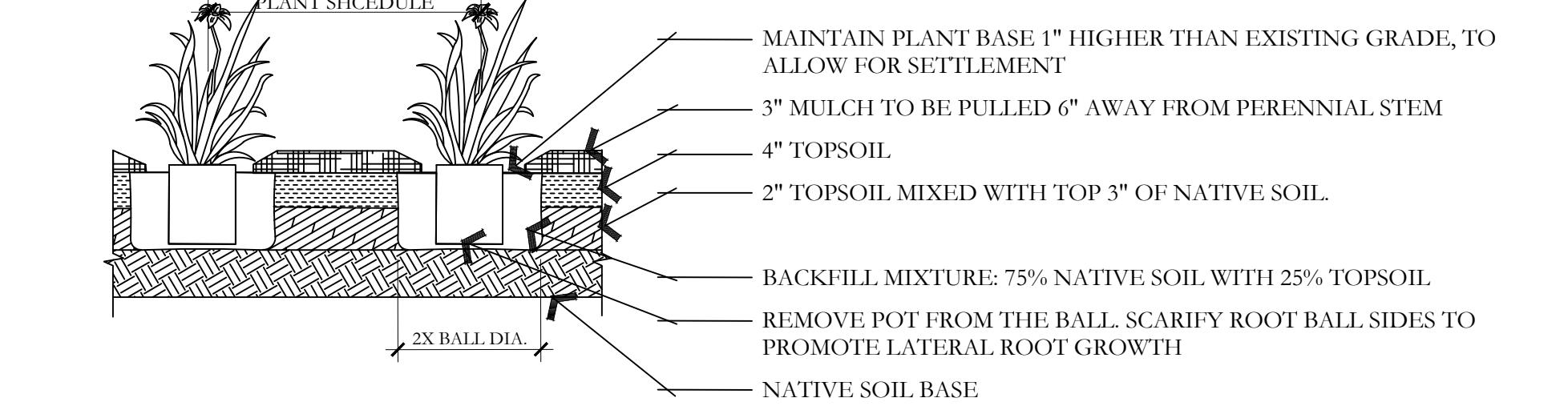
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



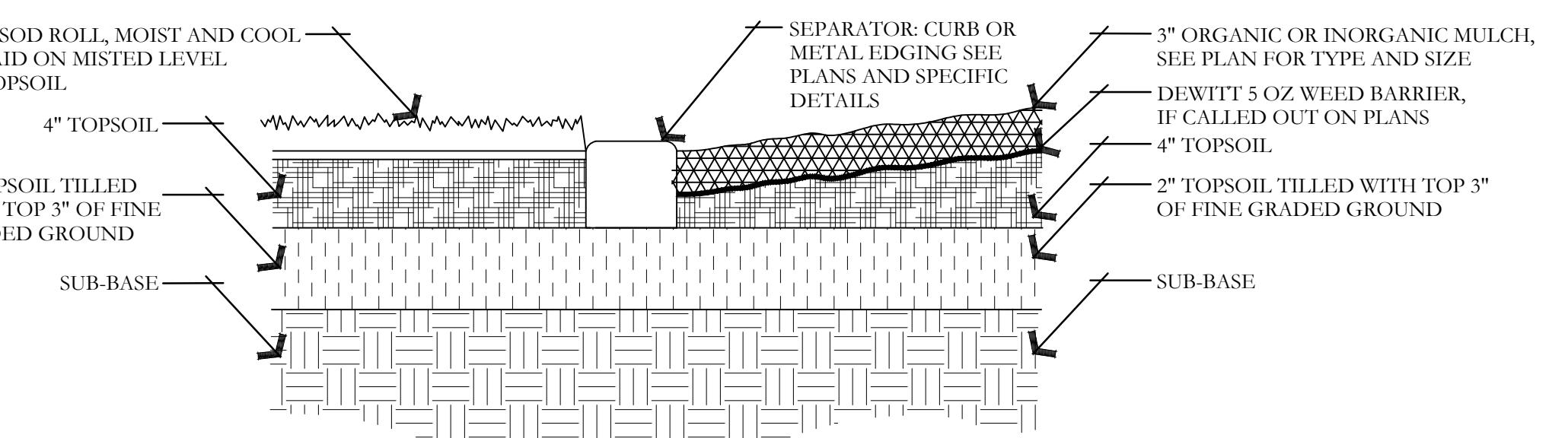
D EVERGREEN TREE PLANTING
NOT TO SCALE



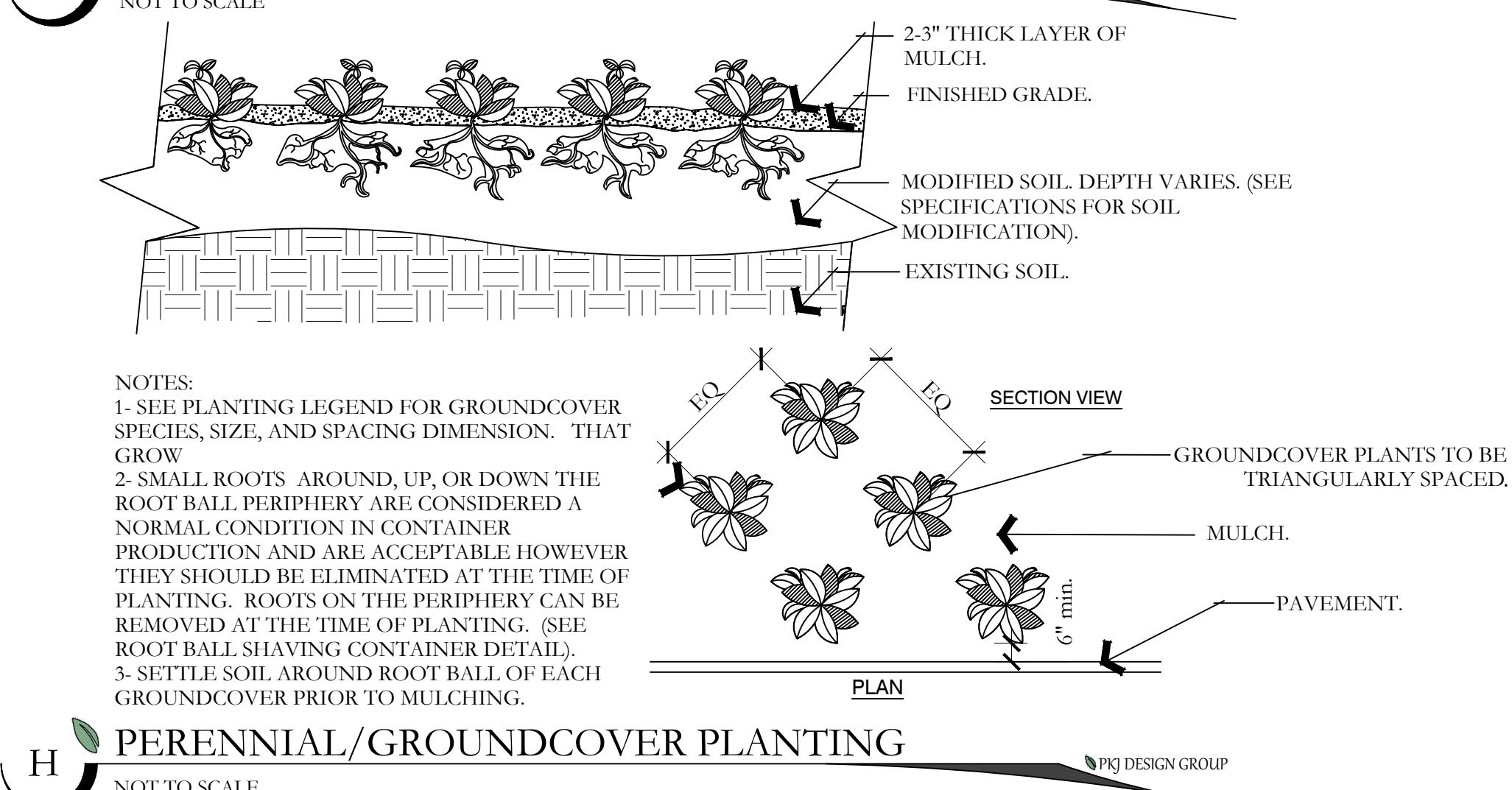
E SHRUB - MODIFIED SOIL
NOT TO SCALE



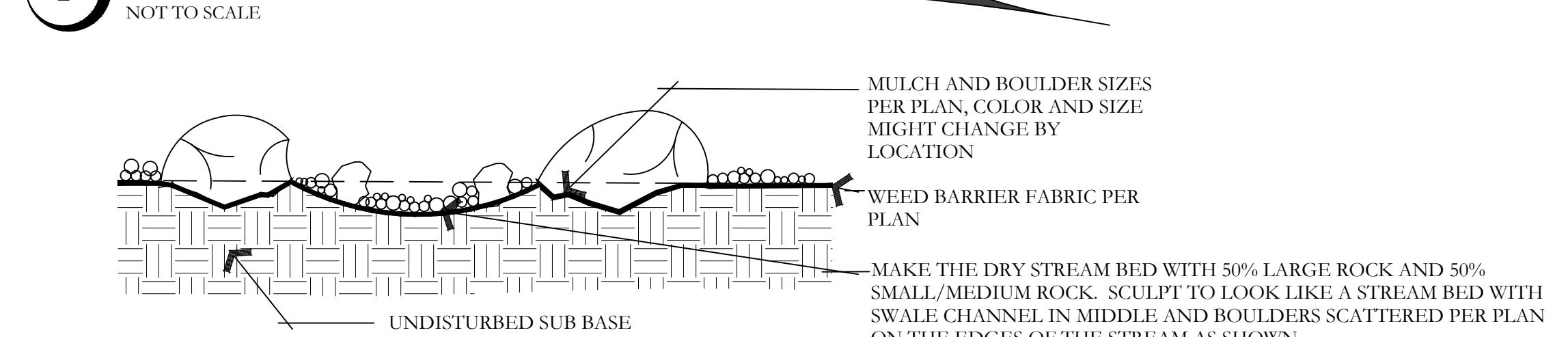
F PERENNIAL PLANTING
NOT TO SCALE



G METAL EDGING DETAIL
NOT TO SCALE



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



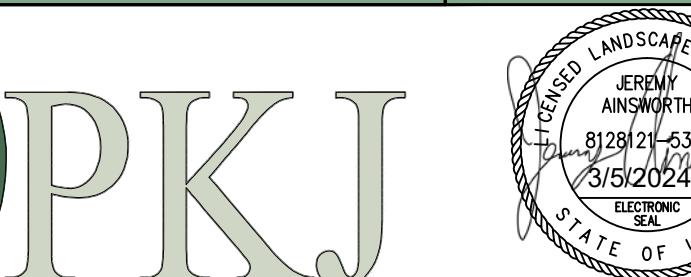
J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/5/2024	UT24009			ALTUS DEVELOPMENT GROUP ATT: JILL GENESSY 801-577-8536 JILL@ALTUSDG.COM	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/5/2024
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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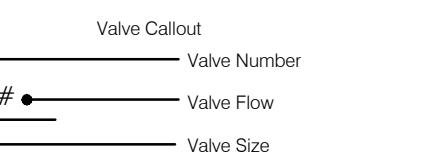
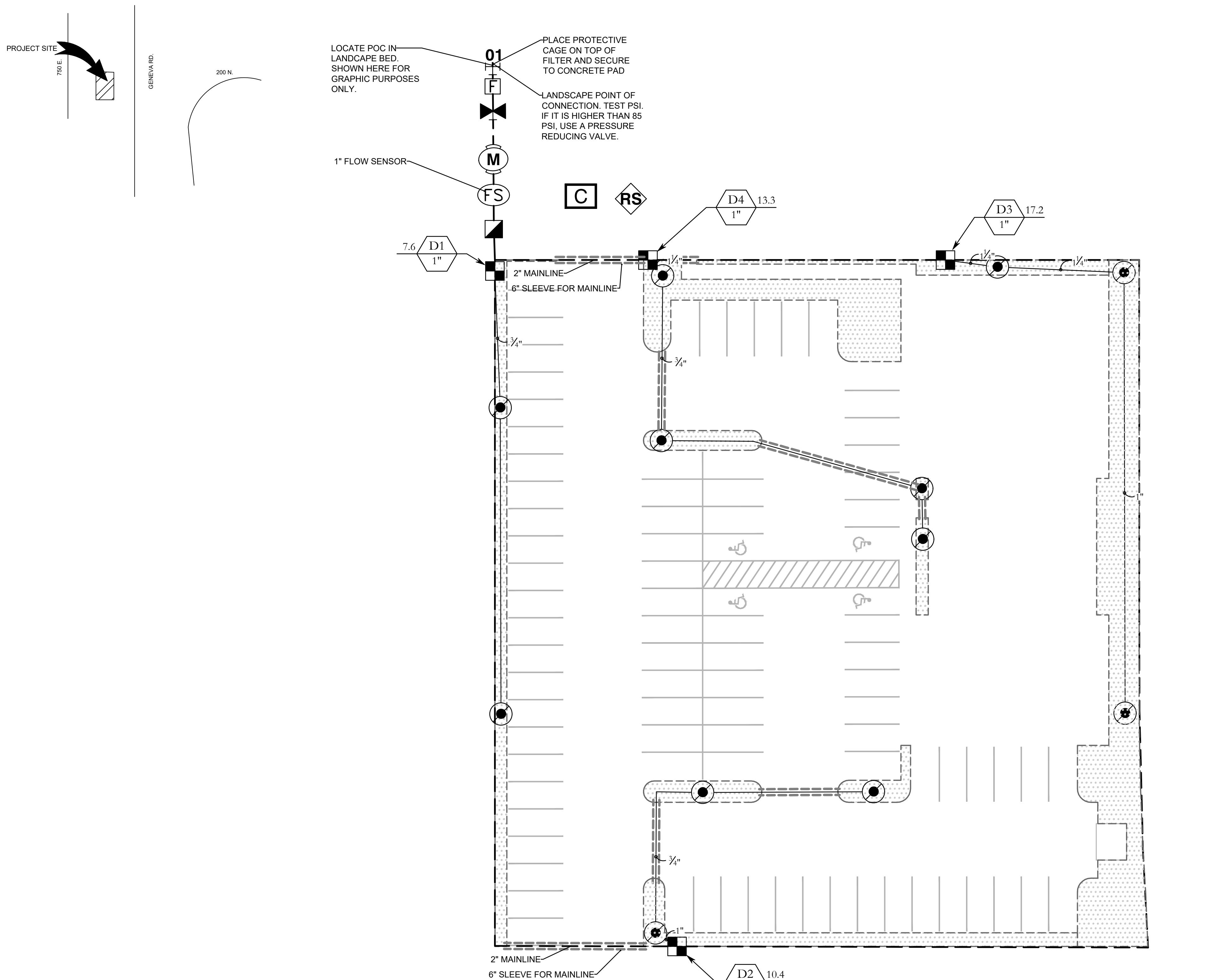
VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH



PKJ
DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LP-501

VICINITY MAP



RIGATION LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM

BOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRB-COM 1"	
	Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	4
	Pipe Transition Point above grade	
	Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	12
	Area to Receive Drip Emitters	
	Rain Bird PC (2)	
	Single Outlet, Pressure Compensating Drip Emitters with Self-Piercing Barb Inlet. Flow rate: 5 GPH=light brown; 7 GPH=violet; 10 GPH=green; 12 GPH=dark brown; 18 GPH=white; 24 GPH=orange.	7,090 s.f.
	Emitter Notes:	
	PC-05 emitters (1 assigned to each flat plant)	
	PC-05 emitters (1 assigned to each 4"pot plant)	
	PC-05 emitters (1 assigned to each 1 gal plant)	184
	PC-05 emitters (1 assigned to each 2 gal plant)	
	PC-05 emitters (2 assigned to each 3 gal plant)	
	PC-05 emitters (2 assigned to each 5 gal plant)	316
	PC-05 emitters (3 assigned to each 15 gal plant)	
	PC-05 emitters (3 assigned to each 20 gal. plant)	
	PC-05 emitters (3 assigned to each B & B plant)	
	PC-05 emitters (3 assigned to each B & B, 1.25"Cal plant)	
	PC-05 emitters (3 assigned to each B & B, 2"Cal plant)	96
	PC-05 emitters (3 assigned to each B & B, 4-6` plant)	
	PC-05 emitters (3 assigned to each B & B, 5`-6` plant)	
	PC-05 emitters (3 assigned to each B & B, 6` plant)	132
	PC-05 emitters (3 assigned to each B & B, 7`-9` plant)	
	PC-05 emitters (3 assigned to each B & B, 8`-10` plant)	
	PC-05 emitters (4 assigned to each B & B, Multi-trunked plant)	
	PC-05 emitters (1 assigned to each Bulb plant)	
	PC-05 emitters (1 assigned to each Plug plant)	

BOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1"	1
	1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	
	Shut Off Valve	1
	Rain Bird EFB-CP-PRS-D 2"	1
	1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	
	Rain Bird ESPLXIVM	1
	60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	
	Rain Bird WR2-RC	1
	Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	
	Rain Bird FS-200-B	1
	2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	
	Amiad 2-TAG-Disc Element 200mm	1
	Amiad 2in. Tagline filter, NPT. Disc Screen Element. Maximum working pressure 116psi.	
	Point of Connection 3"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	423.2 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	153.6 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	66.2 l.f.
	Irrigation Mainline: PVC Schedule 40	940.4 l.f.

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IRRIGATION PLAN CITY PERMIT STICKER

**VINEYARD OFFICE
400 N. GENEVA RD.
VINEYARD, UTAH**

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleevings and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleevings under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscapes, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubbler.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM - American Society for Testing and Materials

b. 1A - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. List for each operating element of the system.

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleevings, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick couplers.

4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.

5. Controller Map upon completion of system, place in each controller a color coded copy of the area that controllers services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleevings prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing deficiencies or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick couple keys with hose swivels.

b. One of each type or size of quick couple valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after defrosting has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

1.12 PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

C. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

D. A quick couple shall be installed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut down trees root 2" to 3" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

E. TRENCHING AND BACKFILL

A. Trenching of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing.

F. SLEEVING

A. sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeves from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire to be removed if necessary.

B. A quick couple shall be installed at point of connection to allow blow out of system by air compressor at end of each season.

C. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE AT ANY ANGULAR CHANGE THAT OCCURS. A JUNCTION BOX IS TO BE PLACED.

D. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRU. WIRE. PROVIDE PLenty OF EXTRU. WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

E. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS.

F. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.

G. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.

H. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES

I. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.

J. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.

K. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE.

L. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I. 3/4" 8 GPM
II. 1" 12 GPM
III. 1-1/2" 36 GPM
IV. 2" 53 GPM
V. 2-1/2" 75 GPM
VI. 3" 110 GPM
VII. 4" 180 GPM

M. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

N. Maximum flows allowed through main line pipe shall be:

3/4" 8 GPM
1" 12 GPM
1-1/2" 30 GPM
2" 53 GPM
2-1/2" 75 GPM
3" 110 GPM
4" 180 GPM

O. Main line pipe shall be buried with 24" cover.

P. Main line fittings 3" and larger shall be galvanized steel. All galvanized iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 40 PVC.

Q. ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 east iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

C. MANIFOLD

A. All manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

D. REMOTE CONTROL VALVES

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested

2.11 MANUAL CONTROL VALVES

A. Quick couple valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick couple valve shall be placed within a Carson 10" round valve box. Top of quick couple valve shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick couple valve and top of quick couple swing joint shall be encased in 1/2" gravel.

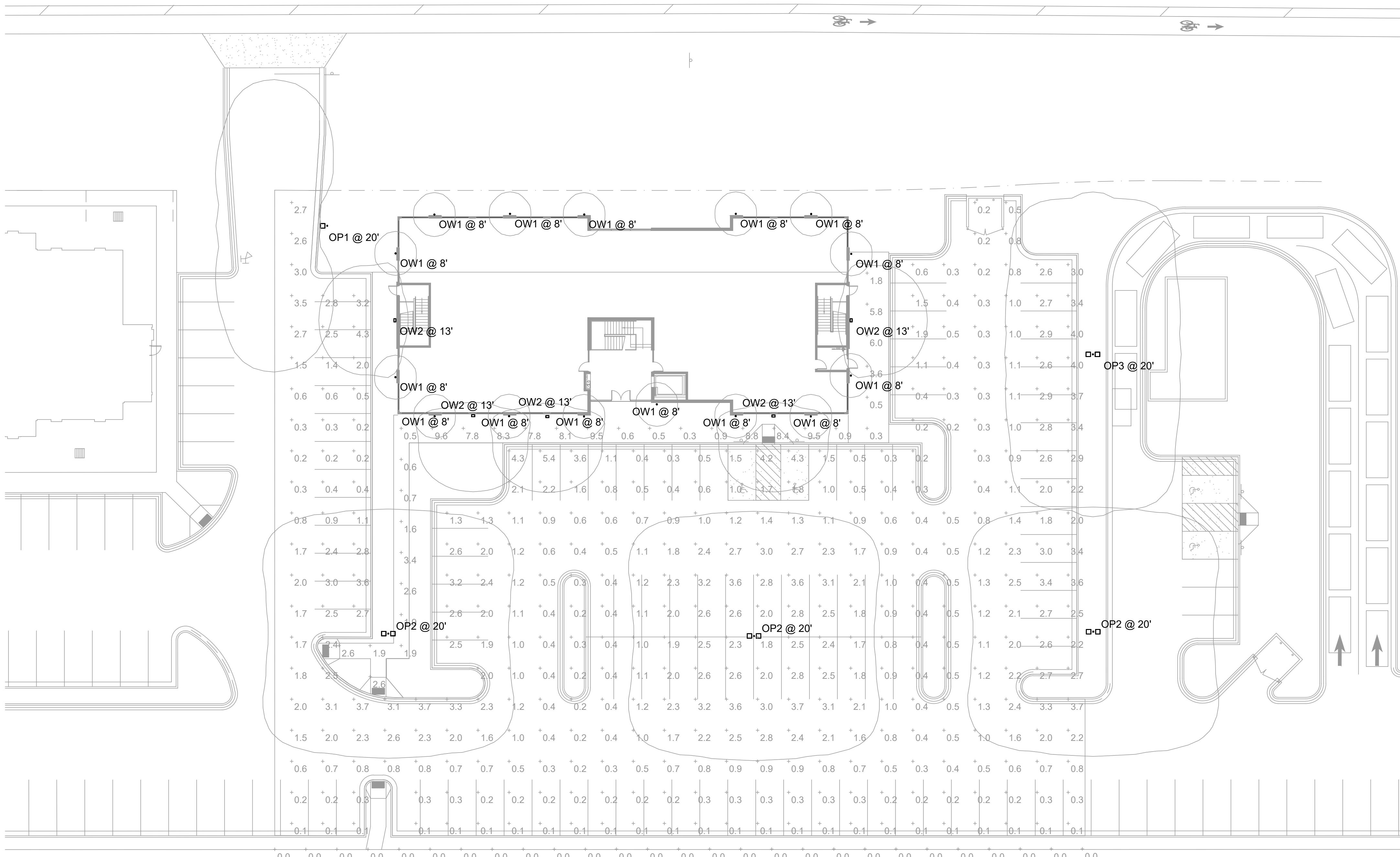
Contractor shall not place quick couple valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick couple valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 1/2", 1", 1-1/4", 1-1/2" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

D



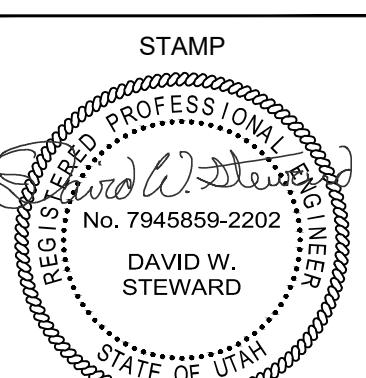
1
ES01 ELECTRICAL SITE PHOTOMETRIC
SCALE: 1" = 20' 0"

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Total Lamp Lumens Wattage
□	OW2	5	Lithonia Lighting	WST LED P2 50K VF MVOLT	VST LED, Performance package 2, 5000 K, visual comfort forward throw, MVOLT	3469 25
□	OP2	3	BEACON	RAR1-160L-70-5K7-4W-HSS-90-B	Ratio Area 3, Type IV/W Optics with 90° House- Side Shield (mounted on door)	16760 136.8
□	OP3	1	BEACON	RAR1-160L-70-5K7-2-HSS-90-B	Ratio Area 3, Type II Optics with 90° House- Side Shield (mounted on door)	16761 136.8
□	OP1	1	BEACON	RAR1-160L-70-5K7-3-HSS-90-B	Ratio Area 3, Type III Optics with 90° House- Side Shield (mounted on door)	8487 68.4
○	OW1	15	Pathway Lighting Products, Inc	C86DV2035M	4 INCH CYLINDER	988 7.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	5.4 fc	0.1 fc	54.0:1	14.0:1
Residential Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Walkway	+	3.8 fc	9.6 fc	0.3 fc	32.0:1	12.7:1

VINEYARD COMMERCIAL SHELL BLDG

283 N GENEVA RD
VINEYARD, UT



REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3000 West, Salt Lake City, UT 84119
(801) 562-0503 www.rmcuei.com

PROJECT #: 23495
DRAWN BY: NF / MM
CHECKED BY: ES
DATE: 01/12/2024
(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023

SHEET TITLE:

SITE
PHOTOMETRIC
PLAN

ES01



WST LED
Architectural Wall Sconce

Catalog Number: _____
Notes: _____

Type: OW2

Visit the Take key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD						
WST LED	Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1	1,000 lumen package	37K 3200 K	VF Visual comfort forward throw	MVOLT ¹ 120 ² 277 ³	Shipped included
	P2	3,000 lumen package	30K 3000 K	VW Visual comfort wide	120 ² 347 ³	OBK Surface mounting bracket
	P3	6,000 lumen package	40K 4000 K		208 ² 480 ³	PBW Premium surface-mounted back box ⁴
			50K 5000 K		BBW Surface-mounted back box ⁴	

Options:

	Finish (required)
NJAR2PR	nlIGHT AIR Wireless enabled motion ambient sensor for 8'-15' mounting heights ¹⁴
NJAR2PRH	nlIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ¹⁴
PE	Photoelectric cell, button type ⁴
PER	NEMA twist-lock receptacle only (controls ordered separately) ⁴
PER5	Five-wire receptacle only (controls ordered separately) ⁴
PER7	Seven-wire receptacle only (controls ordered separately) ⁴
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ¹⁴
PIR1FCV	Motion/Ambient sensor, 8'-15' mounting height ¹⁴
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ¹⁴
PIRH1FC	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 18' ¹⁴
SF	Single face (120, 277, 347) ¹⁷
DF	Double face (208, 480) ¹⁷
DS	Double switching ¹⁸
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹⁹
EWH	Emergency battery backup, Non CEC compliant (7W) ¹

See Accessories and Notes on next page.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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WST-LED
Rev. 01/19/23

HL SERIES

CALIBER PLUS 
ARCHITECTURAL

TYPE: OW1

APPLICATION

A decorative cylinder lighting fixture is ideal for applications that require the long lamp life and energy saving benefits of LED technology.

FEATURES AND BENEFITS

- Architectural aluminum cylinder housing with powder coat finish.
- Mounting options include: Wall or Cable.
- Wall wash option available for wall grazing or forward-throw (Type 2) applications.
- Primary reflectors provide a variety of beam distributions and can be interchanged in the field if necessary.
- Custom colors available.
- Separate models available for our remote driver platforms of IRD and CentralDrive™ (see below).

TECHNICAL DATA

- Input: 120 to 277 VAC, 50-60Hz.
- 0-10V 1% (forward) and forward/reverse phase (120V) dimming. Other options listed on page 3 CR = 80. Available in P0 CR.
- Available with Bridgelux Thrive® high-fidelity human-centric lighting technology.
- Expected lumen life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 35°C. Lower ambient temperatures yield longer lumen life.

REMOTE DRIVER OPTIONS (PUBLISHED SEPARATELY)

IRD (In-ceiling Remote Driver) houses a housing with driver that is recessed in the ceiling and operates a single lighting fixture. Benefits include small 0.25" thick ceiling canopies, emergency (EM) options, and longer driver life due to reduced exposure to the heat of the LED engine. Both new construction and remodel style housings are available. [Link to IRD Options](#)

CentralDrive™ system features a remote panel that operates multiple lighting fixtures. This remote panel can be installed in an easy-to-access area such as a utility closet. Benefits are the same as our IRD system as well as easy driver replacement. [Link to Central Drive Options](#)

Lighting fixtures for these remote driver systems are published separately and can be found on our website. Please contact our sales team for more information on these options.

Link to Remote Driver Fixtures

OPTIONS

EWNC	Emergency battery backup, CA Title 20 Noncompliant (coll. 7W) ¹²	DBKBD	Dark bronze
EWNR	Remote emergency battery backup, CA Title 20 Noncompliant (coll. 7W) ¹²	DNAD	Natural aluminum
PER	Photoelectric cell, button type ⁴	DWH	White
PER5	NEMA twist-lock receptacle only (controls ordered separately) ⁴	DSS	Sandstone
PER7	Five-wire receptacle only (controls ordered separately) ⁴	DBDBD	Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ¹⁴	DBBLD	Textured black
PIR1FCV	Motion/Ambient sensor, 8'-15' mounting height ¹⁴	DNATD	Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ¹⁴	DWHGD	Textured white
PIRH1FC	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 18' ¹⁴	DSSTD	Textured sandstone
SF	Single face (120, 277, 347) ¹⁷		
DF	Double face (208, 480) ¹⁷		
DS	Double switching ¹⁸		
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) ¹⁹		
EWH	Emergency battery backup, Non CEC compliant (7W) ¹		

Shipped separately

RPW	Retract back plate ²⁰
VG	Vandal guard ²¹
WG	Wire guard ²¹

See Accessories and Notes on next page.

PATHWAY 
Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com
e-mail: sales@pathwaylighting.com

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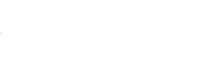
BEACON 
design. performance. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: _____ **LOCATION:** _____
TYPE: OP1-OP3 **PROJECT:** _____
CATALOG #: _____

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

UL LISTED  **IP66**  **DLC LISTED**  **Premium**  

CONTROL TECHNOLOGY

STOCK  **QS10**

SPECIFICATIONS

CONSTRUCTION

- Recessed driver minimizes the traditional shadow form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC Input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C6.21.2 Category C High and Surge Location Category C3. Automatically takes fixture offline for protection when device is compromised

OPTICS

- Entire optical surface illuminates to create a larger luminaire surface area resulting in a lower glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CCT) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

CONTROLS

- Photo control, occupancy sensor and wireless control
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

INSTALLATION

- Standard fixture arm mount, compatible with 83 mm flange
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square or round poles
- Knuckle arm filter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. Restrictions apply for 7-pin options

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

STAMP

RECEIVED PROFESSIONAL
No. 7945859-2202
DAVID W. STEWART
STATE OF UTAH
Page 1 of 15
Rev 10/23
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ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3000 West, Salt Lake City, UT 84119
(801) 562-0503 www.rmcu11.com

REVISIONS

PROJECT #: 23495 **DRAWN BY:** NF / MM **CHECKED BY:** ES **DATE:** 01/12/2024 **(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2023**

SITE PHOTOMETRIC DETAILS

ES02

ELECTRICAL GENERAL NOTES			
GENERAL NOTES:		SITE NOTES:	
1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.		27. ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE POWER COMPANY SERVICE TRANSFORMER BEFORE INSTALLING THE PAD, PRIMARY CONDUIT, AND SECONDARY SERVICE LATERAL. PROVIDE LABOR AND CONDUIT, CONDUCTORS, WIREWAYS, TRANSFORMER LUGS, METER BASES, METER CONDUIT, CONDUCTORS, CONCRETE PAD/VAULT, ETC. AS NEEDED FOR A COMPLETE ELECTRIC SERVICE TO THIS FACILITY.	
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.		28. THE EC SHALL COORDINATE LOCATION OF TELEPHONE PEDESTAL, ROUTING/SIZE OF TELEPHONE SERVICE CONDUIT, AND THE MAIN TELEPHONE SERVICE BOARD REQUIREMENTS WITH THE TELEPHONE COMPANY PRIOR TO ROUGH-IN. INSTALL A 3/4" CONDUIT WITH (1) #6 BARE COPPER CONDUCTOR FROM TELEPHONE TERMINAL BOARD (TTB) TO THE MAIN BUILDING GROUNDING SYSTEM.	
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.		29. UNDERGROUND CONDUIT FOR SITE LIGHTING SHALL BE BURIED 24" B.F.G. AND SHALL HAVE ONE (1) #10 THHN GREEN GROUND CONDUCTOR TO GROUND ALL LUMINAIRES.	
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.		30. PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL COORDINATE WITH COMMUNICATIONS DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKES), AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING PRIOR TO COMMENCING WORK. DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.	
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.		31. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.	
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.		32. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.	
7. EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE AND TO IDENTIFY THE CIRCUIT SOURCE THAT SUPPLIES THE DISCONNECTING MEANS PER NEC 110.22.		33. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.	
8. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.		34. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.	
9. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.		35. LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.	
10. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.		36. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.	
11. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.		POWER NOTES:	
12. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.		37. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.	
13. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.		38. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.	
14. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.		39. THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.	
15. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.		40. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.	
16. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.		41. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.	
17. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).		42. PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.	
18. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FLOOR PLANS, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.		DATA/TELECOM NOTES:	
19. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #6AWG OR LARGER SHALL BE STRANDED.		43. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.	
20. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOMERUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.		ROOF NOTES:	
21. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.		44. ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.	
22. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.		FIRE ALARM NOTES:	
23. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.		45. PROVIDE AND INSTALL AN ADDRESSABLE FIRE ALARM SYSTEM TO MEET THE REQUIREMENTS OF CURRENT NFPA 72, IBC, IFC, AND OTHER PERTINENT LOCAL/STATE CODES. THE SYSTEM SHALL MONITOR FLOW/TAMPER SWITCHES ON THE FIRE SPRINKLER RISER, DUCT MOUNTED SMOKE DETECTORS IN ALL AIR HANDLING EQUIPMENT OVER 2000CFM, PULL STATIONS AT EGRESS DOORS, HEAT/SMOKE DETECTORS AS SHOWN ON THE CONSTRUCTION DOCUMENTS, AND PROVIDE ELEVATOR RECALL/SHUNT TRIP WHERE APPLICABLE. THE FIRE ALARM CONTROL PANEL SHALL PROVIDE AUDIO/VISUAL ANNUNCIATION THAT THE BUILDING FIRE ALARM SYSTEM HAS ACTIVATED IN ALL COMMON SPACES AND AS OTHERWISE REQUIRED/SHOWN ON THE DRAWINGS. THE EC SHALL GENERATE FIRE ALARM SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND THE ENGINEER FOR APPROVAL. SUBMISSION REQUIREMENTS SHALL CONFORM TO NFPA 72 AND THE FIRE MARSHAL. NO FIRE ALARM WORK SHALL COMMENCE IN THE BUILDING PRIOR TO RECEIPT OF APPROVED FIRE ALARM SHOP DRAWINGS FROM THE FIRE MARSHAL.	
24. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.		46. PLUNER RATED FIRE ALARM WIRE MAY BE RUN EXPOSED ABOVE ACCESSIBLE CEILING SPACES AND WHERE CONCEALED IN WALLS. ALL FIRE ALARM WIRING MUST BE IN 3/4" EMT CONDUIT WHERE IT IS NOT POSSIBLE TO CONCEAL IN WALLS OR CEILING SPACES.	
25. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.		47. SIGNAL LINE CIRCUIT IS TO BE CLASS A, NAC CIRCUIT IS TO BE CLASS B. T-TAPPING OF SLC CIRCUIT IS NOT PERMITTED.	
26. WHERE THE PREMISES WIRING SYSTEM HAS BRANCH CIRCUITS SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE, EACH UNGROUND CONDUCTOR OF A BRANCH CIRCUIT SHALL BE IDENTIFIED BY PHASE OR LINE AND BY SYSTEM VOLTAGE CLASS AT ALL TERMINATION, CONNECTION, AND SPLICE POINTS. IDENTIFICATION MEANS SHALL BE POSTED AT EACH BRANCH CIRCUIT PANELBOARD.		48. FIRE ALARM SYSTEM TO CONFORM TO CURRENT NFPA 72, IBC, AND IFC.	
ALL CONDUCTORS SHALL BE COLOR-CODED AS FOLLOWS:		49. INCOMING AND OUTGOING SLC WIRES ARE TO MAINTAIN A 5' SEPARATION WHERE RUNS ARE LONGER THAN 10'.	
PHASE A BLACK 480/277 PHASE B RED ORANGE PHASE C BLUE YELLOW NEUTRAL WHITE WHITE GROUND GREEN GREEN		50. IN ALL AREAS WHERE MORE THAN ONE FIRE ALARM STROBE IS IN SIGHT OF EACH OTHER, THEY ARE TO BE SYNCHRONIZED TO FLASH AT THE SAME RATE AND TIME. PROVIDE A SYNCHRONIZATION MODULE.	
51. IN SMALLER AREAS WHERE 15CD HORN/STROBES ARE USED, THE dB LEVEL OF THE HORN SHALL BE TURNED DOWN TO 15dB ABOVE AMBIENT NOISE LEVEL. SEE NFPA 72 TABLE A.7.4.2 FOR AVERAGE AMBIENT SOUND LEVELS.		52. FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE ALARM SHOP DRAWINGS SHALL BE SIGNED/SEALED BY A PROFESSIONAL FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF UTAH.	
53. BRANCH CIRCUIT BREAKERS PROVIDING POWER TO FIRE ALARM SYSTEMS SHALL BE IDENTIFIED IN POWER PANELS WITH RED LABELS STATING "FIRE ALARM CIRCUIT" AS REQUIRED BY NEC 760.41(B).			

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCUPANCY SENSOR - CEILING MOUNT	CEILING	1
	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
	LIGHTING RELAY/POWER PACK	SURFACE	1
	TIME CLOCK - 7 DAY		5' - 0"
	WALL OCCUPANCY SENSOR SWITCH		4' - 0" TO TOP
	SINGLE POLE SWITCH		4' - 0" TO TOP



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: April 17, 2024

Agenda Item: Eastlake Warehouse Lot01 Site Plan

Department: Community Development Department

Presenter: Cache Hancey

Background/Discussion:

The applicant is requesting site plan approval for the Eastlake Lot 01 Development. The project will be an addition to the Eastlake Industrial Park in the northern part of Vineyard. The subject property is located within the Manufacturing (M) Zoning District. The 7.79-acre site fronts the 1750 North roadway. The applicant is proposing two shell buildings with a total area of 116,600 sq/ft. One building will be 68,000 sq/ft and the other will be 48,600 sq/ft.

The site will be accessed mainly by vehicular and semi-truck traffic. There are three access points along 1750 North that will provide adequate means of ingress and egress to the site. The center access will be used primarily for the loading docks. The applicant has stated that they are willing to work with the Engineering Department to align the center access point with the drive-aisle across the street. A condition of approval has been included to address that.

186 parking stalls have been provided to service both buildings, only 155 stalls are required. No bicycle parking has been provided, with 15 stalls being required according to VZC 15.38.030 Parking Requirements. The applicant is available to request a 50% bicycle parking reduction due to the location and intended use of the development. A condition has been included to address this.

Landscaping on the site is primarily a crushed rock material with shrubs and trees. No grass is being proposed for the site. The landscaping and the 3' berm along 1750 North provides adequate screening of the parking and the structures.

Conditions:

1. The applicant will work with the Engineering Department to determine a safe location of the center drive access off of 1750 North prior to the issuance of a building permit.
2. The applicant will submit an updated site plan with the required bicycle parking at each building (total of either 15 or 7).

Fiscal Impact:

Recommendation:

Staff recommends approval of the Eastlake Warehouse Lot 01 site plan application.

Sample Motion:

"I move to approve the Eastlake Warehouse Lot 01 site plan application as requested by Chris Kephart and Brett Wood with the proposed conditions"

Attachments:

1. Eastlake Warehouse Lot 01 Site Plan Documents

Town of Vineyard
125 S Main Street
Vineyard, UT 84058

Dear Town of Vineyard,

Vineyard Properties of Utah is pleased to announce their intent of constructing a pair of buildings: a 68,000 square foot building and a 48,6000 square foot building to fill in the underutilized West Side of Lot 1. This property is located in the town of Vineyard Eastlake at Geneva Industrial Business Park Phase 11. This project being built as a spec project to help fill the need of Flex warehouse space in the area.

Vineyard Properties of Utah is managed by Martin Snow, a local steel fabrication plant owner. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties.

This building features:

- Insulated Concrete Panel Construction designed and manufactured here in Utah.
- A natural 3 tone color scheme to match surrounding valley.
- Matching xeriscape to beautify the road area along 1750 North.

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

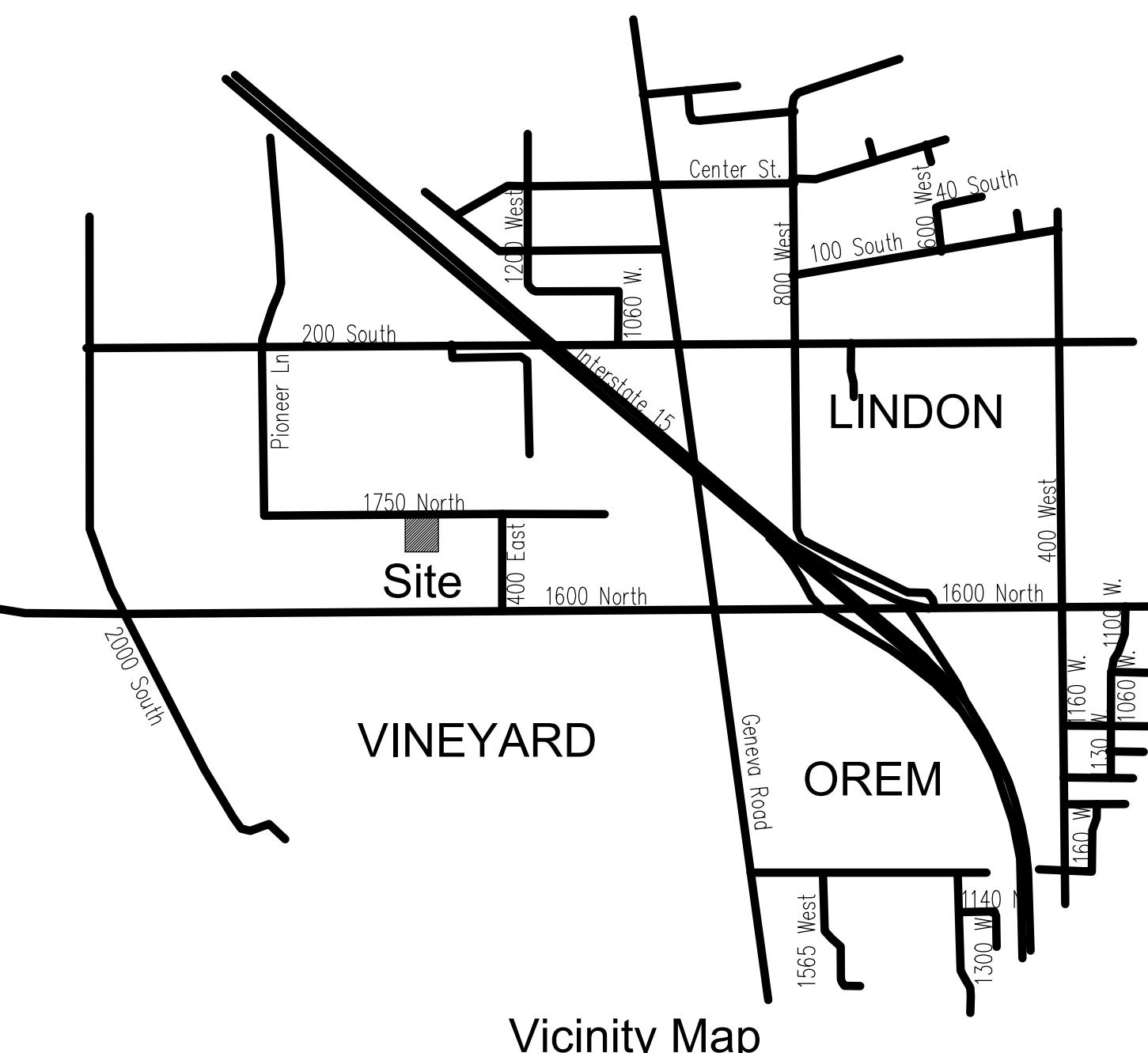
Regards,

Chris Kephart

Chris Kephart

Eastlake Lot 1, Phase 11

Legend	
Symbol	Description
~~~~~	Proposed 8" Sanitary Sewer Main
=====	Existing Sanitary Sewer Main (size noted on plan)
=====	Proposed Culinary Water Main (size noted on plan)
=====	Existing Culinary Water Main (size noted on plan)
=====	Existing Storm Drain pipe (size noted on plan)
=====	Proposed Storm Drain pipe (size noted on plan)
— CTV —	Cable TV utility lines
- - - P - - -	Existing Power lines
— P —	New underground Power lines
—	Outside Boundary line
— - - - -	Existing surface improvements
— I — — — —	Existing Sidewalk
— I — — — —	Existing Sidewalk
— - - - -	Existing Contour Elevation
— - - - -	Finish Contour Elevation
— - - - -	Finish Spot Elevation
— - - - -	Drainage Flow Direction
●	Water Meter (size noted on plan)
—	Culinary Water Valve
●	Fire Hydrant
●	Sanitary Sewer Manhole
●	Storm Drain Manhole
●	Storm Drain Box
to	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gate valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



## NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be Existing at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkler system with a back-flow device to the building. Back-flow devices shall be Existing and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be Existing.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be Existing according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Planning Department  
240 East Gammon Rd  
Vineyard, Utah 84058  
Phone (801) 226-1929  
Community Development Director - Morgan  
Brim 385.248.7029

Update Address

## Public Works Department

Phone (801) 766-6506

## Public Safety

Emergency 911  
Utah County Animal Shelter 801-785-3442

## Building Inspection

Building Inspector  
George Reid  
801.226.1929

Update to  
Cris Johnson

Gas  
Questar

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

Brad Mattinson

## Electricity

Rocky Mountain Power

70 North 200 East  
American Fork, Utah 84003  
Phone (801) 756-1220  
Fax (801) 756-1274

## Public Works Department

## Telephone

Qwest  
75 East 100 North  
Provo, Utah 84606

Phone (801) 356-7050

Cell (801) 473-3385

Kasey Lunt

## Cable T.V.

Comcast Cable Communications, Inc.

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

## CUWCD

Vineyard Operations Site  
45 W 1600 N  
Vineyard, UT 84059  
Bill Peatross (435)503-4174  
bill@cuwcd.com

## Project Address:

400 East 1750 North Street  
Vineyard, Utah 84057  
Zone = M  
Total Area = 339,324 sq.ft. or 7.79 Acres  
Total number of buildings = 2

## Property Owner:

MS BUSINESS PROPERTIES GROUP 4 LLC

## Developer:

MS Business Properties Group 4 LLC  
435 North 1200 West  
Lindon, Utah 84062  
801-424-9825

## Architect:

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

## Engineer / Surveyor:

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

## Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Preliminary Plat
3.0-3.4	Utility Plans
4.0-4.3	Street Improvement Plans
5.0-5.2	Detail Sheets

Sheet No.  
C - 1.0

#### UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to the current City standards, specifications, and drawings.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility 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 the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify the necessary City inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines, any discrepancies found are to be communicated to the design engineer prior to installation.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing or proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities. It is the responsibility of the contractor to verify all existing utilities by means of 'blue stakes', 'pot-holing', and/or excavation.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

#### 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 Dudley & Associates A1 TA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

#### PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

#### SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with the standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer main testing shall be accordance with the city standards and specifications. Copies of all test results shall be provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be attained and compaction results submitted to the Public Works Department.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
  - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
  - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
  - (C) Verification and protection of all existing utilities within the limits of construction.
  - (D) Providing as-built drawings to the City and engineer.
  - (E) All permitting, development, location, connecting and inspection.
  - (F) Verifying all standard details conform to the current standards and specifications.
  - (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
  - (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

#### STORM DRAIN GENERAL NOTES

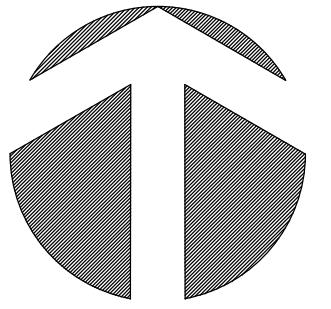
1. The contractor shall be responsible for the following:
  - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
  - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
  - (C) Verification and protection of all existing utilities within the limits of construction.
  - (D) Providing as-built drawings to the city and engineer.
  - (E) All permitting, development, location, connection and inspection.
  - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
8. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction. Any discrepancies are to be reported to the design engineer prior to construction.
9. Storm drains shall be bedded in accordance with the City standards.

#### GRADING PLAN GENERAL NOTES

1. Contours shown are for finished surface paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, no proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Where new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre-cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove dirt and debris.
20. Existing grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
21. Proposed grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.
32. All drainage from the subject site is to be contained on-site. No water shall be allowed to flow onto adjacent properties without drainage easements in place.
33. The Landscape contractor is to refer to the grading and drainage plan for the placement of drainage swales and LID facilities and ensure the design is maintained.

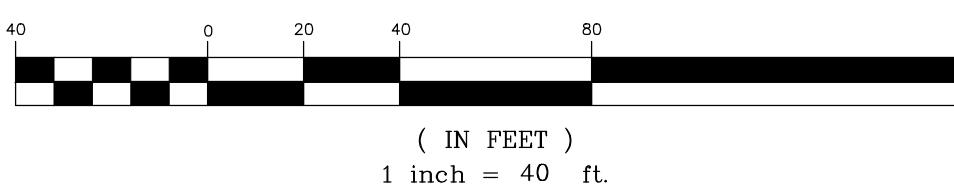
#### GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works Department, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT where applicable. Inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to request exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding top fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.



NORTH  
1" = 40'

GRAPHIC SCALE



Vineyard Properties of Utah LLC

38:559:0005

JDK Holdings LLC

38:559:0004

Columbia Holdings LLC

38:559:0003

Vineyard Properties of Utah LLC

38:559:0002

1750 NORTH ST.

1750 NORTH ST.

Move to meet  
up with  
driveways to  
the north

KEYED NOTES

- ① Existing 24" curb and gutter to remain.
- ② Const. 5' concrete sidewalk.
- ③ Const. 24" curb and gutter. (carry curb)
- ④ Const. 24" curb and gutter. (shed curb)
- ⑤ Const. ADA ramp with necessary signage.
- ⑥ Const. ADA stalls and isle (2% max. grade).
- ⑦ Const. 36" wide, 5" thick cross gutter. (see detail E)
- ⑧ Landscaped Area (refer to landscaping plan for details).
- ⑨ Bicycle parking rack.
- ⑩ Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- ⑪ Concrete Paving (see paving detail)
- ⑫ Parking Striping (white paint)
- ⑬ Const. Asphalt paving (see paving section).
- ⑭ Existing gravel/slag area to remain

Parking: 186, 6 ADA  
Requirement: 750/Warehouse, 300/Office

Vineyard Properties of Utah LLC

38:559:0006

UNIT 1  
39,000 SQ.FT.

UNIT 2  
29,000 SQ.FT.

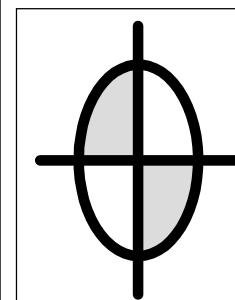
UNIT 3  
48,600 SQ.FT.

CAUTION!! Notice to contractors

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



Lot 12, Phase 1 And  
EastLake Subdivision  
3.74 Acres



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

Utah  
Eastlake Lot 1, Phase 11  
Site Plan  
Vineyard

Date  
3-7-2024  
Scale  
1" = 40'  
By  
TD  
Tracing No.  
L - 14857

Sheet No.  
C -

# 1750 NORTH STREET

## TREES:

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	CONTAINER:	SIZE:	QUANTITY:
	FAGUS SYLVESTRA 'RED OBELISK'	RED OBELISK EUROPEAN BEECH	CAGED, BALL AND BURLAP	2" CALIPER	(12)
	GLEDTISIA TRIACANTHOS INERMIS 'HARVE' TM	NORTHERN ACCLAIM HONEY LOCUST	CAGED, BALL AND BURLAP	2" CALIPER	(35)
	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	CAGED, BALL AND BURLAP	2" CALIPER	(8)
	ZELKOVA SERRATA 'MUSASHINO'	SAWLEAF ZELKOVA	CAGED, BALL AND BURLAP	2" CALIPER (8'-10' FROM TOP OF ROOT BALL)	(4)

## SHRUBS:

	BERBERIS THUNBERGII ATRO 'HELMOND'S PILLAR'	HELMOND'S PILLAR BARBERRY	PLASTIC CONTAINER	5 GALLON CONTAINER	(60)
	CORNUS ALBA 'BAILHALO' TM	IVORY HALO DOGWOOD	PLASTIC CONTAINER	5 GALLON CONTAINER	(130)
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	PLASTIC CONTAINER	5 GALLON CONTAINER	(67)
	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	PLASTIC CONTAINER	3 GALLON CONTAINER	(15)
	BUXUS SEMPERVIRENS 'SUFFruticosa'	SUFFruticosa COMMON BOXWOOD	PLASTIC CONTAINER	5 GALLON CONTAINER	(36)
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTERCREEPER	PLASTIC CONTAINER	5 GALLON CONTAINER	(64)
	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	PLASTIC CONTAINER	5 GALLON CONTAINER	(86)
	PINUS ARISTATA 'SHERWOOD COMPACT'	BRISTLEcone PINE	PLASTIC CONTAINER	5 GALLON CONTAINER	(38)

## IMPERVIOUS MATERIAL LEGEND

94,350 SQ. FT.		8' ROAD BASE
20,400 SQ. FT.		8' CONCRETE 6' ROAD BASE
36,950 SQ. FT.		3' ASPHALT, 6' ROAD BASE, 10' SUB BASE
15,500 SQ. FT.		SIDWALK
9,510 SQ. FT.		CURB & GUTTER
2,415 LINEAR SQ. FT.		CONCRETE FENCE

## PERVIOUS MATERIAL LEGEND

	CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-6" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
	5" DEPTH OF 2-4" GLACIER CRUSHED ROCK (OR OWNER APPROVED EQUAL). ROCK TO BE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER FABRIC (SEE SPECS. FOR MORE INFO). SEE DETAIL #5 SHEET LS3.1 FOR ADDITIONAL INSTALLATION NOTES. ROCK IS AVAILABLE THROUGH OLD MILL LANDSCAPE SUPPLY. PLACE A SINGLE LAYER OF 3/4" SCREEDED, DOUBLE WASHED GLACIER CRUSHED ON TOP OF FABRIC TO COVER FABRIC. PROPS TO REACH 5" DEPTH OF 2-4" SIZED ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
	ALL AREAS AROUND BUILDING WHERE HATCHES ARE NOT SHOWN, TO BE CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-6" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

## SITE TABULATION TABLE

	AREA	PERCENTAGE
BUILDING	116,640 SF	35
LANDSCAPE	30,366 SF	10
Hardscape	179,737 SF	55
TOTAL SITE	326,763 SF	100

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.

2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.

3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED WITH LOW FLOW POINT SOURCE AND OR DRIPLINE EMMITTERS.

4. SANDY LOAM TOPSOIL TO BE INSTALLED IN THE FOLLOWING MANNER: THREE TIMES THE WIDTH OF THE ROOTBALL IN EACH PLANT PIT.

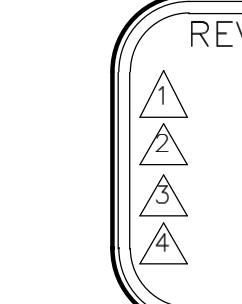
5. THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.

6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL COBBLE ROCK AND CRUSHED ROCK MULCH AREAS.

7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.

8. TYPE 1 CRUSHED ROCK MULCH TO BE 3/4" SIZE HORIZON QUARTZ FROM OLD MILL LANDSCAPE SUPPLY. INSTALL ROCK MULCH AT A 3-6" DEPTH OVER ALL PLANTER AREAS. SUBMIT SAMPLE TO OWNER FOR APPROVAL. PULL ROCK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. SEE INERT LANDSCAPE MATERIAL LEGEND FOR ROCK HATCH PER PLANS.

9. OWNER TO DETERMINE MAKE AND MODEL OF ALL BENCHES, TABLES, BIKE RACKS, BBQ'S, AND TRASH RECEPTACLES ON SITE.

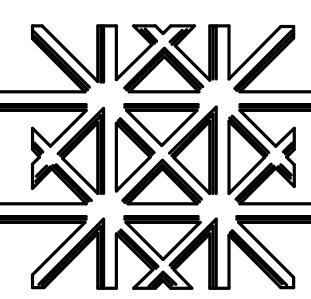


REVISIONS  
DATE

1750 South - Martin Snow  
West and East Tilt Up Buildings  
Vineyard, Utah

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Architect  
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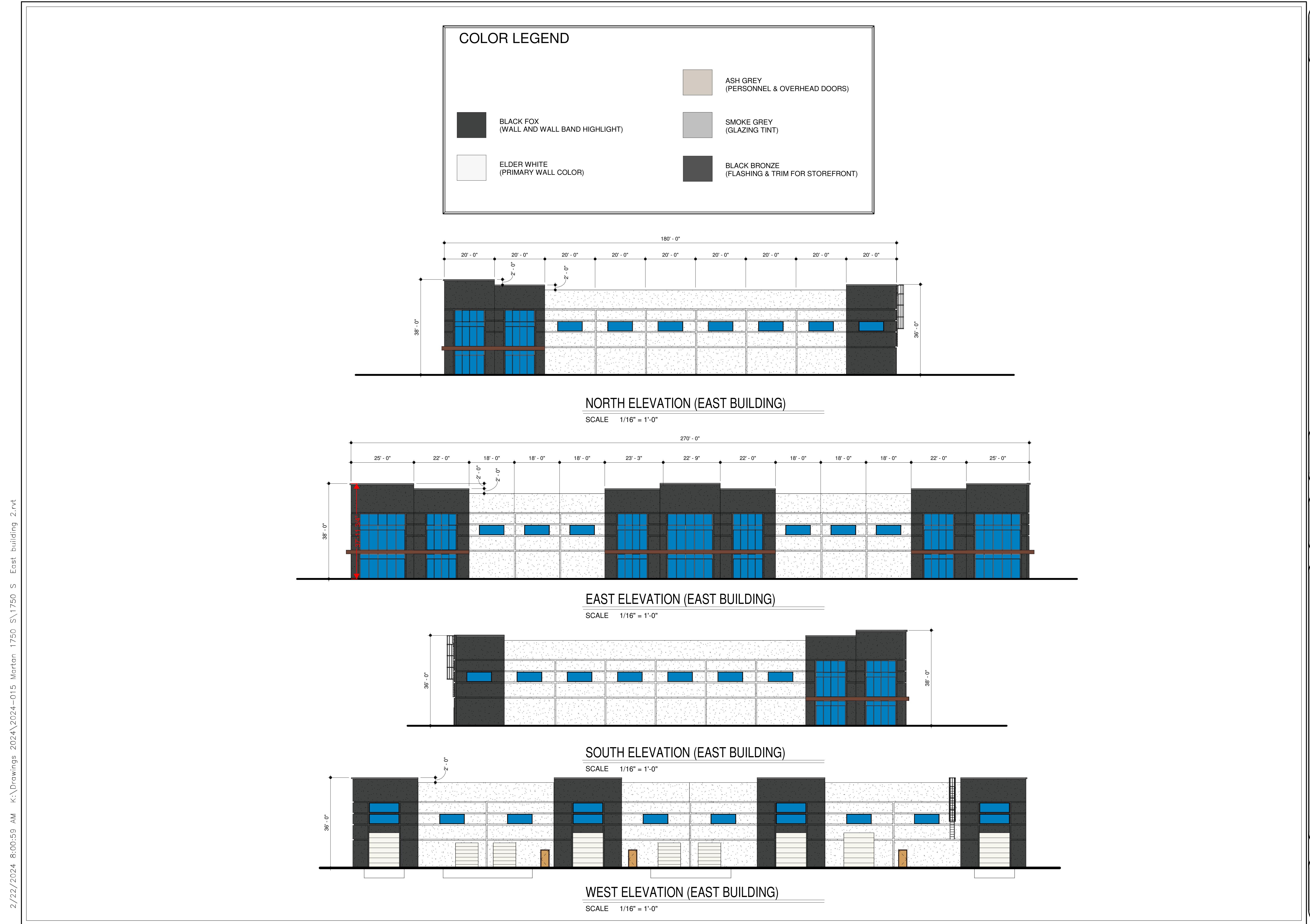
123134  
Guilford A. Rand  
Architect  
SOCIETY OF ARCHITECTS  
UTAH



ARCHITECTURAL COALITION

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

SHEET NO.  
L-0.1  
DATE  
Issue Date



Martan 1750 S East building

Owner

1750 S Vineyard, Utah

SHEET NO.  
A-2.1

DATE  
Issue Date

REVISIONS  
DATE

ARCHITECTURAL COALITION

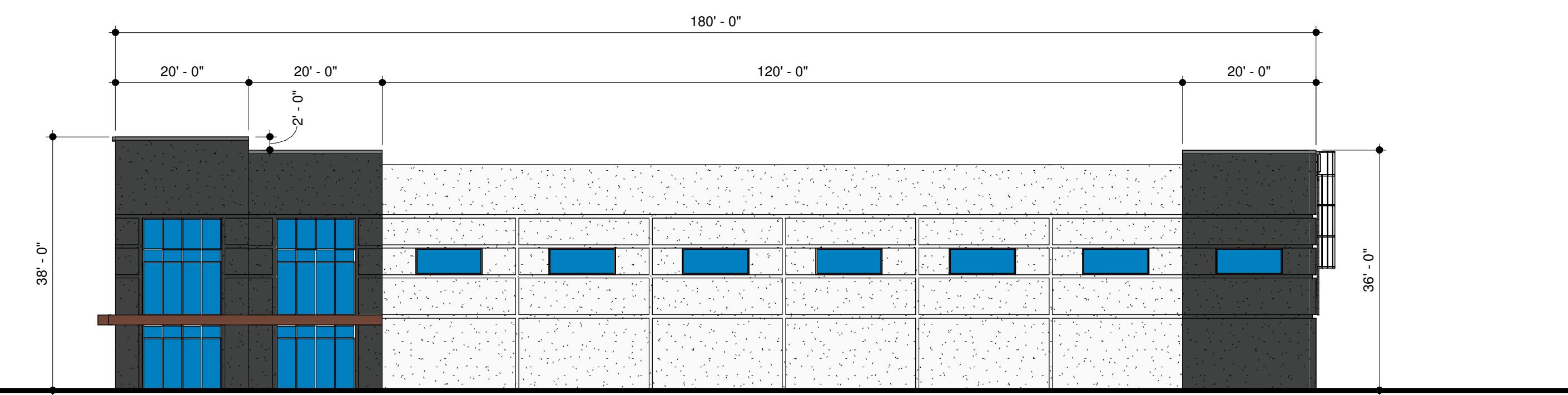


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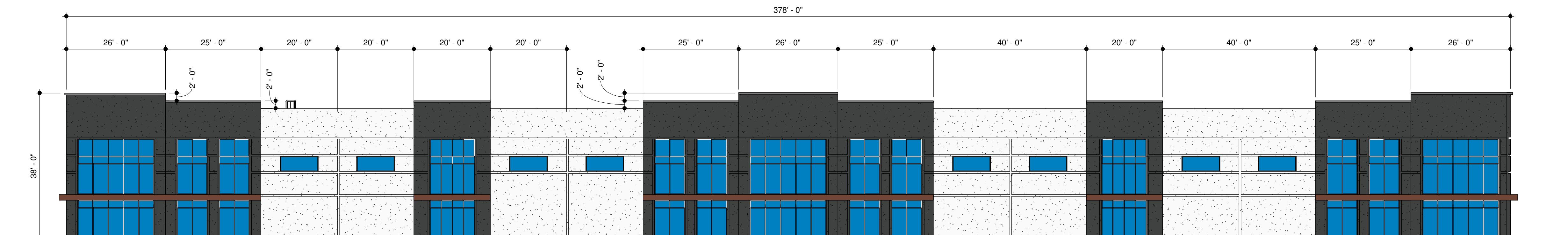
962 West 800 North, Orem, Utah, 84057

Ph: 801-491-0275



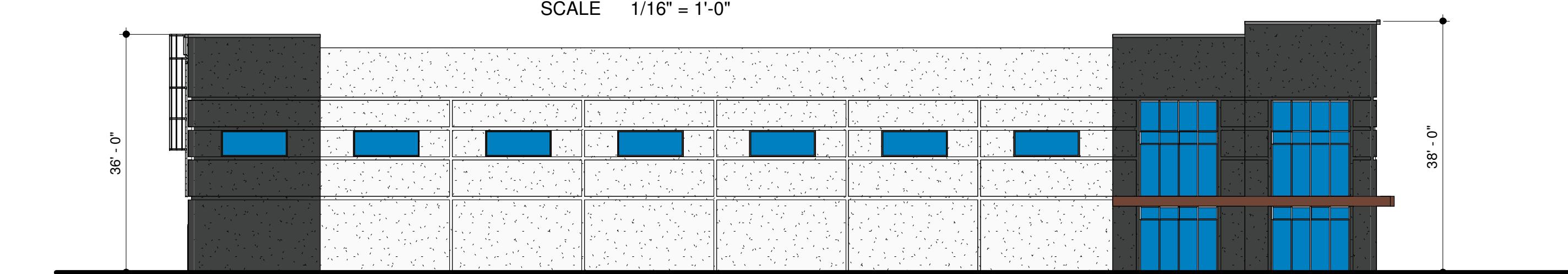
**SOUTH ELEVATION (WEST BUILDING)**

SCALE 1/16" = 1'-0"



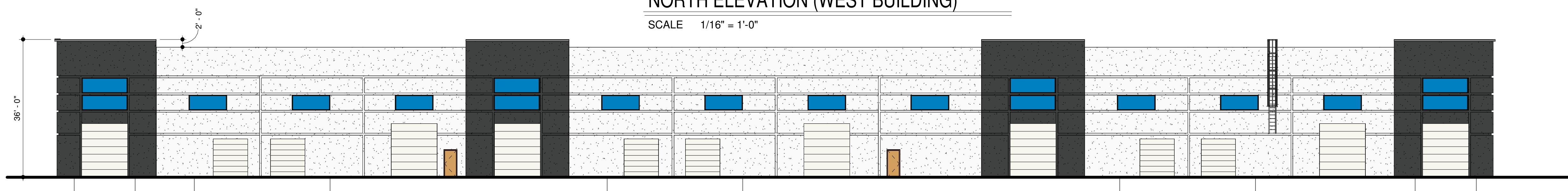
**WEST ELEVATION (WEST BUILDING)**

SCALE 1/16" = 1'-0"



**NORTH ELEVATION (WEST BUILDING)**

SCALE 1/16" = 1'-0"



**EAST ELEVATION (WEST BUILDING)**

SCALE 1/16" = 1'-0"

Martan 1750 S West building

Owner

1750 S Vineyard, Utah

SHEET NO.  
A-2.1

DATE  
Issue Date

REVISIONS  
DATE

ARCHITECTURAL COALITION

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Ph: 801-491-0275

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DESIGN CONTACTS	
ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	DEXTON GRAVES
ELECTRICAL DESIGNER:	MAXIMILIANO BARONA

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
E0.1	ELECTRICAL COVER SHEET
E0.2	SITE PHOTOMETRIC PLAN
E6.1	ELECTRICAL DETAILS

ELECTRICAL SYMBOLS	
SYMBOL	EXPLANATION
—	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL
— — —	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR
A-T,3	BRANCH CIRCUIT HOMERUNS TO PANEL
135	ROOM NUMBER
CH	MECHANICAL EQUIPMENT SYMBOL
◆	KEYED NOTE REFERENCE
42X	FEEDER TAG ( SEE FEEDER SCHEDULE )
—	LIGHTING AND POWER PANELBOARD
NON-FUSED	DISCONNECT SWITCH
NON-FUSED	DISCONNECT SWITCH WITH MOTOR STARTER
NON-FUSED	MOTOR STARTER
VFD	VARIABLE FREQUENCY DRIVE
○	CONDUIT STUB
○	JUNCTION BOX
EV	ELECTRIC VEHICLE CHARGING STATION ( EVSE )
WP	—
A-3	PANEL SPACE ASSIGNMENT REF. TO DRAWING
44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER
TR	TAMPER RESISTANT
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE
DISP	DISPOSAL
DW	DISHWASHER
EWC	ELECTRIC WATER COOLER
REF	REFRIGERATOR
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER
WASH	WASHING MACHINE
—	DUPLEX RECEPTACLE OUTLET
—	QUAD RECEPTACLE OUTLET
—	SPLIT WIRED DUPLEX RECEPTACLE OUTLET
—	220V RECEPTACLE OUTLET
—	ISOLATED GROUND RECEPTACLE
—	RECEPTACLE FLOOR DEVICE
—	CEILING MOUNTED DEVICE
—	SPECIAL RECEPTACLE
—	MOTOR OUTLET
—	EXHAUST FAN
—	THERMOSTAT OUTLET
—	REMOTE SENSOR OUTLET
—	COMPUTER DATA OUTLET ( # ) INDICATES JACK QUANTITIES
—	NETWORK AND VOICE OUTLET
—	WIRELESS ACCESS POINT CEILING MOUNTED
—	TELEVISION OUTLET
—	
F1	FIXTURE TYPE SYMBOL
—	LINER FIXTURE ( TYPICAL )
—	EMERGENCY LIGHTING UNIT
—	SURFACE OR PENDANT MOUNTED FIXTURE
—	RECESSED FIXTURE
—	WALL MOUNTED FIXTURE
—	WALL PACK
—	STRIP FIXTURE
—	TRACK LIGHTING
—	EMERGENCY LIGHTING UNIT
—	WALL MOUNTED EXIT LIGHT ( SINGLE FACE )
—	WALL MOUNTED EXIT LIGHT ( DOUBLE FACE )
—	CEILING MOUNTED EXIT LIGHT ( SINGLE FACE )
—	CEILING MOUNTED EXIT LIGHT ( DOUBLE FACE )
—	EXIT LIGHT WITH PROTECTIVE COVER
—	SINGLE POLE SWITCH ( SUBSCRIPT AS INDICATED BELOW )
2	TWO POLE SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
D	DIMMER SWITCH
K	KEYED SWITCH
T	TIMER SWITCH
M	MANUAL STARTER WITH THERMAL OVERLOAD
F	PADDLE FAN SPEED CONTROL ( CANARM "CN" SERIES )
OC	OCCUPANCY SENSOR SWITCH
LV	LOW VOLTAGE CONTROL SWITCH
L/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER
OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER
OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH
—	DOUBLE GANG SWITCH
—	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH ( LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES )
—	CONTROLLING SWITCH ( LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES )
—	OCCUPANCY SENSOR ( CEILING MOUNTED )
DT	DUAL TECHNOLOGY OCCUPANCY SENSOR ( CEILING MOUNTED )
PIR	PASSIVE INFRARED OCCUPANCY SENSOR ( CEILING MOUNTED )
RC	ROOM CONTROLLER
—	DAYLIGHT SENSOR
—	PHOTOCELL
—	VOLUME CONTROL
—	WALL SPEAKER
—	CEILING SPEAKER
—	SURVEILLANCE CAMERA
—	SURVEILLANCE DIGITAL VIDEO RECORDER
—	NURSE CALL ANNUNCIATOR PANEL
—	NURSE CALL EMERGENCY CALL DEVICE
—	NURSE CALL EMERGENCY CALL LIGHT
—	PUSHBUTTON
—	BELL

ABBREVIATIONS INDEX	
#	NUMBER
○	PHASE
1○	SINGLE PHASE
2P	TWO-POLE
3○	THREE PHASE
4P	FOUR-POLE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AGF	ABOVE FINISHED GRADE
AFP	ARC FAULT PROTECTOR
AHU	AUTHORITY HAVING JURISDICTION
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)
AL	ALUMINUM
AM	AMPS METER
AMP	AMPERE
ANN	ANNUNCIATOR
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BC	BARE COPPER
BFG	BARE FINISH GRADE
C	CONDUT
CAB	CABINET
CATB	COMMUNITY ANTENNA TELEVISION
CATV	CABLE TELEVISION
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT
CLG	CEILING
CNTR	CONTRACTOR
CO	CONVENIENCE OUTLET
CRT	COMPUTER TERMINAL
CT	CURRENT TRANSFORMER
CU	COPPER
C/W	CONDUT WITH
(D)	DEMOLISH/DELETE
DB	DECIBEL
DC	DIRECT CURRENT
DISP	DISPOSAL
DRY	DRYER
DW	DISHWASHER
DWG	DRAWING
EC	EMPTY CONDUIT
EMG	EMERGENCY GENERATOR
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
(E)	EXISTING
(F)	FUTURE
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLE
FLA	FULL LOAD AMPS
FT	FOOT
FRZ	FREEZER
FS	FUSED SWITCH
OFAC	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GRD	GROUND
HP	HORSE POWER
HZ	HERTZ
IG	ISOLATED GROUND
IMC	INTERMEDIATE METALLIC CONDUIT
IN	INCH
J-BOX	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KVAR	KILOVARIS
KW	KILOWATT
LRA	LOCKED ROTOR AMPS
LTC	LIGHTING
MATV	MASTER ANTENNA TELEVISION
MAX	MAXIMUM
MB	MAIN BUS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	1000 CIRCULAR MILS
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MNF	MANUFACTURER
MTG	MOUNTING
MTR	MOTOR
MW	MICROWAVE
N	NEW
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NEMA	NATIONAL ELECTRICAL CODE
NFC	NATIONAL FIRE CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFS	NON FUSED SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OFI	OWNER FURNISHED CONTRACTOR INSTALLED
OS&Y	OUTSIDE SCREW AND YOKE
PB	PUSH BUTTON
PF	POWER FACTOR
PFR	PHASE FAILURE RELAY
PNL	PANEL
PT	POTENTIAL TRANSFORMER
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
(R)	RELOCATE
RECPT	RECEPTACLE
REF	REFRIGERATOR
REQ	REQUIRED
RLA	RATED LOAD AMPS
RMS	ROOT MEAN SQUARE
SE	SERVICE ENTRANCE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SPK	SPEAKER
SS	SELECTOR SWITCH
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
T1E	TELEPHONE TERMINAL BOARD
TBC	TELEPHONE TERMINAL CABINET
TV	TELEVISION
TYP	Typical
UNDERGROUND	UNDERGROUND
UNL	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT (KV-KILOVOLT)
VA/R	VOLT-AMPS/REACTIVE
VM	VOLT METER
W	WATTS
W/	WITH
WASH	WASHER
WATHOUR	WATHOUR
W/O	WITHOUT
WP	WEATHER PROOF
XFM	TRANSFORMER
XFM-SW	TRANSFORMER SWITCH
XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

**ROYAL**  
ENGINEERING

ELECTRICAL  
1837 S. EAST BAY BLVD.  
PHONE: 801.375.2228

MECHANICAL  
PROVO, UTAH 84606  
FAX: 801.375.2676

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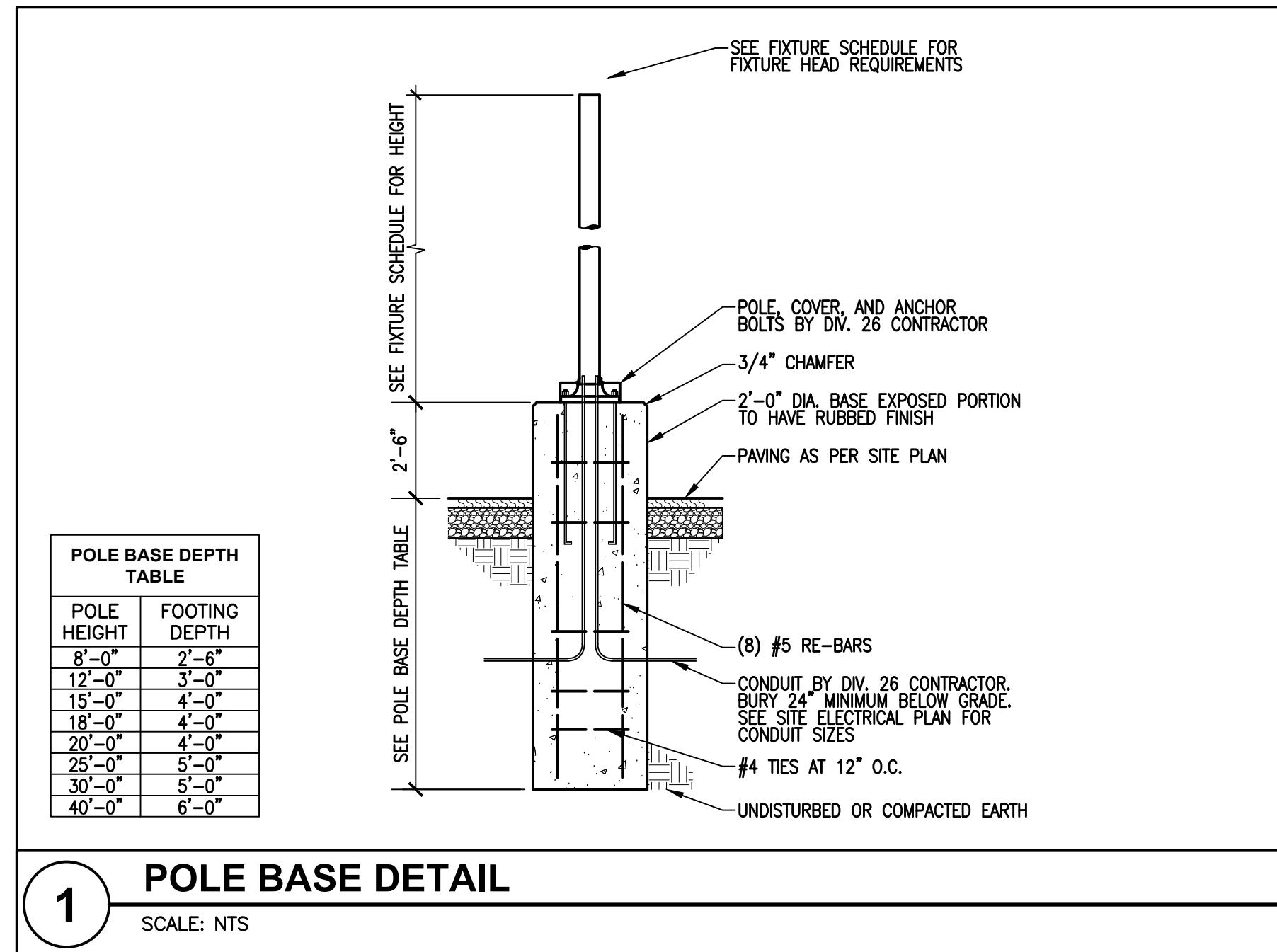
REVISIONS DATE: 03/29/2024

SHEET NO.

E0.1

DATE  
04/04/2024





SITE LIGHTING FIXTURE SCHEDULE													
Fixture #	Manufacturer	Fixture Catalog #	Volts	#Pole	Watts	Mounting	Lamps	Type	Qty/Fixt.	Manufacturer	Pole Height	Catalog #	Remarks
SF1	MC-GRAW EDISON OR APPROVED EQUAL	GLEON-SA1D-740-U-T2-HSS	208	1	67	POLE	LED 4000 KELVIN 5781 LUMENS 70 CRI	1	LITHONIA GARDCO US ARCH SPAULDING LTG UNITED LYTE POLES	20'-0"	RSA 204C RA4-20M RNTA-205-188 RSA-2040-C-**SCBA RSA-5201 205-5012-20 (5")		
SF2	MC-GRAW EDISON OR APPROVED EQUAL	GLEON-SA2D-740-U-T4FT-HSS	208	1	129	POLE	LED 4000 KELVIN 11273 LUMENS 70 CRI	1	LITHONIA GARDCO US ARCH SPAULDING LTG UNITED LYTE POLES	20'-0"	RSA 204C RA4-20M RNTA-205-188 RSA-2040-C-**SCBA RSA-5201 205-5012-20 (5")		

LIGHT FIXTURE SCHEDULE													
Fixture Number	Fixture Manufacturer	Fixture Catalog #	Lamps				Fixture				Description		Remarks
			Type	Qty.	Volts	Watts	Mounting						
F1	TRULY GREEN SOLUTIONS	WPF 27W 4000K	LED 4000 KELVIN 3778 LUMENS 70 CRI	-	120	27	WALL MOUNT	LED WALL PACK					
F2	TRULY GREEN SOLUTIONS	WPF 45W 4000K	LED 4000 KELVIN 6081 LUMENS 70 CRI	-	120	45	WALL MOUNT	LED WALL PACK					
F3	TRULY GREEN SOLUTIONS	WPF 70W 4000K	LED 4000 KELVIN 9403 LUMENS 70 CRI	-	120	70	WALL MOUNT	LED WALL PACK					
F4	TRULY GREEN SOLUTIONS	WPS 90W 4000K	LED 4000 KELVIN 12056 LUMENS 70 CRI	-	120	90	WALL MOUNT	LED WALL PACK					
F5	TRULY GREEN SOLUTIONS	WPS 135W 4000K	LED 4000 KELVIN 18034 LUMENS 70 CRI	-	120	135	WALL MOUNT	LED WALL PACK					

**OUTDOOR tgs**

**WPF™**  
Full Cutoff Wall Pack

**F1, F2, F3, F4 & F5**

**APPLICATIONS**  
Commercial, Industrial, Retail, Institutions

**FEATURES**

**Construction**

- Rugged Die-cast Aluminum Housing
- 3G Vibration Compliant According to ANSI C136.31.

**Finish**

- Dark Bronze

**Electrical & Technical**

- Input Voltage: 120-277VAC
- Input Frequency: 50/60Hz
- Projected Life: L70 > 50,000 hrs
- PF: >0.9
- CR: >200%
- THD: <20%
- CCT: 4000K* or 5000K
- Operating Temp.: -40°F - 113°F
- IP Rating: Suitable For Wet Location
- 8W Emergency Battery Backup
- [Option Not Available For 135W] [Factory Installed]

**Optical**

- Polycarbonate Optical Lens
- Type III Distribution

**Installation/Mounting**

- Box Wall Mounted With 1/2" NPT Conduit Opening

**Controls**

- Button Photocell Option [Field or Factory Installed]
- Bilevel Occupancy/Daylight Harvesting Sensor [Option]

**Lumen Output**

- 27W: 3400lm
- 45W: 6100lm
- 70W: 9450lm
- 90W: 12200lm
- 135W: 18000lm

**Warranty**

- 5 Year Warranty
- See warranty documentation for more information.

Not all products are qualified on the DLC. For more information on DLC qualified products, please consult the DLC Qualified Products list at [www.designguru.com](http://www.designguru.com).

**EXAMPLE: WPF-27W-40K-U-D**

**ORDERING INFORMATION**

WPF	Series	Voltage	CCT	Input Voltage	Finish
WPF	WPF	27W 45W 70W 90W 135W	40K-4000K* 50K-5000K	U-120-277V	D - Dark Bronze

**Accessories**

- WP-PH (Photocell)
- WP-MS (Bilevel Occupancy/Daylight Harvesting Sensor)
- RC-RC100 (TGS Wireless Configuration Tool)
- WPF-EM (8W Emergency Battery Backup) [Not Available For 135W]

**tgs** [www.trulgreensolutions.com](http://www.trulgreensolutions.com) 02172023

9601 Variel Ave, Chatsworth, CA 91311 (818) - 206 - 4404

Specifications & dimensions subject to change without notice.  
*MOQ & longer lead times may apply, please contact customer service for more information.

**Project**

**Catalog #**

**Type**

**SF1 & SF2**

**Prepared by**

**Notes**

**Date**

**McGraw-Edison**  
**GLEON Galleon**

**Area / Site Luminaire**

**Product Features**

**Product Certifications**

**Interactive Menu**

- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Energy and Performance Data
- Control Options

**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Connected Systems**

- WaveLinx
- Enlighted

**Dimensional Details**

Number of Light Squares	1/4" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" QM Arm Length	"B" QM Arm Length	"B" QM Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:  
1. Width and arm length dimensions are in inches.  
2. DLC Certified for 500K CCT and warmer only.

**COOPER** Lighting Solutions

MARTAN 1750 S WEST BUILDING  
OWNER

1750 S VINEYARD, UTAH

SHEET NO.

E 6.1

DATE  
04/04/2024

**ROYAL ENGINEERING**  
ELECTRICAL 1837 S. EAST BAY BLVD.  
MECHANICAL PROVO, UTAH 84606  
PHONE: 801.375.2228 FAX: 801.375.2676

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VINEYARD PLANNING COMMISSION STAFF REPORT

**Meeting Date:** April 17, 2024

**Agenda Item:** Orchards Site Plan Amendment

**Department:**

**Presenter:** Cache Hancey

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**Background/Discussion:**

Originally, the site plan for this development was approved by the Planning Commission on April 20, 2016. Since this approval, 13 buildings have been constructed and certificates of occupancy have been issued. Due to the landscaping of the original approval not being installed as approved, the Community Development Department required the applicant to submit for a site plan amendment with the as-built landscaping. By approving the site plan amendment, the city will release the landscaping bond that was submitted as a requirement for being issued the requested certificates of occupancy for each of the buildings.

The as-built landscaping mostly changes the onsite connectivity. The original approval included multiple sidewalks from front doors to Center Street or Vineyard Road and Cortana Lane. Now, the entire site is fenced in with a 6' iron fence with no gates.

Included in this report is a chart that shows the difference in landscaping types and amounts, as well as a comparison of the originally approved landscaping plan and the current as-built plan.

**Fiscal Impact:**

**Recommendation:**

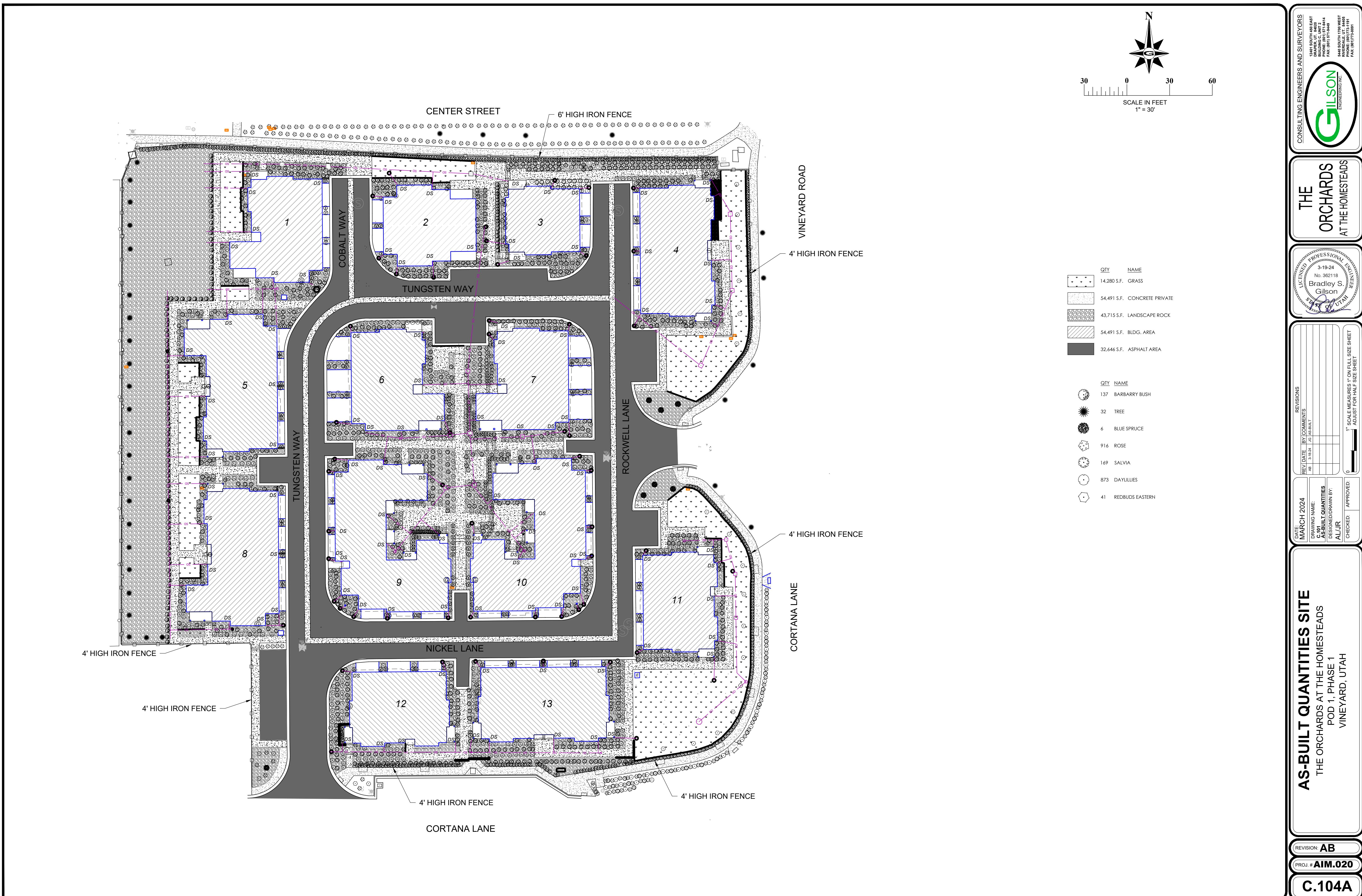
**Sample Motion:**

"I move to approve the Orchards site plan amendment as requested by Karen Slaymaker as proposed"

"I move to approve the Orchards site plan amendment as requested by Karen Slaymaker with the following conditions..."

**Attachments:**

1. As-Built Landscaping
2. Approved Landscaping Plans (2016)
3. Orchards Site Plan Amendment Comparison

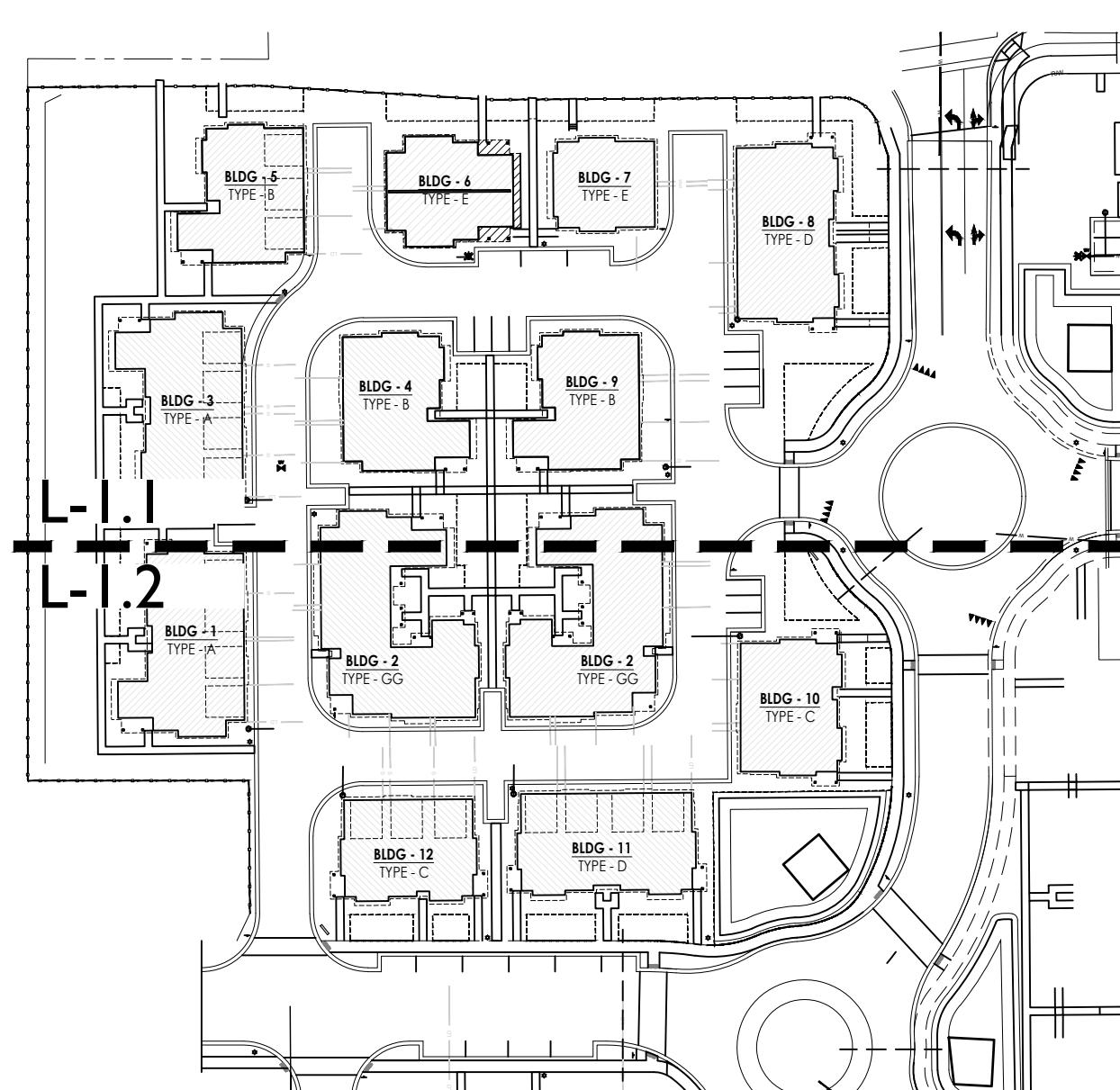
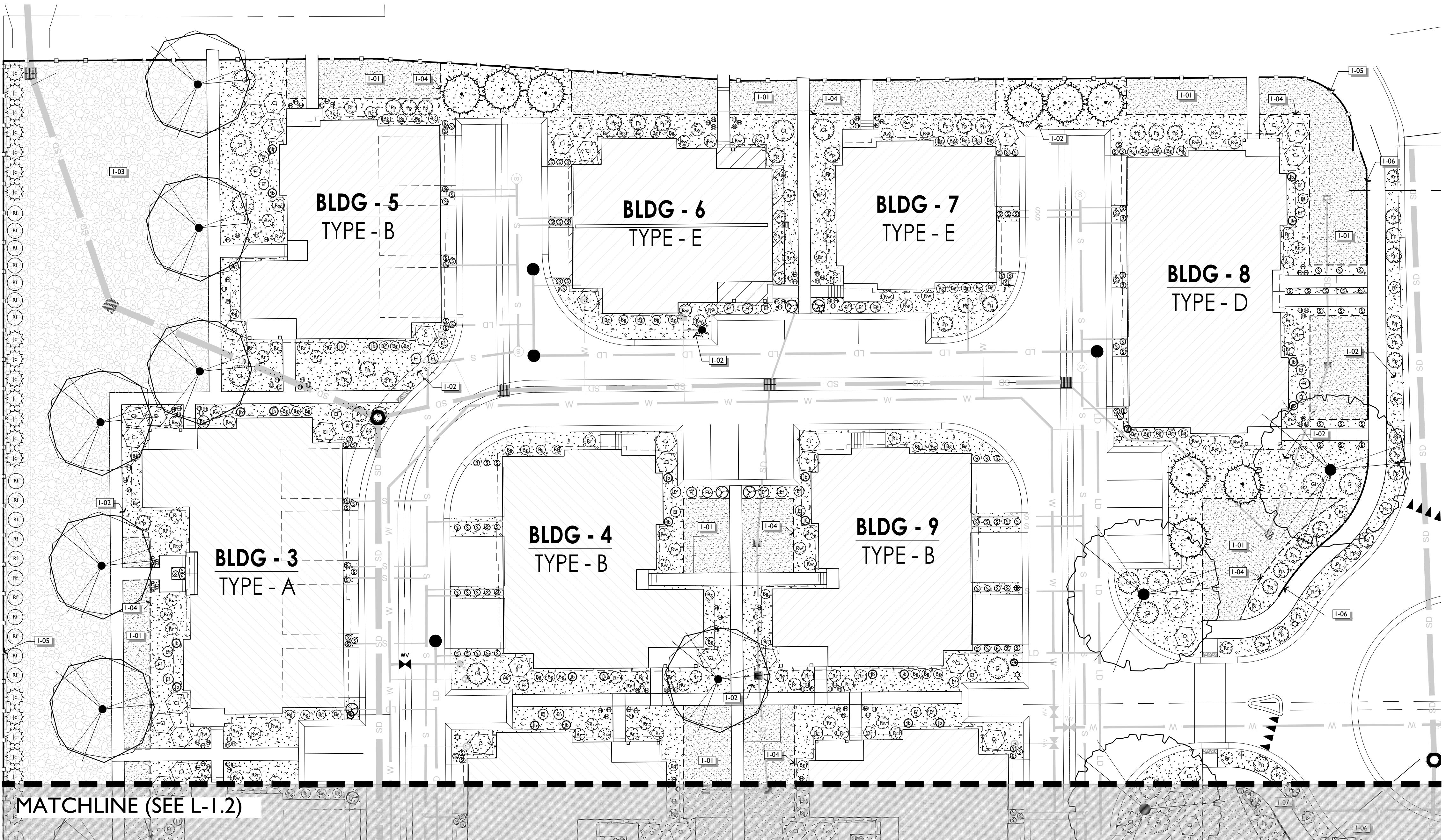


# REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>LANDSCAPE DESCRIPTION</u>	<u>QTY</u>
I-01	SODDED LAWN AREA	17,7
I-02	PLANTER BEDS - STONE MULCH. SEE SPECIFICATIONS.	38,8
I-03	DETENTION POND - COBBLE STONE. SEE SPECIFICATIONS.	16,1
I-04	SURE-LOC ALUMINUM EDGING-INSTALL AS PER MANUFACTURER SPECIFICATION	1,57
I-05	6` TALL BLACK IRON FENCE. 12" MOW CURB AT BASE OF FENCE.	975
I-06	4` TALL BLACK IRON FENCE. 12" MOW CURB AT BASE OF FENCE.	495
I-07	ENTRY SIGNAGE. 6 FEET LONG BY 3 FEET TALL. DESIGN BY OTHERS. (TWO LOCATIONS)	

# PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	10	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	B & B	2"Cal	
	4	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	
	19	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2"Cal	
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
	11	Pinus strobus 'Blue Clovers'	Eastern White Pine	B & B		7'
<u>SHRUBS</u> Bg	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		
	121	Buxus x 'Green Mountain'	Green Mountain Boxwood	5 gal		
Ci	61	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal		
Ef	63	Euonymus fortunei 'Spargozam'	Sparkle 'N Gold Wintercreeper	5 gal		
Jc	28	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal		
Jb	44	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	5 gal		
Pp	76	Prunus besseyi 'P011S' TM	Pawnee Buttes Sand Cherry	5 gal		
Rf	27	Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 gal		
Gl	24	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		
<u>ANNUALS/PERENNIALS</u> H	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		
	207	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal		
<u>GRASSES</u> S	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		
	264	Helictotrichon sempervirens	Blue Oat Grass	1 gal		
<u>ROSES</u> Rr	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		
	118	Rosa x 'Radtko' TM	Double Knock Out Red Rose	5 gal		
Rw	79	Rosa x 'Radwhite' TM	White Knock Out Rose	5 gal		



# SITE INDEX

**ATTENTION:** PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (QTY) AND SIZES (SFT) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND ON DRAWINGS. WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

1"=20' (24"X36") NORTH ^

ENG/ARCH:  
DRAWN BY: AJG  
REVIEWED BY: RAB

DATE: 08 Mar 2022

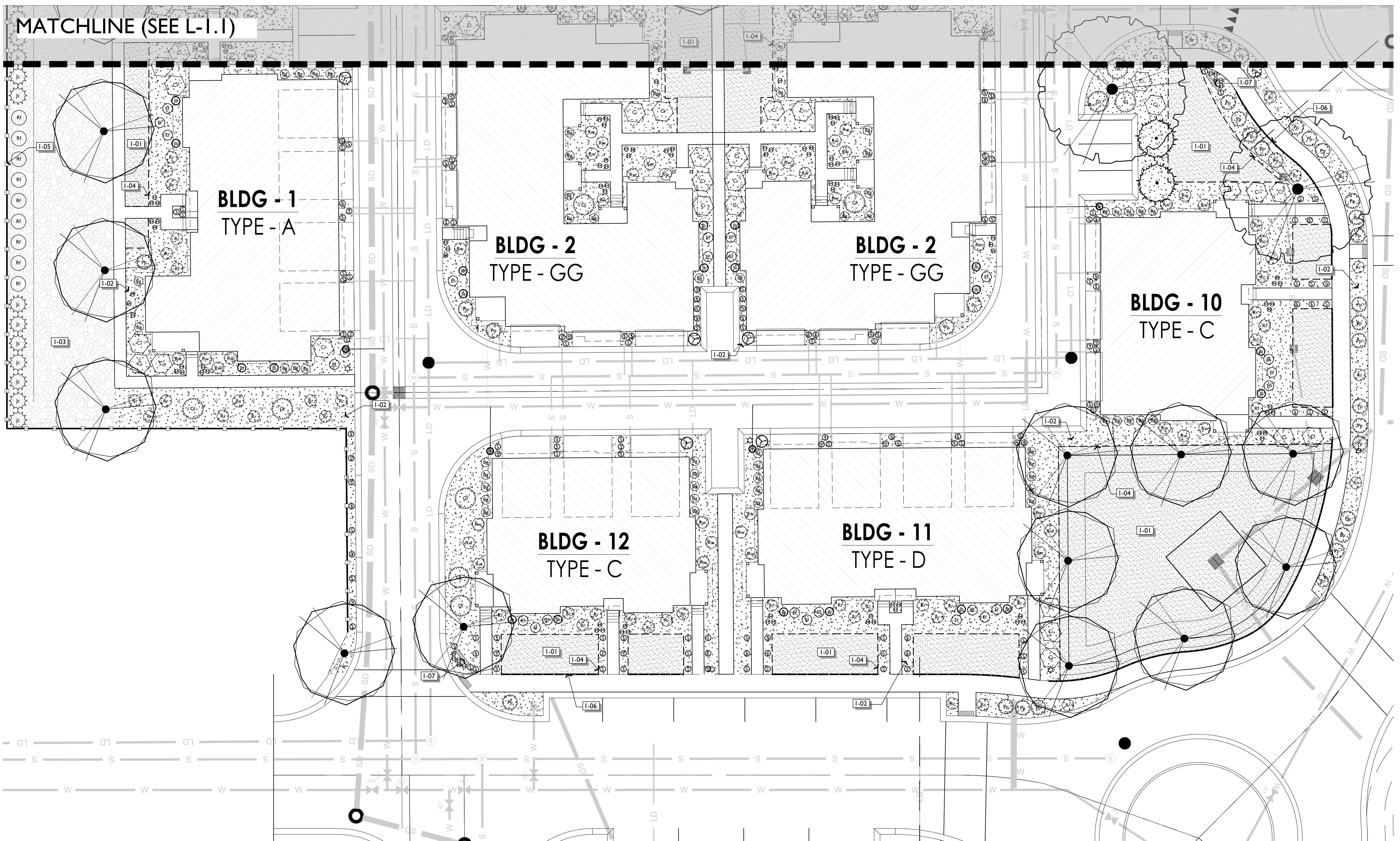
## LANDSCAPE PLAN

## LANDSCAPE PLAN

L-1.1

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Fig. 10. 11.

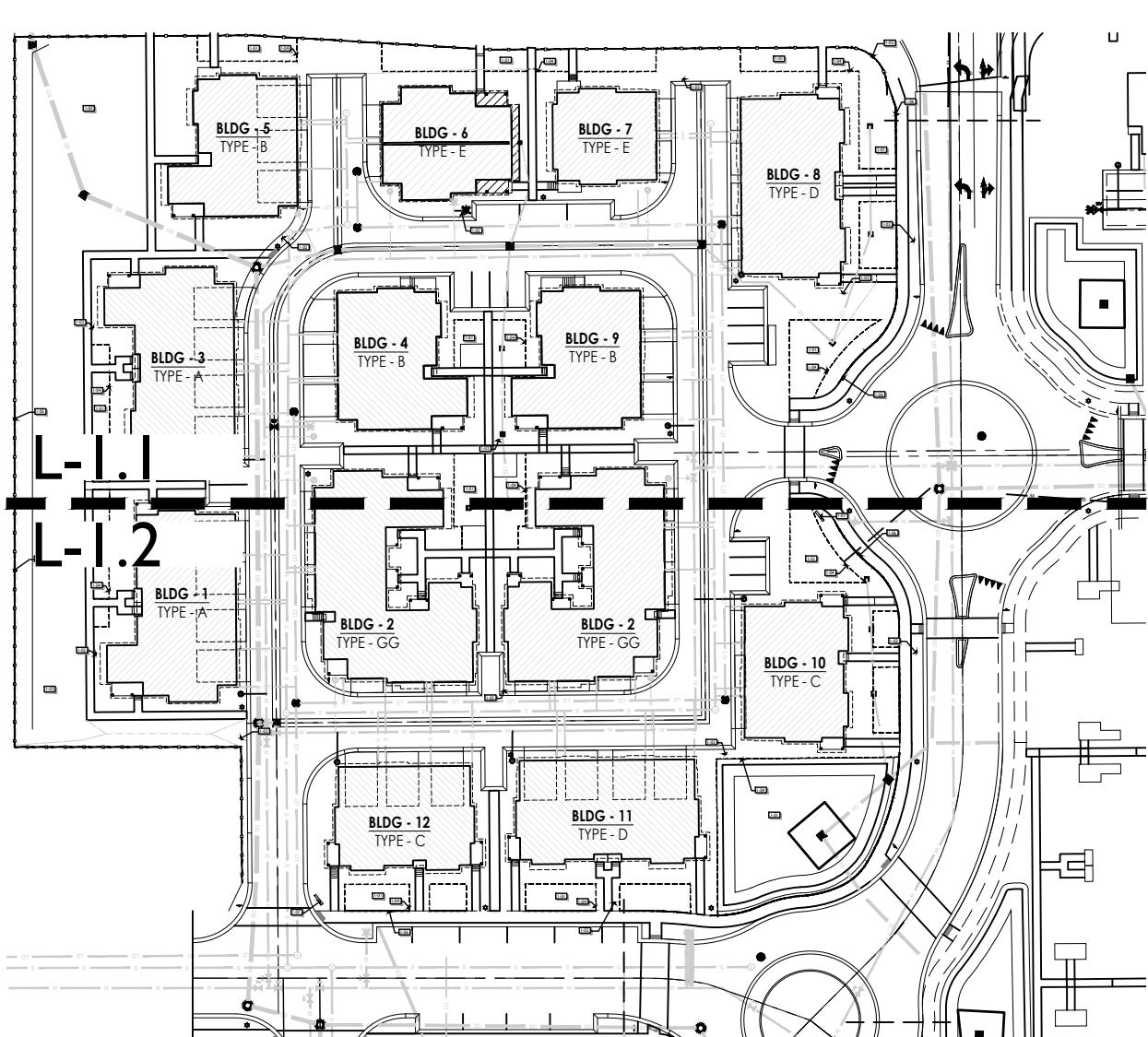


## REFERENCE NOTES SCHEDULE

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I-02	PLANTER BEDS - STONE MULCH. SEE SPECIFICATIONS.	38,864 sf
I-03	DETENTION POND - COBBLE STONE, SEE SPECIFICATIONS.	16,155 sf
I-04	SURE-LOC ALUMINUM EDGING-INSTALL AS PER MANUFACTURER SPECIFICATION	1,571 lf
I-05	6' TALL BLACK IRON FENCE, 12" MOW CURB AT BASE OF FENCE.	975 lf
I-06	4' TALL BLACK IRON FENCE, 12" MOW CURB AT BASE OF FENCE.	495 lf
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## PLANT SCHEDULE

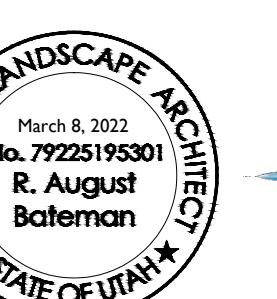
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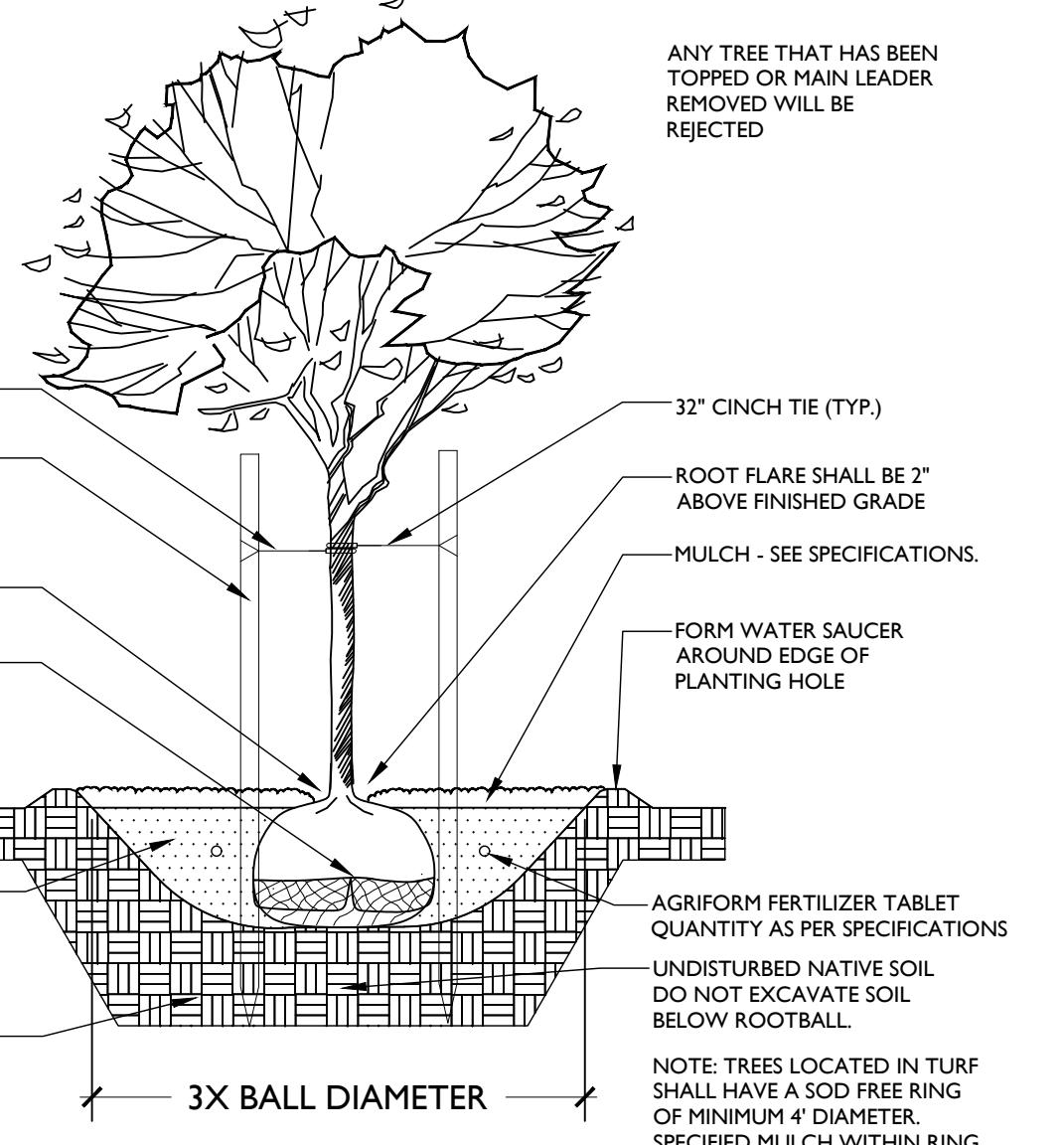


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0 20 60 1' = 20' (24'X36') NORTH ↑





A technical cross-section diagram of a planter bed. The top layer is labeled 'PLANTER BED WITH 3" MULCH SEE SPECIFICATIONS'. The bottom layer is labeled 'AMENDED SOIL'. A vertical dimension line indicates a height of '11"'. The right side of the planter is labeled 'EDGING OR FINISHED SURFACE'.

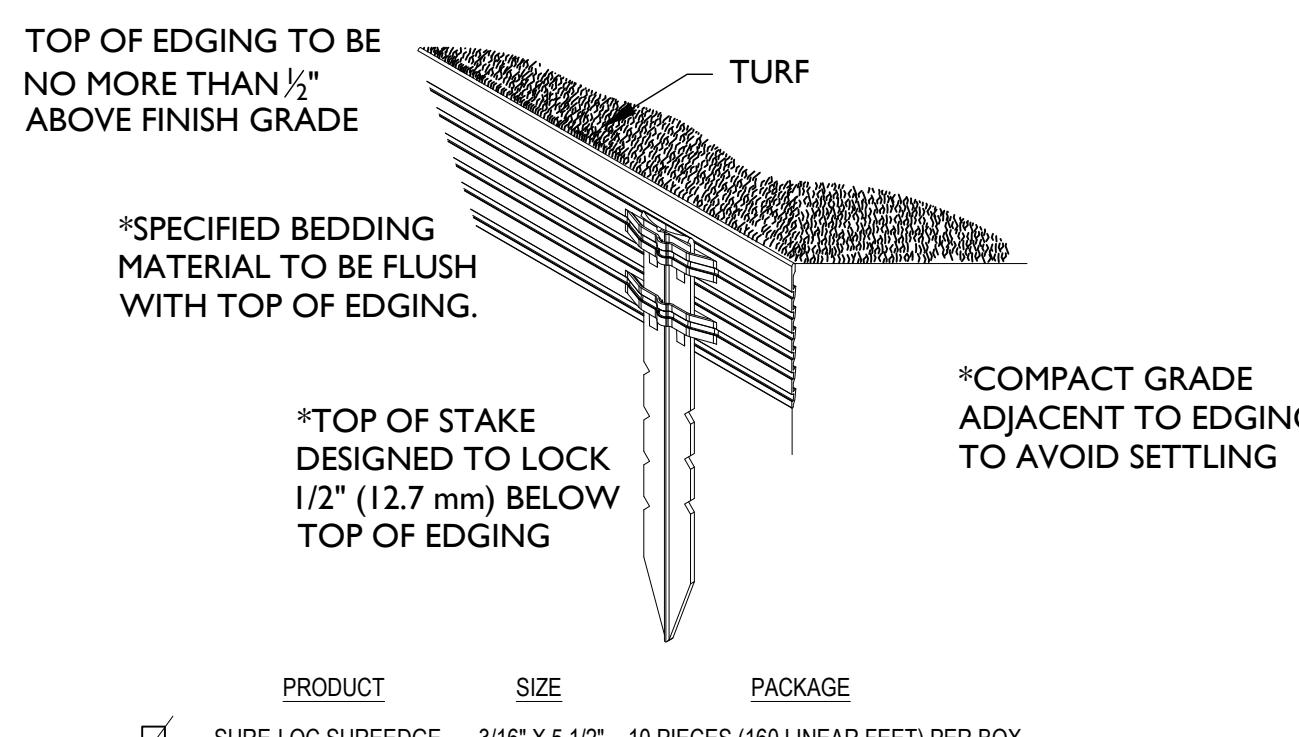
## 4 HARDSCAPE ADJACENT TO PLANTER

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P-CO-HQC-09

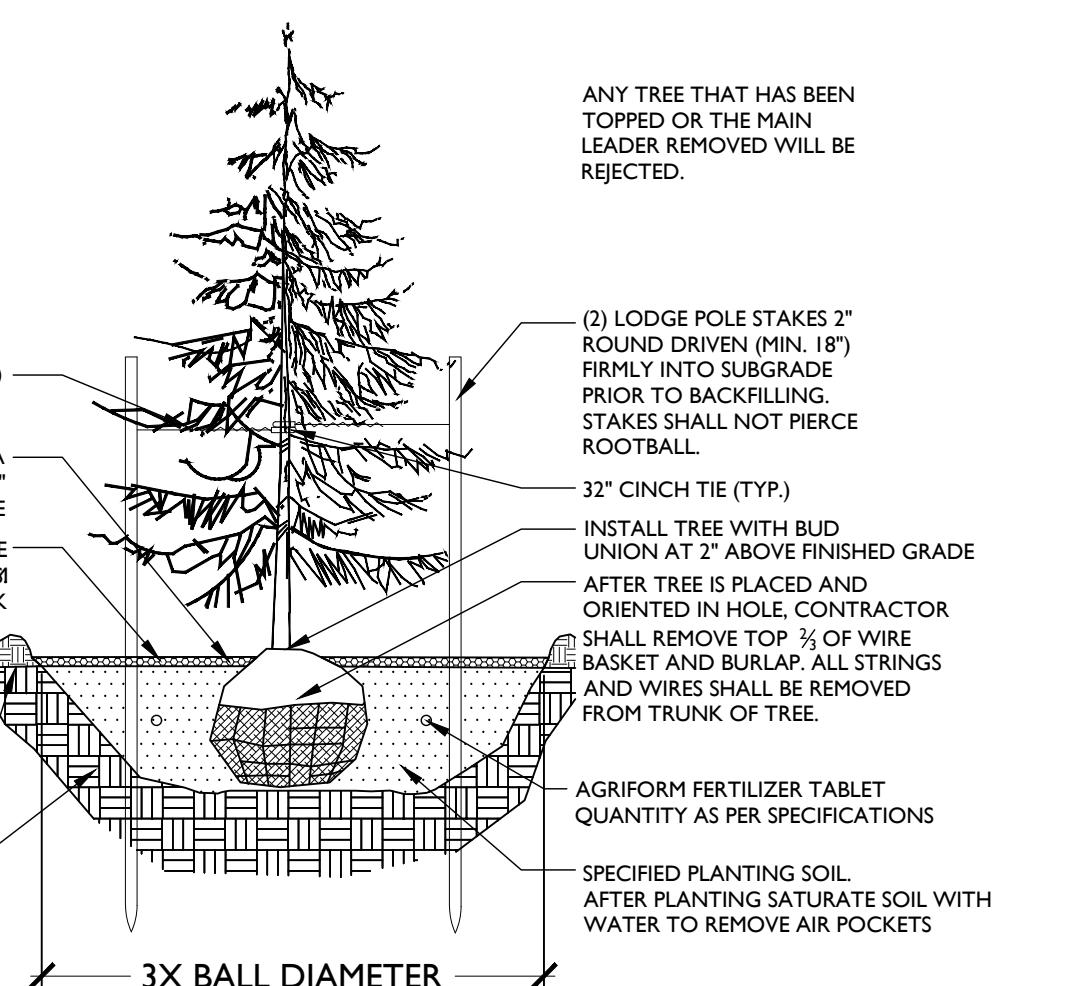


SURE-LOC ALUMINUM EDGING  
CORPORATION 494 EAST 64TH STREET  
HOLLAND, MI 49423 TOLL FREE: (800)  
787-3562 PHONE: (616) 392-3209 FAX:  
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## 5 SURE-LOC ALUMINUM EDGING

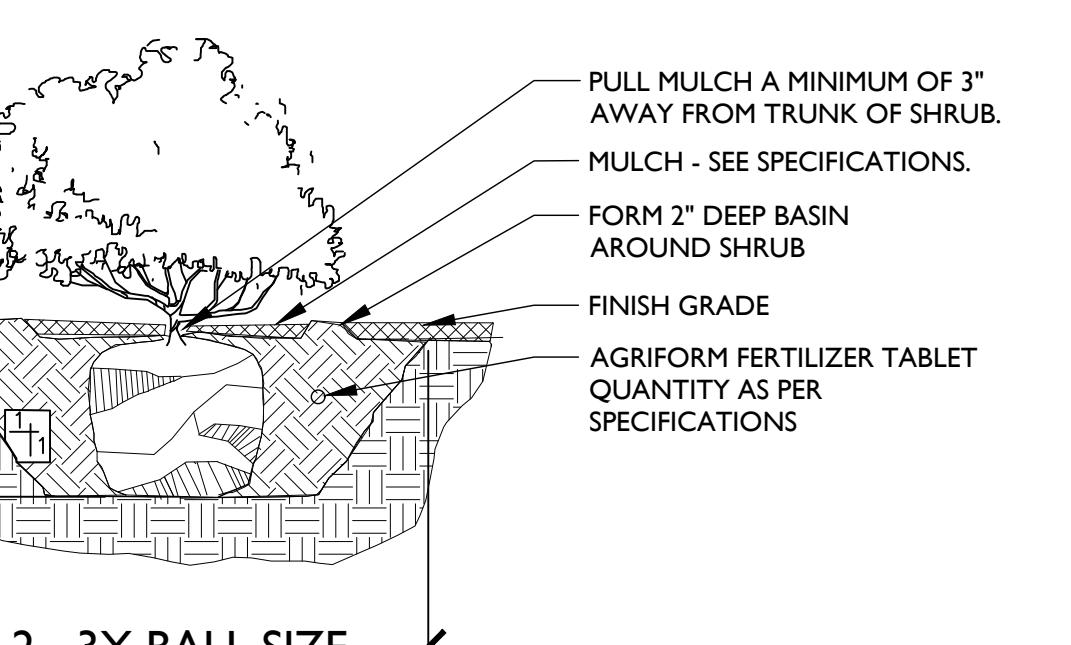
Figure 5.5. (Continued)



# 1 DECIDUOUS TREE PLANTING

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—CO—HQC—01



## 3 SHRUB PLANTING

LAN

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**ATTENTION:** PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.). EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND DRAWINGS WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

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## SECTION 1 - PLANT MATERIAL

## PART 1 - GENERAL

## 1.01 SCOPE OF WORK

A. Work as evident on drawings and specified herein or required to complete all landscaping and shall include, but not necessarily limited to the following work:

- 1. Furnish imported topsoil from outside sources as needed. (see sub-section 2.01.)
- 2. Ensure all necessary permits are obtained prior to construction and staging.
- 3. Excavate tree/shrub pits.
- 4. Provide and plant all materials indicated on plan and plant list.
- 5. Stake and protect all trees and planted areas as specified and detailed.
- 6. Clean all areas prior to Acceptance of the Work, including debris, stains, and dirt from walks and other surfaces.
- 7. These specifications are complimentary to the drawings.

## C. Related Sections:

## SECTION 2 - Turf Sod and Soil Preparation

## 1.02 QUALITY ASSURANCE

## A. Regulatory Requirements

1. Comply with applicable requirements of Federal, State and Local laws, regulations and codes having jurisdiction at the project site.

Contractor shall be responsible for certificates of inspection of plant material that may be required by Federal and Local authorities to accompany shipments of plants.

## Reference Standards

1. "Standardized Plant Name" by the American Joint Committee of Horticultural Nomenclature.

2. "American Standard of Nursery Stock" by the American Association of Nurseryman.

3. American National Standards Institute (ANSI); Publication Z60.1.

## C. Substitutions

1. Substitutions of plant material will not be permitted unless authorized in writing by the Landscape Architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing to the Landscape Architect at least thirty (30) days prior to start of the work under this Section. These provisions shall not relieve Contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.

## Source Quality Control

1. Plants shall be subject to inspection and approval by the Landscape Architect/Owner at place of growth and upon delivery for conformity to specifications. Such approvals shall not impair the right of inspection and rejection during progress of the Work. Submit written request for inspection of plant material at place of growth and quantity of plants to be inspected. The Landscape Architect reserves the right to refuse inspection at this time if, in his judgment, a sufficient quantity of plants is not available for inspection.

2. All plants may be inspected at the nursery by the Landscape Architect or Owner and shall be tagged with self-locking tags. Plants delivered to the site without these tags or with broken tags shall be sufficient reason for rejection.

## Contractor's Qualifications

1. All bidders shall be required to present proof of their qualifications, contract sample, Utah state licensure, insurance coverage, experience, and ability to perform the scope of work set forth in these specifications according to the following construction deadlines pending unforeseen delays related to the weather or other conditions outside the contractors control.

## 1.03 PROJECT PERSONNEL AND SITE PROTECTION

## ATTENTION:

The Contractor shall have a designated foreman in direct and personal charge of the work, and the foreman shall be on the job at least eight (80) percent of the working hours. The Owner's Authorized Representative may "shut down" the work under contract if the supervision is not, in his opinion, adequate to protect the interests of the Owner. Such "shut down" time to be counted as working days and will not extend the time of the contract.

All existing site elements including but not limited to the following shall be protected: All existing utilities, existing hardscapes (drives/curb/walks/patios), etc. shall be protected from impact damage of any sort, staining from leaky trucks or equipment, or other damage.

## 1.04 PACKAGING, DELIVERY, STORAGE AND HANDLING

A. Plants shall be properly marked for identification and for checking. Each block of plants and at least 25% of each variety of separate plants in any one shipment shall have legible labels securely attached upon delivery to the site.

## Product Handling:

During hot weather and when practical, the contractor may be required to transport plant materials between sunset and sunrise if transported in an open trailer or un-refrigerated box.

Dug material should be maintained and watered as required at the nursery to guarantee their vitality and health until shipping.

Protect all trunks, stems, branches, and root balls during tree tying, wrapping and loading operations from damage.

Load balls or containers onto transport vehicle and secure in a manner that protects the structural integrity of the root balls.

The contractor shall be solely responsible for the safe transportation of plants to the site and their condition upon arrival. Trees damaged, dehydrated or abused during transit or storage will be rejected.

Plant materials shall not be stored on concrete or asphalt or left exposed to the sun.

Roots and balls of plants shall be adequately protected at all times from the sun and drying winds.

The Landscape Architect may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation.

Nothing in this Section shall be interpreted as relieving the contractor of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified herein.

Deliver packaged materials showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at the site.

Delivery and plantings, storage of dry bulk materials and other shall be coordinated with project General Contractor to ensure appropriate staging area. Protect dry bulk materials from inclement weather conditions such as wind and moisture.

## 1.06 SUBMITTALS

A. Furnish two (1) copies of manufacturer's literature, plans, samples, certifications, delivery tickets, or laboratory analytical data for approval by the Landscape Architect prior to commencement of all work under this contract for the following items:

- 1. Specified granular and tablet fertilizers (certification, rate of application and number to tablets per plant pit)
- 2. Weed control, Pre-emergent and anti-desiccant (certification)
- 3. Tree guys (literature)
- 4. Sodded Turf (literature and Delivery Ticket)
- 5. Lawn Edging (literature) See plan.
- 6. Stone Mulch (sample)

Submit proposed plant placement schedule to owner, indicating dates for each type of landscape work during normal seasons for such work in area of site. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.

## 1.07 PROJECT WARRANTY

A. Warranty trees and other plant materials, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Installer's control.

B. Remove and replace trees or other plants found to be dead or in unhealthy condition during warranty period. Replace trees or other plants that are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

C. All replacements shall be plants of the same kind, size, and quality as originally specified and they shall be furnished, planted, guyed and maintained as specified at no additional cost.

D. Another inspection shall be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement (per tree or plant) will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

## PART 2 - PRODUCTS

## 2.01 SOIL, SOIL AMMENDMENTS

A. It has not been verified if topsoil is stockpiled on site for contractor use. Site verify.

Contractor shall ensure the following amount of topsoil is found in all planter and lawn areas over a non-compacted sub-grade

- Lawn Areas: 6 inch depth
- Planter Areas: 12 inch depth.

**Contractor shall have agronomy soils test performed or provide a soil certificate for proposed imported soil. Test results shall be submitted to Landscape Architect for approval prior to delivery of the topsoil to jobsite.** Imported topsoil shall be obtained from well-drained arable land and shall be free from sub-soil, refuse, roots, heavy or stiff clay, stones 1 inch and larger in largest dimension, coarse sand, sticks, brush, litter, and other deleterious substances. Amend soil as needed to meet the "Ideal"

parameters in the chart below:

Soil Parameter	Acceptable	Ideal	Non Ideal - Possibly Toxic	Note
pH	5.5-8.4	6.0-7.5	<5.5 and >8.5	low pH (corrected by addition of lime) (lime can give amount needed); high pH difficult to correct - instead solve sodium problems if any and deal with fertility issues caused by high pH
EC, dS/m	<2.5	<10.1.5	>40.6.0	lower salt content; higher salt content can cause water (sodium problems if any prior to leaching) to be absorbed by plant roots
CaCO ₃ (calcareous), %	<10	<1	>30.80	difficult to correct; generally requires more phosphorus and some micronutrient fertilizers
SAT ¹ (ESP) (OM, %)	<4 (<10)	<4 (<5)	>11.14	lower by addition of gypsum or similar (lime can give amounts needed)
lime %	>10	N/A	N/A	
Si/Cl ratio	<2 (total of two is 25-35% ratio is not critical if outside this range)	N/A	N/A	
CEC ²	>12	15-25	N/A	
aggregate (5-20mm) stability, not dispersed (cloudy)	all red, brown, black (void gray & yellow)	N/A	N/A	
saturation (1 hr) (measured after 1 full irrigation)	>1 hour	>2 hours	N/A	
Subsoil drainage rate	>0.04 in/hr/hour	>0.05 in/hr/hour	<0.03 in/hr/hour	difficult to correct; select different soil
Bulk Density, g/cm ³	1.3-1.6	1.3-1.5	>1.7-1.8	correct with tillage, but does not always correct problem permanently
NO ₃ ⁻ , ppm	any	any	see EC	add fertilizer to meet plant needs; if P is high + environmental problems
P - Bicarbonate, ppm	any	30-60 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
P - Bray P ₁ , ppm (only noncalcareous)	any	20-80 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
P - Mehlich 3, ppm (only noncalcareous)	any	20-90 ppm	N/A	add fertilizer to meet plant needs; if P is high + environmental problems
K, ppm	150-300	>300	N/A	add fertilizer to meet plant needs
Ca, ppm	>300	>500	N/A	add fertilizer to meet plant needs
Mg, ppm	>300	>600	N/A	add fertilizer to meet plant needs
Na, ppm	see SAR (ESP)	any	>200	see EC
S ³ , ppm	any	>200	>200	add fertilizer to meet plant needs; if S is low; if too high then reject soil
Zn, ppm	>1.0	>10	>100	add fertilizer to meet plant needs; if Zn is low; if too high then reject soil
Fe, ppm	>4	>6 (and pH < 7.0 tolerant species)	Utility	add fertilizer to meet plant needs; if Fe is low; if too high then reject soil
Mn, ppm	>6	>8	>80	add fertilizer to meet plant needs; if Mn is low; if too high then reject soil
Cu, ppm	0.2-2.0	0.4-2.0	>20	add fertilizer to meet plant needs; if Cu is low; if too high then reject soil
B, ppm	0.8-2.0	1-2	>24	add fertilizer to meet plant needs; if B is low; if too high then reject soil
Cl, ppm	any	12-175	>175-200	add fertilizer to meet plant needs; if Cl is low; if too high then reject soil
AI, ppm	1.0-10	0	>20-30	if high, raise soil pH to greater than 5.5 with lime (see pH)

## 2.02 PLANT MATERIALS

A. Plants shall be typical of their species and variety, have normal growth habits, well developed branches, dense foliage, vigorous, fibrous root systems.

Plants shall be free from defects and injuries. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection and interstate movement of nursery stock.

Quality and size of plants, spread of roots, and size of balls shall be in accordance with USA-Z60.1-1973, "American Standard for Nursery Stock" as published by the American Association of Nurserymen. The caliper of trees shall be measured six (6) inches above the surface of the ground. Plant lists indicate minimum size requirements only. Plant materials shall be equal to or greater in size than those specified.

Plants shall not be pruned before planting.

All trees must have straight trunks with single leader intact, except in the case of specimen plants or otherwise indicated by the plan. Bark shall be free of abrasion, all cuts over 1-1/4" shall have callused over.

Trees shall not be accepted which have had their leaders cut or which have leaders damaged so that cutting is necessary.

Trees and shrubs shall be true to name.

Upon request, Contractor shall furnish the landscape architect a list indicating the source of each of the different plants to be supplied.

All plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be ball and burlap or container grown unless otherwise indicated on the Plant Material List.

All plants shall be even with growth balanced root and top growth and shall be No.1 in grade or type conforming to the latest edition of American Standard for Nursery Stock.

Plant material shall be nursery grown and shall have received the proper fertilizing, watering, root pruning and such other care as is normally given for a particular plant under nursery conditions. All plants shall be hardy under climate conditions similar to those in the locality of the project.

All material shall be freshly dug according to American Standard for Nursery Stock. All ball and burlap material shall be of firm earth from the original soil in which the plant grew. The ball shall be wrapped with burlap and tightly tied or enclosed in a tight fitting wire basket to hold it firm and intact. Any plants with broken or loose balls or manufactured balls will be rejected.

All plant material in containers shall have been established in that container. Any newly potted material will be rejected.

## 2.03 FERTILIZER FOR PLANT MATERIAL

A. Fertilize trees and shrubs with a fertilizer tablet having a slow release nitrogen, phosphorus and potash (20-10-5) plus sulphur and iron formulation. 21 gram tablets manufactured by Agriform or equal. Jobe Tree Spikes are acceptable.

Execution: Position plant in hole and backfill by  $\frac{1}{2}$  the ball root height. Place tablet(s) beside the root ball about 1 inch from root tips. Do not place tablets in the bottom of the plant hole. Complete backfill, tamp and water.

Any fertilizer that becomes caked or otherwise damaged, making it unsuitable for use will not be accepted.

## 2.04 ORGANIC/INORGANIC MULCH

Provide and place minimum three inch depth of stone mulch. Stone mulch shall be crushed gray 1" minus stone. Intall weed barrier fabric or equivalent with fabric staples installed at intervals that meet best practice and manufacturer requirements. Submit samples of mulch to owner for approval prior to bulk delivery.

During construction, landscape contractor shall ensure all installed landscaped areas remain weed free. All spray applied weed control shall be applied by a certified chemical applicator and shall adhere to all local and state governing codes and manufacturer's recommended application rates and processes. Contractor shall be aware of high wind conditions and shall not apply weed control during a wind event that may carry product beyond its desired location.

Pre-Emergent weed killer shall be applied as granular and shall be labeled "Pre-Emergent" or "Dibol-10" or approved 12 month weed preventer. Product shall be delivered to the site in the original container. Bearing the manufacturer's label and instructions for handling and application.

Pre-Emergent shall be applied by landscape contractor following final topsoil grade and plant placement and prior to organic mulch placement. Care shall be taken to avoid spreading of Pre-Emergent on adjacent hardscapes and lawn areas. Ensure proper coverage as per manufacturer's recommendation.

## PART 3 - EXECUTION

## 3.01 GENERAL

A. Before commencing Contractor shall become familiar with and obtain necessary permits required for staging and performing work on property according to Vineyard City or other governing ordinances.

B. Proceed with and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.

C. Plant or install materials during normal planting seasons for each type of landscape work required. Coordinate planting with specified maintenance periods to provide maintenance from date of substantial completion for that portion of the work. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice and as approved by the landscape architect.

D. Contractor shall be responsible to determine location of all underground utilities and perform work in a manner which will in all cases avoid possible damage. Hand excavate, as required. Low voltage and line voltage electrical lines may exist throughout the site as well as drain lines and sumps. Very all locations with General Contractor.

E. The Contractor is responsible for all damage to these utilities. In the event that damage to existing utilities is found, the owner shall coordinate the repair and labor to fix the work and shall back charge the contractor for these services.

F. Contractor

# Orchards Site Plan Amendment



	Approved	As-Built
% Landscaped	37%	29.50%
Grass	17794	14280
Stone Mulch	55019	43715
Trees	44	79
Shrubs	444	137
Annuals	207	1042
Grasses	264	
Roses	197	916
Total Grass/Shurbs	1112	2095

