CLEARFIELD CITY PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Clearfield City Planning Commission will hold a regularly scheduled meeting at **6:30 P.M., Wednesday, August 7, 2024,** on the **3rd floor** in the City Council Chambers of the Clearfield City Municipal Building, located at 55 S. State Street, Clearfield, UT 84015.

WORK SESSION – 6:00 PM – Executive Conference Room
Review of agenda items to address questions.

REGULAR SESSION – 6:30 PM- Council Chambers

- CALL TO ORDER – PLEDGE OF ALLEGIANCE
- PLANNING COMMISSION CHAIR STATEMENT
- APPROVAL OF MINUTES
  - April 3, 2024

DECISION ITEMS

Scheduled Items:

1. Discussion and Possible Action on **SP 2024-0701**, a site plan request by Brock Johnston to construct an office building at the subject location. **Location:** 980 South University Park Boulevard (TIN: 09-479-0123). **Parcel Area:** 0.76 Acres **Zone:** C-2 (Commercial). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.
2. Discussion and Possible Action on **SP 2024-0702**, a site plan request by Mike Dawson to construct a warehouse building at the subject location. **Location:** Approximately 225 West 200 South (TIN: 12-022-0046 & 12-022-0104). **Parcel Area:** 1.048 Acres **Zone:** M-1 (Manufacturing). **Staff:** Tyson Stoddard, Planner **(Administrative Action)**.

DISCUSSION ITEMS

1. Staff Discussion
2. Staff Communications

*****PLANNING COMMISSION MEETING ADJOURNED*****

Dated this 1st day of August 2024.
/s/Tyson Stoddard, Planner

Meetings of the Planning Commission of Clearfield City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted pursuant to the Electronic Meetings Policy established in City Code § 1-6-4H for electronic meetings.

Clearfield City, in accordance with the 'Americans with Disabilities Act', provides accommodations and auxiliary communicative aids and services for all those citizens needing assistance. Persons requesting accommodations for City sponsored public meetings, service programs, or events, should call the Customer Service Center at 801-525-2701, giving the City a 48 hour notice.

The Work Session meeting is a public meeting; however, public comments are only received in the formal Planning Commission meeting. The Planning Commission Public Meeting is a public forum where the Planning Commission may receive comment from applicants, the public, applicable agencies and

city staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

The complete public notice is posted on the Utah Public Notice Website - www.utah.gov/pmn/, the Clearfield City Website - clearfield.city, and at Clearfield City Hall, 55 South State Street, Clearfield, UT 84015. To request a copy of the public notice or for additional inquiries please contact Tyson Stoddard at Clearfield City, tyson.stoddard@clearfieldcity.org & 801-525-2718.

CLEARFIELD PLANNING COMMISSION MEETING
April 3, 2024
6:00 P.M. – Work Session

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brian Swan	Commissioner (Alternate)
	Danielle Sikes	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	David Bloomfield	Commissioner
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
STAFF PRESENT:	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner

VISITORS:

Chair Fullmer called the meeting to order at 6:00 p.m.

DISCUSSION ON THE MINUTES FOR THE JANUARY 3, 2024 PLANNING COMMISSION MEETING.

Chair Fullmer made a couple of suggestions for grammatical corrections. Staff noted the corrections.

DISCUSSION ON ZTA 2024-0206, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND SECTIONS 11-10A AND 11-21 OF THE CLEARFIELD CITY CODE TO UPDATE THE LANDSCAPE OPEN SPACE REQUIREMENTS FOR THE P-F ZONE (PUBLIC FACILITIES) AND MAKE MINOR AMENDMENTS TO LANDSCAPING STANDARDS AND REQUIREMENTS.

Youth Commission Ambassador Bouwhuis made formatting suggestions for the section titles of the proposed text amendment.

The Commission and Staff discussed the proposed regulations that would reduce the required number of trees. Chair Fullmer spoke in favor of keeping the tree requirements as they were currently adopted, expressing hesitancy with a reduction. Mr. Stoddard explained that the main reason Staff was proposing the reduction was that since the tree requirement was increased with passing of the water efficient landscaping standards in 2022, staff had reviewed several landscape plans that were had a high-quality design with good tree coverage, but weren't meeting the required one (1) tree for every four hundred (400) square feet of landscaped area. Chair Fullmer talked with the Forest Service about the benefits of trees and the quantity of trees and reported that the Forest Service representative gave an opinion that the tree quantity requirements were beneficial and

DRAFT

recommended against a reduction. Commissioner Sikes also expressed a desire to keep the current tree quantity standards. The Commission and staff also discussed the cost of trees for those developing in the city and the increased costs for them to meet the requirement. Mr. Stoddard said that he didn't have the data available at the moment but recalled that when the water efficient ordinance was adopted in 2022, Staff had a tough time finding other cities that had a tree requirement as rigorous as one (1) tree per four hundred (400) square feet. Mr. McIlrath raised the possibility of reducing the tree requirements for commercial while maintaining the current standard for multi-family developments. Commissioner Swan said he recognized the differences between commercial and residential uses and expressed interest in reducing the tree requirement for commercial properties. The Commission talked about the possibility of tabling the item and requesting additional research or making a recommendation different from that of the Staff recommendation.

Seeing that the scheduled time for the work session was met, Commissioner Murray moved to adjourn the work session. Seconded by Youth Ambassador Bouwhuis.

DRAFT

CLEARFIELD PLANNING COMMISSION MEETING
April 3, 2024
6:30 P.M. – Regular Session

PRESIDING:	Brogan Fullmer	Chair
PRESENT:	Kathryn Murray	Commissioner
	Robert Browning	Commissioner
	Brian Swan	Commissioner (Alternate)
	Danielle Sikes	Commissioner (Alternate)
	Jaylee Bouwhuis	Youth Commission Ambassador
ABSENT:	David Bloomfield	Commissioner
	Chad Mortensen	Commissioner
	Riley Wheeler	Commissioner
STAFF PRESENT:	Brad McIlrath	Senior Planner
	Tyson Stoddard	Planner
VISITORS:	Ken Shields, Frederik Berte	

Chair Fullmer called the meeting to order and led the Pledge of Allegiance.

Planning Commission Chair Statement.

APPROVAL OF THE MINUTES FOR THE JANUARY 3, 2024 PLANNING COMMISSION MEETING.

Commissioner Murray moved to approve the minutes with the edits discussed in the work session. Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Browning, Swan, Sikes, and Youth Ambassador Bouwhuis. Voting NO: None.

PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION OF APPROVAL FOR ZTA 2024-0206, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO AMEND SECTIONS 11-10A AND 11-21 OF THE CLEARFIELD CITY CODE TO UPDATE THE LANDSCAPE OPEN SPACE REQUIREMENTS FOR THE P-F ZONE (PUBLIC FACILITIES) AND MAKE MINOR AMENDMENTS TO LANDSCAPING STANDARDS AND REQUIREMENTS.

Tyson Stoddard, Planner, presented the following:

- With additional development planned for the Public Works Maintenance and Operations Facility, staff evaluated the P-F Zone open space and landscaping standards in greater detail
- P-F Zone to provide area for public and quasi public uses.

DRAFT

- Proposed amendments to establish similar landscaping standards for comparable uses.
- Some uses permitted in the P-F Zone are more industrial in nature, similar to permitted uses in the M-1 Zone
  - Public Utility Facilities, Public Works Facilities
- Showed the properties in the City with the P-F zoning designation.
- Reduction of required landscaped open space in the P-F Zone from 15% to 5% for the following uses:
  - Public Utility Facilities
  - Public Works Facilities
- Definition needed for Public Works Facility, which would be added to Section 11-3-3: Terms Defined
- Public Works Facility added to list of permitted uses in the P-F Zone
- Public Works & Public Utility Facilities to follow industrial landscaping standards
- Remove Public Facility definition
- Add definition for Public Utility Facility and Public Works Facility
- Add subsection specifically for open space and landscape standards in the P-Zone
- Return tree quantity standards to 1 tree per 600 square feet of landscaped area
- Formatting changes (i.e., move some standards specific to single-family to the correct section of code)
- Recommended approval and that the Planning Commission recommend that a definition for Public Works Facility be added to the code.

Chair Fullmer declared the public hearing open and asked for public comment. Seeing none, he declared the public hearing closed.

After discussion amongst the Commission and Staff, Mr. McIlrath reviewed the options that the Planning Commission had regarding taking action on the proposed amendment. He said they could recommend approval of the proposed amendment, recommend denial, or table the item to be discussed at a future meeting. He also said that they could make a modified recommendation of approval and send that to the City Council for consideration.

The Commission continued to deliberate, recognizing that there were differing opinions on what to recommend to the City Council. Several Commissioners expressed an interest in a modified recommendation of approval that could better represent the views of the Planning Commissioners.

Commissioner Murray moved to recommend approval to the City Council of the proposed text amendment. Seconded by Commissioner Swan. The motion failed on the following vote: Voting AYE: Commissioners Murray and Swan. Voting NO: Commissioners Fullmer, Browning, Sikes, and Youth Ambassador Bouwhuis.

The Commission continued to deliberate with the intent of reaching a motion that could pass.

Youth Ambassador Bouwhuis moved to recommend approval to the City Council of ZTA 2024-0206, a zoning text amendment request by Clearfield City to amend Sections 11-10A and 11-21 of the Clearfield City Code to update the landscape open space requirements for

DRAFT

the P-F Zone (Public Facilities) and make minor amendments to landscaping standards and requirements. The recommendation was made with the following modifications:

- **Tree requirement for Commercial properties to be one (1) tree per five hundred (500) square feet of landscaped area**
- **Tree requirement for Multi-family residential properties to be one (1) tree per four hundred (400) square feet of landscaped area**

The motion passed on the following vote. Voting AYE: Commissioners Fullmer, Browning, Swan, Sikes, and Youth Ambassador Bouwhuis. Voting NO: Commissioner Murray.

Commissioner Murray explained her vote of no, saying that she liked the amendment as it was proposed and figured it would be best to keep things simple and reduce government regulations.

PUBLIC HEARING, DISCUSSION, AND RECOMMENDATION OF APPROVAL FOR ZTA 2024-0306, A ZONING TEXT AMENDMENT REQUEST BY CLEARFIELD CITY TO ADOPT AN UPDATED SET OF DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS.

Tyson Stoddard, Planner, presented the following:

- The Public Works Department has worked with Jones & Associates Consulting Engineers to update Development, Design, and Construction Standards
- Last update was approximately 10 years ago
- Applicable to development, design, and construction activities in Clearfield City
- Considered "land use regulations" by State Code
- Adopted by ordinance with a new Section in Clearfield's code (section 11-1-18)
- Proposed text for Section 11-1-18: Clearfield Development, Design, and Construction Standards:
  - The City Engineer, or a designee, is hereby authorized to draft, approve, adopt, and interpret a set of Development, Design, and Construction Standards for development, design, and construction activity approvals in Clearfield City. Such guidelines and standards may be administratively amended from time to time as determined necessary by the City Engineer. The standards shall be based upon reasonable engineering standards and practices. Any appeal from a standard imposed by the City Engineer shall follow the modification process as outlined in Section 1.06 of the Development, Design, and Construction Standards.
- Detention & Retention Basin Elements
- Fencing design standards to meet requirements of the zone where it is located
- Traffic Impact Study Minimum Requirements
- Showed the standard public street section
- Showed the standard private street section
- Showed temporary turnaround standards
- Showed the subdivision plat standards

Chair Fullmer asked for any public comment. Seeing none, he declared the public hearing closed.

Commissioner Browning moved to recommend approval to the City Council of ZTA 2024-

DRAFT

0306, a zoning text amendment request by Clearfield City to adopt an updated set of Development, Design, and Construction Standards. Seconded by Commissioner Sikes. The motion passed on the following vote. Voting AYE: Commissioners Fullmer, Browning, Swan, Sikes, and Youth Ambassador Bouwhuis. Voting NO: Commissioner Murray.

Commissioner Murray stated that she agreed with most of the proposed amendment and standards but was voting no for personal reasons.

APPROVAL OF SP 2023-1205, A SITE PLAN REQUEST BY DAVID ABRAHAM WITH ARCHITECTURAL NEXUS ON BEHALF OF CLEARFIELD STATION PARTNERS, LLC TO CONSTRUCT TWO (2) MIXED-USE RESIDENTIAL BUILDINGS AT THE SUBJECT LOCATION. LOCATION: 780 & 805 EAST STATION BOULEVARD. PROJECT AREA: 4.761 ACRES ZONE: M-U (MIXED-USE).

Brad McIlrath, Senior Planner, presented the following:

- Showed a zoning map of the subject property and surrounding area
- Showed the illustrative master plan of Clearfield Station
- Two Mixed-Use Residential Buildings with 213 Residential Units
- Building C: 122 Units
  - 39 Studio & Junior 1-Bedroom
  - 42 1-Bedroom
  - 39 2-Bedroom
  - 2 3-Bedroom
  - 1,018 Square Feet of future commercial retail space
- Building D: 91 Units
  - 27 Studio & Junior 1-Bedroom
  - 32 1-Bedroom
  - 29 2-Bedroom
  - 3 3-Bedroom
- Shared Amenities Include:
  - Dog park and dog wash
  - Pool, clubhouse, spa
  - Leasing and fitness area
  - Zoom rooms
  - Rooftop patios
- Showed photos of the site
- Showed the proposed plans

Commissioner Browning moved to approve SP 2023-1205, a site plan request by David Abraham with Architectural Nexus on behalf of Clearfield Station Partners, LLC to construct two (2) mixed-use residential buildings at the subject location. The motion was made with the following conditions:

1) **The ground floor active outdoor space surrounding Building C shall be revised to comply with the ten foot (10') maximum setback standard from the right-of-way line or public utility easement line to the streetside edge of that space.**

DRAFT

2) **The entryways and/or outdoor seating areas near and around main entrances shall be revised to enhance those entries of the buildings in a way that provides a stronger connection of the frontage zone to public realm.**
3) **The trees in the private dog park open space shall be revised to comply with the tree standards of the MDP as outlined in this report.**
4) **The plans shall be revised to indicate compliance with the electric vehicle (EV) charging station voltage requirements of the MDP.**
5) **The plans shall be revised to comply with the ADA parking standards outlined in this staff report.**
6) **The plans shall need to be updated to address comments outlined in the Engineering Review letter dated January 26th, 2024.**

Seconded by Youth Ambassador Bouwhuis. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Browing, Swan, Sikes, and Youth Ambassador Bouwhuis. Voting NO: None.

APPROVAL OF SP 2024-0302, A SITE PLAN REQUEST BY CLEARFIELD CITY TO CONSTRUCT A PUBLIC WORKS OPERATIONS BUILDING AND A FLEET VEHICLE STORAGE BUILDING AT THE SUBJECT PROPERTY. LOCATION: 497 S. MAIN STREET (TIN:12-902-0001). PARCEL AREA: 6.26 ACRES. ZONE: P-F (PUBLIC FACILITIES).

Brad McIlrath, Senior Planner, presented the following:

- Showed zoning map of the property and surrounding area
- Redevelopment of city operations (Maintenance and Operations Center) identified in 2012 needs assessment.
- Phase 3:
  - 23,640 square foot public works operations building.
  - 4,600 square foot vehicle storage building.
- Phase 1:
  - Consolidation of city-owned parcels.
  - Relocation of 575 South Street.
  - Relocation of sewer dump station.
  - Parks storage building.
- Phase 2:
  - MOC Main office for Public Works administration and Parks & Open Space staff.
  - Service bays for maintenance and storage of parks vehicles and equipment.
  - Wash bay for all fleet vehicles
- Showed photos of the site
- Showed the plans for development

Commissioner Murray moved to approve SP 2024-0302, a site plan request by Clearfield City to construct a public works operations building and a fleet vehicle storage building at the subject property. The motion was made based on the findings of the staff report and the following conditions.

1) **The plans shall be revised to provide a van accessible ADA parking stall in accordance with federal ADA Parking Standards.**

DRAFT

2) **A five foot (5') wide pedestrian access connection from the sidewalk along Main Street and the main building entrance shall be provided in accordance with the design standards outlined in Section 11-18-6E of City Code.**
3) **The landscaping and irrigation plans shall be submitted and comply with Clearfield City Code standards for properties in the P-F Zone, as well as the standards outlined in Section 11-8-6F of the "Design Standards" Chapter and Chapter 11-21 "Landscaping Standards and Requirements."**
4) **Once the plans have been revised and granted final land use approval, the applicant shall obtain a building permit and the project shall comply with all applicable building code standards.**

Seconded by Commissioner Sikes. The motion carried on the following vote. Voting AYE: Commissioners Fullmer, Murray, Browning, Swan, Sikes, and Youth Ambassador Bouwhuis. Voting NO: None.

STAFF DISCUSSION

Training by Mr. McIlrath on Planning Commission meeting procedures.

STAFF COMMUNICATIONS

Mr. Stoddard reported that the Planning Commission meetings are now recorded and automatically published to the Clearfield City website.

Mr. Stoddard reported the results of a traffic study that was done for the Tanner Clinic that was planned for 1450 South.

Mr. McIlrath reported that Commissioner Lauren DeSpain had resigned from the Planning Commission and she would be moving out of the state.

There being no further business to come before the Planning Commission, **Chair Fullmer moved to adjourn. Seconded by Commissioner Murray.**

DRAFT

Planning Commission
STAFF REPORT

AGENDA ITEM
#1

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner I
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, August 7th, 2024

SUBJECT: Discussion and Possible Action on **SP 2024-0701**, a site plan request by Brock Johnston to construct an office building at the subject location. **Location:** 980 South University Park Boulevard (TIN: 09-479-0123). **Parcel Area:** 0.76 Acres **Zone:** C-2 (Commercial). **(Administrative Action).**

RECOMMENDATIONS

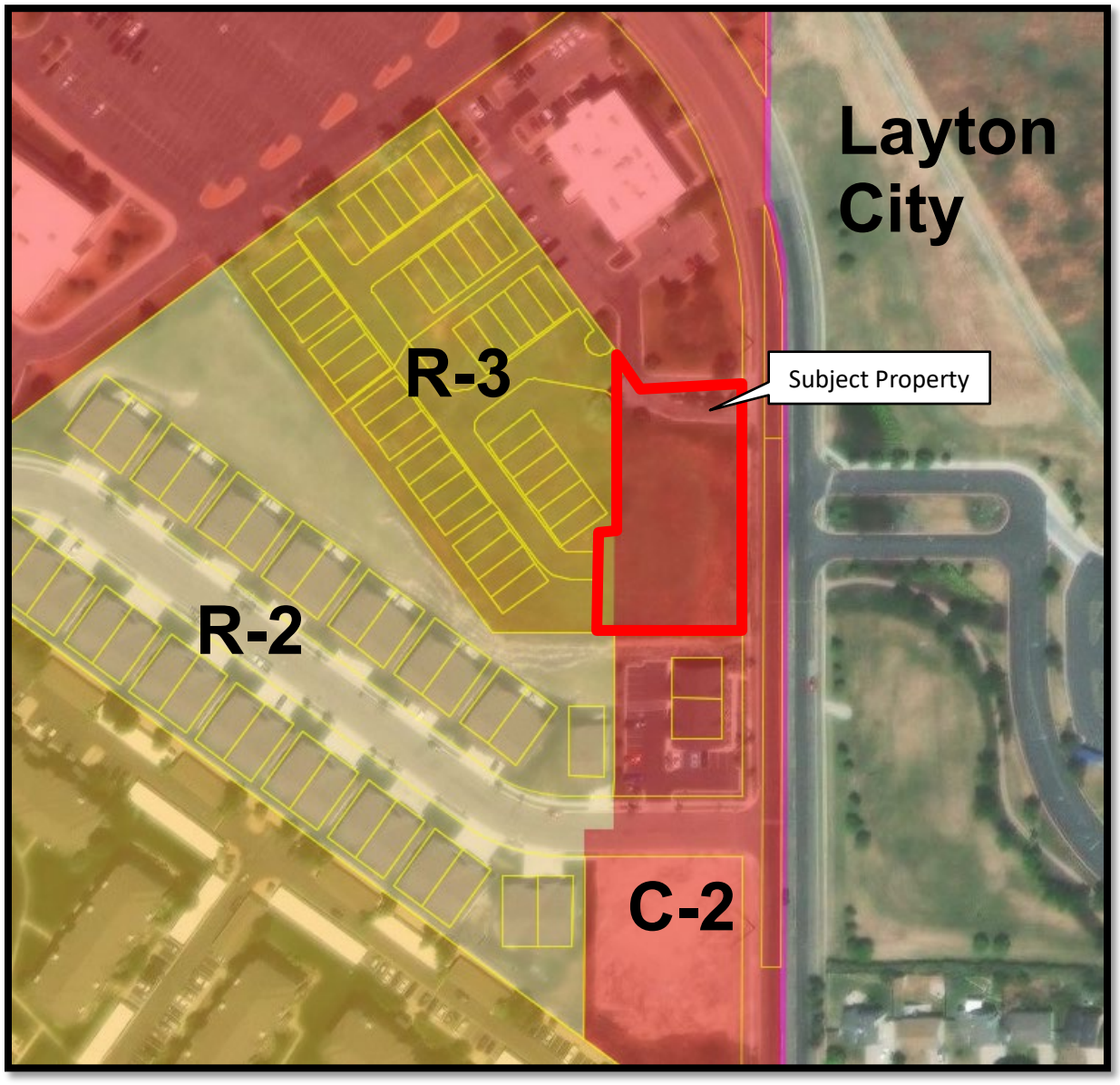
Staff recommends that the Planning Commission move to **approve as conditioned, SP 2024-0701**, a site plan request by Brock Johnston to construct an office building at 980 South University Park Boulevard (TIN: 09-479-0123). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Alta Commercial Office
Site Location	980 S University Park Boulevard
Tax ID Number	09-479-0123
Applicant	Brock Johnston
Owners	Towns at University Park Owners Association Inc.
Proposed Actions	Site Plan Approval
Current Zoning	C-2 (Commercial)
General Plan Land Use Classification	Mixed-Use
Gross Site	0.76 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Office	C-2 (Commercial)	Commercial
East	Weber State University Davis Campus (Layton City)	Agricultural (Layton City)	Institutional (Layton City)
South	Office	C-2 (Commercial)	Mixed-Use
West	Towns at University Park Townhomes	R-3 (Residential)	Mixed-Use

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting site plan approval for an 8,000 square foot office building at the subject location. The property is subject to the terms of the "Development Agreement for Towns at University Park Mixed Use Project". Notably, the agreement specifies that Phase 3 of the development shall include a commercial building with a building area not less than 8,000 square feet and that the City shall not be required to grant a Certificate of Occupancy for the last ten (10) residential units until vertical construction (framing) has commenced on the commercial building.

The zoning for the property is C-2 (Commercial), which allows offices as a permitted use. The applicant has indicated that a portion of the office space will be built for a mental health provider. The rest of the floor area will be designed and built out once decisions regarding additional tenants have been finalized.

SITE PLAN REVIEW

Setbacks, Height, and Yard Coverage

The C-2 Zone requires that buildings comply with the following setback, height, and yard coverage standards:

- *Front Setback:* 5 feet
- *Rear Setback:* None, except where the rear of the lot is immediately adjacent to a residential zone, a rear yard of equal width to that required for the adjacent zone is required. The rear of the lot is adjacent to the R-3 Zone, which has a rear yard setback requirement of 30' for multi-family buildings.
- *Side Setback:* None
- *Corner Side Setback:* 10 feet
- *Maximum Height:* 35 feet
- *Maximum Yard Coverage:* No requirement, except as dictated by landscaping and parking provisions.

The proposed development complies with all the above standards as required by the C-2 Zone.

Landscaping, Dumper Enclosures, and Fencing

Landscaping

Each development in the C-2 Zone is required to provide a minimum of 10% landscaped open space of the total project area. The landscape plan shows that the project would meet this requirement by providing 19.8% of the site as landscaped area.

Chapter 11-21, "Landscape Standards and Requirements", of the Clearfield City Code provides requirements for new landscaping for commercial projects. Under these standards, this development is required to have one (1) tree for every six hundred (600) square feet of landscaped area, one (1) shrub for every two hundred (200) square feet of landscaped area, and vegetative cover for at least fifty percent (50%) of the ground plane of planter beds. The proposed landscape plan complies with the plant quantity standards.

The landscaping standards specify that park strips and other areas less than eight feet (8') wide shall not be landscaped with turf, and that the turf area shall not exceed 15% of the total landscaped area, outside of recreation areas. The landscape plan has been designed without any turf and is providing drought tolerant trees, shrubs, and plants.

The irrigation plan submitted with the landscape plan needs to include the irrigation controller manufacturer, model, and description in the irrigation schedule.

Dumpster Enclosures

The proposed site plan shows a dumpster enclosure in the parking area to the south of the building. The enclosure will be constructed with a split face CMU (Concrete Masonry Unit) block wall and a corrugated metal gate. The landscape plan shows a landscaped island on one side of the enclosure. Commercial site design standards require that enclosures are surrounded with landscaping to soften the visual impact of the refuse area. The plans will need to be revised to include an additional island and landscaping on the north side of the enclosure.

Fencing
Fencing is not required by code for this use at this location and is not proposed on any of the submitted plans.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking.

Access
Vehicular and pedestrian access to the site is provided from University Park Blvd. This office building will share the existing vehicular access that serves the office building to the north as well as the townhomes that are currently under construction to the west and northwest. The access drive has two lanes, one inbound and one outbound, that are separated by a planted median.

Parking
For general office developments, two and a half (2.5) spaces per 1,000 square feet of floor space are required. The applicant has provided thirty (30) parking spaces on the site plan, which meets the required number of twenty (20) stalls based upon the above ratios relative to the proposed building floor space. All the parking spaces show that they are eighteen feet (18') long. While eighteen-foot (18') spaces are permitted for areas where there is "nose over landscaping" parking, the spaces facing the sidewalk and building need to be increased to twenty feet (20') long. The site plan also shows two (2) accessible parking spaces, which complies with ADA (Americans with Disabilities Act) standards. The site plan shall be revised to include the placement of ADA signage for the ADA spaces.

The site plan provides landscaped islands for single rows of parking in accordance with code requirements. Parking islands are required to be planted with a tree and additional landscaping. The landscape plan will need to ensure a tree is planted within each parking island.

Parking lot designs are required to plan for snow stacking areas. The site plan will need to indicate where the snow will be stacked onsite.

Building & Site Design Standards
Chapters 11-11B "C-2 Zone" and 11-18 "Design Standards" of city code outline all the building and site design standards required for new commercial developments within the city. As a new commercial project, these design standards are applied to this project.

Building Design
The applicant has provided a materials legend on the elevation sheets of the plans. The proposed materials include stacked stone along all the elevations, vertical and horizontal fiber cement siding, glass windows, and fiber cement trim. As required by the C-2 Zone, any building elevation facing a street right of way must have at least two (2) of the following: brick, stucco, stone, or rock. The street facing elevation will need to be revised to include one additional material to meet the requirements of the C-2 Zone. The building entrances are articulated with architectural features and an increased use of glass. Both vertical and horizontal façade articulation are provided and consistent with the commercial building design standards. The height of the building is approximately twenty-two feet (22') and the roofline provides variations to add visual interest and avoid long undisturbed rooflines.

Site Design
The applicant has done a great job in locating the building toward the front property line, orienting the façade to the public street, and treating the street facing façade like a main façade. Landscaping has been integrated into the design by placing plantings adjacent to pedestrian areas and walkways. The pedestrian

network allows for connectivity through the site and from public sidewalks from the adjacent public streets.

The site plan shows a row of air conditioning units between the building and a public street. A wall and appropriate landscaping must be used to screen this auxiliary equipment. The plans will need to be revised to include a detail for the screening wall.

Lighting
Any exterior lighting will need to be reduced to the minimum levels necessary for safety and security purposes and done in an aesthetic manner. A photometric site plan was included with the submittal, which shows two streetlights which have already been installed and two additional private parking lights that will be installed with the construction of the office building. Staff doesn't have any concerns with the lighting plan but encourages the applicant to consider the following guidelines from the site design standards of Chapter 11-18 of the Clearfield City Code.

1. Lighting schemes should include coordinating parking, wall, and pedestrian fixtures which complement building architecture and site features.
2. Sensitively placed low light landscape lighting that highlights a site's desirable features is encouraged.
3. All off street parking area lighting shall be designed and installed to meet the following minimum requirements:
   a. All lighting fixtures and poles shall be a decorative nature and painted a color as approved with site plan application.
   b. The height of all lighting poles shall not exceed twenty feet (20'), measured to the top of the pole or luminary.

Pedestrian Considerations & CPTED
Commercial standards require that the site layout and design consider with equal weight the needs of pedestrians and automobiles. Measures shall be taken to ensure adequate access and safety for pedestrians. This includes but is not limited to:

1. Pedestrian walkways are required to be a minimum of five feet (5') wide.
2. Pedestrian crossings shall be constructed of different materials than the roadway or parking area and provide for clearly defined crossings where there are conflict points with automobiles.
3. Benches, pedestrian scaled lighting, bike racks, and other pedestrian amenities are required to be placed appropriately throughout the site.

Staff measured the proposed pedestrian walkways at varying widths with some areas less than five feet (5') wide. The plans will need to be revised to include pedestrian walkways that are at least five feet (5') in width and to include a bike rack for bicycle parking.

DEPARTMENT REVIEW & PUBLIC COMMENT

The plans were distributed for review amongst Clearfield City Planning, Engineering, and Building staff, as well as with the North Davis Fire District and the North Davis Sewer District. Engineering Staff approved the plans in a review letter dated July 10, 2024. The plans will need to receive approval from the North Davis Fire District.

Public Comment
A public notice sign was placed on the property on August 1, 2024. No public comment has been received to date.

SITE PLAN – CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed site plan, Staff recommends that the Planning Commission **approve** the site plan request, subject to the following conditions.

1) The plans shall be revised to increase the length of the parking spaces that are adjacent to the building and pedestrian pathway to a length of twenty feet (20').
2) The landscape plan shall be revised to include a tree for each landscaped parking island and additional landscaping.
3) The irrigation plans will need to indicate that the system is provided with smart controller(s) and with a WaterSense label.
4) A landscaped parking island shall be added to the north side of the dumpster enclosure to surround the enclosure with landscaping and soften the visual impact of the refuse area.
5) The site plan shall be revised to designate a snow stacking area that complies with ordinance standards as outlined in Chapter 14 of the Land Use Ordinance.
6) The site plan will need to be revised to indicate the location of required ADA signage for the ADA parking spaces.
7) A bike rack will need to be provided for the development and shown on the site and landscaping plans.
8) Pedestrian pathways around the building will need to be a minimum of five feet (5') wide.
9) The front building façade materials shall be revised to comply with the approved materials outlined in the C-2 zone.
10) The plans will need to be revised to include screen wall for the auxiliary equipment in front of the building and a detail showing the materials and dimensions of the wall.
11) The project shall comply with all requirements of the North Davis Fire District.

ATTACHMENTS

1. Cover Sheet
2. General Notes & Specifications
3. Code Analysis
4. Life Safety Plans
5. Wall Types
6. Accessibility Details
7. Civil Plan Set
8. Architectural Site Plan
9. Site Details
10. Foundation Plan
11. Floor Plans
12. Elevations
13. Building Sections
14. Architectural Details
15. Electrical and Photometric Site Plan
16. Landscape Plan
17. Irrigation Plan

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015



DRAWING INDEX

GENERAL DRAWINGS

G0.0	COVER SHEET
G1.1A	GENERAL NOTES AND SPECIFICATIONS
G1.1B	SPECIFICATIONS
G1.1C	SPECIFICATIONS
G1.2	CODE ANALYSIS
G2.1	COMCHECK
G2.2	LIFE SAFETY PLANS
G3.1	WALL TYPES
G5.1	ACCESSIBILITY DETAILS
G6.1	SYMBOL LEGEND

CIVIL DRAWINGS

C1.0	COVER SHEET
C4.0	SITE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C5.1	UTILITY PLAN
C7.0	ERROSION CONTROL PLAN
D1.0	DETAIL

ARCHITECTURAL DRAWINGS

A0.1	ARCHITECTURAL SITE PLAN
A0.2	SITE DETAILS
A1.1	FOUNDATION PLAN
A1.2	OVERALL FLOOR PLAN
A1.3	RCP
A1.4	ROOF PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A3.3	WALL SECTIONS
A3.4	WALL SECTIONS
A3.5	WALL SECTIONS
A4.1	ENLARGED FLOOR PLAN A
A4.2	ENLARGED FLOOR PLAN B
A4.3	ENLARGED RESTROOM PLANS
A5.1	ARCHITECTURAL DETAILS
A5.2	ARCHITECTURAL DETAILS
A5.3	ARCHITECTURAL DETAILS
A6.1	DOOR SCHEDULE
A6.2	WINDOW SCHEDULE
A6.3	FINISH SCHEDULE
A7.1	INTERIOR ELEVATIONS

STRUCTURAL DRAWINGS

S0	GENERAL STRUCTURAL NOTES
S0.0	FOOTING AND FOUNDATION PLAN
S1-1	MAIN FLOOR SHEARWALL PLAN
S2-0	CEILING FRAMING PLAN
S3-0	ROOF FRAMING PLAN
SD1	DETAILS
SD2	DETAILS

MECHANICAL DRAWINGS

M0.1	MECHANICAL NOTES AND LEGENDS
M1.1	MAIN FLOOR MECHANICAL PLAN
M5.1	MECHANICAL DETAILS
M5.2	MECHANICAL DETAILS
M6.1	MECHANICAL SCHEDULES
M7.1	MECHANICAL SPECIFICATIONS
M7.2	MECHANICAL SPECIFICATIONS
M7.3	MECHANICAL SPECIFICATIONS

PLUMBING DRAWINGS

P0.1	PLUMBING NOTES AND LEGENDS
P1.1	MAIN FLOOR PLUMBING PLAN - WATER AND GAS
P1.2	MAIN FLOOR PLUMBING PLAN - SEWER
P5.1	PLUMBING DETAILS
P5.2	PLUMBING DETAILS
P6.1	PLUMBING SCHEDULES AND SCHEMATICS
P7.1	PLUMBING SPECIFICATIONS
P7.2	PLUMBING SPECIFICATIONS

ELECTRICAL DRAWINGS

E0.1	ELECTRICAL DETAILS
E0.2	ELECTRICAL SITE PLANS
E0.3	PHOTOMETRIC SITE PLAN
E1.1	POWER PLAN
E1.2	LIGHTING PLAN
E5.1	ELECTRICAL DETAILS
E5.2	ELECTRICAL DETAILS
E5.3	ELECTRICAL DETAILS
E6.1	ELECTRICAL SCHEDULES
E7.1	ELECTRICAL SPECIFICATIONS

PROJECT DIRECTORY

OWNER

ARCHITECT
JZW ARCHITECTS
BRIAN ZAITZ
45 E. CENTER ST. STE 202
NORTH SALT LAKE, UT 84054
(801) 936-1343
BRIANZ@JZW-A.COM

CIVIL ENGINEER
FOCUS ENGINEERING
6949 HIGH TECH DR
MIDVALE, UT 84047
(801) 352-0075

STRUCTURAL ENGINEER
ACUTE ENGINEERING INC.
CHRIS YEATES
744 S 400 E
OREM, UT 84097
(801) 229-9020
CHRIS@ACUTEENG.COM

MECHANICAL AND PLUMBING ENGINEER

ROYAL ENGINEERING
5005 S 900 E
MURRAY, UT 84117
(801) 375-2228

ELECTRICAL ENGINEER

ROYAL ENGINEERING
5005 S 900 E
MURRAY, UT 84117
(801) 375-2228

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS AND CONDITIONS
- ADDENDA
- MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

DEFERED SUBMITTALS

CODE SUMMARY

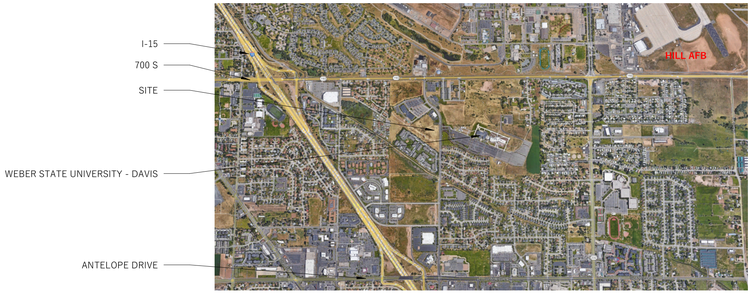
APPLICABLE CODES:
- 2021 INTERNATIONAL BUILDING CODE. (I.B.C.)
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 NATIONAL ELECTRIC CODE
- 2017 ICC 117.1

PROJECT LOCATION: 2000 E CLEARFIELD, UT 84015

CONSTRUCTION TYPE: 5B
SPRINKLER SYSTEM: NONE

BUILDING AREAS: 8,012 SF GROSS

VICINITY MAP



ALTA COMMERCIAL

ISSUED:
JUNE 14, 2024

REVISIONS:

NO.	DATE

PROJECT NUMBER:
22024

COVER SHEET

G0.0

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

GENERAL NOTES

GENERAL PROJECT NOTES

1 ALL EXTERIOR DIMENSIONS ARE TO FACE OF WALL SHEATHING, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

2 ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

3 ALL EXTERIOR DIMENSIONS ARE TO FACE OF WALL SHEATHING, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

GENERAL SITE NOTES

1 ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5% SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM BUILDING.

2 DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT LOTS.

GENERAL CONCRETE NOTES

1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.), AND LOCAL ORDINANCES.

2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.

3 CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.

4 CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.

5 SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.

6 ALL EXTERIOR FOOTINGS SHALL BEAR 30" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE. UNLESS NOTED OTHERWISE

7 TOP OF FOUNDATION WALL TO BE 6" (MIN.) ABOVE FINISH GRADE TYPICAL.

8 COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH SECTIONS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.

9 FOOTINGS, FOUNDATION, AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUB-BASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.

10 PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.

11 ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.

12 TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.

13 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.

14 RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.

15 PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.

16 GARAGE FLOOR TO HAVE 2% SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.

17 HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER.

18 CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

GENERAL FRAMING NOTES

1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.), AND LOCAL ORDINANCES.

2 COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.

3 CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.

4 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.

5 PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ARCHITECT) FOR ALL STRUCTURAL STEEL.

6 FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ARCHITECT FOR ANY VARIATIONS FROM THESE PLANS.

7 ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL BUILDING CODE.

8 ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.

9 ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.

10 ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.

11 ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.

12 FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.B.C. AND THE MANUFACTURER.

13 CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.

14 WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.

15 COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.

16 NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.

17 SEE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.

18 ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.

19 ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.

20 ALL EAVES AS NOTED ON ELEVATIONS, SECTIONS, AND ROOF PLAN. ALL FASCIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.

21 COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.

GENERAL NOTES

GENERAL ENERGY EFFICIENCY NOTES

1 EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.

2 AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS).

3 INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)

4 PROVIDE RIGID FOUNDATION INSULATION (HALF DRAPED) AT INSIDE OF STEM WALLS.

5 ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.

6 SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.

7 CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.

8 SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.

GENERAL THERMAL & MOISTURE PROTECTION NOTES

1 PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.

2 APPLY ASPHALT WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3 PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.

4 ALL EXTERIOR WALLS TO BE INSULATED WITH INSULATION AS INDICATED IN RESCHECK.

5 COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.

6 ALL ATTIC AREAS TO BE INSULATED WITH R-40 BLOWN INSULATION, MINIMUM.

7 PROVIDE 30# ASPHALT SATURATED FELT OVER ALL ROOF SHEATHING - LAP OVER ICE AND WATER SHIELD, UNLESS OTHER MATERIAL IS REQUIRED BY ROOFING MANUFACTURER

8 PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.

9 PROVIDE CONTINUOUS FASCIA AND SOFFIT. FINISH MATERIAL AND COLOR TO BE SELECTED BY OWNER.

10 PROVIDE FLASHING AT BASE OF ALL FRAMED WALLS. FLASHING TO DIRECT WATER TO EXTERIOR OF FOUNDATION WALL.

11 PROVIDE FLASHING AT BASE OF ALL FRAMED WALLS. FLASHING TO DIRECT WATER TO EXTERIOR OF FOUNDATION WALL.

12 ALL PITCHED ROOFS WITH SHINGLE FINISH SHALL HAVE SELF-ADHERING SHEET MEMBRANE (GRACE ICE AND WATER SHIELD OR APPROVED EQUAL) AT ALL VALLEYS TO 2'-0" MIN. FROM VALLEY LINE, AND AT ALL SOFFITS/OVERHANGS OF ROOF (EXTEND MEMBRANE TO 2'-0" MIN. OVER INSULATED ATTIC SPACE).

GENERAL MASONRY NOTES

1 OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.

GENERAL WINDOW & DOOR NOTES

1 ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.

2 WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.

3 ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.

4 ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL BUILDING CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.

5 ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.B.C.

GENERAL FINISH NOTES

1 COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.

2 ALL INTERIOR WALLS TO BE WRAPPED WITH GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER. USE QUARTER-ROUND (BULLNOSE) CORNERS.

3 SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.

4 OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.

5 OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.

6 RAILING TO BE AS PER I.B.C. VERTICAL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.B.C. ALL HANDRAILS TO BE 34"-38" ABOVE NOSING OF TREADS.

ARCHITECTURAL SPECIFICATIONS

01 - GENERAL REQUIREMENTS

01.0 GENERAL

01.0.1 ALL EXTERIOR DIMENSIONS ARE TO FACE OF WALL SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.

01.0.2 ALL DIAGONAL WALLS ARE AT A 45 DEG. ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

01.0.3 SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.

01.0.4 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. ARCHITECT TO BE MADE AWARE OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.

01.0.5 CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIAL LAWFULLY.

01.0.6 REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING SPACE.

01.0.7 PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE INSTALLED WORK IS WITHOUT DAMAGE RO DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.

01.0.8 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NOTED ADDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND LOCAL ORDINANCES.

01.1 SUBSTITUTIONS

01.1.1 CONTRACTOR TO PROVIDE SUBMITTAL FOR CONSIDERATION ON ANY SUBSTITUTION REQUEST. SUBMITTAL TO PROVIDE ADEQUATE INFORMATION TO DETERMINE COMPLIANCE WITH DESIGN INTENT.

01.1.2 SUBSTITUTIONS FOR CONVENIENCE SUBMITTED 60 DAYS OR MORE AFTER THE COMMENCEMENT OF WORK MAY NOT BE CONSIDERED BY ARCHITECT FOR APPROVAL.

01.1.3 MINOR CHANGES IN WORK WILL BE DIRECTED VIA 'ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS' (ASI)

01.1.4 AN EXECUTED CHANGE ORDER IS REQUIRED BEFORE PROCEEDING WITH WORK OUTSIDE OF THE SCOPE OF THE CONTRACT DOCUMENTS.

01.2 CONSTRUCTION PROGRESS

01.2.1 CONTRACTOR IS RESPONSIBLE TO COORDINATE CONSTRUCTION OPERATIONS FOR EACH PART OF THE WORK. WORK IS TO BE SCHEDULED IN SEQUENCE TO OBTAIN THE BEST RESULTS OF INSTALLATION.

01.2.2 CONTRACTOR TO CONDUCT PREINSTALLATION CONFERENCE AT PROJECT SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH OTHER CONSTRUCTION.

01.2.3 CONTRACTOR TO CONDUCT PROGRESS MEETINGS AS DIRECTED BY OWNER. CONTRACTOR TO PREPARE AGENDA AND MEETING MINUTES AND DISTRIBUTE TO OWNER AND ARCHITECT.

01.2.4 CONTRACTOR TO CONDUCT PROJECT COORDINATION MEETINGS AT WEEKLY INTERVALS IN ADDITION TO SPECIFIC MEETINGS HELD FOR OTHER PURPOSES.

01.2.5 CONTRACTOR TO PROVIDE PRELIMINARY CONSTRUCTION SCHEDULE, REVISED CONSTRUCTION SCHEDULE, AND THREE-WEEK CONSTRUCTION SCHEDULE TO OWNER AT OWNER'S DISCURSION.

01.2.6 CONTRACTOR TO PROVIDE WEEKLY PROGRESS PHOTOGRAPHS AS DIRECTED BY OWNER.

01.2.7 ALL TEMPORARY FACILITIES AND SERVICES ARE TO BE INCLUDED IN THE CONTRACT COSTS.

01.3 SUBMITTALS

01.3.1 PROJECT SHOP DRAWINGS FOR REVIEW BY ARCHITECT ARE TO BE SUBMITTED DIGITALLY WITH A COVER SHEET THAT ALLOWS SPACE FOR ARCHITECT RESPONSE (APPROX. 4X5 INCHES). ALL DEVIATIONS FROM CONTRACT DOCUMENTS ARE TO BE HIGHLIGHTED, CIRCLED, OR OTHERWISE IDENTIFIED.

01.3.2 PRODUCT SUBMITTALS FOR REVIEW BY ARCHITECT ARE TO BE SUBMITTED WITH A COVER SHEET THAT ALLOWS SPACE FOR ARCHITECT RESPONSE (APPROX. 4X5 INCHES). ALL DEVIATIONS FROM CONTRACT DOCUMENTS ARE TO BE HIGHLIGHTED, CIRCLED, OR OTHERWISE IDENTIFIED.

01.3.3 CONTRACTOR TO ALLOW FOR 15 WORKING DAYS FOR SUBMITTAL AND SHOP DRAWING REVIEW BY ARCHITECT. WHERE CONCURRENT REVIEW BY ENGINEERS IS REQUIRED 21 WORKING DAYS FOR INITIAL REVIEW IS TO BE ALLOWED.

01.4 CLOSEOUT PROCEDURES

01.4.1 CONTRACTOR TO PROVIDE PROJECT WARRANTIES TO OWNER IN ORGANIZED BINDER UPON COMPLETION OF THE PROJECT.

01.4.2 CONTRACTOR TO SUBMIT 1 HARD COPY AND 1 DIGITAL COPY OF MARKED UP RECORD PRINTS UPON PROJECT COMPLETION.

01.4.3 CONTRACTOR TO OBTAIN AND SUBMIT RELEASES FROM AUTHORITIES HAVING JURISDICTION INCLUDING OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.

02 - EXISTING CONDITIONS

02.0 SELECTIVE DEMOLITION

02.0.1 UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF THE CONTRACTOR.

02.0.2 STORAGE OR SALE OF REMOVED ITEMS ON SITE IS NOT PERMITTED.

02.0.3 MAINTAIN EXISTING UTILITIES IN SERVICE AND PROTECT THEM FROM DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

02.0.4 COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

02.0.5 ENGAGE A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE DURING SELECTIVE DEMOLITION.

02.0.6 PROTECT ITEMS TO REMAIN FROM DAMAGE DURING SELECTIVE DEMOLITION.

02.0.7 DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK THAT ARE LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.

03 - CONCRETE

03.0 GENERAL

03.0.1 CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.

03.0.2 ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH AS DEFINED BY THE LOCAL JURISDICTION.

03.0.3 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.

03.0.4 ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERTY TIED INTO PLACE PRIOR TO POURING CONCRETE, (FIELD BENT DOWELS MAY BE GRADE 40).

03.0.5 ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CON. REINFORCING SHALL TERMINATE WITH A 90 DEG. BEND OR SEPARATE CORNER BARS.

03.0.6 ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.

03.0.7 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.

03.2 FLATWORK

03.2.1 PROVIDE 4" GRANULAR FILL MIN. UNDER ALL SLABS.

03.2.2 TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" OC EACH WAY 1" CLEAR FROM TOP, TYPICAL ALL SLABS ON GRADE.

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

GENERAL NOTES AND SPECIFICATIONS

G1.1A

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

03.3 CAST-IN-PLACE

03.3.1 CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.

03.3.2 TOP OF FOUNDATION TO BE 6" MIN. ABOVE FINISH GRADE, UNO.

03.3.3 FOOTINGS, FOUNDATION, AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUB-BASE TO BE UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL PER THE SOIL ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.

03.3.4 RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL OVERHEAD DOORS AND STOREFRONT OR CURTAIN WALL SYSTEMS AS INDICATED IN FOOTING AND FOUNDATION PLAN.

03.3.5 WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

03.3.6 CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

03.3.7 USE FORM-FACING PANELS THAT WILL PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES. FURNISH IN LARGEST PRACTICABLE SIZES TO MINIMIZE NUMBER OF JOINTS.

03.3.8 PLACE AND SECURE ANCHORAGE DEVICES AND OTHER EMBEDDED ITEMS REQUIRED FOR ADJOINING WORK THAT IS ATTACHED TO OR SUPPORTED BY CAST-IN-PLACE CONCRETE.

03.4 POST-TENSIONS CONCRETE

03.4.1 PROVIDE SHOP DRAWINGS FOR ALL POST-TENSIONED CONCRETE SYSTEMS PREPARED BY A QUALIFIED ENGINEER, DETAILING TENDON LAYOUT AND INSTALLATION PROCEDURES.

03.4.2 FABRICATING PLANT TO BE CERTIFIED BY PTI ACCORDING TO PROCEDURES SET FORTH IN PTI'S "MANUAL FOR CERTIFICATIONS OF PLANTS PRODUCING UNBONDED SINGLE STRAND TENDONS"

03.4.3 PTI INSTALLER SHALL BE A QUALIFIED INSTALLER WHOSE FULL-TIME PROJECT SUPERINTENDENT HAS SUCCESSFULLY COMPLETED PTI'S LEVEL 1 - FIELD FUNDAMENTALS COURSE OR HAS EQUIVALENT VERIFIABLE EXPERIENCE.

03.4.4 TESTING AGENCY QUALIFIED ACCORDING TO ASTM E329 FOR TESTING INDICATED.

03.4.5 COMPLY WITH ACI 423.7 FOR PRESTRESSING TENDONS.

03.4.6 DO NOT REMOVE FORMS SUPPORTING POST-TENSIONED ELEMENTS UNTIL TENDONS HAVE BEEN FULLY STRESSED AND ELONGATIONS HAVE BEEN APPROVED BY ARCHITECT.

03.4.7 DO NOT PLACE CONCRETE ON SUPPORTED FLOORS UNTIL TENDONS ON SUPPORTING FLOORS HAVE BEEN STRESSED AND ELONGATIONS HAVE BEEN APPROVED BY ARCHITECT.

03.4.8 IF TENDON LOCATIONS CONFLICT WITH NONREACTORS REINFORCEMENT OR EMBEDDED ITEMS, TENDON PLACEMENT GOVERNS. OBTAIN ARCHITECT'S APPROVAL BEFORE RELOCATING TENDONS OR TENDON ANCHORAGES THAT INTERFERE WITH ONE ANOTHER.

03.4.9 ENSURE THAT POSITIONS OF TENDONS AND NONREACTORS-STEEL REINFORCEMENT DO NOT CHANGE DURING CONCRETE PLACEMENT.

03.4.10 PREVENT WATER FROM ENGINEERING TENDONS DURING INSTALLATION AND STRESSING.

03.4.11 PROVIDE WEATHER PROTECTION ON STRESSING-END ANCHORAGES IF STRAND TAILS ARE NOTE CUT WITHIN 10 DAYS OF STRESSING TENDONS.

03.5 PRECAST CONCRETE CLADDING

03.5.1 PROVIDE SHOP DRAWINGS FOR ALL PRECAST CONCRETE CLADDING TO BE APPROVED PRIOR TO FABRICATION.

03.5.2 PROVIDE SAMPLES OF APPROVED ARCHITECTURAL PRECAST CONCRETE COLOR, FINISH, AND TEXTURE.

03.5.3 COMPLY WITH PCI MNL117 "MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF ARCHITECTURAL PRECAST CONCRETE PRODUCTS" FOR MANUFACTURING OF ALL PRECAST CLADDING.

03.5.4 EXPOSED FACES OF PRECAST CONCRETE CLADDING TO BE FREE OF JOINT MARKS, GRAIN, AND OTHER OBVIOUS DEFECTS. CORNERS, INCLUDING FALSE JOINTS, SHALL BE UNIFORM, STRAIGHT, AND SHARP.

03.5.5 OWNER TO EMPLOY INDEPENDENT TESTING AGENCY TO EVALUATE ARCHITECTURAL PRECAST CONCRETE FABRICATOR'S QUALITY-CONTROL TESTING METHODS.

03.5.6 ERECT ARCHITECTURAL PRECAST CONCRETE UNITS LEVEL, PLUMB, SQUARE, AND IN ALIGNMENT WITHOUT EXCEEDING NONCONDUCTIVE ERECTION TOLERANCES OF PCI MNL 117, APPENDIX I.

04 - MASONRY

04.0 GENERAL

04.0.1 PREVENT GROUT, MORTAR, AND SOLID FROM STAINING THE FACE OF MASONRY TO BE LEFT EXPOSED OR PAINTED. IMMEDIATELY REMOVE GROUT, MORTAR, AND SOIL THAT COME IN CONTACT WITH SUCH MASONRY.

04.0.2 STORE CEMENTITIOUS MATERIALS ON ELEVATED PLATFORMS, UNDER COVER, AND IN DRY LOCATION. DO NOT USE CEMENTITIOUS MATERIALS THAT HAVE BECOME DAMP.

04.0.3 STORE MASONRY ACCESSORIES, INCLUDING METAL ITEMS, TO PREVENT CORROSION AND ACCUMULATION OF DIRT AND OIL.

04.2 STONE

04.2.1 STORE MASONRY UNITS ON ELEVATED PLATFORM IN DRY LOCATION. IF UNIT BECOMES WET, DO NOT INSTALL UNTIL THEY ARE DRY.

04.2.2 SUBMIT SAMPLES OF STONE VENEER FOR EACH COLOR, GRADE, FINISH, AND VARIETY OF STONE REQUIRED.

04.2.3 STONE VENEER TO BE SOURCED FROM A SINGLE QUARRY WITH RESOURCES TO PROVIDE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.

04.2.4 BUILD MOCKUP FOR EACH TYPE OF STONE VENEER ASSEMBLY IN SIZES APPROXIMATELY 48 IN LONG BY 96 IN HEIGHT BY FULL THICKNESS, INCLUDING FACE AND BACKUP.

04.2.5 STORE STONE AGGREGATES WHERE GRADING AND OTHER REQUIRED CHARACTERISTICS CAN BE MAINTAINED AND CONTAMINATION AVOIDED.

04.2.6 INSTALL EMBEDDED FLASHING AND WEEP HOLES AT SHELF ANGLES, LINTELS, LEDGES, OTHER OBSTRUCTIONS TO DOWNWARD FLOW OF WATER IN WALL, AND WHERE INDICATED.

04.2.7 REMOVE AND REPLACE STONE VENEER ASSEMBLIES WHERE DAMAGED, DEFECTIVE, OR NOT MATCHING APPROVED SAMPLES AND MOCKUPS.

05 - METALS

05.0 GENERAL

05.0.1 PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ARCHITECT) FOR ALL STRUCTURAL STEEL.

05.0.2 STORE MATERIALS OFF GROUND BY USING PALLETS, PLATFORMS, OR OTHER SUPPORTS. PROTECT STEEL MEMBERS AND PACKAGED MATERIALS FROM EROSION AND DETERIORATION.

05.0.3 OWNER WILL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS ON COLD-FORMED FRAMING.

05.0.4 COMPLY WITH NAAMM'S "METAL FINISHES MANUAL FOR ARCHITECTURAL METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING METAL FINISHES.

05.0.5 PREVENT GALVANIC ACTION AND OTHER FORMS OF CORROSION BY INSULATING METALS AND OTHER MATERIALS FROM DIRECT CONTACT WITH INCOMPATIBLE MATERIALS.

05.1 STRUCTURAL STEEL

05.1.1 BEFORE ERECTION PROCEEDS, AND WITH STEEL ERECTOR PRESENT, VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ANCHORAGES FOR COMPLIANCE WITH REQUIREMENTS. DO NOT PROCEED WITH ERECTION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

05.1.2 PROVIDE TEMPORARY SHORES, GUYS, BRACES, AND OTHER SUPPORTS DURING ERECTION AS REQUIRED. REMOVE TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL, CONNECTIONS, AND BRACING ARE IN PLACE.

05.1.3 EXAMINE SUPPORTING SUBSTRATES AND ABUTTING STRUCTURAL FRAMING FOR COMPLIANCE WITH INSTALLATION TOLERANCES OF COLD-FORMED METAL FRAMING PRIOR TO FABRICATION.

05.2 COLD-FORMED METAL FRAMING

05.2.1 STORE COLD-FORMED METAL FRAMING, PROTECT WITH A WATERPROOF COVERING, AND VENTILATE TO AVOID CONDENSATION.

05.2.2 INSTALL COLD-FORMED METAL FRAMING ACCORDING TO AISI'S "STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS" AND TO MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

05.2.3 COLD-FORMED STEEL FRAMING MAY BE SHOP OR FIELD FABRICATED FOR INSTALLATION, OR IT MAY BE FIELD ASSEMBLED.

05.2.4 INSTALL COLD-FORMED STEEL FRAMING ACCORDING TO AISI S200, AISI S2020, AND MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

05.2.5 INSTALL FRAMING MEMBERS IN ONE-PIECE LENGTHS UNLESS SPLICE CONNECTIONS ARE INDICATED FOR TRACK OR TENSION MEMBERS.

05.2.6 OWNER WILL ENGAGE QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS ON FILED AND SHOP WELDS.

05.3 STEEL DECKING

05.3.1 PROVIDE SHOP DRAWINGS FOR INSTALLATION OF STEEL DECKING TO BE APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER.

05.3.2 STEEL DECKING WELDING TO QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.3/D1.3M, "STRUCTURAL WELDING CODE - SHEET STEEL"

05.3.3 PROVIDE MANUFACTURER'S STANDARD ACCESSORY MATERIALS FOR DECK THAT COMPLY WITH REQUIREMENTS INDICATED.

05.3.4 INSTALL ROOF DECKING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

05.3.5 OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS OF FIELD WELDS.

05.4 METAL FABRICATIONS

05.4.1 PROVIDE SHOP DRAWINGS FOR ALL METAL FABRICATIONS TO BE APPROVED BY ARCHITECT AND STRUCTURAL ENGINEER.

05.4.2 VERIFY ACTUAL LOCATIONS OF WALLS AND OTHER CONSTRUCTION CONTIGUOUS WITH METAL FABRICATIONS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

05.4.3 PREASSEMBLE METAL FABRICATIONS IN SHOP TO GREATEST EXTENT POSSIBLE.

05.4.4 FABRICATE LOOSE STEEL LINTELS FROM STEEL ANGLES AND SHAPES OF SIZE INDICATED FOR OPENINGS, RECESS IN MASONRY WALLS AND PARTITIONS AT LOCATIONS INDICATED. WELD ADJOINING MEMBERS TOGETHER TO FORM SINGLE UNIT WHERE INDICATED.

05.4.5 GALVANIZE EXTERIOR STEEL ANGLE AND MISCELLANEOUS STEEL TRIM.

05.4.6 FABRICATE METAL BOLLARDS FROM SCHEDULE 40 STEEL PIPE.

05.5 RAILS AND GUARDS

05.5.1 METAL RAILS AND GUARDS TO BE DESIGNED TO WITHSTAND UNIFORM LOADS OF 50 LBF/FT. APPLIED IN ANY DIRECTION AND A CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION.

05.5.2 PROVIDE EXTERIOR RAILINGS THAT ALLOW FOR THERMAL MOVEMENTS AS REQUIRED.

05.5.3 PROVIDE SHOP DRAWINGS FOR METAL RAILS AND GUARDS TO BE APPROVED BY ARCHITECT.

05.5.4 PROVIDE SAMPLES OF FINISHES AND MATERIALS FOR ALL RAILS AND GUARDS. SAMPLES TO BE APPROVED PRIOR TO FABRICATION.

05.5.5 DO NOT MODIFY INTENDED AESTHETIC EFFECTS, AS JUDGED BY ARCHITECT, EXCEPT WITH ARCHITECT'S APPROVAL.

05.5.6 BUILD MOCKUPS FOR EACH FORM AND FINISH OF RAIL FOR A LENGTH OF 48 IN. MIN.

05.5.7 VERIFY ACTUAL LOCATION OF WALLS AND OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION OF RAILS AND GUARDS. INDICATE MEASUREMENTS IN SHOP DRAWINGS.

06 - WOOD, PLASTICS, AND COMPOSITES

06.0 GENERAL

06.0.1 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.

06.0.2 KEEP MATERIALS UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING PLYETHYLENE AND SIMILAR MATERIALS.

06.1 ROUGH CARPENTRY

06.1.1 ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.

06.1.2 ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.

06.1.3 ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.

06.1.4 ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.

06.1.5 ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.

06.1.6 FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE IAND THE MANUFACTURER.

06.1.7 CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.

06.1.8 WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.

06.1.9 ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

06.1.10 ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAN 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.

06.1.11 PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.B.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.

06.1.12 TRUSS MANUFACTURER SHALL DESIGN TRUSSES IN STRICT COMPLIANCE WITH FRAMING PLANS IN THIS PLAN SET. ANY ALTERATIONS FROM INDICATED TRUSS LAYOUT MUST HAVE WRITTEN APPROVAL FROM ARCHITECT.

06.1.13 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.

06.1.14 FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO-JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDERS AND HGUS28-2 GIRDER TO GIRDER HANGERS UNLESS NOTED OTHERWISE BY TRUSS MANUFACTURER. HANGERS MUST BE CAPABLE OF SUPPORTING FULL WEIGHT CAPACITY OF MEMBER.

06.1.15 TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.

06.1.16 BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD.

06.1.17 TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.

06.1.18 TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.

06.1.19 FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

06.1.20 EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.

06.1.21 UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.

06.1.22 TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.

06.1.23 OBTAIN EACH TYPE OF ENGINEERED WOOD PRODUCT FROM ONE SOURCE FROM A SINGLE MANUFACTURER.

06.1.24 FURNISH LUMBER MANUFACTURED TO COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD"

06.2 INTERIOR ARCHITECTURAL WOODWORK

06.2.1 COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.

06.2.2 CABINETRY SHOP DRAWINGS TO BE APPROVED PRIOR TO FABRICATION OF CABINETS.

06.2.3 CONTRACTOR TO SUBMIT PLASTIC LAMINATE SAMPLES FOR APPROVAL FOR ALL CABINETRY.

06.2.4 MILLWORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" PUBLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) EXCEPT AS OTHERWISE INDICATED.

06.2.5 PROTECT ALL MILLWORK FROM DAMAGE AND SOILAGE DURING TRANSIT, DELIVERY, AND STORAGE.

06.2.6 OBTAIN AND COMPLY WITH WOODWORK MANUFACTURER'S AND INSTALLER'S COORDINATED ADVICE FOR OPTIMUM TEMPERATURE AND HUMIDITY DURING STORAGE AND INSTALLATION. DO NOT INSTALL MILLWORK UNTIL THESE CONDITIONS HAVE BEEN ATTAINED AND STABILIZED SO THAT WOODWORK IS WITHIN PLUS OR MINUS 1.0% OF OPTIMUM MOISTURE CONTENT FROM DATE OF INSTALLATION THROUGH REMAINDER OF CONSTRUCTION PERIOD.

06.2.7 MILLWORK MANUFACTURER TO FIELD-VERIFY DIMENSIONS PRIOR TO FABRICATION.

06.3 HEAVY TIMBER CONSTRUCTION

06.3.1 PROVIDE SHOP DRAWINGS FOR LAYOUT OF HEAVY TIMBER CONSTRUCTION SYSTEM WITH FULL DIMENSIONS OF EACH MEMBER, AND DETAILS OF CONNECTIONS.

06.3.2 PROVIDE 24 INCH LONG SAMPLE OF HEAVY TIMBER SHOWING RANGE OF VARIATION TO BE EXPECTED INCLUDING SURFACE TEXTURE. APPLY COAT OF PENETRATING SEALER TO SAMPLES.

06.3.3 COMPLY WITH AITC 108 "STANDARD FOR HEAVY TIMBER CONSTRUCTION" FOR ALL HEAVY TIMBER CONSTRUCTION.

06.3.4 SCHEDULE DELIVERY OF HEAVY TIMBER CONSTRUCTION TO AVOID EXTENDED ON-SITE STORAGE AND TO AVOID DELAYING WORK.

06.4 SHEATHING

06.4.1 ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.

06.4.2 COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.

06.4.3 ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASE PLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.

06.4.4 NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.

06.4.5 ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.

06.4.6 COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.

06.5 WOOD ROOF DECKING

06.5.1 PROVIDE SUBMITTAL FOR WOOD ROOF DECKING APPROVAL PRIOR TO PURCHASING.

06.5.2 ROOF DECKING: DOUGLAS FIR-LARCH, 2X6, SELECT DECKING, SMOOTH SURFACE, VEE GROOVED.

06.5.3 FASTENER MATERIAL: HOT-DIP GALVANIZED STEEL

06.5.4 INSTALL SOLID-SAWN WOOD ROOF DECKING TO COMPLY WITH AITC 112.

06.5.5 PROVIDE WATER-RESISTIVE BARRIER OVER ROOF DECKING AS THE WORK PROGRESSES TO PROTECT ROOF DECKING UNTIL ROOF IS APPLIED.

06.6 GLUE-LAMINATED CONSTRUCTION

06.6.1 SUBMIT CERTIFICATE OF CONFORMANCE ISSUED BY A QUALIFIED TESTING AND INSPECTING AGENCY INDICATING THAT STRUCTURAL GLUE-LAMINATED TIMBER COMPLIES WITH REQUIREMENTS IN AITC A190.1

06.6.2 STRUCTURAL GLUE-LAMINATED TIMBER TO BE DOUGLAS FIR-LARCH, ARCHITECTURAL GRADE COMPLYING WITH AITC 110.

06.6.3 FINISH STEEL ASSEMBLIES AND FASTENERS WITH RUST-INHIBITIVE PRIMER, 2-MIL DRY FILM THICKNESS.

06.6.4 SHOP FABRICATE FOR CONNECTIONS TO GREATEST EXTENT POSSIBLE, INCLUDING CUTTING TO LENGTH AND DRILLING HOLES.

06.6.5 PROTECT GLUE-LAMINATED MEMEBERS FROM WEATHER UNTIL IT NO LONGER SERVES A USEFUL PURPOSE.

07 - THERMAL AND MOISTURE PROTECTION

07.0 GENERAL

07.0.1 PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.

07.0.2 COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.

07.0.3 PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER CODE. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.

07.0.4 PROVIDE FLASHING AT BASE OF ALL FRAMED WALLS. FLASHING TO DIRECT WATER TO EXTERIOR OF FOUNDATION WALL.

07.0.5 AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).

07.0.6 ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.

07.0.7 SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.

07.0.8 SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.

07.0.9 BUILD MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND TO SET QUALITY STANDARDS FOR FABRICATION AND INSTALLATION.

07.0.10 INSTALL ALL EXTERIOR FINISHES AS PER MANUFACTURER'S RECOMMENDATIONS.

07.0.11 PROCEED WITH ROOFING WORK ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS ARE CONGRUENT WITH MANUFACTURERS RECOMMENDATIONS.

07.0.12 PROVIDE SUBMITTALS FOR APPROVAL ON ALL ROOFING MATERIALS. SUBMITTAL TO INCLUDE TYPE, COLOR, AND PHYSICAL SAMPLE.

07.0.13 ALL ROOFING TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.

07.0.14 PROVIDE PHYSICAL SUBMITTALS FOR APPROVAL ON ALL COPINGS, RAIN GUTTERS, AND COUNTERFLASHING.

07.0.15 PROVIDE MANUFACTURED ROOF SPECIALTIES CAPABLE OF WITHSTANDING WIND LOADS, STRUCTURAL MOVEMENT, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILING.

07.0.16 BEFORE WATERPROOFING WORK IS STARTED THE WATERPROOFING APPLICATOR SHALL THOROUGHLY EXAMINE ALL SURFACES FOR ANY DEFICIENCIES OR UNSATISFACTORY CONDITIONS DETRIMENTAL TO THE PROPER COMPLETION OF WORK. DO NOT PROCEED WITH WORK UNTIL ALL DEFICIENCIES OR UNSATISFACTORY CONDITIONS ARE CORRECTED.

07.0.17 PROVIDE HEAT TAPE AT ALL GUTTER AND DOWNSPOUT LOCATIONS.

07.1 FOUNDATIONS

07.1.1 PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.

07.1.2 APPLY ASPHALT WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

07.2 BUILDING INSULATION

07.2.1 SEE BUILDING ENVELOPE RESCHECK FOR MINIMUM INSULATION R-VALUES FOR ALL BUILDING ELEMENTS.

07.2.3 EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.

07.2.4 INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)

07.2.5 PROVIDE RIGID FOUNDATION INSULATION (HALF DRAPED) AT INSIDE OF STEM WALLS BELOW BASEMENT.

07.2.6 PROTECT INSULATION MATERIALS FROM PHYSICAL DAMAGE AND FROM DETERIORATION BY MOISTURE, SOILING, AND OTHER SOURCES.

07.3 SINGLE PLY MEMBRANE ROOFING

07.3.1 INSTALL SHEET MEMBRANE ROOFING AND BASE FLASHING THAT ARE WATERTIGHT; WILL NOT PERMIT THE PASSAGE OF LIQUID WATER; AND WILL WITHSTAND WIND LOADS, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER WITHOUT FAILURE.

07.3.2 PROVIDE ROOFING MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED.

07.4 ASPHALT SHINGLE

07.4.1 PROVIDE 30# ASPHALT SATURATED FELT OVER ALL ROOF SHEATHING AT SHINGLED ROOF - LAP OVER ICE AND WATER SHIELD.

07.4.2 PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.

07.4.3 ALL PITCHED ROOFS WITH SHINGLE FINISH SHALL HAVE SELF-ADHERING SHEET MEMBRANE (GRACE ICE AND WATER SHIELD OR APPROVED EQUAL) AT ALL VALLEYS TO 2'-0" MIN. FROM VALLEY LINE, AND AT ALL SOFFITS/OVERHANGS OF ROOF (EXTEND MEMBRANE TO 2'-0" MIN. OVER INSULATED ATTIC SPACE).

07.5 METAL ROOFING

07.5.1 METAL ROOFING TO COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND OTHER RECOGNIZED INDUSTRY PRACTICES.

07.5.2 PROVIDE SEPARATION OF METAL ROOFING FROM NONCOMPATIBLE METAL OR CORROSIVE SUBSTRATES BY COATING CONCEALED SURFACES AT LOCATIONS OF CONTACT, WITH BITUMINOUS COATING OR OTHER PERMANENT SEPARATION AS RECOMMENDED BY MANUFACTURER/FABRICATOR.

07.5.3 WHERE STAINLESS STEEL OR ALUMINUM ROOFING IS TO BE INSTALLED DIRECTLY ON CEMENTITIOUS OR WOOD SUBSTRATES, INSTALL A SLIP SHEET OF RED ROSIN PAPER AND COURSE OF POLYETHYLENE UNDERLAYMENT. BED FLANGES OF WORK IN THICK COAT OF BITUMOUS ROOFING CEMENT WHERE REQUIRED FOR WATERPROOFING PERFORMANCE.

07.5.4 ALL METAL FINISHES TO COMPLY WITH NAAMM'S "METAL FINISHES MANUAL FOR ARCHITECTURAL METAL PRODUCTS" FOR RECOMMENDATIONS RELATIVE TO APPLYING AND DESIGNATING FINISHES.

07.6 SELF-ADHERED MEMBRANE

07.6.1 PROVIDE SELF-ADHESIVE MEMBRANE OF NOT LESS THAN 60 MILS THICKNESS, CONSISTING OF 56 MILS OF RUBBERIZED ASPHALT MEMBRANE LAMINATED TO A 4 MIL CROSS-LAMINATED POLYETHYLENE FILM.

07.6.2 SUBMIT MANUFACTURER'S PRODUCT LITERATURE AND INSTALLATION INSTRUCTIONS FOR SELF-ADHERED MEMBRANE.

07.6.3 DO NOT APPLY SELF-ADHERED MEMBRANE WHEN SURFACE TEMPERATURE IS BELOW OR INCLEMENT WEATHER CONDITIONS CONFLICT WITH MANUFACTURER'S PUBLISHED REQUIREMENTS.

07.6.4 APPLY SELF-ADHERED MEMBRANE AS PER MANUFACTURER'S RECOMMENDATIONS.

07.7 TRAFFIC COATINGS

07.7.1 PROVIDE COLOR SAMPLE CHART FOR SELECTION OF COLOR FOR TRAFFIC COATINGS.

07.7.2 PROVIDE MIN. 4-INCH SQUARE SIZE OF COATING MOUNTED ON PLYWOOD BACKING ILLUSTRATING COLOR AND TEXTURE SELECTED.

07.7.3 PROVIDE MOCKUP OF SIZE INDICATED OR DIRECTED OF EACH TRAFFIC COATING APPLICATION AND SUBSTRATE TO RECEIVE TRAFFIC COATING FOR EVALUATION. MOCKUP MAY REMAIN AS PART OF WORK.

07.0.4 TRAFFIC COATINGS TO BE TRAFFIC-BEARING, SEAMLESS, HIGH-SOLIDS-CONTENT, ONE-PART, COLD-LIQUID-APPLIED, POLYURETHANE WATERPROOFING SYSTEM COMPLYING WITH ASTM C 957.

07.7.5 ALLOW TRAFFIC COATINGS TO CURE A MIN. OF 48 HOURS BEFORE OPENING AREAS TO TRAFFIC.

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

SPECIFICATIONS

G1.1B

JZW ARCHITECTS

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

07.8 FIBER CEMENT SIDING

07.8.1 PROVIDE SAMPLES FOR EACH TYPE OF FIBER-CEMENT SIDING INDICATED IN DRAWINGS. SAMPLE TO INCLUDE 12-INCH LONG BY ACTUAL PRODUCT WIDTH FOR EACH TYPE, COLOR, TEXTURE, AND PATTERN.

07.8.2 PROCEED WITH SIDING ONLY IF SUBSTRATE IS COMPLETELY DRY AND IF EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT SIDING TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

07.8.3 COORDINATE INSTALLATION OF SIDING WITH FLASHINGS AND OTHER ADJOINING CONSTRUCTION TO ENSURE PROPER SEQUENCING.

07.8.4 FIBER-CEMENT SIDING AND TRIM TO BE PURCHASED FROM THE SAME MANUFACTURER.

07.8.5 COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR FIBER-CEMENT SIDING UNLESS MORE STRINGENT REQUIREMENTS APPLY.

07.9 FLASHING

07.9.1 INSTALL SHEET METAL FLASHING AND TRIM TO WITHSTAND WIND LOADS, STRUCTURAL MOVEMENT, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHERING WITHOUT FAILING, RATTLING, LEAKING, OR FASTENER DISENGAGEMENT.

07.9.2 QUALIFIED INDIVIDUAL REPRESENTING INSTALLER SHALL DESIGN GUTTER AND DOWNSPOUT CAPACITIES BASED ON 10 YEAR STORM CRITERIA FOR LOCALE.

07.9.3 PROVIDE SHEET METAL FLASHING AND TRIM THAT DO NOT ALLOW WATER INFILTRATION TO BUILDING INTERIOR.

07.9.4 SUBMIT SAMPLES OF SHEET METAL FLASHING AND TRIM INDICATING FACTORY-APPLIED COLOR FINISHES FOR INITIAL SELECTION.

07.10 SNOW GUARDS

07.10.1 FURNISH AND INSTALL SNOW BRACKETS/GUARDS IN ACCORDANCE WITH CONTRACT DOCUMENTS.

07.10.2 SNOW GUARDS LAYOUT TO BE ENGINEERED TO MEET SNOW LOADS REQUIREMENTS OF PROJECT LOCALE.

07.10.3 COORDINATE LAYOUT AND INSTALLATION OF ROOF ACCESSORIES WITH ROOFING MEMBRANE AND BASE FLASHING AND INTERFACING AND ADJOINING CONSTRUCTION TO PROVIDE LEAKPROOF, WEATHERTIGHT, SECURE, AND NONCORROSIVE INSTALLATION.

07.11 THROUGH-PENETRATION FIRESTOP

07.11.1 FOR PENETRATIONS THROUGH FIRE-RESISTANCE-RATED CONSTRUCTIONS PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED.

07.11.2 PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS DETERMINED IN ACCORDANCE WITH ASTM E 814 OR UL 1479.

07.11.3 FOR THROUGH-PENETRATION FIRESTOP SYSTEMS EXPOSED TO VIEW, PROVIDE PRODUCTS WITH FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, AS DETERMINED IN ACCORDANCE WITH ASTM E 84.

07.11.4 PROVIDE SHOP DRAWINGS INDICATING LOCATION OF EACH THROUGH-PENETRATION FIRE STOP SYSTEM ALONG WITH THE TYPES OF PENETRATING ITEM, TYPES OF CONSTRUCTION PENETRATED, AND THROUGH-PENETRATION FIRESTOP SYSTEM FOR EACH LOCATION.

07.11.5 INSTALL THROUGH-PENETRATION FIRESTOP SYSTEM AS PRE MANUFACTURER, INCLUDING AMBIENT AND SUBSTRATE TEMPERATURES AT TIME OF INSTALLATION.

07.11.6 VENTILATE THROUGH-PENETRATION FIRESTOP SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTION.

07.12 FOAMED-IN-PLACE INSULATION

07.12.1 CLOSED-CELL SPRAY POLYURETHANE FOAM: ASTM C 1029, TYPE II, MINIMUM DENSITY OF 1.5 LB/CU.FT. AND MINIMUM AGED R-VALUE AT 1 IN. THICKNESS OF R-6.2.

07.12.2 INSTALL AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATIONS.

07.12.3 APPLY IN MULTIPLE PASSES TO NOT EXCEED MAXIMUM THICNKESSES RECOMMENDED BY MANUFACTURER. DO NOT SPRAY INTO RISING FOAM.

07.13 WEATHER BARRIERS

07.13.1 BUILDING WRAP: ASTM E 1677, TYPE I AIR BARRIER; WITH FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, WHEN TESTED ACCORDING TO ASTM E 84; UV STABILIZED; AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. WATER-VAPOR PERMENANCE OF NOT LESS THAN 50 PERMS PER ASTM E 96/E 96M.

07.13.2 BUILDING-WRAP TAPE: PRESSURE-SENSITIVE PLASTIC TAPE RECOMMENDED BY BUILDING-WRAP MANUFACTURER FOR SEALING JOINTS AND PENETRATIONS IN BUILDING WRAP.

07.13.3 COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS FOR BIULDING WRAP INSTALLATION. SEAL SEAMS, EDGES, FASTENERS, AND PENETRATIONS WITH TAPE. EXTEND INTO JAMBS OF OPENINGS AND SEAL CORNERS WITH TAPE.

07.14 VAPOR RETARDER

07.14.1 POLYETHYLENE VAPOR RETARDERS: ASTM D 4397, 10-MIL THICK SHEET, WITH MAX. PERMENANCE RATING OF 0.1 PERM.

07.14.2 EXTEND VAPOR RETARDERS TO EXTREMITIES OF AREAS TO PROTECT FROM VAPOR TRANSMISSION. SECURE VAPOR RETARDERS IN PLACE WITH ADHESIVES, VAPOR RETARDER FASTENERS, OR OTHER ANCHORAGE SYSTEM AS RECOMMENDED BY MANUFACTURER. EXTEND VAPOR RETARDERS TO COVER MISCELLANEOUS VOIDS IN INSULATED SUBSTRATES, INCLUDING THOSE FILLED WITH LOOSE-FIBER INSULATION.

07.14.3 SEAL VERTICAL JOINTS IN VAPOR RETARDERS OVER FRAMING BY LAPPING NO FEWER THAN TWO STUDS AND SEALING WITH VAPOR-RETARDER TAPE ACCORDING TO VAPOR-RETARDER MANUFACTURER'S WRITTEN INSTRUCTIONS. LOCATE ALL JOINTS OVER FRAMING MEMBERS OR OTHER SOLID SUBSTRATES.

07.14.4 SEAL JOINTS CAUSED BY PIPES, CONDUITS, ELECTRICAL BOXES, AND SIMILAR ITEMS PENETRATING VAPOR RETARDERS WITH VAPOR-RETARDER TAPE TO CREATE AN AIRTIGHT SEAL BETWEEN PENETRATING OBJECTS AND VAPOR RETARDERS.

07.14.5 REPAIR TEARS OR PUNCTURES IN VAPOR RETARDERS IMMEDIATELY BEFORE CONCEALMENT BY OTHER WORK. COVER WITH VAPOR-RETARDER TAPE OR ANOTHER LAYER OF VAPOR RETARDERS.

07.15 JOINT SEALANTS

07.15.1 SPECIAL INSTALLER'S WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE JOINT SEALANTS THAT DO NOT COMPLY WITH PERFORMANCE AND OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN A 2 YEAR WARRANTY PERIOD.

07.15.2 SPECIAL MANUFACTURER'S WARRANTY: MANUFACTURER AGREES TO FURNISH JOINT SEALANTS TO REPAIR OR REPLACE THOSE JOINT SEALANTS THAT DO NOT COMPLY WITH PERFORMANCE AND OTHER REQUIREMENTS SPECIFIED IN THIS SECTION WITHIN A 5 YEAR WARRANTY PERIOD.

07.15.3 COLOR OF EXPOSED JOINT SEALANTS AS PER ARCHITECT.

07.15.4 CONTRACTOR TO SUBMIT PROPOSED JOINT SEALANTS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO APPLICATION.

07.15.5 JOINT SEALANT APPLICATION TO COMPLY WITH ASTM C 1193 AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

07.15.6 INSTALL SEALANT BACKINGS OF KIND INDICATED TO SUPPORT SEALANTS DURING APPLICATION AND AT POSITION REQUIRED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS OF INSTALLED SEALANTS RELATIVE TO JOINT WIDTHS THAT ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY.

07.15.7 INSTALL BOND-BREAKER TAPE BEHIND SEALANTS WHERE SEALANT BACKINGS ARE NOT USED BETWEEN SEALANTS AND BACKS OF JOINTS.

08 - OPENINGS

08.0 GENERAL

08.0.1 WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.

08.0.2 ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.

08.0.3 ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL BUILDING CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.

08.0.4 STORE DOORS AND FRAMES AT BUILDING SITE UNDER COVER. PLANE UNITS ON MIN. 4-INCH WOOD BLOCKING. AVOID USING NON-VENTED PLASTIC OR CANVAS SHELTERS THAT COULD CREATE A HUMIDITY CHAMBER.

08.0.5 ALL OPENING TO BE FULLY FLASHED PRIOR TO INSTALLATION OF DOOR FRAME OR WINDOWS WITHIN THE OPENING.

08.1 WOOD DOORS

08.1.1 DOOR HARDWARE TO BE LEVER TYPE HARDWARE AND SHALL MEET REQUIREMENTS OF ANSI A117.11

08.1.2 CONTRACTOR TO SUBMIT FULL DOOR HARDWARE SUBMITTAL FOR APPROVAL PRIOR TO ORDERING HARDWARE. USE SAME REFERENCE DESIGNATIONS INDICATED ON DRAWINGS IN PREPARING SCHEDULE FOR DOORS AND FRAMES.

08.1.3 FIRE-RATED DOOR ASSEMBLIES COMPLYING WITH NFPA 80 ARE TO BE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

08.1.4 PROVIDE SUBMITTAL FOR EACH TYPE OF WOOD DOOR INCLUDING DETAILS OF CORE AND EDGE CONSTRUCTION, LOUVERS, AND TRIM FOR OPENINGS.

08.1.5 PROVIDE SHOP DRAWINGS FOR WOOD DOORS INDICATING LOCATION, SIZE AND HAND OF EACH DOOR, ELEVATION OF EACH DOOR TYPE, CONSTRUCTION DETAILS, LOCATION AND EXTENT OF HARDWARE, AND OTHER PERTINENT DATA.

08.1.6 PROVIDE SAMPLES FOR COLOR SELECTION OF FACTORY-FINISHED DOORS SHOWING FULL RANGE OF COLORS AND STAINS AVAILABLE.

08.1.7 COMPLY WITH AWI'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED" FOR ALL WOOD DOORS.

08.2 STOREFRONT AND CURTAIN WALL

08.2.1 PROVIDE ALUMINUM ENTRANCE AND STOREFRONT SYSTEMS CAPABLE OF WITHSTANDING LOADS AND THERMAL AND STRUCTURAL MOVEMENT REQUIREMENT WITHOUT FAILURE.

08.2.2 ALUMINUM ENTRANCE, STOREFRONT, AND GLAZING TO MEET U-VALUES INDICATED IN BUILDING ENVELOPE COMCHECK.

08.2.3 PROVIDE SHOP DRAWINGS FOR STOREFRONT AND CURTAIN WALL SYSTEMS THAT SHOW DETAILS OF FABRICATION AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS OF COMPONENTS, PROVISIONS FOR EXPANSION AND CONTRACTION, AND ATTACHMENTS TO OTHER WORK.

08.2.4 VERIFY FIELD MEASUREMENTS FOR STOREFRONT AND CURTAIN WALLS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

08.3 SKYLIGHTS

08.3.1 SKYLIGHTS MUST CONFORM WITH ALL FEDERAL, STATE, AND LOCAL CODE BODIES HAVING JURISDICTION, AND BE DESIGNED TO WITHSTAND ALL FORCES OF NATURE DEEMED NECESSARY BY THOSE CODE BODIES FOR THE SPECIFIED PROJECT LOCATION.

08.3.2 SKYLIGHTS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/1.S.2/A440 AS REQUIRED BY IBC.

08.3.3 SKYLIGHTS SHALL BE CERTIFIED BY NFRC, NAFS, AND MUST BE FACTORY MUTUAL APPROVED.

08.3.4 PROVIDE SKYLIGHT SHOP DRAWINGS INCLUDING PLAN, SECTION, ELEVATION, AND PERSPECTIVE DRAWINGS. INCLUDE ALL FLASHING, CONNECTION, AND TERMINATION DETAILS.

08.3.5 ALL SKYLIGHTS TO MEET THE U-VALUES INDICATED IN THE BUILDING COMCHECK.

08.4 GLAZING

08.4.1 GLASS THICKNESSESS INDICATED ON PLANS ARE MINIMUMS AND ARE FOR DETAILING ONLY. CONFIRM GLASS THICKNESSESS BY ANALYZING PROJECT LOADS AND IN-SERVICE CONDITIONS.

08.4.2 PROVIDE SUBMITTALS INCLUDING PRODUCT DATA FOR EACH GLASS PRODUCT AND GLAZING MATERIAL TO BE USED. GLAZING TO MEET THE U-VALUES INDICATED IN THE BUILDING COMCHECK.

08.4.3 FIRE-RATED WINDOW ASSEMBLIES ARE TO COMPLY WITH NFPA 80 AND ARE TO BE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

08.4.4 DO NOT PROCEED WITH GLAZING WHEN AMBIENT AND SUBSTRATE TEMPERATURE CONDITIONS ARE OUTSIDE LIMITS PERMITTED BY GLAZING MATERIAL MANUFACTURERS AND WHEN GLAZING CHANNEL SUBSTRATES ARE WET FROM RAIN, FROST, CONDENSATION, OR OTHER CAUSES.

08.5 METAL DOORS

08.5.1 PROVIDE SUBMITTAL OF ALL METAL DOORS INCLUDING CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, CORE DESCRIPTIONS, LABEL COMPLIANCE, FIRE-RESISTANCE RATINGS, AND FINISHES FOR TYPES OF STEEL DOOR AND FRAME SPECIFIED.

08.5.2 VERIFY OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

08.5.3 STEEL DOORS AND FRAMES TO COMPLY WITH ANSI A250.8.

08.5.4 COMPLY WITH NAAMM'S "METAL FINISHES MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR APPLYING AND DESIGNATING FINISHES ON METAL DOORS AND FRAMES.

08.5.5 CHECK AND READJUST OPERATING HARDWARE ITEMS IMMEDIATELY BEFORE FINAL INSPECTION.

08.6 ACCESS DOORS AND FRAMES

08.6.1 PROVIDE SHOP DRAWINGS FOR ACCESS DOORS AND FRAMES SHOWING FABRICATION AND INSTALLATION DETAILS FOR EACH TYPE OF SUBSTRATE. INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENT TO OTHER WORK.

08.6.2 FOR EACH ACCESS DOOR FACE MATERIAL PROVIDE A SAMPLE AT LEAST 3X5 INCHES IN SIZE IN SPECIFIED FINISH.

08.6.3 PROVIDE COMPLETE ACCESS DOOR AND FRAME SCHEDULE INCLUDING TYPES, LOCATIONS, SIZES, LATCHING OR LOCKING PROVISIONS, AND OTHER DATA PERTINENT TO INSTALLATION.

08.6.4 FIRE RATED ACCESS DOORS AND FRAMES TO COMPLY WITH NFPA 80.

08.6.5 DETERMINE SPECIFIC LOCATIONS AND SIZES FOR ACCESS DOORS NEEDED TO GAIN ACCESS TO CONCEALED PLUMBING,MECHANICAL, OR OTHER CONCEALED WORK, AND INDICATE ON SCHEDULE.

08.6.6 COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ACCESS DOORS AND FRAMES.

08.7 WOOD WINDOWS

08.7.1 SUBMIT SHOP DRAWINGS FOR WOOD WINDOWS INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS, HARDWARE, ATTACHMENTS TO OTHER WORK, OPERATIONAL CLEARANCES, AND INSTALLATION DETAILS.

08.7.2 SUBMIT SAMPLES FOR WOOD WINDOWS WITH FACTORY-APPLIED COLOR FINISHES.

08.7.3 COMPLY WITH AAMA/NWWDA 101/1.S.2 "VOLUNTARY SPECIFICATIONS FOR ALUMINUM, VINYL (PVC) AND WOOD WINDOWS AND GLASS DOORS" FOR MINIMUM PERFORMANCE, MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION OF WOOD WINDOWS.

08.7.4 COMPLY WITH PUBLISHED RECOMMENDATIONS OF GLASS MANUFACTURERS AND GANA'S "GLAZING MANUAL" UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

08.7.5 VERIFY WOOD WINDOW OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS. WHERE FIELD DIMENSIONS CANNOT BE MADE WITHOUT DELAYING WORK, ESTABLISH OPENING DIMENSIONS AND COORDINATE WALL CONSTRUCTION TO ENSURE ACTUAL OPENING DIMENSIONS CORRESPOND TO ESTABLISHED DIMENSIONS.

08.7.6 WINDOW OVERALL U-VALUE TO MEET U-VALUE INDICATED IN BUILDING ENVELOPE COMCHECK.

08.8 SLIDING AUTOMATIC ENTRANCES

08.8.1 PROVIDE SUBMITTAL OF ALL SLIDING AUTOATIC ENTRANCES INCLUDING CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, LABEL COMPLIANCE, FIRE-RESISTANCE RATINGS, AND FINISHES FOR TYPES OF DOOR INDICATED.

08.8.2 VERIFY OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

08.8.3 DELEGATED DESIGN: ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN AUTOMATIC ENTRANCES.

08.8.4 PROVIDE MANUFACTURER'S STANDARD AUTOMATIC ENTRANCES, INCLUDING DOORS, SIDELITES, FRAMING, HEADERS, CARRIER ASSEMBLIES, ROLLER TRACKS, DOOR OPERATORS, CONTROLS, AND ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.

08.5.5 GLAZING AS SPECIFIED IN SECTION 08.4 GLAZING.

08.5.6 PROVIDE AUTOMATIC ENTRANCES AS PREFABRICATED ASSEMBLIES. COMPLETE FABRICATION, ASSEMBLY, FINISHING, HARDWARE APPLICATION, AND OTHER WORK BEFORE SHIPMENT TO PROJECT SITE.

08.5.7 FACTORY INSTALL ACTIVATION AND SAFETY DEVICES IN DOORS AND HEADERS AS REQUIRED BY BHMA A156.10 FOR TYPE OF DOOR AND DIRECTION OF TRAVEL.

08.5.8 HIGH-PERFORMANCE ORGANIC FINISH: THREE-COAT FLUOROPOLYMER FINISH COMPLYING WITH AAMA 2605 AND CONTAINING NOT LESS THAN 70 PERCENT PVDF RESIN BY WEIGHT IN BOTH COLOR COAT AND CLEAR TOPCOAT. PREPARE, PRETREAT, AND APPLY COATING TO EXPOSED METAL SURFACES TO COMPLY WITH COATING AND RESIN MANUFACTURERS' WRITTEN INSTRUCTIONS. AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

08.5.9 INSTALL AUTOMATIC ENTRANCES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CITED BHMA A156.10 FOR DIRECTION OF PEDESTRIAN TRAVEL, INCLUDING SIGNAGE, CONTROLS, WIRING, AND CONNECTION TO THE BUILDING'S POWER SUPPLY.

08.5.10 ADJUST HARDWARE, MOVING PARTS, DOOR OPERATORS, AND CONTROLS TO FUNCTION SMOOTHLY, AND LUBRICATE AS RECOMMENDED BY MANUFACTURER; COMPLY WITH REQUIREMENTS OF APPLICABLE BHMA STANDARDS. READJUST DOOR OPERATORS AND CONTROLS AFTER REPEATED OPERATION OF COMPLETED INSTALLATION EQUIVALENT TO THREE DAYS' USE BY NORMAL TRAFFIC (100 TO 300 CYCLES).

09 - FINISHES

09.1 GYPSUM BOARD

09.1.1 ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.

09.1.2 PROVIDE INTERIOR GYPSUM WALLBOARD IN MAXIMUM PANEL LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS IN EACH AREA AND CORRESPOND WITH SUPPORT SYSTEM INDICATED.

091.3 FINISH GYPSUM BOARD PANELS AS PER ASTM C 840 AND GA-216.

09.2 INTERIOR TRIM

09.2.1 INTERIOR TRIM ACCESSORIES TO COMPLY WITH ASTM C 104 7.

09.3 CEILINGS

09.3.1 COORDINATE INSTALLATION OF CEILING SUSPENSION SYSTEMS WITH INSTALLATION OF OVERHEAD STRUCTURE TO ENSURE THAT INSERTS AND OTHER PROVISIONS FOR ANCHORAGES TO STRUCTURE HAVE BEEN INSTALLED TO RECEIVE HANGERS.

09.3.2 INSTALL SUPPLEMENTARY FRAMING, BLOCKING, AND BRACING TO SUPPORT FIXTURE, EQUIPMENT, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS, OR SIMILAR CONSTRUCTION.

09.3.3 DO NOT INSTALL ACOUSTICAL PANELS CEILING UNTIL SPACES ARE ENCLOSED AND WEATHERPROOFED, WET-WORK IN SPACES IS COMPLETE AND DRY, WORK ABOVE CEILING IS COMPLETE, AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT DESIRED LEVELS.

09.3.4 BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH CEILING. AVOID USING LESS-THAN-HALF WIDTH PANELS AT BORDERS, AND COMPLY WITH LAYOUT SHOWN IN REFLECTED CEILING PLAN.

09.3.5 INSTALL ACOUSTICAL PANEL CEILINGS TO COMPLY WITH PUBLICATIONS REFERENCED BELOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND CISCA'S "CEILING SYSTEMS HANDBOOK"

09.4 TILE

09.4.1 PROVIDE SHOP DRAWINGS FOR TILE INSTALLATION INDICATING WIDTHS, DETAILS AND LOCATIONS OF EXPANSION, CONTRACTION, CONTROL, AND ISOLATION JOINTS IN TILE SUBSTRATES AND FINISHED TILE SURFACES.

09.4.2 PROVIDE SUBMITTALS FOR EACH TYPE OF TILE AND GROUT INDICATED IN DRAWING SET. INCLUDE SAMPLES OF ACCESSORIES INVOLVING COLOR SELECTION.

09.4.3 BUILD MOCKUPS OF EACH TYPE OF FLOOR TILE INSTALLATION. MOCKUP MAY BECOME PART OF COMPLETED WORK IF UNDISTRUBED AT THE TIME OF SUBSTANTIAL COMPLETION.

09.4.4 STORE TILE AND CEMENTITIOUS MATERIALS ON ELEVATED PLATFORMS, UNDER COVER, AND IN A DRY LOCATION.

09.4.5 DO NOT INSTALL TILE UNTIL CONSTRUCTION IN SPACES IS COMPLETE AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT THE LEVELS INDICATED IN REFERENCE STANDARDS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

09.4.6 INSTALL CRACK ISOLATION MEMBRANE UNDER ALL TILE AS INDICATED IN DRAWINGS.

09.4.7 COMPLY WITH TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" FOR TCA INSTALLATION METHODS.

09.4.8 INSTALL CEMENTITIOUS BACKER UNITS AND FIBER-CEMENT UNDERLAYMENT AND TREAT JOINTS ACCORDING TO ANSI A108.11 AND MANUFACTURER'S WRITTEN INSTRUCTIONS FOR TYPE OF APPLICATION INDICATED.

09.5 RESILIENT PRODUCTS

09.5.1 MAINTAIN A TEMP OF 70 DEG. TO 95 DEG. IN SPACES TO RECEIVE RESILIENT PRODUCTS FOR A MIN. OF 48 HRS. BEFORE INSTALLATION TO 48 HRS. AFTER INSTALLATION. AFTER POSTINSTALLATION PERIOD MAINTAIN A TEMP. OF 55 DEG. TO 95 DEG.

09.6 PAINTING

09.6.1 PAINT ALL EXPOSED SURFACES U.N.O., EXCEPT PREFINISHED ITEMS, CONCEALED SURFACES, FINISHED METAL SURFACES, OPERATING PARTS, AND LABELS.

09.6.2 PROTECT WORK OF OTHER TRADES, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE BY PAINTING.

09.7 CARPET

09.7.1 PROVIDE SAMPELS FOR EACH CARPET COLOR AND TEXTURE REQUIRED. LABEL EACH SAMPLE WITH MANUFACTURER'S NAME, MATERIAL DESCRIPTION, COLOR, PATTERN, AND DESNATION INDICATED ON DRAWINGS AND SCHEDULES.

09.7.2 COMPLY WITH CRI 104 FOR ALL CARPET INSTALLATION.

09.7.3 COMPLY WITH CRI 104, SECTION 5 "STORAGE AND HANDLING" FOR CARPET STORAGE AND HANDLING.

09.7.4 COMPLY WITH CRI 104, SECTION 7.2 "SITE CONDITIONS; TEMPORATURE AND HUMIDITY" AND SECTION 7.12 "VENTILATION" DURING CARPET INSTALLATION.

09.7.5 DO NOT INSTALL CARPET AND CARPET CUSHION OVER CONCRETE SLABS UNTIL SLABS HAVE CURED, ARE SUFFICIENTLY DRY TO BOND WITH ADHESIVE,A DN HAVE PH RANGE RECOMMENDED BY MANUFACTURER.

09.7.6 COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE. AT DOORWAYS, CENTER SEAMS UNDER THE DOOR IN CLOSED POSITION.

09.7.7 CUT AND FIT CARPET TO BUTT TIGHTLY TO VERITCAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGINGS, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY MANUFACTURER.

09.7.8 EXTEND CARPET INTO TOE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIOSN, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.

09.7.9 INSTALL CARPET CUSION SEAMS AT 90-DEG ANGLE WITH CARPET SEAMS.

09.8 RESILIENT TILE FLOOR

09.8.1 PROVIDE SAMPLES FOR EACH RESILIENT TILE FLOOR COLOR AND TEXTURE REQUIRED. LABEL EACH SAMPLE WITH MANUFACTURER'S NAME, MATERIAL DESCRIPTION, COLOR, PATTERN, AND DESIGNATION INDICATED ON DRAWINGS AND SCHEDULES.

09.8.2 PREPARE SUBSTRATES ACCORDING TO FLOOR TILE MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF RESILIENT PRODUCTS. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F 710.

09.8.3 FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING AND PATCHING COMPOUND; REMOVE BUMPS AND RIDGES TO PRODUCE A UNIFORM AND SMOOTH SUBSTRATE.

09.8.4 DO NOT INSTALL FLOOR TILES UNTIL MATERIALS ARE THE SAME TEMPERATURE AS SPACE WHERE THEY ARE TO BE INSTALLED. AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION, MOVE RESILIENT FLOOR TILE AND INSTALLATION MATERIALS INTO SPACES WHERE THEY WILL BE INSTALLED.

09.8.5 IMMEDIATELY BEFORE INSTALLATION, SWEEP AND VACUUM CLEAN SUBSTRATES TO BE COVERED BY RESILIENT FLOOR TILE.

09.8.6 COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS FOR INSTALLING FLOOR TILE.

10 - SPECIALTIES

10.1 WALL PROTECTION

10.1.1 PROVIDE SUBMITTAL FOR EACH TYPE OF WALL AND CORNER GUARD OF 12-INCH LONG INCLUDING EXAMPLES OF JOINERY, CORNERS, END CAPS AND FIELD SPLICES.

10.1.2 VERIFY LOCATIONS OF WALLS, COLUMNS, AND OTHER CONSTRUCTION CONTIGUOUS WITH IMPACT-RESISTANT WALL-PROTECTION UNITS BY FIELD MEASUREMENTS BEFORE FABRICATION AND INDICATE MEASUREMENTS ON SHOP DRAWINGS.

10.2 TOILET AND BATH ACCESSORIES

10.2.1 SUBMIT FULL SIZE SAMPLES FOR EACH TOILET AND BATH ACCESSORY ITEM TO VERIFY DESIGN, OPERATION, AND FINISH REQUIREMENTS. APPROVED FULL SIZED SAMPELS WILL BE RETURNED AND MAY BE USED IN THE WORK.

10.2.2 SUBMIT PRODUCT SCHEDULE INDICATING TYPES, QUANTITIES, SIZES, AND INSTALLATION LOCATIONS BY ROOM FOR EACH TOILET AND BATH ACCESSORY.

10.2.3 COORDINATE ACCESSORY LOCATIONS WITH OTHER WORK TO PREVENT INTERFERENCE WITH CLEARANCES REQUIRED FOR ACCESS BY PEOPLE WITH DISABILITIES, AND FOR PROPER INSTALLLATION, ADJUSTMENT, OPERATION, CLEANING, AND SERVICING OF ACCESSORIES.

10.2.4 PROVIDE MANUFACTURER'S WARRANTY IN WHICH MANUFACTURER AGREES TO REPLACE MIRRORS THAT DEVELOP VISIBLE SILVER SPOILAGE DEFECTS AND THAT FAIL IN MATERIAL OR WORKMANSHIP WITHIN A 15-YEAR WARRANTY PERIOD.

10.2.5 PROVIDE BLOCKING FOR ALL TOILET AND BATH ACCESSORIES.

10.3 FIRE EXTINGUISHERS

10.3.1 SUBMIT PRODUCT DATA INCLUDING CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES FOR FIRE EXTINGUISHERS AND CABINETS.

10.3.2 FURNISH AND INSTALL PORTABLE FIRE EXTINGUISHERS AND FIRE PROTECTION CABINETS IN ACCORDANCE WITH CONTRACT DOCUMENTS AND IN COORDINATION WITH THE FIRE MARSHAL.

10.3.3 FIRE EXTINGUISHERS TO BE FABRICATED AND LABELED TO COMPLY WITH NFPA 10 "PORTABLE FIRE EXTINGUISHERS"

10.3.4 FIRE EXTINGUISHER CABINETS TO COMPLY WITH REQUIREMENTS OF ASTM E 814 FOR FIRE-RESISTANCE RATING OF WALLS WHERE INSTALLED.

10.3.5 EXAMINE FIRE EXTINGUISHERS FOR PROPER CHARGING AND TAGGING. REMOVE AND REPLACE DAMAGED, DEFECTIVE, OR UNDERCHARGED UNITS.

31 - EARTHWORK

31.0 GENERAL

31.0.1 ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5% MIN. FOR A MIN. OF 10'-0" FROM STRUCTURE.

31.0.2 ALL SITE CONCRETE TO SLOPE AWAY FROM PROPOSED STRUCTURE AT 2% SLOPE MIN. FOR A MIN. OF 10'-0" FROM STRUCTURE.

31.0.3 OWNER TO ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING FOR ALL BACKFILL.

31.0.4 CONTRACTOR TO PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.

31.0.5 CONTRACTOR TO DISPOSE OF ALL WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRAS, AND DEBRIS, OFF OWNER'S PROPERTY.

31.1 DRAINAGE

31.1.1 DRAINAGE PATTERN OF FINISH GRADE SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT LOTS.

31.1.2 CONTRACTOR TO PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

31.2 IRRIGATION

31.2.1 IF NOT PROVIDED BY ENGINEER CONTRACTOR IS TO SUBMIT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGN FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

SPECIFICATIONS

G1.1C

JZW ARCHITECTS

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

CODE ANALYSIS

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

304.1: BUSINESS GROUP B
ACCESSORY = 303.4: ASSEMBLY GROUP A-3

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

T504.3: ALLOWABLE BUILDING HEIGHT = 40 FT (TYPE VB, NS)

T504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 2 STORIES (TYPE VB, NS)

T506.2: ALLOWABLE AREA = 9,000 SF (TYPE VB, NS)

508.2.3: ALLOWABEL BUILDING AREA: AGGREGATE ACCESSORY OCCUPANCIES NOT MORE THAN 10 PERCENT OF FLOOR AREA. B = 5,025 , A-3 = 543 SF - A-3 = 9.25%

CHAPTER 6 - TYPES OF CONSTRUCTION

T601:

PRIMARY STRUCTURAL FRAME - 0
BEARING WALLS EXTERIOR - 0
BEARING WALLS INTERIOR - 0
NONBEARING WALLS AND PARTITIONS - 0
FLOOR CONSTRUCTION - 0
ROOF CONSTRUCTION - 0

T602: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS, FIRE SEPARATION DISTANCE - X > 30 = 0 HR

602.5: TYPE V-B CONSTRUCTION

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

T705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS - FIRE SEPARATION DISTANCE = 30 OR GREATER = UNLIMITED, UNPROTECTED OPENINGS FOR UP, NS BUILDING

CHAPTER 8 - INTERIOR FINISHES

T803.11: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY. NON-SPRINKLERED = TYPE B IN INTERIOR EXIT STAIRWAYS / RAMPS /, EXIT PASSAGEWAYS AND CORRIDORS / ENCLOSURES FOR EXIT ACCESS STAIRWAYS / EXIT ACCESS RAMPS: TYPE C IN ROOM / ENCLOSED SPACES.

804.4.2: MINIMUM CRITICAL RADIANT FLUX FOR FLOOR FINISHES - NOT LESS THAN CLASS II MATERIALS CLASSIFIED IN ACCORDANCE WITH NFPA 253 IN S OCCUPANCIES

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2: AUTOMATIC FIRE SPRINKLER SYSTEM NOT REQUIRED IN S-2 OCCUPANCY (SINCE BUILDING DOES NOT CONTAIN AN ENCLOSED PARKING GARAGE)

CHAPTER 10 - MEANS OF EGRESS

1003.3.3: HORIZONTAL PROJECTIONS - NO MORE THAN 4" INTO CIRCULATION PATH BETWEEN 27" AND 80" ABOVE THE FLOOR

1003.3.4: CLEAR WIDTH - PROTRUDING OBJECTS SHALL NOT REDUCE THE MIN. CLEAR WIDTH OF ACCESSIBLE ROUTES

T1004.1.2: OCCUPANT LOAD - TOTAL OCC. = 85 OCC.
REER TO LIFE SAFETY PLAN

T1006.2.1: MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE FOR SPACES WITH ONE EXIT - S OCCUPANCY W/O SPRINKLERS, OCCUP. LOAD < 30 = 100'

T1006.3.2(2): STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT - B OCCUPANCY W/ MAX. 49 OCCUPANTS AND 75' MAX. COMMON PATH OF EGRESS TRAVEL, S OCCUPANCY W/ MAX. 29 OCCUPANTS AND 75' MAX. COMMON PATH OF EGRESS TRAVEL

1010.1.1: SIZE OF DOORS - WIDTH = 32" CLEAR MIN. & 48" MAX. DOOR LEAF, HEIGHT = MIN. 80"

EXCEPTION:

1: PRIVATE GARAGES, OFFICE AREAS, FACTORAY AND STORAGE AREAS WITH AN OCCUPANT LOAD OF 10 OR LESS

1010.1.2: DOOR SWING - EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED TYPE

1010.1.5: FLOOR ELEVATION ON BOTH SIDES OF DOORS - FLOOR LANDING ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATIONS - EXC. 2 EXTERIOR DOORS AS PROVIDED FOR IN SECTION 1003.5, EXCEPTION 1 AND SECTION 1022.2, WHICH ARE NOT ON AN ACCESSIBLE ROUTE

1010.1.9.2: DOOR HARDWARE HEIGHT - 34" MIN. TO 48" MAX. ABOVE FINISH FLOOR

T1017.2: EXIT ACCESS TRAVEL DISTANCE - B OCCUP. W/O SPRINKLERS = 200', S-2 OCCUP. W/O SPRINKLERS = 300

1020.2 CORRIDOR CONSTRUCTION - 1HR RATED FIRE PARTITIONS FOR B - OCCUPACY W/0 SPRINKLERS
FIRE PARTITIONS TO TERMINATE AT 1 HR RATED CEILING

CHAPTER 11 - ACCESSIBILITY

1104.1: ACCESSIBLE ROUTE SITE ARRIVAL POINTS: ACCESSIBLE ROUTE REQUIRED FROM PUBLIC TRANSPORTATION, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING

CHAPTER 12 - INTERIOR ENVIRONMENT

1203.3: UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES - PERMITTED WHEN...

1.UNVENTED ATTIC SPACE COMPLETELY WITHIN BUILDING THERMAL ENVELOPE
2.NO INTERIOR CLASS 1 VAPOR RETARDERS INSTALLED ON CEILING SIDE
3.NA
4.IN CLIMATE ZONE 5 ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS 2 VAPOR RETARDER
5.INSULATION LOCATED FOR THE FOLLOWING...

5.1: ITEMS 5.1.1-5.1.4 SHALL BE MET ACCORDING TO PERMEABILITY

5.1.1: AIR-IMPERMEABLE INSULATION - APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL SHEATHING

5.1.2: AIR-PERMEABLE INSULATION - INSTALLED DIRECTLY BELOW STRUCTURAL SHEATHING, R-20 RIGID BOARD INSULATION INSTALLED ABOVE STRUCTURAL SHEATHING

5.1.3: WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE USED, THE AIR-IMPERMEABLE SHALL BE INSTALLED DIRECTLY ON UNDERSIDE OF STRUCTURAL SHEATHING AT R-20 MINIMUM

5.1.4: RIGID BOARD INSULATION SHALL BE INSTALLED TO KEEP STRUCTURAL SHEATHING AT MINIMUM TEMPERATURE OF 45 DEGREES FAHRENHEIT

CHAPTER 29 - PLUMBING FIXTURES

T2902.1: MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES, SEE FIXTURE COUNT

2902.3.2: LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN MALLS. IN OCCUPANCIES OTHER THAN COVERED AND OPEN MALL BUILDINGS, THE REQUIRED PUBLIC AND EMPLOYEE TOILET FACILITIES SHALL BE LOCATED NOT MORE THAN ONE STORY ABOVE OR BELOW THE SPACE REQUIRED TO BE PROVIDED WITH TOILET FACILITIES, AND THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 500 FEET

FIXTURE COUNT

AREA	REQUIRED FIXTURES	PROVIDED FIXTURES
WATER CLOSETS - MEN	2	2
WATER CLOSETS - WOMEN	3	3
URINAL	1	1
LAVATORIES - MEN	1	2
LAVATORIES - WOMEN	1	2
DRINKING FOUNTAINS	0	1
SERVICE SINKS	1	1

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. **DATE**

STAMP

PROJECT NUMBER:
22024

CODE ANALYSIS

G1.2

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	21	---	---	0.320	0.630

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title | Signature | Date

COM*check* Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: Alta Commercial
Location: Clearfield, Utah
Climate Zone: 5b
Project Type: Addition
Vertical Glazing / Wall Area: 20%

Construction Site:
2000 East
Clearfield, Utah 84015

Owner/Agent:
Alta homes Inc
1157 Guillane Circle
Syracuse, Utah 84075
801-388-8252

Designer/Contractor:
Brian Zaitz
JZW Architects
849 W Hill Field Rd STE 201
Layton, Utah 84041
801-936-1343
brianz@jzw-a.com

Building Area	Floor Area
1-Office : Nonresidential	8012

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Floor: Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 1 - Office] (c)	393	---	10.0	0.540	0.520
Roof: Attic Roof, Wood Joists, [Bldg. Use 1 - Office]	8012	50.0	0.0	0.021	0.021
NORTH					
North Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	637	21.0	0.0	0.062	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	120	---	---	0.320	0.360
EAST					
East Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	1290	21.0	0.0	0.062	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	240	---	---	0.320	0.360
SOUTH					
South Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	637	21.0	0.0	0.062	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	120	---	---	0.320	0.360
WEST					
West Wall: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Office]	1290	21.0	0.0	0.062	0.051
Window: Vinyl Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	184	---	---	0.320	0.360
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	42	---	---	0.320	0.630
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.32, [Bldg. Use 1 - Office] (b)	42	---	---	0.320	0.630

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

COMCHECK

G2.1

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

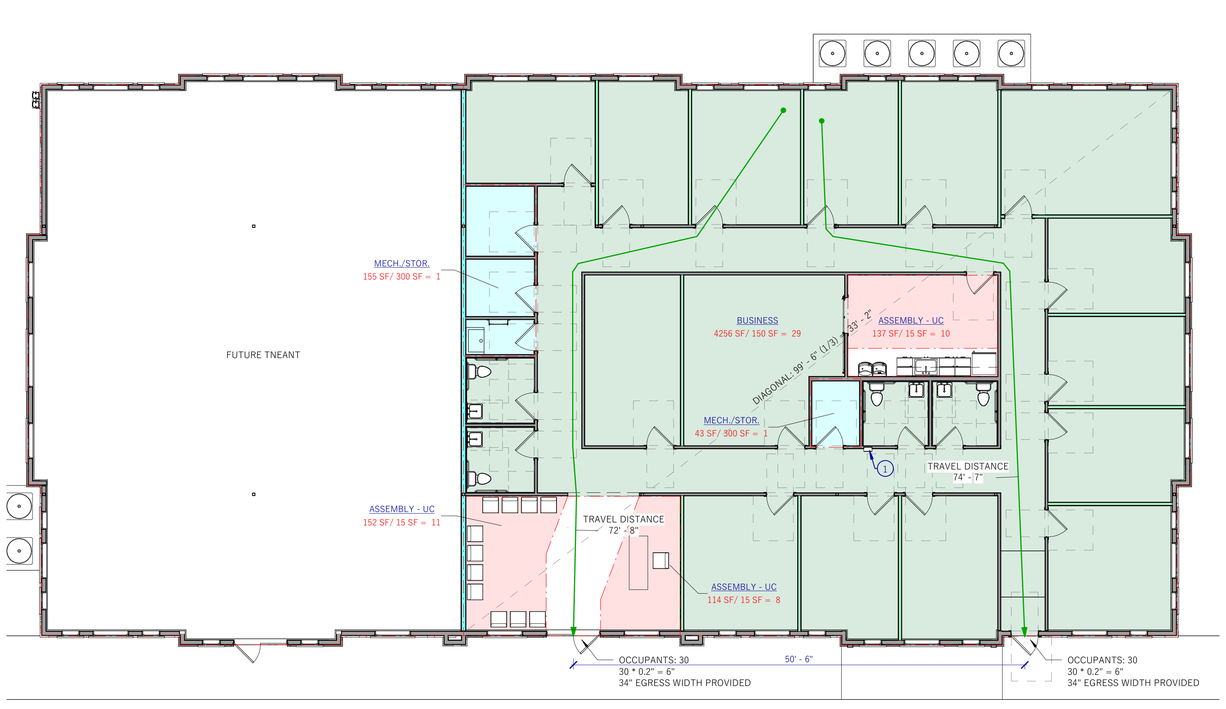
RATED WALL LEGEND

IBC CHAPTER 7	
	1 HOUR FIRE PARTITION (PER IBC 708)
OTHER	
	NON RATED SOUND DAMPENING

NOTE: REFER TO WALL TYPES FOR ASSEMBLY DETAILS

KEYED NOTES

1 SEMI-RECESSED FIRE EXTINGUISHER CABINET - CABINET TO PROTRUDE FROM WALL NO MORE THAN 4"



1 G2.2 **OCCUPANCY PLANS**

1/8" = 1'-0"

OCCUPANCY LEGEND

- ASSEMBLY - UC
- BUSINESS
- MECH./STOR.

OCCUPANCY AND EGRESS WIDTH

NAME	AREA	OCC. FACTOR	OCC. LOAD	WIDTH FACTOR	EGRESS WIDTH
LEVEL 1					
ASSEMBLY - UC	403 SF	15 SF	29	0.2"	5.8"
BUSINESS	4256 SF	150 SF	29	0.2"	5.8"
MECH./STOR.	199 SF	300 SF	2	0.2"	0.4"
TOTALS:	4858 SF		60		12.0"

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

NO.	DATE

STAMP

PROJECT NUMBER:
22024

LIFE SAFETY PLANS

G2.2

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

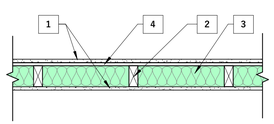
849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

RATED WALL LEGEND

IBC CHAPTER 7	
	1 HOUR FIRE PARTITION (PER IBC 708)
OTHER	
	NON RATED SOUND DAMPENING

NOTE: REFER TO WALL TYPES FOR ASSEMBLY DETAILS

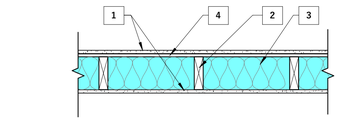


CONSTRUCTION:

1. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2X4 SPACED 16" O.C. U.N.O. BY STRUCTURAL
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL DEMISING WALLS, OFFICES, & BATHROOM LOCATIONS.
4. **RESILIENT CHANNEL:** FORMED OF NO. 25 MSG GALV STEEL, SPACED 24 IN. O.C., AND PERPENDICULAR TO STUDS.

6 WALL TYPE - INT WD - 2X4 RESILIENT CHANNEL

1" = 1'-0"



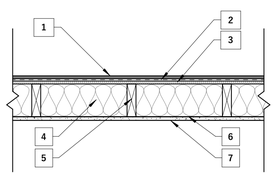
1HR FIRE PARTITION
UL DESIGN: U309

CONSTRUCTION:

1. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2X6 SPACED 16" O.C. U.N.O. BY STRUCTURAL
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL DEMISING WALLS, OFFICES, & BATHROOM LOCATIONS.
4. **RESILIENT CHANNEL:** FORMED OF NO. 25 MSG GALV STEEL, SPACED 24 IN. O.C., AND PERPENDICULAR TO STUDS.

5 WALL TYPE - INT WD - 2X6 1HR FIRE PARTITION

1" = 1'-0"



CONSTRUCTION FROM EXTERIOR SIDE:

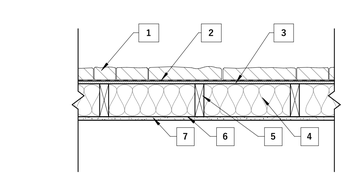
1. **FIBER CEMENT SIDING:** INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS & INDUSTRY STANDARDS. REFER TO EXTERIOR ELEVATIONS.
2. **CONTINUOUS AIR BARRIER**
3. **WOOD STRUCTURAL PANEL SHEATHING:** SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS
4. **INSULATION (CAVITY):** R-21 MIN. REFER TO COMCHECK
5. **WOOD STUDS:** NOM 2X6 STUDS - SEE STRUCTURAL FOR REQUIREMENTS
6. **CONTINUOUS VAPOR BARRIER**
7. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.

NOTES:

A. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SHEATHING THICKNESS & NAILING PATTERNS.

2 WALL TYPE - EXT WD - 2X6 FIBER CEMENT

1" = 1'-0"



CONSTRUCTION FROM EXTERIOR SIDE:

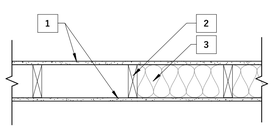
1. **STONE VENEER:** INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS & INDUSTRY STANDARDS. REFER TO EXTERIOR ELEVATIONS.
2. **CONTINUOUS AIR BARRIER**
3. **WOOD STRUCTURAL PANEL SHEATHING:** SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS
4. **INSULATION (CAVITY):** R-21 MIN. REFER TO COMCHECK
5. **WOOD STUDS:** NOM 2X6 STUDS - SEE STRUCTURAL FOR REQUIREMENTS
6. **CONTINUOUS VAPOR BARRIER**
7. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.

NOTES:

A. REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE, SHEATHING THICKNESS & NAILING PATTERNS.

1 WALL TYPE - EXT WD - 2X6 STONE

1" = 1'-0"

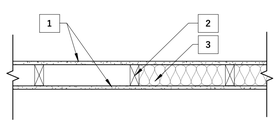


CONSTRUCTION:

1. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2X6 SPACED 16" O.C. U.N.O. BY STRUCTURAL
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL DEMISING WALLS, OFFICES, & BATHROOM LOCATIONS.

4 WALL TYPE - INT WD - 2X6

1" = 1'-0"



CONSTRUCTION:

1. **GYPSUM BOARD:** TYPE 'X'. 5/8 IN. THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM PANELS NAILED 7 IN. OC WITH 6D CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 15/64 IN. DIAM HEADS.
2. **WOOD STUDS:** NOM 2X4 SPACED 16" O.C. U.N.O. BY STRUCTURAL
3. **SOUND BATT INSULATION:** BATTS AND BLANKETS PLACED IN STUD CAVITY AT ALL DEMISING WALLS, OFFICES, & BATHROOM LOCATIONS.

3 WALL TYPE - INT WD - 2X4

1" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

NO.	DATE

STAMP

PROJECT NUMBER:
22024

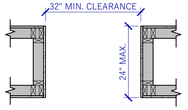
WALL TYPES

G3.1

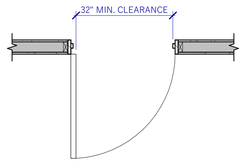
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

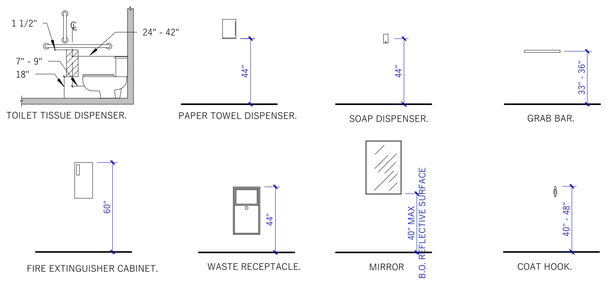
JZW ARCHITECTS



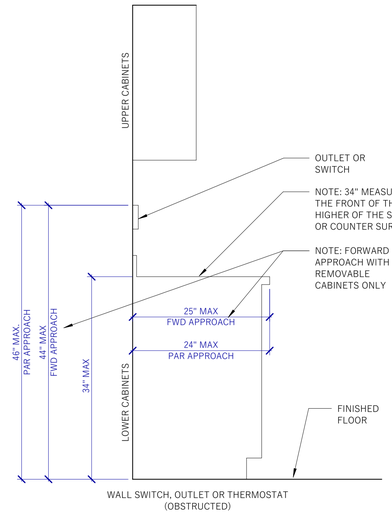
14 G5.1 **CLEAR PASSTHROUGH WIDTH**
1/2" = 1'-0"



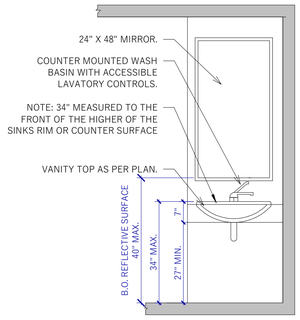
13 G5.1 **CLEAR DOORWAY WIDTH - HINGED**
1/2" = 1'-0"



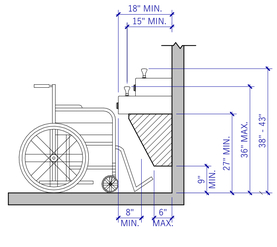
12 G5.1 **MOUNTING HEIGHTS AND TOILET ROOM ACCESSORIES**
1/4" = 1'-0"



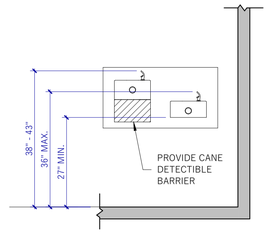
11 G5.1 **SWITCH & OUTLET MOUNTING HEIGHTS**
1" = 1'-0"



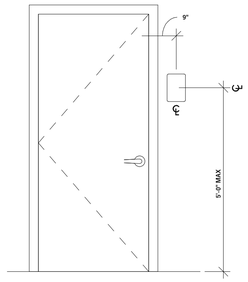
10 G5.1 **ADA VANITY ELEVATION**
1/2" = 1'-0"



9 G5.1 **ADA DRINKING FOUTAIN SIDE VIEW**
1/2" = 1'-0"



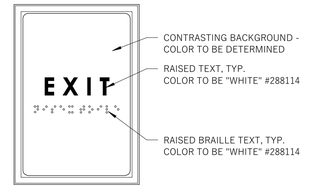
8 G5.1 **ADA DRINKING FOUNTAIN FRONT VIEW**
1/2" = 1'-0"



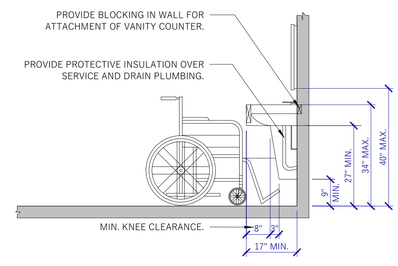
NOTES:

1. PICTOGRAM FIELD SHALL BE 6" MINIMUM IN HEIGHT (BRAILLE SHALL NOT BE IN PICTOGRAM FIELD). FINISH SHALL BE NON-GLARE WITH A CONTRAST IN PICTOGRAM FIELD.
2. MINIMUM CHARACTER HEIGHT OF 5/8" FOR VISUAL SIGN ACCOMPANIED BY GRADE II BRAILLE WITH DOMED OR ROUNDED SHAPES. THERE SHALL BE 3/8" SEPARATION FROM OTHER CHARACTERS OR RAISED ELEMENTS OR BORDERS OF THE SIGN OF THE BRAILLE CHARACTERS.
3. SIGNAGE TO BE INSTALLED ADJACENT TO BATHROOM DOORS AND ON BATHROOM DOORS.

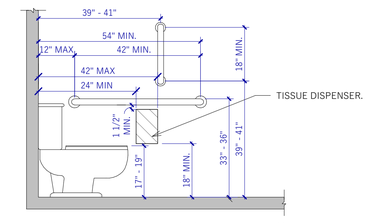
7 G5.1 **MOUNTING HEIGHTS - SIGNAGE**
1/2" = 1'-0"



6 G5.1 **TACTILE EXIT SIGN**
NTS

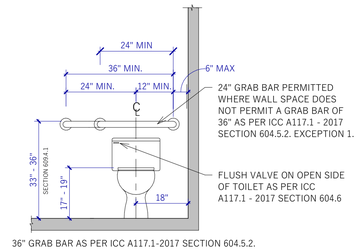


5 G5.1 **ADA VANITY/LAV. SIDE VIEW**
1/2" = 1'-0"



NOTE: SOLID BLOCKING REQUIRED FOR GRAB BARS AND TISSUE DISPENSER.

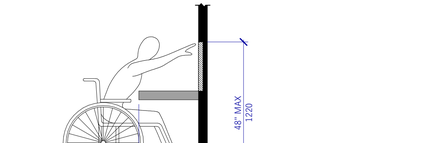
4 G5.1 **WATER CLOSET - SIDE VIEW**
1/2" = 1'-0"

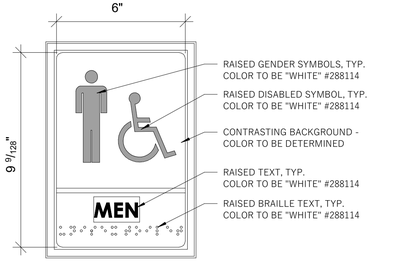


36" GRAB BAR AS PER ICC A117.1-2017 SECTION 604.5.2.

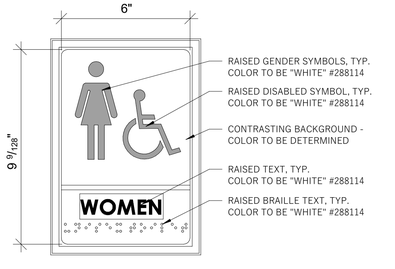
NOTE: SOLID BLOCKING REQUIRED FOR GRAB BARS. GRAB BARS TO SUPPORT 250# FORCE

3 G5.1 **WATER CLOSET - FRONT VIEW**
1/2" = 1'-0"

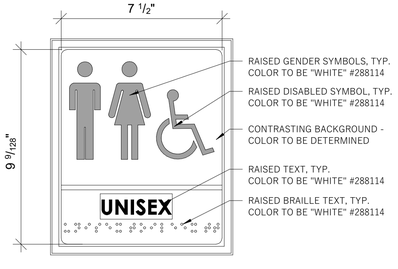




MEN'S WALL SIGN



WOMEN'S WALL SIGN



UNISEX WALL SIGN

2 G5.1 **RESTROOM WALL SIGNAGE**
NTS

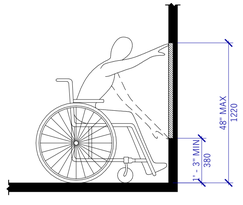


FIG. 308.2.1
UNOBSTRUCTED FORWARD REACH

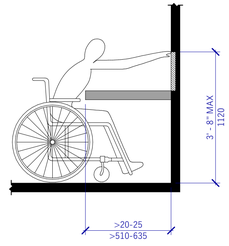


FIG. 308.2.2
OBSTRUCTED HIGH FORWARD REACH

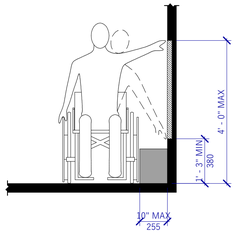


FIG. 308.3.1
UNOBSTRUCTED SIDE REACH

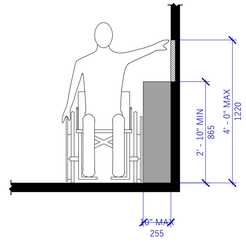


FIG. 308.3.2
OBSTRUCTED HIGH SIDE REACH

1 G5.1 **ACCESSIBLE REACH RANGES**
1/2" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

ACCESSIBILITY DETAILS

G5.1

JZW ARCHITECTS

MECHANICAL SYMBOLS

	1'X1' RETURN AIR
	1'X2' RETURN AIR
	2'X2' RETURN AIR
	1'X1' AIR SUPPLY VENT
	1'X2' AIR SUPPLY VENT
	2'X2' AIR SUPPLY VENT
	1" DIA. DIFFUSER
	2" DIA. DIFFUSER
	VENTILATION FAN
	AIR CONDITIONER/HEAT PUMP
	FURNACE
W	WATER HEATER
S	WATER SOFTENER
	STACKED FURNACE & WATER HEATER

REFER TO MECHANICAL DRAWINGS

ELECTRICAL SYMBOLS

	110 V. DUPLEX OUTLET
	110 V. DUPLEX OUTLET WITH GROUND FAULT INTERRUPT
	220 V. DUPLEX OUTLET
	110 V. CEILING MOUNTED DUPLEX OUTLET
	110 V. FOURPLEX OUTLET
	STANDARD CAT 5 DATA HOOKUP
	DAUL CAT 5 DATA / TELEPHONE HOOKUP
TV	TELEVISION COAXIAL CABLE - WALL MOUNTED
TV	TELEVISION COAXIAL CABLE - CEILING MOUNTED

REFER TO ELECTRICAL DRAWINGS

LIGHTING SYMBOLS

	PUCK LIGHT
	CHANDILIER
	WALL MOUNTED FLOOD LIGHT
H	HALOGEN LIGHT
	LINEAR LIGHT - SURFACE MOUNTED
	LINEAR LIGHT - SUSPENDED
	LINEAR LIGHT - WALL MOUNTED
P	PENDANT LIGHT
R	RECESSED CAN LIGHT
	SPOT LIGHT
	SURFACE MOUNTED LIGHT
	UNDER CABINET LIGHT
	WALL MOUNTED LIGHT
	WALL SCONCE
	2'X2' DIRECT/INDIRECT
	2'X2' PARABOLIC
	2'X2' PRISMATIC
	2'X4' DIRECT/INDIRECT
	2'X4' PARABOLIC
	2'X4' PRISMATIC
	CONTINUOUS LED STRIP LIGHT
	EXIT SIGN
$	STANDARD SWITCH
$3	3-POLE SWITCH
$D	DIMMER SWITCH
$S	SENSOR SWITCH
$T	TIMER SWITCH

REFER TO ELECTRICAL DRAWINGS

PLAN SYMBOLS

20 FIRE RATING IN MINUTES D1 H1 DOOR HARDWARE GROUP	**DOOR TAG** - REFER TO DOOR SCHEDULE & DIAGRAM
11	**WINDOW TAG (ALPHA)** - REFER TO WINDOW SCHEDULE & DIAGRAM
A101	**STOREFRONT TAG** - REFER TO STOREFRONT DIAGRAMS
1	**WALL TAG** - REFER TO WALL TYPES
1	**REVISION TAG** - SEE LATEST REVISION ON TITLEBLOCK
#	**KEYNOTE TAG** - REFER TO KEYNOTE SCHEDULE
Name Elevation	**LEVEL MARKER** - REFER TO ELEVATIONS & SECTIONS
	SPOT ELEVATION MARKER
S1	**MATERIAL TAG** - REFER TO EXTERIOR & INTERIOR MATERIAL SCHEDULES
Room name 150 SF/ 15 = 10	**OCCUPANCY TAG** - REFER TO OCCUPANCY CALCULATIONS
ADA TYPE: B ROOM NAME 101 150 SF	**ROOM TAG**
1 Ref Ref 1 A101 Ref 1 1 Ref	**INTERIOR ELEVATIONS**
Ref Ref 1 1 A101 1 1 Ref	**EXTERIOR ELEVATIONS**
SIM 1 A101	**BUILDING SECTION**
SIM 1 A101	**WALL SECTION**
SIM 1 A101	**DETAIL REFERENCE**

DEMO SYMBOLS

	SELECTIVE DEMOLITION
	PARTIAL DEMOLITION
	DEMO & RETAIN FOR FUTURE USE

REFER TO DEMO PLANS

CEILING TYPES

	DROPPED GYP. BD. CEILING SUSPENDED ON METAL FRAMING SYSTEM
	GYP. BD. CEILING ATTACHED DIRECTLY TO STRUCTURE
	EXTERIOR SOFFIT PRE-FINISHED METAL SOFFIT FRAMED BELOW RAFTERS
	2'X4' LAY-IN CEILING CEILING GRID SUSPENDED FROM STRUCTURE WITH ACCOUSTIC CEILING TILES
	2'X2' LAY-IN CEILING CEILING GRID SUSPENDED FROM STRUCTURE WITH ACCOUSTIC CEILING TILES
	ACCESS PANEL SIZE AS REQUIRED BY EQUIPMENT MFG - FIRE RATING AS REQUIRED BY HORIZONTAL ASSEMBLY

REFER TO REFLECTED CEILING PLANS
ASSMEBLIES MAY BE RATED AS REQUIRED

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

SYMBOL LEGEND

G6.1

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

UNIVERSITY PARK OFFICE BUILDING

PREPARED FOR:

ALTA HOMES, INC.

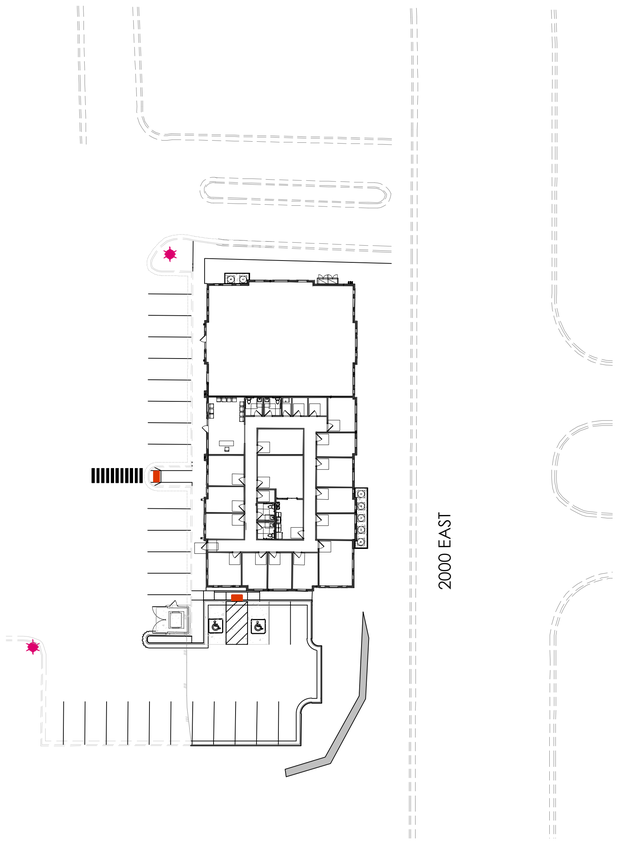
LOCATED IN:

980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C4.0	SITE PLAN
C5.0	GRADING & DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL
D1.0	DETAIL

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO CLEARFIELD STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. 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 CITY, 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.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: WADE EDWARDS
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
ALTA HOMES, INC
1157 GULLANE CIRCLE
SYRACUSE, UTAH 84074
CONTACT: BROCK JOHNSTON

BENCHMARK

EAST CORNER OF SECTION 7 T4N, R1W
SLB&M
ELEV: 4558.85
DATUM:NAD88

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

N

S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8928950-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING
980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT
COVER SHEET

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

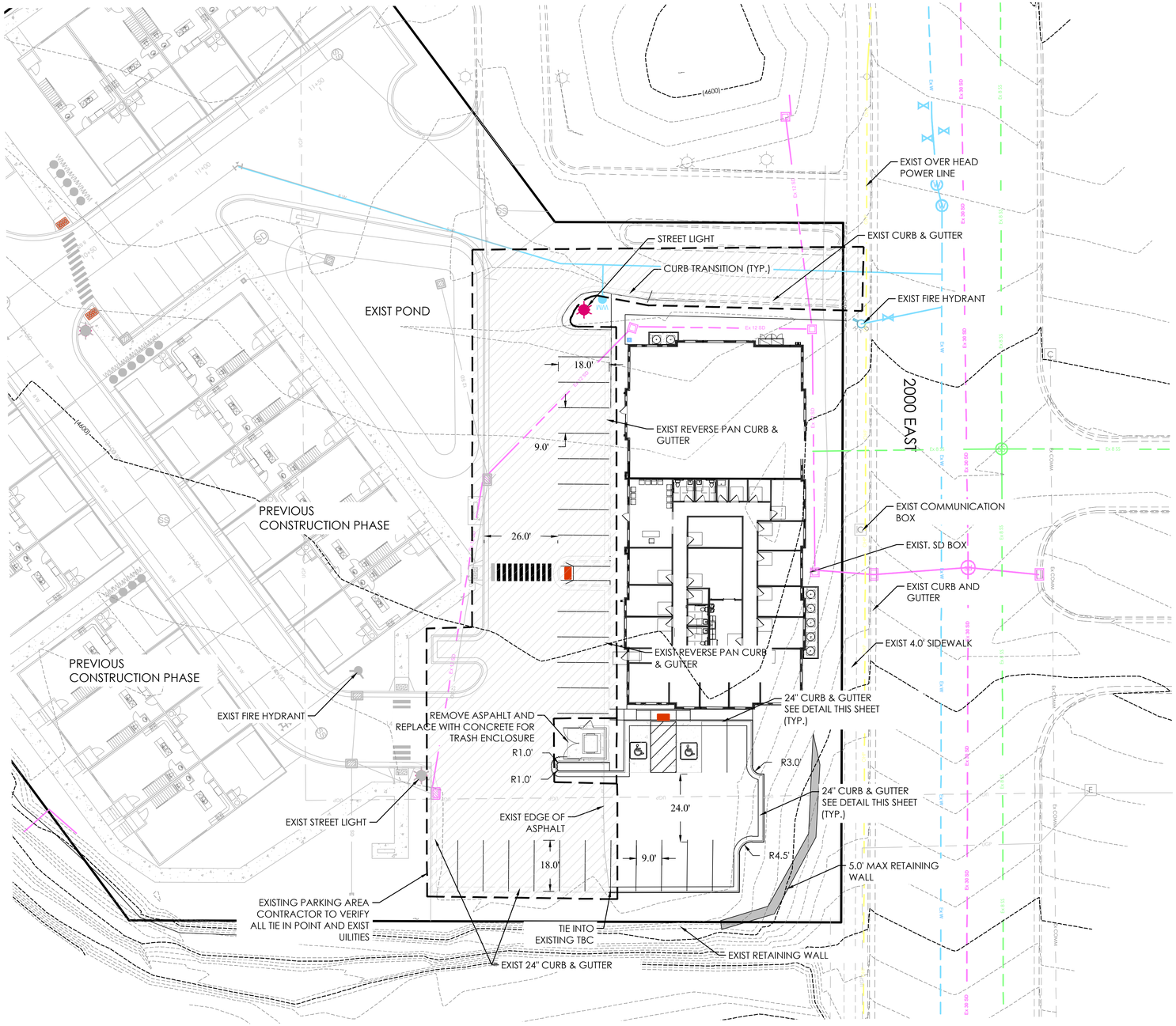
Scale:	1"=30'	Drawn:	AM
Date:	06/03/2024	Job #:	24-0132
Sheet:	C1.0		

Z:_2024\24-0132 University Park Office Building\design 24-0132\cwg\sheets\C1.0 COVER SHEET.dwg

GENERAL NOTES:

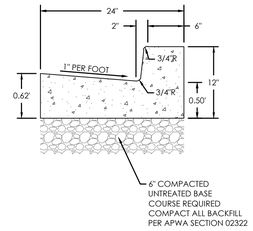
1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION



24" CURB AND GUTTER

NTS

NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION ON ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE THE APPROPRIATE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

HATCHED AREA IS EXISTING CONTRACTOR TO VERIFY ALL TIE IN POINT BEFORE CONSTRUCTION BEGINS

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8828850-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING
980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT
SITE PLAN

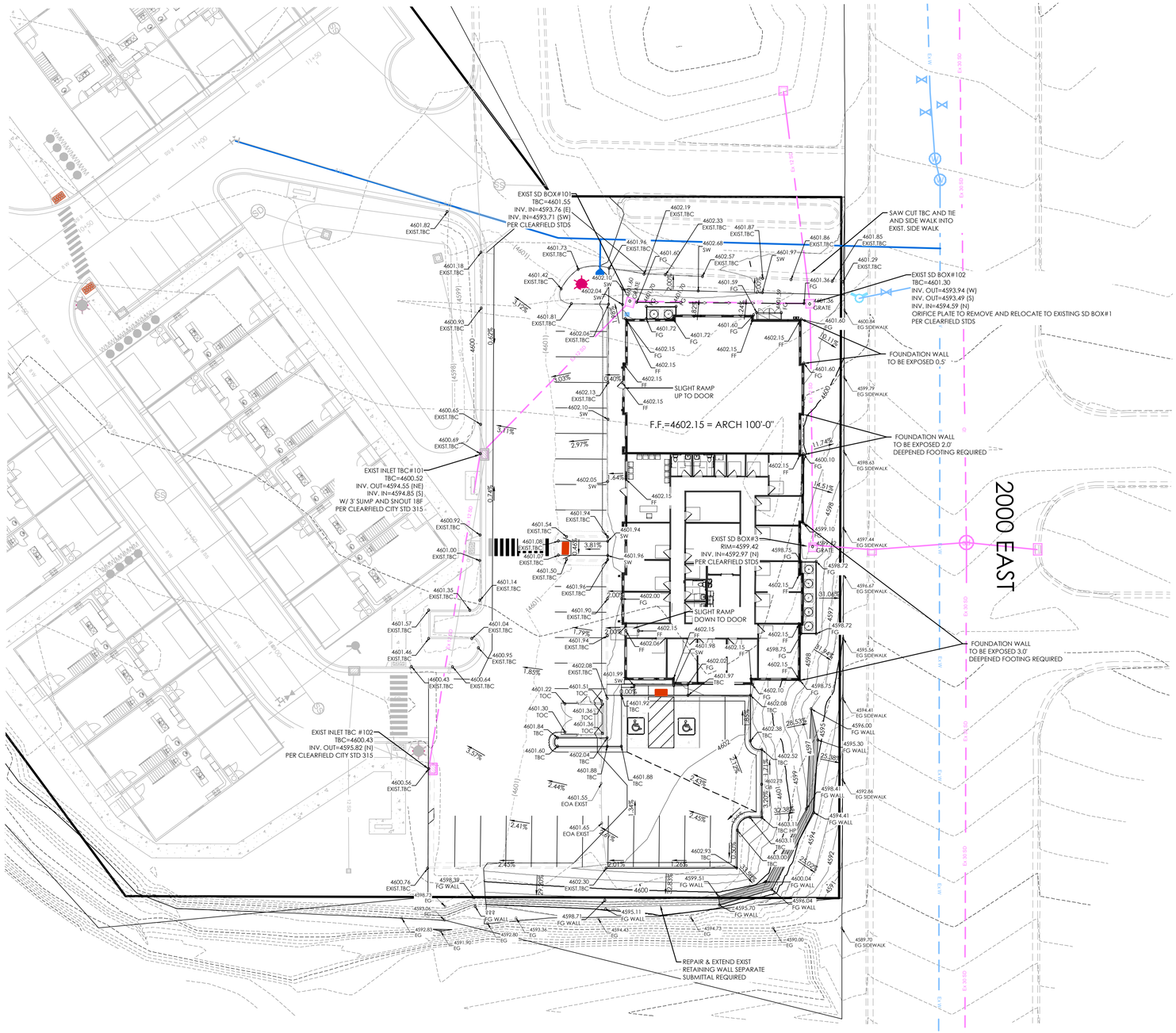
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale: 1"=20'	Drawn: AM
Date: 06/03/2024	Job #: 24-0132
Sheet: C4.0	

Z:_2024\24-0132 University Park Office Building\design 24-0132\dwg\sheets\C4.0 SITE PLAN.dwg



GENERAL NOTES:

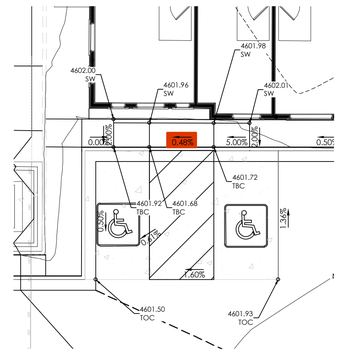
1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

ADA BLOW UP DETAIL





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8828950-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING
980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING & DRAINAGE PLAN

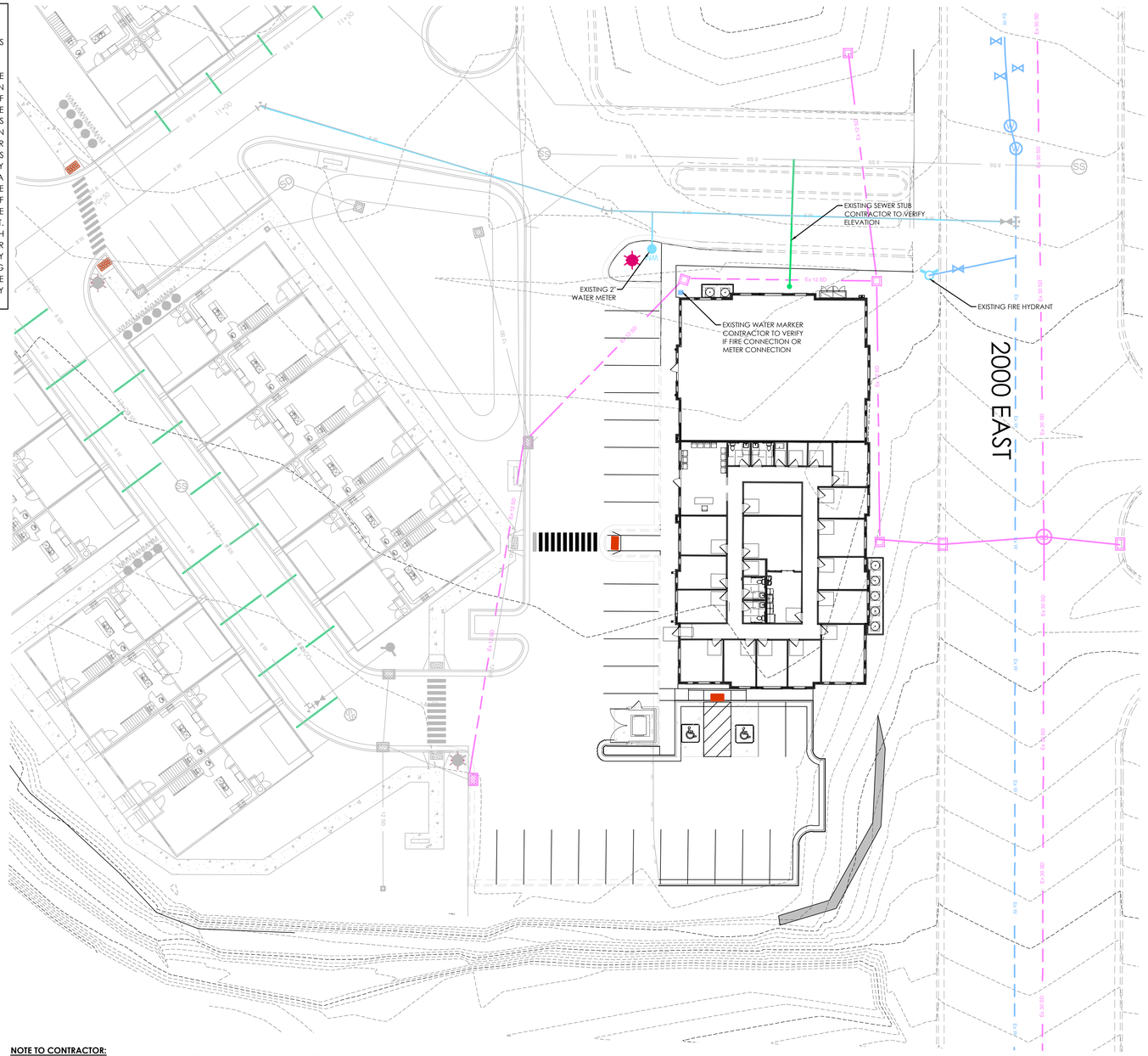
Scale:	1"=20'	Drawn:	AM
Date:	06/03/2024	Job #:	24-0132
Sheet:	C5.0		

Z:_2024\24-0132 University Park Office Building\design 24-0132\dwg\sheets\C5.0 GRADING & DRAINAGE PLAN.dwg

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.



NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OD ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY . THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8828950-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING
980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT
UTILITY PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

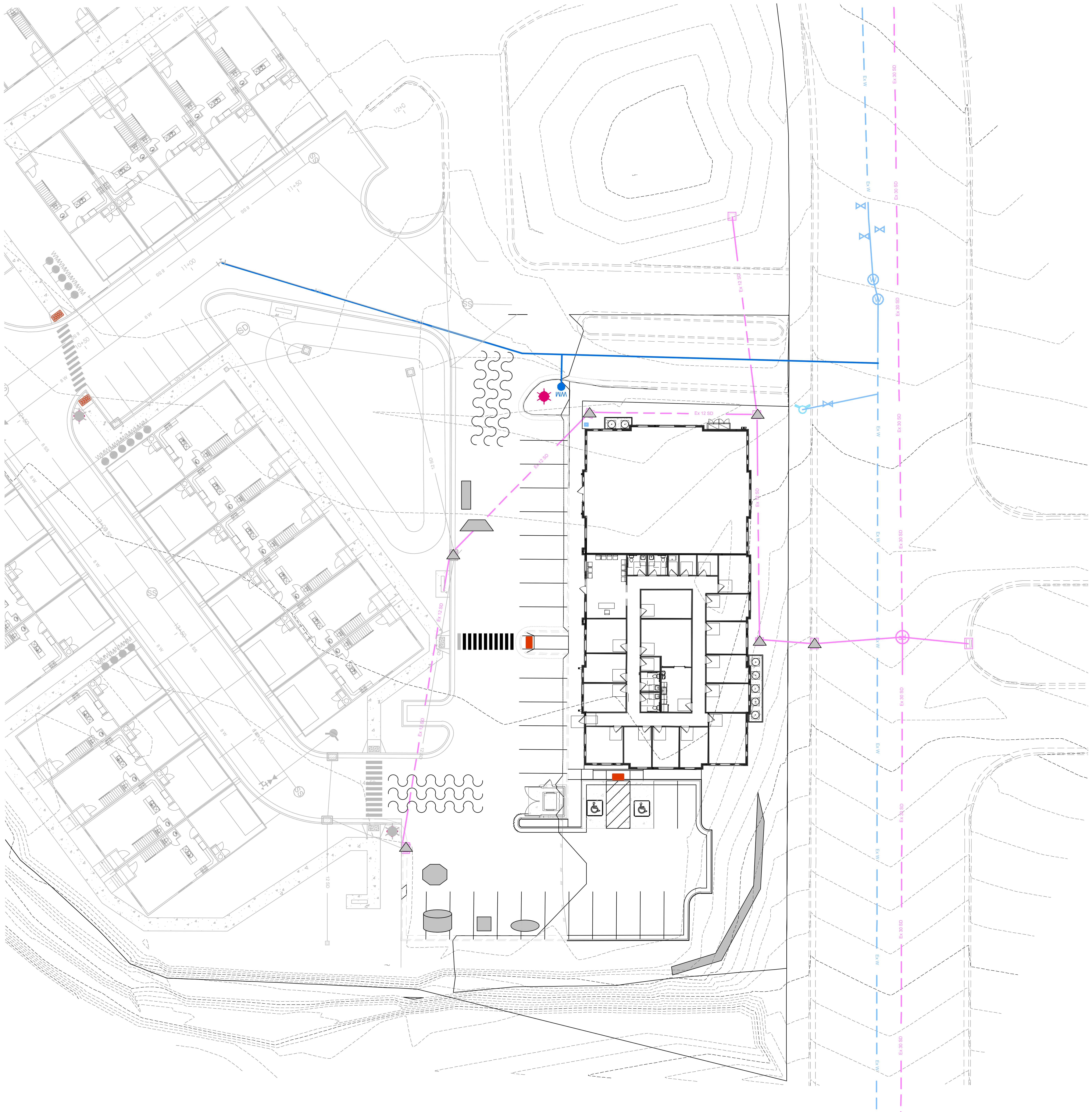
UTILITY PLAN

Scale: 1"=20'	Drawn: AM
Date: 06/03/2024	Job #: 24-0132
Sheet: C6.0	

Z:_2024\24-0132 University Park Office Building\design 24-0132\dwg\sheets\Ca6.0 UTILITY PLAN.dwg

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

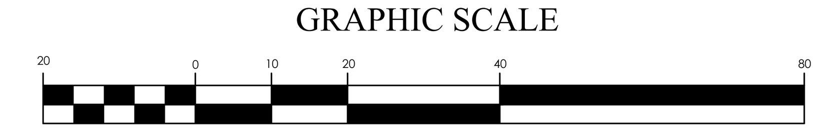


EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM (SF)
- CUTBACK CURB
- FIBER ROLL



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING
980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT
EROSION CONTROL

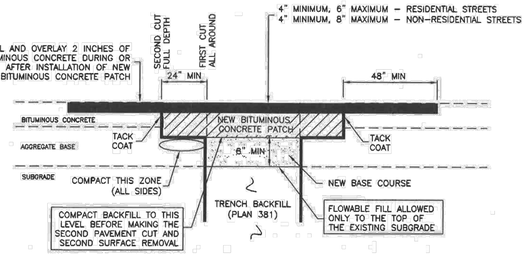
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

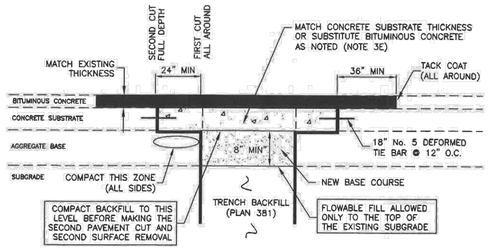
EROSION CONTROL

Scale: 1"=XX'	Drawn: AM
Date: 06/03/2024	Job #: 24-0132
Sheet: C7.0	

Z:_2024\24-0132 University Park Office Building\design 24-0132\dwg\sheets\C7.0 EROSION CONTROL.dwg



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION

APWA Utah Chapter

Bituminous pavement T-patch

Plan 255
November 2015

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8928950-2202
THOMAS M. ROMNEY
06/03/24
STATE OF UTAH

UNIVERSITY PARK OFFICE BUILDING

980 S UNIVERSITY PARK BLVD, CLEARFIELD,UT

DETAIL

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAIL

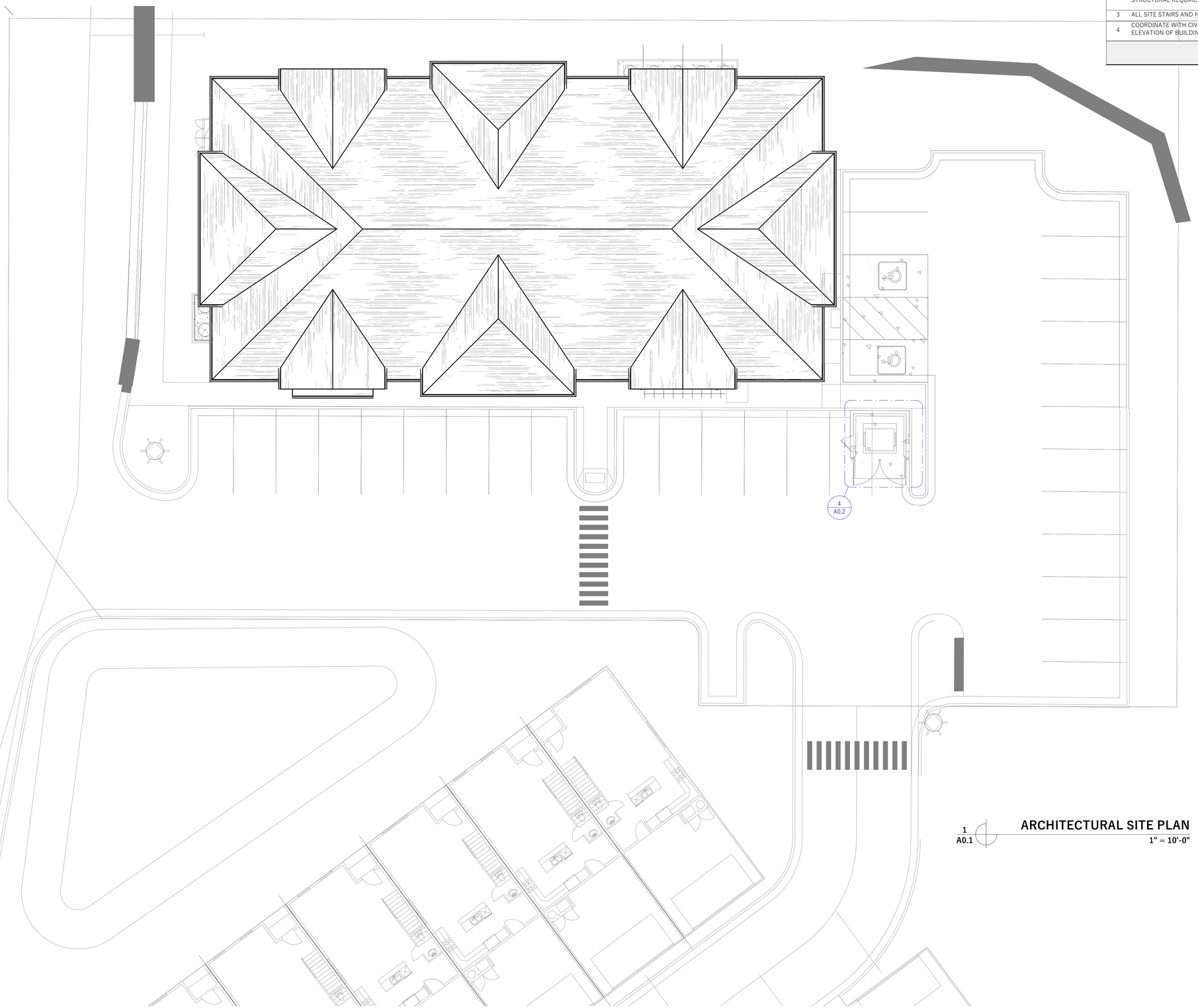
Scale:
Drawn: AM
Date: 06/03/2024
Job #: 24-0132
Sheet: D1.0

Z:_2024\24-0132 University Park Office Building\design 24-0132\dwg\sheets\D1.0 DETAIL.dwg

GENERAL NOTES - SITE PLAN

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	SEE ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES AND ROOF BEARING. REFER TO STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	ALL SITE STAIRS AND HANDRAILS TO CONFORM WITH I.B.C. REQUIREMENTS.
4	COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT & FILL FOR SITE WORK.

KEYED NOTES



1 A0.1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

ARCHITECTURAL SITE PLAN

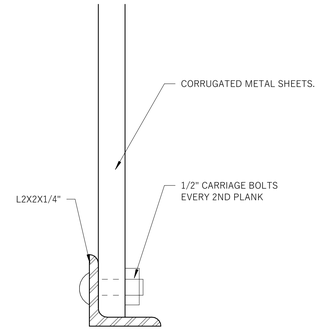
A0.1

N

JZW ARCHITECTS

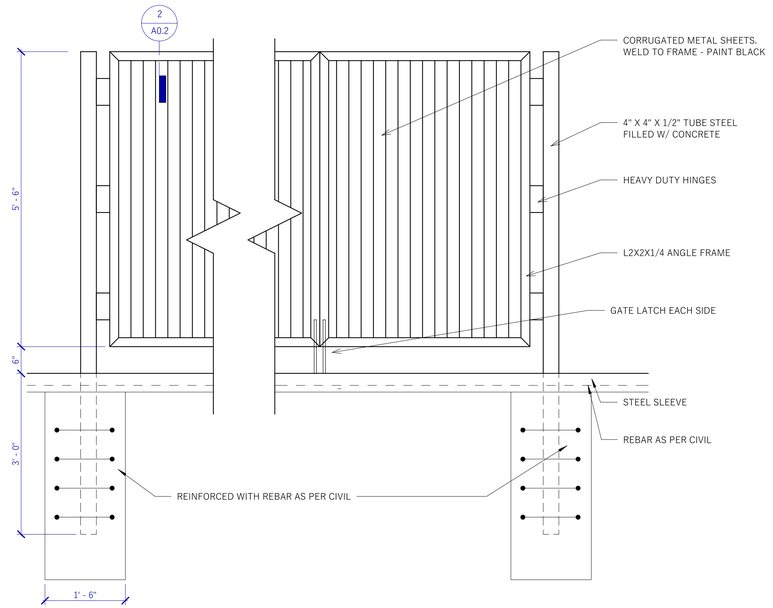
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM



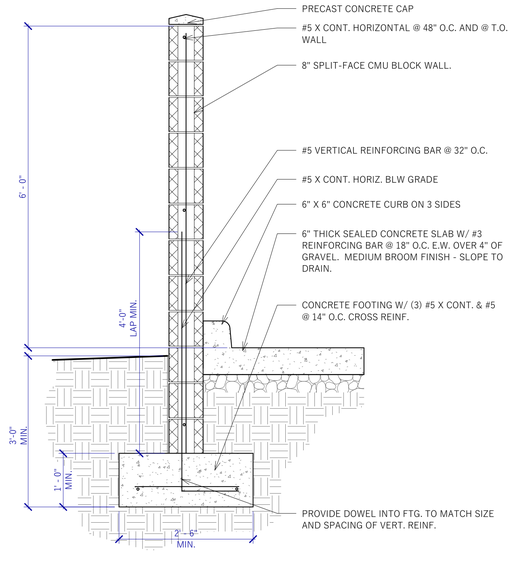
GATE SECTION DETAIL

2 / A0.2 — 6" = 1'-0"



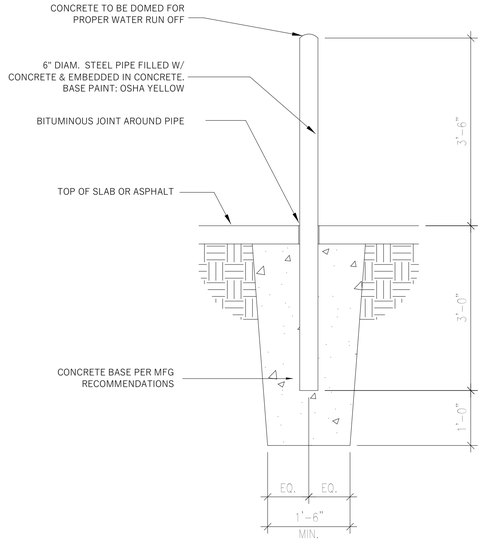
TYP. GATE DETAIL

3 / A0.2 — 3/4" = 1'-0"



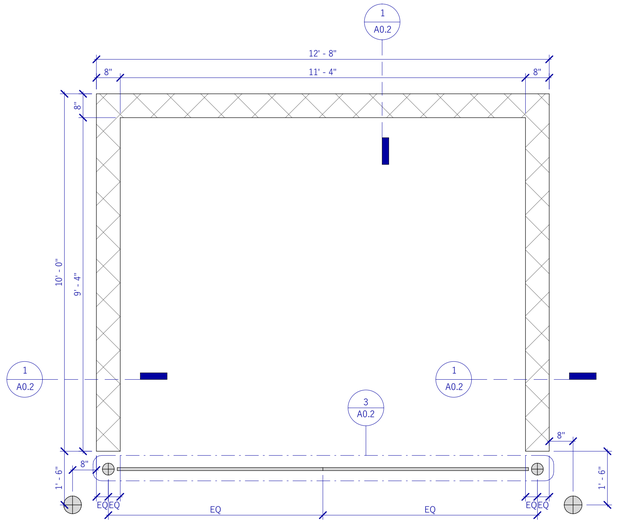
DUMPSTER ENCLOSURE WALL SECTION

1 / A0.2 — 3/4" = 1'-0"



TYP. BOLLARD

5 / A0.2 — 3/4" = 1'-0"



DUMPTER PLAN

4 / A0.2 — 1/2" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

SITE DETAILS

A0.2

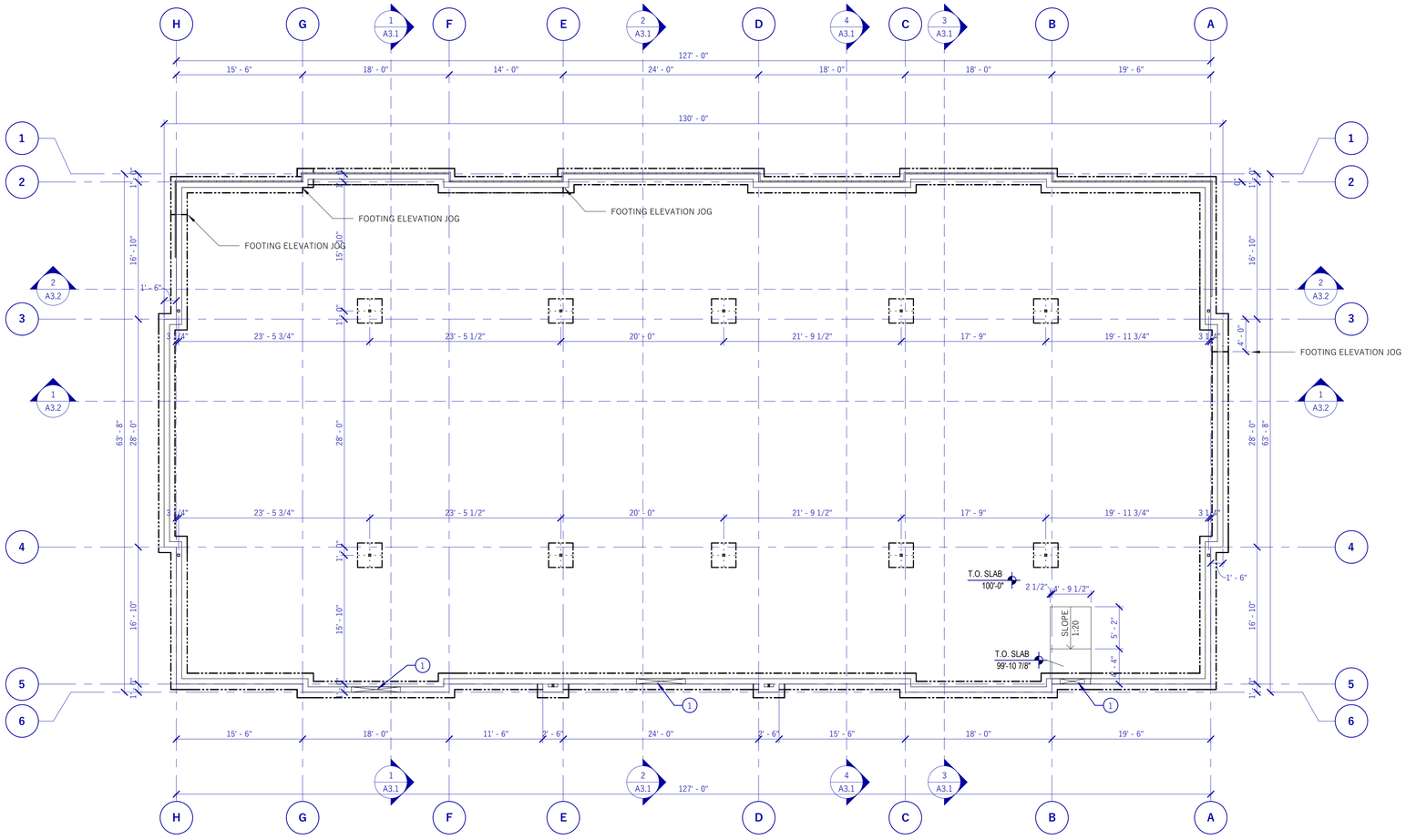
JZW ARCHITECTS

GENERAL NOTES - FOOTING & FOUNDATION

1	COORDINATE ALL FOUNDATION WALL & FOOTING SIZES WITH STRUCTURAL DRAWINGS.
2	VERIFY BLOCKOUT SIZES WITH MANUFACTURER.
3	INSTALL FOOTING PERIMETER DRAIN AS PER GEOTECHNICAL REPORT.
4	EXTERIOR GRID LINES & DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION.

KEYED NOTES

1	BLOCK OUT - COORDINATE WITH FLOOR PLANS, DOOR SCHEDULE, & STRUCTURAL DRAWINGS.



1 A1.1 **FOUNDATION PLAN**
1/8" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

FOUNDATION PLAN

A1.1

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM
JZW ARCHITECTS

RATED WALL LEGEND

IBC CHAPTER 7

1 HOUR FIRE PARTITION
(PER IBC 708)

OTHER

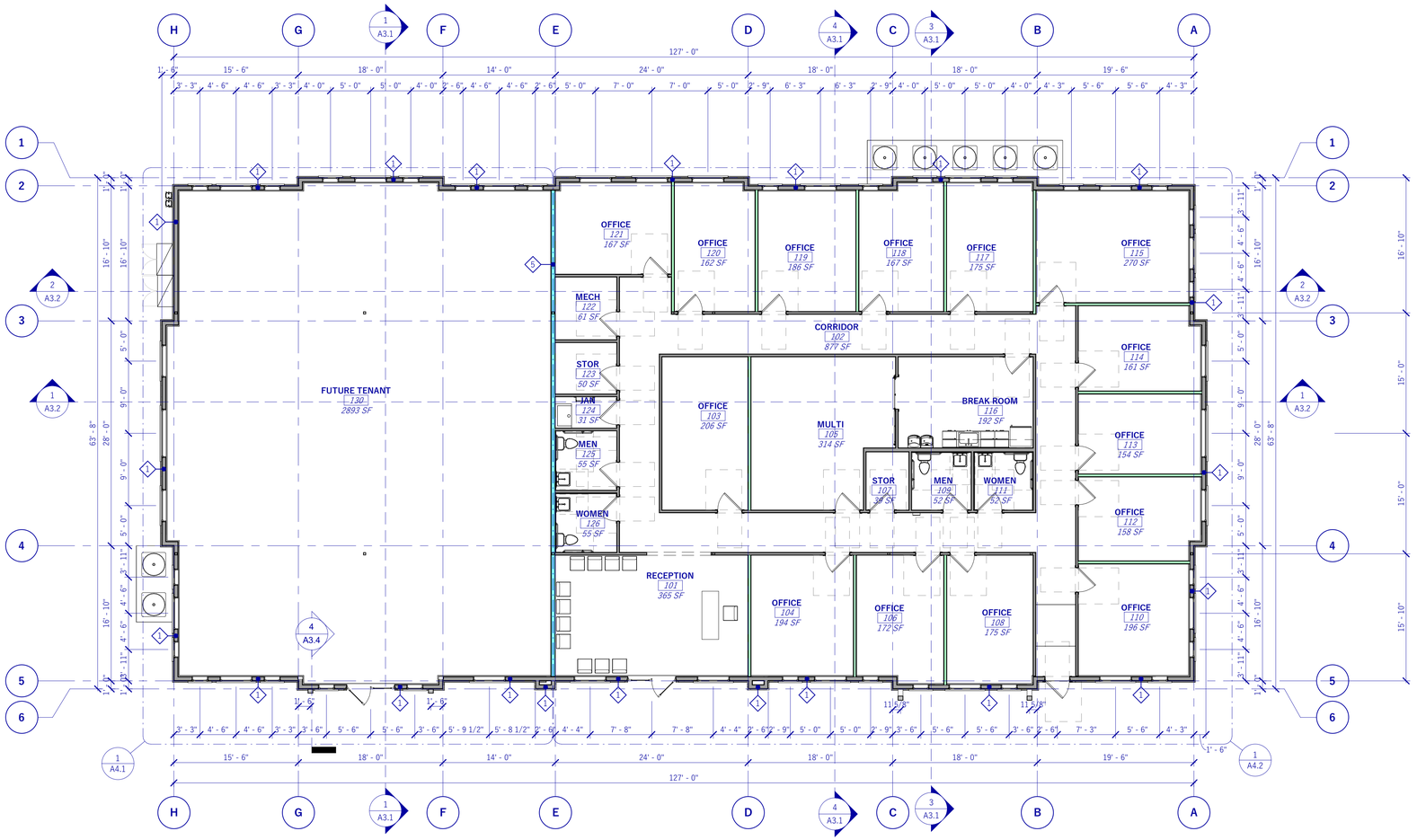
NON RATED
SOUND DAMPENING

NOTE: REFER TO WALL TYPES FOR ASSEMBLY DETAILS

GENERAL NOTES - PLAN

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
3	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
4	DIMENSION TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
5	INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6	EXTERIOR GRID LINES & DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION.
7	DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS. DIRECT ALL QUESTIONS REGARDING PROJECT DIMENSIONS TO THE ARCHITECT.
8	ALL MILLWORK DIMENSIONS TO BE FIELD VERIFIED.
9	ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE HELD TIGHT TO UNDERSIDE OF RATED GYP. CEILING. ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE FULLY CONCEALED WITHIN SOFFIT. STACK ELEMENTS WHERE POSSIBLE.
10	MAXIMUM OUTLET HEIGHT ON KITCHEN COUNTERS TO BE 44". OTHER OUTLETS TO BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48".
11	COORDINATE WITH OWNER FOR ALL KITCHEN EQUIPMENT.
12	REFER TO ENLARGED PLANS AND/OR UNIT PLANS FOR REMAINING DIMENSIONS.

KEYED NOTES



1 A1.2 **LEVEL 1 FLOOR PLAN**
1/8" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

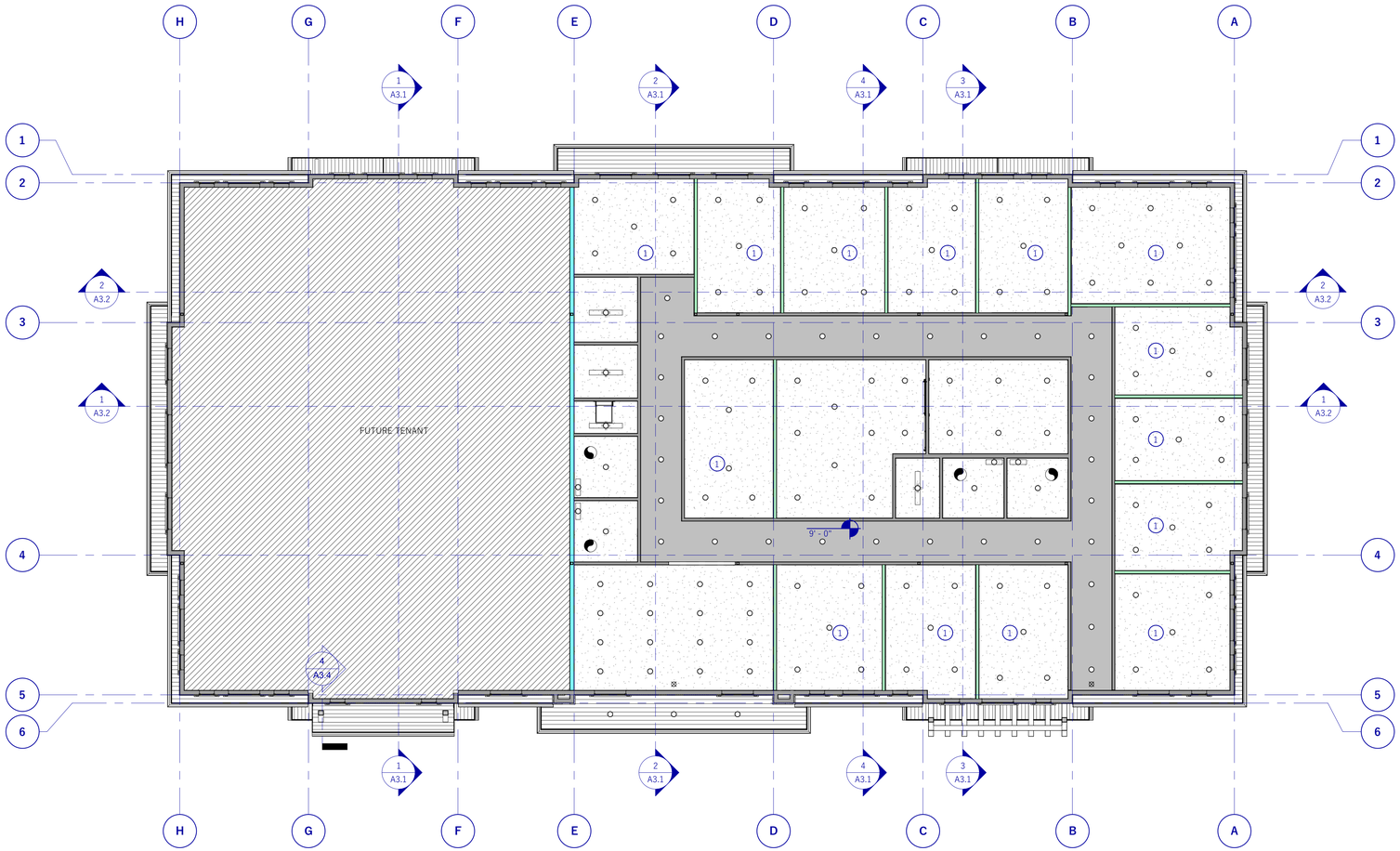
REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

OVERALL FLOOR PLAN

A1.2



1 A1.3 **MAIN FLOOR RCP**

1/8" = 1'-0"

GENERAL NOTES - RCP

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO DETAILS FOR REQUIRED ANCHORING AND BRACING OF SUSPENDED CEILING SYSTEM.
3	ALL CEILING MOUNTED EQUIPMENT (LIGHT FIXTURES, SIGNS, MOTION SENSORS, FIRE SPRINKLER HEADS, SMOKE DETECTORS, ETC.) TO BE CENTERED IN ACOUSTICAL PANEL OR GYP. BD. CEILING.
4	ALL CEILING GRID TO BE CENTERED IN ROOM, U.N.O.
5	REFER TO DETAILS FOR WALL BRACING OF WALLS WALL THAT DO NOT EXTEND TO DECK ABOVE.
6	REFER TO TOP OF WALL FIRE CONTINUITY DETAILS FOR ALL SMOKE OR RATED PARTITIONS.

KEYED NOTES

1	LIGHTS IN OFFICE TO BE TIED TO DIMMER SWITCH WITH OCCUPANCY SENSOR.

SYMBOL LEGEND

SURFACE MOUNTED PUCK LIGHT. REFER TO ELECTRICAL DRAWINGS

1X4 SURFACE MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS

LINEAR WALL MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS

EXIT SIGN. REFER TO ELECTRICAL DRAWINGS

VENTILATION FAN. REFER TO ELECTRICAL DRAWINGS

GYP. BD. CEILING APPLIED DIRECTLY TO STRUCTURE. REFER TO HORIZONTAL RATED ASSEMBLIES.

DROPPED GYP. BD. CEILING SUSPENDED ON METAL FRAMING SYSTEM. REFER TO HORIZONTAL RATED ASSEMBLIES.

ACCESS PANEL. 22"x30" INSTALL BETWEEN ROOF TRUSSES

PRE-FINISHED METAL SOFFIT. REFER TO ROOF PLAN FOR VENTING REQUIREMENTS.

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

NO.	DATE

STAMP

PROJECT NUMBER:
22024

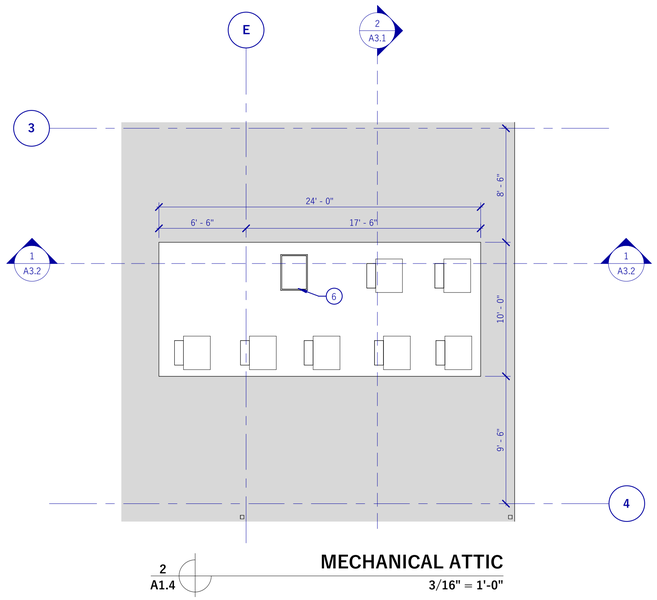
RCP

A1.3

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

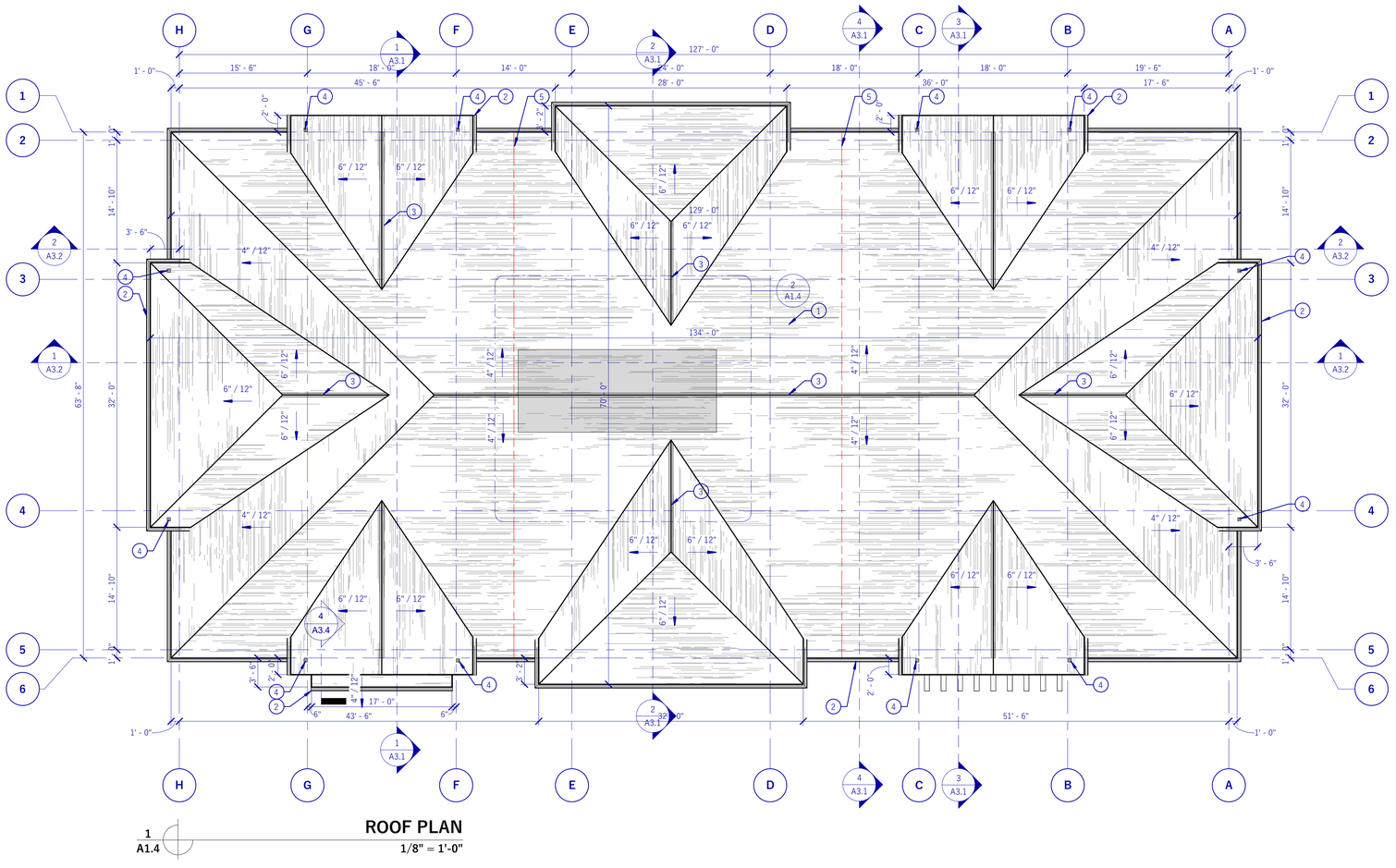
849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS



2 A1.4 **MECHANICAL ATTIC**

3/16" = 1'-0"



1 A1.4 **ROOF PLAN**

1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL DRAWINGS & CALCULATIONS.
3	ROOF DRAINAGE TO BE TIED TO STROM DRAIN SYSTEM - REFER TO CIVIL & PLUMBING DRAWINGS.
4	COORDINATE WITH SECTIONS FOR ROOF OVERHANGE DIMENSIONS.

KEYED NOTES

1	ASPHALT SHINGLES - REFER TO SPECIFICATIONS. 30# FELT OR APPROVED EQUAL. PROVIDE ICE & WATER SHIELD AT EACH VALLEY (3'-0" ON EACH SIDE) 3'-0" AT PERIMETER OF BUILDING.
2	PRE-FINISHED RAIN GUTTERS WITH DOWNSPOUTS - TIE INTO STORM DRAIN SYSTEM - REFER TO CIVIL DRAWINGS.
3	PROVIDE A MIN. OF (14 SF) 107 LINEAR FEET OF RIDGE VENTING - VENTSURE OR EQ. PROVIDE A MIN. 14 SF OF VENTED SOFFIT AT PERIMETER OF BUILDING.
4	PROPOSED DOWNSPOUT LOCATION - CONTRACTOR TO COORDINATE WITH GUTTER SUBCONTRACTOR FOR FINAL LOCATION - CONNECT DOWNSPOUT TO STORM DRAIN SYSTEM - REFER TO CIVIL DRAWINGS.
5	SUBDIVIDE ATTIC INTO (3) DRAFT STOP COMPARTMENTS THAT ARE LESS THAN 3,000 SF AS PER I.B.C. 718.3. DRAFTSTOPPING MATERIAL SHALL BE EITHER 1/2" GYP. BD., 3/8" WOOD STRUCTURAL PANEL, 3/8" PARTICLE BOARD OR OTHER APPROVED MATERIAL AS PER I.B.C. 718.3.1.
6	22"x30" ATTIC ACCESS DOOR. ALLIGN WITH LADDER AND PLACE BETWEEN TRUSSES.

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

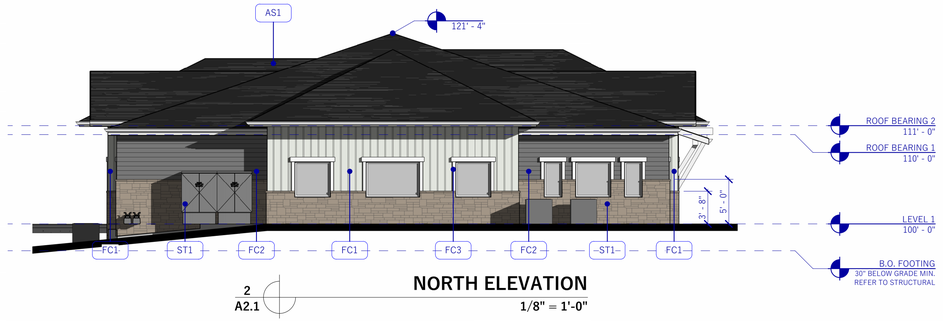
ROOF PLAN

A1.4

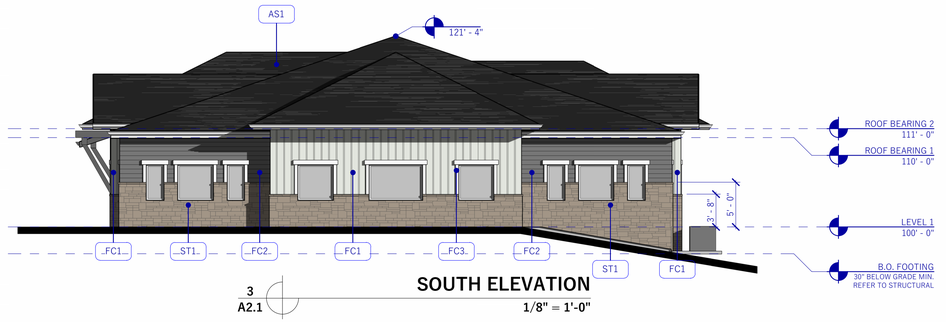
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

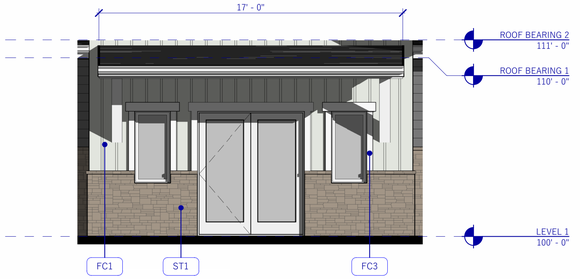
JZW ARCHITECTS



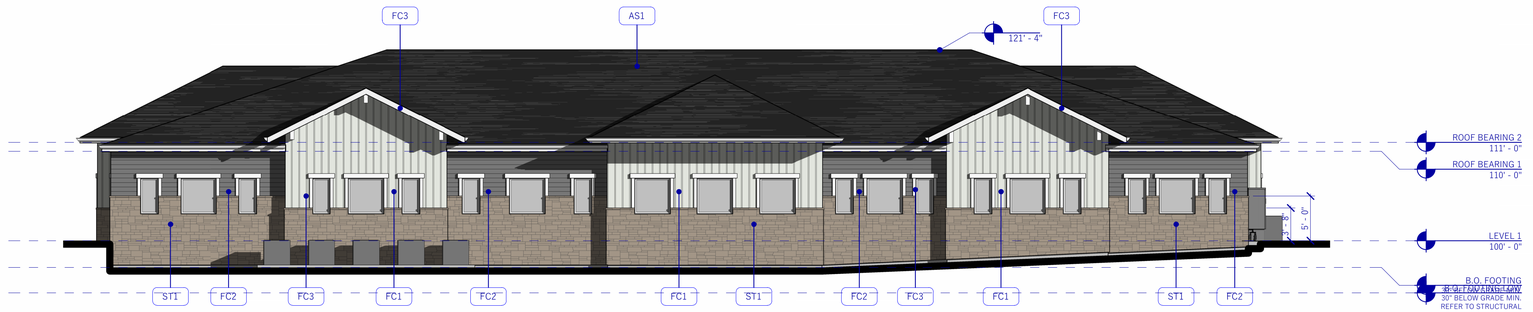
2 A2.1 **NORTH ELEVATION** 1/8" = 1'-0"



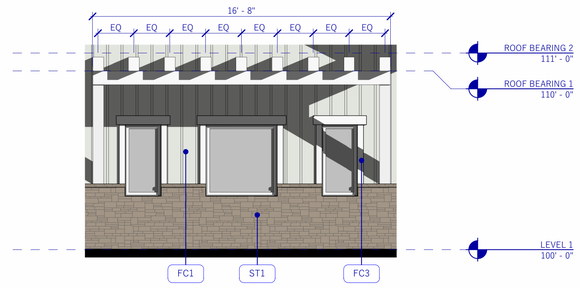
3 A2.1 **SOUTH ELEVATION** 1/8" = 1'-0"



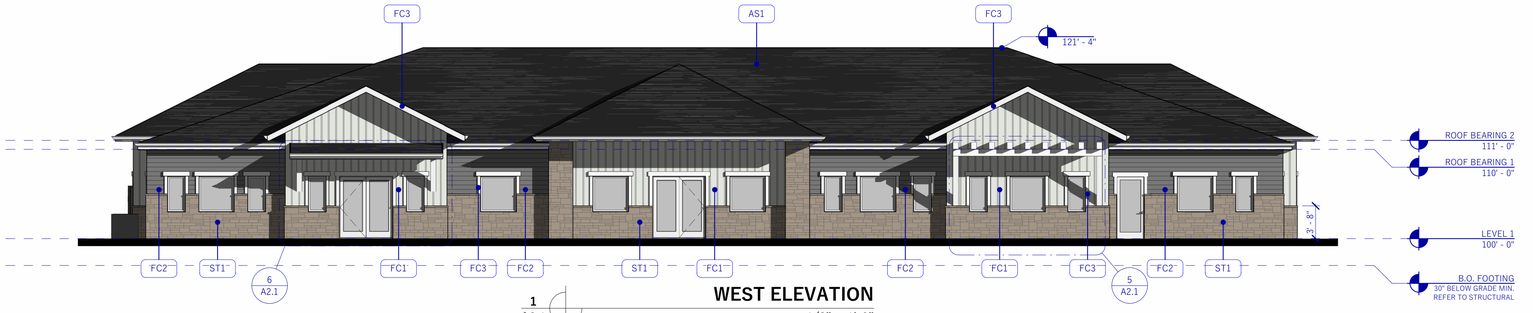
6 A2.1 **CANOPY ELEVATION** 1/4" = 1'-0"



4 A2.1 **EAST ELEVATION** 1/8" = 1'-0"



5 A2.1 **PERGOLA ELEVATION** 1/4" = 1'-0"



1 A2.1 **WEST ELEVATION** 1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
3	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
4	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
5	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
	ST1	STACKED STONE
	FC1	FIBER CEMENT - VERTICAL
	FC2	FIBER CEMENT - HORIZONTAL
	FC3	FIBER CEMENT TRIM
	AS1	ASPHALT SHINGLE BLACK

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

ELEVATIONS

A2.1

JZW ARCHITECTS

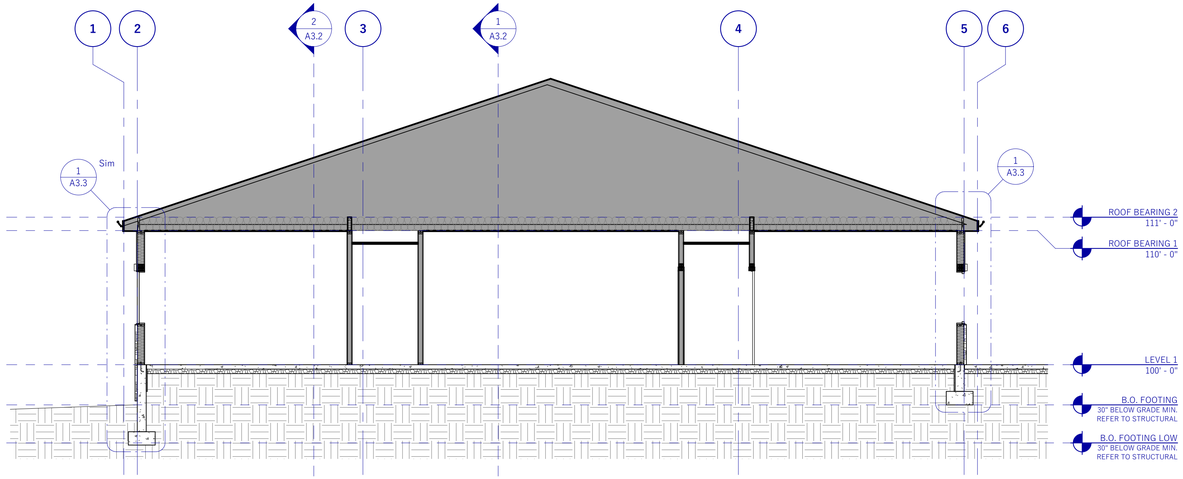
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

GENERAL NOTES - SECTIONS

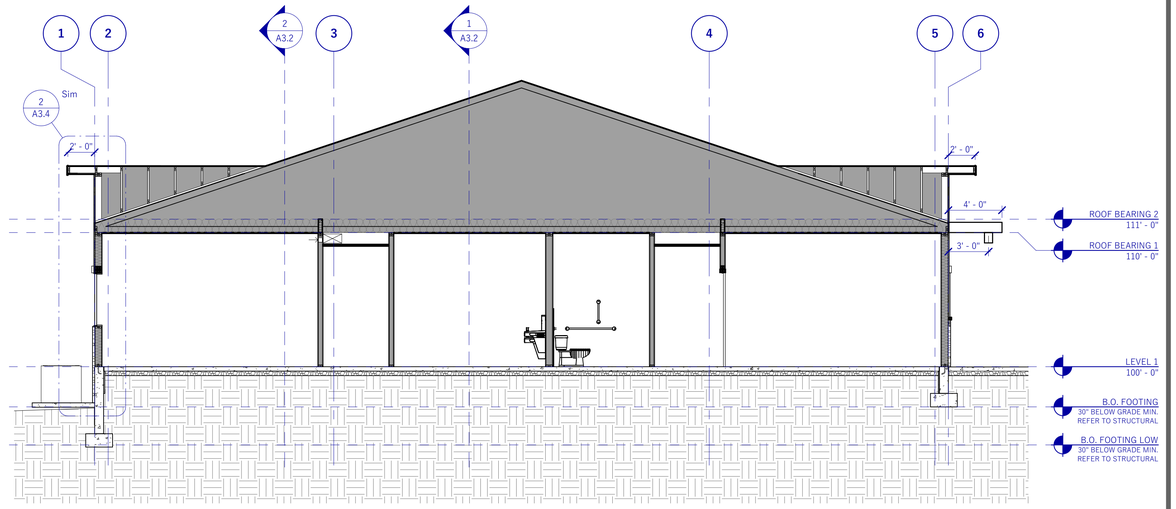
1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	REFER TO ELEVATIONS FOR ALL EXTERIOR FINISHES.
4	ALL WINDOW & DOORS TO BE AS INDICATED IN FLOOR PLANS & DOOR/WINDOW SCHEDULES.
5	ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES.

KEYED NOTES



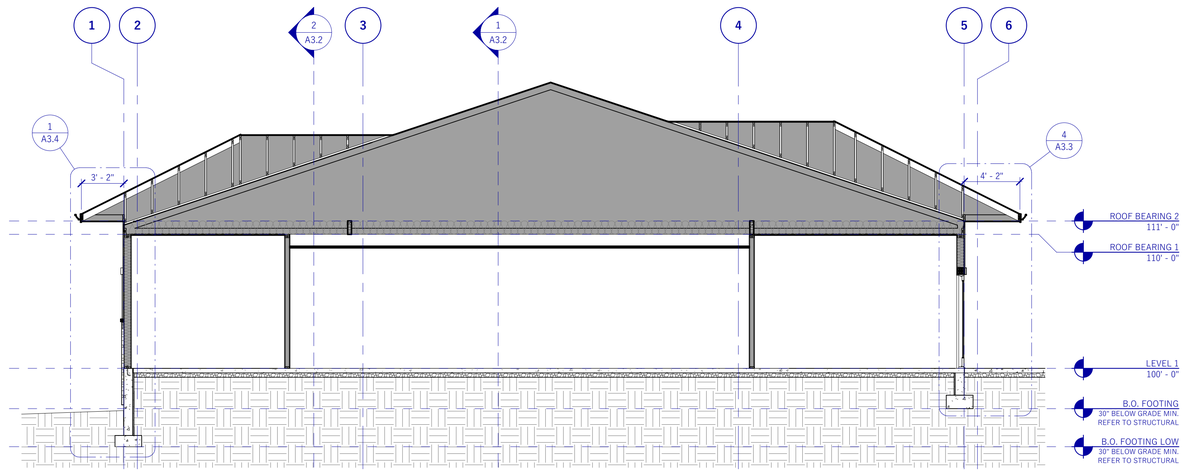
4 A3.1 **BUILDING SECTION 4**

3/16" = 1'-0"



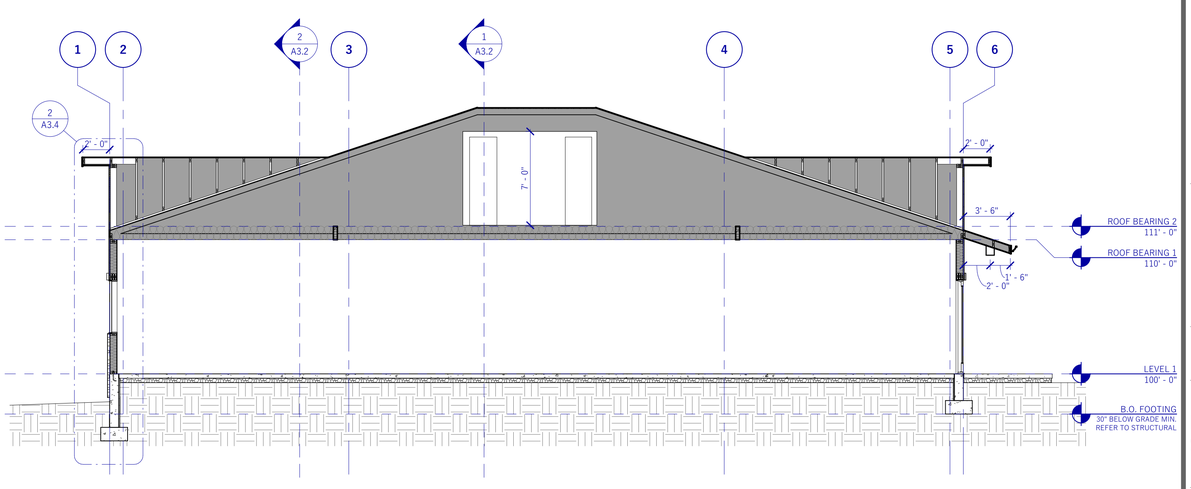
3 A3.1 **BUILDING SECTION 3**

3/16" = 1'-0"



2 A3.1 **BUILDING SECTION 2**

3/16" = 1'-0"



1 A3.1 **BUILDING SECTION 1**

3/16" = 1'-0"

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

BUILDING SECTIONS

A3.1

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

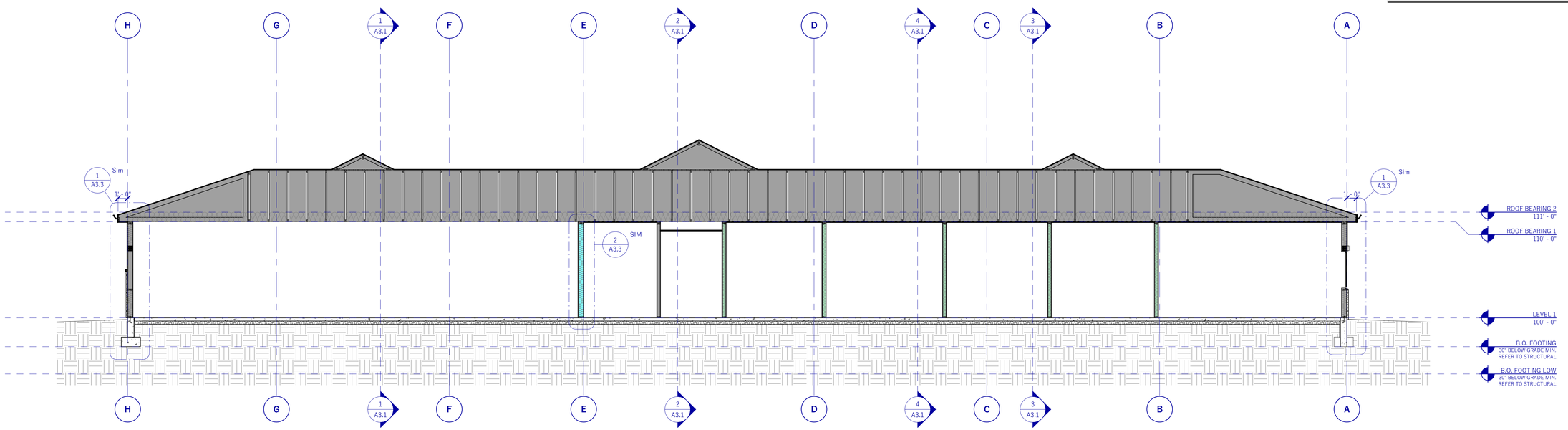
849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

GENERAL NOTES - SECTIONS

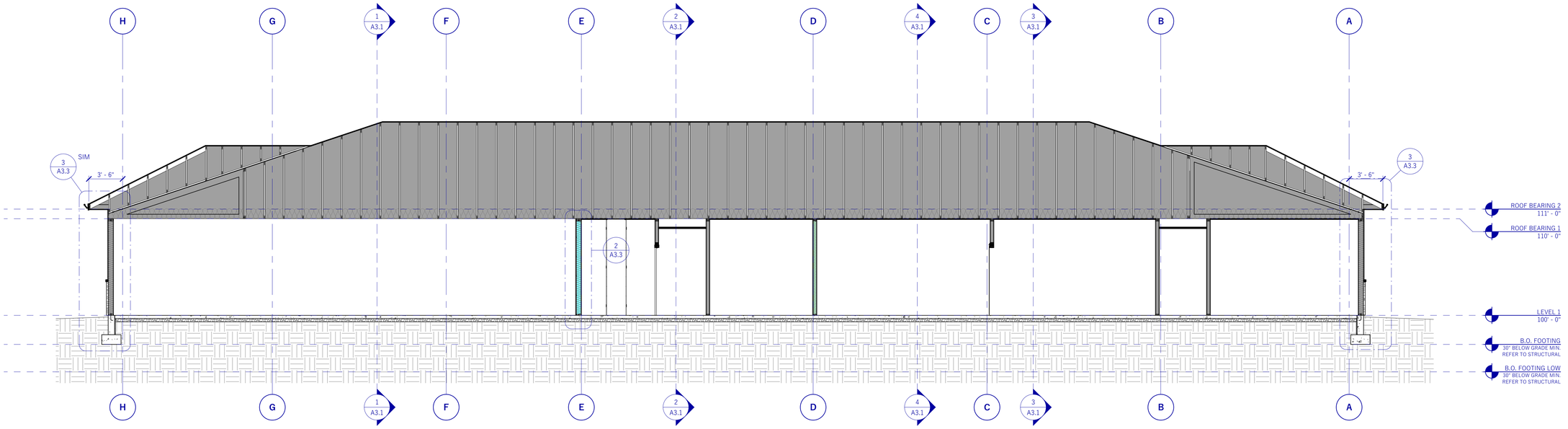
1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	REFER TO ELEVATIONS FOR ALL EXTERIOR FINISHES.
4	ALL WINDOW & DOORS TO BE AS INDICATED IN FLOOR PLANS & DOOR/WINDOW SCHEDULES.
5	ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES.

KEYED NOTES



2 A3.2 **BUILDING SECTION 6**

3/16" = 1'-0"



1 A3.2 **BUILDING SECTION 5**

3/16" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

BUILDING SECTIONS

A3.2

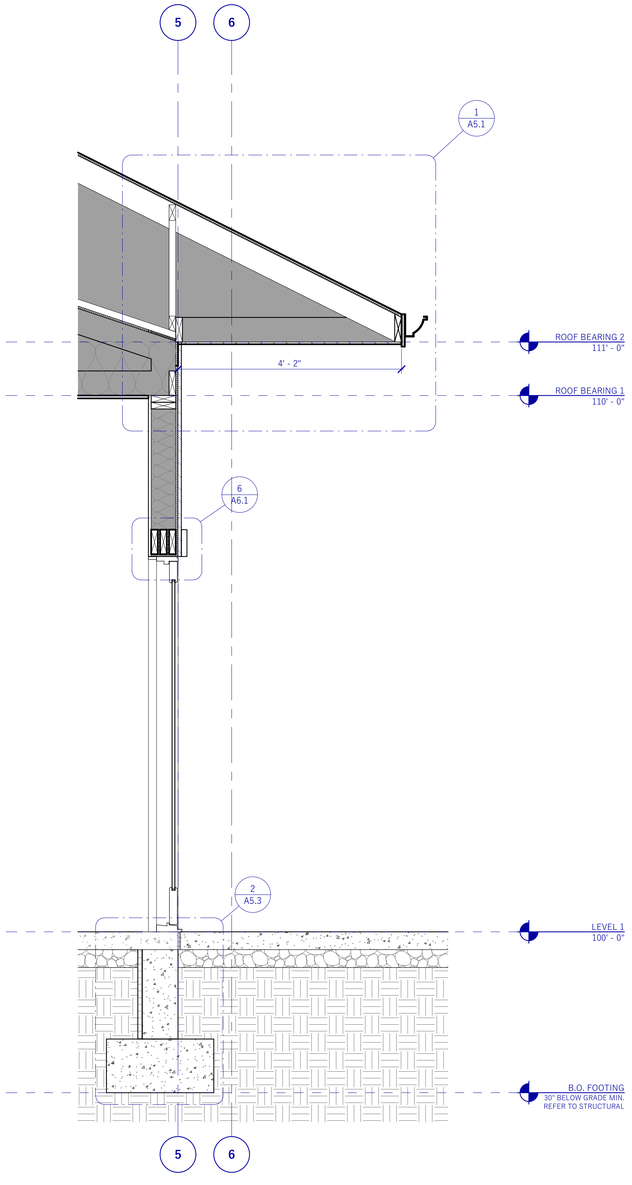
849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

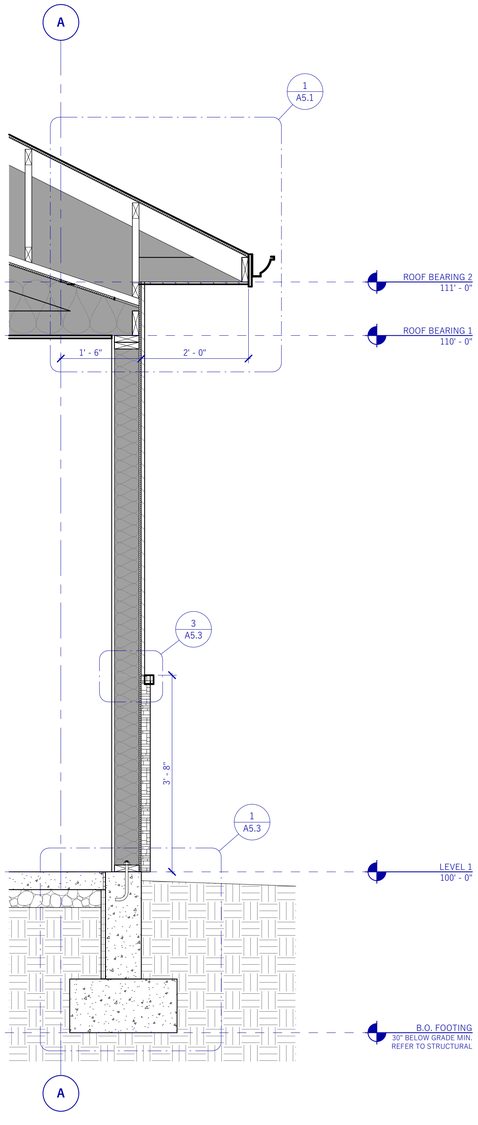
GENERAL NOTES - SECTIONS

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	REFER TO ELEVATIONS FOR ALL EXTERIOR FINISHES.
4	ALL WINDOW & DOORS TO BE AS INDICATED IN FLOOR PLANS & DOOR/WINDOW SCHEDULES.
5	ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES.

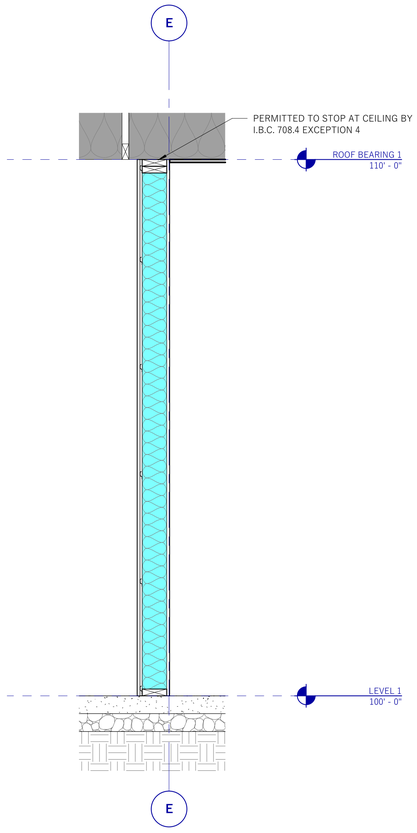
KEYED NOTES



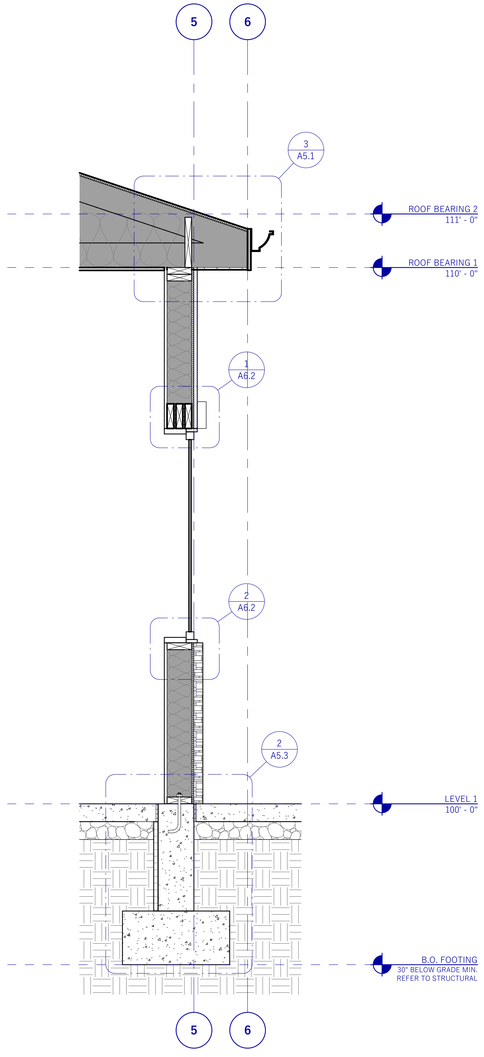
4 A3.3 **WALL SECTION 4**
3/4" = 1'-0"



3 A3.3 **WALL SECTION 3**
3/4" = 1'-0"



2 A3.3 **WALL SECTION 2**
3/4" = 1'-0"



1 A3.3 **WALL SECTION 1**
3/4" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

WALL SECTIONS

A3.3

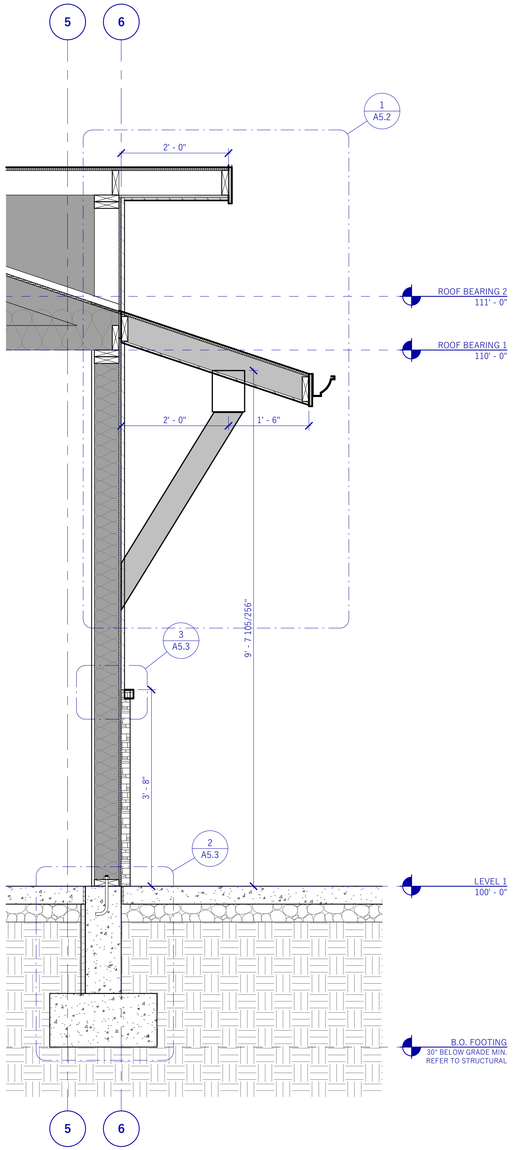
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM
JZW ARCHITECTS

GENERAL NOTES - SECTIONS

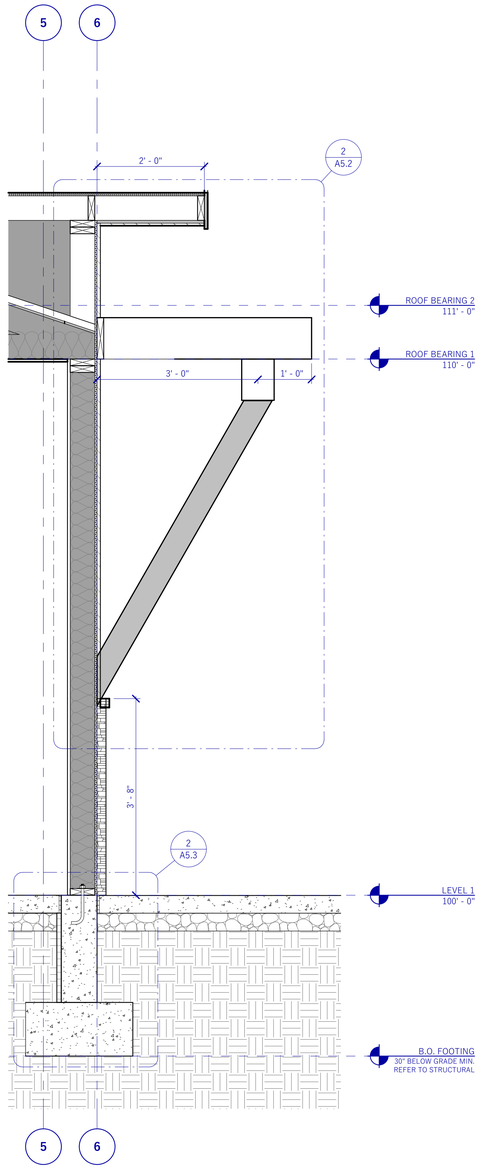
1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	REFER TO ELEVATIONS FOR ALL EXTERIOR FINISHES.
4	ALL WINDOW & DOORS TO BE AS INDICATED IN FLOOR PLANS & DOOR/WINDOW SCHEDULES.
5	ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES.

KEYED NOTES



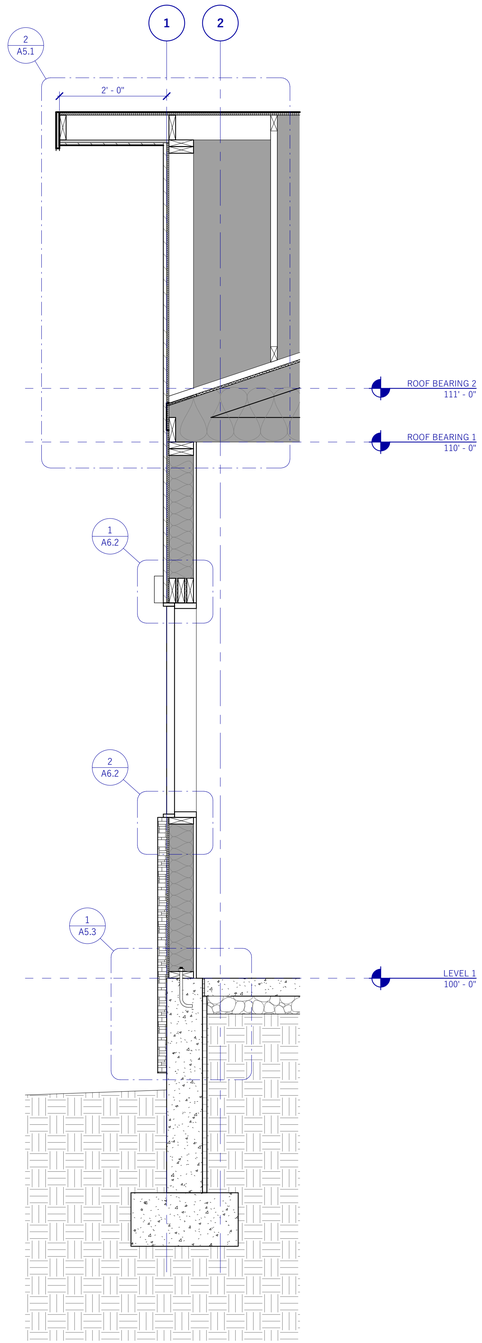
4 A3.4 **WALL SECTION 8**

3/4" = 1'-0"



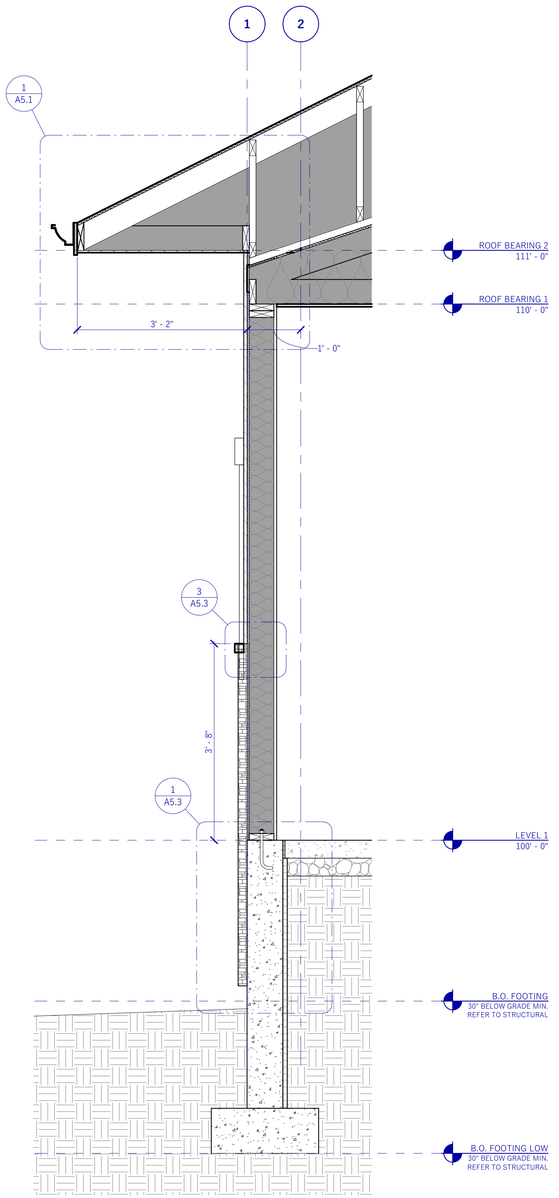
3 A3.4 **WALL SECTION 7**

3/4" = 1'-0"



2 A3.4 **WALL SECTION 6**

3/4" = 1'-0"



1 A3.4 **WALL SECTION 5**

3/4" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

WALL SECTIONS

A3.4

Copyright 2023 JZW Architects-The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

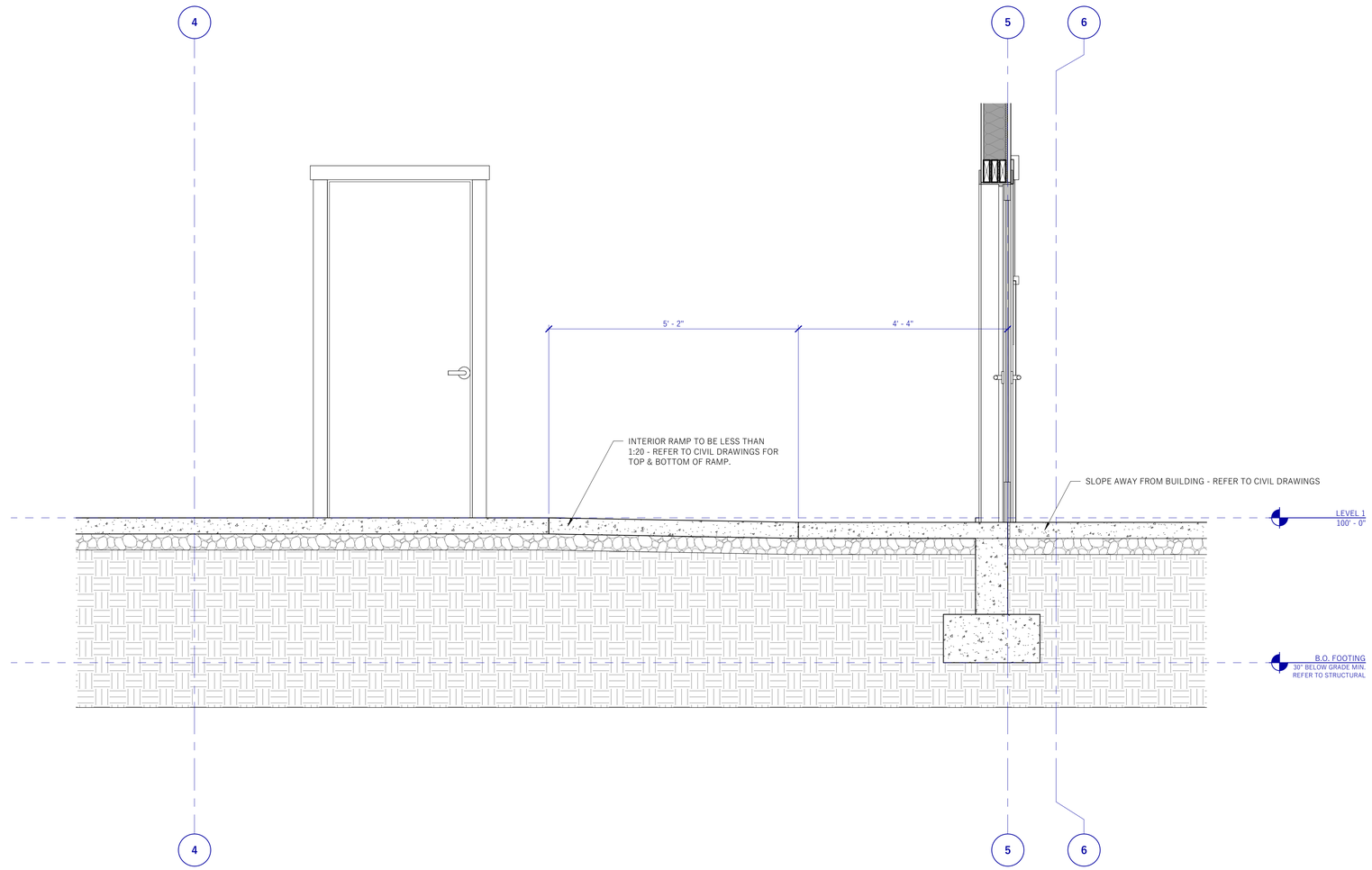
849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

GENERAL NOTES - SECTIONS

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	REFER TO ELEVATIONS FOR ALL EXTERIOR FINISHES.
4	ALL WINDOW & DOORS TO BE AS INDICATED IN FLOOR PLANS & DOOR/WINDOW SCHEDULES.
5	ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC. AS INDICATED IN GENERAL NOTES.

KEYED NOTES



1 / A3.5 SECTION @ FLOOR EVELATION CHANGE

3/4" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

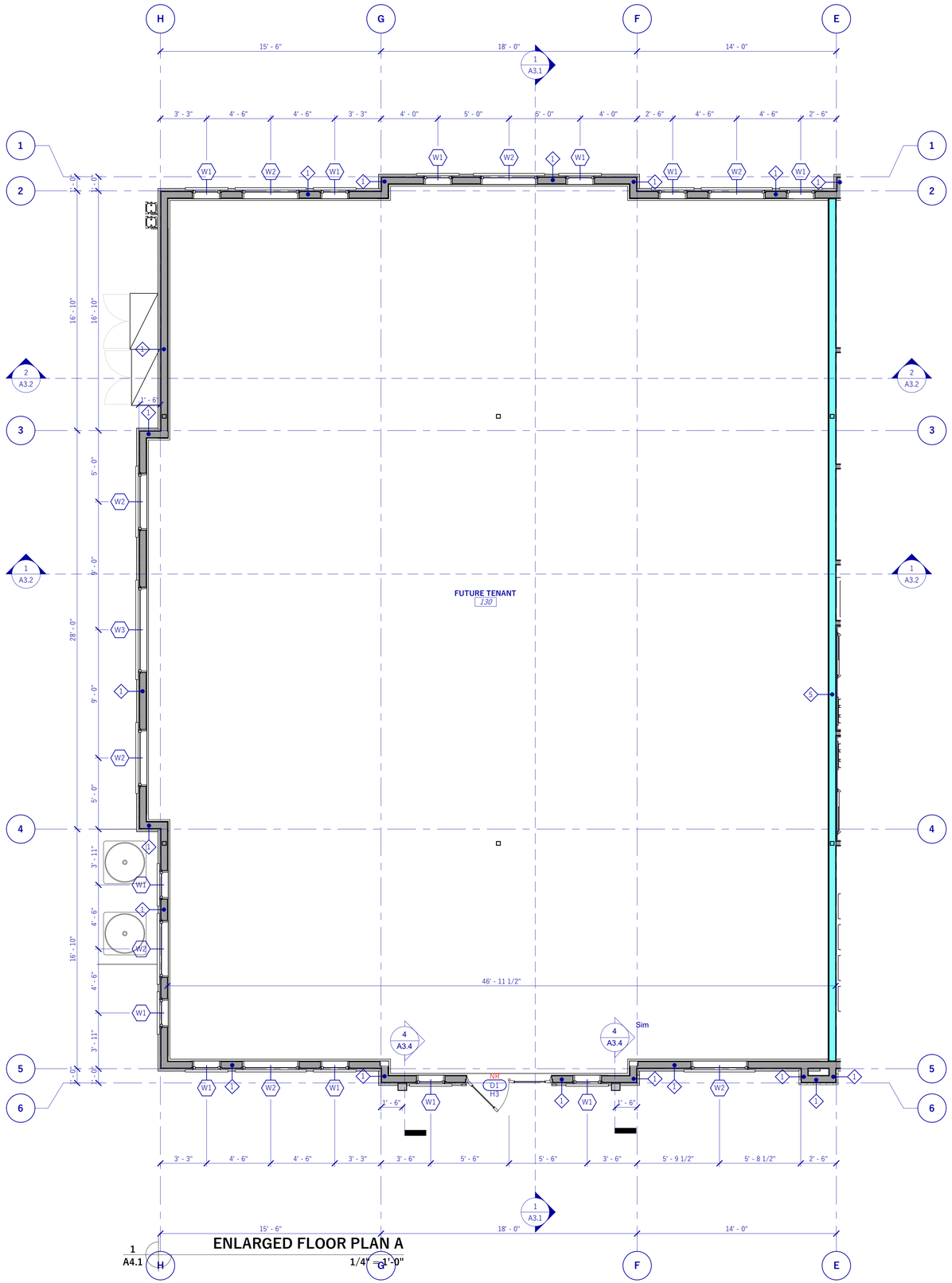
NO.	DATE

STAMP

PROJECT NUMBER:
22024

WALL SECTIONS

A3.5



1 A4.1 **ENLARGED FLOOR PLAN A**
1/4" = 1'-0"

GENERAL NOTES - PLAN

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
3	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
4	DIMENSION TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
5	INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6	EXTERIOR GRID LINES & DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION.
7	DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS. DIRECT ALL QUESTIONS REGARDING PROJECT DIMENSIONS TO THE ARCHITECT.
8	ALL MILLWORK DIMENSIONS TO BE FIELD VERIFIED.
9	ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE HELD TIGHT TO UNDERSIDE OF RATED GYP. CEILING. ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE FULLY CONCEALED WITHIN SOFFIT. STACK ELEMENTS WHERE POSSIBLE.
10	MAXIMUM OUTLET HEIGHT ON KITCHEN COUNTERS TO BE 44". OTHER OUTLETS TO BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48".
11	COORDINATE WITH OWNER FOR ALL KITCHEN EQUIPMENT.
12	REFER TO ENLARGED PLANS AND/OR UNIT PLANS FOR REMAINING DIMENSIONS.

KEYED NOTES

RATED WALL LEGEND

IBC CHAPTER 7	
	1 HOUR FIRE PARTITION (PER IBC 708)
OTHER	
	NON RATED SOUND DAMPENING
NOTE: REFER TO WALL TYPES FOR ASSEMBLY DETAILS	

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

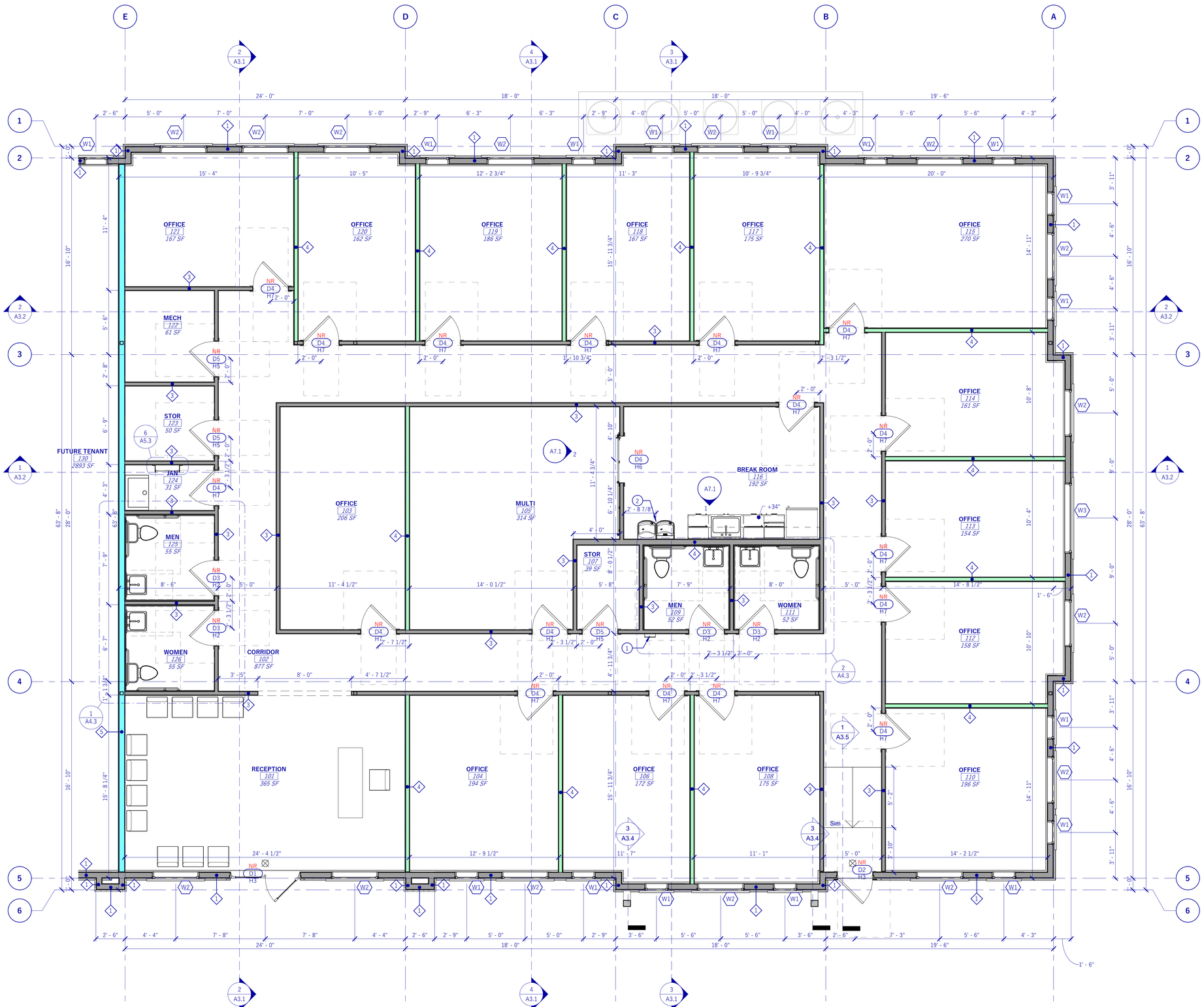
ENLARGED FLOOR PLAN A

A4.1

Copyright 2023 JZW Architects-The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS



ENLARGED FLOOR PLAN B

1 A4.2 — 1/4" = 1'-0"

GENERAL NOTES - PLAN

1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
3	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
4	DIMENSION TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
5	INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6	EXTERIOR GRID LINES & DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION.
7	DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS. DIRECT ALL QUESTIONS REGARDING PROJECT DIMENSIONS TO THE ARCHITECT.
8	ALL MILLWORK DIMENSIONS TO BE FIELD VERIFIED.
9	ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE HELD TIGHT TO UNDERSIDE OF RATED GYP. CEILING. ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE FULLY CONCEALED WITHIN SOFFIT. STACK ELEMENTS WHERE POSSIBLE.
10	MAXIMUM OUTLET HEIGHT ON KITCHEN COUNTERS TO BE 44". OTHER OUTLETS TO BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48".
11	COORDINATE WITH OWNER FOR ALL KITCHEN EQUIPMENT.
12	REFER TO ENLARGED PLANS AND/OR UNIT PLANS FOR REMAINING DIMENSIONS.

KEYED NOTES

1	SEMI-RECESSED FIRE EXTINGUISHER CABINET - CABINET TO PROTRUDE FROM WALL NO MORE THAN 4"
2	HIGH/LOW WATER FOUNTAIN WITH BOTTLE FILLER.

RATED WALL LEGEND

IBC CHAPTER 7	
	1 HOUR FIRE PARTITION (PER IBC 708)
OTHER	
	NON RATED SOUND DAMPENING

NOTE: REFER TO WALL TYPES FOR ASSEMBLY DETAILS

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

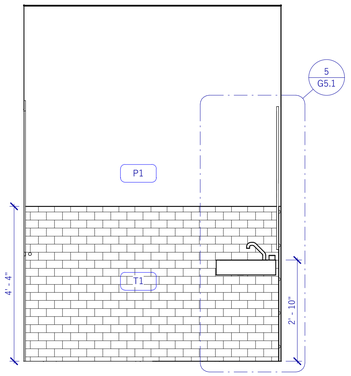
PROJECT NUMBER:
22024

ENLARGED FLOOR PLAN B

A4.2

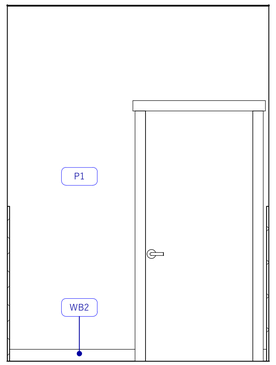
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM
JZW ARCHITECTS



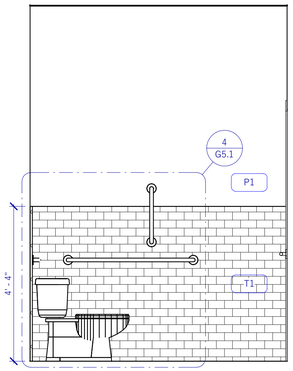
6 A4.3 **RESTROOM ELEVATION 4**

1/2" = 1'-0"



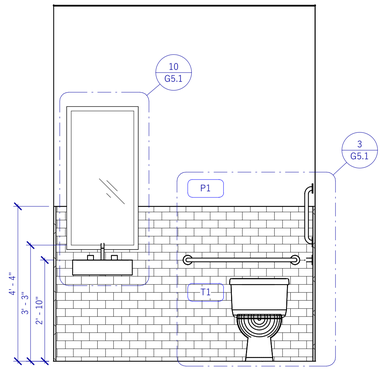
5 A4.3 **RESTROOM ELEVATION 3**

1/2" = 1'-0"



4 A4.3 **RESTROOM ELEVATION 2**

1/2" = 1'-0"

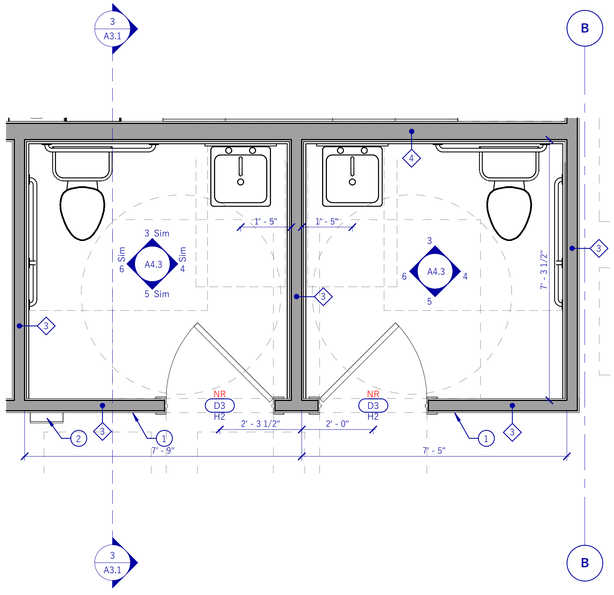


3 A4.3 **RESTROOM ELEVATION 1**

1/2" = 1'-0"

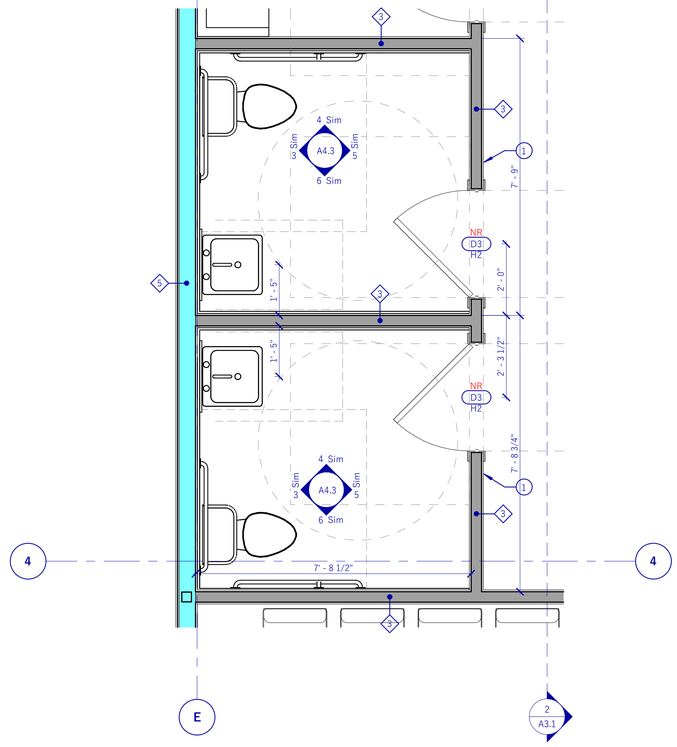
GENERAL NOTES - PLAN	
1	SEE GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
3	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
4	DIMENSION TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
5	INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
6	EXTERIOR GRID LINES & DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING. SEE ARCHITECTURAL AND STRUCTURAL DETAILS FOR FOUNDATION LOCATION.
7	DIMENSIONS ARE NOT TO BE SCALED OFF DRAWINGS. DIRECT ALL QUESTIONS REGARDING PROJECT DIMENSIONS TO THE ARCHITECT.
8	ALL MILLWORK DIMENSIONS TO BE FIELD VERIFIED.
9	ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE HELD TIGHT TO UNDERSIDE OF RATED GYP. CEILING. ALL MECHANICAL DUCTWORK AND VENT PIPING TO BE FULLY CONCEALED WITHIN SOFFIT. STACK ELEMENTS WHERE POSSIBLE.
10	MAXIMUM OUTLET HEIGHT ON KITCHEN COUNTERS TO BE 44". OTHER OUTLETS TO BE A MINIMUM OF 15" OFF FLOOR TO A MAXIMUM OF 48".
11	COORDINATE WITH OWNER FOR ALL KITCHEN EQUIPMENT.
12	REFER TO ENLARGED PLANS AND/OR UNIT PLANS FOR REMAINING DIMENSIONS.

KEYED NOTES	
1	PROVIDE REQUIRD SIGNAGE - REFER TO ACCESSIBILITY DETAILS.
2	SEMI-RECESSED FIRE EXTINGUISHER CABINET - CABINET TO PROTRUDE FROM WALL NO MORE THAN 4"



2 A4.3 **ENLARGED RESTROOM PLAN**

1/2" = 1'-0"



1 A4.3 **ENLARGED RESTROOM PLAN**

1/2" = 1'-0"

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

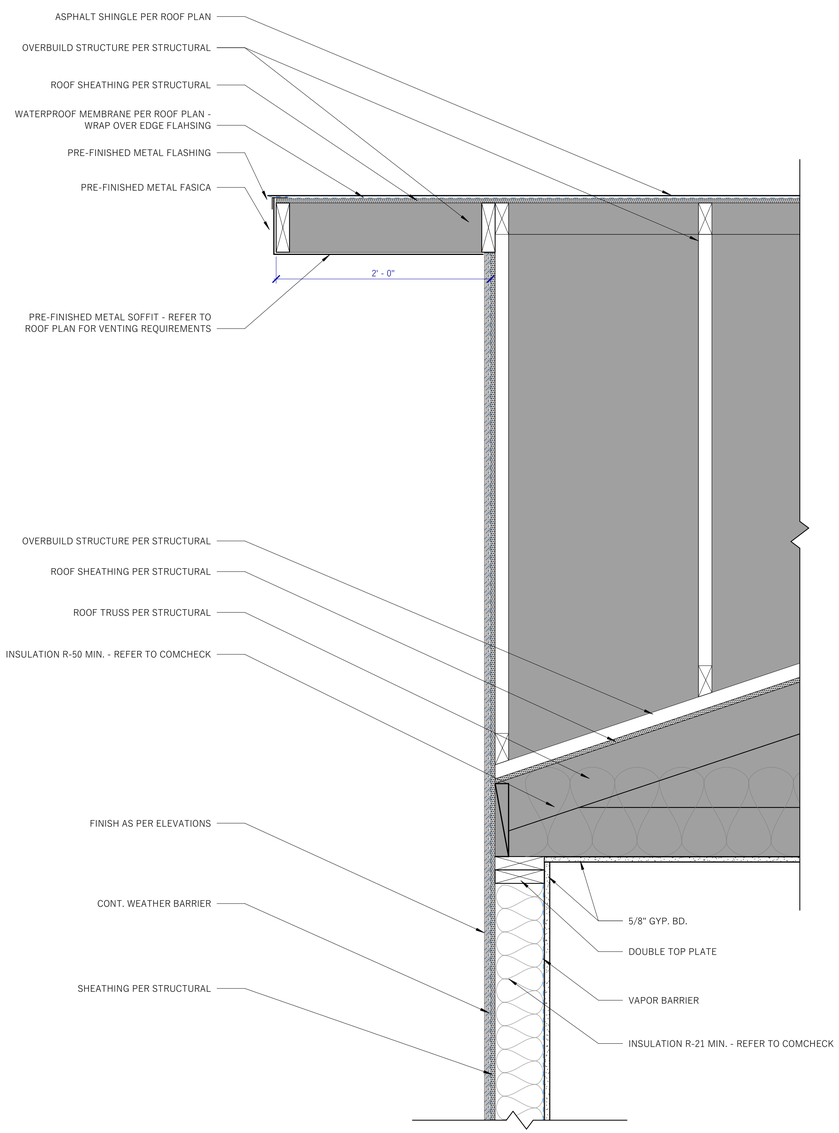
ENLARGED RESTROOM PLANS

A4.3

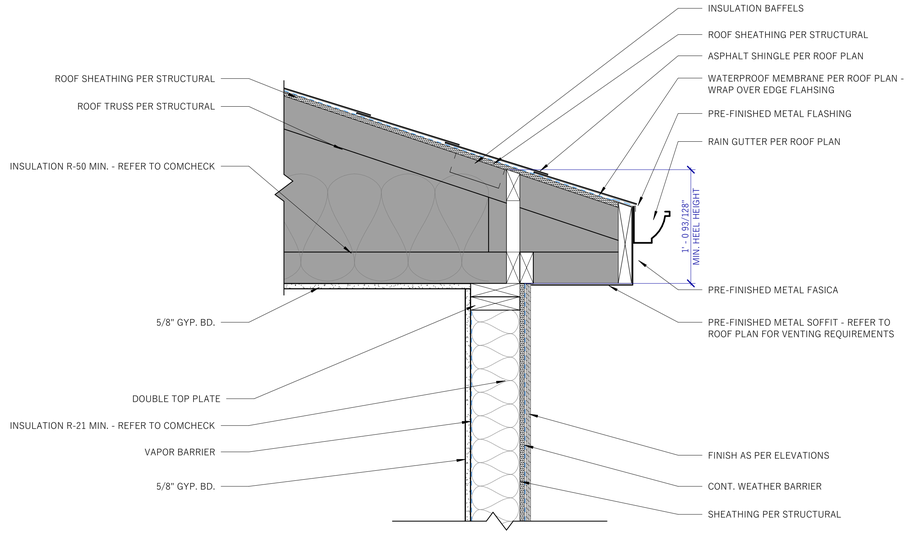
Copyright 2023 JZW Architects-The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

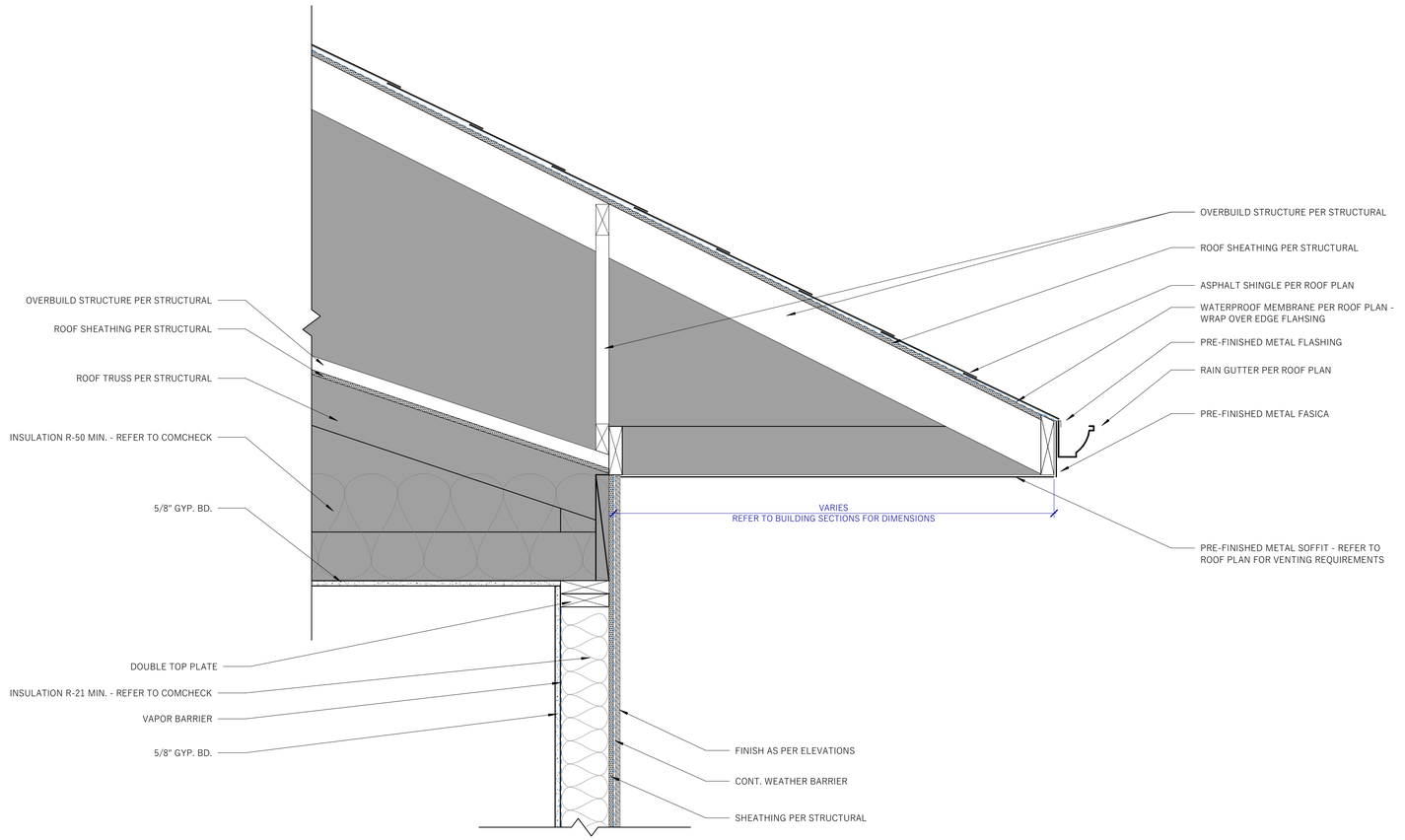
JZW ARCHITECTS



2 A5.1 **OVERBUILD DETAIL @ RAKE**
1 1/2" = 1'-0"



3 A5.1 **ROOF/WALL CONNECTION DETAIL**
1 1/2" = 1'-0"



1 A5.1 **ROOF OVERBUILD DETAIL**
1 1/2" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

NO.	DATE

STAMP

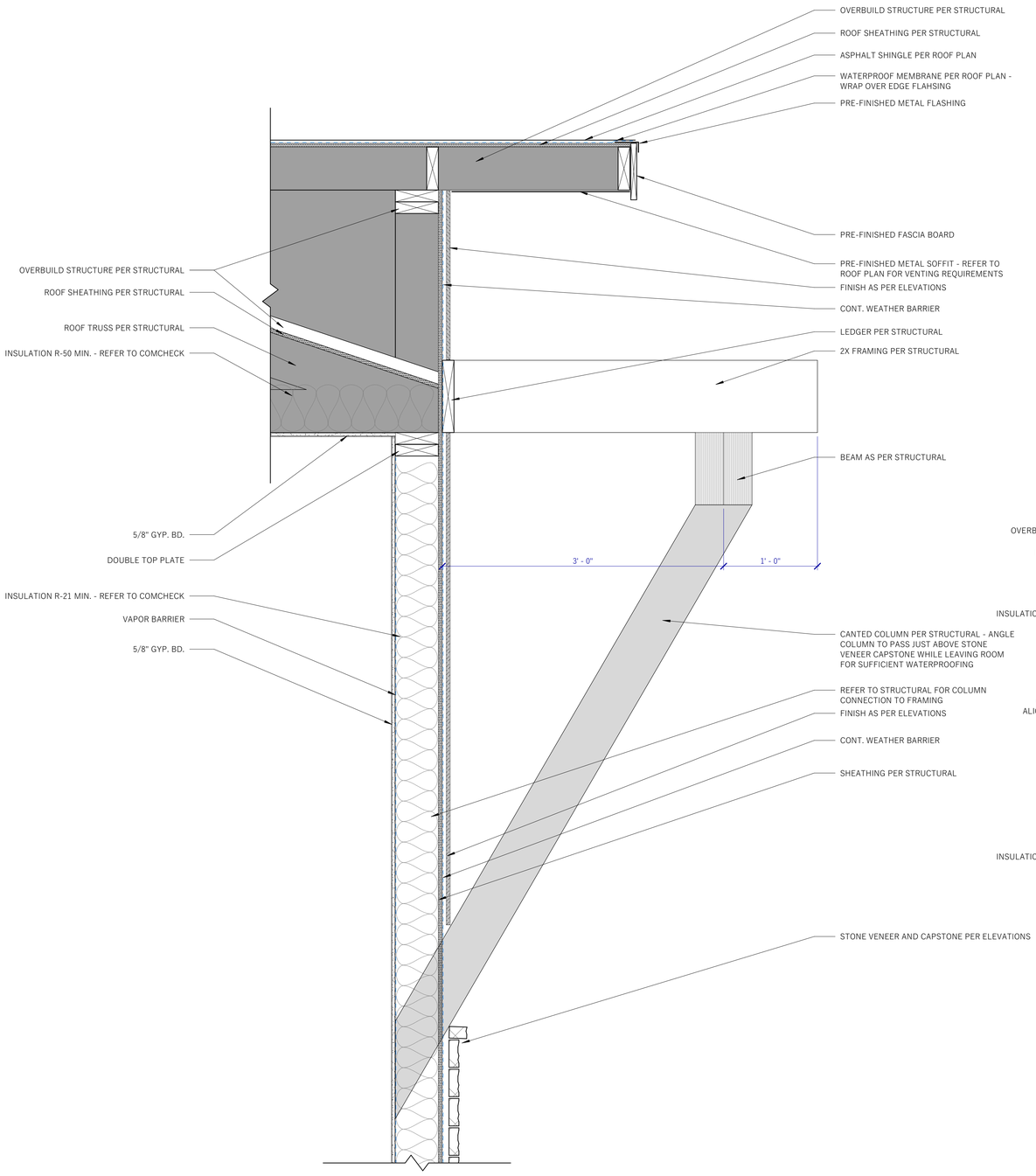
PROJECT NUMBER:
22024

ARCHITECTURAL DETAILS

A5.1

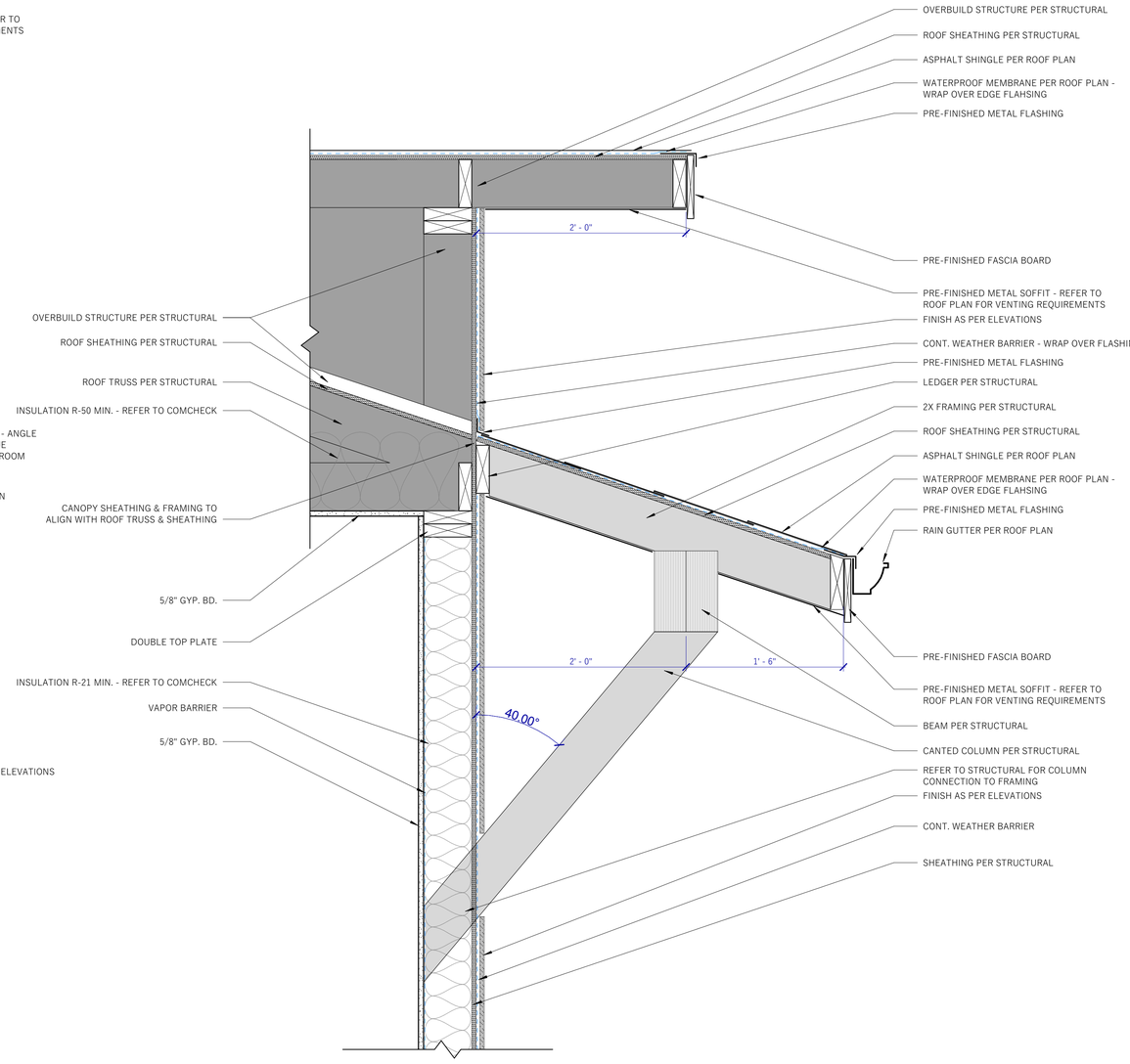
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM
JZW ARCHITECTS



2 A5.2 **ROOF CONNECTION @ PERGOLA**

1 1/2" = 1'-0"



1 A5.2 **ROOF CONNECTION @ CANOPY**

1 1/2" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:

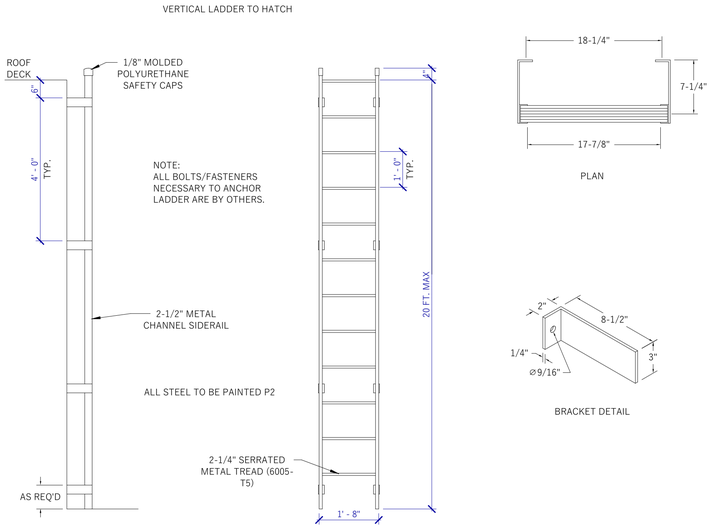
NO.	DATE

STAMP

PROJECT NUMBER:
22024

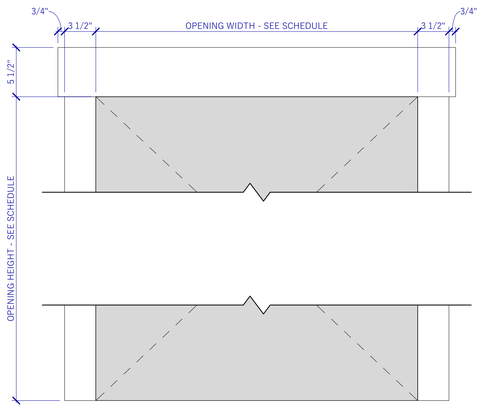
ARCHITECTURAL DETAILS

A5.2



LADDER DETAIL

6 A5.3 — 1/2" = 1'-0"

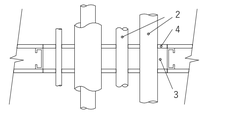


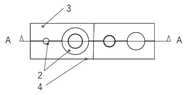
INTERIOR TRIM - PAINTED MDF REFER TO FINISH SCHEDULE

EXTERIOR TRIM - FIBER CEMENT TRIM OR SIMILAR REFER TO EXTERIOR ELEVATIONS

STD TRIM DETAIL

5 A5.3 — 1 1/2" = 1'-0"



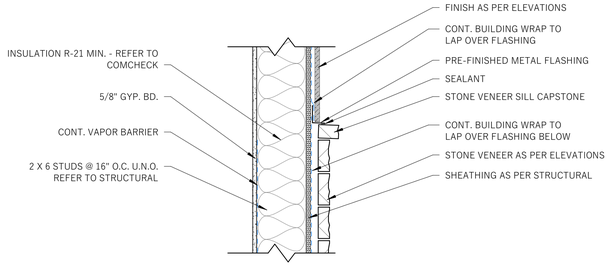


1. WALL ASSEMBLY:
   FIRE RESISTANT GYPSUM PANEL WALL ASSEMBLY AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITIONS DESIGN IN UL FIRE RESISTANCE DIRECTORY.
2. THROUGH PENETRANTS:
   STEEL PIPES, COPPER PIPES, POLYVINYL CHLORIDE (PVC) PIPES, ANNULAR SPACE BETWEEN PIPES AND PIPES AND PERIPHERY OF OPENING SHALL BE AS REQUIRED BY UL THROUGH-PENETRATION FIRESTOPPING SYSTEM.
3. FORMING MATERIAL:
   A. WHEN THE ANNULAR SPACE IS LESS THAN 1-1/4" (31.8 MM) A 1/2" (12.7 MM) MINIMUM DEPTH OF CP 25WB+ CAULK IS REQUIRED.
   B. WHEN THE ANNULAR SPACE IS GREATER THAN 1-1/4" (31.8 MM) A 1" (25.4 MM) MINIMUM DEPTH OF CP 25WB+ CAULK IS REQUIRED.
   *COMMON BUILDING MATERIALS, SUCH AS BACKER ROD MAY BE USED FOR METAL PIPE APPLICATIONS.
   C. 1/2" DEPTH 3M FIRE BARRIER CP 25WB+ CAULK.
4. FILL, VOID OR CAVITY MATERIAL:
   UL CLASSIFIED FIRESTOPPING SEALANT COMPOUND. APPLY AMOUNT RECOMMENDED BY MANUFACTURER AROUND PERIPHERY OF OPENING AS REQ.

1 HOUR FIRE RATED: UL DES. NO. 50L6, 90G9, OR APPROVED EQUAL.

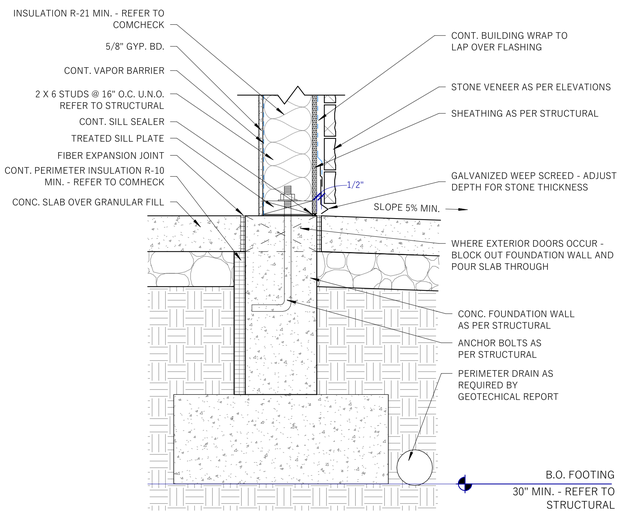
PIPE PENETRATION THROUGH ONE HOUR WALL

4 A5.3 — 1" = 1'-0"



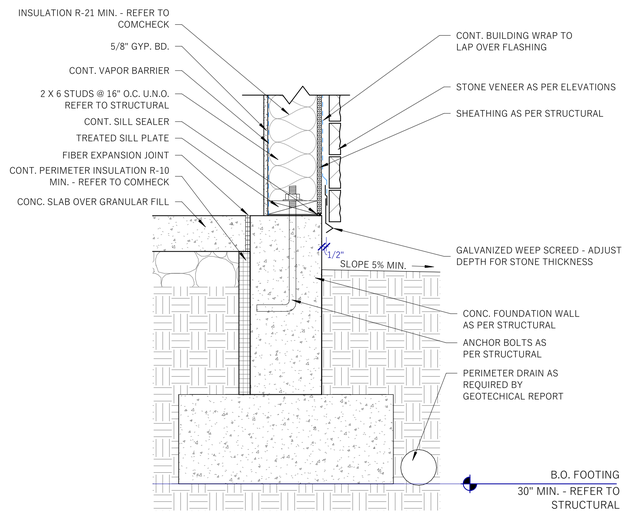
STONE/FIBER CEMENT TRANSITION

3 A5.3 — 1 1/2" = 1'-0"



TOP OF FOUNDATION - STONE

2 A5.3 — 1 1/2" = 1'-0"



TOP OF FOUNDATION - STONE

1 A5.3 — 1 1/2" = 1'-0"

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

ARCHITECTURAL DETAILS

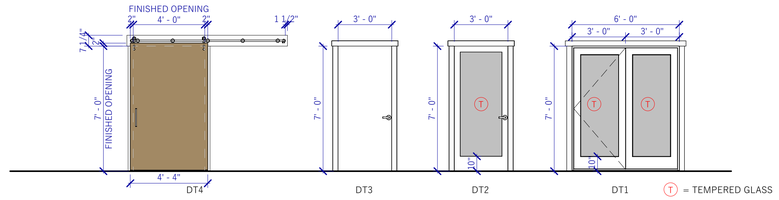
A5.3

DOOR HARDWARE SCHEDULE

HARDWARE GROUP	DESCRIPTION	LEVER TYPE	HINGE TYPE	CLOSER TYPE	PANIC HARDWARE	MANUFACTURER	MODEL #	FINISH	REMARKS
H1	PASSAGE	PASSAGE LEVER	3 BUTT HINGES	NONE	NONE	TBD	TBD	TBD	
H2	PRIVACY	PRIVACY LEVER	3 BUTT HINGES	FRAME MOUNTED	NONE	TBD	TBD	TBD	
H3	ENTRANCE	ENTRY LEVER	3 BUTT HINGES	FRAME MOUNTED	NONE	TBD	TBD	TBD	ADA THRESHOLD, WEATHER STRIPPING
H4	NOT USED					TBD	TBD	TBD	
H5	STORAGE & MECHANICAL	STOREROOM LEVER	3 BUTT HINGES	FRAME MOUNTED	NONE	TBD	TBD	TBD	
H6	BARN DOOR	ADA LADDER PULL	TRACK	NONE	NONE	TBD	TBD	TBD	BARN DOOR HARDWARE
H7	OFFICE	OFFICE LEVER	3 BUTT HINGES	NONE	NONE	TBD	TBD	TBD	EACH OFFICE INDIVIDUALLY KEYED. PROVIDE MASTER KEY FOR STAFF OPERATIONS.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR		FRAME		DOOR TYPE	FIRE RATING	HARDWARE GROUP	COUNT	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH					
D1	6' - 0"	7' - 0"	SOLID WOOD/GLASS	PAINT	WOOD	PAINT	DT1	NR	H3	2	PRIMARY ENTRANCE - SINGLE DOOR W/SIDELITE
D2	3' - 0"	7' - 0"	SOLID WOOD/GLASS	PAINT	WOOD	PAINT	DT2	NR	H3	1	SECONDARY ENTRACE
D3	3' - 0"	7' - 0"	SOLID WOOD	PAINT	WOOD	PAINT	DT3	NR	H2	4	RESTROOM
D4	3' - 0"	7' - 0"	SOLID WOOD	PAINT	WOOD	PAINT	DT3	NR	H7	17	OFFICE
D5	3' - 0"	7' - 0"	SOLID WOOD	PAINT	WOOD	PAINT	DT3	NR	H5	3	STORAGE/MECH/JANITOR
D6	4' - 0"	7' - 0"	SOLID WOOD	PAINT	WOOD	PAINT	DT4	NR	H6	1	BREAKROOM BARN DOOR



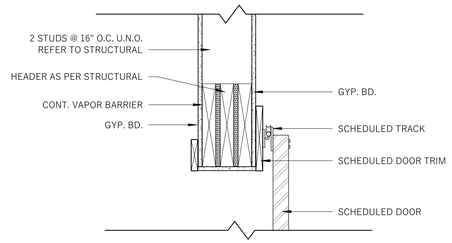
DOOR DIAGRAM

1/4" = 1'-0"

GENERAL NOTES - DOORS

1	TEMPERED GLASS AS REQUIRED BY IBC SECTION 2406.
2	ALL DOOR HARDWARE TO BE ADA COMPLIANT AND SHALL MEET THE REQUIREMENTS OF IBC 1010.2 AND APPLICABLE SUBSECTIONS.
3	ALL DOORS TO WITH A MAXIMUM OPENING FORCE OF 5LBS.
4	NO DOORS SHALL HAVE HARDWARE REQUIRING THUMB TURNS.
5	ENTRY DOORS TO BE LOCKABLE FROM THE INSIDE AND MASTER KEYED FOR STAFF OPERATION.
6	DOUBLE EGRESS & CROSS CORRIDOR DOORS IN SMOKE & FIRE WALLS ARE TO HAVE AN ASTRAGAL ON MEETING EDGE AND MAGNETIC HOLD-OPEN TO RELEASE UPON ACTIVATION OF SMOKE OR FIRE ALARM OR LOSS OF POWER. CROSS CORRIDOR DOORS IN RATED WALL ASSEMBLIES TO BE TESTED IN ACCORDANCE WITH NFPA 252 SECTION 716.5.3. VISION PANELS TO HAVE FIRE PROTECTION RATED GLAZING IN FIRE PROTECTION RATED FRAMES.
7	BACK-UP POWER MAY NOT BE USED FOR MAGNETIC HOLD-OPENS. MAGNETIC HOLD-OPENS SHALL REMAIN RELEASED UNTIL THE SYSTEM IS RESET.
8	PROVIDE ELECTROMECHANICAL OR ELECTROMAGNETIC ACCESS CONTROL PER OWNER.
9	INSTALL ACCESS CONTROL SYSTEM IN ACCORDANCE WITH IBC 1010.2.10, INDUSTRY STANDARDS, & MANUFACTURER'S RECOMMENDATIONS.
10	PROVIDE WALL BUMPERS AT ALL DOORS, STYLE & FINISH TO BE SELECTED BY OWNER.
11	PROVIDE ALL DOORS WITH DOOR SILENCERS. PROVIDE SOUND SEALS AT ALL MECHANICAL ROOM, RESTROOM, AND UNIT ENTRY DOORS.

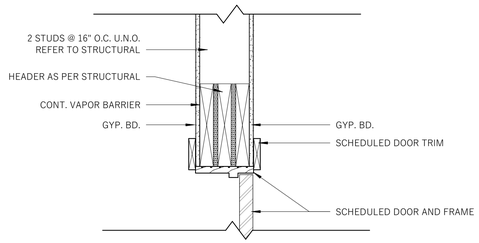
KEYED NOTES



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

DOOR HEAD - BARN DOOR

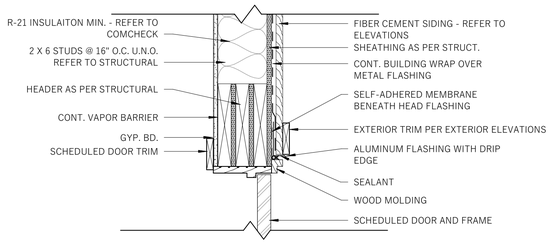
9 / A6.1 — 1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

DOOR HEAD - INTERIOR

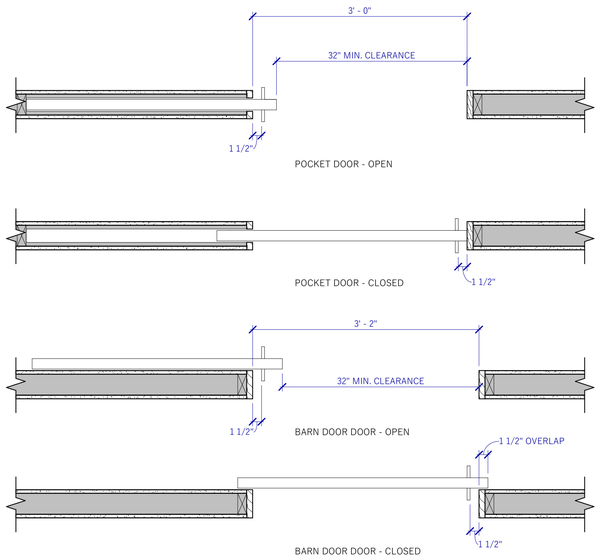
7 / A6.1 — 1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

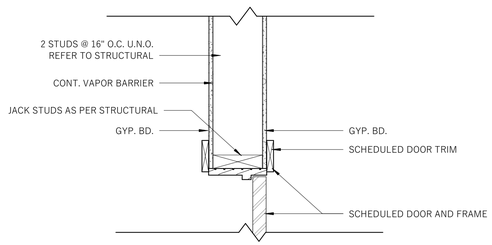
DOOR HEAD - FIBER CEMENT

6 / A6.1 — 1 1/2" = 1'-0"



ADA COMPLIANT POCKET AND BARN DOORS

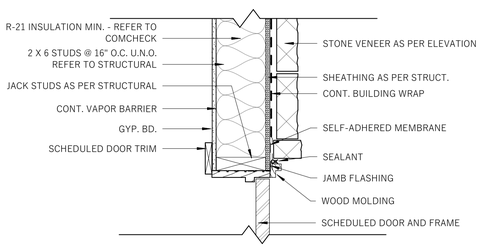
8 / A6.1 — 1" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

DOOR JAMB - INTERIOR

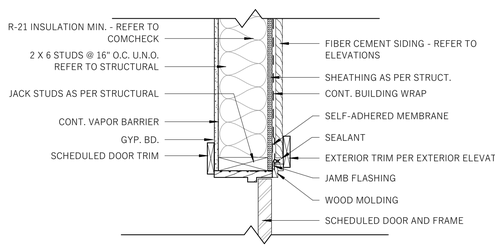
5 / A6.1 — 1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

DOOR JAMB - STONE

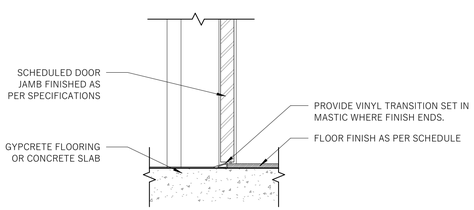
4 / A6.1 — 1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

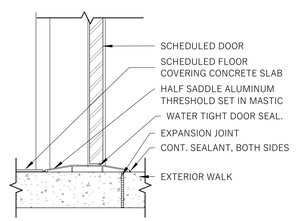
DOOR JAMB - FIBER CEMENT

3 / A6.1 — 1 1/2" = 1'-0"



INTERIOR DOOR THRESHOLD

2 / A6.1 — 1 1/2" = 1'-0"



EXTERIOR DOOR THRESHOLD

1 / A6.1 — 1 1/2" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

DOOR SCHEDULE

A6.1

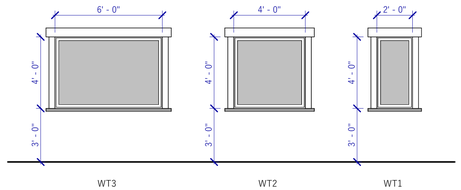
Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	LEGEND CODE	TYPE	MATERIAL	FRAME FINISH	GLASS FINISH	REMARKS
W1	2' - 0"	4' - 0"	WT1	FIXED	VINYL	WHITE		
W2	4' - 0"	4' - 0"	WT2	FIXED	VINYL	WHITE		
W3	6' - 0"	4' - 0"	WT3	FIXED	VINYL	WHITE		

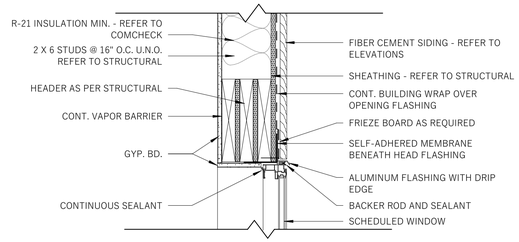


WINDOW DIAGRAM
1/4" = 1'-0"

GENERAL NOTES - WINDOWS

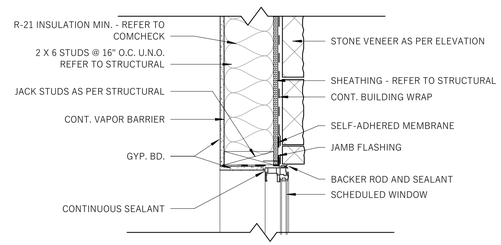
1	REFER TO GENERAL NOTES ON SHEET G1.1 FOR ADDITIONAL REQUIREMENTS.
2	REFER TO STRUCTURAL DRAWINGS & CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
3	TEMPERED GLASS AS REQUIRED BY I.B.C. SECTION 2406.
4	REFER TO COMCHECK/RESCHECK FOR U-VALUE, SOLAR HEAT GAIN, & VISUAL LIGHT TRANSMITANCE REQUIREMENTS.
5	OPERATIONAL COMPONENTS TO BE WITHIN ACCESSIBLE REACH RANGE.
6	OPERABLE WINDOWS TO HAVE SCREENS.
7	COORDINATE WITH INTERIOR DESIGNER & OWNER FOR WINDOW TREATMENTS.
8	U-VALUES FOR WINDOWS ARE TO BE CERTIFIED BY AN INDEPENDENT LABORATORY PER NFRC 100. WINDOWS MUST BE LABLED AS SUCH BY THE MANUFACTURER.

KEYED NOTES



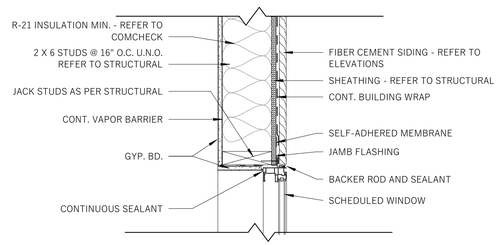
* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

1 A6.2 **WINDOW HEAD - FIBER CEMENT**
1 1/2" = 1'-0"



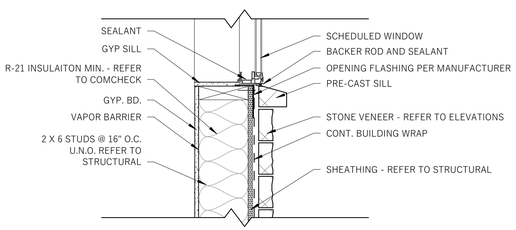
* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

3 A6.2 **WINDOW JAMB - STONE**
1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

4 A6.2 **WINDOW JAMB - FIBER CEMENT**
1 1/2" = 1'-0"



* NOTE: REFER TO WALL TYPES FOR FULL WALL ASSEMBLY

2 A6.2 **WINDOW SILL - STONE**
1 1/2" = 1'-0"

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
22024

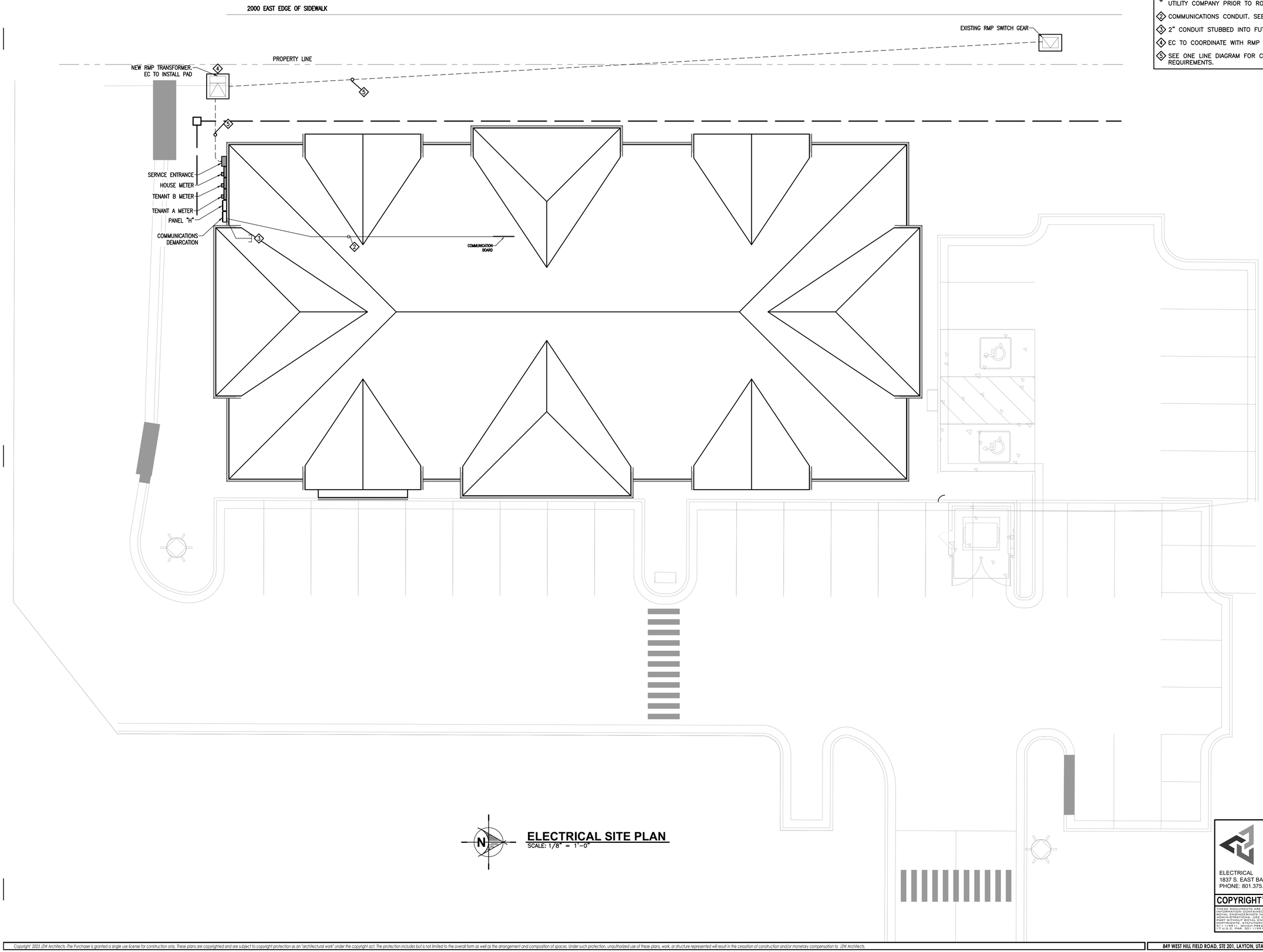
WINDOW SCHEDULE

A6.2

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM

JZW ARCHITECTS



ELECTRICAL KEYED NOTES:

1. FIELD VERIFY SERVICE TERMINATION POINT WITH COMMUNICATIONS UTILITY COMPANY PRIOR TO ROUGH-IN.
2. COMMUNICATIONS CONDUIT. SEE COMMUNICATIONS RISER DIAGRAM.
3. 2" CONDUIT STUBBED INTO FUTURE TENANT SPACE.
4. EC TO COORDINATE WITH RMP FOR EXACT LOCATION.
5. SEE ONE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.

ELECTRICAL SITE PLAN

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

ROYAL ENGINEERING

ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

COPYRIGHT© JOB# J24142.00 DATE PLOTTED: 06/19/2024

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN WHOLE OR IN PART WITH ROYAL ENGINEERING'S INTERPRETATIONS, DECISIONS, OBSERVATIONS AND ADMINISTRATIONS, USE OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ROYAL ENGINEERING VIOLATES COPYRIGHTS, STATUTORY AND OTHER RESERVED RIGHTS. REFER TO ACT 17 U.S.C. PAR. 511 (1991), WHICH PREEMPTS STATE AND LOCAL PUBLIC RECORD ACTS. REFER TO ACT 17 U.S.C. PAR. 501 (1991).

CONSULTANT

ALTA COMMERCIAL
2000 EAST CLEARFIELD, UT 84015

ISSUED:

REVISIONS:
NO. DATE

STAMP
PRELIMINARY PLANS
PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

PROJECT NUMBER:
22024

ELECTRICAL SITE PLAN

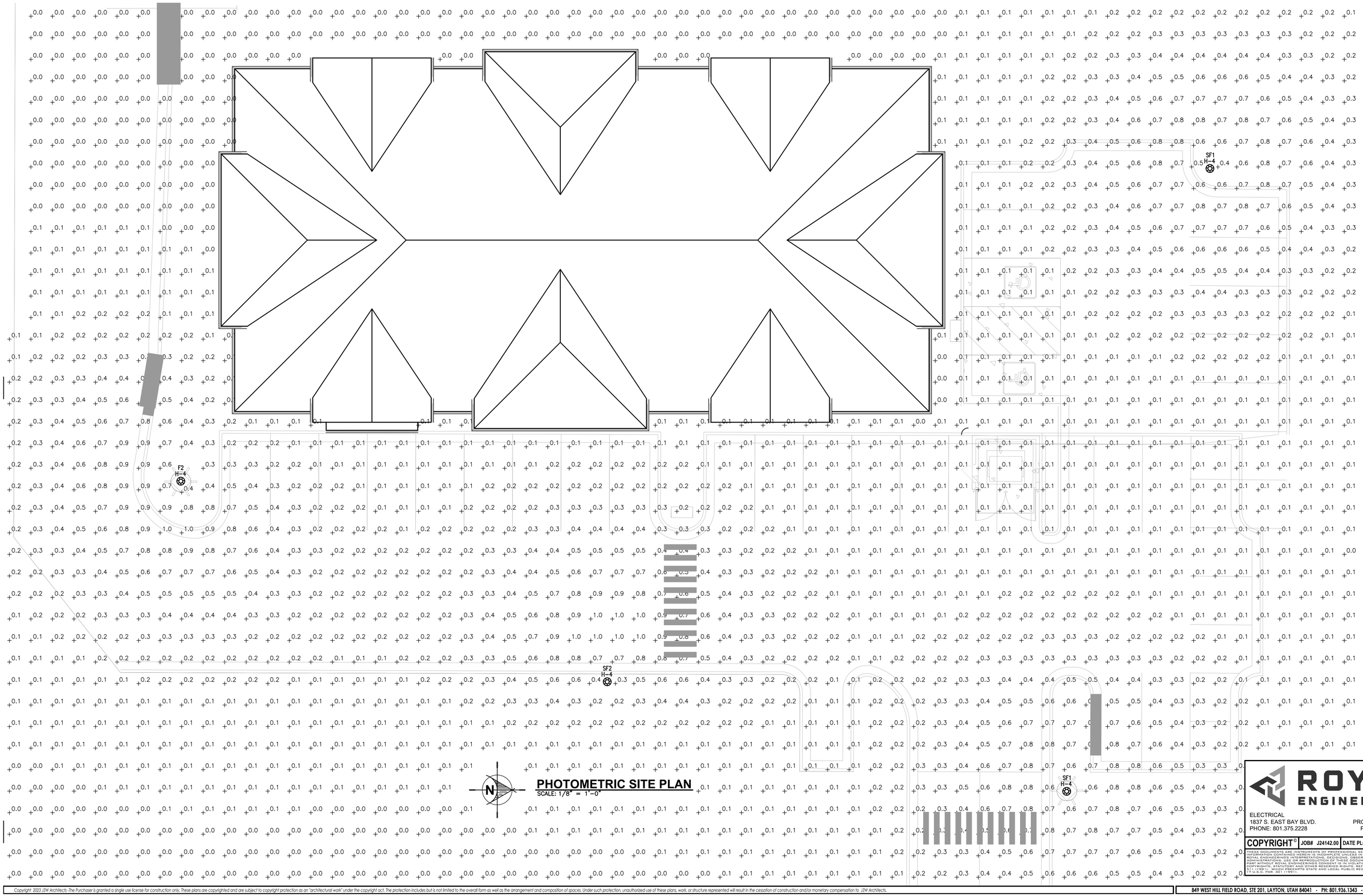
E0.2

JZW ARCHITECTS

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

2000 EAST EDGE OF SIDEWALK

PROPERTY LINE



N

PHOTOMETRIC SITE PLAN

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

ROYAL ENGINEERING

ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228

MECHANICAL
PROVO, UTAH 84606
FAX: 801.375.2676

COPYRIGHT© JOB# J24142.00 DATE PLOTTED: 06/19/2024

THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED IN CONJUNCTION WITH ROYAL ENGINEERING'S INTERPRETATIONS, DECISIONS, OBSERVATIONS AND ADMINISTRATIONS, OR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT ROYAL ENGINEERING'S CONSENT IS IN VIOLATION OF COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS AND MAY NOT BE USED FOR ANY PURPOSE. 17 U.S.C. PAR. 101 (1991). WHICH MAY BE STATE AND LOCAL PUBLIC RECORD ACTS. REFER TO ACT 17 U.S.C. PAR. 301 (1991).

CONSULTANT

ALTA COMMERCIAL

2000 EAST CLEARFIELD, UT 84015

ISSUED:

REVISIONS:

NO.	DATE

STAMP

PRELIMINARY PLANS

PRELIMINARY DRAWING SUBJECT TO CHANGE. DRAWING INCOMPLETE AND NOT INTENDED FOR PERMITTING, PRICING, OR CONSTRUCTION.

PROJECT NUMBER:

22024

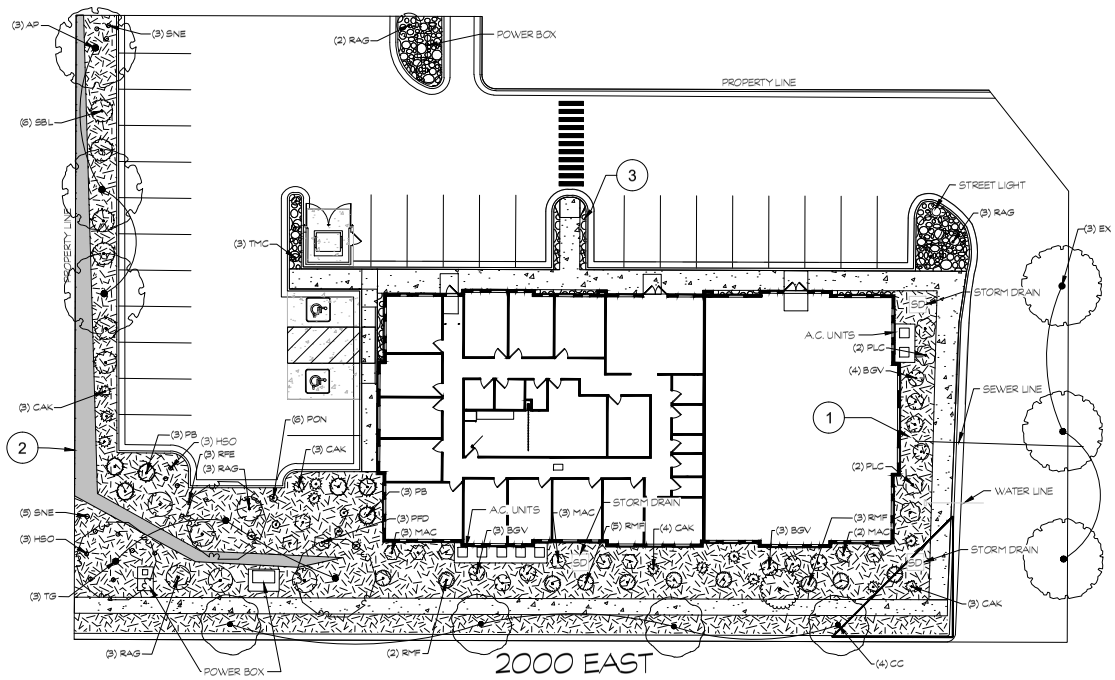
PHOTOMETRIC SITE PLAN

E0.3

JZW ARCHITECTS

Copyright 2023 JZW Architects -The Purchaser is granted a single use license for construction only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure represented will result in the cessation of construction and/or monetary compensation to JZW Architects.

849 WEST HILL FIELD ROAD, STE 201, LAYTON, UTAH 84041 - PH: 801.936.1343 - WWW.JZW-A.COM



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
AP	Acer truncatum x platanoides 'Warrenred' / Pacific Sunset Maple	2" Cal.	3
CC	Cercis canadensis / Eastern Redbud	2" Cal.	4
MR	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	2" Cal.	1
PB	Pinus leucodermis 'Heidreichi' / Bosnian Pine	6' Ht.	6
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal.	3
EXSITING TREES			
EX	EXSITING TREES	-	3
SHRUBS			
BGV	Buxus x 'Green Velvet' / Green Velvet Boxwood	3 gal	10
MAC	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 gal	8
PON	Physocarpus opulifolius 'Nugget' / Nugget Ninebark	3 gal	6
PFD	Potentilla fruticosa 'Dakota Sunspot' / Dakota Sunspot Bush Cinquefoil	3 gal	3
PLC	Prunus laurocerasus 'Chestnut Hill' / Chestnut Hill English Laurel	3 gal	4
RAG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	11
RMF	Rosa x 'Meipsidue' / Fire Meidland Rose	3 gal	10
SBL	Syringa x 'SMSJBP7' 'Bloomerang' / Bloomerang Dark Purple Lilac	3 gal	6
TMC	Taxus x media 'Chadwickii' / Chadwick's Anglo-Japanese Yew	3 gal	3
ORNAMENTAL GRASSES			
CAK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	13
PERENNIALS			
HSO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	6
RFE	Rudbeckia fulgida 'Early Bird Gold' / Early Bird Gold Coneflower	1 gal	3
SNE	Salvia nemorosa 'East Friesland' / East Friesland Meadow Sage	1 gal	8

REFERENCE NOTES SCHEDULE

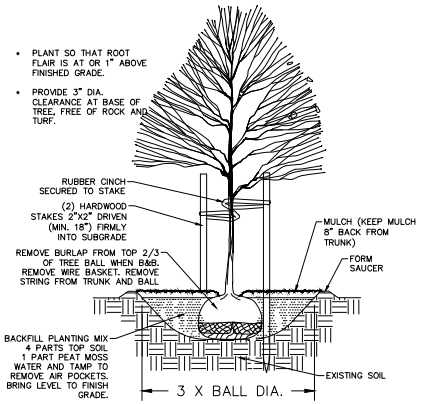
SYMBOL	DESCRIPTION	QTY
1	BARK MULCH	6,032 sf
2	RETAINING WALL	
3	RIVER COBBLE	527 sf

ITEM	AMOUNT
TOTAL LANDSCAPE AREA	6,538 SQ. FT.
TREE REQUIREMENT	(1 PER 400 S.F. OF LANDSCAPE) = 16 TREES
TOTAL TREES SPECIFIED	(20) 17 PROPOSED + 3 EXISTING TREES
EXISTING TREES ON SITE	3
SHRUB REQUIREMENT	(1 PER 200 S.F. OF LANDSCAPE) = 32 SHRUBS
TOTAL SHRUBS SPECIFIED	91

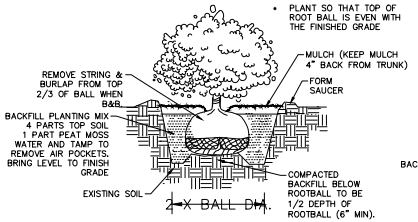
ITEM	AMOUNT	%
TOTAL AREA	32,952 SQ. FT.	100
NON-RECREATIONAL TURF SOD	NONE	0
ACTIVE RECREATIONAL TURF SOD	NONE	0
SHRUB BEDS & ROCK / BARK MULCH	6,538 SQ. FT.	20

LANDSCAPE NOTES:

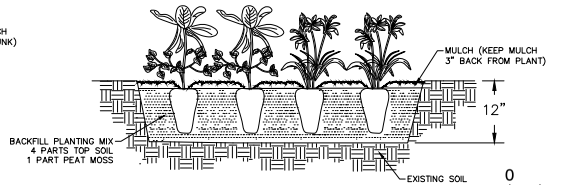
1. INSTALL BARK MULCH IN ALL PLANTING BEDS LABELED BARK MULCH. BEDS WILL HAVE 3" DARK BROWN LONG STRAND SHREDDED BARK MULCH.
2. INSTALL COBBLE ROCK BETWEEN DRIVEWAYS AND OTHER AREAS LABELED COBBLE ROCK WITH 4" DEEP OF 2" TO 3" SOUTH TOWN COBBLE ROCK. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING COBBLE ROCK.
3. ALL IRRIGATION WATER SYSTEMS WHICH ARE TO RECEIVE CULINARY WATER FOR IRRIGATION USE MUST BE CONNECTED TO THE CULINARY WATER SYSTEM UTILIZING A DOUBLE-CHECK (RP) ASSEMBLY TESTING CONNECTION AND ASSOCIATED FACILITIES.



A TREE PLANTING & STAKING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE





SCALE: 1" = 30'

MJ
LANDSCAPE DESIGNER
(801) 918 8748
MCKAHLJOHNSTON21A@GMAIL.COM

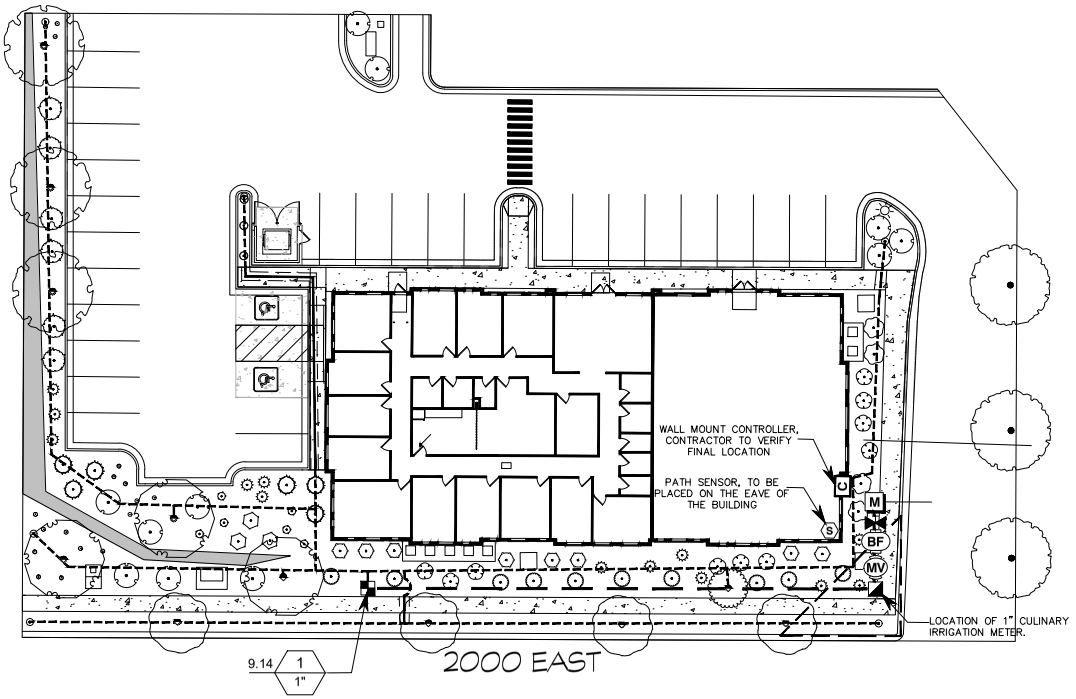
TOWNS AT UNIVERSITY PARK
980 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

LANDSCAPE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1" = 30'
Drawn: MJ
Date: 06/05/2024
Job #: 24-0001
Sheet: L1.0



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird LFV-100 1in. Low Flow DV Valve	1
0.5 1.0 2.0	Rain Bird XB-6 Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	11

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-LRC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	1
MV	Rain Bird PEB 1" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 375 1" Reduced Pressure Principle Assembly. Sizes 1/2in.,3/4in., 1in., 1-1/4in., 1-1/2in., 2in..	1
	Irrigation Mainline: PVC Schedule 40	148.1 l.f.
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	77.5 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER

1" POLY PIPE CONNECTING DRIPLINE SECTIONS

3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX

S N

0 30 60 90 feet

SCALE: 1" = 30'

MJ
LANDSCAPE DESIGNER
(801) 915 9749
MCKAHLJOHNSTON21A@GMAIL.COM

TOWNS AT UNIVERSITY PARK
980 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

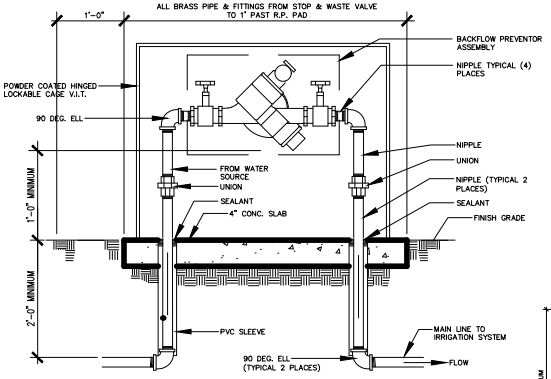
IRRIGATION PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

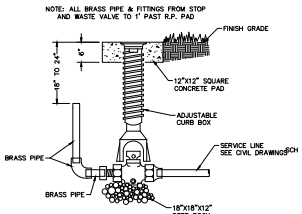
IRRIGATION PLAN

Scale: 1" = 30' | Drawn: MJ
Date: 06/06/2024 | Job #: 24-0001
Sheet:

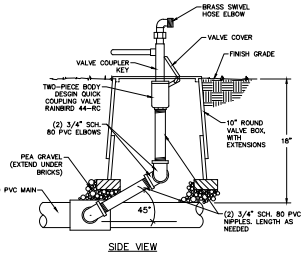
L2.0



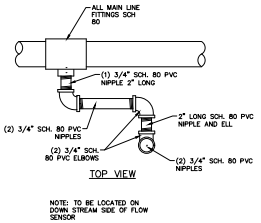
A REDUCED PRESSURE BACK FLOW PRESSURE
NOT TO SCALE

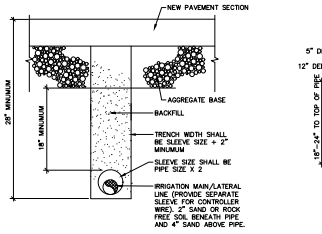


B STOP & WASTE VALVE DETAIL
NOT TO SCALE

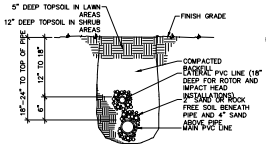


C QUICK COUPLING VALVE
NOT TO SCALE

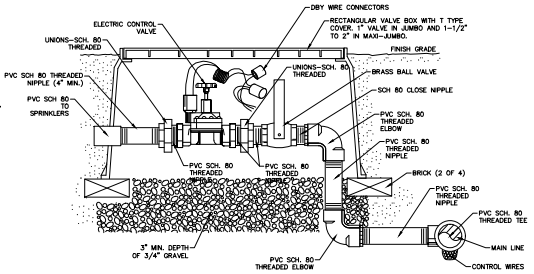




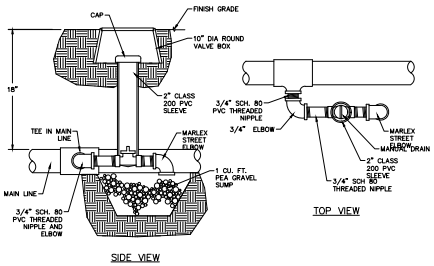
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



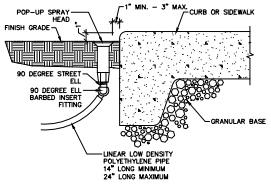
E TRENCH SECTION
NOT TO SCALE



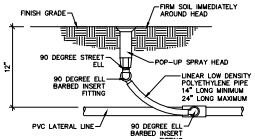
F ELECTRONIC CONTROL VALVE
NOT TO SCALE



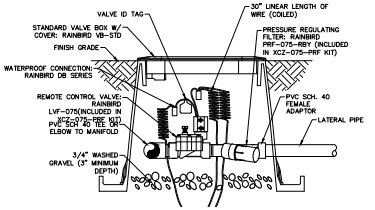
G MANUAL DRAIN VALVE
NOT TO SCALE



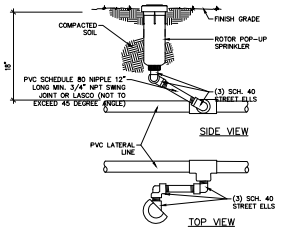
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



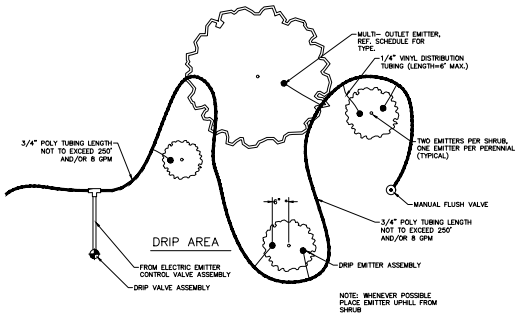
I SPRAY HEAD ASSEMBLY
NOT TO SCALE



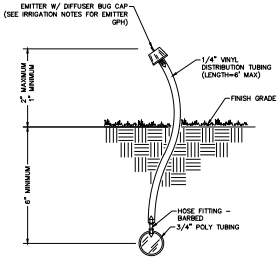
J CONTROL ZONE KIT
NOT TO SCALE



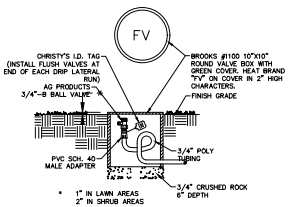
K ROTOR POP-UP HEAD
NOT TO SCALE



L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



M DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



N MANUAL FLUSH VALVE
NOT TO SCALE

MJ
LANDSCAPE DESIGNER
(801) 918 9749
MCKAHLJOHNSTON21A@GMAIL.COM

TOWNS AT UNIVERSITY PARK
980 SOUTH UNIVERSITY PARK BLVD
CLEARFIELD, UTAH

IRRIGATION DETAILS

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

IRRIGATION DETAILS

Scale:
Drawn: MJ
Date: 06/06/2024
Job #: 24-0001
Sheet: L2.1

Planning Commission
STAFF REPORT

AGENDA ITEM
#2

TO: Clearfield City Planning Commission

FROM: Tyson Stoddard, Planner I
tyson.stoddard@clearfieldcity.org
(801) 525-2718

MEETING DATE: Wednesday, August 7th, 2024

SUBJECT: Discussion and Possible Action on **SP 2024-0702**, a site plan request by Mike Dawson to construct a warehouse building at the subject location. **Location:** Approximately 225 West 200 South (TIN: 12-022-0046 & 12-022-0104). **Parcel Area:** 1.048 Acres **Zone:** M-1 (Manufacturing). **(Administrative Action).**

RECOMMENDATIONS

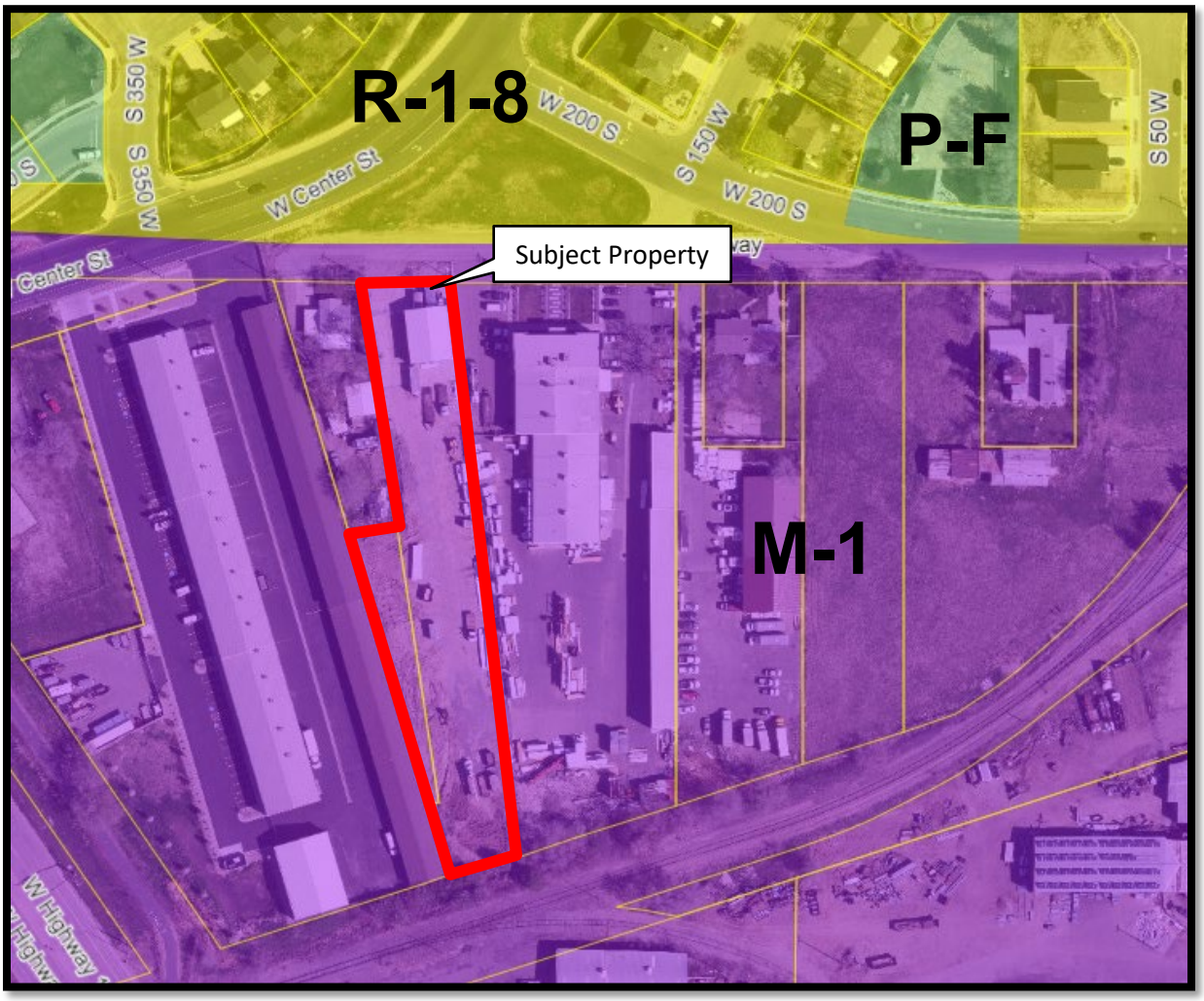
Staff recommends that the Planning Commission move to **approve as conditioned, SP 2024-0702**, a site plan request by Mike Dawson to construct a warehouse building at the subject property. (TIN: 12-022-0046 & 12-022-0104). This recommendation is based on the discussion and findings in the Staff Report.

PROJECT SUMMARY

Project Information	
Project Name	Dawson Expansion
Site Location	Approximately 225 W 200 S
Tax ID Number	12-022-0046 & 12-022-0104
Applicant	Mike Dawson
Owners	Dawson Property Investments LLC
Proposed Actions	Site Plan Approval
Current Zoning	M-1 (Manufacturing)
General Plan Land Use Classification	Business Park
Gross Site	1.048 Acres

Surrounding Properties and Uses:		Current Zoning District	General Plan Land Use Classification
North	Residential Neighborhood	R-1-8 (Residential)	Residential
East	Dawson Building Systems	M-1 (Manufacturing)	Business Park
South	Rail Line/Manufacturing	M-1 (Manufacturing)	Business Park
West	Single Family Residence	M-1 (Manufacturing)	Business Park

Aerial Image & Zoning



BACKGROUND & OVERVIEW

The applicant is requesting site plan approval for a warehouse building at the subject location. The existing building will be demolished prior to the development of the site with the new building. The new building will include an upper-level storage space of approximately 1,695 square feet and the main level will include approximately 15,340 square feet of warehouse space. This is an expansion of Dawson Building Systems, which has been operating in the city for several years. Dawson obtained Planning Commission approval for an expansion most recently in 2016, and prior to that in 2011. The zoning for the property is M-1 (Manufacturing), which allows warehouses as a permitted use.

SITE PLAN REVIEW

Setbacks, Height, and Yard Coverage

The M-1 Zone requires that buildings comply with the following setback, height, and yard coverage standards:

- *Front Setback:* 10 feet

- *Rear Setback:* None
- *Side Setback:* None
- *Corner Side Setback:* 10 feet
- *Maximum Height:* 45 feet
- *Maximum Yard Coverage:* No requirement, except as dictated by landscaping and parking provisions.

The proposed development complies with all the above standards as required by the M-1 Zone.

Landscaping, Dumper Enclosures, and Fencing

Landscaping
Each development in the M-1 Zone is required to provide a minimum of 5% landscaped open space of the total project area. The landscape plan shows that the project would meet this requirement by providing 5.2% of the site as landscaped area.

Chapter 11-21, "Landscape Standards and Requirements", of the Clearfield City Code provides requirements for new landscaping for commercial projects. Under these standards, this development is required to have one (1) tree per one thousand (1000) square feet of landscaped area and one (1) shrub for every six hundred (600) square feet of landscaped area. The proposed landscape plan complies with the plant quantity standards.

The landscaping standards specify that the turf area shall not exceed 15% of the total landscaped area, outside of recreation areas. The landscape plan has been designed without any turf.

The landscape plan will need to include additional planting details. The proposed tree and shrub species need to be identified on the plan, as well as the plant size at installation. Deciduous trees have a minimum install size of two (2) inches in caliper, and shrubs have a minimum install size of three (3) gallons.

An irrigation plan will need to be submitted so that staff can verify compliance with the standards of our landscaping ordinance.

Dumpster Enclosures
The proposed site plan doesn't include any locations for dumpsters. These will need to be added to the site plan so that staff can verify compliance with code standards. Industrial Site Design Standards require that outdoor refuse and garbage collection containers are screened from view of a public right-of-way using the same materials as the building or approved masonry fencing.

Fencing
The applicant has stated that they will install a six-foot (6') chain link fence with slats along the shared property line with the existing residence, from the new building to the adjacent self-storage property to the west. Chain link fencing is permitted for industrial sites if it isn't adjacent to a public right of way, in a required front yard, or in an area that is visible from a public right of way. The proposed fencing will need to be shown on the site plan.

Site Access and Parking
Chapters 11-14 "Off Street Parking and Loading" and 11-18 "Design Standards" outline the development standards for site access and parking.

Access
Vehicular access is not being provided directly to the site from 200 South. The applicant is proposing that the site share the access drives of the existing Dawson facility to the east. For this setup, the properties will need to be combined, or an access easement will need to be recorded. The applicant has indicated that they will combine the parcels into one single property.

Parking
With the approved expansion in 2016, a parking lot was added to the site which includes twenty-two parking spaces. The purpose of the current expansion is solely for the storage of tools, equipment, vehicles, and materials and will not necessitate additional parking spaces for the site.

Building & Site Design Standards
Chapters 11-11D "M-1 Zone" and 11-18 "Design Standards" of city code outline all the building and site design standards required for new industrial developments within the city. As a new industrial project, these design standards are applied to this project.

Building Design
Based on the submitted building elevations, the proposed materials appear to include include stacked stucco, a horizontal fiber cement siding, metal siding, and glass windows. The building design has taken surrounding development into account, in particular the existing Dawson building, and incorporated similar design features and colors in a thoughtful way. Staff has reviewed the industrial building design standards and found that the proposed building complies with those standards and will be a good addition to the area.

The building elevations will need to be revised to include a materials legend listing the proposed materials and colors so that full compliance with the code can be reviewed verified.

Site Design
The applicant has done a great job in locating the building toward the front property line and orienting the façade to the public street. Staff finds that the site design complies with the standard of the code for industrial sites.

The demolition plan and site plan are showing the removal of a portion of existing curb and gutter along the west side of the existing Dawson site. The curb and gutter will be replaced with a 4' water way to drain to an existing inlet to the retention pond. Based on conversations with the applicant, additional curb and gutter will need to be removed to accommodate asphalt access to the garage doors of the new building. The demolition and site plan will need to be updated accordingly.

DEPARTMENT REVIEW & PUBLIC COMMENT

The plans were distributed for review amongst Clearfield City Planning, Engineering, and Building staff, as well as with the North Davis Fire District and the North Davis Sewer District. Engineering Staff and the Fire District both provided review letters with comments that need to be addressed.

Public Comment
A public notice sign was placed on the property on August 1, 2024. No public comment has been received to date.

SITE PLAN – CONDITIONS OF APPROVAL

Based upon review of Clearfield City ordinances and the proposed site plan, Staff recommends that the Planning Commission **approve** the site plan request, subject to the following conditions.

1) The subject parcels shall be combined with the parcel of the existing Dawson facility into to one property.
2) The landscape plan shall be revised to include the tree and shrub species of the proposed plantings.
3) An irrigation plan shall be submitted for review and approval.

4) The location of any dumpsters and or dumpster enclosures shall be added to the site plan. Any dumpster locations or dumpster enclosures shall meet the requirements of Clearfield City Code.
5) The demolition and site plan shall be revised to accurately reflect the removal of existing curb and gutter and water way replacement.
6) The proposed fencing for the site shall be added to the site plan.
7) The building elevations shall be revised to include a materials legend that specifies the proposed materials and the colors of the building materials.
8) The plans shall be revised to address Engineering comments and receive Engineering approval.
9) The plans shall be revised to address North Davis Fire District comments and receive Fire District approval.

ATTACHMENTS

1. Cover Sheet
2. Demo Plan
3. Site Plan
4. Elevations
5. Sections
6. 3-D Views
7. Landscape Plan

DAWSON WAREHOUSE
Commercial Development

171 W. 200 S.
CLEARFIELD, UTAH 84016

MAY 21, 2024

CONTACT INFO

ENGINEER

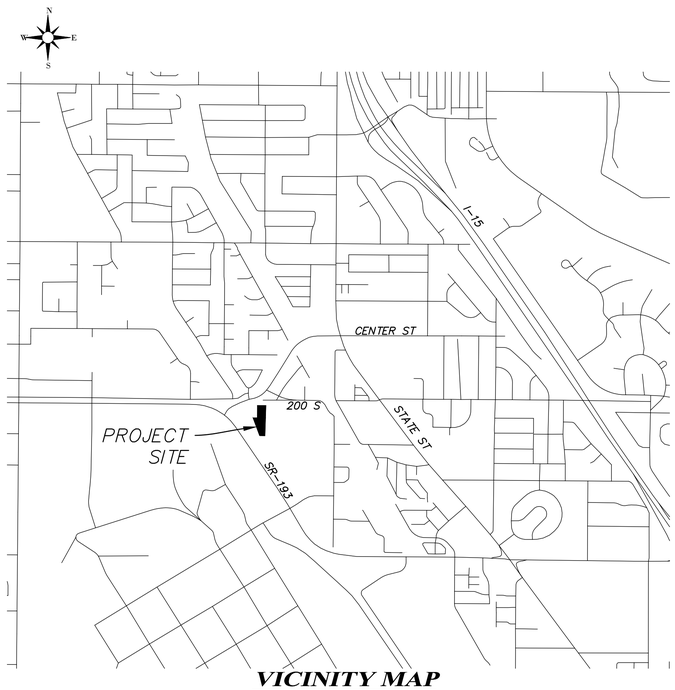
PERIGEE CONSULTING
ROBERT HAIGHT
801.590.6611
ROBERT@PCIVIL.US

LAND OWNER

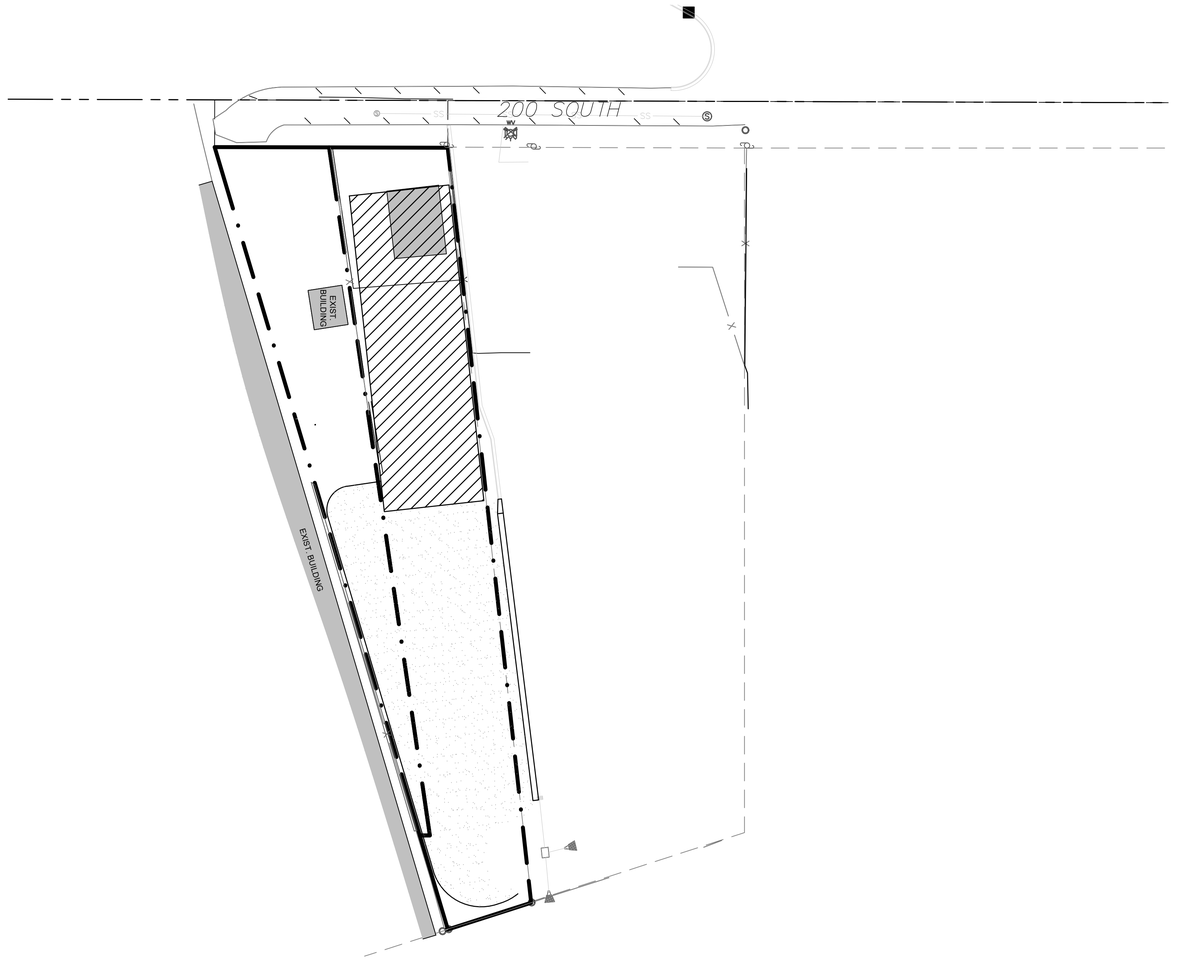
DAWSON BUILDING SYSTEMS
MICHAEL DASWON

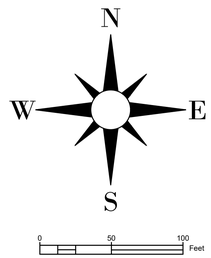
2146 WEST 1100 SOUTH
SYACUSE, UT 84075

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	TC01	COVER SHEET
02	DM01	DEMO PLAN
03	SP01	SITE PLAN



VICINITY MAP
N.T.S.





CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 150
801.628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

PRELIMINARY

CLEARFIELD

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RJH
DWN BY: RJH
SUBMITTED BY:
CKD BY: RJH
PLOTTED BY:
DATE: MAY 2024
SOLICITATION NO.
CONTRACT NO. 01006
PLOT DATE: 5/21/2024 11:16:42 AM
REV:
SIZE: ANSI D
FILE NAME: N:\01006 Misc Dawson--Clearfield\Cadd\P\01 TC01

DAWSON WAREHOUSE
COVER SHEET

SHEET NUMBER
01
OF XX SHEETS
DRAWING NAME
TC01

PRESERVER AND PROTECT EXISTING CATCH BASIN

212 L.F. CURB TO BE REMOVED

FENCE TO BE REMOVED

200 SOUTH

50 L.F. CONCRETE WALL TO BE REMOVED

EXIST. BUILDING

7,735 FT^2 CONCRETE TO BE REMOVED.

EXIST. BUILDING

LOT BOUDNARY

15"SD

0 20 40 Feet

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

5/21/2024 11:13:32 AM

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 150 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.0611 FAX WWW.PERIGEECIVIL.COM

PRELIMINARY

CLEARFIELD

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RJH	DRAWN BY: RJH	SUBMITTED BY:	FILENAME: N:\01006 Mike Dawson--Clearfield\Cad\P\02 DM01
DATE: MAY 2024	CKD BY: RJH	SOLICITATION NO.	CONTRACT NO. 01006
SIZE: ANSI D	PLOTTED BY:	PLOT DATE: 5/21/2024 11:13:32 AM	REV:

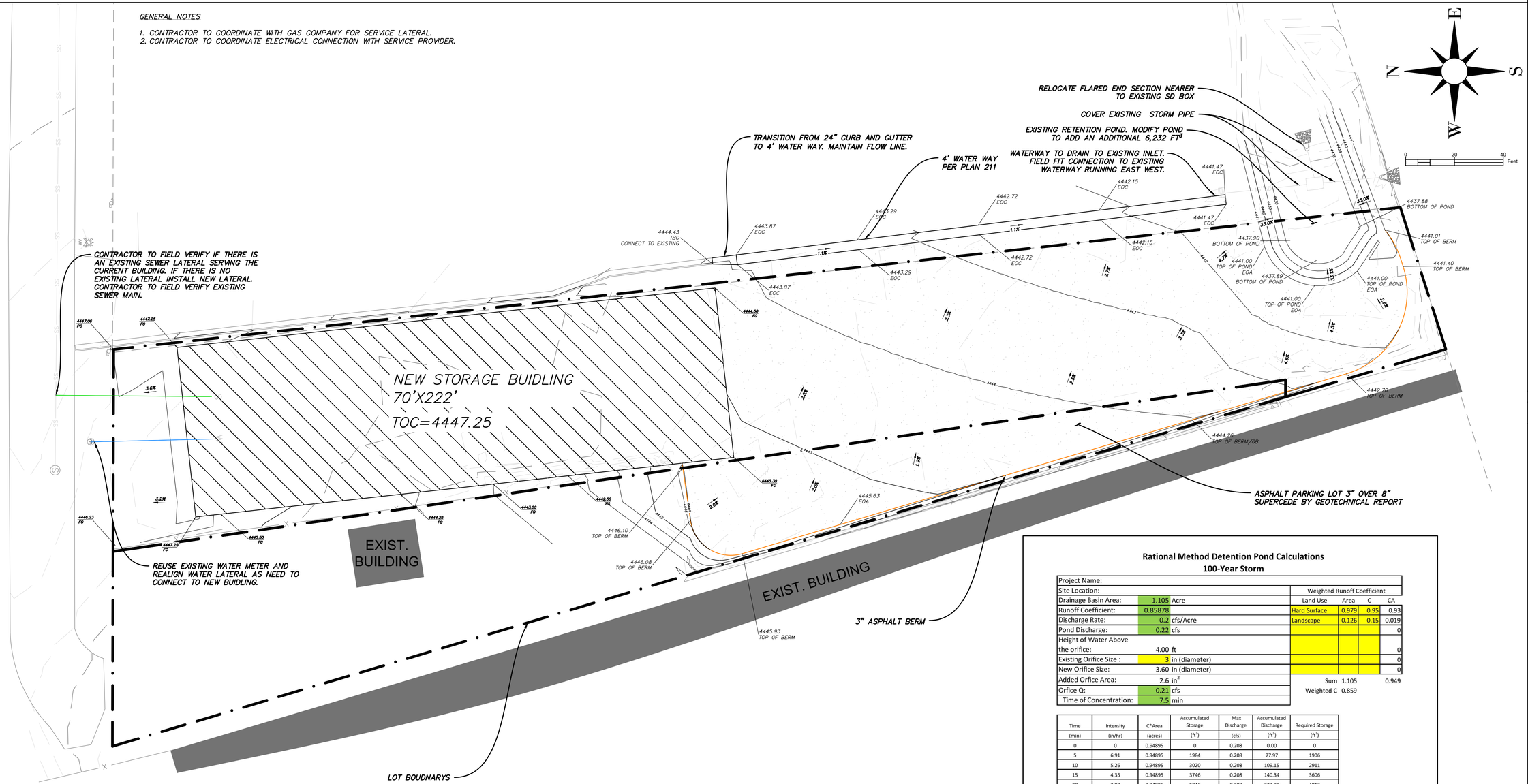
DAWSON WAREHOUSE

DEMO PLAN

SHEET NUMBER 02
OF XX SHEETS
DRAWING NAME DM01

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR SERVICE LATERAL.
2. CONTRACTOR TO COORDINATE ELECTRICAL CONNECTION WITH SERVICE PROVIDER.

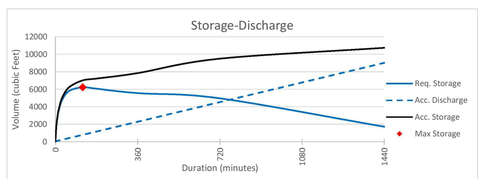


Rational Method Detention Pond Calculations
100-Year Storm

			Weighted Runoff Coefficient			
Project Name:						
Site Location:						
Drainage Basin Area:	1.105	Acre	Land Use	Area	C	CA
Runoff Coefficient:	0.85878		Hard Surface	0.979	0.95	0.93
Discharge Rate:	0.2	cfs/Acre	Landscape	0.126	0.15	0.019
Pond Discharge:	0.22	cfs				0
Height of Water Above the orifice:	4.00	ft				0
Existing Orifice Size :	3	in (diameter)				0
New Orifice Size:	3.60	in (diameter)				0
Added Orfice Area:	2.6	in^2			Sum	1.105	0.949
Orfice Q:	0.21	cfs			Weighted C	0.859	
Time of Concentration:	7.5	min					

Time	Intensity	C*Area	Accumulated Storage	Max Discharge	Accumulated Discharge	Required Storage
(min)	(in/hr)	(acres)	(ft^3)	(cfs)	(ft^3)	(ft^3)
0	0	0.94895	0	0.208	0.00	0
5	6.91	0.94895	1984	0.208	77.97	1906
10	5.26	0.94895	3020	0.208	109.15	2911
15	4.35	0.94895	3746	0.208	140.34	3606
30	2.93	0.94895	5046	0.208	233.90	4813
60	1.81	0.94895	6235	0.208	421.01	5814
120	1.02	0.94895	7027	0.208	795.25	6232
180	0.70	0.94895	7234	0.208	1169.48	6064
360	0.38	0.94895	7854	0.208	2292.19	5562
720	0.23	0.94895	9507	0.208	4537.59	4970
1440	0.13	0.94895	10747	0.208	9028.41	1719

Required Pond Volume: 6232 ft^3
231 cy^3



Modified Storage Equation $S_d = q_d * t_d - {}^{q_a}/_2 * (t_d + t_c)$

PERIGEE CONSULTING
CIVIL · STRUCTURAL · SURVEY
9069 SOUTH 1300 WEST, SUITE 150
801.608.6004 TEL 801.590.0611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

PRELIMINARY

CLEARFIELD

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: RJH	DRN BY: RJH	SUBMITTED BY:	FILE NAME: N:\01006 Mike Dawson--Deerfield\Cosd\P\03 SP01
CKD BY: RJH			PLOTTED BY:
DATE: MAY 2024	SOLICITATION NO:	CONTRACT NO: 01006	PLOT DATE: 5/21/2024 11:13:44 AM
REV:			SIZE: ANSI D

DAWSON WAREHOUSE

SITE PLAN

SHEET NUMBER 03
OF XX SHEETS
DRAWING NAME SP01

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

DAWSON

LOT # 00, SUBDIVISION

PROJECT INFORMATION:

PROJECT ADDRESS:

LOT # 00, SUBDIVISION
FIRTH, IDAHO

BUILDING INFORMATION:

PLAN: DAWSON

SQUARE FOOTAGES:

GROSS FOOTAGES:

MAIN LEVEL	2950 SF
UPPER LEVEL	1580 SF
GARAGE	2920 SF
COVERED PORCH	1105 SF
COVERED PATIO	375 SF
COVERED PORCH	245 SF

FINISHED FOOTAGES:

MAIN LEVEL FINISHED	2950 SF
UPPER LEVEL	1580 SF
TOTAL FINISHED FOOTAGE:	4530 SF

TOTAL STORAGE AND GARAGE: 4645 SF

TOTAL SITE AREA:
TOTAL SITE AREA USED:

SHEET INDEX:

1	ELEVATIONS
2	FOOTING AND FOUNDATION PLAN
3	MAIN LEVEL WALL FRAMING
4	MAIN LEVEL FLOOR PLAN
5	UPPER LEVEL WALL FRAMING
6	UPPER FLOOR PLAN
7	ROOF PLANS
8	SECTIONS / DETAILS
9	3D VIEWS
N-1	IRC NOTES
S-0	FOUNDATION ENGINEERING
S-1	MAIN FLOOR FRAMING
S-2	MAIN LEVEL SHEARWALL PLAN
S-3	UPPER FLOOR FRAMING
S-4	UPPER LEVEL SHEARWALL PLAN
S-5	ROOF FRAMING
SD-0	ENGINEERING NOTES / DETAILS
SD-1	FOOTING / FOUNDATION DETAILS
SD-2	FLOOR / WALL FRAMING DETAILS
SD-3	ROOF FRAMING DETAILS

GOVERNING CODE:

2021 IRC

REVISION:

FOR REVIEW

REVISION DATE:

03.29.2024

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

GENERAL CONTRACTOR / OWNER:

BRYCE THURGOOD

CENTERVILLE, UTAH
CONTACT: 801.XXX.XXXX

CONSULTING ENGINEER:

BLUE SKY ENGINEERING

EAGLE MOUNTAIN UTAH
CONTACT: 385.254.2704

DESIGNER:

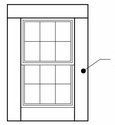
UNDERGROUND PLANNING
undergroundplanning.com
801•643•8731

OGDEN, UTAH
CONTACT: 801.643.8731



A FRONT ELEVATION
1/8" = 1'-0"

WINDOW / DOOR FLASHING NOTES:



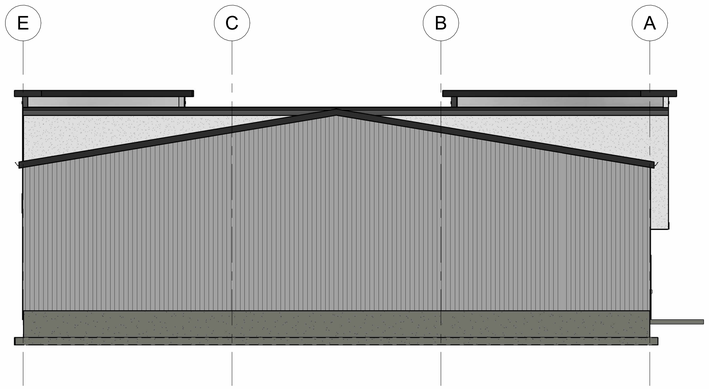
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

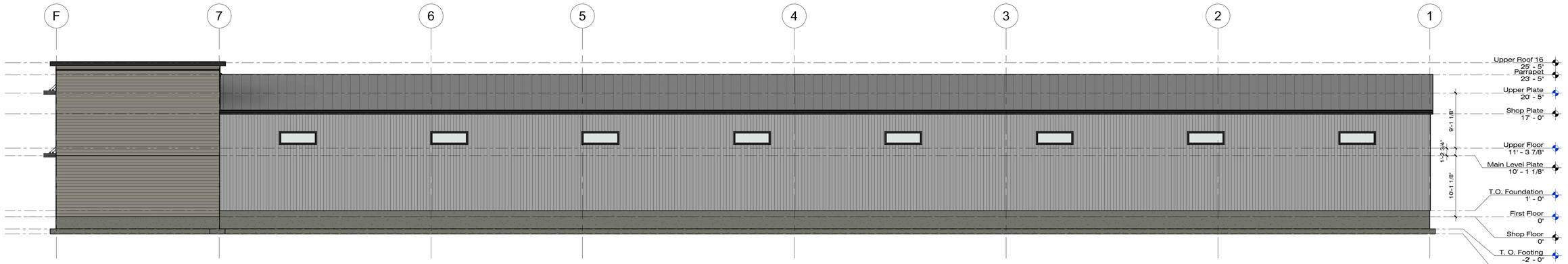
PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

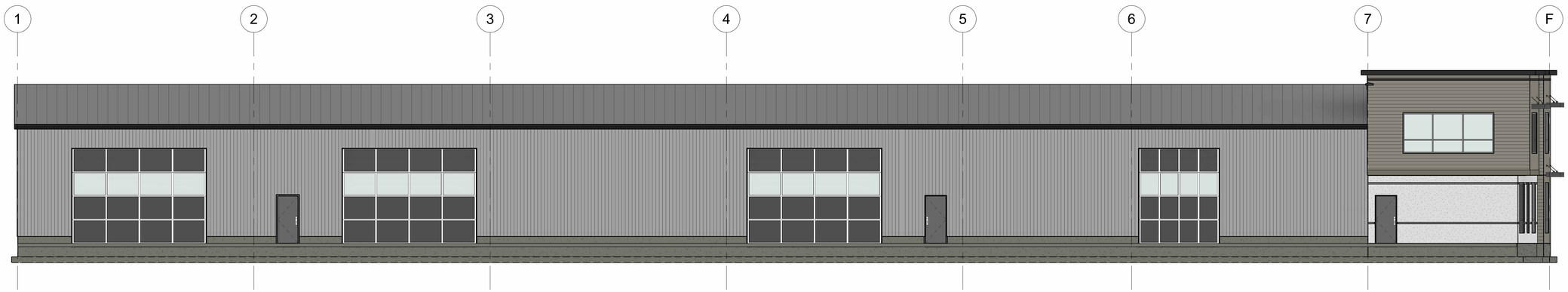
CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.



B REAR ELEVATION
1/8" = 1'-0"



C RIGHT ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

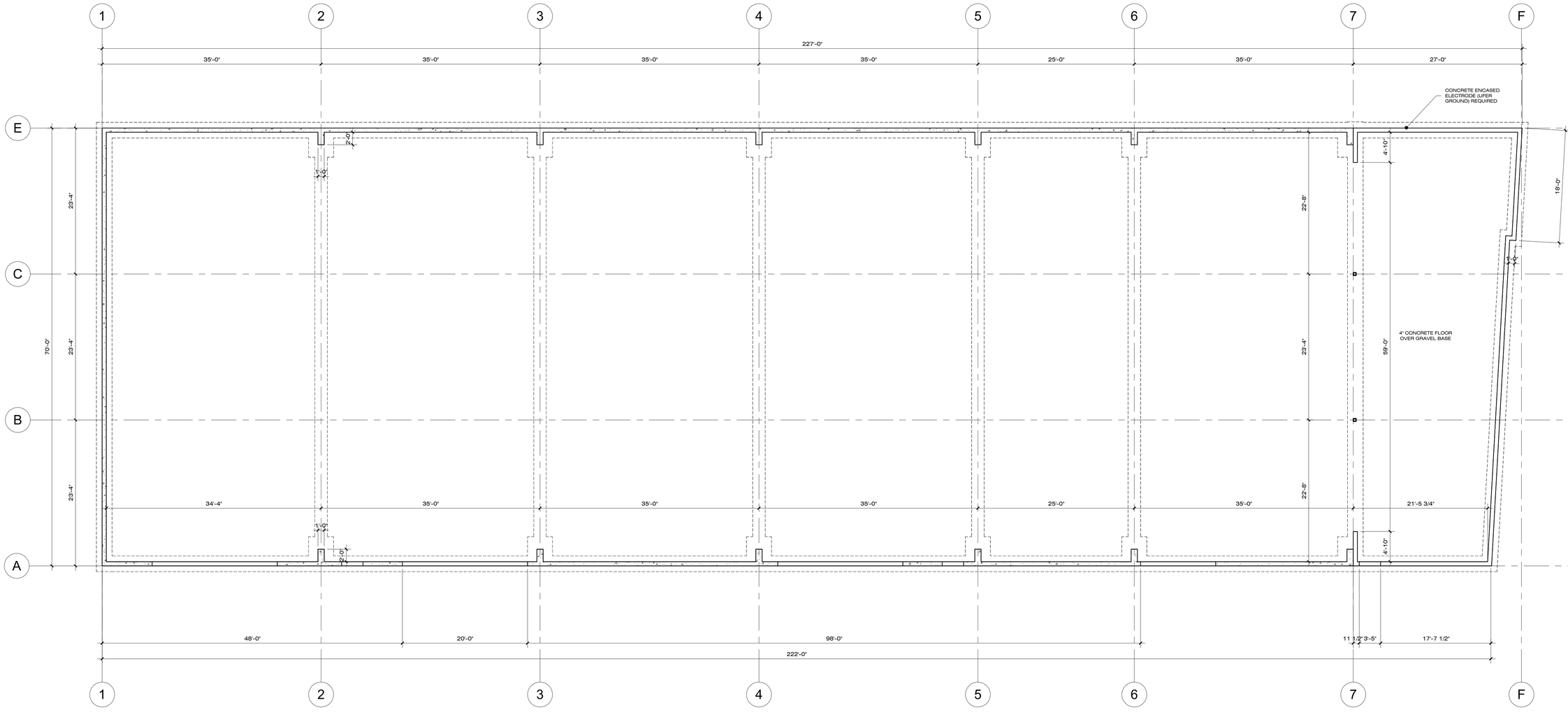
UNDERGROUND
CONSTRUCTION
UNDERGROUND CONSTRUCTION
ROBERT HUTCHISON
208-313-2228

THESE PLANS ARE SPECIFIC FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT DESCRIPTION. ANY REUSE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM UNDERGROUND CONSTRUCTION IS PROHIBITED.

PLAN: DAWSON
DATE: 03.29.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO
CLIENT: BRYCE THURGOOD

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



A FOOTING-FOUNDATION PLAN

1/8" = 1'-0"

SEE ENGINEERING SHEETS FOR SPECIFIC FOOTING, FOUNDATION, STRAP, AND PAD SCHEDULES, DETAILS, AND NOTES

FOOTING AND FOUNDATION NOTES:

8" CONCRETE FOUNDATION WALLS W/ HEIGHT AS NOTED (TYP.)

HOLD DOWN STRAP DIMENSIONS WHEN GIVEN ARE MEASURED TO THE CENTER OF THE STRAP

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR SPECIFIC FOOTING AND FOUNDATION DETAILS, SCHEDULES, AND ENGINEERING REQUIREMENTS

ENSURE 30" MINIMUM (OR LOCALLY DEEPER) FROST COVERAGE TO BOTTOM OF FOOTING PER IRC AND LOCAL CODES

APPLY APPROVED WATERPROOFING SYSTEM ON FOUNDATION WALLS PRIOR TO BACKFILLING

CONCRETE ENCASED ELECTRODE (UFER GROUND) REQUIRED

UNDERGROUND ENGINEERING
UNDERGROUND ENGINEERING
208-241-2722

THESE PLANS ARE SPECIFIC FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT DESCRIPTION. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE

PLAN: DAWSON

DATE: 03.29.2024

STATUS: FOR REVIEW

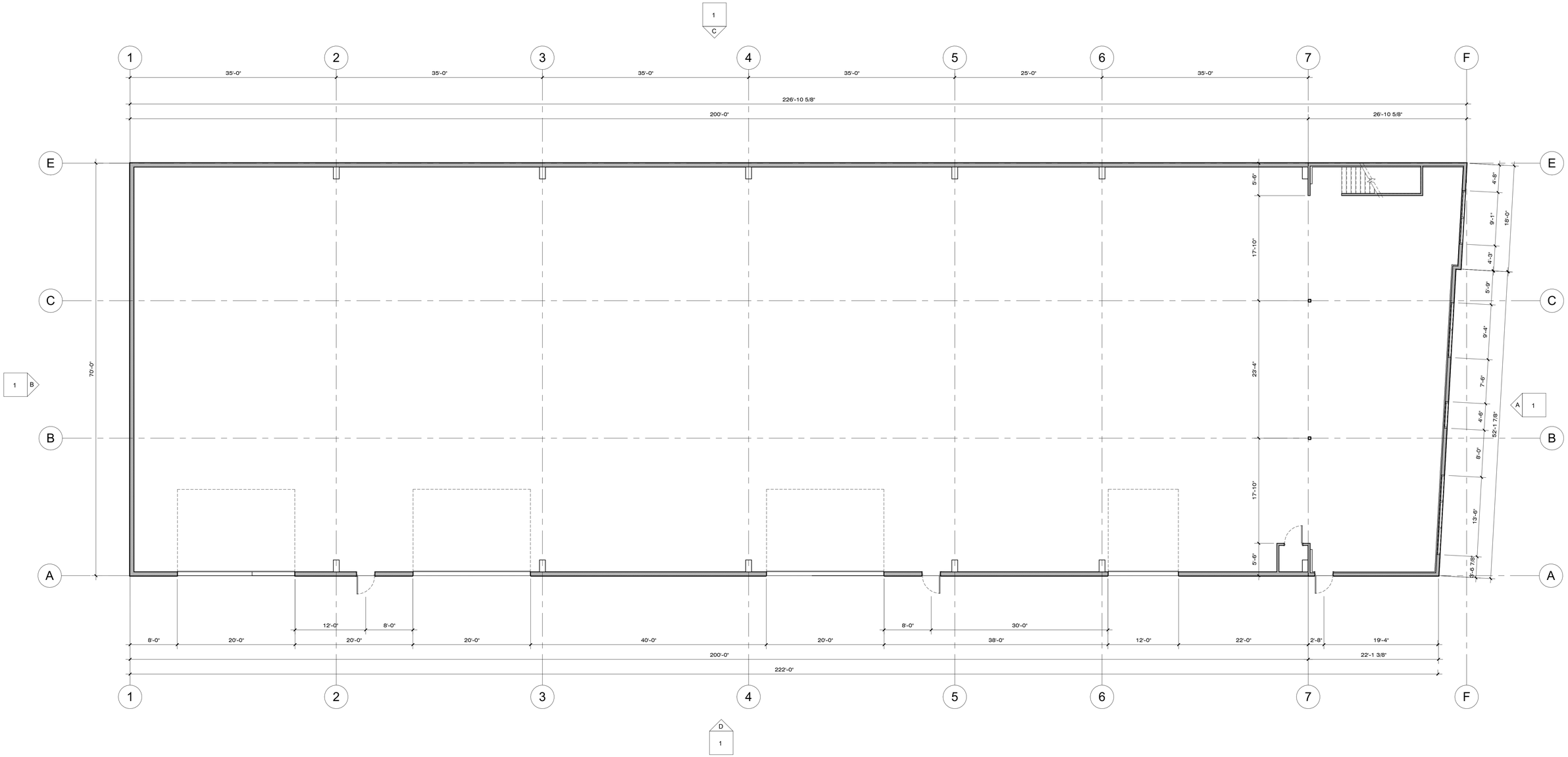
PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

2

SHEET: FOOTING AND FOUNDATION PLAN

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



ROUGH OPENING NOTES:

DOOR TYPE	ROUGH OPENING
4' DOUBLE	51-1/2" X 82-1/2"
5' DOUBLE / ATRIUM	63-1/2" X 82-1/2"
6' DOUBLE / ATRIUM	75-1/2" X 82-1/2"
INTERIOR OPENINGS	2" OVER WIDTH X 83"

WINDOW TYPE NOTES:

ALL SLIDER AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE

TYPE KEY:

SH= SINGLE HUNG DV= DOUBLE VENT

C= CASEMENT HS= HORIZONTAL SLIDER

F= FIXED / PICTURE

MAIN LEVEL FRAMING NOTES:

2X6 EXTERIOR WALLS (TYP.)

2X6 BEARING AND PLUMBING WALLS AS INDICATED

2X4 PARTITION WALLS

SEE FLOOR AND ROOF FRAMING SHEETS FOR BEAM SIZES

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEERS NOTES, DETAILS AND SCHEDULES

NO GALVANIZED FASTENERS OR CONNECTION HARDWARE PERMITTED WITH PRESSURE TREATED LUMBER PRODUCTS

A MAIN LEVEL WALL FRAMING

1/8" = 1'-0"

UNDERGROUND ENGINEERS
UNDERGROUNDENGINEERS.COM
(208) 557-2228

THESE PLANS ARE SPECIFICALLY FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT DESCRIPTION AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

PLAN: DAWSON

DATE: 03.29.2024

STATUS: FOR REVIEW

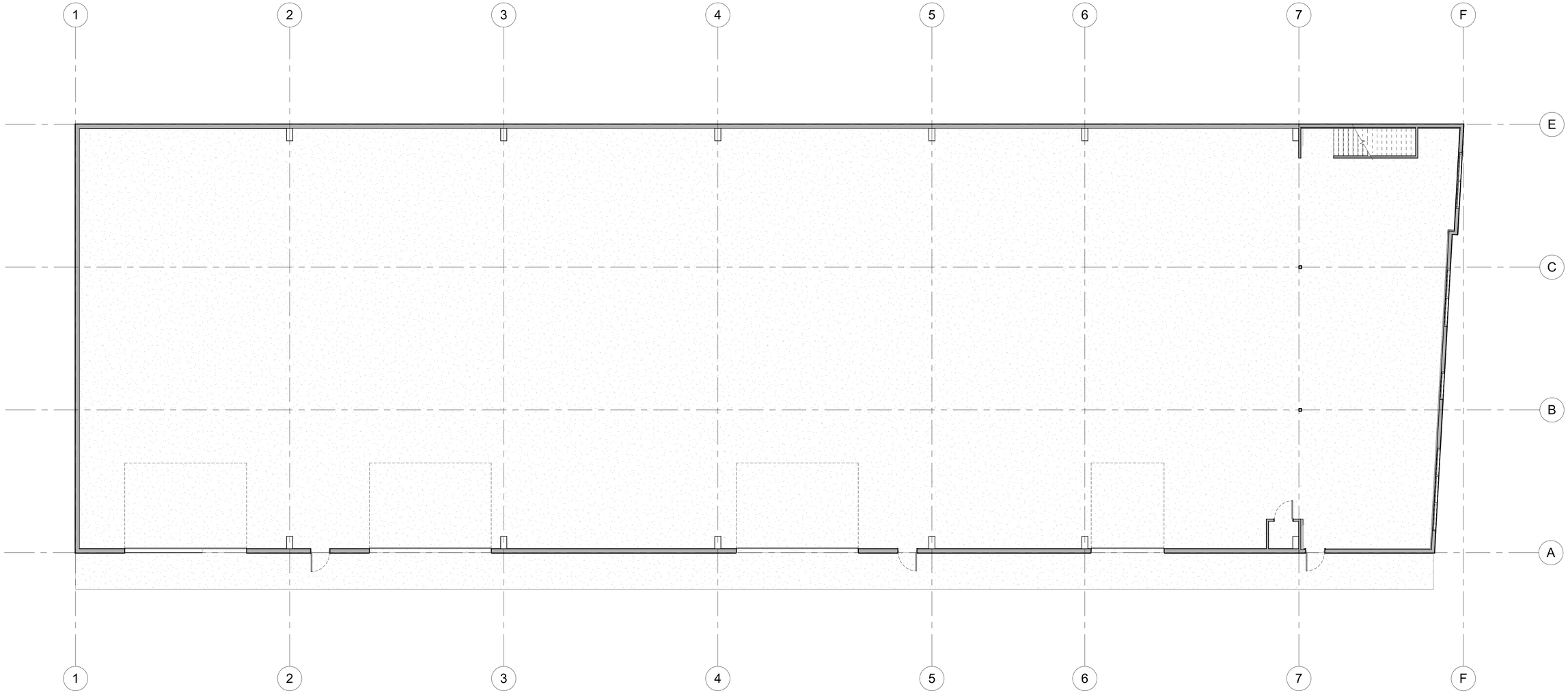
PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

3

SHEET: MAIN LEVEL WALL FRAMING

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



ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
SD	SMOKE DETECTOR-WIRE TOGETHER
SDCO	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
GFCI	GROUND FAULT TYPE OUTLET
WPGFI	WATERPROOF GFI OUTLET
220	240V (220) OUTLET
EAVE	SWITCHED EAVE OUTLET
CEILING	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR "BUBBLE COVER".

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315

A MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

UNDERGROUND ENGINEERS
UNDERGROUND ENGINEERS, INC.
1234 MAIN STREET
ANYTOWN, ID 83704

THESE PLANS ARE PREPARED FOR THE CONSTRUCTION OF ONE RESIDENCE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF UNDERGROUND ENGINEERS, INC.

PLAN: DAWSON
DATE: 03.29.2024
STATUS: FOR REVIEW

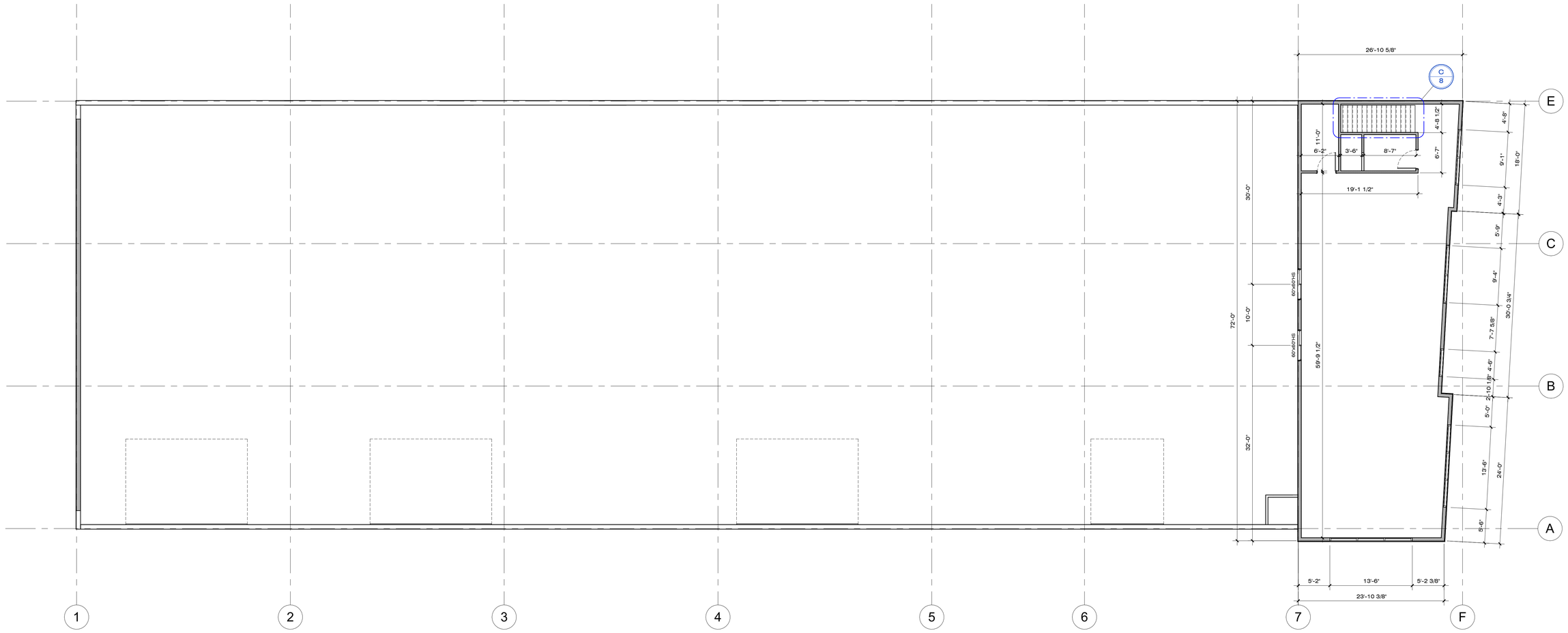
PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

4

SHEET: MAIN LEVEL FLOOR PLAN

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



A UPPER LEVEL WALL FRAMING

1/8" = 1'-0"

ROUGH OPENING NOTES:

DOOR TYPE	ROUGH OPENING
4' DOUBLE	51-1/2" X 82-1/2"
5' DOUBLE / ATRIUM	63-1/2" X 82-1/2"
6' DOUBLE / ATRIUM	75-1/2" X 82-1/2"
INTERIOR OPENINGS	2" OVER WIDTH X 83"

WINDOW TYPE NOTES:

ALL SLIDER AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE

TYPE KEY:

SH= SINGLE HUNG DV= DOUBLE VENT

C= CASEMENT HS= HORIZONTAL SLIDER

F= FIXED / PICTURE

UPPER LEVEL FRAMING NOTES:

2X6 EXTERIOR WALLS (TYP.)

2X6 BEARING AND PLUMBING WALLS AS INDICATED

2X4 PARTITION WALLS

SEE FLOOR AND ROOF FRAMING SHEETS FOR BEAM SIZES

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

PROVIDE 22"X30" MINIMUM ATTIC ACCESS

UNDERGROUND ENGINEERING
UNDERGROUND ENGINEERING
208-881-2224

THESE PLANS ARE SPECIFICALLY FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE TITLE BLOCK AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

PLAN: DAWSON
DATE: 03.29.2024
STATUS: FOR REVIEW

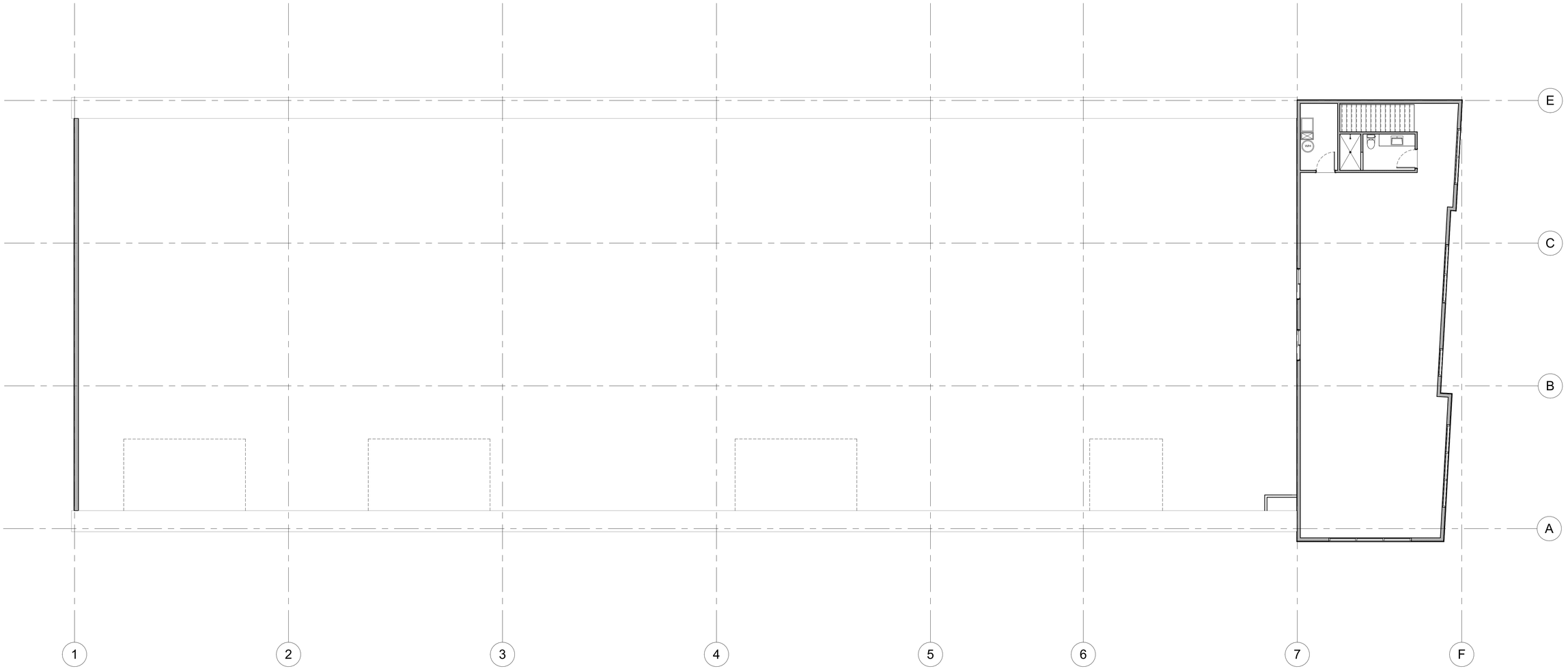
PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

5

SHEET: UPPER LEVEL WALL FRAMING

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



ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
SD	SMOKE DETECTOR-WIRE TOGETHER
SD/CO	SMOKE / CARBON MONOXIDE
	COMMON SWITCH
	COMMON 120V (110) OUTLET
GFCI	GROUND FAULT TYPE OUTLET
WPGFI	WATERPROOF GFI OUTLET
220	240V (220) OUTLET
EAVE	SWITCHED EAVE OUTLET
CEILING	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 12O VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR "BUBBLE COVER".

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED 'IN SERIES' SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315

A UPPER LEVEL FLOOR PLAN

1/8" = 1'-0"

UNDERGROUND ENTERPRISES
UNDERGROUND DESIGN STUDIO
(208) 881-2228
THESE PLANS ARE PREPARED FOR THE CONSTRUCTION OF ONE RESIDENCE ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF UNDERGROUND ENTERPRISES

PLAN: DAWSON

DATE: 03.29.2024

STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

6

SHEET: UPPER FLOOR PLAN

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

SEE ENGINEERING SHEETS FOR SPECIFIC HEADER, BEAM, AND ROOF FRAMING SCHEDULES, DETAILS, AND NOTES

ROOF FRAMING NOTES:

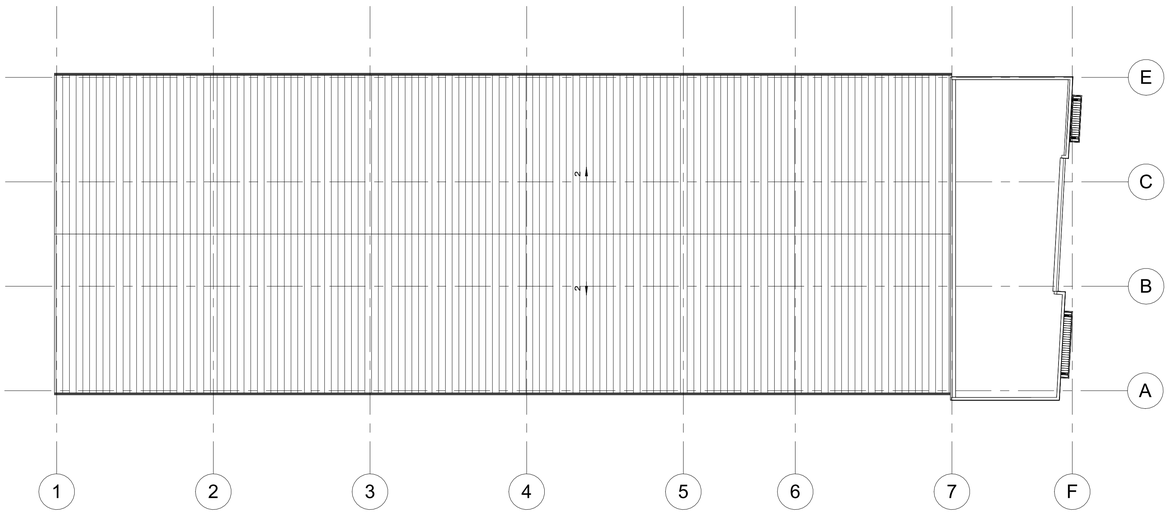
ROOF PITCHES AS INDICATED

PROVIDE 22"X30" MINIMUM ATTIC ACCESS

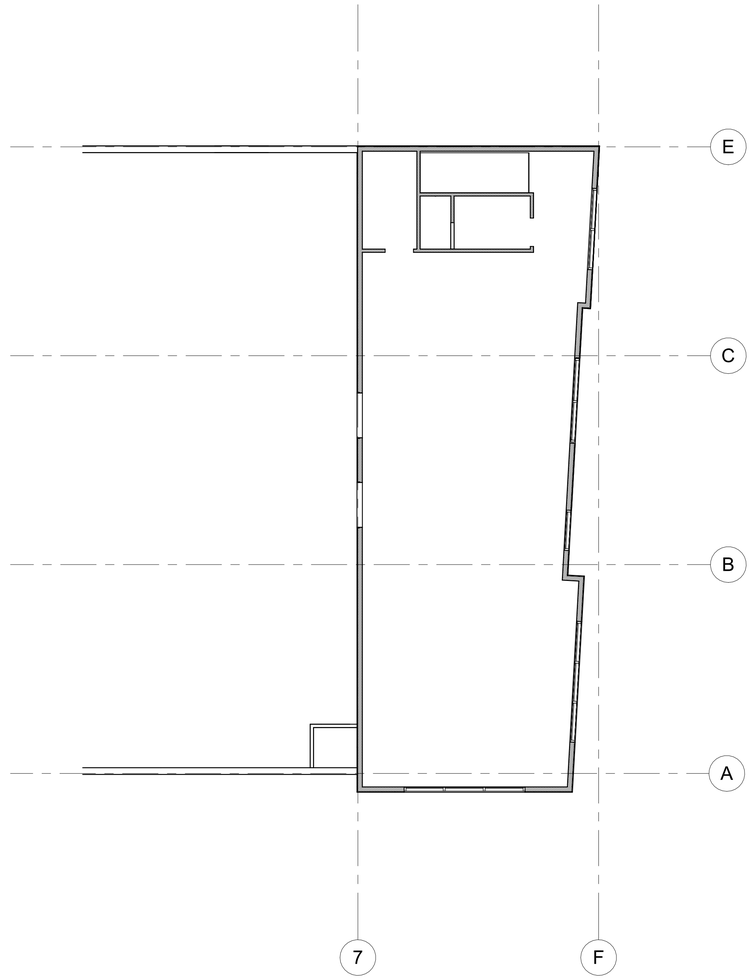
SEE ENGINEERING SHEETS FOR ENGINEER'S NOTES, DETAILS AND SCHEDULES

ROOFING NOTES:

ICE AND WATER SHIELD TYPE UNDERLAYMENT REQUIRED AT THE EAVE LINES OF ALL SLOPED ROOFS, EXTENDING A MINIMUM OF 24" BEYOND THE INSIDE OF EXTERIOR WALLS.



B SCHEMATIC ROOF PLAN
1/16" = 1'-0"



A ROOF FRAMING
1/8" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUNDENGINEERING.COM
(208) 520-2228

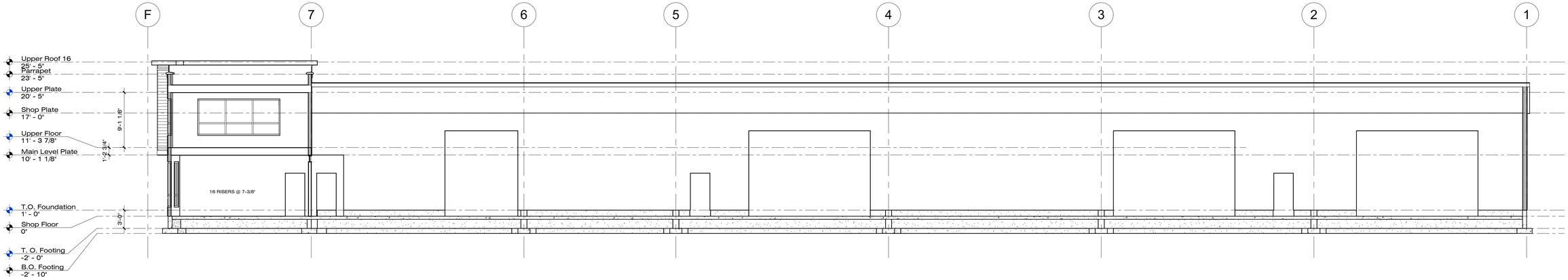
THESE PLANS ARE PREPARED FOR THE CONSTRUCTION OF ONE RESIDENCE. ANY REUSE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM UNDERGROUND ENGINEERING IS PROHIBITED.

PLAN: DAWSON
DATE: 03.29.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO
CLIENT: BRYCE THURGOOD

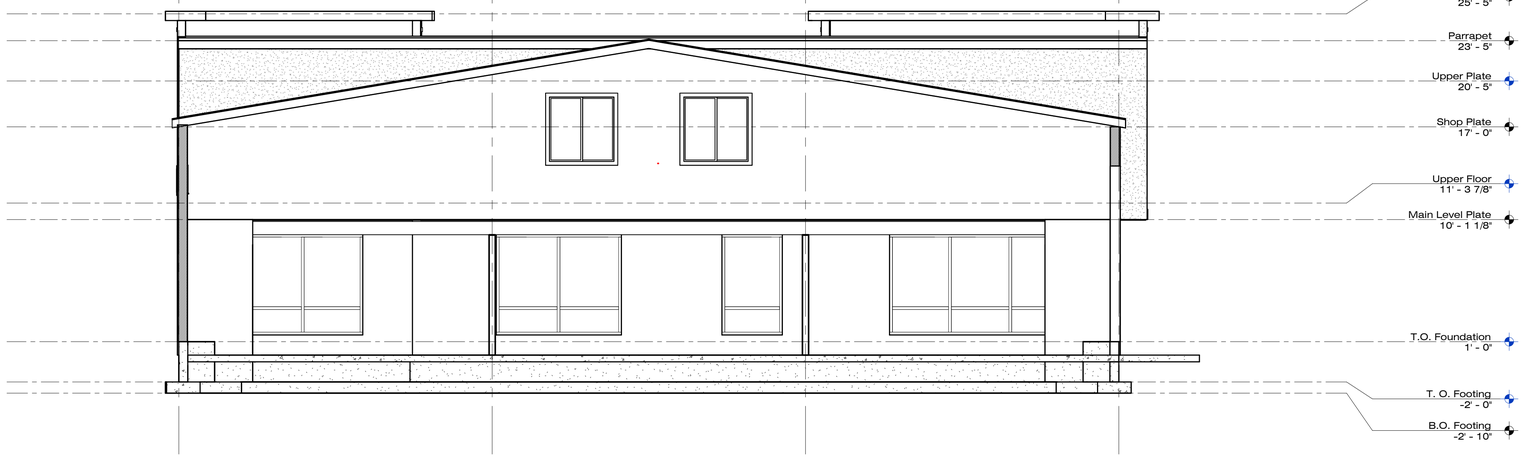
7

SHEET: ROOF PLANS
SCALE: As indicated



A LONGITUDINAL / STAIR

1/8" = 1'-0"



B TRANSVERSE BUILDING

3/16" = 1'-0"

STAIR NOTES:

MINIMUM FINISHED STAIRWAY WIDTH - 36"

MAXIMUM RISER HEIGHT - 7-3/4"

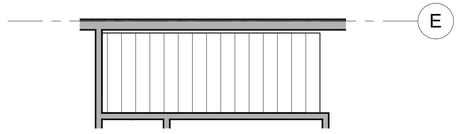
MINIMUM TREAD DEPTH - 10"

MINIMUM HEADROOM CLEARANCE - 6'-8"

HANDRAIL TO BE 1-1/4" TO 2-5/8" GRIPABLE RAIL @ 36" MAX OF TANGENT LINE OF STAIR NOSING IRC R314.1

36" GUARDRAIL REQUIRED ON ANY LANDING, STAIRWAY, PORCH, DECK, ETC., WHICH ARE MORE THAN 30" ABOVE GRADE OR FINISHED FLOOR IRC R316.1

STAIRWAYS WITH 2 OR MORE RISERS REQUIRE HANDRAIL PLACED BETWEEN 34"-38" ABOVE STAIR NOSING IRC R315



C STAIR DETAIL

1/4" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUNDENGINEERING.COM
(208) 881-3222

THESE PLANS ARE CREATED FOR THE CONSTRUCTION OF ONE RESIDENCE ONLY. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM UNDERGROUND ENGINEERING IS PROHIBITED

PLAN: DAWSON

DATE: 03.29.2024

STATUS: FOR REVIEW

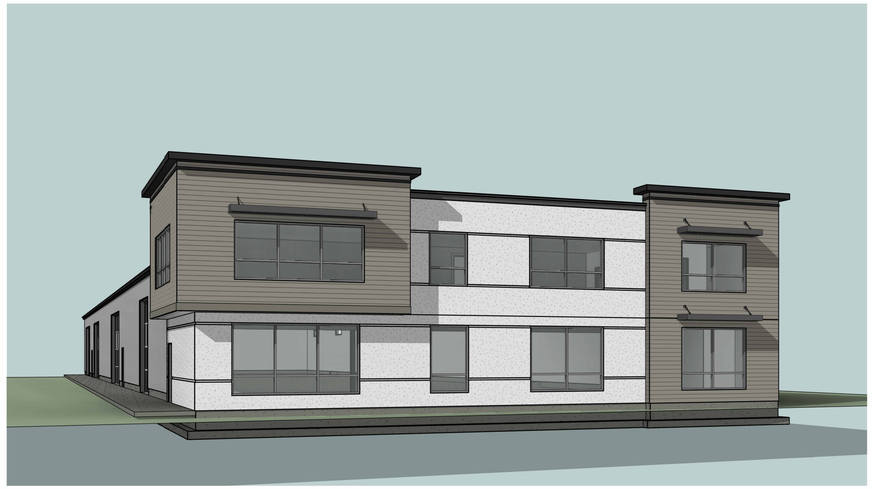
PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO

CLIENT: BRYCE THURGOOD

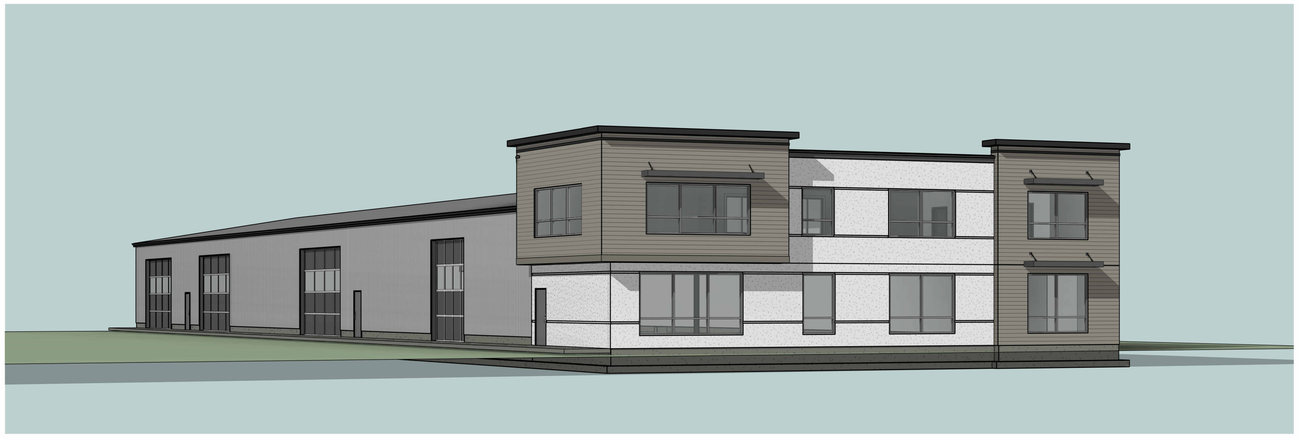
8

SHEET: SECTIONS / DETAILS

SCALE: As indicated



3 3D View 2



1 3D FRONT



2 3D View 1

UNDERGROUND ENTERPRISES
UNDERGROUND ENTERPRISES
UNDERGROUND ENTERPRISES
208-431-3722

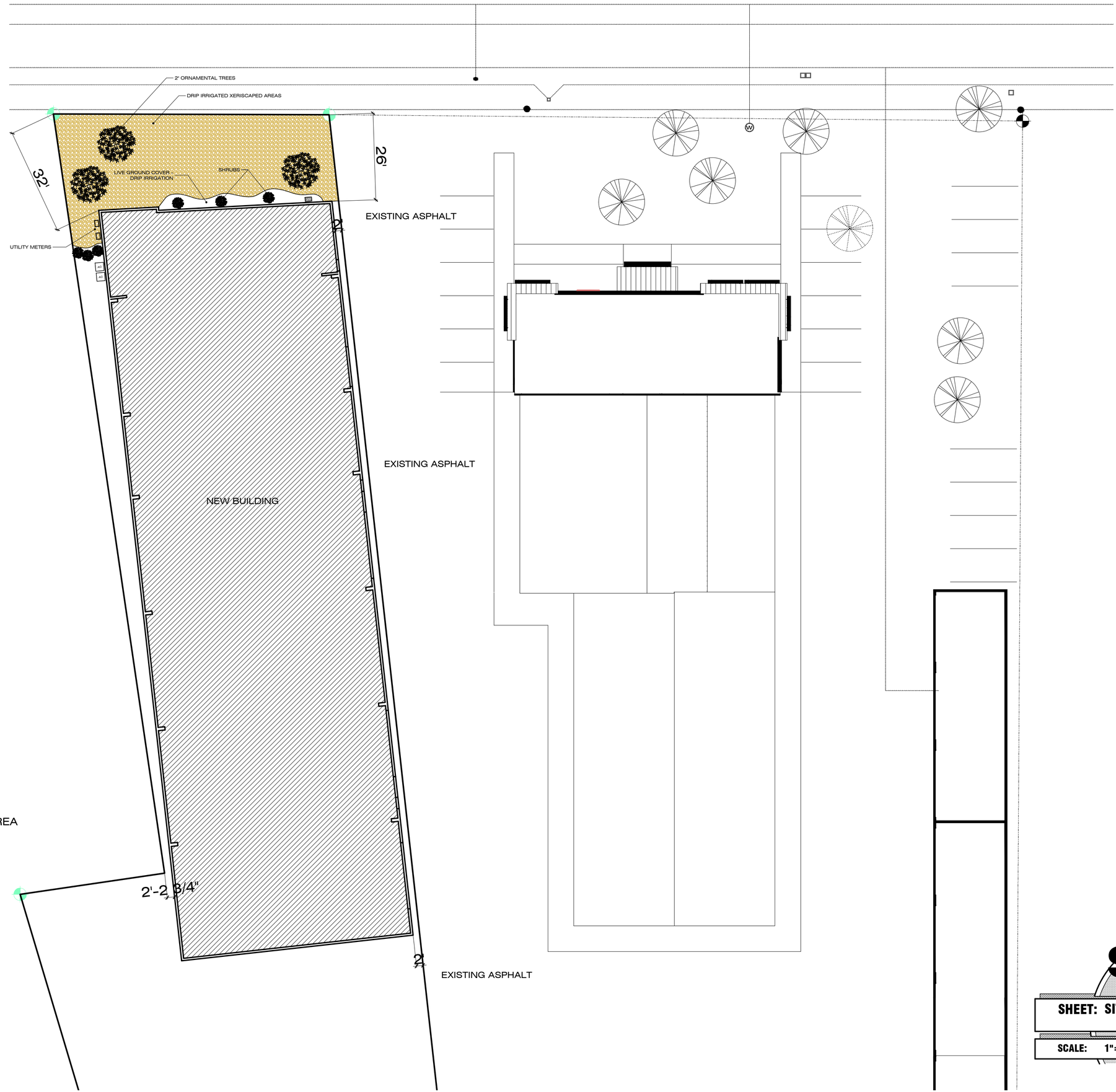
THESE PLANS ARE PREPARED FOR THE CONSTRUCTION OF ONE RESIDENCE
IN THE AREA AS SHOWN AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE

PLAN: DAWSON
DATE: 03.29.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
FIRTH, IDAHO
CLIENT: BRYCE THURGOOD

9
SHEET: 3D VIEWS
SCALE:

200 SOUTH



LOT # 01

DAWSON

CLEARFIELD, UTAH, UTAH

PARCEL ID # 12-022-0046

AREA:

45,944 SQUARE FEET

BUILDING DIMENSIONS:

72'-0" X 222'-0"

N

SITE AREA

45,944 SQ. FT.

LANDSCAPE AREA REQUIRED (5%)

2,297 SQ. FT.

STONE / XERISCAPE / LANDSCAPE AREA

2,385 SQ. FT.

TREES REQUIRED

3

SHRUBS REQUIRED

4

UNDERGROUND PLANNING
undergroundplanning.com
801•643•8731

THESE PLANS ARE ISSUED FOR THE CONSTUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.

DATE: 6.21.2024

PROJECT ID: 06.2024

PLAN: WAREHOUSE

PROJECT: LOT # 01, DAWSON
CLEARFIELD, UTAH

CLIENT: DAWSON BUILDING SYSTEMS

SITE

SHEET: SITE PLAN

SCALE: 1"=15'