

# JORDANELLE SPECIAL SERVICE DISTRICT

## REQUEST FOR PROPOSALS

### Cover Sheet

General Information	
Project Name	Metal Building Materials for Shop Building
Project Description	The Jordanelle Special Service District ("JSSD") desires to construct a Shop Building. This proposal includes fabricating, supplying and delivering the metal building materials to site.
Contract Type	– Lump Sum (See Price Form)
Contract Administrator	Max Covey 5360 Old Hwy 40 Heber City, Utah 84032 mcovey@jssd.us
Project Manager	Tavis Timothy, PE BT Engineering tavis@t-b-eng.com
<b><i>All communications regarding this solicitation must be through the Contract Administrator and copied to the Project Manager.</i></b>	
RFP Schedule	
• JSSD Issues Request for Proposals	March 17, 2025
• Deadline to submit Questions	March 27, 2025 @ 5:00 p.m.
• Deadline to submit Proposals	April 1, 2025 @ 3:00 p.m.
Evaluation Factors	
JSSD will select the supplier whose proposal offers the <b>best value</b> to JSSD. This means that JSSD might not select the proposal with the lowest price, and might not select the supplier with the most experience. Rather, JSSD will select the proposal that offers the best value, based on a <b>combination</b> of price and experience/quality factors listed below.	
Proposal Contents	
To be considered for this Project, you must submit your proposal <b>in two separate parts</b> :	
1. <b>Quality Proposal.</b> Please complete the Quality Proposal Information Form included in Part D of this RFP. Be sure to address the following, which will be used in the evaluation of your Proposal:	
a. Experience. Describe other projects you have completed that are similar to this project.	
b. References. List the names and contact information for at least 2 people for each project listed (Owner & Engineer).	

c. Plan. Describe how you will approach the project to ensure that it is successfully completed and on schedule

2. **Price Proposal.** Please submit the Price Form included in Part D of this RFP. ***This must be in a separate file from the Quality Proposal.*** JSSD will not open the Price Proposals until it has evaluated the Quality Proposals.

Email your Quality Proposal and Price Proposal to the JSSD Contract Administrator listed above and Project Manager at [tavis@b-t-eng.com](mailto:tavis@b-t-eng.com) , before the Deadline listed above.

**Included as part of this RFP**

**Part A – Project Information**

The following documents will accompany the Request for Proposal:

- Epic Engineering Preliminary Plans for Shop Building

**Part B – Standard Terms of Solicitation**

**Part C – JSSD Standard Contract Terms**

**Part D – Forms**

- Price Form
- Quality Proposal Information

# JORDANELLE SPECIAL SERVICE DISTRICT

## Request for Proposals

### Part A – Project Information

#### **1. The Special Service District**

The Jordanelle Special Service District (“JSSD”) is a special service district organized pursuant to Utah Code Ann. § 17D-1-101 *et seq.* JSSD provides culinary water and sanitary sewer services in portions of Wasatch County, Utah. The Wasatch County Council serves as the governing body of JSSD, which is managed by a General Manager.

#### **2. The Project**

This project includes supplying the metal building portion of the proposed JSSD Shop.

#### **3. Schedule**

JSSD Issues Request for Proposals: .....	March 17,2025
(Location – JSSD Offices - 5388 N. Old Hwy 40, Heber City, Utah 84032)	
Deadline to Submit Questions .....	March 27, 2025, @ 5:00 p.m.
Proposals Due.....	April 1, 2025, @ 3:00 p.m.
Recommendation for Award at JSSD Board Meeting: .....	April 8, 2025
Notice of Award .....	April 10, 2025
Notice to Proceed.....	April 17, 2025
Preliminary Anchor Bolt Reaction Calculations Completed.....	May 9, 2025
Shop Drawings Submitted By .....	May 12, 2025
Final Delivery (after approval of design & submittals) .....	10 Weeks

#### **4. Project Information**

The project has the following components:

- Supply metal building with dimensions as shown on the drawings. Exterior walls to be R-23 4" Insulated Metal Panels (IMP). Roof to be 24 gauge standing seam metal. Price also includes R-30 Insulation for roof. Building supplier will supply preliminary anchor bolt reactions and base plate layout, as well as final stamped construction drawings and calculations. Price to include delivery fees to site. Price also to include insulated overhead metal doors as shown on the drawings.

# REQUEST FOR PROPOSALS

## Part B – Standard Terms of Solicitation

### 1. INSTRUCTIONS TO PROPOSERS

#### A. Submission of Proposals.

Proposals will be received by the Contract Administrator *via email* at [mcovey@jssd.us](mailto:mcovey@jssd.us) **AND** to Project Manager at [tavis@b-t-eng.com](mailto:tavis@b-t-eng.com), or as otherwise arranged between the Proposers and the Contract Administrator. The Contract Administrator will log the date and time of each Proposal received. Any Proposal received after the Deadline to Submit Proposals listed on the RFP Cover Sheet will be considered non-responsive. It is the responsibility of the Proposer to ensure that its Proposal is received by the Contract Administrator by the specified time.

#### B. Minimum Standards.

This RFP sets forth the minimum requirements that all Proposals must meet. Failure to submit Proposals in accordance with this RFP may render the Proposal unacceptable or non-responsive. JSSD may, in its sole discretion, waive minor irregularities in a Proposal that do not alter the quality or quantity of the information provided.

#### C. Confidential, Protected, and Public Information

In accordance with Utah Code Section 63G-2-305(6) of the Government Records Access and Management Act ("GRAMA"), information related to this procurement will not be made public until after execution of the contract with the successful Proposer. Procurement information includes the Proposals submitted by Proposers in response to this RFP and any accompanying documentation, as well as records maintained by JSSD during the procurement process.

JSSD will maintain a process to ensure confidentiality for the duration of this procurement. If the Proposer submits information in its Proposal that it believes is "trade secret," the Proposer must follow the procedure set forth in Section 63G-2-309 of GRAMA.

Additionally, for ease of Proposal evaluation, JSSD requests that each Proposer also follow the steps identified below:

- 1) Clearly mark all trade secret information as such in its Proposal at the time the Proposal is submitted, and state in a cover letter that the "DOCUMENT CONTAINS TRADE SECRET INFORMATION," and identifying each section and page which has been so marked;
- 2) Include a statement with its Proposal justifying the Proposer's determination that certain records are trade secret information for each record so defined;

- 3) In addition to the Proposal copies submitted in accordance with the Submittal Instructions on the RFP Cover Sheet, submit one electronic copy of the Proposal that has all the trade secret information deleted from the Proposal and label such copy of the Proposal "Public Copy." If a Proposer submits a Proposal containing no trade secret information, no "Public Copy" need be submitted. However, any Proposer that submits a Proposal containing no trade secret information must so certify in a cover letter to its Proposal; and
- 4) Defend any action seeking release of the records it believes to be trade secret information and indemnify, defend, and hold harmless JSSD and its agents and employees from any judgments awarded against JSSD or its agents and employees in favor of the party requesting the records, including any and all costs connected with that defense. This indemnification survives JSSD's cancellation or termination of this procurement or award and subsequent execution of the contract. In submitting a Proposal, the Proposer agrees that this indemnification survives as long as the trade secret information is in possession of JSSD.

All records pertaining to this procurement will become public information after execution of the Contract, unless such records are identified as trade secret information as specified above. No liability will attach to JSSD or its agents for the errant release of trade secret information by JSSD or its agents under any circumstances.

#### **D. Submitting Questions to JSSD**

Questions and Requests for changes to the RFP must be submitted via email. All questions must be directed to the Contract Administrator and to the Project Manager identified on the RFP Cover Sheet. Questions must be received no later than the Deadline to submit Questions listed on the RFP Cover Sheet.

JSSD's answers to timely questions will be issued by the Contract Administrator. Answers, if pertinent and without identifying the party who posed the question, may be provided via addenda.

#### **E. Requests for Approved Equals or Changes**

Whenever a brand, manufacturer, or product name is indicated in this RFP, they are included only for the purpose of establishing identification and a general description of the item. Wherever such names appear, the term "or approved equal" is considered to follow.

Requests for Approved Equals must be submitted to the Contract Administrator and Project Manager via email, no later than the Deadline to Submit Questions.

Any request for an approved equal must be fully supported with technical data, test results, or other pertinent information as evidence that the substitute offered is equal or better than the RFP requirement.

It should be understood that specifying a brand name, components, and/or equipment in this RFP will not relieve the Proposer from its responsibility to provide the product in accordance with the performance specifications, warranty, and contractual

requirements. The Proposer shall notify JSSD of any inappropriate brand name, component, and/or equipment that may be called for in this RFP and shall propose a suitable substitute for consideration.

**F. Multiple or Alternative Proposals**

Submission of multiple or alternative Proposals, except as specifically called for in the RFP, may render all such Proposals non-responsive and may cause the rejection of some or all of such Proposals.

**G. Withdrawal of Proposals**

A Proposer may withdraw its Proposal before the Proposal due date without prejudice to itself by submitting a written request for its withdrawal to the Contracts Administrator. If a Proposer withdraws its Proposal prior to the Deadline to Submit Proposals, JSSD will return the Proposal to the Proposer.

**H. Cost of Proposals**

JSSD is not liable for any costs incurred by Proposers in the preparation of Proposals submitted in response to this RFP.

**I. Examination of Request for Proposals**

The submission of a Proposal constitutes an acknowledgment upon which JSSD may rely that the Proposer: (i) has thoroughly examined and is familiar with the RFP, including any contractual terms included in the RFP, (ii) is familiar with any work site identified in the RFP, and (iii) has reviewed and inspected all applicable statutes, regulations, ordinances, and resolutions addressing or relating to the goods and services to be provided hereunder. The failure or neglect of a Proposer to receive or examine such documents, work sites, statutes, regulations, ordinances, or resolutions will in no way relieve the Proposer from any obligations with respect to the Proposer's Proposal or to any contract awarded pursuant to this RFP. No reduction or modification in the Proposer's obligations will be allowed based upon a lack of knowledge or misunderstanding of this RFP, work sites, statutes, regulations, ordinances, or resolutions.

**J. Firm Offer**

Unless otherwise stated in this RFP, submission of a Proposal constitutes an offer to provide the goods or services described in the RFP, for the price set forth in the Proposal. Such offer must be good and firm for a period of ninety (90) days after the Deadline to Submit Proposals.

**K. No Collusion**

By submitting a Proposal, the Proposer represents and warrants that its Proposal is genuine and not a sham, and that the Proposer has not colluded with any other parties regarding this procurement process. If JSSD learns that the Proposal is not genuine, or that the Proposer did collude with other parties, or engaged in any anti-competitive or fraudulent practices in connection with this procurement process, JSSD may immediately terminate any resulting contract and seek any remedies available in equity or at law.

## **2. SELECTION PROCESS**

### **A. Changes to the RFP Schedule**

JSSD may make changes to the RFP Schedule in its sole discretion. Deadlines shown on the RFP Cover Sheet that apply to JSSD are estimates only, and may be adjusted by JSSD in its sole discretion.

### **B. Addenda to the Request for Proposals**

JSSD may make changes to the RFP, by issuing a written addendum to the RFP. Addenda will be posted on the JSSD website. Suppliers are responsible for checking for addenda on the JSSD website throughout the proposal process. It is also the responsibility of the Supplier to acknowledge all addendums on the submitted Price Form.

### **C. JSSD's Procurement Options**

Based on submitted information, JSSD may do or take any of the following actions, without limitation:

- select a Proposer based solely on the written Proposals, with or without subsequent negotiations;
- ask for more information or Clarifications before making a selection;
- determine a Short List, conduct Discussions, and/or request Best and Final Offers ("BAFOs") before making a selection;
- if a material error in the RFP is discovered during the evaluation process, JSSD may issue an addendum to all Proposers that have submitted Proposals requesting revised Proposals based upon the corrected RFP.
- decline to accept any Proposal;
- re-advertise;
- cancel the RFP without awarding a contract;
- cancel the RFP and award the contract on a sole source basis;
- elect to otherwise procure the needed services in accordance with JSSD policy and procedures.

JSSD reserves the right to negotiate price, scope, schedule, and other contract terms with the preferred Proposer after a selection is made.

### **D. Responsiveness**

Proposals that are conditional, that attempt to modify the RFP requirements, that contain additional terms or conditions, or that fail to conform to the requirements or specifications of the RFP may be considered non-responsive.

**E. Responsibility**

JSSD will not select a Proposer who is deemed by JSSD, in its sole discretion, to lack the ability or responsibility to perform successfully under the terms of the contract. Such determination of responsibility may encompass management, technical, legal, and financial matters.

**F. Checking References**

JSSD reserves the right to contact any reference specifically named by the Proposer in its Proposal or any other additional references as deemed appropriate by JSSD, including references suggested by the Proposer's named references or references known to JSSD through its own knowledge of the industry.

**G. Requests for Clarification**

The Proposer shall provide accurate and complete information to JSSD. If information is incomplete, appears to include a clerical error, or is otherwise unclear, JSSD may either (i) declare the Proposal non-responsive, (ii) evaluate the Proposal as submitted, or (iii) issue a Request for Clarifications to the Proposer stating the information needed and a date and time by which the information must be provided. If the Proposer does not respond to the Request for Clarifications in a timely manner, or if the Proposer's response is deemed to be insufficient by JSSD, in its sole discretion, then JSSD may declare the Proposal non-responsive.

**H. Short Listing**

JSSD may declare a Short List including only those Proposers that have a reasonable chance of being selected. JSSD will declare a Short List, if it chooses to do so, after a careful analysis of the Proposals. JSSD may declare a Short List of only one Proposer. JSSD will not be required to announce how many Proposers are on the Short List.

**I. Discussions**

JSSD may, at its sole discretion, conduct written and/or verbal Discussions with any of the Proposers on the Short List regarding the content of their Proposal. If Discussions are held, they will be held with all Proposers on the Short List.

**J. Best and Final Offers**

Although JSSD reserves the right to issue a request for Proposal revisions (including Best and Final Offers), JSSD is under no obligation to do so. JSSD may make its selection and award based on the initial Proposals submitted.

If JSSD requests Proposal revisions and/or BAFOs, Proposers on the Short List may be informed of and requested and/or allowed to revise their Proposals, including correction of any weaknesses, minor irregularities, errors, and/or deficiencies identified to the Proposers by JSSD following initial evaluation of the Proposals. The request for Proposal revisions and/or BAFOs will allow adequate time for the Proposers to revise their Proposals. Upon receipt of the Proposal revisions and/or BAFOs, the process of evaluation will be repeated. The process will consider the revised information and re-

evaluate and revise ratings as appropriate. Although this RFP allows for Proposal revisions and/or BAFOs, all efforts will be made to make a selection based on initial Proposals. If Discussions are held, JSSD will attempt to limit the selection process to a single BAFO following Discussions. If a Proposal revision and/or BAFO is requested of a Proposer, and that Proposer opts to not submit a Proposal revision and/or BAFO, that Proposer's original Proposal or most recent Proposal revision, as appropriate, will be treated as its BAFO.

**K. Best Value Determination**

JSSD will select the supplier whose proposal offers the ***best value*** to JSSD. This means that JSSD might not select the proposal with the lowest price, and might not select the supplier with the most experience. Rather, JSSD will select the proposal that offers the best value, based on a ***combination*** of price and experience/quality factors.

**L. Negotiations**

After selection but prior to award of the Contract, JSSD may, at its sole discretion, either conduct negotiations with the successful Proposer or JSSD may choose to not conduct negotiations with the successful Proposer and award the Contract to the successful Proposer based on its written Proposal and any additional information received during Discussions and Proposal revisions and/or BAFOs, if conducted.

If JSSD and the selected Proposer are unable to reach a meeting of the minds on the scope, contractual terms, and/or price of the Contract, then JSSD may, in its sole discretion, negotiate with the next most advantageous Proposer or choose to terminate the procurement in its entirety.

If JSSD receives only one responsive Proposal, JSSD reserves the right to negotiate all elements of the Proposal and the Contract with the sole responsive Proposer, including, but not limited to, profit.

**M. Board Approval**

Execution of a contract with the selected proposer may be subject to the approval of the JSSD Governing Body.

# **JORDANELLE SPECIAL SERVICE DISTRICT**

## **Request for Proposals**

### **Part C – Contract Terms**



## INVITATION FOR BIDS

### Part D – Standard Contract Terms

- 1. CONTRACT JURISDICTION, CHOICE OF LAW, AND VENUE:** Utah law governs this contract. The parties shall submit to the jurisdiction of the courts of the State of Utah for any dispute arising out of this Contract. Venue is in Fourth Judicial District Court for Wasatch County.
- 2. LAWS AND REGULATIONS:** The Supplier and any and all supplies furnished by Supplier under this contract will comply fully with all applicable Federal and State laws and regulations, including applicable licensure and certification requirements, labor laws, non-discrimination laws, and environmental laws. Supplier is responsible to know what laws apply to its sale of the supplies. The omission of any applicable law in this paragraph will not relieve Supplier from its contractual obligation to JSSD to comply with such laws.
- 3. RECORDS ADMINISTRATION:** The Supplier shall maintain all records necessary to properly account for the payments made to the Supplier for costs authorized by this contract. Supplier shall retain those records for at least one year after the contract terminates, or until all audits initiated within the one year have been completed, whichever is later. The Supplier shall allow JSSD, State, and Federal auditors, and JSSD agency staff, access to all the records relating to this contract, for audit, inspection, and monitoring of services. Such access must be during normal business hours, or by appointment and will be at JSSD's sole cost and expense and conducted in a manner not materially disruptive to Supplier's business.
- 4. CONFLICT OF INTEREST:** Supplier states that it has not offered or given any gift or compensation prohibited by the laws of the State of Utah to any officer or employee of JSSD to secure favorable treatment with respect to being awarded this contract.
- 5. INDEPENDENT CONTRACTOR:** Supplier is an independent contractor, and as such has no authorization, express or implied, to bind JSSD to any agreements, settlements, liability or understanding whatsoever, and shall not perform any acts as agent for JSSD, except as expressly set forth in this Contract. Compensation stated in this Contract is the total amount payable to the Supplier by JSSD. The Supplier is responsible for the payment of all income tax and social security tax due as a result of payments received from JSSD for these contract goods or services. Persons employed by JSSD and acting under the direction of JSSD will not be deemed to be employees or agents of the Supplier.
- 6. STANDARD OF CARE:** Supplier shall perform any services to be provided under this Contract in a good and workmanlike manner, using at least that standard of care, skill and judgment which can reasonably be expected from similarly situated suppliers.

**7. TERMINATION:**

- a. **Termination for Convenience.** JSSD may terminate this contract, in whole or in part, at any time by written notice to the Supplier when it is in JSSD's best interest. JSSD shall pay Supplier its costs, including contract close-out costs, and profit on work performed, in production (including raw materials) or in transit up to the time of termination, including any other costs incurred by Supplier prior to its receipt of notice. To be paid those costs, the Supplier must promptly submit its termination claim to JSSD. If the Supplier has any property in its possession belonging to the JSSD, the Supplier shall account for the same, and dispose or deliver it in the manner the JSSD directs.
- b. **Termination for Default.** If the Supplier does not deliver supplies in accordance with the contract delivery schedule, or, if the contract is for services, the Supplier fails to perform in the manner called for in the contract, or if the Supplier fails to comply with any other provisions of the contract, the JSSD may terminate this contract for default. To terminate for default, JSSD must serve a notice of termination on the Supplier describing the nature of the Supplier's default. The Supplier will only be paid the contract price for supplies delivered and accepted, or services performed in accordance with the manner of performance set forth in the contract.

If it is later determined by JSSD that the Supplier had an excusable reason for not performing, such as a strike, fire, or flood, events which are not the fault of or are beyond the control of the Supplier, JSSD, after setting up a new delivery of performance schedule, may allow the Supplier to continue work, or treat the termination as a termination for convenience.

- c. **Opportunity to Cure.** JSSD may, in the case of a termination for default, allow the Supplier a period of time, to be determined by JSSD (but, in no event shall such time be less than five (5) days), to cure the default (that period of time, the "Cure Period"). In such case, the notice of termination will state the time period in which cure is permitted and other conditions deemed appropriate by JSSD.

If Supplier fails to remedy the default to JSSD's satisfaction within the Cure Period, JSSD may immediately terminate the Contract for default. Termination for default will not preclude JSSD from also pursuing all available remedies against Supplier and its sureties for the default.

**8. SALES TAX:** Supplier shall pass through any applicable sales tax. Sales taxes must be itemized on Supplier's invoices to JSSD.

**9. MOST FAVORED CUSTOMER:** Not Used

**10. DELIVERY:** Unless otherwise specified in this Contract, all deliveries will be F.O.B. destination with all transportation and handling charges paid by the Supplier. Responsibility and liability for loss or damage remains with Supplier until final inspection and acceptance, when responsibility will pass to JSSD, except as to latent defects, fraud, and Supplier's warranty obligations.

**11. INSPECTIONS:** Goods furnished under this contract will be subject to inspection and testing by the JSSD at times and places determined by the JSSD, as may be more specifically set forth in the contract

of which these Standard Contract Terms are a part. If the goods furnished are not in compliance with bid/proposal specifications, JSSD may reject the goods and require Supplier to either correct them without charge or deliver them at a reduced price which is equitable under the circumstances. If Supplier is unable or refuses to correct such goods within a time deemed reasonable by JSSD, then JSSD may cancel the order in whole or in part. The goods will be accepted or will be deemed to have been accepted by the JSSD no later than ten (10) days after delivery unless the JSSD notifies Supplier, in writing, to the contrary during said period stating how the goods are not in compliance with the Contract ("Acceptance"). After Acceptance, Supplier's sole liability and the JSSD's exclusive remedy for defective goods shall be Article 13 (Warranty).

**12. INVOICING AND PAYMENT:** The Supplier shall submit itemized invoices to JSSD within 60 days of delivery of goods or services. The JSSD contract number and/or purchase order number, along with the contract item number, must be listed on all invoices, freight tickets, and correspondence relating to the contract. Invoices for services or construction must indicate the time period covered by the invoice. The prices paid by JSSD will be those prices listed in the contract. JSSD may adjust or return any invoice reflecting incorrect pricing. Unless otherwise specified, payment terms are Net 30 days following receipt of invoice.

**13. WARRANTY:** Supplier warrants, represents and conveys full ownership, and clear title, free of all liens and encumbrances to the Goods delivered to JSSD under this Contract, conditioned upon receipt of payment in full when due hereunder. Supplier warrants for a period of one (1) year from shipment that: (i) the Goods perform according to all specific claims that Supplier made in its response to the solicitation; (ii) the Goods are suitable for the ordinary purposes for which such Goods are sold, (iii) the Goods are manufactured in a commercially reasonable manner; (iv) the Goods are manufactured and in all other respects create no harm to persons or property; and (v) the Goods are free of material defects. Unless otherwise specified in the Contract, all Goods provided shall be new and unused. If separate manufacturer's warranties are available for the Goods, execution of this Contract will be deemed an assignment of those warranties to JSSD, but will not limit Supplier's warranties hereunder.

Remedies available to JSSD include the following: Supplier will repair or replace Goods (at no charge to JSSD) within ten (10) days of any written notification demonstrating to Supplier that the Goods are in breach of the above warranty. If the repaired and/or replaced Goods prove to be in breach of the above warranty, Supplier will refund the full amount of any payments that have been made. There are no implied warranties, including any implied warranty of merchantability or fitness for a particular purpose.

**14. INDEMNIFICATION:** To the extent allowed by law, Supplier shall indemnify and hold harmless JSSD, and its officers and employees (the "Indemnitee(s)"), and defend the affected Indemnitee(s), and any and all of its/their boards, officers, agents, representatives, employees, assigns and successors-in-interest, from and against any and all suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses suffered by the Indemnitee(s) and any and all of its/their boards, officers, agents, representatives, employees, assigns and successors-in-interest as a result of a claim for death or bodily injury or personal injury to any person, including Supplier's employees, or physical damage or destruction to any tangible property, to the extent caused by the negligent performance of this contract on the part of the Supplier, except to the extent any such harm or damages caused by the negligence or willful misconduct of the affected Indemnitees(s).

**15. PATENTS, COPYRIGHTS, ETC.:** Supplier shall indemnify and hold harmless JSSD and its officers and employees (the "Indemnitee(s))," and, at the option of the affected Indemnitee(s), defend the affected Indemnitee(s), and any and all of its/their boards, officers, agents, representatives, employees, assigns and successors-in-interest, from and against any and all suits and causes of action, claims, charges, damages, demands, judgments, civil fines and penalties, or losses of any kind or nature arising from the Supplier's use of any copyrighted or un-copyrighted composition, trade secret, patented or un-patented invention, article or appliance furnished or used in the performance of this contract. Supplier shall have no obligation hereunder and this provision shall not apply to: (i) any other equipment or processes, including goods provided by Supplier, which have been modified or combined with other equipment or process not supplied by Supplier or (ii) any action settled or otherwise terminated without the prior written consent of Supplier. If, in any such action, the goods are held to constitute an infringement, Supplier shall, at its option and its own expense, procure for JSSD the right to continue using said goods; or modify or replace it with non-infringing equipment. THE FOREGOING PARAGRAPHS STATE THE ENTIRE LIABILITY OF SUPPLIER AND EQUIPMENT MANUFACTURER FOR CLAIMS OF INFRINGEMENT.

**16. HAZARDOUS MATERIALS:** The Supplier shall provide one set of the appropriate safety data sheet(s) (SDS) and container label(s) upon delivery of a hazardous material to JSSD.

**17. PUBLIC INFORMATION:** Supplier acknowledges that the contract and related materials (invoices, orders, etc.) will be public documents under the Utah Government Records Access and Management Act (GRAMA). Supplier's response to the solicitation for this contract will also be a public document subject to GRAMA, except for legitimate trade secrets, so long as such trade secrets were properly designated in accordance with terms of the solicitation.

**18. SEVERABILITY:** If any provision of this contract is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions will not be affected; and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular provision held to be invalid.

**19. WRITTEN AMENDMENTS:** This contract may be amended, modified, or supplemented only by written amendment to the contract, executed by authorized persons of the parties hereto.

**20. ASSIGNMENT:** Supplier shall not assign, sell, or transfer any interest in this Contract without the express written consent of JSSD, provided, however, that this shall not apply to a general pledge of assets to Supplier's customers.

**21. FORCE MAJEURE:** Neither party to this contract will be held responsible for delay or default caused by fire, riot, acts of God and/or war which are beyond that party's reasonable control.

**22. WAIVER:** Any waiver by a party of any breach of any kind or character whatsoever by the other party, whether such be direct or implied, will not be a continuing waiver of or consent to any subsequent breach of this Contract.

**23. ENTIRE AGREEMENT:** The Contract of which these JSSD Standard Contract Terms are a part, constitutes the entire agreement between the parties with respect to the subject matter, and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written. The terms of the Contract supersede any additional or conflicting terms or provisions that may be set forth or printed on the Supplier's work plans, cost

estimate forms, receiving tickets, invoices, or any other related standard forms or documents of the Supplier that may subsequently be used to implement, record, or invoice services hereunder from time to time, even if such standard forms or documents have been signed or initialed by a representative of JSSD. The terms of this Contract prevail in any dispute between the terms of this Contract and the terms printed on any such standard forms or documents, and such standard forms or documents will not be considered written amendments of this Contract.

**24. LIMITATION OF LIABILITY:** In no event shall Supplier be liable for any special, incidental, indirect or consequential damages of any kind, whether in contract, warranty, tort, negligence, strict liability or otherwise. Supplier's maximum aggregate liability for any and all claims whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising from or related to this Contract shall not exceed the 100% of the Contract price. The foregoing limitations on the types and amounts of liability will not apply to third party indemnity claims or to losses resulting directly or indirectly from Supplier's intentional misconduct.

**JORDANELLE SPECIAL SERVICE DISTRICT**  
**Request for Proposals**

**Part D – Forms**

**PRICE PROPOSAL FORM**  
**Metal Building Material for Shop Building**

**Price Schedule – Metal Building Material for Shop Building**

Item No.	Description	Qty	Units	Unit Price	Total Price
1	Supply metal building with dimensions as shown on the drawings. Exterior walls to be R-23 4" Insulated Metal Panels (IMP). Roof to be 24 gauge standing seam metal. Price also to includes R-30 Insulation for roof. Building supplier will supply preliminary anchor bolt reactions and base plate layout, as well as final stamped construction drawings and calculations. Preliminary anchor bolt reactions to be completed within 3 weeks after receiving the Notice to Proceed. Price to include delivery fees to site. Price also to include insulated overhead metal doors as shown on the drawings	1	LS		\$
<b>Subtotal Price Schedule Amount</b>					\$

**Company Name:** \_\_\_\_\_

Addendum #1 \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

Addendum #2 \_\_\_\_\_

**Date:** \_\_\_\_\_

Addendum #3 \_\_\_\_\_

Jordanelle Special Service District  
RFP – Metal Building Material for Shop Building

D - 1

**QUALITY PROPOSAL INFORMATION**  
Metal Building Material for Shop Building

The PROPOSER shall furnish the following information on the following form. Failure to comply with this requirement, misrepresent or provide inaccurate information will render the Proposal informal and may cause its rejection. Additional sheets shall be attached as required.

(1) Suppliers' name and address:

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(2) Supplier's telephone number: \_\_\_\_\_.

(3) Number of years as a supplier of this type of project under the present firm name:  
\_\_\_\_\_ years.

(4) Complete this form by listing all construction contracts completed by the Supplier during the last 3 years involving work of similar type (+10,000 sf) and comparable value.

- Name of project: \_\_\_\_\_

- Names and telephone number of the owner:

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- Name and telephone number of the engineer:

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- Location of project: \_\_\_\_\_

- Contract amount: \_\_\_\_\_

- Change order amount: \_\_\_\_\_

- Brief description of the work involved and if it was on schedule: \_\_\_\_\_

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**QUALITY PROPOSAL INFORMATION**  
Metal Building Material for Shop Building

- **Name of project:** \_\_\_\_\_

- Names and telephone number of the owner:  
\_\_\_\_\_  
\_\_\_\_\_

- Name and telephone number of the engineer:  
\_\_\_\_\_  
\_\_\_\_\_

- Location of project: \_\_\_\_\_

- Contract amount: \_\_\_\_\_

- Change order amount: \_\_\_\_\_

- Brief description of the work involved and if it was on schedule: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- **Name of project:** \_\_\_\_\_

- Names and telephone number of the owner:  
\_\_\_\_\_  
\_\_\_\_\_

- Name and telephone number of the engineer or architect:  
\_\_\_\_\_  
\_\_\_\_\_

- Location of project: \_\_\_\_\_

- Contract amount: \_\_\_\_\_

- Change order amount: \_\_\_\_\_

- Brief description of the work involved and if it was on schedule: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **QUALITY PROPOSAL INFORMATION**

### **Metal Building Material for Shop Building**

(7) Describe company approach to supplying materials for the project to ensure that it is successfully completed and on schedule, along with any special in-house control/quality processes, use additional sheets if needed.

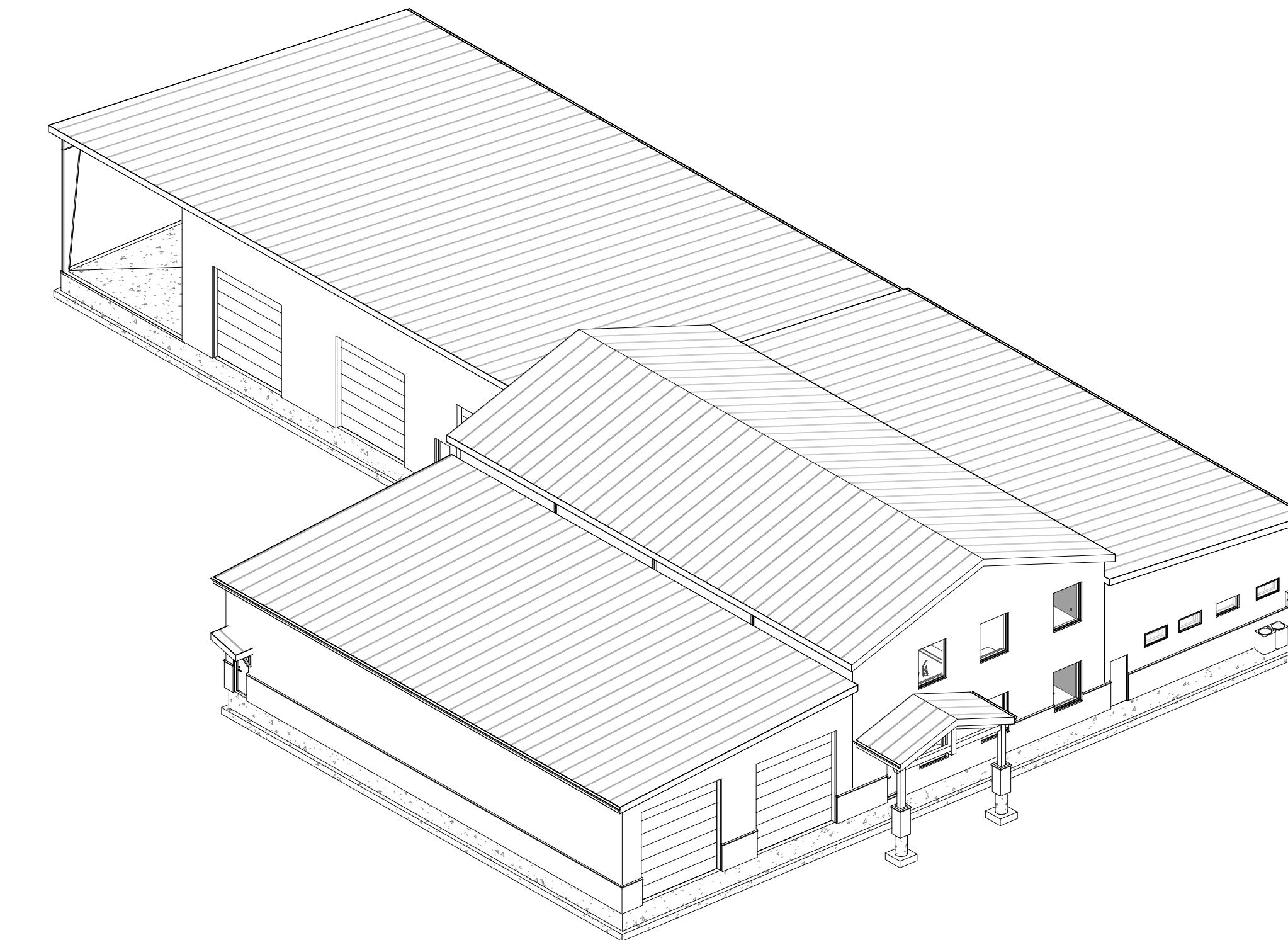
# JSSD OFFICE

OLD HWY 40, HEBER CITY UTAH



## PROJECT VICINITY MAP

NTS



## CODE ANALYSIS

CODE CATEGORY	CODE REFERENCE	CODE REQUIREMENTS	ACTUAL BUILDING DESIGN
APPLICABLE BUILDING CODES		2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE 2021 UNIFORM CODE FOR BUILDING CONSERVATION 2021 INTERNATIONAL FIRE CODE
OCCUPANCY	304.1, 306.2	B, BUSINESS; S-1, STORAGE SEPARATION REQUIRED	B, BUSINESS; LOCKER ROOM; S-1, STORAGE
OCCUPANCY SEPARATION	TABLE 508.4	B, BUSINESS; S-1-STORAGE	
CONSTRUCTION TYPE	CHAPTER 6	TYPE II B	
ALLOWABLE FLOOR AREA	TABLE 506.2	B 92,000 SF ALLOWABLE; S-1 70,000 SF ALLOWABLE	
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	$Aa = [A1 + (A1 x If) + (A1 x Is)]$	AREA MODIFICATIONS NOT NEEDED
MAXIMUM HEIGHT	TABLE 504.3	B-S-1: 55' MAX	BUILDING HEIGHT: 31' - 5 7/8"
MAXIMUM STORIES	TABLE 504.4	B-2 STORIES MAX, S-1: 2 STORIES MAX	BUILDING: 2 STORIES
OCCUPANT LOAD	TABLE 1004.5	B: S-1	OCCUPANT LOAD 45
ROOF COVERING	TABLE 1505.1	CLASS C FIRE-RESISTANCE	METAL ROOF-CLASS A MOST RESTRICTIVE
DRAFT STOPS	SECTION 717.4	NOT REQ'D	NOT REQ'D
FIRE-PROTECTION SYSTEMS	SECTION 903.2.1.4	AUTOMATIC FIRE SPRINKLING SYSTEM REQUIRED	NFFA-13 FIRE SPRINKLING SYSTEM PROVIDED
EXITS	TABLE 1006.2.1	2 MIN REQ. EXITS PER OCCUPANT LOAD 1-500	TWO ACCESSIBLE EXITS PROVIDED
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	TABLE 1006.2.1	OCCUPANT LOAD MAX 49.75' MAX WITH AUTOMATIC FIRE SPRINKLING SYSTEM	COMMON PATH OF EGRESS TRAVEL DISTANCE <75'
FACILITY ACCESSIBILITY	SECTION 1104	LEVEL 1 ACCESSIBILITY REQUIRED; LEVEL 2 ACCESSIBILITY NOT REQUIRED	LEVEL 1 ACCESSIBILITY PROVIDED; LEVEL 2 ACCESSIBILITY NOT PROVIDED
PLUMBING FIXTURES	TABLE 2902.1	B: W.C. MALE & FEMALE 1/25 FOR THE FIRST 50, LAVS MALE & FEMALE 1/40 FOR THE FIRST 80; 1/200 D.F.: 1 SERVICE SINK 1. S.S.	PROVIDED: W.C. MALE 2 & WC FEMALE 2; 4 LAVS M & F; 1 D.F.; 1 S.S.

## PROJECT CONTACTS

**CIVIL**  
JACKSON ENGINEERING  
STEVE JACKSON  
801-558-5293

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ADAM HUFF

**MECHANICAL & PLUMBING**

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DILLON FUGATE

**ELECTRICAL**  
EPIC ENGINEERING  
50 EAST 100 SOUTH  
HEBER CITY, UTAH 84032  
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KYLE CARLSON

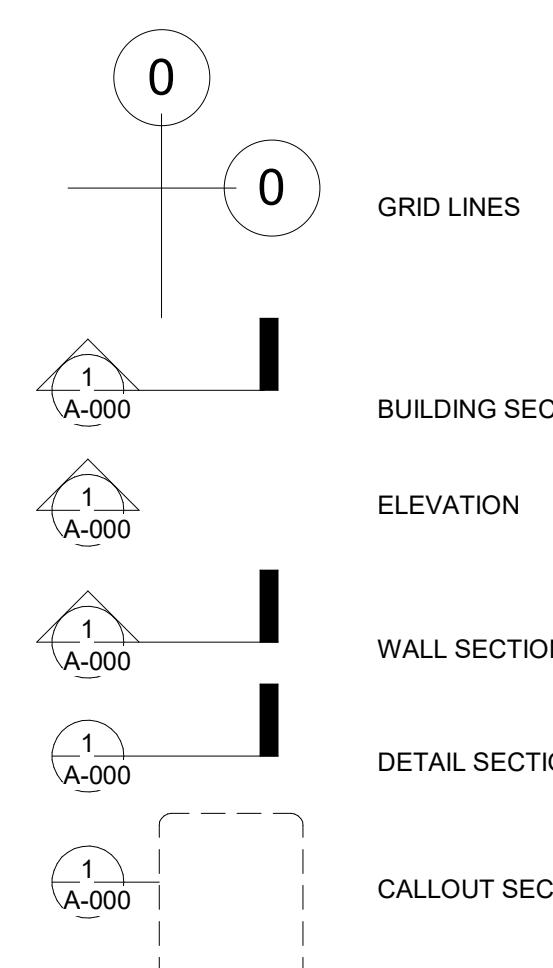
## DEFERRED SUBMITTALS:

EPIC ENGINEERING

## SCOPE OF WORK:

EPIC ENGINEERING

## SYMBOL LEGEND



① View Name  
1/8" = 1'-0"

1i WALL TYPES  
1'-0" x 1'-0" SILL Sill Height

101 DOOR REFERENCE  
1'-0" x 1'-0"

REFERENCE ELEVATION

## ABBREVIATIONS

ALUM.	ALUMINUM	INT.	INTERIOR
APPORX.	APPROXIMATE	INSUL.	INSULATION
B.U.	BUILT UP	MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CL.G.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	P.	POWER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REG.	REGULAR
DN.	DOWN	R.S.	ROUGH SAWN
DWG.	DRAWING	REQ'D	REQUIRED
DTL.	DETAIL	REV.	REVISED
EA.	EACH	RM.	ROOM
E.F.	EXHAUST FAN	R.O.	ROUGH OPENING
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEC.	ELECTRIC/ELECTRICAL	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
EO.	EQUAL	SPEC.	SPECIFICATION
EXIST.	EXISTING	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	SYS.	SYSTEM
FIN.	FINISH	T&B	TOP AND BOTTOM
FLR.	FLOOR	T&G	TONGUE AND GROOVE
F.R.	FIRE RATED	T.O.	TOP OF
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
G.	GAS	T.O.P.	TOP OF PIER
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	T.S.	TYPICAL
G.W.B.	GYPSUM WALL BOARD	U.N.O.	TUBULAR STEEL COLUMN
G.L.B.	GLU-LAM BEAM	U.P.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIBB	VERT.	UNDER GROUND POWER
HD.	HEAD	V.T.R.	VERTICAL
H.M.	HOLLOW METAL	VCT	VENT THRU ROOF
HOR.	HORIZONTAL	W.	VINYL COMPOSITE TILE
HW.	HALLWAY	WD.	WATER
		WC.	WATER CLOSET
		W/	WITH
		WP.	WATERPROOF
		W.R.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH

**GENERAL NOTES CONSTRUCTION:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.

3. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ENGINEER PRIOR TO COMMENCING RELATED WORK.

4. COORDINATE WITH STRUCTURAL PLANS FOR LOCATION OF SHEAR WALLS, COLUMNS, BEAMS, STEEL FRAMES, ETC. AS REQUIRED.

5. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS AND / OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED.

6. COORDINATE WITH OWNER AND / OR ENGINEER FOR INTERIOR FINISHES.

7. AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

8. PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY SECTION 2304.11 OF THE 2021 IBC. WHERE REQUIRED PROTECTION FORM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

A. JOISTS, GIRDERS AND SUBFLOOR: WHERE WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOOR OR WOOD GIRDERS ARE LOCATED CLOSER THAN 18 INCHES, OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITH THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLY (INCLUDING POSTS, GIRDERS, JOISTS AND SUB FLOOR) SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

B. WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS: WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

C. EXTERIOR WALLS BELOW GRADE: WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF APPROVED NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

D. SLEEPERS AND SILLS: SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

E. GIRDERS ENDS: THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IS USED.

F. WOOD SIDING: CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

G. POSTS OR COLUMNS: POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE OR MASONRY SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

## EXCEPTIONS:

1. POSTS OR COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTED AT LEAST 1" ABOVE THE SLAB OR DECK AND 6" ABOVE EXPOSED EARTH, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

2. POSTS OR COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8" FROM EXPOSED GROUND, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.

H. SUPPORTING MEMBER FOR PERMANENT APPURTENANCES: NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHAND OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

I. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER DESIGNER, OR AT MINIMUM DOUBLE JOISTS, WHEN USING FLOOR TRUSSES USED 2 X 4 BLOCKING AT 24" O/C MEET REQUIREMENTS.

9. FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER (2" THICKNESS) OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR OTHER MATERIALS APPROVED OR TESTED PER SECTION 717.2 OF THE 2021 IBC.

10. STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1009 OF THE 2021 IBC.

A. THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44 INCHES CLEAR WIDTH. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.

B. HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

C. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTH SHALL BE 11 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

D. STAIR TREADS AND RISERS: STAIR RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 0.375 INCH MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.

E. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION SHALL NOT EXCEED 48 INCHES WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING.

F. STAIRWAY CONSTRUCTION: ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.

G. OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

H. ENCLOSURES UNDER STAIRWAYS: THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACE UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAYS ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.

I. HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1012 OF THE 2021 IBC

A. HEIGHTS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

B. HANDRAIL GRASPABILITY: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERTINENT DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGE SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

C. CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWELL POSTS OR OTHER OBSTRUCTIONS.

D. HANDRAIL EXTENSIONS: HANDRAILS SHALL RETURN TO A WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HAND RAIL OF AN ADJACENT STAIR FLIGHT OR RAMP. AT STAIRWAYS WHERE THE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAIL SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMPS.

E. CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

F. PROJECTIONS: ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED.

G. INTERMEDIATE HANDRAILS: STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL.

12. GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1013 OF THE 2021 IBC.

A. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY FROM THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL ALSO COMPLY WITH SECTION 2407 OF THE 2021 IBC.

B. HEIGHT: REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

C. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.

D. MECHANICAL EQUIPMENT: GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER EQUIPMENT THAT REQUIRE SERVICE ARE LOCATED WITHIN THE OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW, THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.

E. ROOF ACCESS: GUARDS SHALL BE PROVIDED WHERE THE ROOF HATCH OPENING IS LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER.

F. SAFETY GLAZING: SHALL BE INSTALLED IN HAZARDOUS LOCATIONS IDENTIFIED IN SECTION 2403.3 AND SHALL MEET THE REQUIREMENTS PER SECTION 2406 OF THE 2021 IBC.

14. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATION. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, IBC AND IPC CODES FOR INSTALLATION REQUIREMENTS.

15. COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL BUILDING CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

16. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK APPROVED BY ENGINEER.

17. APPROVED CORROSION RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

**ARCHITECTURAL:**

1. GRADING SHALL SLOPE A MINIMUM OF 6 INCHES IN THE FIRST 10'-0" AWAY FROM BUILDING.

2. PATIO TO BE 4" CONCRETE SLAB OVER MINIMUM 4" COMPACTED GRAVEL. SLOPE MINIMUM OF 1/8" PER FOOT TO DRAIN AWAY FROM BUILDING. PROVIDE TURNED DOWN GRADE BEAM AT EDGES. DOWEL SLAB INTO FOUNDATION WALLS WITH #4 @ 24" O/C.

3. GYPSUM BOARD TO BE 1/2" THICK (UNLESS NOTED OTHERWISE ON PLANS) ATTACHED TO FRAMING W/ APPROVED SCREWS AS PER MFG. PROVIDE A LEVEL 4 FINISH AS PER INDUSTRY STANDARDS. PROVIDE SQUARE CORNER BEAD / TRIM FINISH. WALLS TO HAVE SMOOTH FINISH TYPICAL, CEILING TO HAVE SMOOTH FINISH TYPICAL.

4. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL WET LOCATIONS.

5. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOORS AND ENCLOSURES WHERE INDICATED ON PLANS.

6. CONTRACTOR SHALL LEAVE WORK AREAS BROOM CLEAN AND FREE OF TOOLS, EQUIPMENT, ETC... AT THE END OF EACH SHIFT. ALL CONSTRUCTION ACTIVITY SHALL BE CONTAINED WITHIN CONSTRUCTION BARRICADES OR FENCES. CONTRACTOR SHALL PROTECT OWNERS EXISTING CONSTRUCTION AND EQUIPMENT ADJACENT TO NEW CONSTRUCTION. CONTRACTOR SHALL CLEAN ALL SURFACES TO "LIKE NEW" CONDITION AT THE COMPLETION OF WORK.

9. PROVIDE WATER SUPPLY ROUGH-IN AND ELECTRICAL SUPPLY TO IRRIGATION CONTROLS. PROVIDE PVC SLEEVE UNDER PAVEMENTS AND WALKS.

**ELECTRICAL NOTES:**

1. THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY, BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.

3. BUILDING ENVELOPE REQUIREMENTS TO MEET OR EXCEED THOSE FOUND IN TABLE 402.4. ALL FENESTRATION TO BE LABELED BY MANUFACTURER AS PER IECC C303.1.3.

OPERABLE WINDOWS U-FACTOR 0.43

FIXED WINDOWS U-FACTOR 0.36

ENTRANCE DOORS U-FACTOR 0.77

GLAZING SHGC 0.40

**PLUMBING NOTES:**

1. THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

2. THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNERS ACCEPTANCE.

3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.

4. ALL VENTS SHALL BE CAIGNED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IBC REQUIREMENTS AND OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.

5. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.

6. WATER CLOSET TO HAVE 1.6 GAL. MAX. FLUSH TANK.

7. ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.

8. WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER AND LOWER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD THE OVERTURNING WEIGHT OF THE WATER HEATER. ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.

9. PROVIDE FLOOR DRAIN AND OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.

10. THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

11. THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.

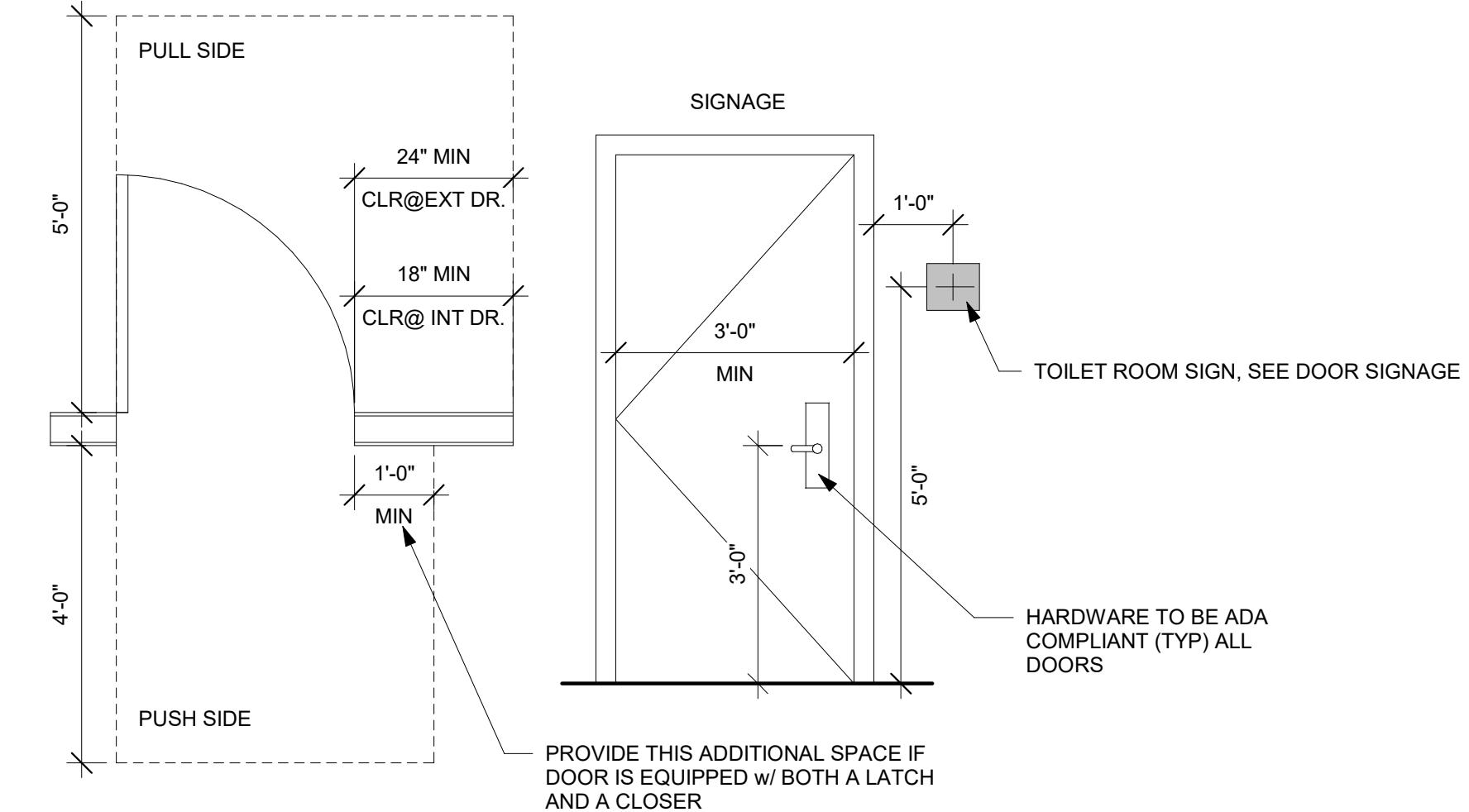
12. CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.

13. AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER. JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.

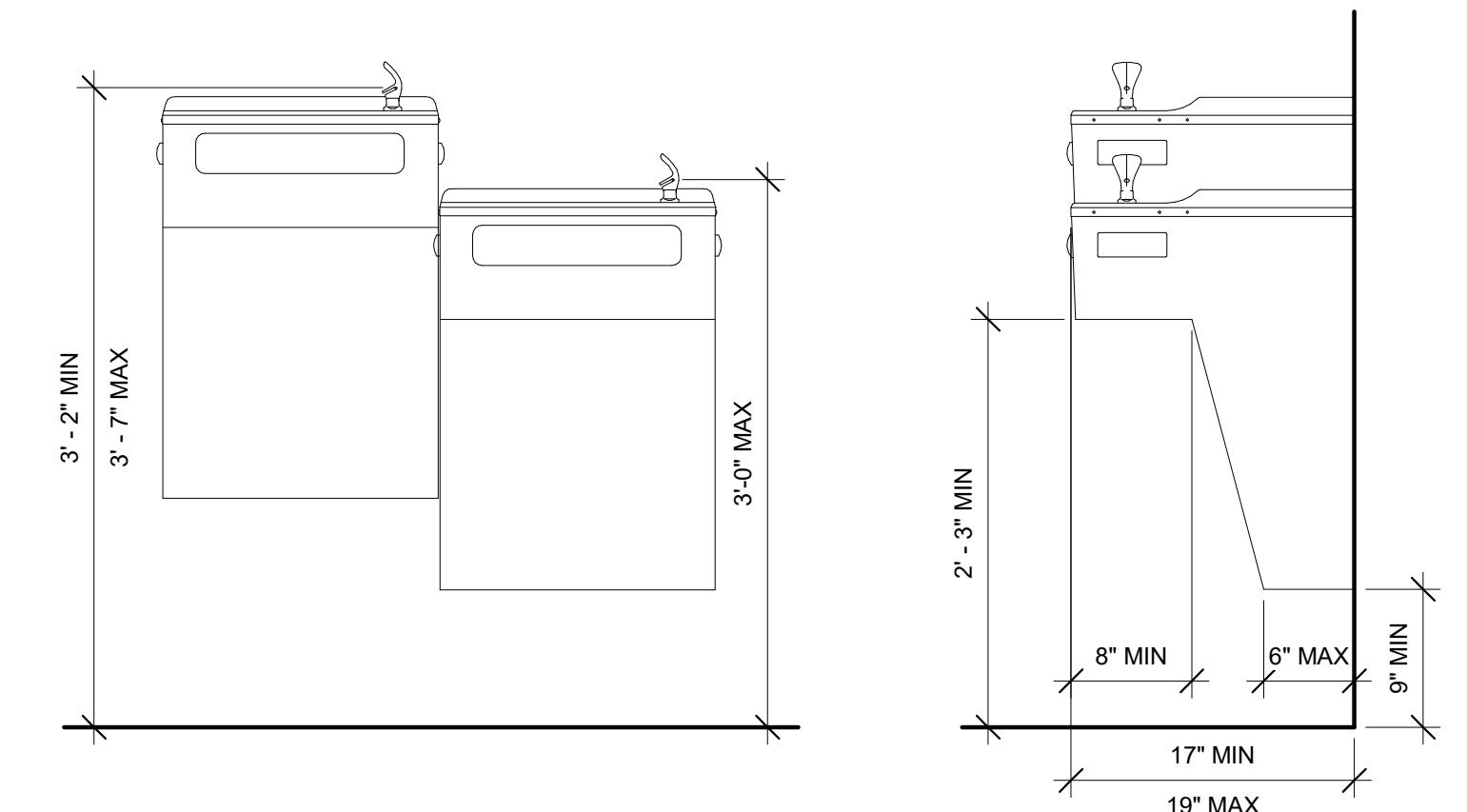
14. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.

15. WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.

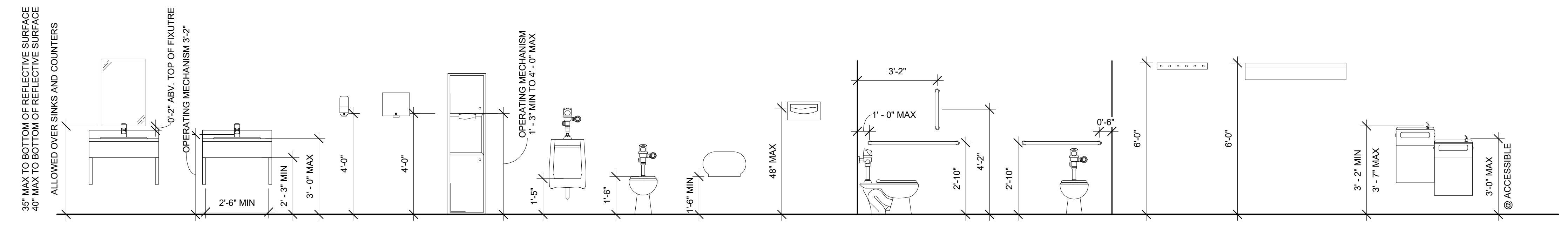




(3) ADA DOOR AND ACCESSORIES MOUNTING HEIGHTS  
N.T.S.



(1) DRINKING FOUNTAIN  
N.T.S.



(2) MOUNTING HEIGHTS  
N.T.S.

## GENERAL ADA NOTES:

MIRRORS- BOTTOM EDGE OF REFLECTIVE SURFACE SHOULD BE MOUNTED NO HIGHER THAN 40" (1015MM) ABOVE THE FINISH FLOOR. A SINGLE FULL-LENGTH MIRROR IS RECOMMENDED IN EACH WASHROOM BECAUSE IT IS UNIVERSALLY USABLE.

TOILET PAPER HOLDERS- ACCESS ROLL DISPENSERS WITHOUT CONTROLLED DELIVERY ARE PREFERRED. FOLDED TISSUE DISPENSERS ARE NOT RECOMMENDED BECAUSE THEY REQUIRE A FINGER PINCHING ACTION. STANDARD TOILET TISSUE ROLLS SHOULD BE MOUNTED WITH THEIR FORWARD EDGE NO MORE THAN 36" (915MM) FROM THE BACK WALL AND THEIR HORIZONTAL CENTERLINE AT LEAST 19" (485MM) ABOVE THE FINISH FLOOR.

SOAP DISPENSERS- PUSH BUTTONS AND PISTONS SHOULD BE OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. ACTIVATION OF SOAP VALVES SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2 N). IF WALL-MOUNTED UNITS ARE PLACED OVER LAVATORIES OR COUNTERTOPS, THEN THEIR PUSH BUTTONS SHOULD BE PLACED AT 120MM (48MM) MAXIMUM ABOVE THE FINISH FLOOR.

PAPER TOWEL DISPENSERS- ACCESS TO PAPER TOWELS SHOULD BE 15" TO 48" (380-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS.

WASTE RECEPTACLES- ACCESS TO RECEPTACLE OPENINGS SHOULD BE 15" TO 48" (380-1220MM) ABOVE THE FINISH FLOOR TO ALLOW FORWARD AND SIDE REACH BY PEOPLE IN WHEELCHAIRS. HINGED PANELS COVERING WASTE RECEPTACLE OPENINGS SHOULD NOT REQUIRE MORE THAN 5 POUNDS OF FORCE (22.2N) TO OPEN. IT IS RECOMMENDED THAT UNITS PROJECTING MORE THAN 4" (100MM) FROM THE WALL BE LOCATED IN CLOSER SPACES, OR BETWEEN OTHER PROTRUDING STRUCTURAL ELEMENTS SO AS NOT TO BE A HAZARD TO BLIND PEOPLE OR INTERFERE WITH REQUIRED ACCESS AISLES AND THE 60" (1525MM) MINIMUM DIAMETER TURNING SPACES FOR WHEELCHAIRS.

GRAB BARS- ALL ACCESSIBLE BATHING FACILITIES REQUIRE GRAB BARS INSTALLED TO MEET ADA SPECIFICATIONS. DIAMETER OF GRAB BARS SHOULD BE 1 1/4" TO 1 1/2" (30-40MM) WITH 1 1/2" (40MM) CLEARANCE FROM THE WALL. GRAB BARS SHOULD NOT ROTATE IN THEIR FITTINGS. THE REQUIRED MOUNTING HEIGHT IS UNIVERSALLY 33" TO 36" (840-915MM) FROM THE CENTERLINE OF THE GRAB BAR TO THE FINISH FLOOR. STRUCTURAL STRENGTH OF GRAB BARS AND THEIR MOUNTING DEVICES SHOULD WITHSTAND MORE THAN 250 POUNDS OF FORCE (1112 N).

SIGNAGE- ADA SIGNAGE TO CONFORM TO IBC 298.5

## ACCESSIBILITY REQUIREMENTS

1. ALL WORK SHALL CONFORM TO ANSI A 117.1-2009 REQUIREMENTS
2. ALL DOORWAYS LEADING TO SANITARY FACILITIES SHALL HAVE 32 IN CLEAN, UNOBSTRUCTED OPENINGS

3. ALL SINKS, FAUCET CONTROLS, AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVEL-OPERATED, PUSH TYPE, AND ELECTRONICALLY CONTROL MECHANISMS ARE EXAMPLE OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS

4. LAVATORIES SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 16 INCHES FROM A WALL OR PARTITION TO THE CENTER OF THE FIXTURE ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

5. THE HEIGHT OF ACCESSIBLE WATER CLOSET SHALL BE A MINIMUM 17 INCHES AND MAXIMUM OF 19 INCHES MEASURED TO THE TOP THE RIM.

6. PROVIDE 16 INCHES FOR THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.

7. TOILET AND URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING ON THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE OPEN (WIDE) SIDE OF THE TOILET STALL, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

8. WHERE URINALS ARE PROVIDED AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE BY 48 INCHES LONG IN FRONT OF THE URINAL. AT LEAST ONE URINAL WITH RIM WHICH PROJECTS A MINIMUM OF 14 INCHES FROM THE WALL (CALIFORNIA ONLY) AND A MINIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE INSTALLED.

9. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES DEEP MIN. AND 36 INCHES WIDE. COMPARTMENT DOOR SHALL NOT SWING INTO THE MINIMUM REQUIRED COMPARTMENT AREA.

10. A CLEAR FLOOR SPACE 30 INCHES WIDE BY 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH SUCH CLEAR SPACE SHALL ADJOIN OVER LAP AND ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.

11. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FOR THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM OF 9 INCHES HIGH FOR THE FLOOR AND MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.

12. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES

13. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTIVE SURFACE NOT MORE THAN 40 INCHES FROM THE FLOOR.

14. LOCATE PAPER TOWEL DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WATER RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.

15. LOCATE TOILET TISSUE DISPENSERS ON THE WALL. WITHIN 7 INCHES TO 9 INCHES THE FRONT EDGE OF THE TOILET SEAT

16. A CLEAR SPACE, MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM OF SUFFICIENT SIZE INSCRIBE A CIRCLE OF A DIAMETER NOT LESS THAN 80 INCHES, OR A CLEAR SPACE NOT LESS THAN 56 INCHES BY 63 INCHES IN SIZE SHALL BE PROVIDED.

17. AN ACCESSIBLE INDIVIDUAL TOILET STALL SHALL PROVIDE AT LEAST 28 INCHES CLEAR SPACE FROM A FIXTURE OR 32 INCHES CLEAR SPACE FOR A WALL AT ONE SIDE OF THE WATER CLOSET SHALL BE PROVIDED IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60 INCHES LONG CLEAR SPACE SHALL BE PROVIDED IN COMPARTMENT WHEN DOOR IS LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3 INCHES INTO CLEAR SPACE SPECIFIED ABOVE.

18. WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES WHEN LOCATED AT THE END, AND 34 INCHES (CALIFORNIA ONLY) WHEN LOCATED AT SIDE. WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

19. EXCEPT FOR DOOR OPENINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44 INCHES SHALL BE PROVIDED TO ALL WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE DISABLED. THE SPACE IMMEDIATELY IN FRONT OF WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.

20. GRAB BARS SHALL BE LOCATED ON ONE SIDE AND THE BACK OF THE PHYSICALLY DISABLE TOILET STALL OR COMPARTMENT AND SHALL BE SECURELY ATTACHED 33 INCHES TO 36 INCHES ABOVE AND PARALLEL TO THE FLOOR.

21. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 64 INCHES FROM THE BACK OF THE STALL GRAB BARS AT THE BACK SHALL NOT BE LESS THAN 36 INCHES LONG.

22. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4 INCHES MIN. AND 2 INCHES MAXIMUM, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2 INCHES.

23. GRAB BARS, AND ANY WALL OR OTHER SURFACE ADJACENT TO IT, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. GRAB BAR EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCHES

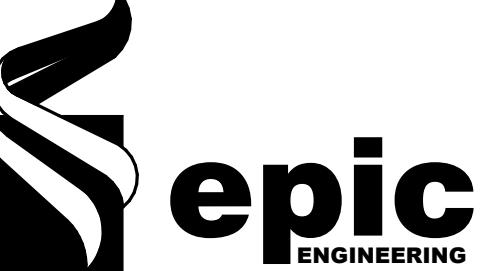
24. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

25. GRAB BARS SHALL BE DESIGNED TO SUPPORT A 250 POUND FORCE.

26. AREA OF REFUGE TO HAVE TWO-WAY COMMUNICATION SYSTEM.

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REVISIONS

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DRAWN: EPIC

DESIGNER: EPIC

REVIEWED: EPIC

PROJECT #

25SM3932.16

SCALES

As indicated

0 1  
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:

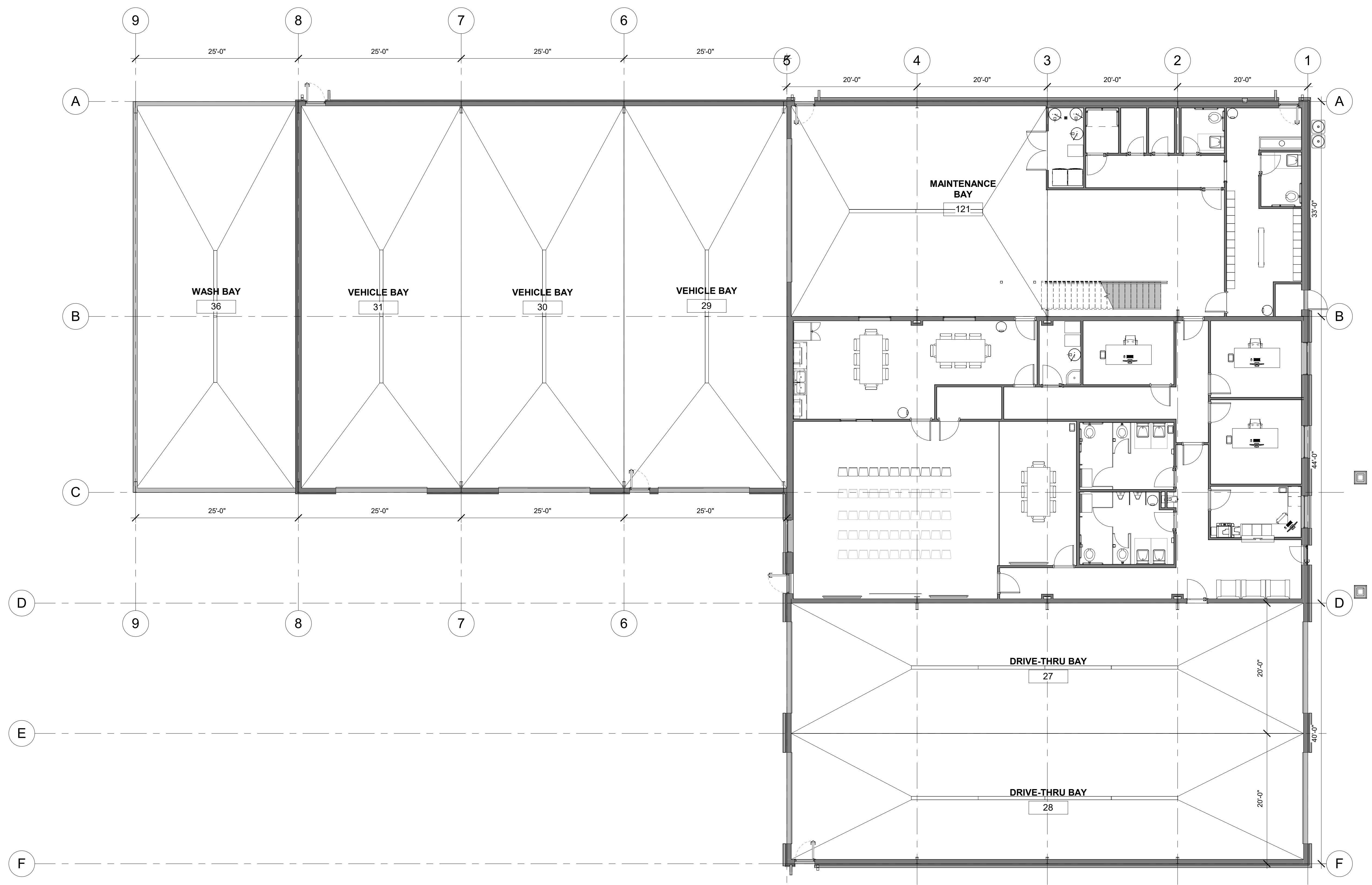
ADA STANDARDS

PLAN SET:

BID SET

SHEET

A0.1



1 FLOOR PLAN - OVERALL  
1/8" = 1'-0"

## CONSTRUCTION NOTES

**DATE**

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**epic**  
ENGINEERING

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	<b>DESCRIPTION</b>
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EPIC	
AJH	

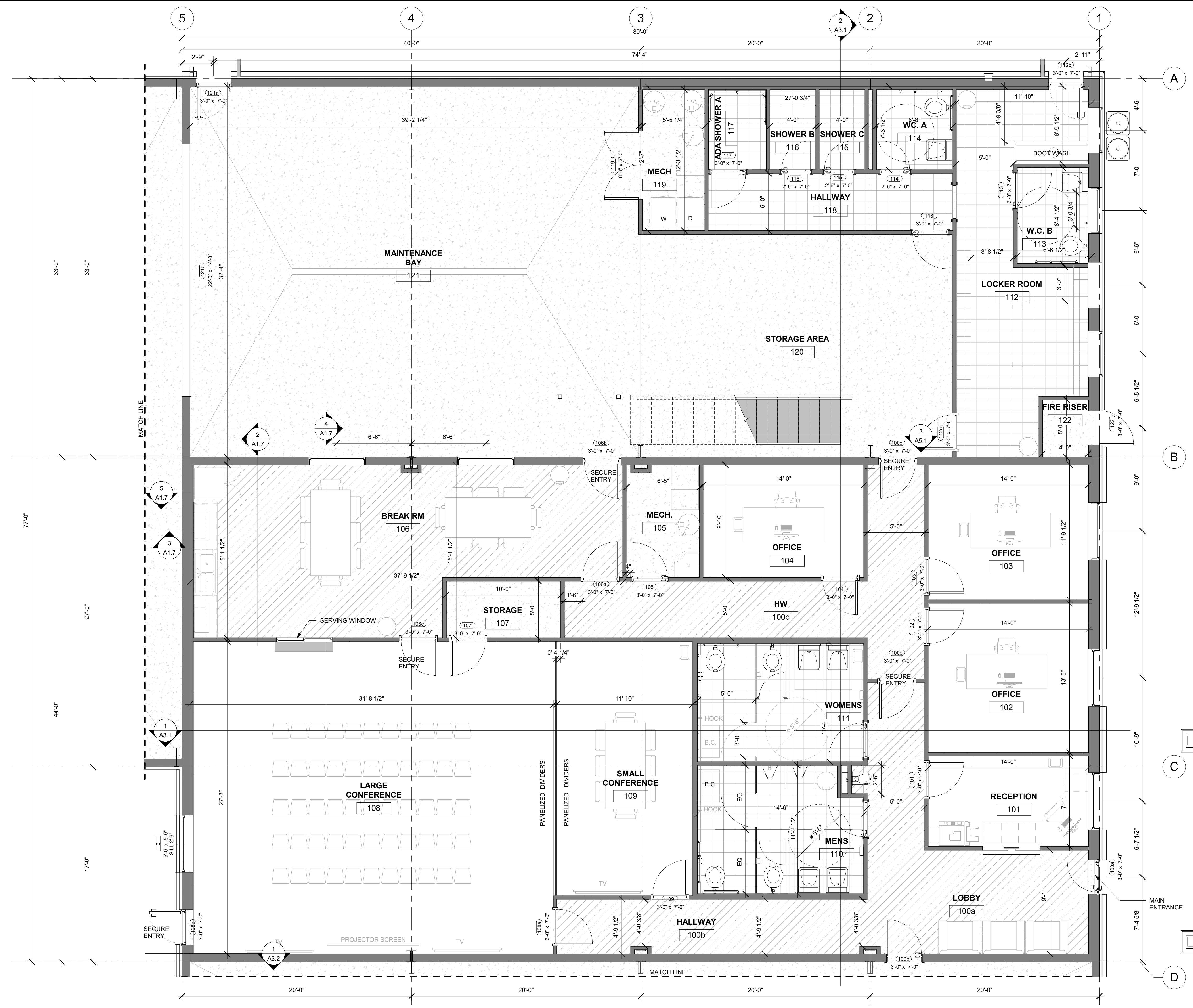
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**NAME:**

## **LOCATION:**

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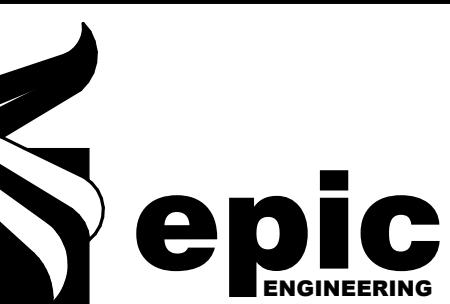
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CONSTRUCTION NOTES	
NAME	AREA

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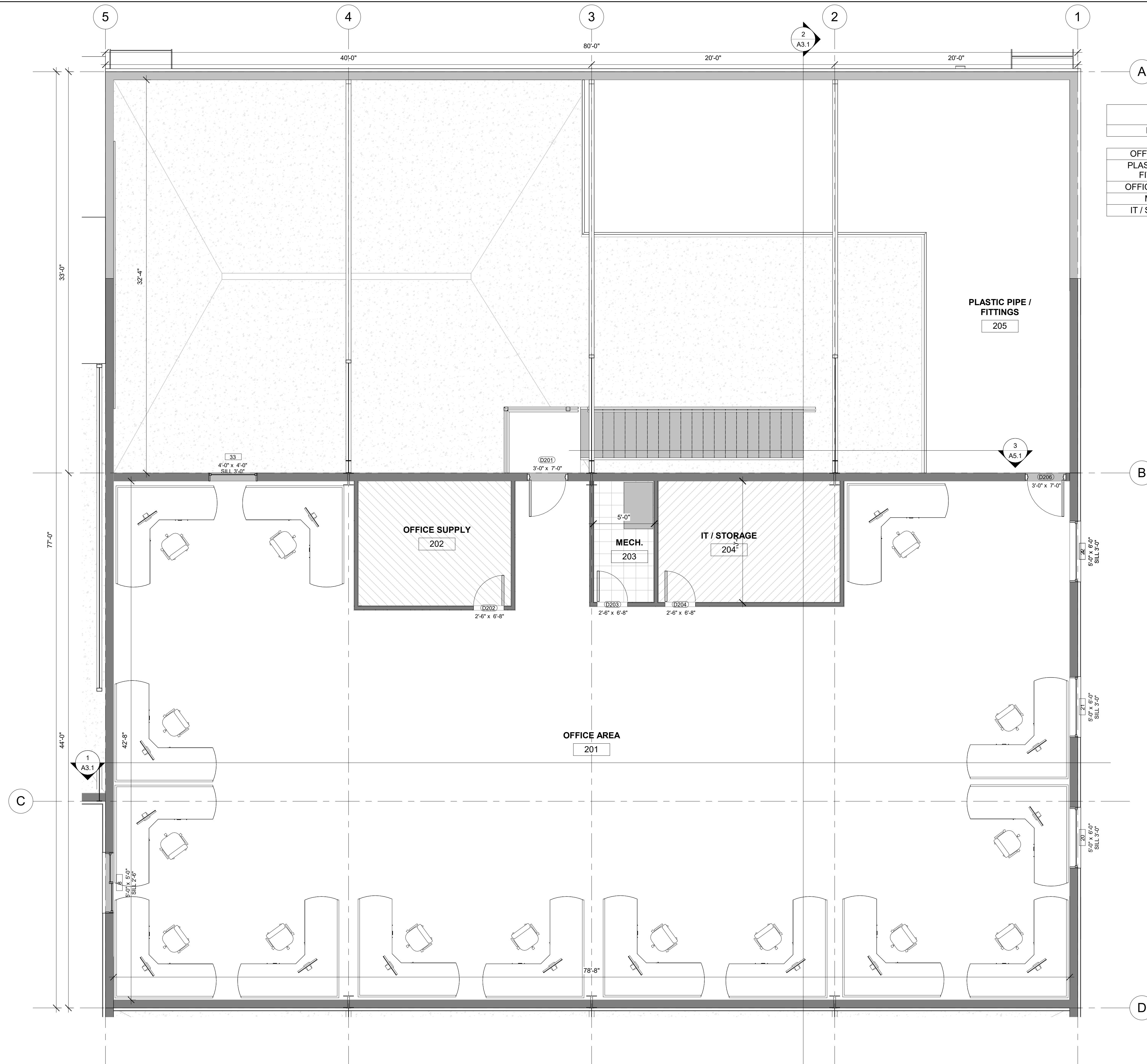
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:	
JSSD OFFICE	
PROJECT LOCATION:	

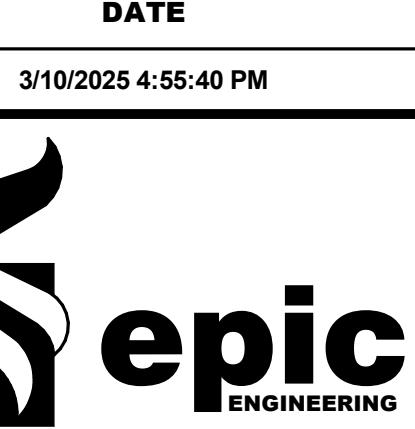
SHEET TITLE:	
PLAN SET:	SHEET

BID SET

A1.3



## CONSTRUCTION NOTES



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DESIGNER: **EPIC**  
REVIEWED: **AJH**

PROJECT #  
**25SM3932.16**

SCALES  
As indicated

PROJECT NAME:  
**JSSD OFFICE**

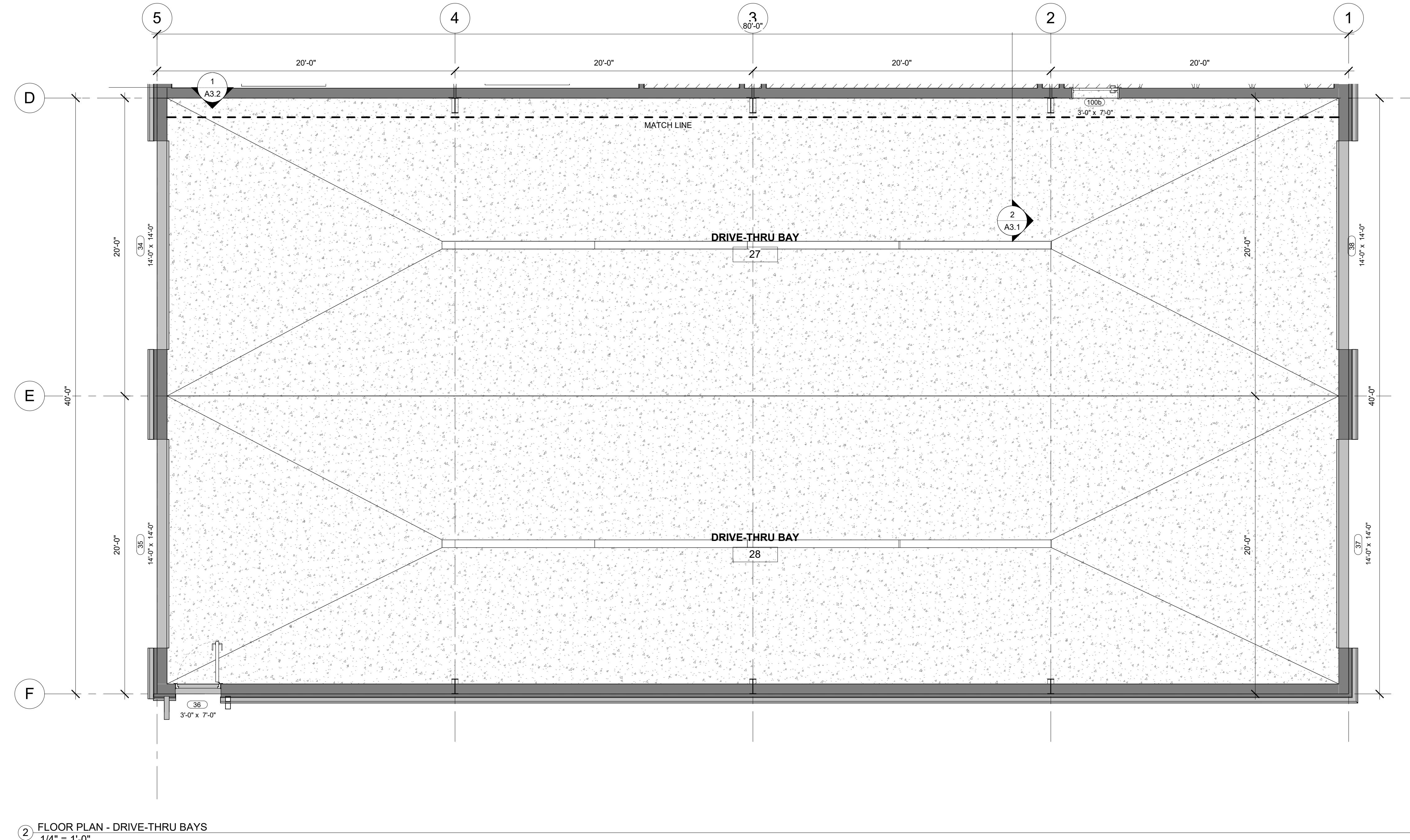
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SHEET TITLE:

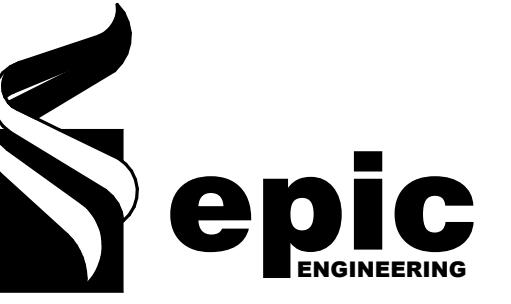
**FLOOR PLAN - LEVEL 2**

PLAN SET: **BID SET** SHEET **A1.4**

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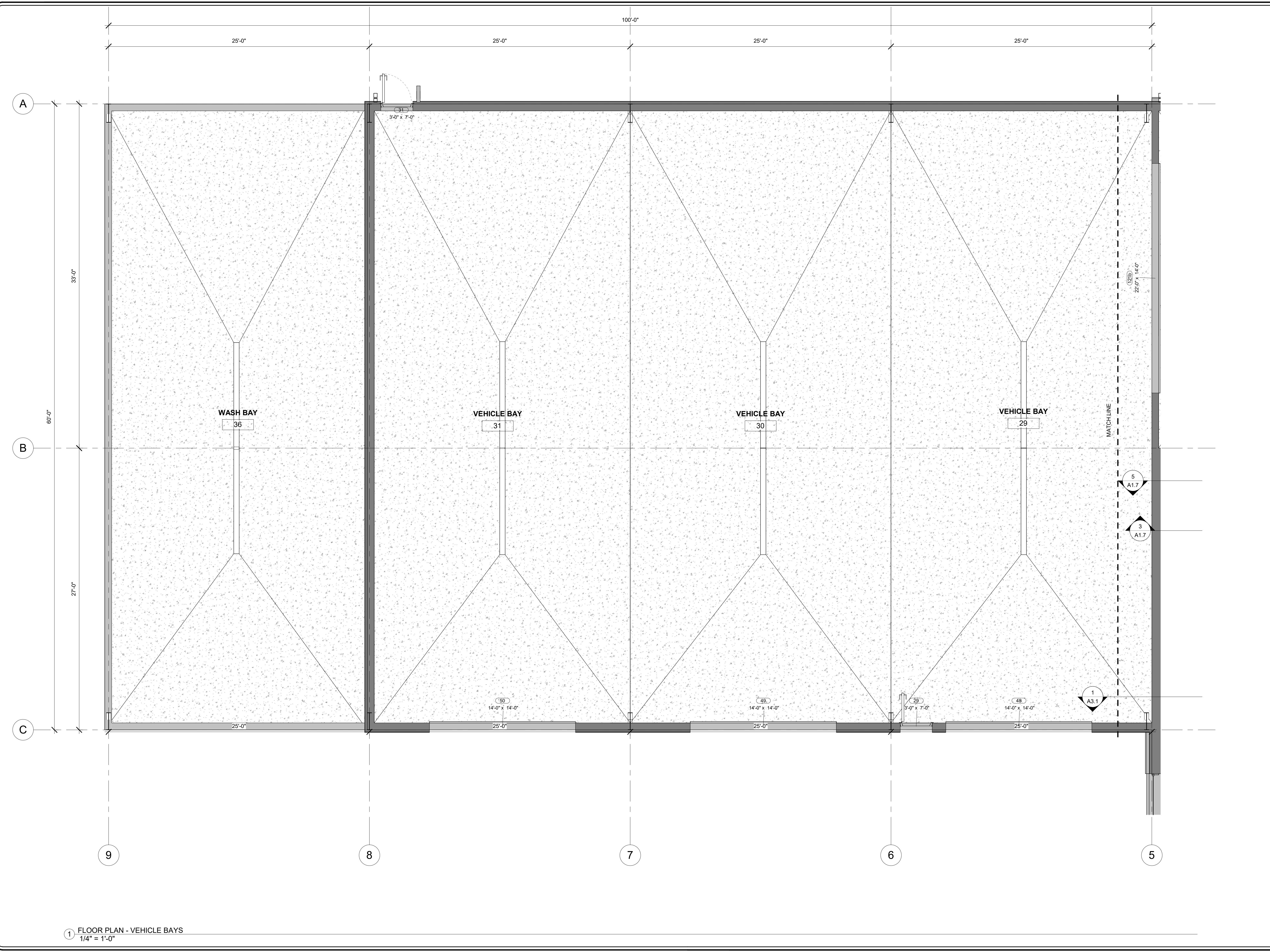
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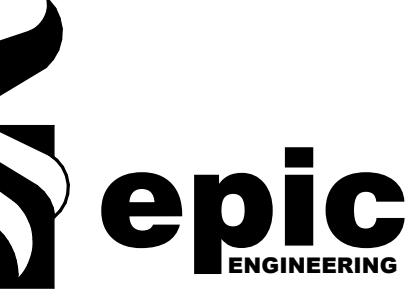
## REVISIONS

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DESIGNER: EPIC  
REVIEWED: AJHPROJECT #  
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1/4" = 1'-0" PROJECT NAME:  
JSSD OFFICEPROJECT LOCATION:  
OLD HWY 40, HEBER  
CITY UTAHSHEET TITLE:  
DRIVE-THRU BAYSPLAN SET: BID SET  
SHEET  
A1.5



## CONSTRUCTION NOTES

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## REVISIONS

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REVIEWED: AJH  
PROJECT #:  
25SM3932.16

SCALES  
1/4" = 1'-0"

PROJECT NAME:  
JSSD OFFICE

PROJECT LOCATION:  
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:

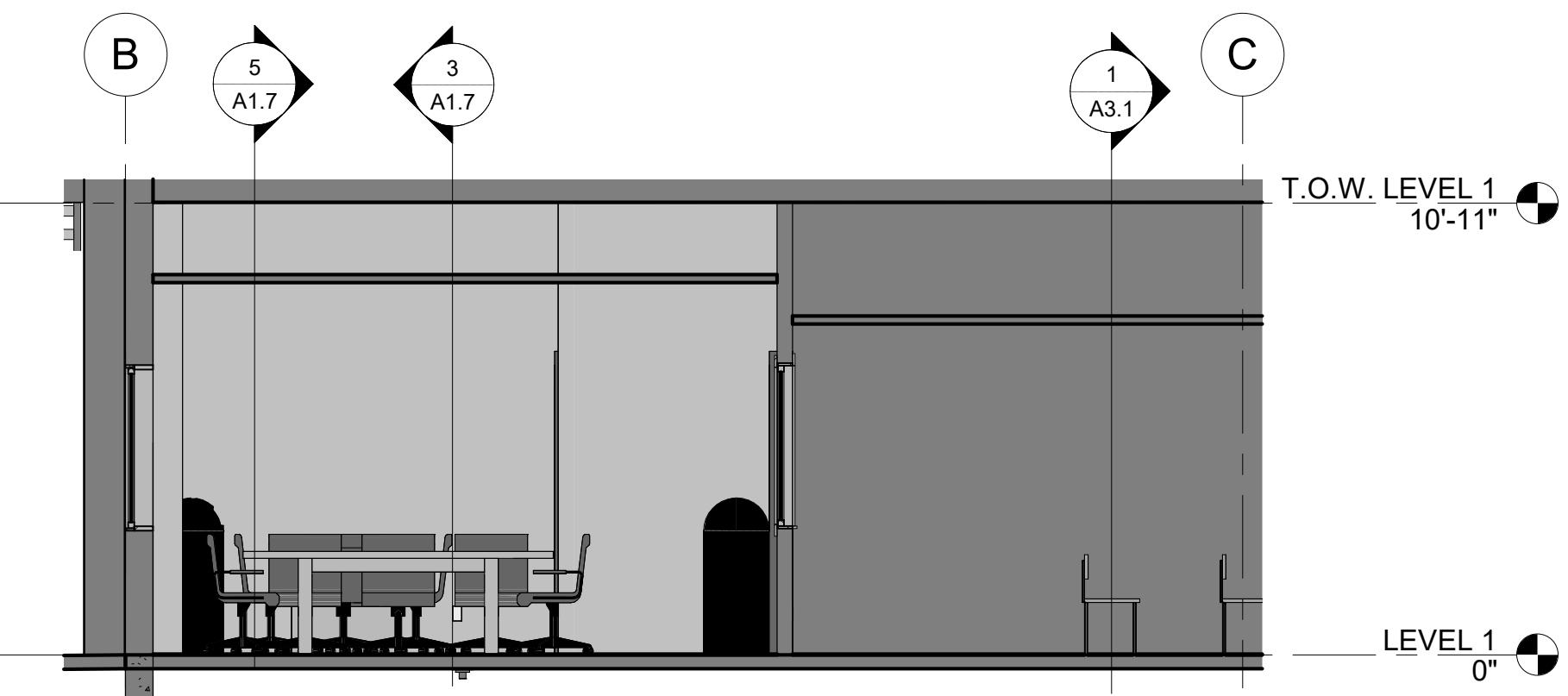
VEHICLE BAYS

PLAN SET:

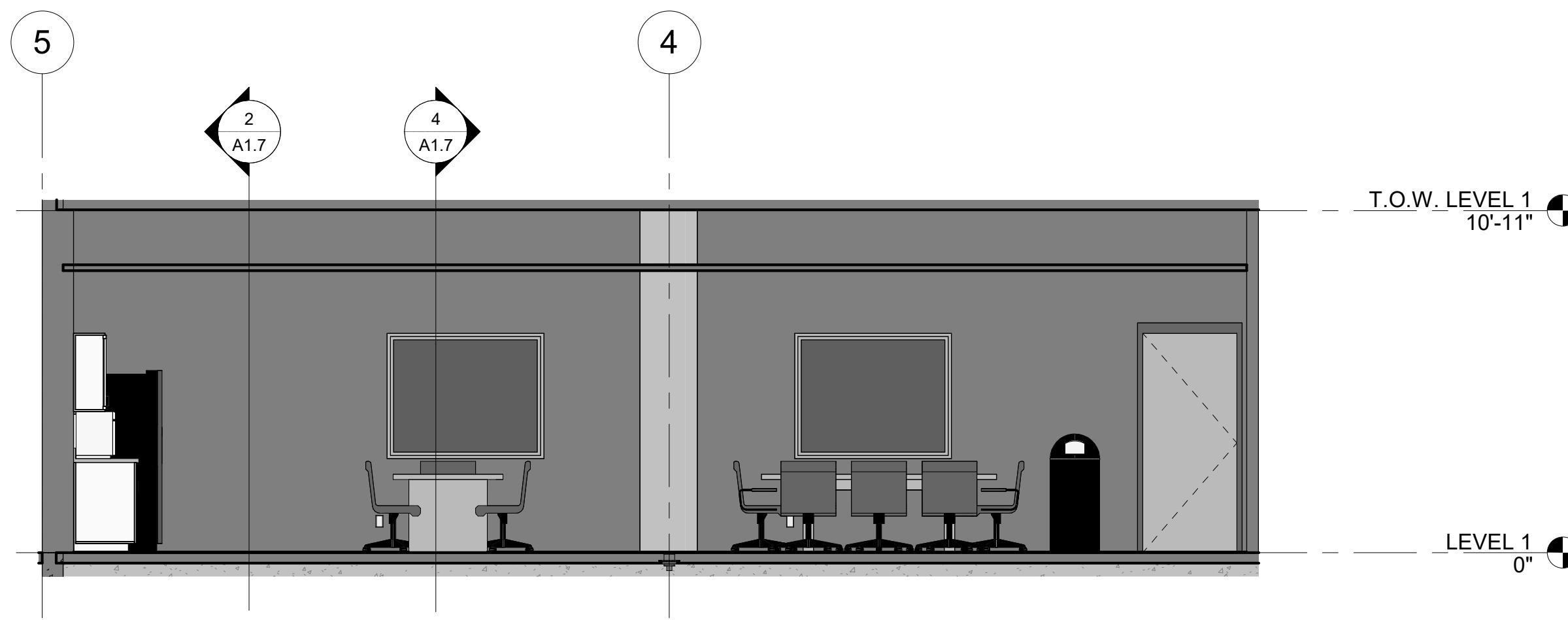
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SHEET

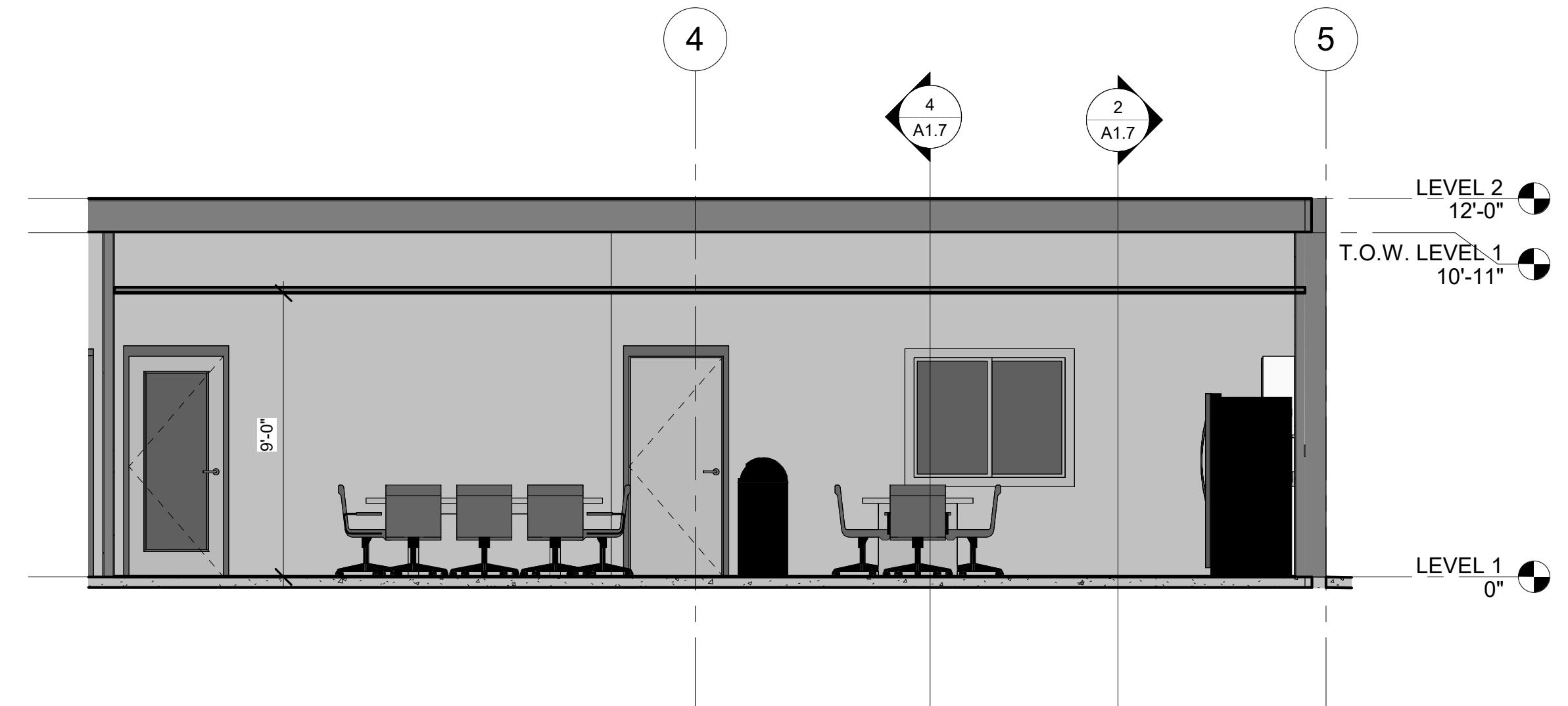
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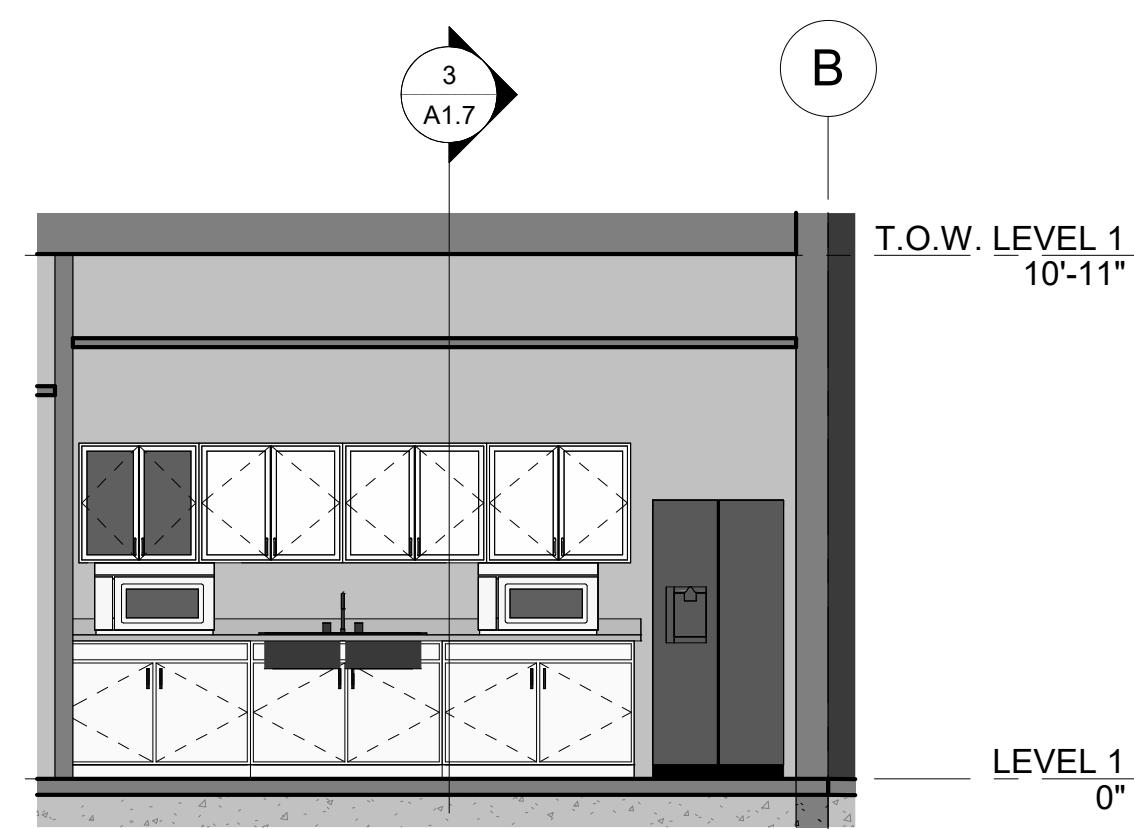
④ Section 9  
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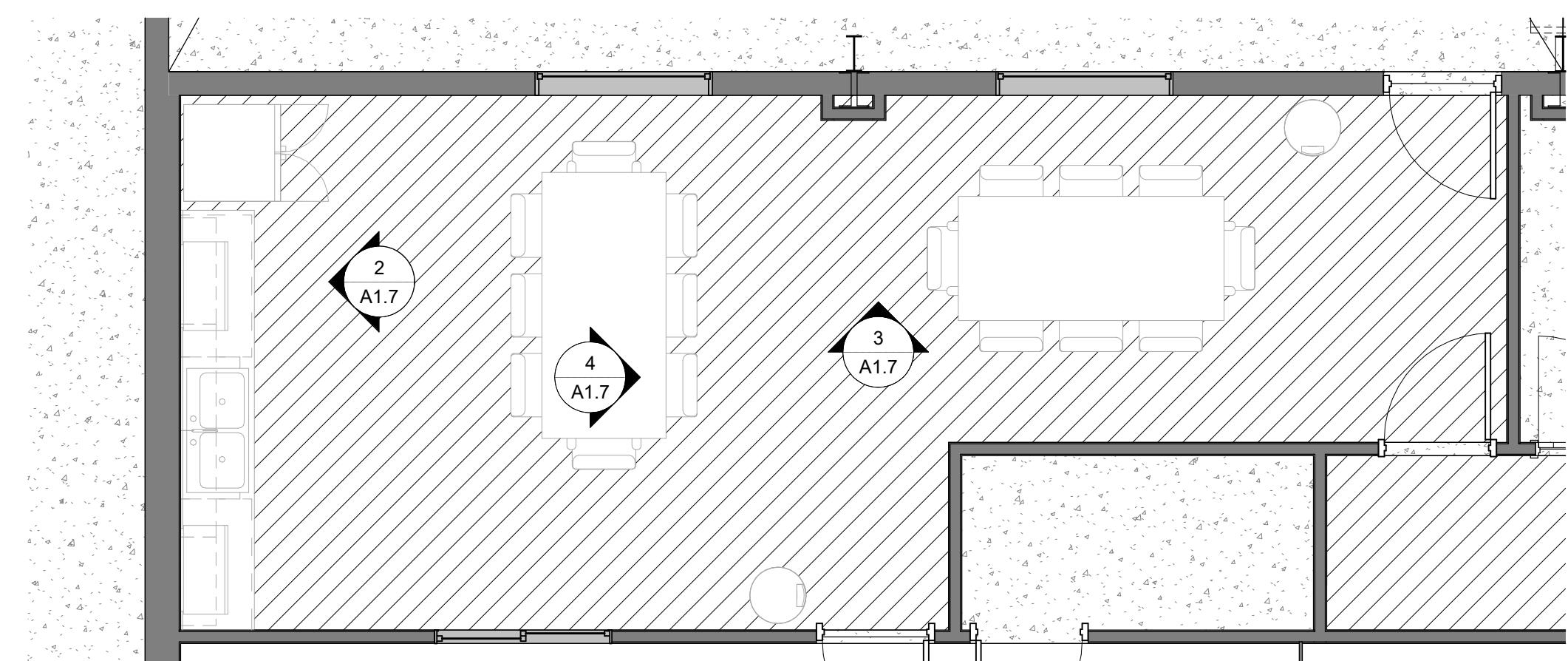
③ Section 7  
1/4" = 1'-0"



⑤ Section 3  
1/4" = 1'-0"

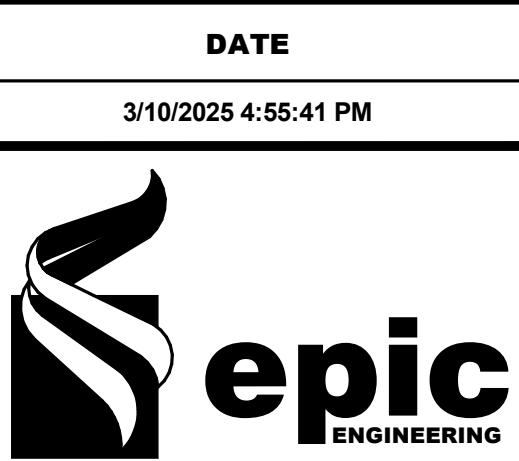


② Section 6  
1/4" = 1'-0"



FLOOR PLAN - LEVEL 1 ENLARGED  
① KITCHEN  
1/4" = 1'-0"

## CONSTRUCTION NOTES



## REVISIONS

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DESIGNER: **Designer**  
REVIEWED: **AJH**

PROJECT #:  
**25SM3932.16**

SCALES  
1/4" = 1'-0" 0 1"

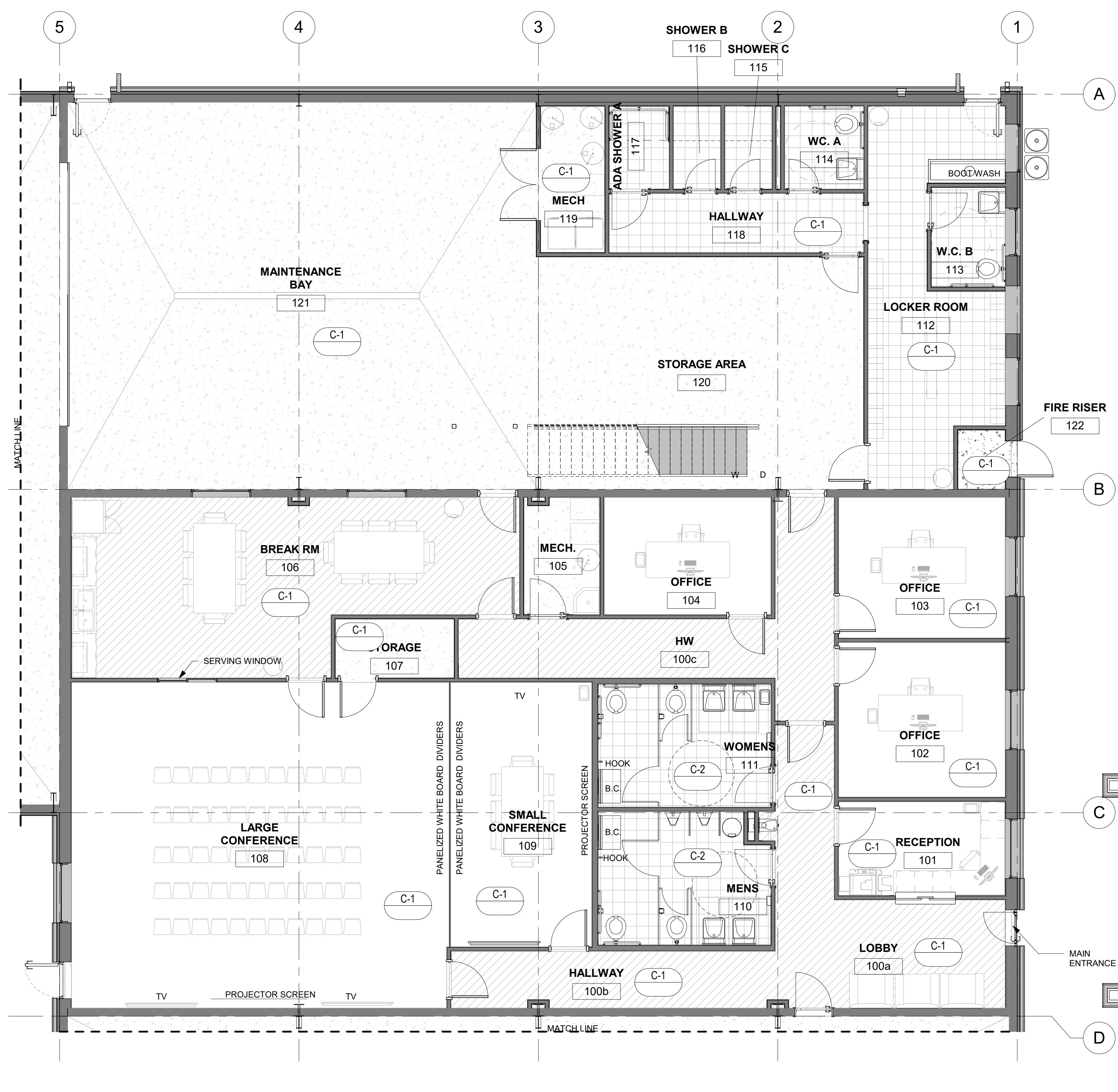
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:  
**JSSD OFFICE**

PROJECT LOCATION:  
**OLD HWY 40, HEBER CITY UTAH**

SHEET TITLE:  
**ENLARGED KITCHEN**

PLAN SET: **BID SET** SHEET  
**A1.7**



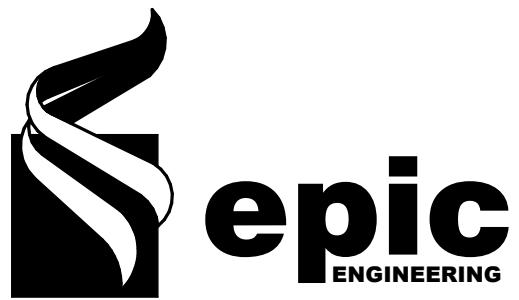
① FLOOR PLAN - LEVEL 1 ROOM FINISHES  
3/16" = 1'-0"

### ROOM FINISH SCHEDULE LEVEL 1

NO.	ROOM NAME	AREA	FLOOR FINISH	BASE FINISH	CEILING FINISH	WALL FINISH	Level
27	DRIVE-THRU BAY	1573 SF	CONCRETE			PAINT	LEVEL 1
28	DRIVE-THRU BAY	1521 SF	CONCRETE			PAINT	LEVEL 1
29	VEHICLE BAY	1467 SF	CONCRETE			PAINT	LEVEL 1
30	VEHICLE BAY	1467 SF	CONCRETE			PAINT	LEVEL 1
31	VEHICLE BAY	1440 SF	CONCRETE			PAINT	LEVEL 1
36	WASH BAY	1495 SF	CONCRETE			PAINT	LEVEL 1
100a	LOBBY	254 SF	LAMINATE			PAINT	LEVEL 1
100b	HALLWAY	120 SF	LAMINATE			PAINT	LEVEL 1
100c	HW	222 SF	CARPET			PAINT	LEVEL 1
101	RECEPTION	109 SF	CARPET			PAINT	LEVEL 1
102	OFFICE	180 SF	CARPET			PAINT	LEVEL 1
103	OFFICE	163 SF	CARPET			PAINT	LEVEL 1
104	OFFICE	136 SF	CARPET			PAINT	LEVEL 1
105	MECH.	60 SF	CONCRETE			PAINT	LEVEL 1
106	BREAK RM	480 SF	LAMINATE			PAINT	LEVEL 1
107	STORAGE	49 SF	CONCRETE			PAINT	LEVEL 1
108	LARGE CONFERENCE	858 SF	CARPET			PAINT	LEVEL 1
109	SMALL CONFERENCE	261 SF	CARPET			PAINT	LEVEL 1
110	MENS	154 SF	TILE			PAINT	LEVEL 1
111	WOMENS	148 SF	TILE			PAINT	LEVEL 1
112	LOCKER ROOM	284 SF	TILE			PAINT	LEVEL 1
113	W.C. B	51 SF	TILE			PAINT	LEVEL 1
114	W.C. A	46 SF	TILE			PAINT	LEVEL 1
115	SHOWER C	27 SF	TILE			PAINT	LEVEL 1
116	SHOWER B	27 SF	TILE			PAINT	LEVEL 1
117	ADA SHOWER A	35 SF	TILE			PAINT	LEVEL 1
118	HALLWAY	104 SF	LAMINATE			PAINT	LEVEL 1
119	MECH.	65 SF	CONCRETE			PAINT	LEVEL 1
120	STORAGE AREA	527 SF	CONCRETE			PAINT	LEVEL 1
121	MAINTENANCE BAY	1269 SF	CONCRETE			PAINT	LEVEL 1
122	FIRE RISER	20 SF	CONCRETE			PAINT	LEVEL 1

### CONSTRUCTION NOTES

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DESIGNER: Designer  
REVIEWED: AJH  
PROJECT #: 25SM3932.16

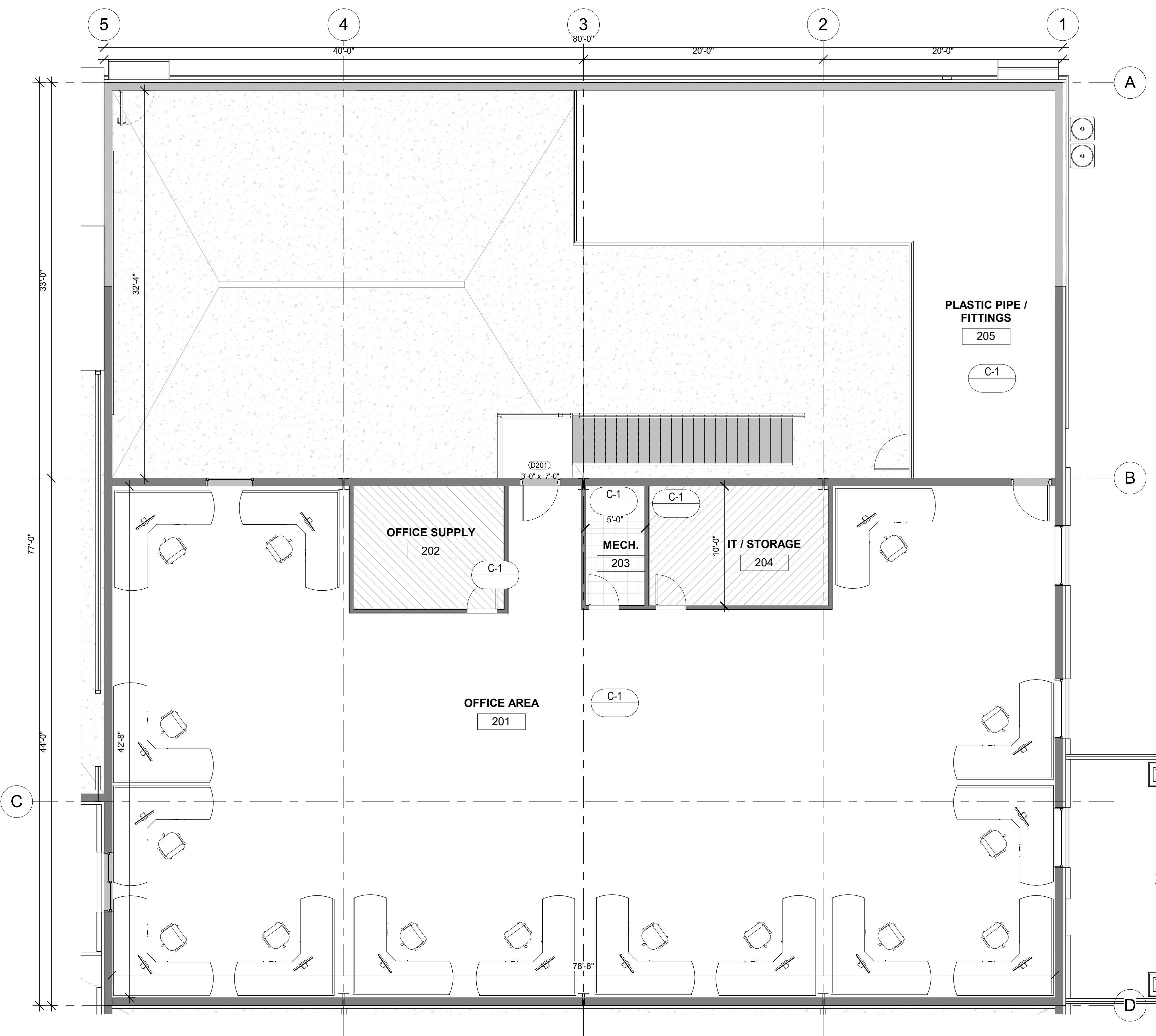
SCALES  
3/16" = 1'-0"  
0 1'-0"

PROJECT NAME:  
JSSD OFFICE

PROJECT LOCATION:  
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:  
LEVEL 1 ROOM FINISHES

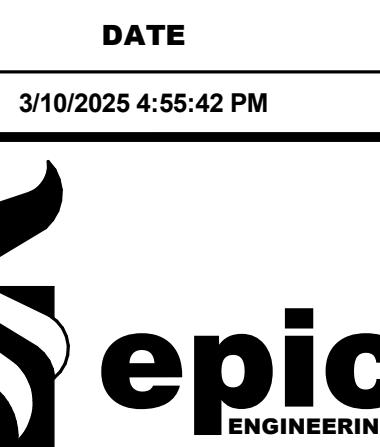
PLAN SET: BID SET SHEET  
A1.8



① FLOOR PLAN - LEVEL 2 ROOM FINISHES  
3/16" = 1'-0"

## ROOM FINISH SCHEDULE LEVEL 2

NO.	ROOM NAME	AREA	FLOOR FINISH	BASE FINISH	CEILING FINISH	WALL FINISH	Level
201	OFFICE AREA	2998 SF					LEVEL 2
202	OFFICE SUPPLY	129 SF					LEVEL 2
203	MECH.	49 SF					LEVEL 2
204	IT / STORAGE	149 SF					LEVEL 2
205	PLASTIC PIPE / FITTINGS	2544 SF					LEVEL 2



## REVISIONS

MARK | DATE | DESCRIPTION

DRAWN: **RED**  
DESIGNER: **Designer**  
REVIEWED: **AJH**PROJECT #  
**25SM3932.16**SCALES  
3/16" = 1'-0"  
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:

**JSSD OFFICE**

PROJECT LOCATION:

**OLD HWY 40, HEBER CITY UTAH**

SHEET TITLE:

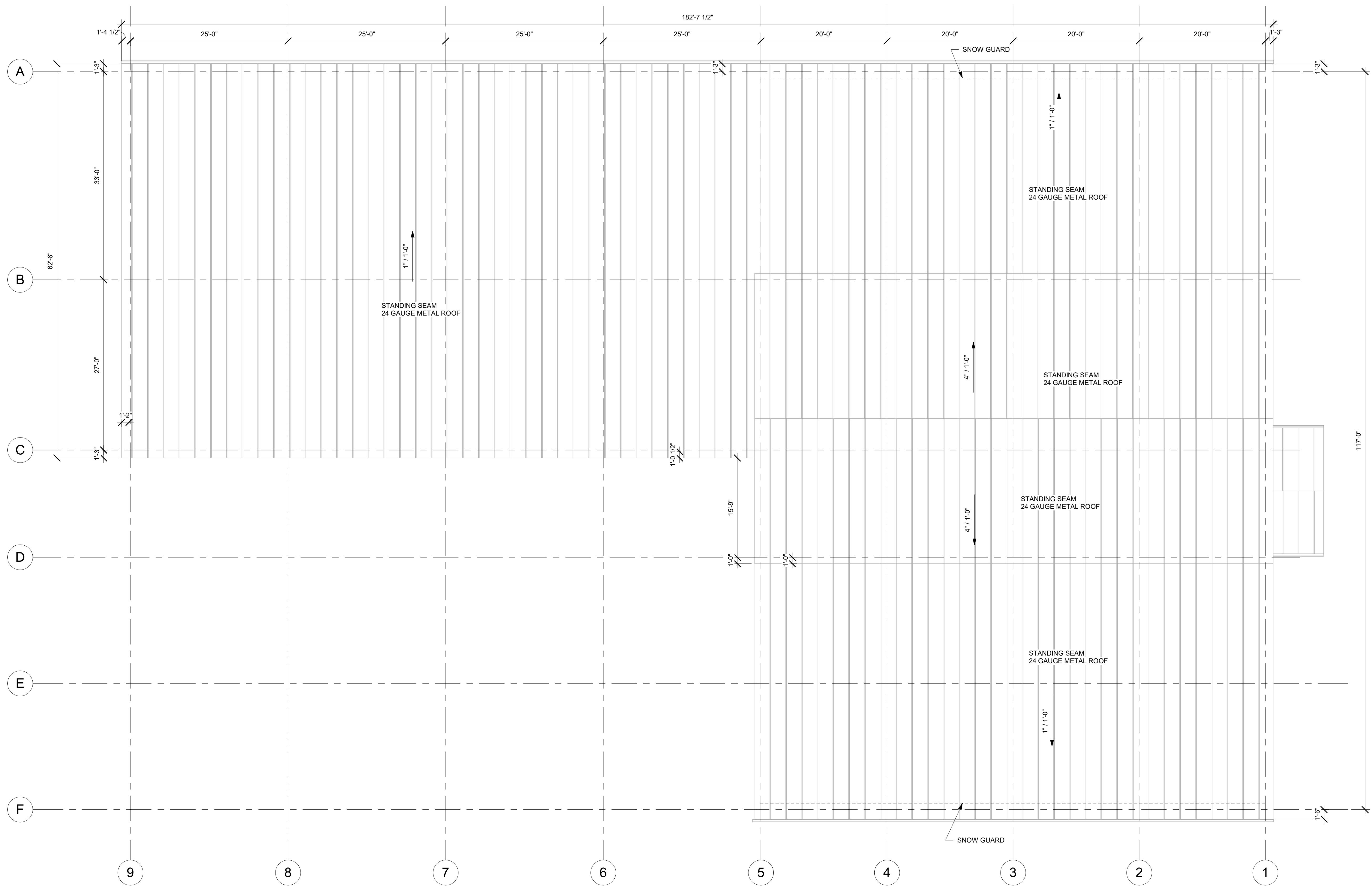
**LEVEL 2 ROOM FINISHES**

PLAN SET:

**BID SET**

SHEET

**A1.9**



3/10/2025 4:55:42 PM

REVISIONS		
	DATE	DESCRIPTION
WN:	RED	
GNER:	EPIC	
EWED:	AJH	
JECT #		

**PROJECT NAME:**

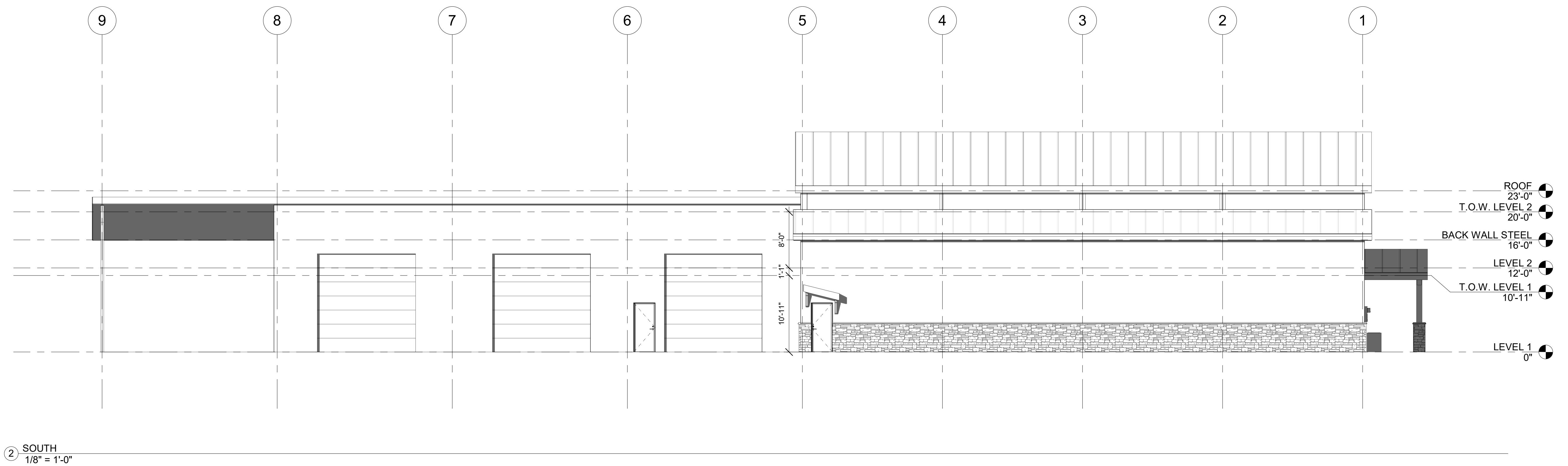
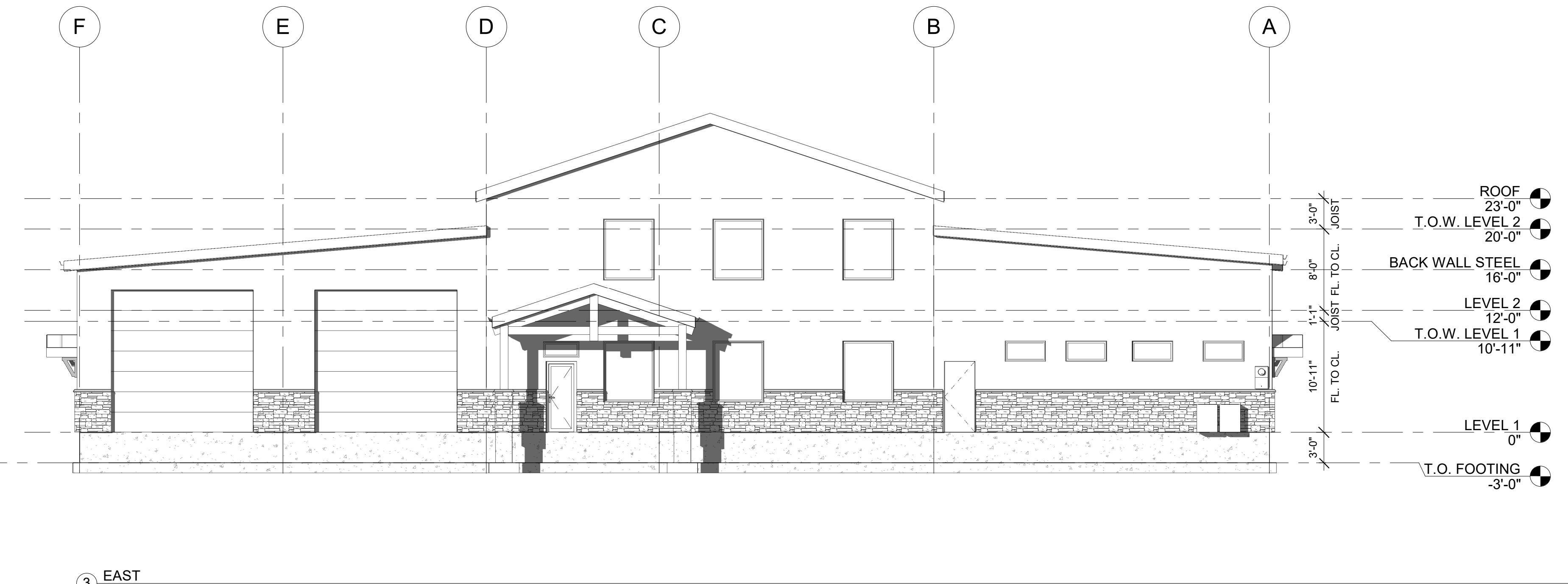
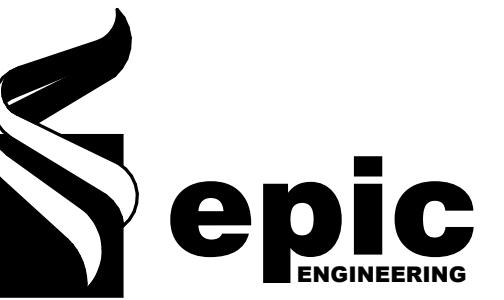
**PROJECT LOCATION:**

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**OLD HWY 40, HEBER  
CITY UTAH**

**STREET TITLE:**

**AN SET:** **SHEET**  
**BID SET** **A1.10**

DATE  
3/10/2025 4:55:46 PM

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: RED  
DESIGNER: EPIC  
REVIEWED: AJH

PROJECT #  
25SM3932.16

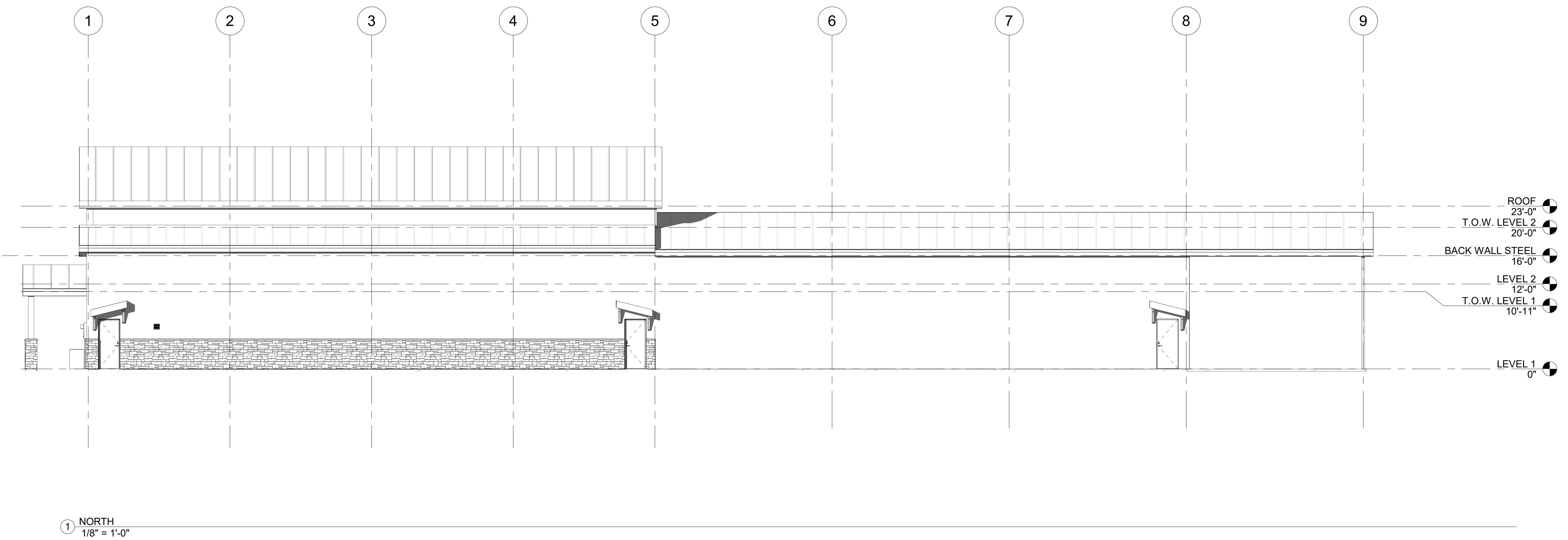
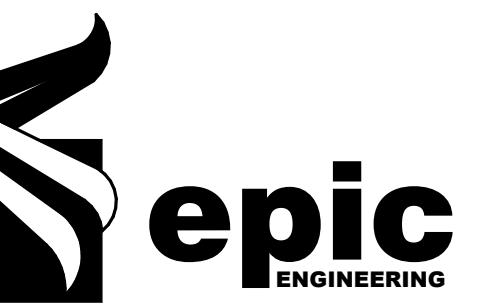
SCALES		
1/8" = 1'-0"	0	1'
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.		

PROJECT NAME:  
JSSD OFFICE

PROJECT LOCATION:  
OLD HWY 40, HEBER CITY UTAH

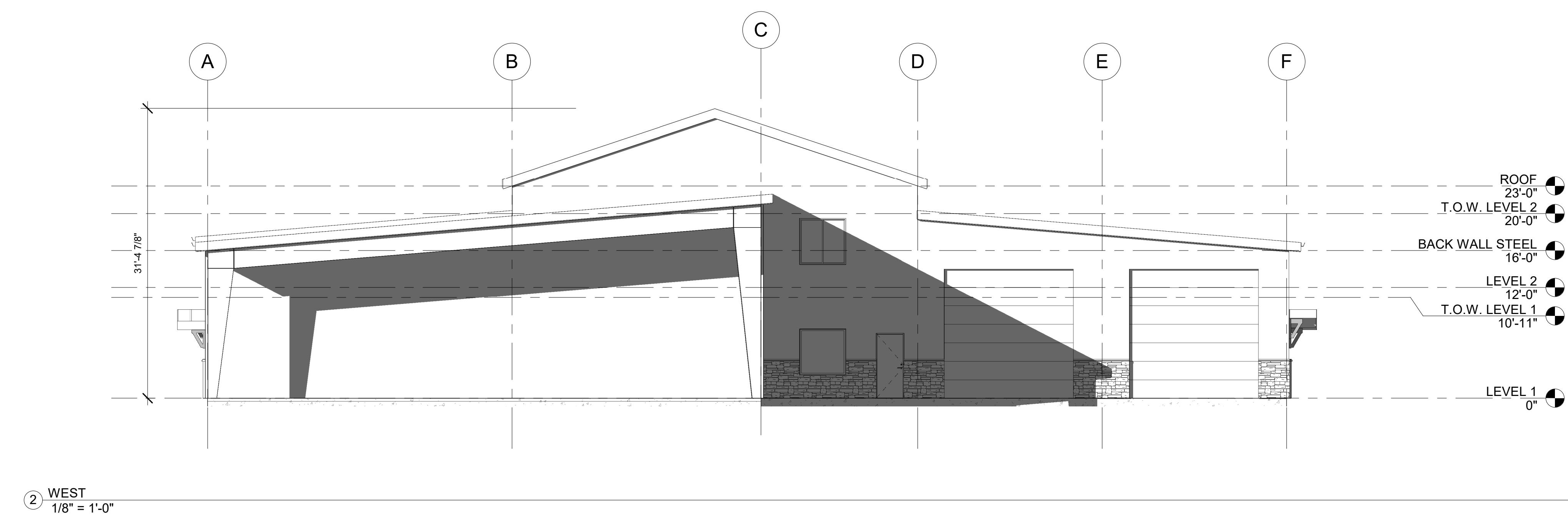
SHEET TITLE:  
ELEVATIONS

PLAN SET: BID SET SHEET A2.1

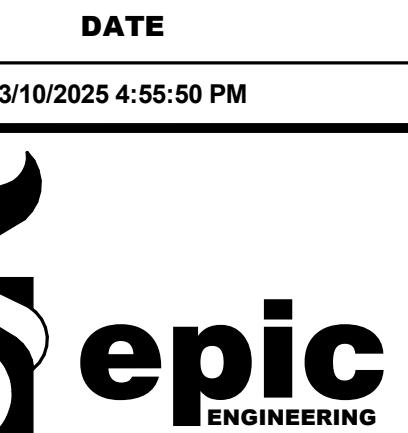
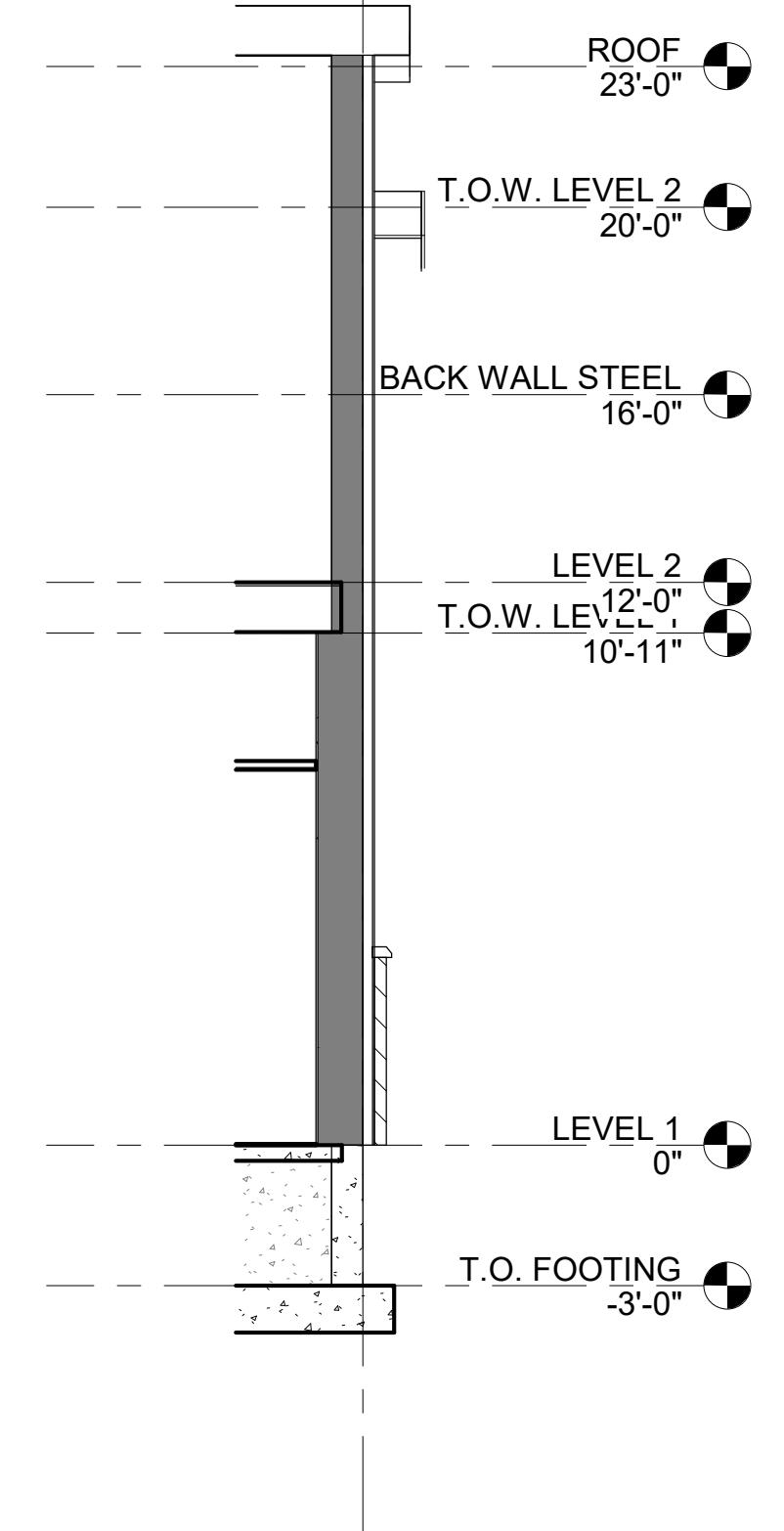
DATE  
3/10/2025 4:55:50 PM

REVISIONS

MARK DATE DESCRIPTION

DRAWN: RED  
DESIGNER: EPIC  
REVIEWED: AJHPROJECT #  
25SM3932.16SCALES  
1/8" = 1'-0"  
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.PROJECT NAME:  
JSSD OFFICEPROJECT LOCATION:  
OLD HWY 40, HEBER  
CITY UTAHSHEET TITLE:  
ELEVATIONSPLAN SET: BID SET  
SHEET A2.2

5



REVISIONS  
MARK | DATE | DESCRIPTION

DRAWN: Author  
DESIGNER Designer  
REVIEWED Checker

PROJECT #  
25SM3932.16

SCALES  
1/4" = 1'-0" 0 1"

BAR SCALE MEASUREMENTS FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:  
JSSD OFFICE

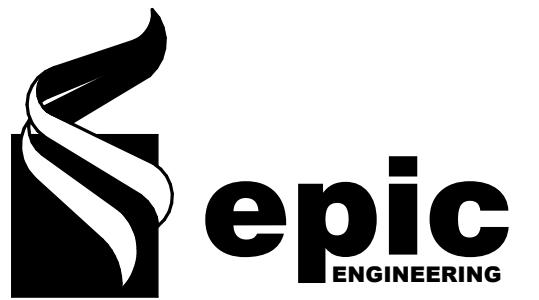
PROJECT LOCATION:  
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:  
WALL SECTIONS

PLAN SET: BID SET SHEET  
A3.2



## CONSTRUCTION NOTES

DATE  
3/10/2025 4:55:50 PM

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: Author  
DESIGNER: Designer  
REVIEWED: Checker

PROJECT #  
25SM3932.16

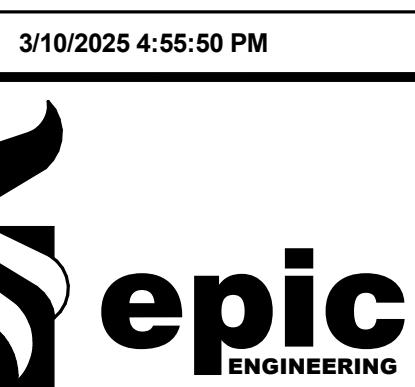
SCALES  
1/8" = 1'-0"  
0 1'  
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:  
JSSD OFFICE

PROJECT LOCATION:  
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:  
REFLECTED CEILING PLAN

PLAN SET: BID SET SHEET  
A4.1



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: <b>RED</b>	REVIEWED: <b>AJH</b>
DESIGNER: <b>EPIC</b>	

PROJECT #	<b>25SM3932.16</b>
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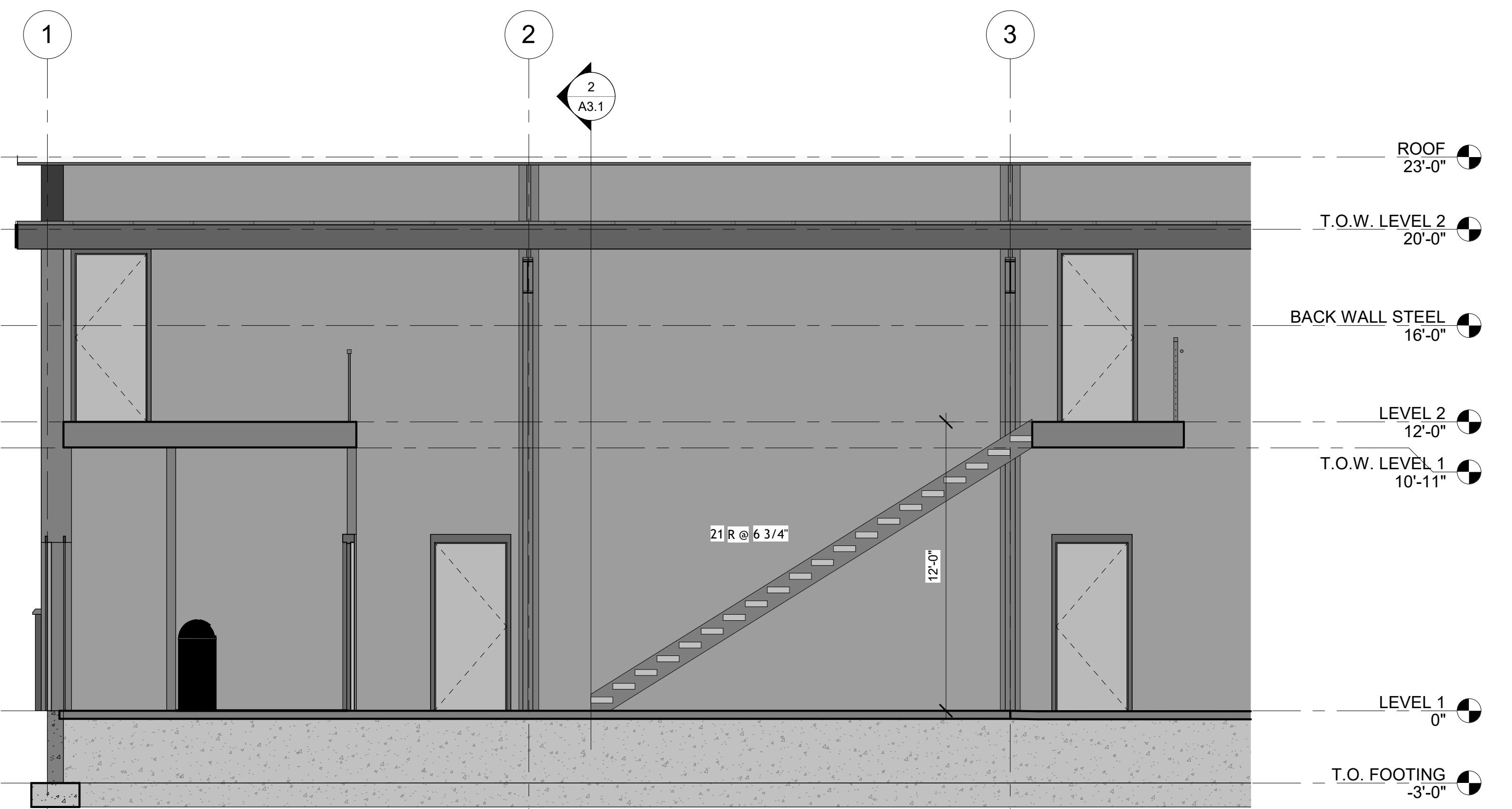
SCALES	0	1'
1/4" = 1'-0"	BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.	

PROJECT NAME:	<b>JSSD OFFICE</b>
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PROJECT LOCATION:	<b>OLD HWY 40, HEBER CITY UTAH</b>
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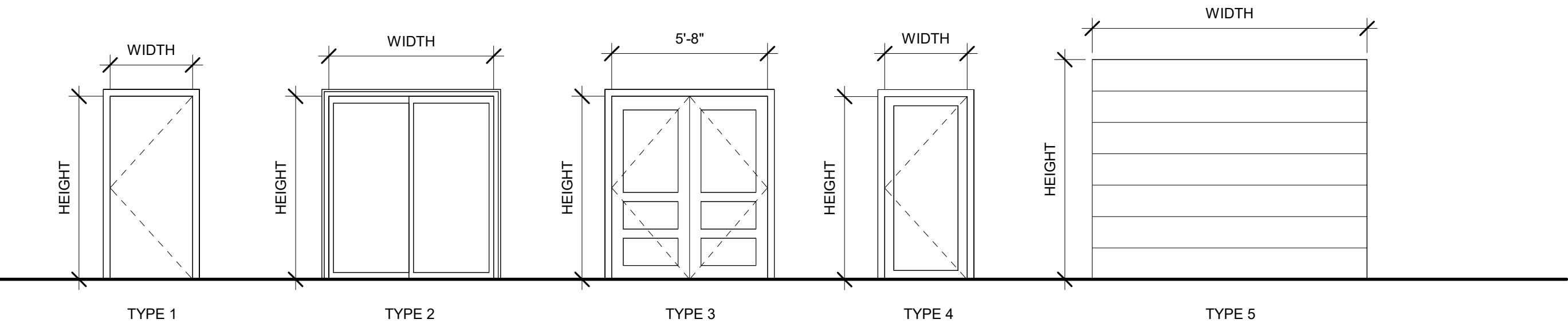
SHEET TITLE:	<b>STAIRS AND RAILING DETAILS</b>
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PLAN SET:	<b>BID SET</b>
SHEET	<b>A5.1</b>

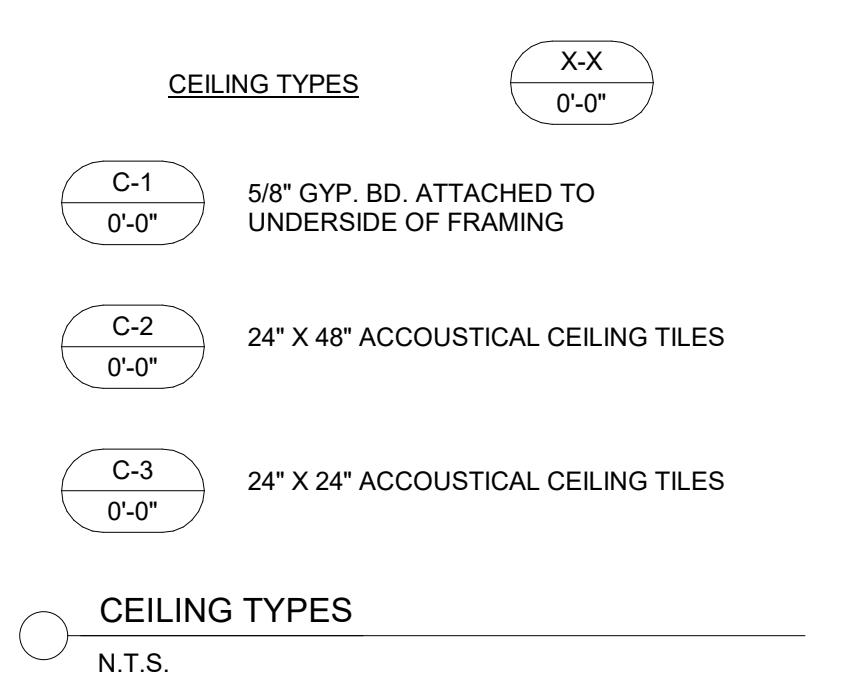


DOOR SCHEDULE								
LEVEL	MARK	ROOM	DOOR TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	HARDWARE GROUP
LEVEL 1	29	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	31	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	32				3'-0"	7'-0"		
LEVEL 1	34	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	35	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	36	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	37	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	38	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	48	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	49	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	50	69			14'-0"	14'-0"	1 1/2"	
LEVEL 1	67	59			3'-0"	7'-0"	1 3/4"	
LEVEL 1	68	59			3'-0"	7'-0"	1 3/4"	
LEVEL 1	100a	148			3'-0"	7'-0"		
LEVEL 1	100b	58			3'-0"	7'-0"	1 3/4"	
LEVEL 1	100c	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	100d	68			3'-0"	7'-0"	1 3/4"	
LEVEL 1	101	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	102	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	103	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	104	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	105	59			3'-0"	7'-0"	1 3/4"	
LEVEL 1	106a	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	106b	68			3'-0"	7'-0"	1 3/4"	
LEVEL 1	106c	68			3'-0"	7'-0"	1 3/4"	
LEVEL 1	107	68			3'-0"	7'-0"	1 3/4"	
LEVEL 1	108a	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	108b	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	109	71			3'-0"	7'-0"	1 3/4"	
LEVEL 1	112a	68			3'-0"	7'-0"	1 3/4"	
LEVEL 1	112b	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	113	59			3'-0"	7'-0"	1 3/4"	
LEVEL 1	114	59			2'-6"	7'-0"	1 3/4"	
LEVEL 1	115	59			2'-6"	7'-0"	1 3/4"	
LEVEL 1	116	59			2'-6"	7'-0"	1 3/4"	
LEVEL 1	117	62			3'-0"	7'-0"	1 3/4"	
LEVEL 1	118	59			3'-0"	7'-0"	1 3/4"	
LEVEL 1	119	15			6'-0"	7'-0"	2"	
LEVEL 1	121a	113			3'-0"	7'-0"	2 1/2"	EL130
LEVEL 1	121b	70			22'-0"	14'-0"	1 1/2"	
LEVEL 1	122	1			3'-0"	7'-0"	2"	
LEVEL 2	D201	68			3'-0"	7'-0"	1 3/4"	
LEVEL 2	D202	5			2'-6"	6'-8"	2"	
LEVEL 2	D203	5			2'-6"	6'-8"	2"	
LEVEL 2	D204	5			2'-6"	6'-8"	2"	
LEVEL 2	D206	68			3'-0"	7'-0"	1 3/4"	

Door Handle	
Key Name	
CRASH BAR / DOOR LEVER	
DOOR LEVER	
GATE LATCH	
PULL AND PUSH PLATES	

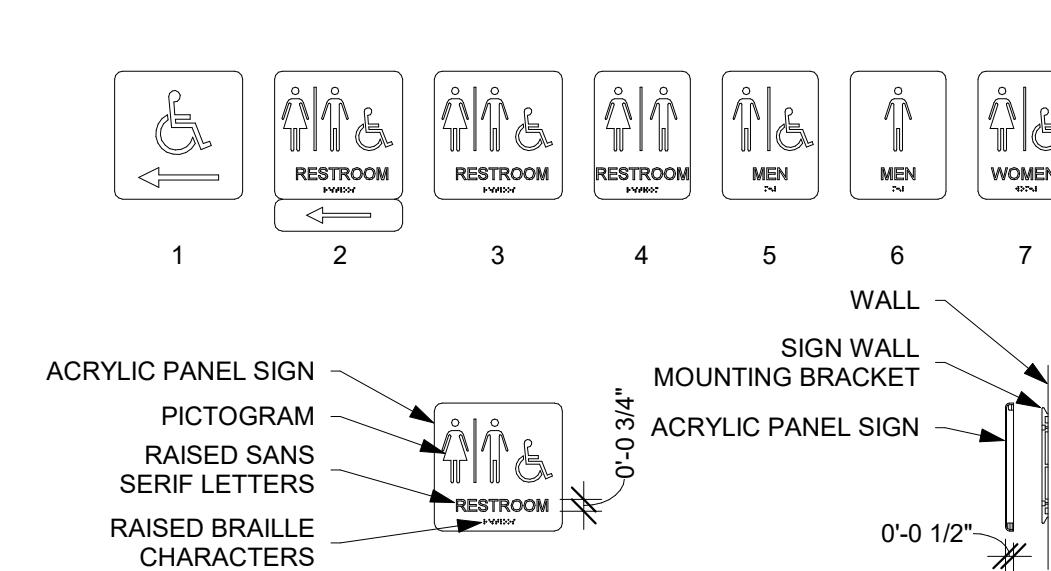
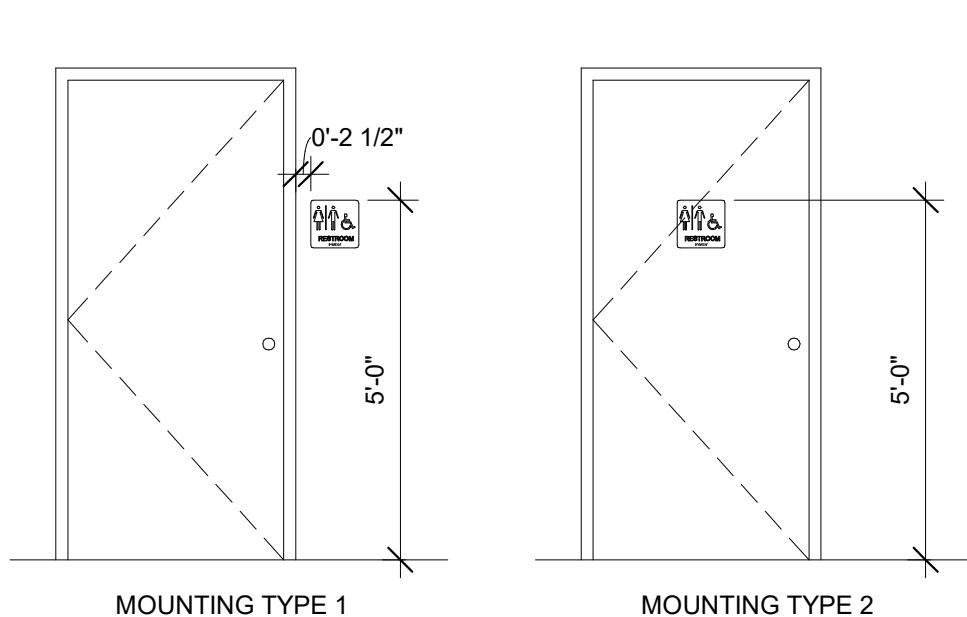


WINDOW SCHEDULE								
MARK	COUNT	TYPE	HEIGHT	WIDTH	SILL HEIGHT	MATERIAL	FINISH	GENERAL REMARKS



Door Key	
Door Key Explanation	
CLASSROOM LOCK	DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN INSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
CORRIDOR LOCK	DEADLOCKING LATCH BOLT BY LEVERS EXCEPT WHEN LOCKED BY PUSH BUTTON. OUTSIDE LEVER KEY IN OUTSIDE LEVER LOCKS OR UNLOCKS OUTSIDE LEVER AND RELEASES BUTTON. CLOSING DOOR RELEASES PUSH BUTTON. INSIDE LEVER ALWAYS FREE.
DUMMY TRIM	SINGLE TRIM-SURFACE MOUNTED RIGID LEVER.
ENTRY LOCK	PUSH BUTTON LOCKING. BUTTON ON INSIDE LOCKS OUTSIDE LEVER UNTIL UNLOCKED BY KEY OR BY ROTATING INSIDE LEVER. INSIDE LEVER ALWAYS FREE. DEADLOCKING LATCH BOLT.
KEYED	N/A
OFFICE LOCK	TURN/PUSH BUTTON LOCKING. PUSHING AND TURNING BUTTON LOCKS OUTSIDE LEVER REQUIRING USE OF KEY UNTIL BUTTON IS MANUALLY UNLOCKED. INSIDE LEVER ALWAYS FREE. DEADLOCKING LATCH BOLT.
PASSAGE	LATCH BOLT BY LEVERS AT ALL TIMES.
PRIVACY	LATCH BOLT BY LEVERS. OUTSIDE LEVER LOCKED BY PUSH BUTTON IN INSIDE LEVER. ROTATING INSIDE LEVER OR CLOSING DOOR RELEASES PUSH BUTTON. EMERGENCY RELEASE IN OUTSIDE LEVER UNLOCKS DOOR.
RFID CARD READER	
STOREROOM LOCK	DEADLOCKING LATCH BOLT BY LEVER INSIDE OR KEY OUTSIDE. OUTSIDE LEVER IS INOPERABLE. INSIDE LEVER ALWAYS FREE.

SIGN SCHEDULE						
MARK	COUNT	TEXT	WIDTH	HEIGHT	MOUNT	REMARKS
1	1		9"	9"	1	
2	1	RESTROOM	9"	9"	1	
3	1	RESTROOM	9"	9"	1	
4	1	RESTROOM	9"	9"	1	
5	1	MEN	6"	9"	1	
6	1	MEN	6"	9"	1	
7	1	WOMEN	6"	9"	1	
8	1	WOMEN	6"	9"	1	
9	1	ROOM NUMBER	VARIABLE	4"	1	
10	1	ROOM NAME	VARIABLE	4"	1	



PROJECT NAME: **JSSD OFFICE**  
PROJECT LOCATION: **OLD HWY 40, HEBER CITY UTAH**  
SHEET TITLE: **ARCHITECTURAL SCHEDULES**

PLAN SET: **BID SET** SHEET **A7.1**

REVISIONS  
MARK DATE DESCRIPTION

SCALES  
As indicated  
0 1  
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME: **JSSD OFFICE**  
PROJECT LOCATION: **OLD HWY 40, HEBER CITY UTAH**

SHEET TITLE: **ARCHITECTURAL SCHEDULES**  
PLAN SET: **BID SET** SHEET **A7.1**