



REQUEST FOR STATEMENTS OF QUALIFICATIONS

FOR

JSSD SHOP BUILDING CONTRACTOR PRE-QUALIFICATION

April 2025¹

¹ Notice of this Request for Statements of Qualifications will be published pursuant to Utah Code Ann. § 63G-6a-112 at least seven days prior to the deadline for submission of solicitation responses.

JORDANELLE SPECIAL SERVICE DISTRICT

REQUEST FOR STATEMENTS OF QUALIFICATIONS

Cover Sheet

General Information	
Project Name	JSSD Shop Building Contractor Pre-Qualification
Project Description	The Jordanelle Special Service District ("JSSD") is seeking Statements of Qualifications from General Contractors qualified to provide services for the construction of the Shop Building. The result of this request will be a list of pre-qualified contractors from which JSSD will accept bids for said construction.
Contract Type	N/A
Contract Administrator	David Fuller 5360 Old Hwy 40 Heber City, Utah 84032 david@jssd.us
Project Manager	Tavis Timothy, PE BT Engineering tavis@t-b-eng.com
<p><i>All communications regarding this solicitation must be through the Contract Administrator and copied to the Project Manager.</i></p>	
RFSQ Schedule	
• JSSD Issues Invitation	April 22, 2025
• Deadline to submit Questions	May 1, 2025 @ 5:00 p.m.
• Deadline to submit Qualifications	May 7, 2025 @ 5:00 p.m.
Evaluation Factors	
JSSD will pre-qualify the General Contractors whose qualifications meet the minimum criteria set in the invitation. Only pre-qualified General Contractors will be eligible to participate in the next phase of the solicitation.	
Minimum Mandatory Qualification Criteria	
<p><u>Qualified Contractors</u> must meet the following minimum criteria:</p> <ul style="list-style-type: none"> • Contractor shall have been in business a minimum of 5 years • Contractor shall have constructed at least three similar type buildings in the past 3 years. • Contractor shall have a proven track record of completed projects without unresolved, unrealistic, and unnecessary claims. Outstanding claims or frequent claims resulting in arbitration, mediation, or litigation may be grounds for disqualification. • Contractor shall, at time of bid, hold a current Utah contractor's license in a classification appropriate to this Project. 	

- Provide a minimum of three references for similar projects completed by the Contractor over the last 3 years. Positive feedback from references is required. The Owner reserves the right to disqualify a contractor based on poor references.

Qualified Contractor's Project Manager must meet the following minimum criteria:

- Contractor's project manager shall have at least 10 years construction experience, and shall have been project manager on the construction of at least three similar projects.

Qualified Contractor's Project Superintendent must meet the following minimum criteria:

- Contractor's project superintendent shall have at least 10 years construction experience, and shall have been project superintendent on the construction of at least three similar projects.

Submission Instructions

Email your Qualification Packet to the JSSD Contract Administrator listed above and Project Manager at tavis@b-t-eng.com , before the Deadline listed above.

Included as part of this ITP

Part A – Project Information

The following documents will accompany the Invitation to Prequalify:

- Epic Engineering Preliminary Plans for Shop Building

Part B – Standard Terms of Solicitation

Part C – Forms

- Questionnaire and Statement of Qualifications

JORDANELLE SPECIAL SERVICE DISTRICT

Request for Statements of Qualifications

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 constructing and erecting the proposed JSSD Shop. JSSD has pre-purchased the metal building portion of the project. The building will include both offices, a shop and parking bays for equipment and vehicles. Site improvements will include utilities, a parking area with grading and excavation.

3. Schedule

JSSD Issues Invitation to Prequalify: April 22,2025

(Location – JSSD Offices - 5388 N. Old Hwy 40, Heber City, Utah 84032)

Deadline to Submit Questions May 1, 2025, @ 5:00 p.m.

Qualifications Due May 7, 2025, @ 5:00 p.m.

Notice of Prequalified Contractors May 14, 2025

REQUEST FOR STATEMENTS OF QUALIFICATIONS

Part B – Standard Terms of Solicitation

1. INSTRUCTIONS TO PROPOSERS

A. Submission of Qualifications.

Statements of qualifications (each, an “SOQ”) will be received by the Contract Administrator via email to both david@jssd.us **AND** Project Manager tavis@b-t-eng.com, unless otherwise arranged between the Proposers and the Contract Administrator. The Contract Administrator will log the date and time of each SOQ received. Any SOQ received after the Deadline to Submit Qualifications listed on the ITP Cover Sheet will be considered non-responsive. It is the responsibility of the Proposer to ensure that its SOQ is received by the Contract Administrator by the specified Deadline to Submit Qualifications.

Additionally, a Proposer may correct immaterial errors in its SOQ after the deadline for submitting a statement of qualifications pursuant to Utah Code Section 63G-6a-114.

B. Minimum Standards.

This Request for Statements of Qualifications (“RFSQ”) sets forth the minimum requirements that all Qualifications must meet. Failure to submit SOQs in accordance with this RFSQ may render the Submission unacceptable or non-responsive. JSSD may, in its sole discretion, waive minor irregularities in an SOQ 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 SOQs submitted by Proposers in response to this RFSQ 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 SOQ 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 Qualifications evaluation, JSSD requests that each Proposer also follow the steps identified below:

- 1) Clearly mark all trade secret information as such in its SOQ at the time the SOQ 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 SOQ justifying the Proposer's determination that certain records are trade secret information for each record so defined;
- 3) In addition to the SOQ copies submitted in accordance with the Submittal Instructions on the RFSQ Cover Sheet, submit one electronic copy of the SOQ that has all the trade secret information deleted from the SOQ and label such copy of the SOQ "Public Copy." If a Proposer submits an SOQ containing no trade secret information, no "Public Copy" need be submitted. However, any Proposer that submits an SOQ containing no trade secret information must so certify in a cover letter to its SOQ; 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 an SOQ, 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 a contract for construction of the Shop Building, 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 RFSQ must be submitted via email. All questions must be directed to the Contract Administrator and to the Project Manager identified on the RFSQ Cover Sheet. Questions must be received no later than the Deadline to submit Questions listed on the RFSQ 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.

G. Withdrawal of Qualifications

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

H. Cost of Qualifications

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

I. Examination of RFSQ

The submission of an SOQ constitutes an acknowledgment upon which JSSD may rely that the Proposer: (i) has thoroughly examined and is familiar with the RFSQ, including any contractual terms included in the RFSQ.

K. No Collusion

By submitting an SOQ, the Proposer represents and warrants that its SOQ 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 SOQ 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 RFSQ Schedule

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

B. Addenda to the RFSQ

JSSD may make changes to the RFSQ, by issuing a written addendum to the RFSQ. Addenda will be posted on the JSSD website. Contractors are responsible for checking for addenda on the JSSD website throughout the process.

C. JSSD's Procurement Options

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

- select one or more qualified Proposers to move to the next stage of the procurement process based solely on the written Qualifications;
- ask for more information or Clarifications before making selections;
- determine a Short List or conduct Discussions (which shall not include negotiations or exchanges regarding costs, pricing, rates, or negotiable fees) before making a selection;
- decline to accept any Contractors;
- re-advertise;
- cancel the RFSQ without prequalifying a Contractor;
- elect to otherwise procure the needed services in accordance with JSSD policy and procedures.

D. 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.

E. Checking References

JSSD reserves the right to contact any reference specifically named by the Proposer in its SOQ 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.

F. 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 Qualifications non-responsive, (ii) evaluate the Qualifications 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 SOQ non-responsive.

G. 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 SOQs. 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.

H. 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 Qualifications.

I. Prequalified Bidders

After receiving and reviewing responsive SOQs, JSSD shall identify those vendors meeting the minimum mandatory qualification requirements as qualified vendors permitted to complete in subsequent stages of the Shop Building procurement process. Participation in other stages of the procurement process for the Shop Building will be limited to those vendors that JSSD identifies as qualified pursuant to this RFSQ.

JORDANELLE SPECIAL SERVICE DISTRICT

Request for Statements of Qualifications

Part C – Forms

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 Qualifications informal and may cause its rejection. Additional sheets shall be attached as required.

1. General Company Information:

Company Name: _____

Type of Corporation: _____

Incorporated in the State of: _____

Company Owner or CEO: _____

Main Business Contact: _____

Business Address: _____

Business Phone Number: _____

E-mail Address: _____

Number of Years in the General Construction Business _____

Number of permanent office and support employees _____

Number of permanent field employees _____

Contractors Primary Trade Classification _____

License No and Expiration Date _____

2. Financial Information:

Contractor's Surety (name, address, telephone number and contact person):

What is this Contractor's approximate total bonding capacity? _____

What is the Bonding company's current rating by A.M. Best? _____

Contractor's Insurance Company (name, address, telephone number and contact person):

What is this Insurance Company's current rating by A.M. Best? _____

Has this Contractor been refused surety, bond, or liability insurance in the last 10 years? _____

3. Company Similar Project Work Experience:

List a minimum of three (3) projects constructed by your company involving the construction of a similar building constructed over the last three years.

Include a complete accounting of:

- 1) Total construction cost.
- 2) Total of change order allowances.
- 3) Name and phone number of project engineer.
- 4) Name and phone number of project owner/client.
- 5) Calendar days to complete from notice to proceed to closeout.
- 6) Name of each project manager or superintendent.
- 7) Dates of individual project completion.

Please use additional pages to provide the requested information.

4. Provide resumes for Superintendents and Project Managers who would be available for the project.
5. Provide three (3) references for whom the Contractor has provided work on similar projects who is familiar with the Contractor's abilities. This Information must be provided on the attached reference sheets (see attached, forms).

Contractor's Signature

REFERENCE NO. 1

Name of Contractor:	
Date:	
Name of Reference:	
Title of Reference:	
Company:	
Telephone Number:	
Name of Project:	
Cost of Project:	
Include a brief description of the project below:	

REFERENCE NO. 2

Name of Contractor:	
Date:	
Name of Reference:	
Title of Reference:	
Company:	
Telephone Number:	
Name of Project:	
Cost of Project:	
Include a brief description of the project below:	

QUESTIONNAIRE AND STATEMENT OF QUALIFICATIONS

Shop Building

REFERENCE NO. 3

Name of Contractor:	
Date:	
Name of Reference:	
Title of Reference:	
Company:	
Telephone Number:	
Name of Project:	
Cost of Project:	
Include a brief description of the project below:	

JSSD OFFICE

OLD HWY 40, HEBER CITY UTAH

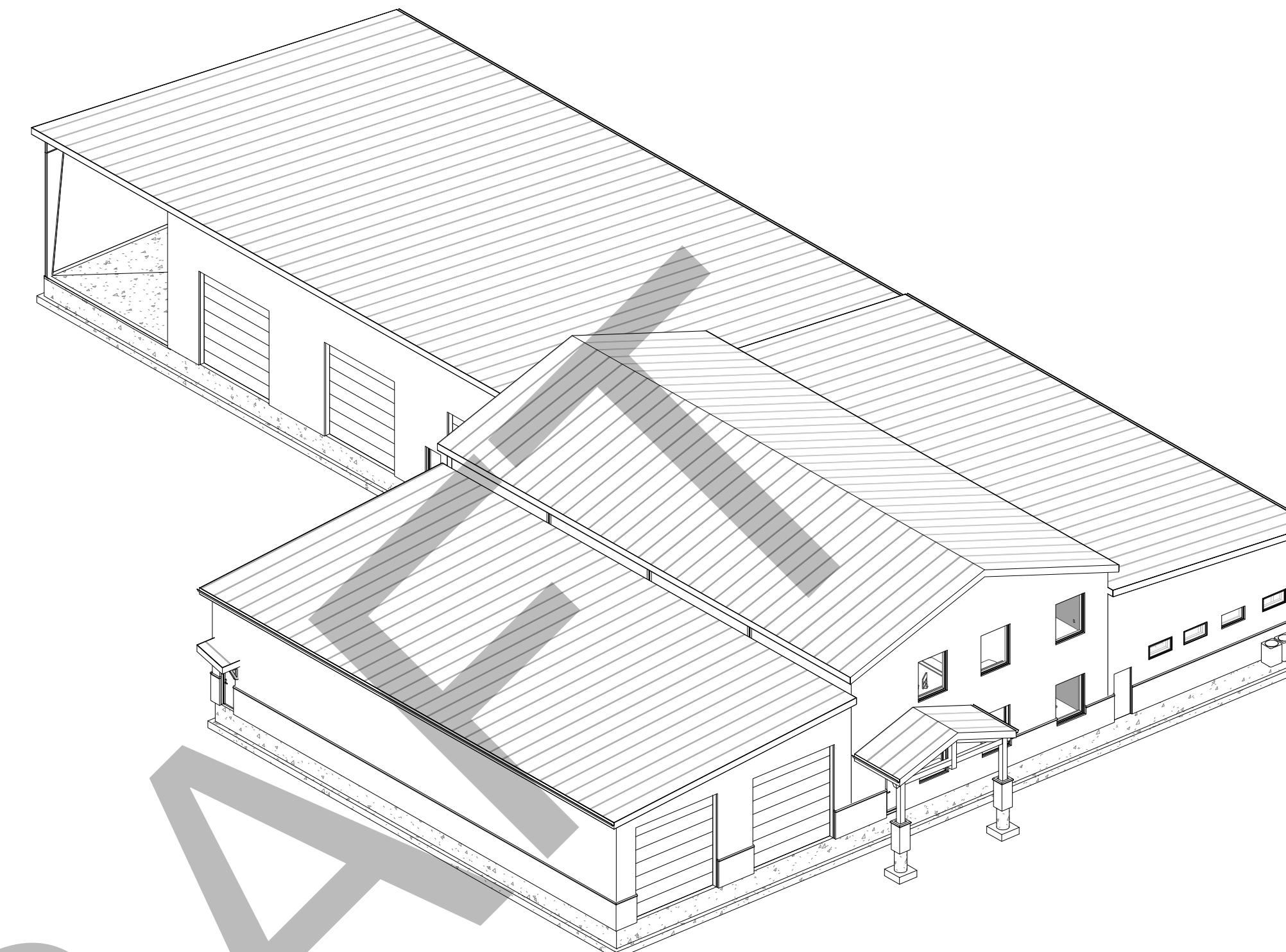


PROJECT VICINITY MAP

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; S-1, STORAGE B, BUSINESS; S-1-STORAGE
OCCUPANCY SEPARATION	TABLE 508.4		
CONSTRUCTION TYPE	CHAPTER 6	TYPE II B	TYPE II B
ALLOWABLE FLOOR AREA	TABLE 506.2	B 92,000 SF ALLOWABLE; S-1 70,000 SF ALLOWABLE	B 5579 SF; S-1,2,426 SF; B LOCKER 553 SF
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	$A_a = [A_t + (A_x \cdot I_f) + (A_t \cdot I_s)]$	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
801-556-5293

STRUCTURAL

EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600
ADAM HUFF

MECHANICAL & PLUMBING

EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600
DILLON FUGATE

ELECTRICAL

EPIC ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 654-6600
KYLE CARLSON

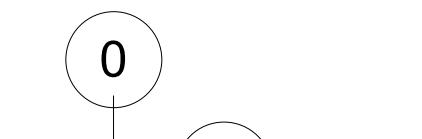
DEFERRED SUBMITTALS:

EPIC ENGINEERING

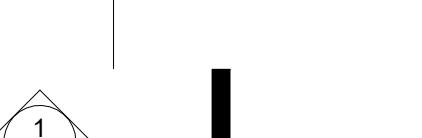
SCOPE OF WORK:

EPIC ENGINEERING

SYMBOL LEGEND



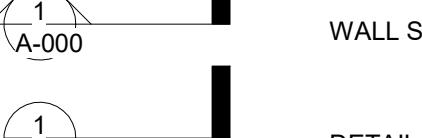
GRID LINES



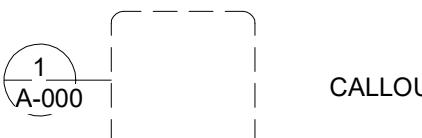
BUILDING SECTION



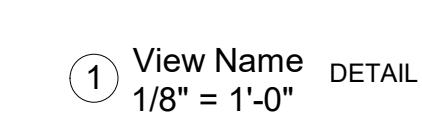
ELEVATION



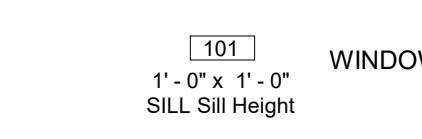
WALL SECTION



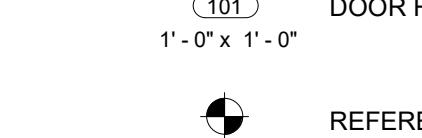
DETAIL SECTION



CALLOUT SECTION



WINDOW REFERENCE



DOOR REFERENCE



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
CONT.	CONSTRUCTION	PLYWD.	PLYWOOD
D.F.	CONTINUOUS	PNTD.	PAINTED
DIA.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DN.	DIAMETER	REG.	REGULAR
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	STI.	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
H.R.	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 OF (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: 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 RAMPS. AT STAIRWAYS WHERE THE RAILINGS 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 2406.3 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.

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.

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

ENERGY NOTES

ENERGY NOTES

1. ALL WORK SHALL COMPLY WITH IECC 2021 REQUIREMENTS.

2. PROVIDE R-VALUES TO MEET OR EXCEED THOSE FOUND IN TABLE C402.2.

ROOF: R-49 CAVITY INSULATION

2x6 WALLS: R-21 CAVITY INSULATION

2x4 WALLS: R-13 CAVITY INSULATION

SLAB: R-10 FOR 36" UN-HEATED SLAB

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.

MECHANICAL NOTES:

1. THE MECHANICAL 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 MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNERS ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.

3. LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.

4. SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ENGINEER.

5. EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION GRILLS, CAPS, ETC.

6. THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.

7.



Google Earth

GRAPHIC SCALE
0 40 80 160
(IN FEET)
1 inch = 80 ft. Horiz.
(22' X 34')
1 inch = 160 ft. Horiz.
(11' X 17')

PROJECT NO.: 09_25_01_002 DATE: 04/03/2025
DRAWN BY: SJ CHECKED BY: TT
PROJECT MANAGER: T. TIMOTHY
SITE PLAN

JSSD OLD HWY 40 SHOP BUILDING
HEBER CITY, UTAH
SITE PLAN

BT ENGINEERING

FOR:
JORDANELLE SSD
5360 N. OLD HWY 40
HEBER CITY, UT 84032

CONTACT:
MAX COVEY
(801) 654-9233

CS100

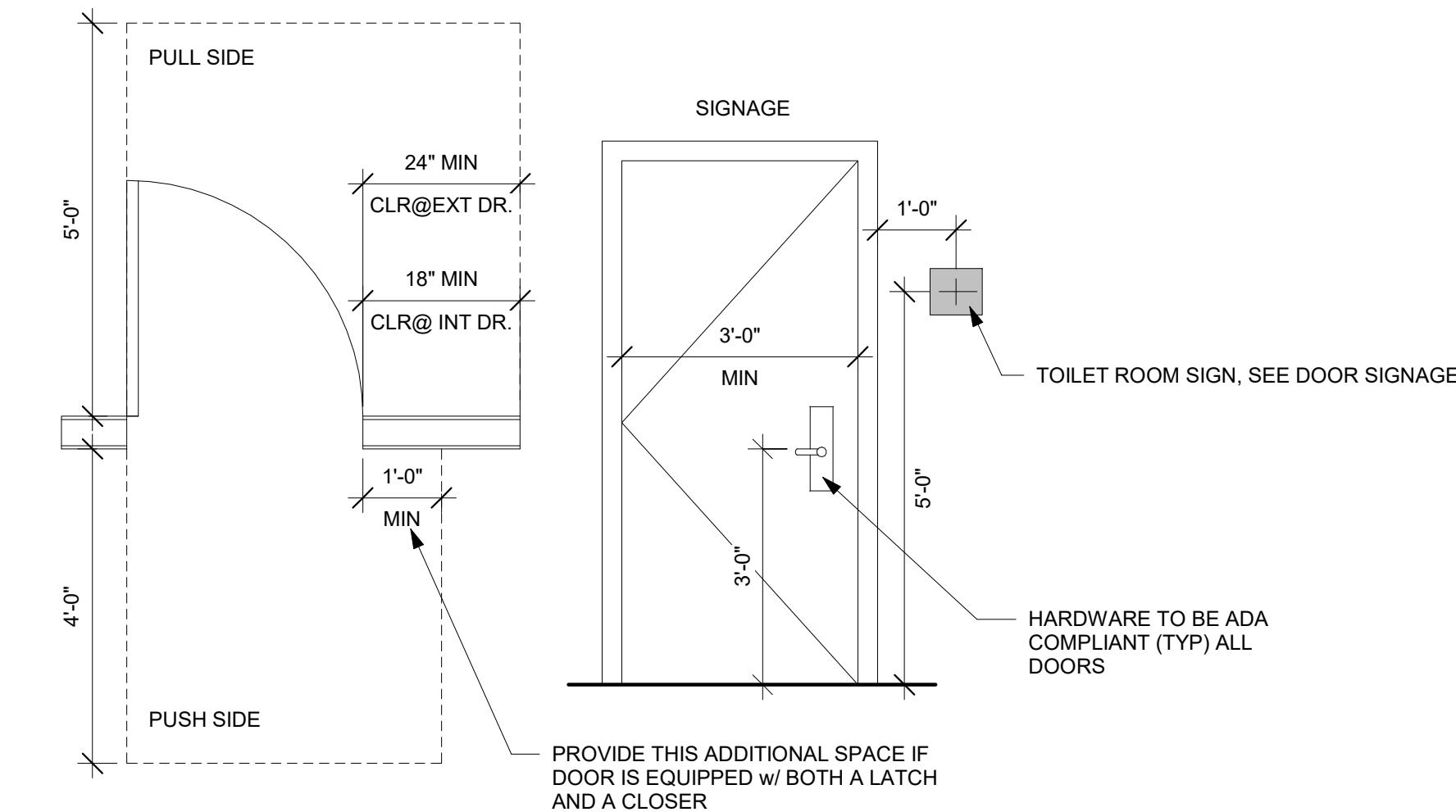


BT ENGINEERING

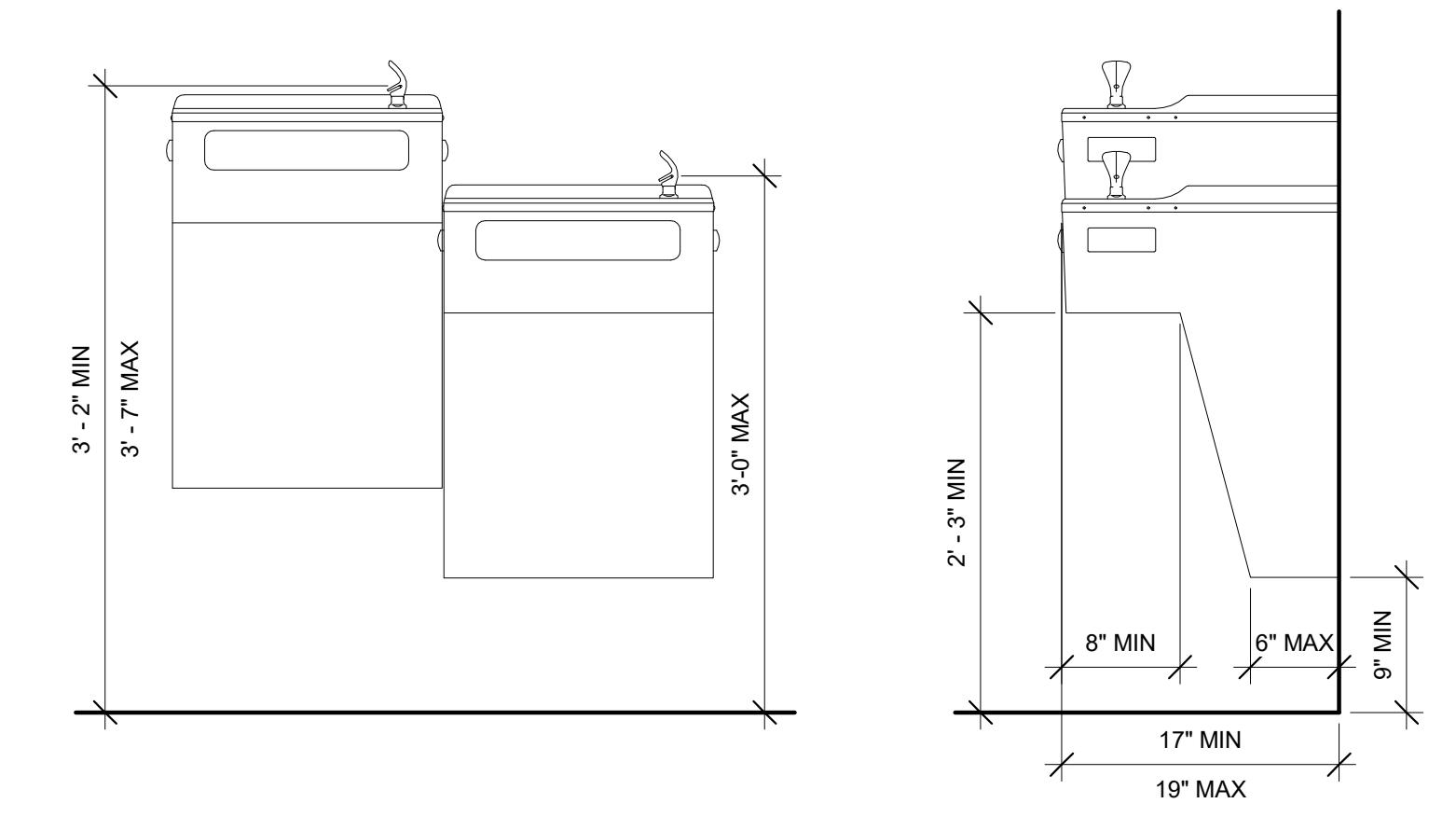
GOOD SEDIMENT HOLDING HEBER CITY, UTAH SITE PLAN

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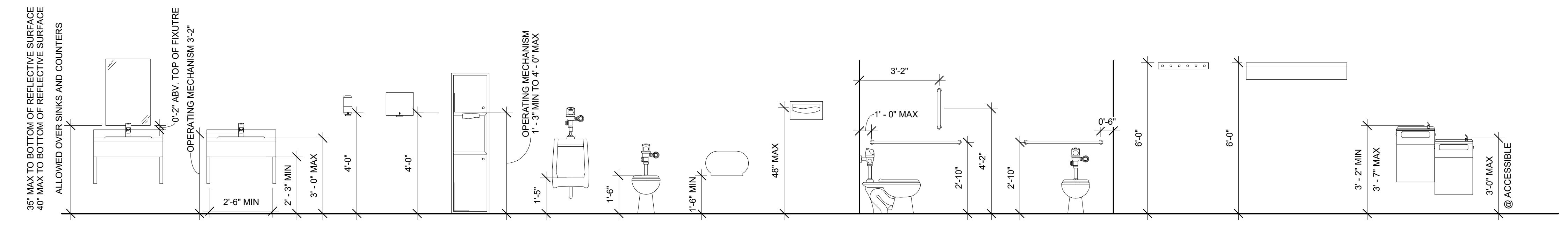
CS101



(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 36" (915MM) 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 COUNTERTOPS OR BE 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 CENTERING 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 2902.5

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 PROJECTING 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 LIP AND ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH LAVATORY.

11. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 20 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

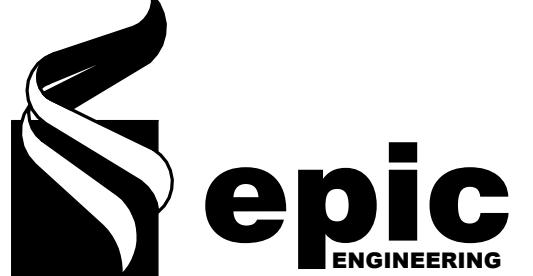
24. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

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

DATE

3/10/2025 4:55:38 PM



REVISIONS

MARK | DATE | DESCRIPTION

DRAWN: EPIC

DESIGNER: EPIC

REVIEWED: EPIC

PROJECT #

25SM3932.16

SCALES

As indicated

0 1
1/4 INCHES MEASURED FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER CITY UTAH

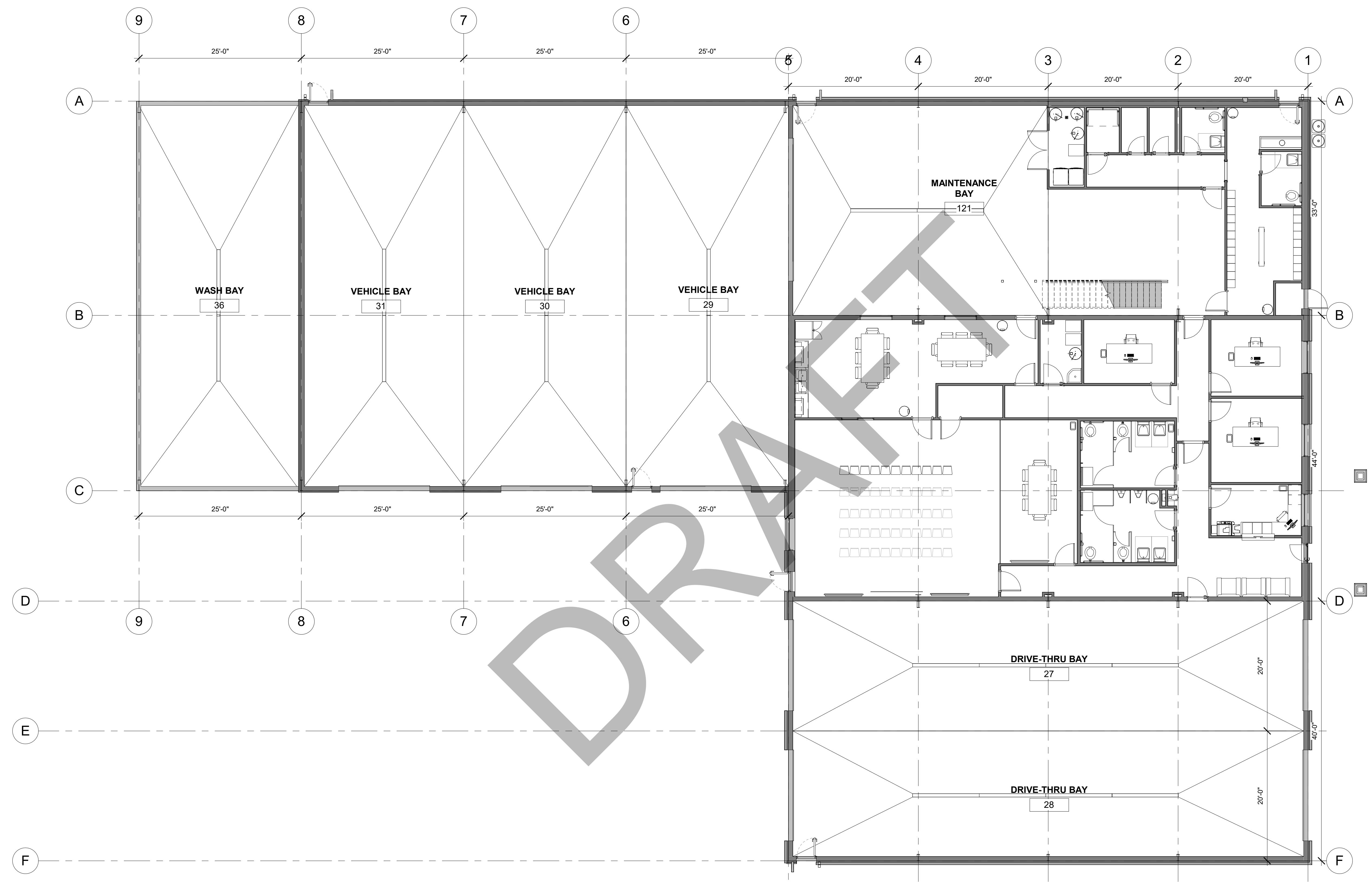
SHEET TITLE:

ADA STANDARDS

PLAN SET:

BID SET

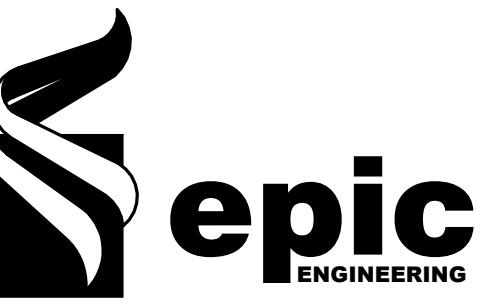
SHEET
A0.1



① FLOOR PLAN - OVERALL
1/8" = 1'-0"

CONSTRUCTION NOTES

DATE
3/10/2025 4:55:38 PM



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

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

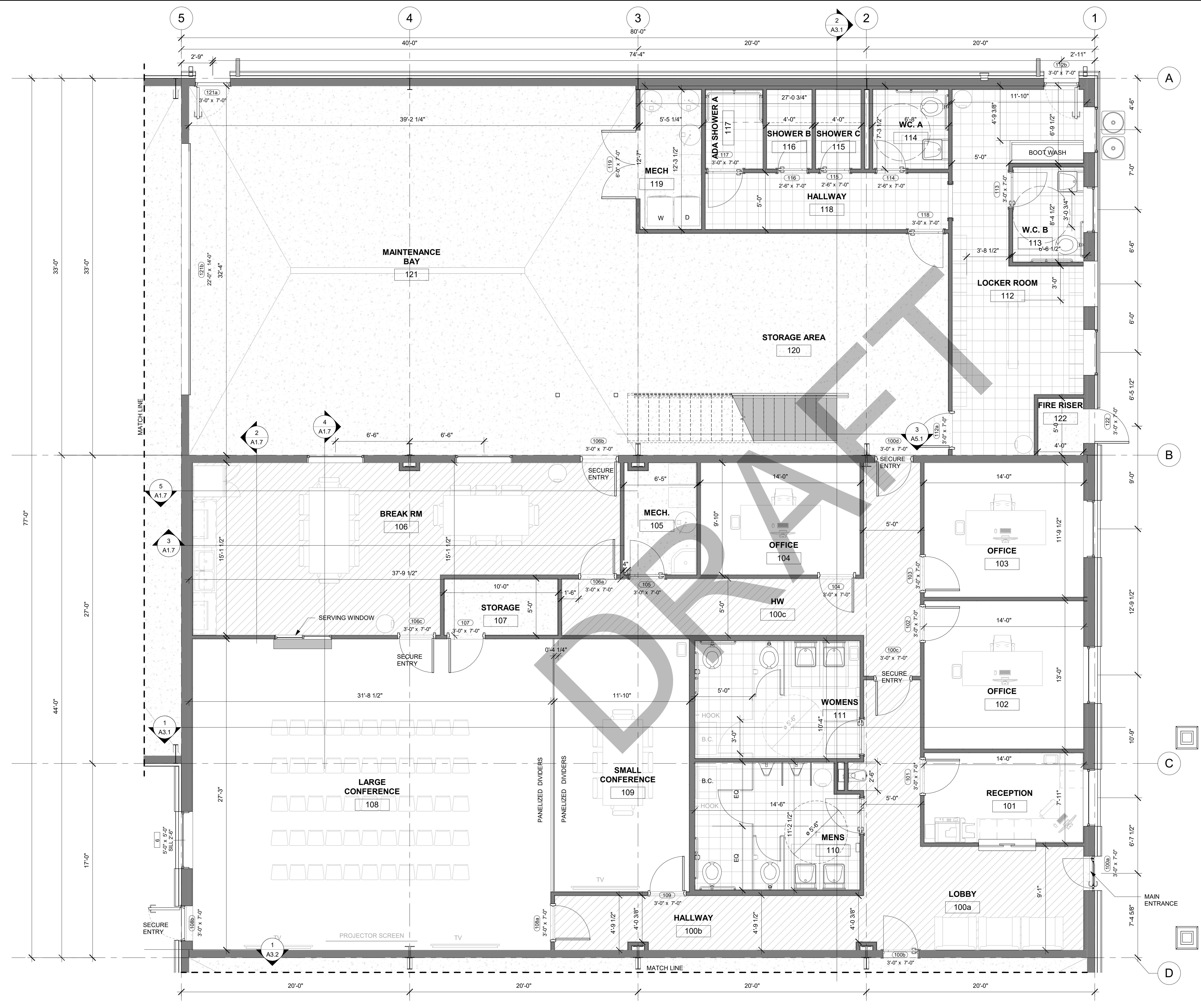
PROJECT NAME:
JSSD OFFICE

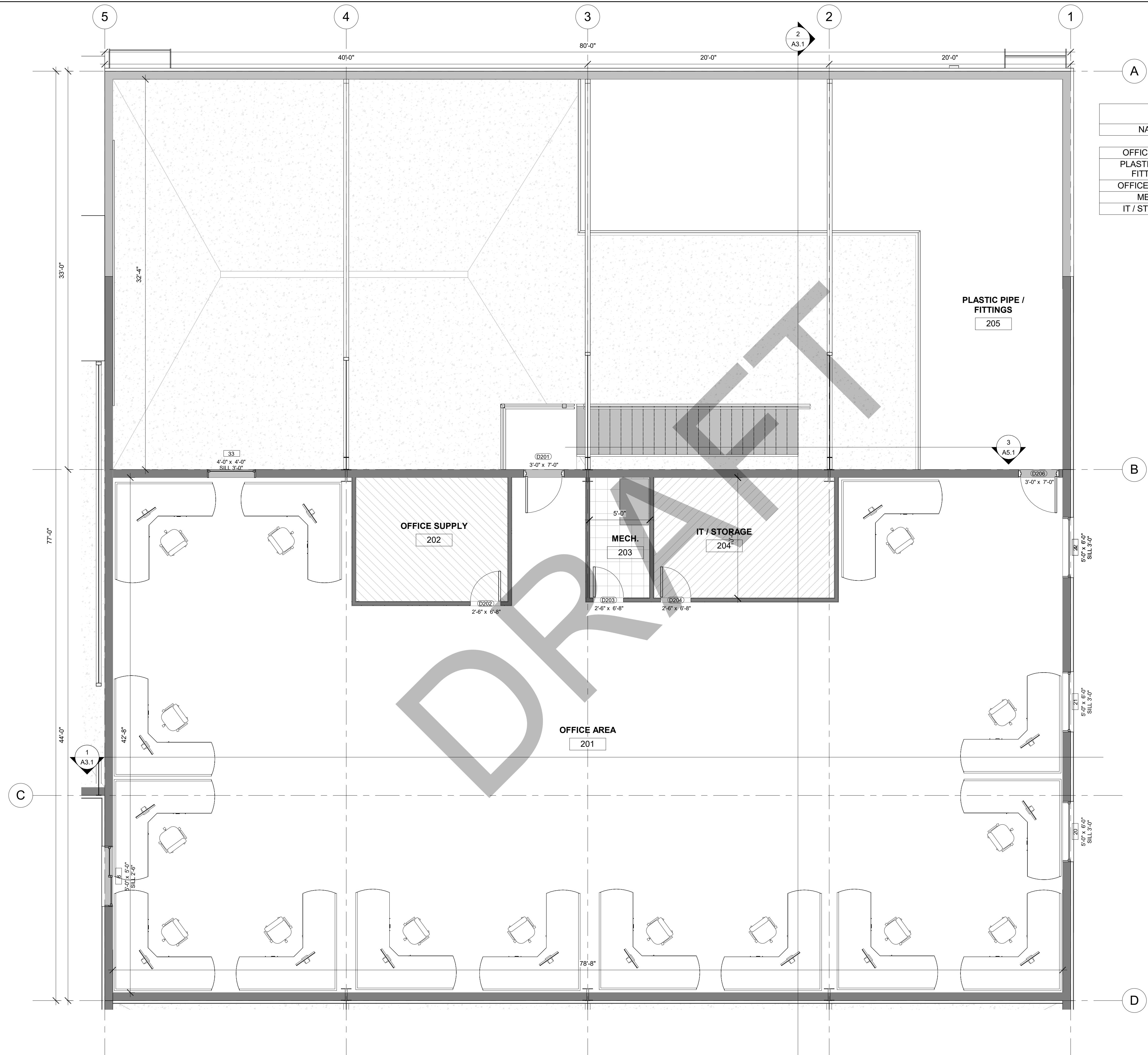
PROJECT LOCATION:
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:
FLOOR PLAN - OVERALL

PLAN SET:
BID SET

SHEET
A1.2





LEVEL 2 ROOM SCHEDULE	
NAME	AREA
OFFICE AREA	2998 SF
PLASTIC PIPE / FITTINGS	2544 SF
OFFICE SUPPLY	129 SF
MECH.	49 SF
IT / STORAGE	149 SF

PLASTIC PIPE FITTINGS

205

DATE



epic
ENGINEERING

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN:
DESIGNER:
REVIEWED:

PROJECT #

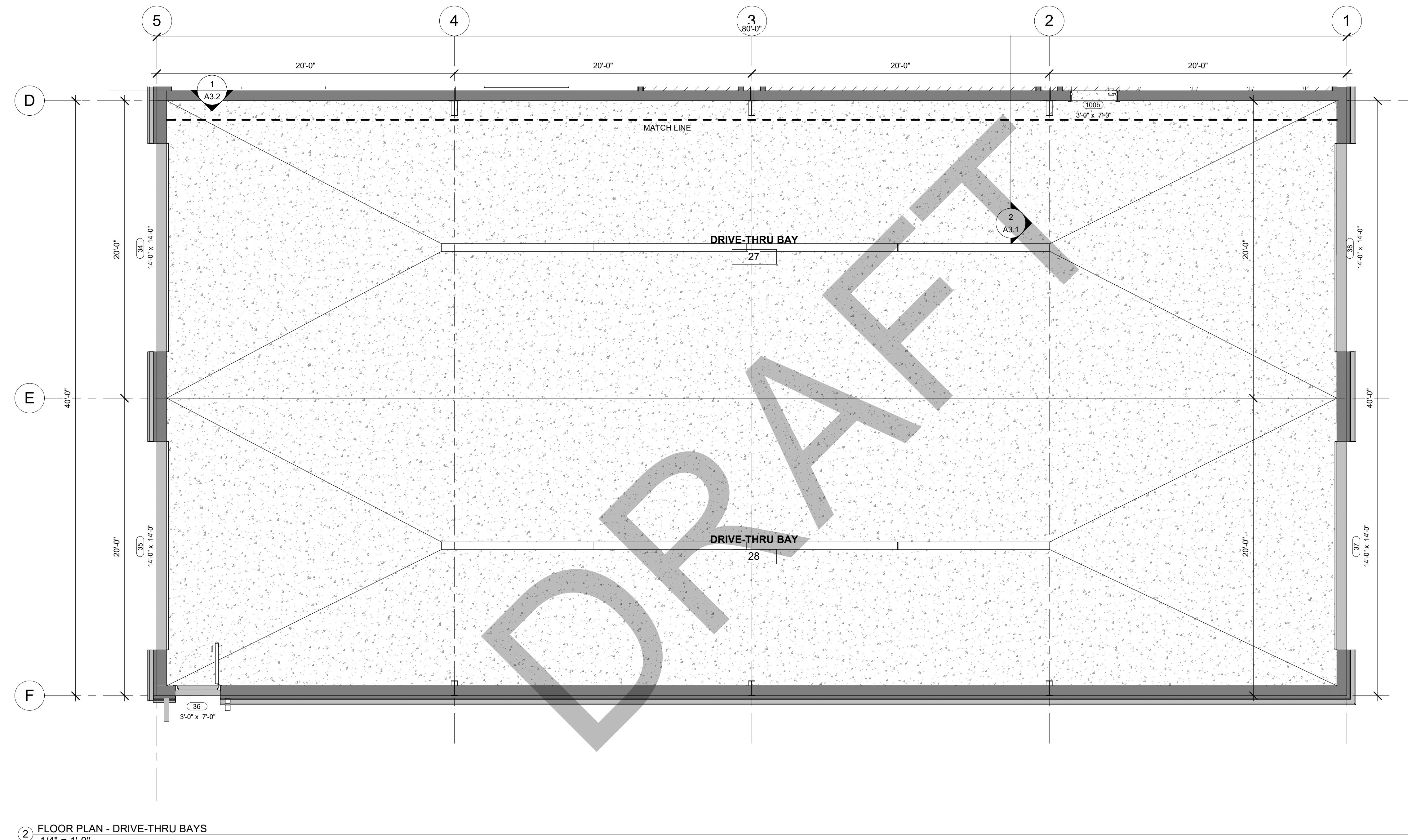
25SM3932

SCALES

PROJECT NAME:
JSSD OFFICE

PROJECT LOCATION:
OLD HWY 40, HEBER CITY, UTAH

SHEET TITLE:	
FLOOR PLAN - LEVEL 2	
PLAN SET:	SHEET
BID SET	A1.4



2 FLOOR PLAN - DRIVE-THRU BAYS
1/4" = 1'-0"

DATE

3/10/2025 4:55:40 PM



epic
ENGINEERING

ED
PIC
AJH
16

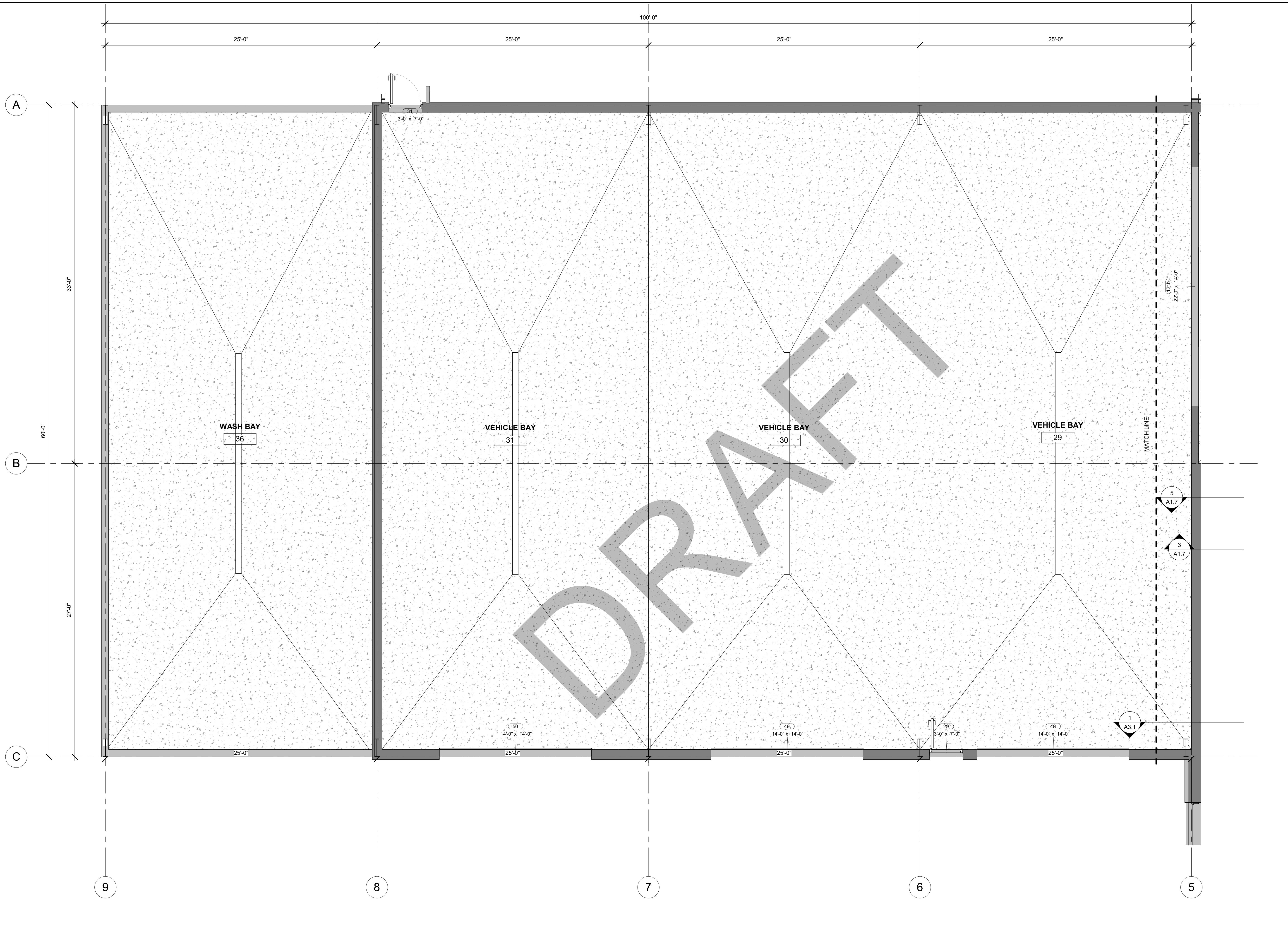
NAME: _____

SSD OFFICE

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

E: E-THRU BAYS

ET SHEET A1.5



DATE
3/10/2025 4:55:40 PM

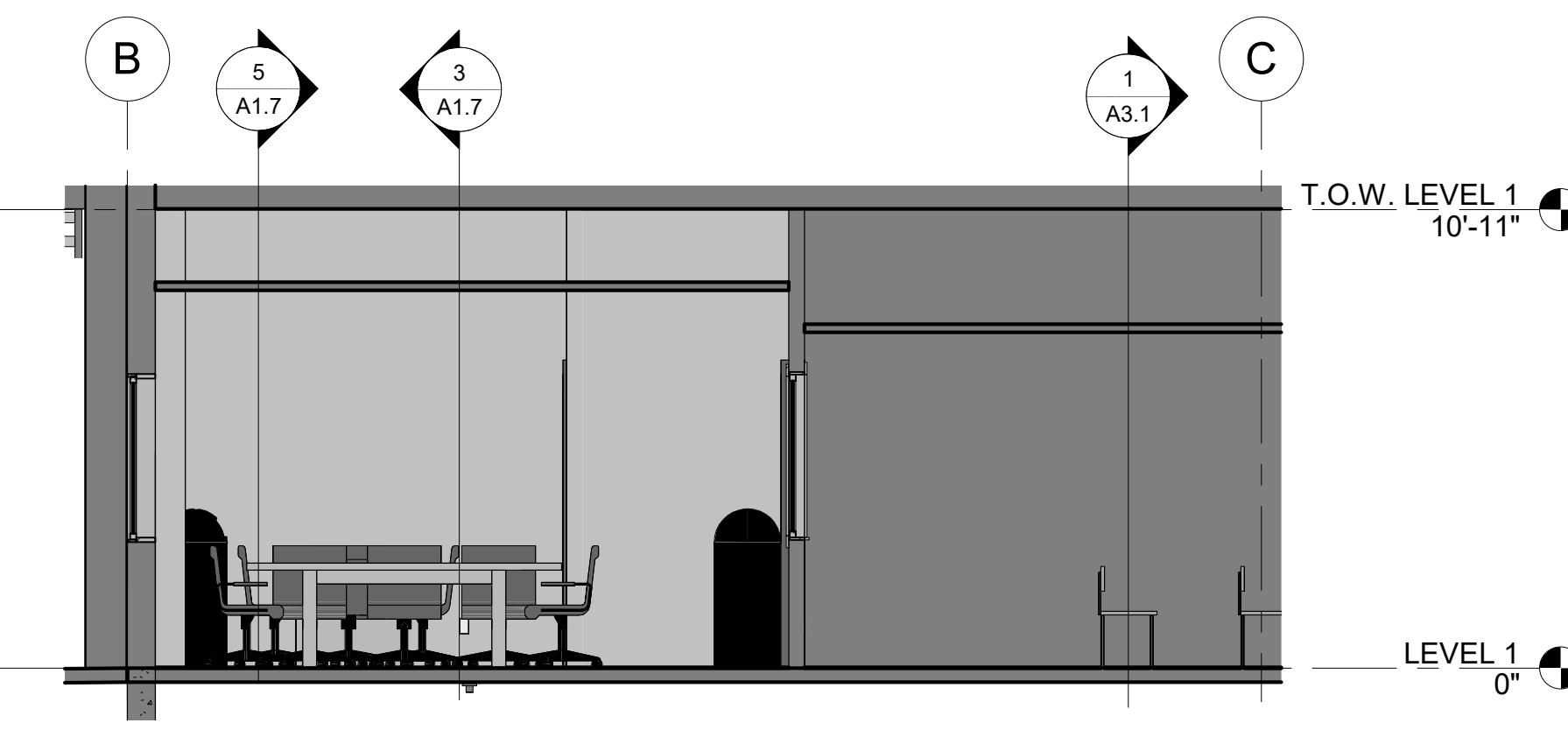
epic
ENGINEERING

REVISIONS	
	DESCRIPTION
RED	
EPIC	
AJH	
2.16	

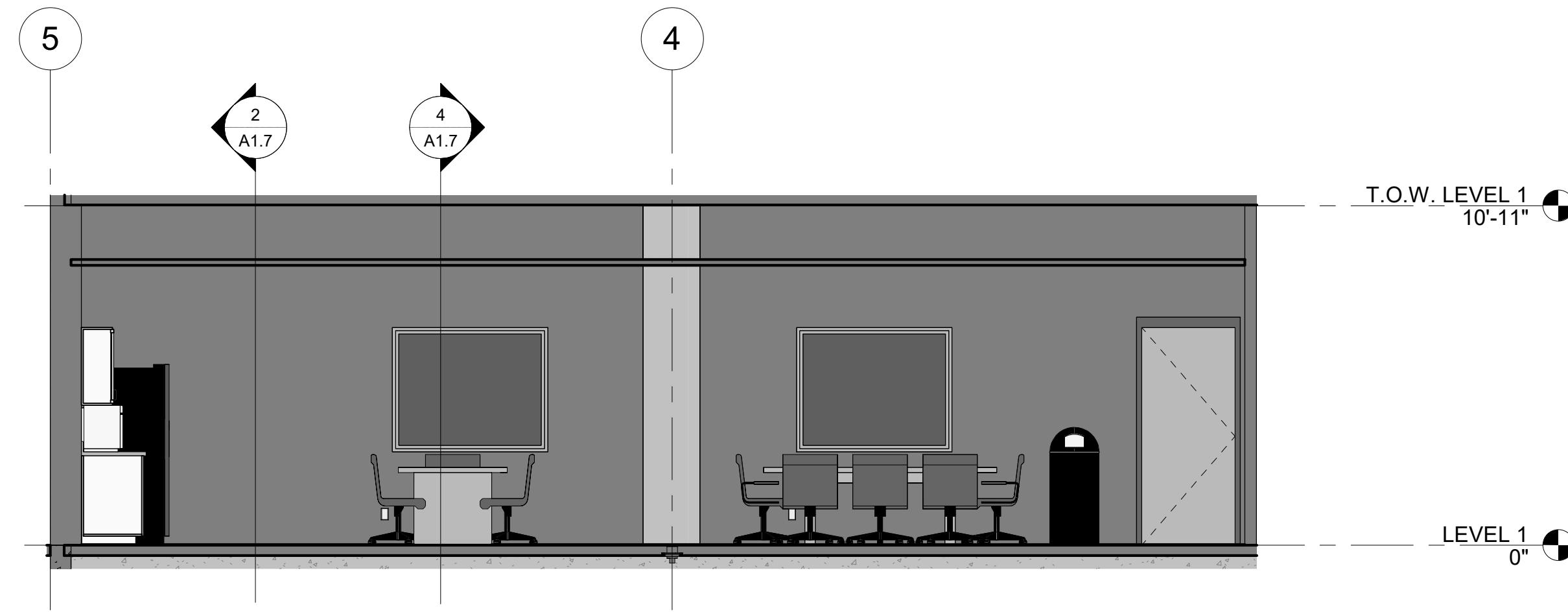
SSD OFFICE

NAME:

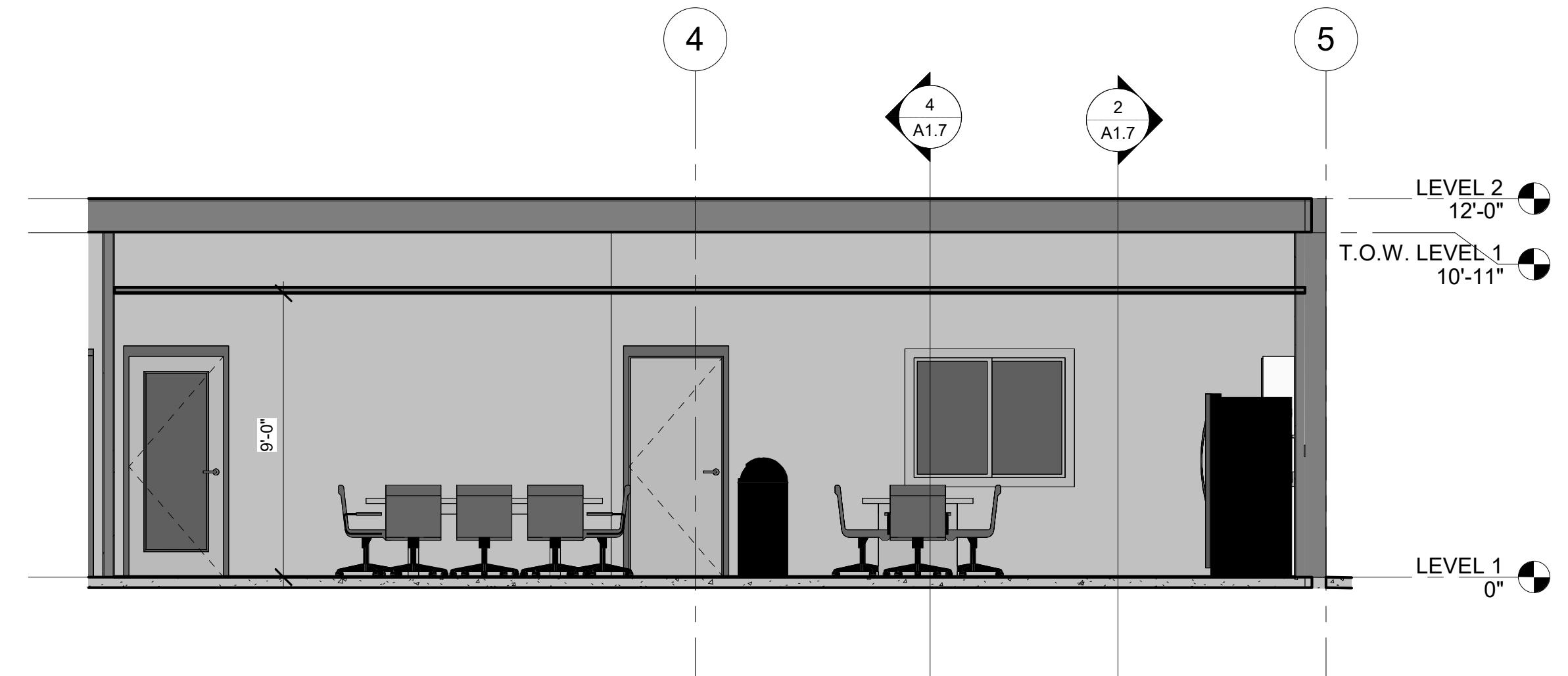
SHEET SET A1.6



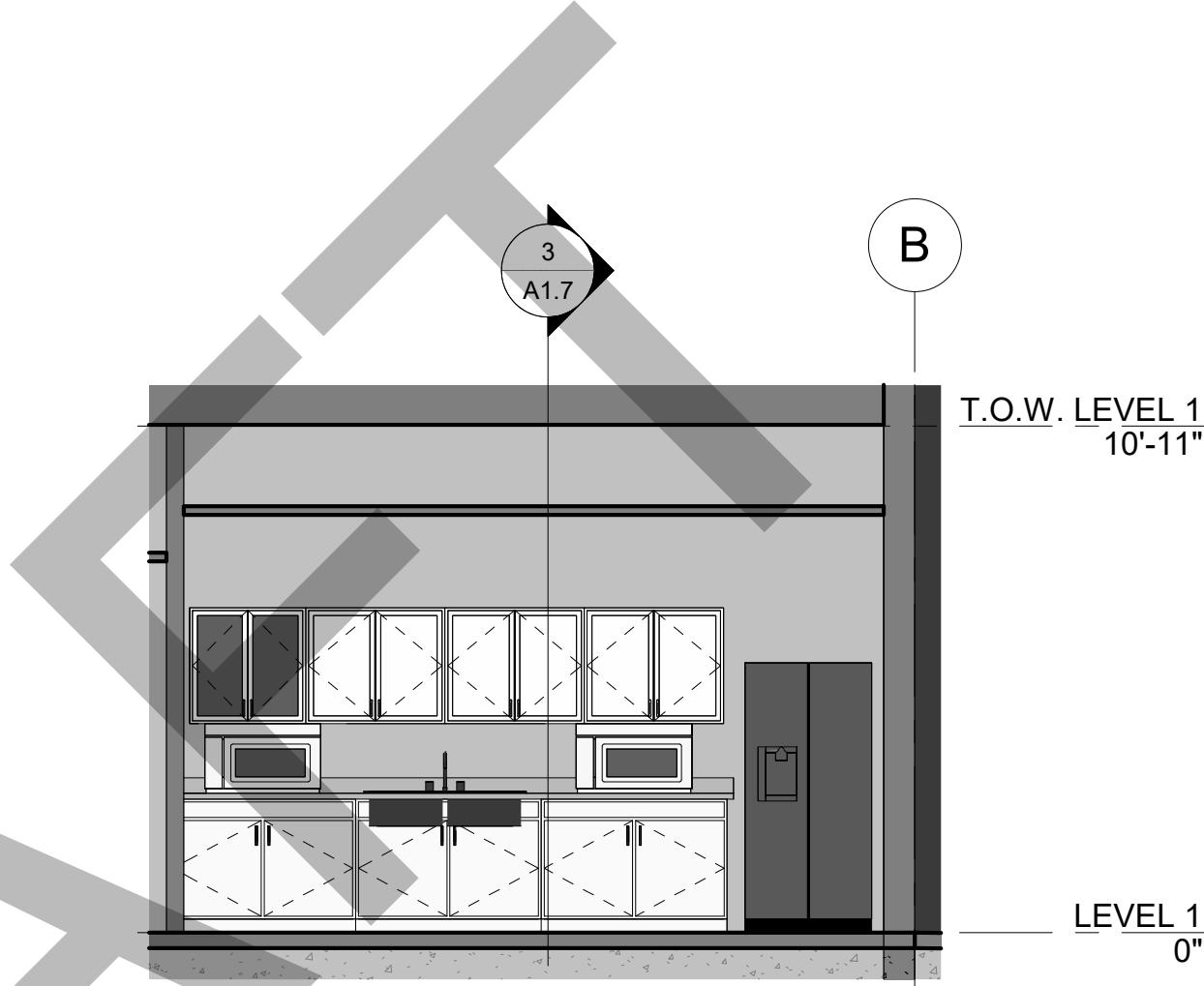
④ Section 9
1/4" = 1'-0"



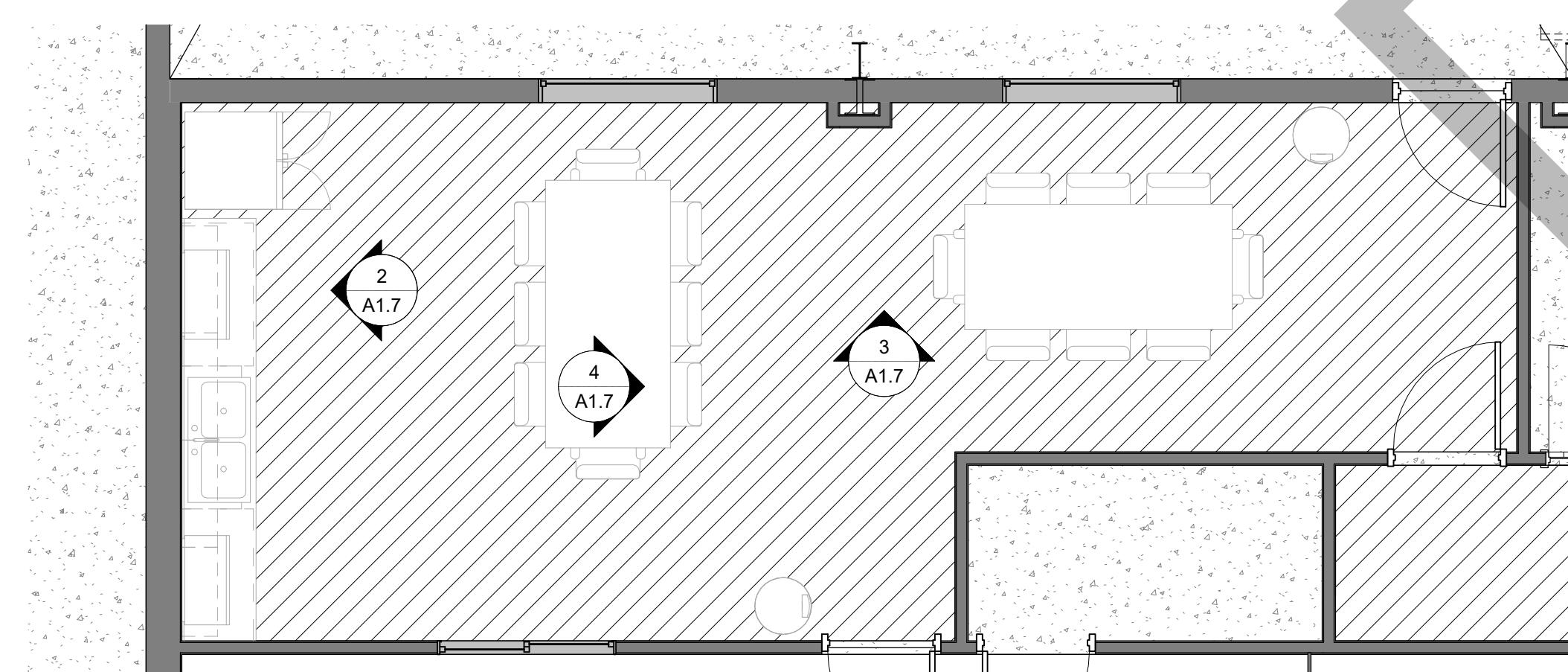
③ Section 7
1/4" = 1'-0"



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		
MARK	DATE	DESCRIPTION

DRAWN: <input checked="" type="checkbox"/> RED	DESIGNER: <input type="checkbox"/> Designer
REVIEWED: <input type="checkbox"/> AJH	
PROJECT #:	
25SM3932.16	

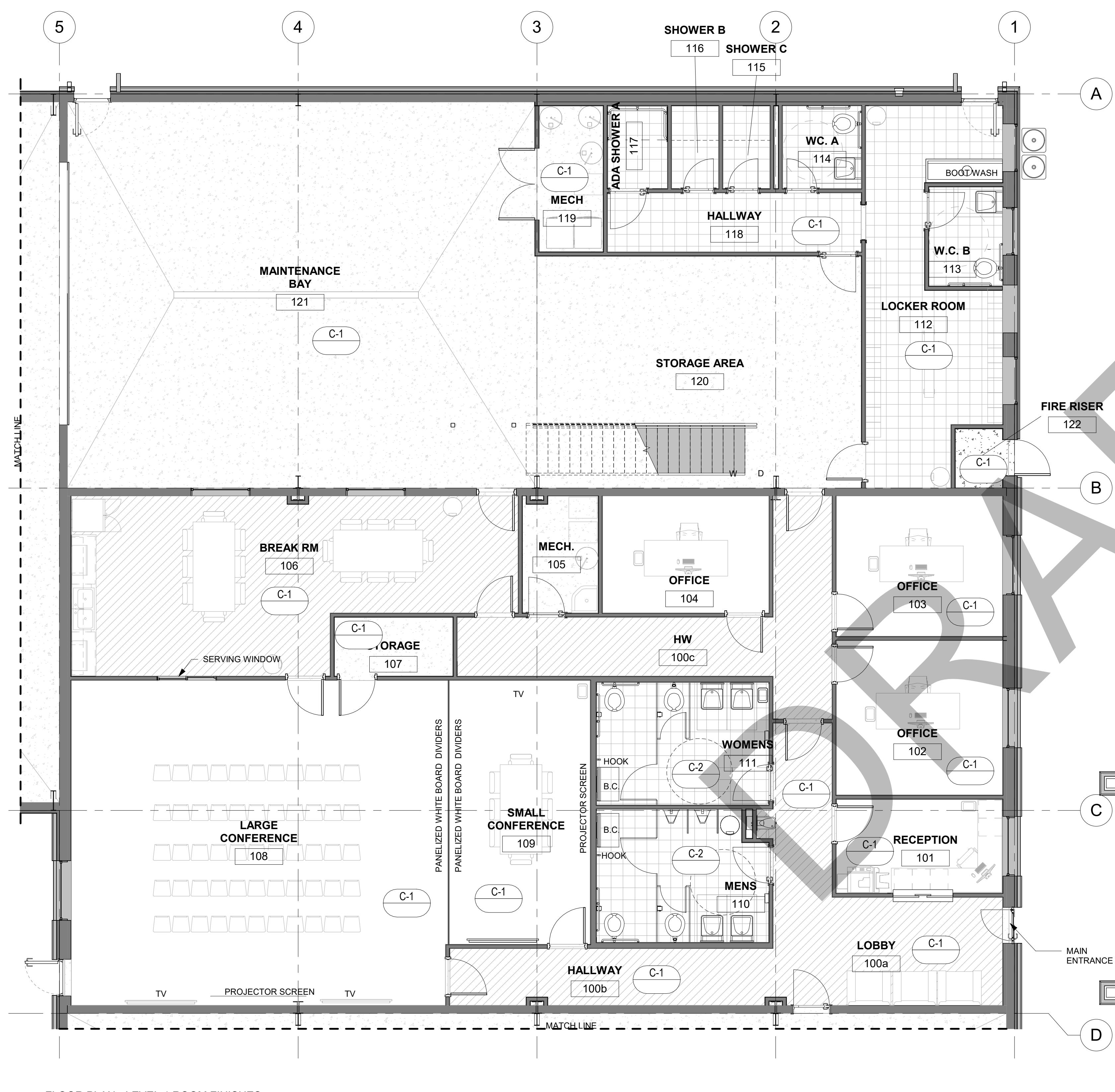
SCALES	
1/4" = 1'-0"	0 1"
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.	

PROJECT NAME:	
JSSD OFFICE	

PROJECT LOCATION:	
OLD HWY 40, HEBER CITY UTAH	

SHEET TITLE:	
ENLARGED KITCHEN	

PLAN SET:	SHEET
BID SET	A1.7



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

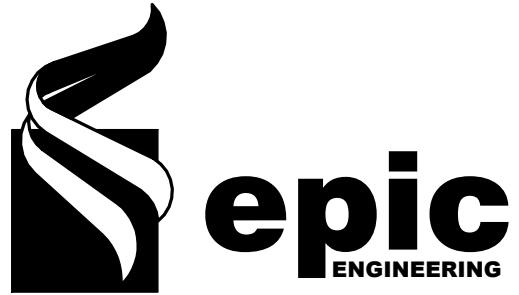
ROOM FINISH SCHEDULE LEVEL 1

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

DATE

3/10/2025 4:55:41 PM



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: **RED**
DESIGNER: **Designer**
REVIEWED: **AJH**
PROJECT #:
25SM3932.16

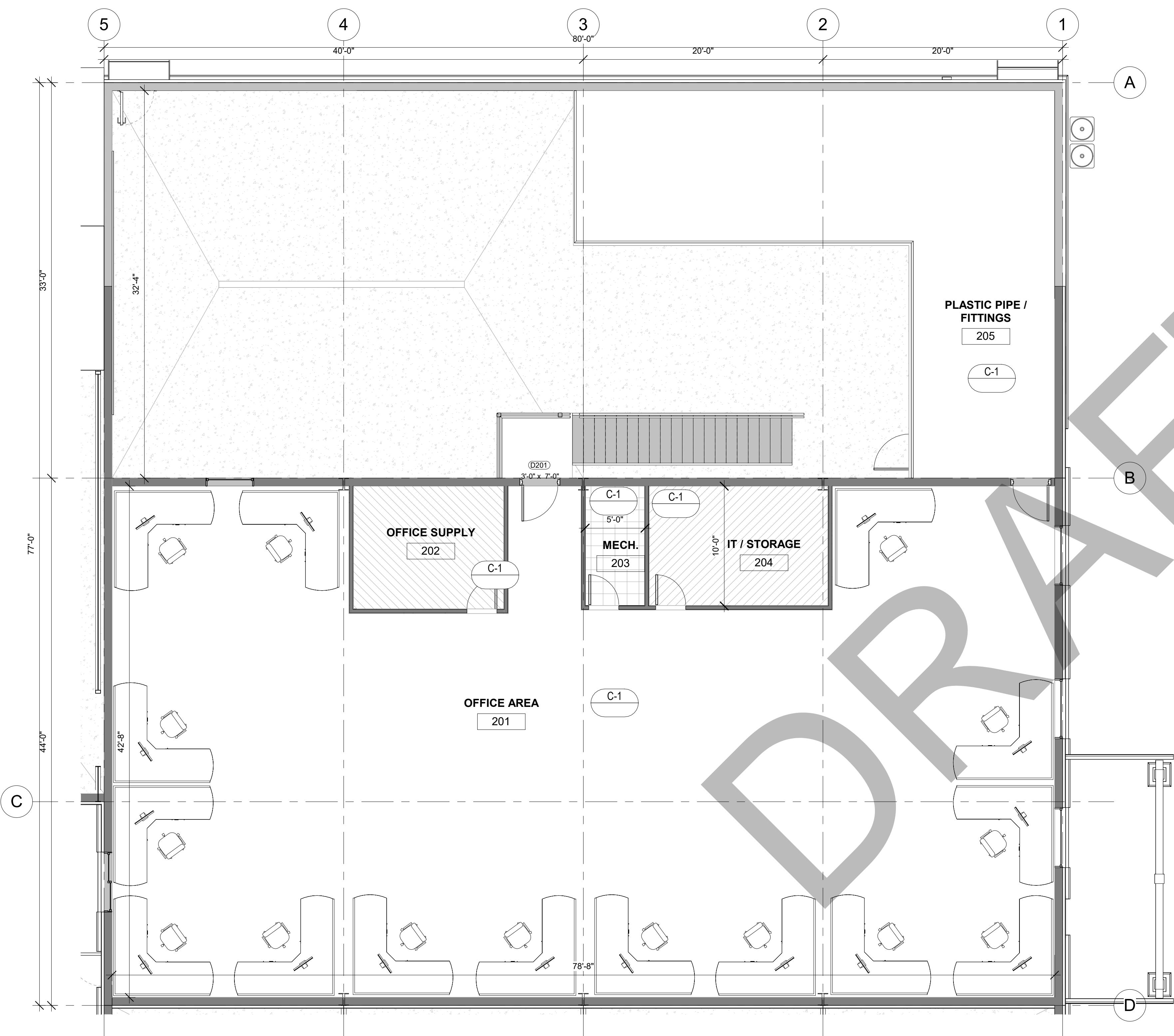
SCALES
3/16" = 1'-0"
0 1'-0"
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:
JSSD OFFICE

PROJECT LOCATION:
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:
LEVEL 1 ROOM FINISHES

PLAN SET: **BID SET** SHEET **A1.8**



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:

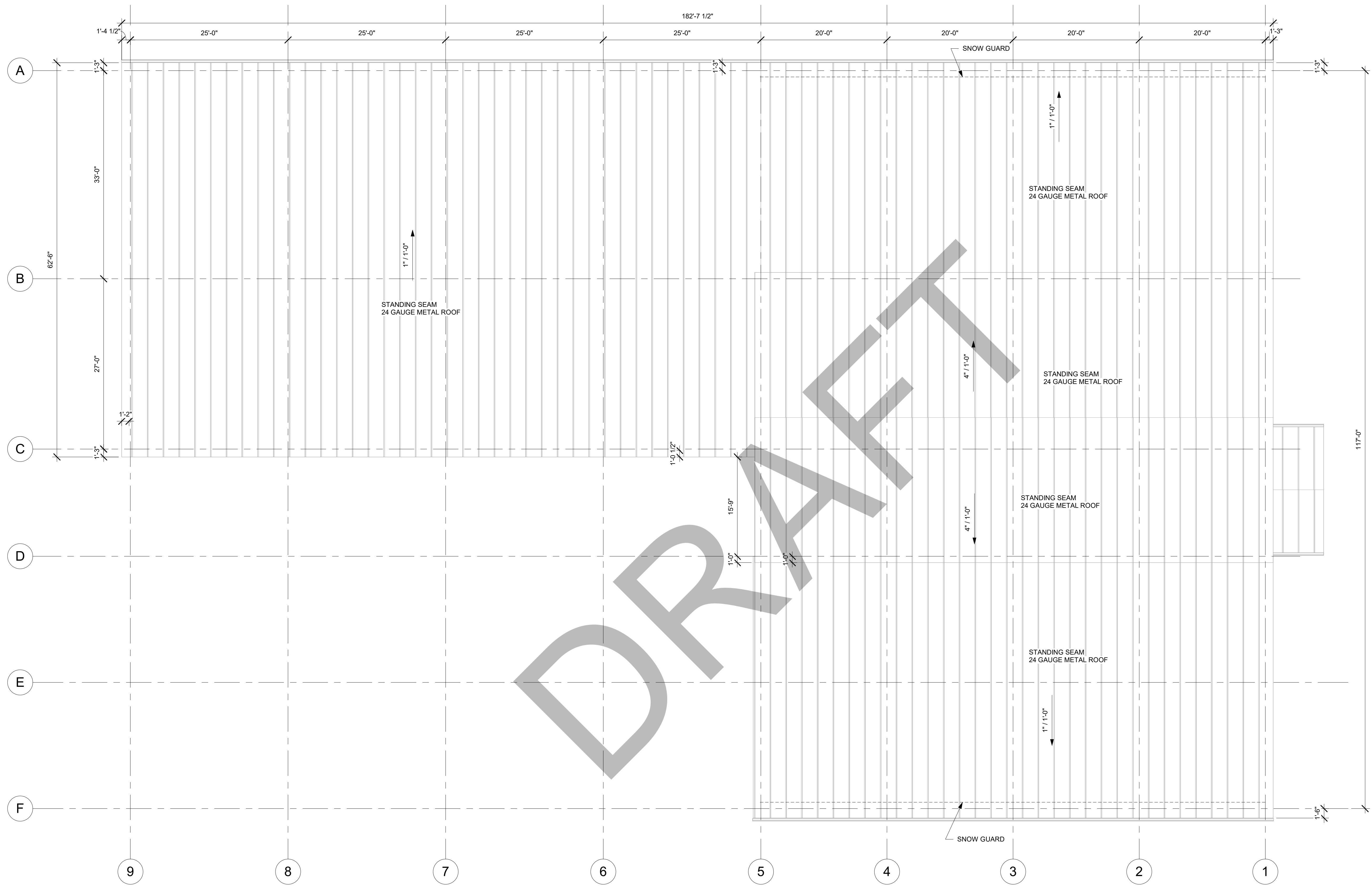
LEVEL 2 ROOM FINISHES

PLAN SET:

BID SET

SHEET

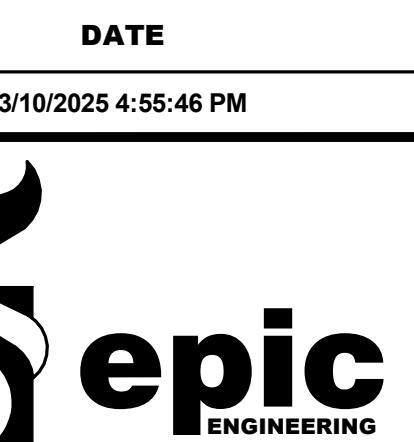
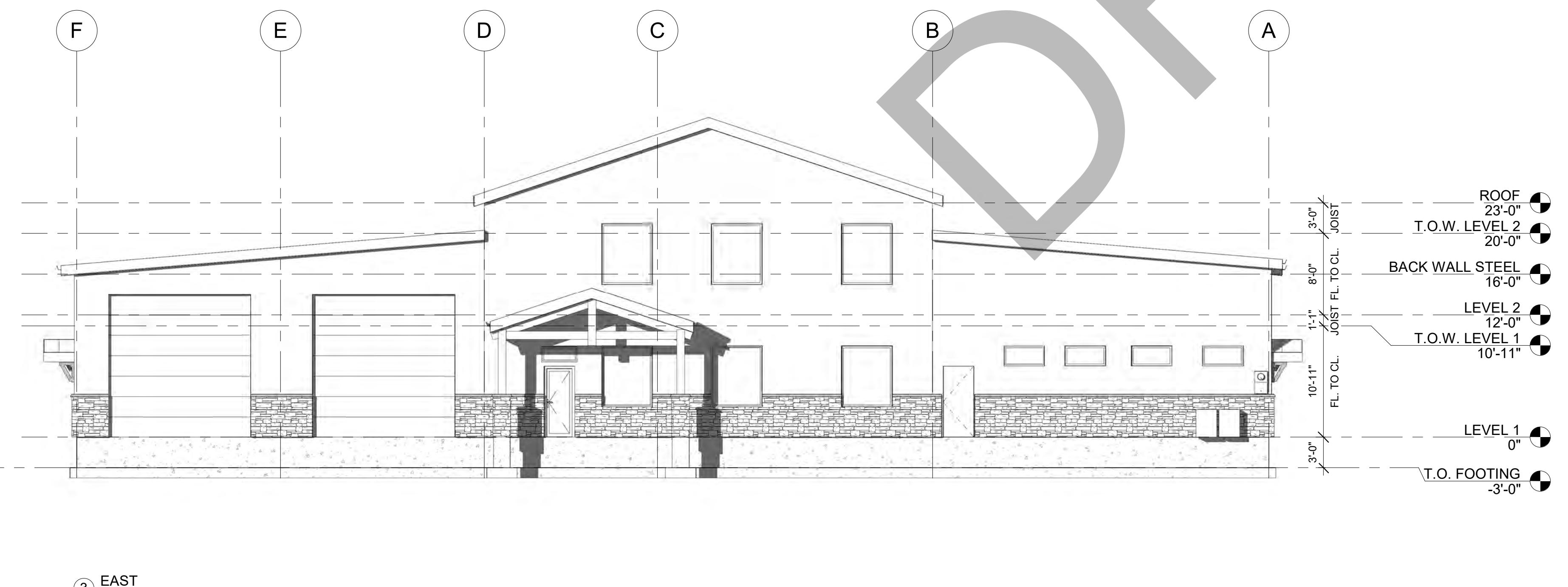
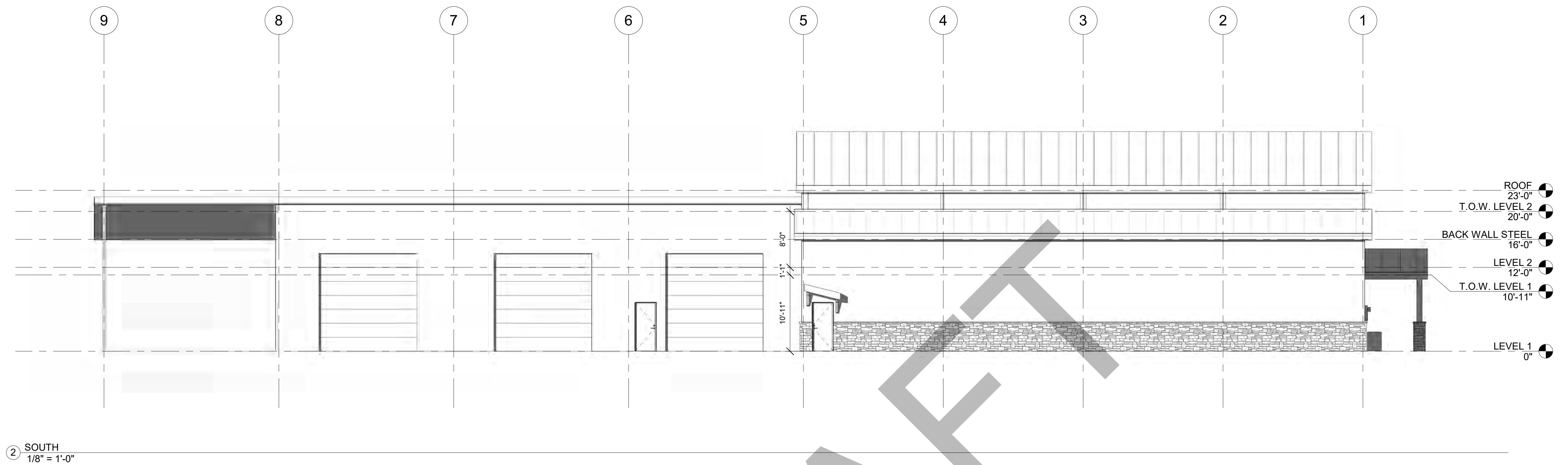
A1.9



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epic
ENGINEERING

REVISIONS	
DATE	DESCRIPTION
WN: RED	
GNER: EPIC	
EWED: AJH	
JECT #	
SM3932.16	
SCALES	
indicated	 <p>BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.</p>
JECT NAME:	
JSSD OFFICE	
JECT LOCATION:	
OLD HWY 40, HEBER CITY UTAH	
EET TITLE:	
ROOF PLAN	
AN SET:	SHEET
BID SET	A1.10



REVISIONS
MARK | DATE | DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH
PROJECT #
25SM3932.16

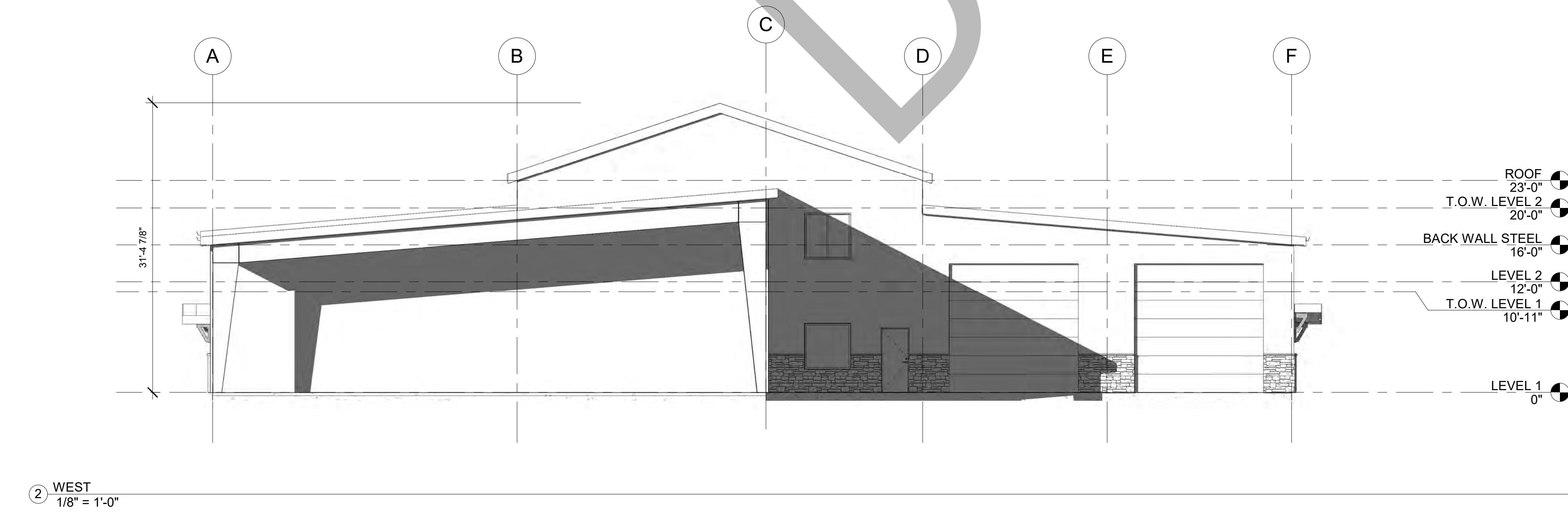
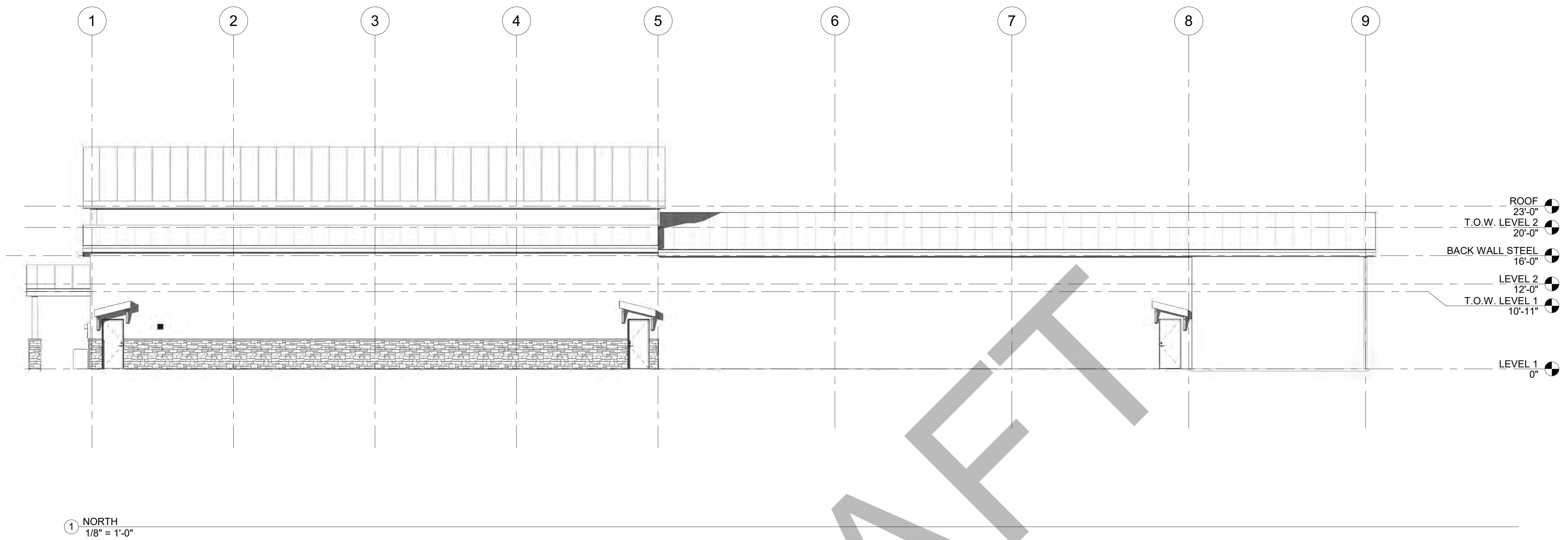
SCALES
1/8" = 1'-0"
PARALLEL MEASUREMENTS FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:
JSSD OFFICE

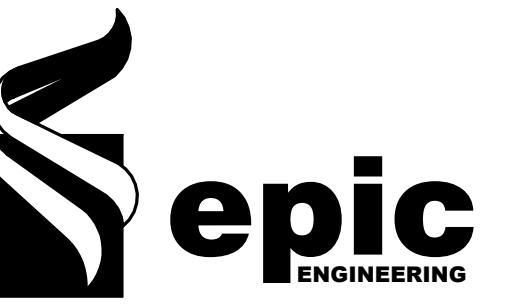
PROJECT LOCATION:
OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:
ELEVATIONS

PLAN SET: BID SET
SHEET
A2.1



CONSTRUCTION NOTES

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

REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

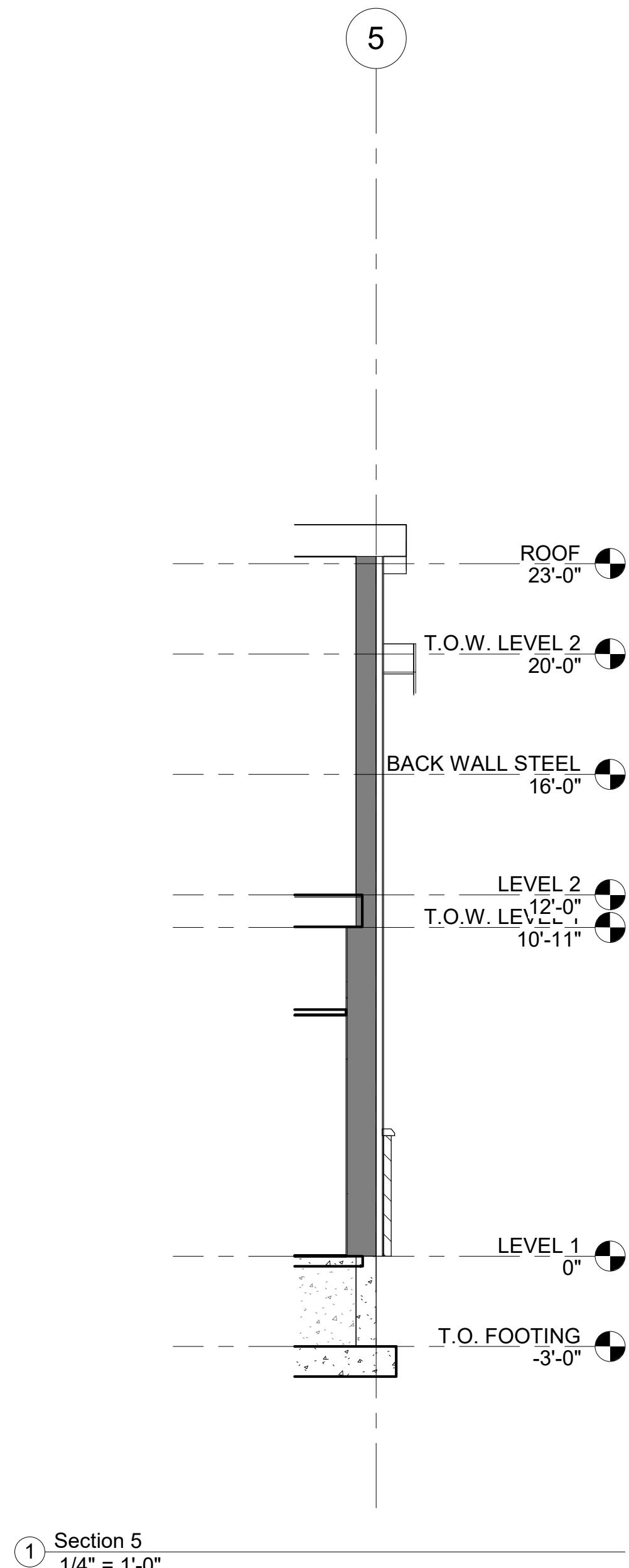
1/8" = 1'-0"
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.

PROJECT NAME:
JSSD OFFICE

PROJECT LOCATION:
OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:
ELEVATIONS

PLAN SET: BID SET
SHEET
A2.2



DRAFT

DATE
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REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: Author
DESIGNER: Designer
REVIEWED: Checker

PROJECT #
25SM3932.16

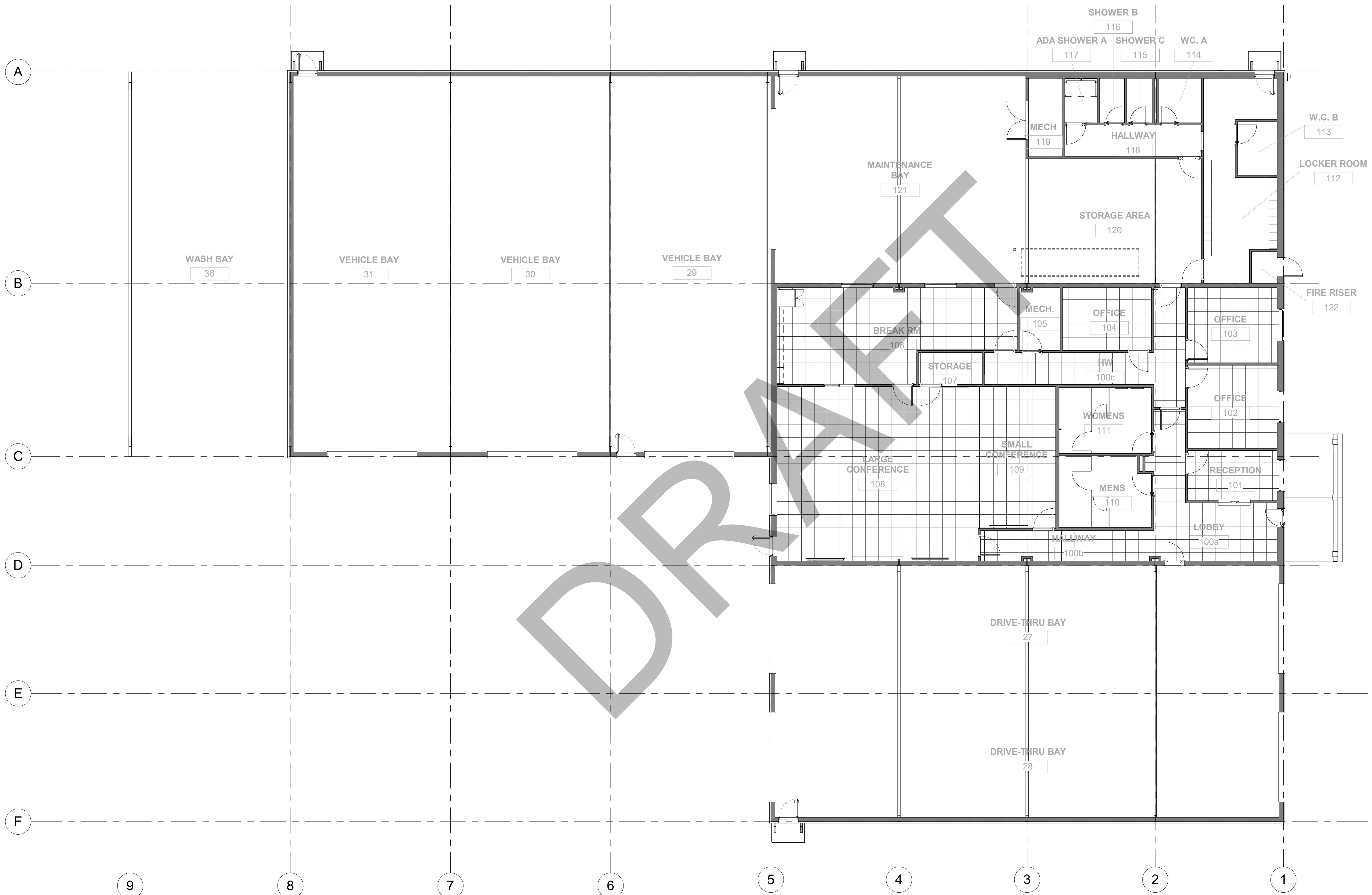
SCALES	
1/4" = 1'-0"	0 1"
BAR SCALE MEASURES FROM A FULL SIZE SHEET. ADJUST FOR A LARGER SHEET.	

PROJECT NAME:
JSSD OFFICE

PROJECT LOCATION:
OLD HWY 40, HEBER CITY UTAH

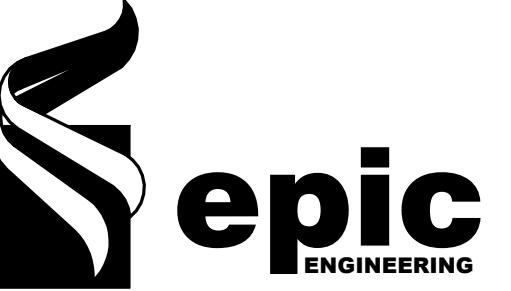
SHEET TITLE:
WALL SECTIONS

PLAN SET: BID SET SHEET
A3.2



① LEVEL 1
1/8" = 1'-0"

CONSTRUCTION NOTES

DATE
3/10/2025 4:55:50 PMREVISIONS
MARK | DATE | DESCRIPTIONDRAWN: Author
DESIGNER: Designer
REVIEWED: CheckerPROJECT #:
25SM3932.16SCALES
1/8" = 1'-0"
0 1'PROJECT NAME:
JSSD OFFICEPROJECT LOCATION:
OLD HWY 40, HEBER CITY UTAHSHEET TITLE:
REFLECTED CEILING
PLANPLAN SET: BID SET
SHEET
A4.1

3/10/2025 4:55:50 PM

 **epic**
ENGINEERING

REVISIONS	DESCRIPTION
RED	
PIC	
AJH	

16

SCALES

0 1"

BAR SCALE MEASURES 1" ON A
FULL SIZE SHEET. ADJUST
FOR A HALF SIZE SHEET.

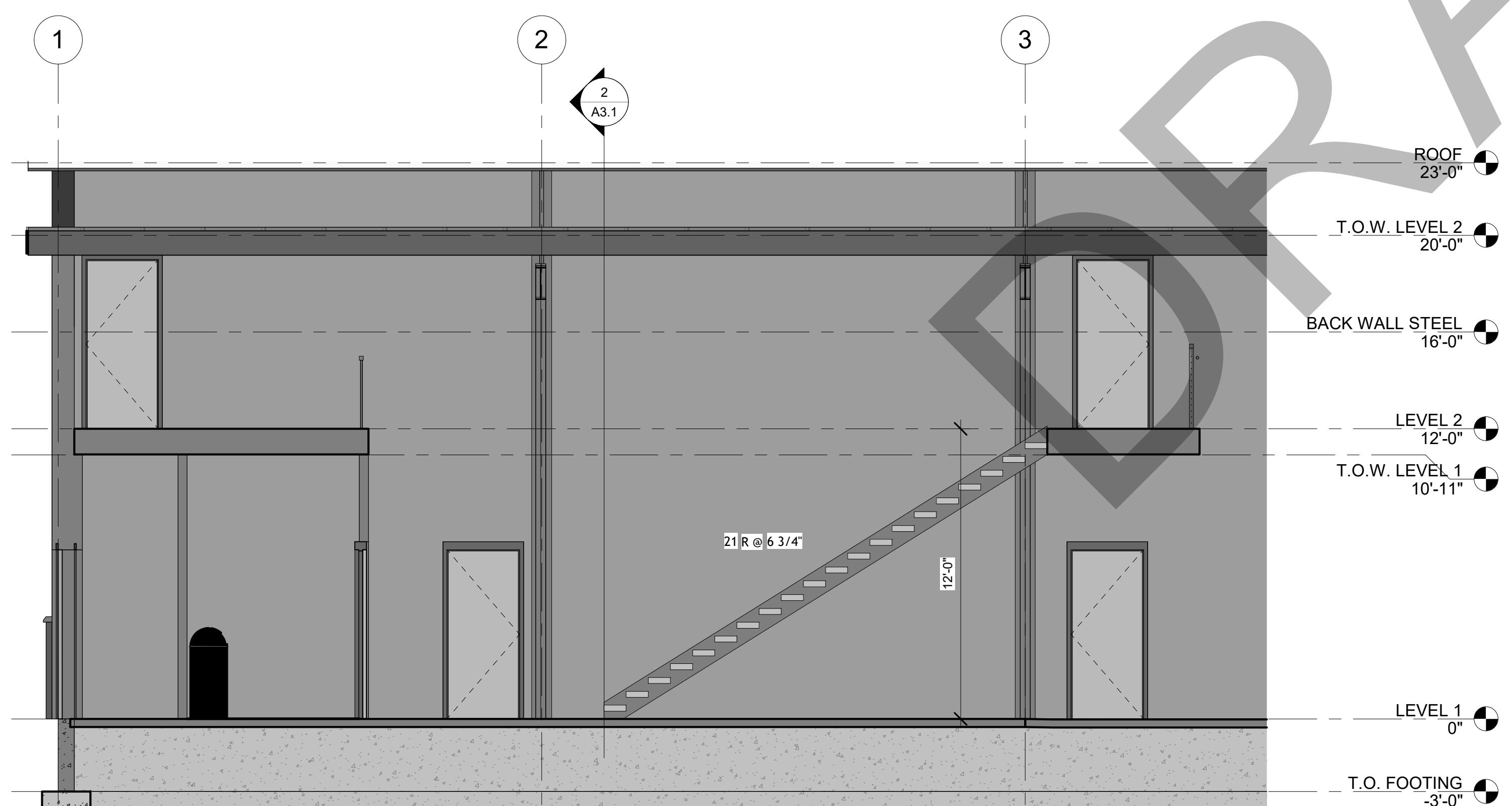
NAME:

LOCATION: HWY 40, HEBER CITY UTAH

WALLS AND RAILING DETAILS

ET SHEET A5.1

This architectural elevation drawing shows a building with a unique, stepped roofline. The roof is divided into several sections of varying heights, creating a dynamic profile. The building's facade is rendered in a light gray, with darker gray shadows highlighting the recessed areas between the roof steps and the vertical walls. A central entrance is marked by a recessed porch area. Below the roofline, a horizontal line indicates the building's footprint. Two key dimensions are labeled: 'ROOF 23'-0"' and 'T.O.W. LEVEL 2 20'-0", both indicated by lines pointing to specific points on the building's profile. A small circular icon with a vertical line through it is positioned next to each dimension label.



3 Section 4

DOOR SCHEDULE									
LEVEL	MARK	ROOM	DOOR				HARDWARE GROUP	FIRE RATING	COMMENTS
			DOOR TYPE	MATERIAL	WIDTH	HEIGHT			
LEVEL 1	29		113		3'-0"	7'-0"	2 1/2"		EI30
LEVEL 1	31		113		3'-0"	7'-0"	2 1/2"		EI30
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"		EI30
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"		EI30
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"		EI30
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"		EI30
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

DATE
3/10/2025 4:55:51 PM

epic
ENGINEERING

REVISIONS	DESCRIPTION

PIC
PIC
PIC
16

A scale bar and text block are positioned on the right side of the page. The scale bar consists of a horizontal line with tick marks at 0 and 1". Below the scale bar is a block of text: 'BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.'

NAME: _____

LOCATION:

E: ARCHITECTURAL SCHEDULES

ET **SHEET** **A7.1**

Diagram illustrating five types of door configurations:

- TYPE 1:** A single door with dimensions labeled as **WIDTH** and **HEIGHT**.
- TYPE 2:** Two side-by-side doors with dimensions labeled as **WIDTH** and **HEIGHT**.
- TYPE 3:** A door with four panels arranged in a 2x2 grid, with a total width of **5'-8"** and dimensions labeled as **HEIGHT**.
- TYPE 4:** A single door with a glass panel, with dimensions labeled as **WIDTH** and **HEIGHT**.
- TYPE 5:** A door with multiple horizontal panels, with dimensions labeled as **WIDTH** and **HEIGHT**.

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

Door Key	
Key Name	Door Key Explanation
CLASSROOM LOCK	DEADLOCKING LATCH BOLT BY LEVERS. OUTSIDE LEVER IS LOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER IS ALWAYS FREE.
CORRIDOR LOCK	DEADLOCKING LATCH BOLT BY LEVERS EXCEPT WHEN LOCKED BY PUSH BUTTON IN INSIDE 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.

The diagram illustrates a window frame with three dimensions labeled: **WIDTH** (horizontal span), **HEIGHT** (vertical height), and **SILL HEIGHT** (vertical height from the base line). The frame is shown as a rectangle with a smaller inner rectangle representing the glass pane. The base line is a horizontal line at the bottom of the frame.

<u>CEILING TYPES</u>		X-X 0'-0"
C-1 0'-0"	5/8" GYP. BD. ATTACHED TO UNDERSIDE OF FRAMING	
C-2 0'-0"	24" X 48" ACCOUSTICAL CEILING TILES	
C-3 0'-0"	24" X 24" ACCOUSTICAL CEILING TILES	
<hr/> CEILING TYPES <hr/> N.T.S.		

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	VARIABLES	4"	1	

The diagram illustrates two mounting types for a wheelchair accessible restroom sign. Both types require a 5'-0" clearance requirement. In Mounting Type 1 (left), the sign is mounted on a wall, and the clearance is measured from the wall edge to the sign. In Mounting Type 2 (right), the sign is mounted on a wall, and the clearance is measured from the wall edge to the sign, but the sign is positioned further from the wall edge than in Type 1.