



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
<i>All communications regarding this solicitation must be through the Contract Administrator <u>and</u> copied to the Project Manager.</i>	
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

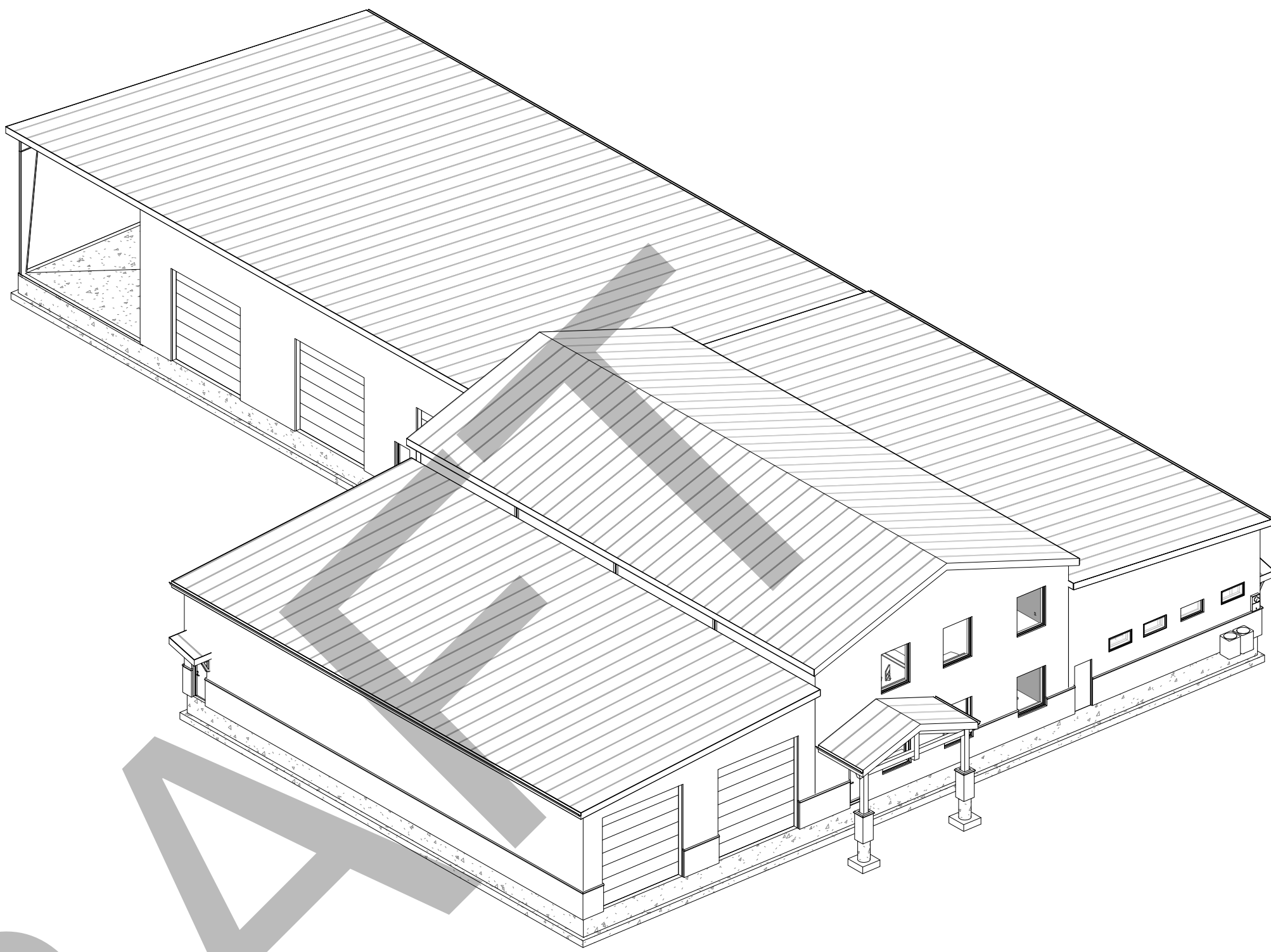
Name of Contractor:	
Date:	
Name of Reference:	
Title of Reference:	
Company:	
Telephone Number:	
Name of Project:	
Cost of Project:	
Include a brief description of the project below:	

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, BUISNESS, S-1, STORAGE	B, BUISNESS/LOCKER ROOM, S-1, STORAGE
OCCUPANCY SEPARATION	TABLE 508.4	SEPARATION REQUIRED	B, BUISNESS, S-1-STORAGE
CONSTRUCTION TYPE	CHAPTER 6	TYPE II B	TYPE II B
ALLOWABLE FLOOR AREA	TABLE 506.2	B 92,000 SF ALLOWABLE; S-1 170,000 SF ALLOWABLE	B 5579 SF; S-1 2,426 SF; B LOCKER 553 SF
AREA MODIFICATIONS	SECTION 506 EQUATION 5-3	Aa = (At x If) + (At 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, 4 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	NFPA 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 ACCESSIBILT 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, 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

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

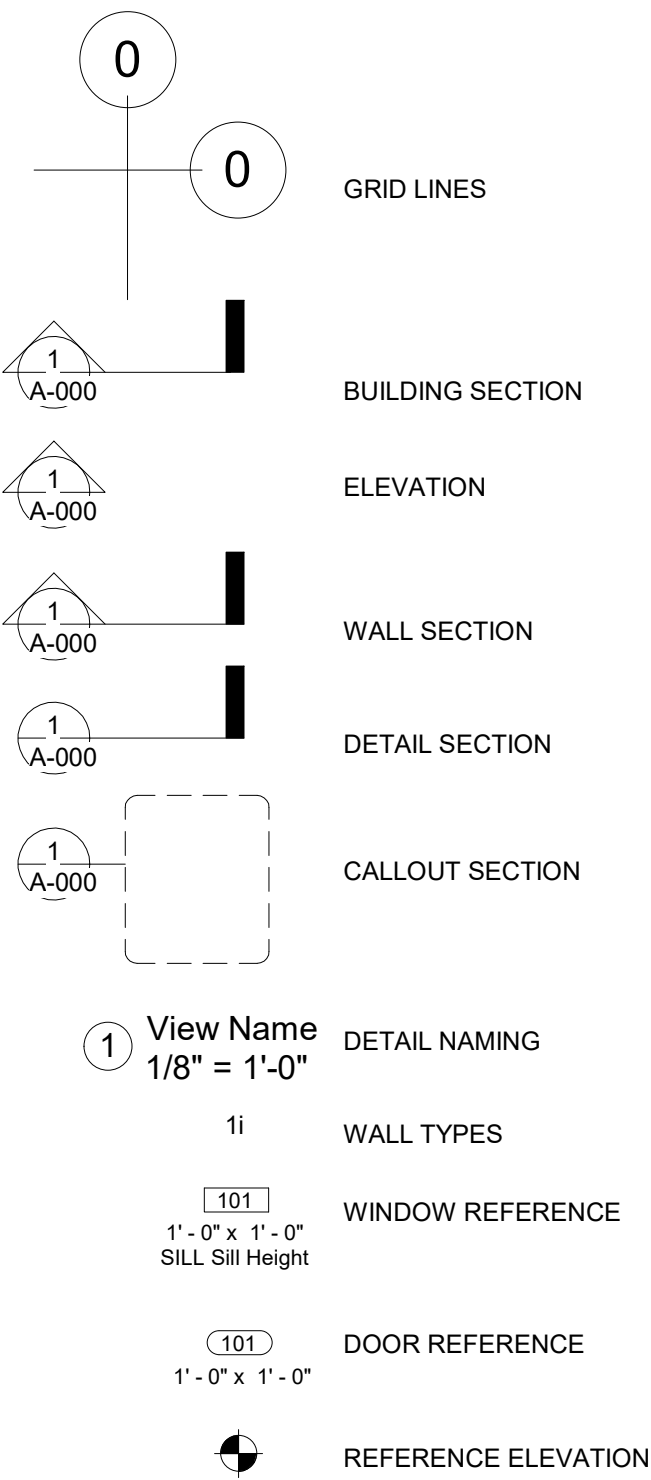
DEFERRED SUBMITTALS:

EPIC ENGINEERING

SCOPE OF WORK:

EPIC ENGINEERING

SYMBOL LEGEND



ABBREVIATIONS

ALUM. APPROX. B.U. B.W. BLDG. BLK. C.J. C.M.U. CLG. COL. CONC. CONST. CONT. D.F. DIA. DN. DWG. DTL. EA. E.F. E.I.F.S. E.J. ELEC. ELEV. EQ. EXIST. EXT. F.D. FDN. FIN. FLR. F.R. FTG. G GAS G.I. GA. GALV. G.W.B. G.L.B. H.B. HD. H.M. HOR. HW.	ALUMINUM APPROXIMATE BUILT UP BOTH WAYS BUILDING BLOCK CONTROL JOINT CONCRETE MASONRY UNIT CEILING COLUMN CONCRETE CONSTRUCTION CONTINUOUS DRINKING FOUNTAIN DIAMETER DOWN DRAWING DETAIL EACH EXHAUST FAN EXT. INSUL. FINISH SYSTEM EXPANSION JOINT ELECTRIC/ELECTRICAL ELEVATION EQUAL EXISTING EXTERIOR FLOOR DRAIN FOUNDATION FINISH FLOOR FIRE RATED FOOTING GAS GALVANIZED IRON GAUGE GALVANIZED GYPSUM WALL BOARD GLU-LAM BEAM HOSE BIBB HEAD HOLLOW METAL HORIZONTAL HALLWAY	INT. INSUL. MAX. MECH. MIN. MTL. N.I.C. N.T.S. O.C. O.D. P PLYWD. PNTD. R.D. REG. R.S. REQ'D REV. RM. R.O. S.C SCHED. SHT. SIM. SPEC. STD. STL. STRUCT. SYS. T&B T&G T.O. T.O.F. T.O.P T.O.W. TYP. T.S. U.N.O. U.P. VERT. V.T.R. VCT W WD. WC. W/ WP. W.R. W.W.M.	INTERIOR INSULATION MAXIMUM MECHANICAL MINIMUM METAL NOT IN CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER POWER PLYWOOD PAINTED ROOF DRAIN REGULAR ROUGH SAWN REQUIRED REVISED ROOM ROUGH OPENING SOLID CORE SCHEDULE SHEET SIMILAR SPECIFICATION STANDARD STEEL STRUCTURAL SYSTEM TOP AND BOTTOM TONGUE AND GROVE TOP OF TOP OF FOOTING TOP OF PIER TOP OF WALL TYPICAL TUBULAR STEEL COLUMN UNLESS NOTED OTHERWISE UNDER GROUND POWER VERTICAL VENT THRU ROOF VINYL COMPOSITE TILE WATER WOOD WATER CLOSET WITH WATERPROOF WELDED WIRE FABRIC WOVEN WIRE MESH
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GO.2

Indicate required Special Inspections for project by checking the appropriate boxes and provide specific instructions as to the inspection requirements and the expectations of the architect, engineer and owner:

<input type="checkbox"/> Approved Fabricator	Fabricators Name:
<input type="checkbox"/> Unapproved Fabricator	Fabricators Name:
In-plant inspections	
<input type="checkbox"/> Steel Construction	<input type="checkbox"/> Welding
	<input type="checkbox"/> Details

Item	Detailed Instructions and Frequencies	
High Strength Bolting(1704.3.3)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
WELDING (1704.3.1)		
Details (1704.3.2)		
Complete & partial penetration groove welds	<input checked="" type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Multipass fillet welds	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Single-pass fillet welds > 5/16"	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Single-pass fillet welds ≤ 5/16"	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Floor & roof deck welds	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
REINFORCEMENT STEEL	<input type="checkbox"/> Continuous	
Verification of weldability	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Shear wall and shear reinforcement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Other reinforcement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Steel frame joint details	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Materials (1704.4.1)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Steel placement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Steel welding	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Bolts prior & during placement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Use of required design mix	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Concrete sampling for strength test, slump, air content, and temperature of concrete	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Concrete & shotcrete placement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Curing temperature and techniques	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Pre-stressed concrete	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Pre-cast concrete	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Posttensioned concrete	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Form work	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
As masonry construction begins:		
Site prepared mortar	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Construction of mortar joints	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Location of reinforcement, connectors, pre-stressing tendons and anchorages	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Pre-stressing technique	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Grade and size of pre-stressing tendons and anchorages	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Inspection program verify:		
Size and location of structural elements	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Type, size and location of anchors	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Size, grade and type of reinforcement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Welding of reinforcement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Cold and hot weather protection	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Application and measurement of pre-stressing force	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Prior to grouting verify		
Clean grout space	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Placement of reinforcement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Grout mix	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Mortar joints	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Grout placement	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Grout and mortar specimens and prisms	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Construction and submittal compliance verification	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Empirical masonry – Cat. I-III (1708.1.1)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Empirical masonry – Cat. IV (1708.1.1)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Engineered masonry – Cat. I-III (1708.1.1)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Engineered masonry – Cat. IV (1708.1.1)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Engineering & pre-stressing steel (1708.3)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Structural steel (1708.4)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Qualification of mechanical & electrical equipment (1708.5)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Seismically isolated structures (1708.6)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Testing for seismic resistance is	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Site preparation	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Structural fill material	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Structural fill lift thickness	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Structural fill soil densities	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Backfill soils materials	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Backfill soil densities	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Observe driving operation and reporting	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Verify placement & installation data	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Observe drilling operation and reporting	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Verify placement & installation data	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Structural member surface conditions	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Material application	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Material thickness	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Material density	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Bonding strength	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Material and installation	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Material and installation	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies	
Material and installation	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Item	Detailed Instructions and Frequencies		
Material and installation (specify locations)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic	

Item	Detailed Instructions and Frequencies	
Material	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

Page 5 of 5

Item	Detailed Instructions and Frequencies	
Structural Steel (1707.2)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Structural Wood (1707.3)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Cold-formed steel framing (1707.4)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Pier foundations (1707.5)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Storage racks & access floors (1707.6)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Architectural components (1707.7)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Mechanical & electrical items (1707.8)	<input type="checkbox"/> Continuous	<input checked="" type="checkbox"/> Periodic
Designated systems verification (1707.9)	<input type="checkbox"/> Continuous	<input checked="" type="checkbox"/> Periodic
Seismic isolation systems (1707.10)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

These inspections are recommended by the Architect/Engineer and approved by DFCM.		
Suspended Ceiling Grid Clips	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Suspended Ceiling wire spacing (Seismic)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Soils backfill (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Soils for curb and gutter (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Soils for parking lots (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Soils for utility trench backfill	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Reinforcement for slab on grade sidewalks and drive approaches (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Reinforcement for interior slab on grade (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Concrete testing for slab on grade sidewalks and drive approaches (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Concrete testing for interior slab on grade (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Masonry Veneer (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Asphalt inspection (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Asphalt testing (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Inspection of seismic resistance (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Steam and water line welding (specify locations and frequency)	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic
Seismic supports for duct work and sealing of joints for duct work	<input type="checkbox"/> Continuous	<input type="checkbox"/> Periodic

[illegible]

- Be approved by the Building Official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.1.2 and DFCCM standards;
- Inspection reports are to be submitted to the code consultant, architect, DFCCM project manager, and the State of Utah Building Official within 48 hrs. of inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the drawings, specifications and applicable codes. IBC 1704.1.2

CONSTRUCTION NOTES

DATE _____

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REVISION

MARK	DATE	DESCRIPTION

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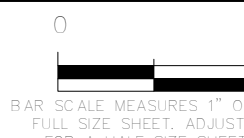
DESIGNER: EPIC

REVIEWED: EPIC

PROJECT #

25SM3932.16

SCALES

**PROJECT NAME:**

JSSD OFFICE

PROJECT LOCATION:

**OLD HWY 40, HEBER
CITY UTAH**

SHEET TITLE:

SPECIAL INSPECTION & TESTING FORM

PLAN SET:**BID SET**

SHEET

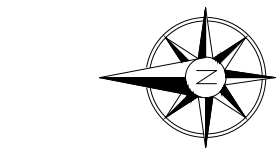
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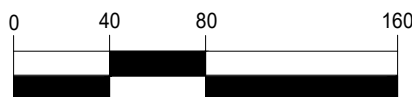
EXISTING CANAL

OLD HWY 40

Google Earth



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft. Horiz.
(22" X 34")
1 inch = 160 ft. Horiz.
(11" X 17")

NO.	DATE	REVISION	BY

PROJECT NO.:	DATE:
09.25.01.002	04/03/2025
DRAWN BY:	CHECKED BY:
SJ	TT
PROJECT MANAGER:	
T.TIMOTHY	

SITE PLAN

CS100

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

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

CONTACT:
MAX COVEY
(801) 654-9233

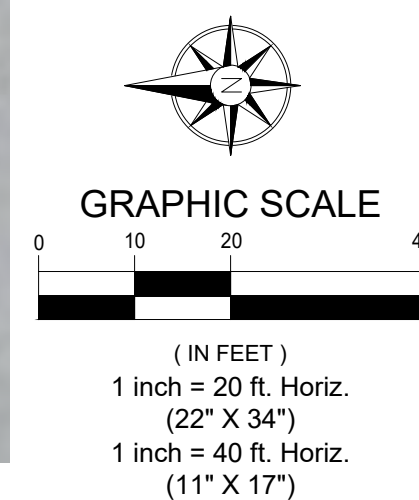
BT ENGINEERING

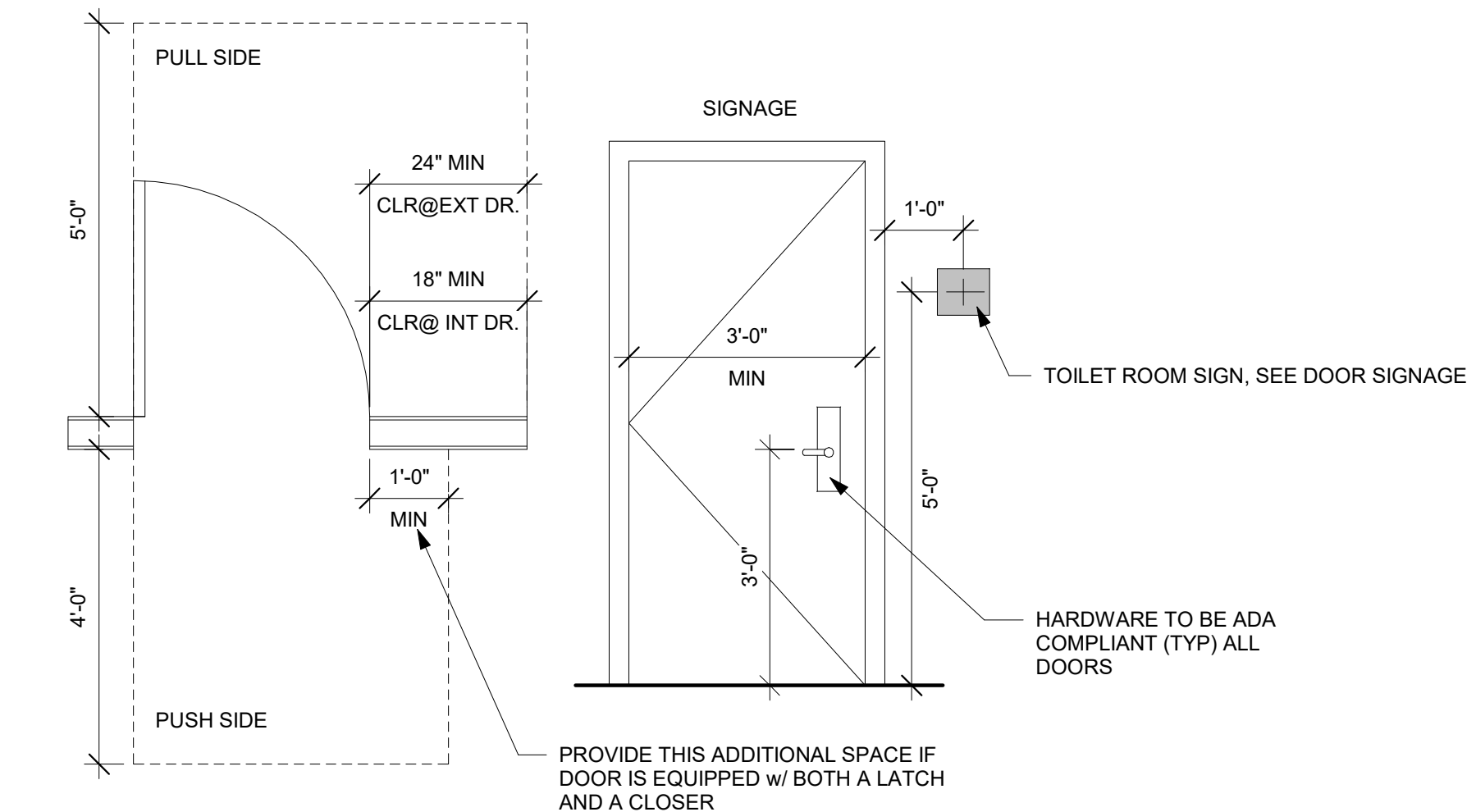
FOR:
JORDANELLE SSD
5360 N. OLD HWY 40
HEBER CITY, UT 84032

CONTACT:
MAX COVEY
(801) 654-9233

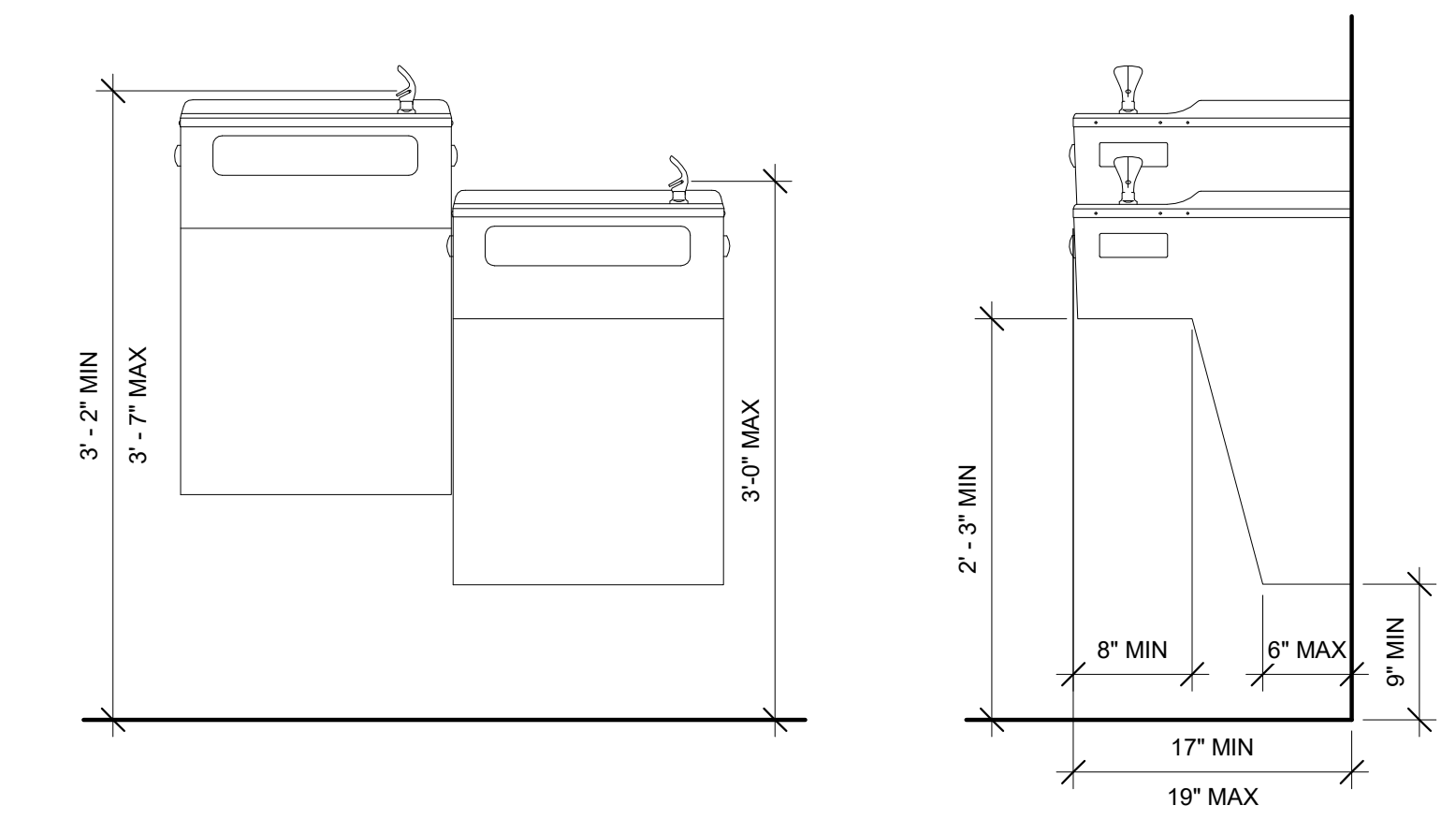
NO.	DATE	REVISION	BY:
PROJECT NO.: 09.25-01.002		DATE: 04/03/2025	
DRAWN BY: SJ		CHECKED BY: TT	
PROJECT MANAGER: T.TIMOTHY			

CS101

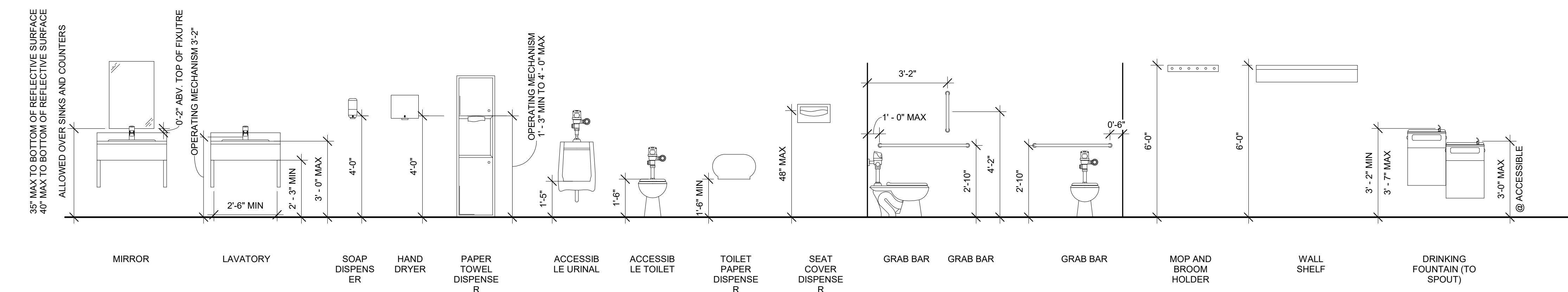




③ ADA DOOR AND ACCESSORIES MOUNTING HEIGHTS
N.T.S.



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-
FOR UNIVERSAL 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 LOCATED 44" (1120MM) MAXIMUM ABOVE THE FINISH FLOOR.

PAPER TOWEL DISPENSERS-
ACCESS TO PAPER TOWELS SHOULD BE 15" TO 48" (320-1220MM) 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 CORNERS, ALCOVES, 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 38" (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 2982.5

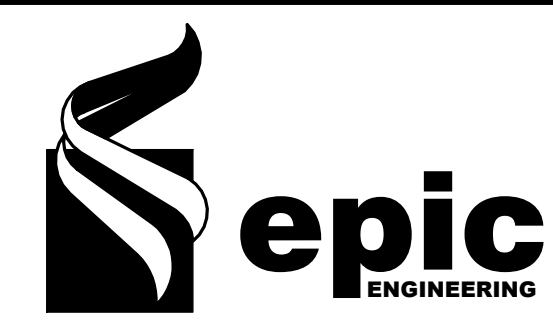
ACCESSIBILITY REQUIREMENTS

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 WITH PROJECTING A MINIMUM OF 14 INCHES FOR 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 PROVIDE IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR SPACE SHALL ADJOIN OR 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 THEN 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 TISSUES 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 60 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 54 INCHES FROM THE BACK O 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 NAY SHARP OF 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.

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:38 PM



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: EPIC

PROJECT #
25SM3932.16

SCALES

As indicated	
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PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:

ADA STANDARDS

PLAN SET:

BID SET

SHEET

A0.1

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"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

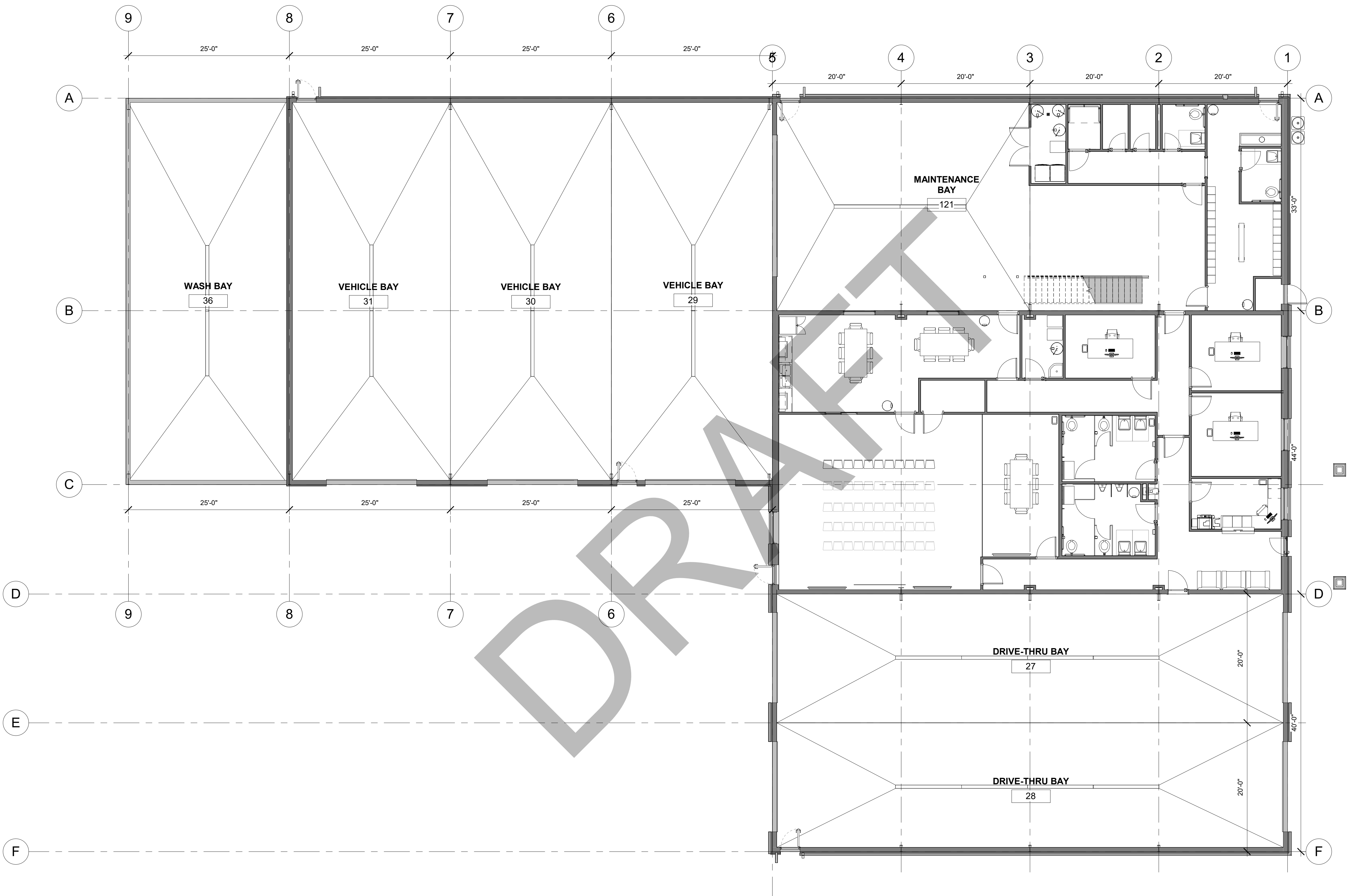
FLOOR PLAN -
OVERALL

PLAN SET:

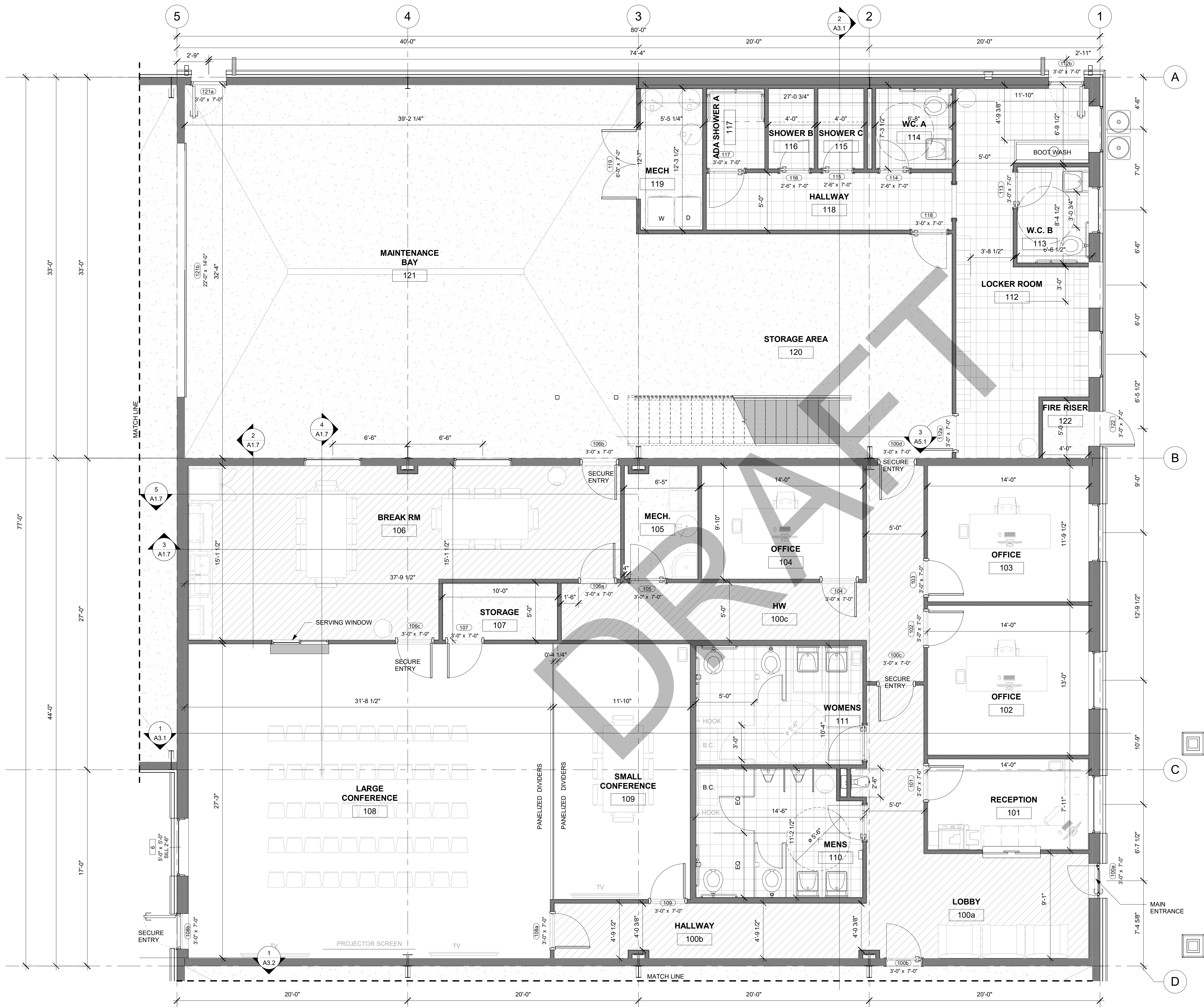
BID SET

SHEET

A1.2



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



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

LEVEL 1 ROOM INTERIOR SCHEDULE	
NAME	AREA
BREAK RM	480 SF
OFFICE	163 SF
OFFICE	180 SF
RECEPTION	109 SF
LOBBY	254 SF
HALLWAY	120 SF
MENS	154 SF
WOMENS	148 SF
SMALL CONFERENCE	261 SF
LARGE CONFERENCE	858 SF
LOCKER ROOM	284 SF
HALLWAY	104 SF
MAINTENANCE BAY	1269 SF
WC. A	46 SF
W.C. B	51 SF
DRIVE-THRU BAY	1573 SF
DRIVE-THRU BAY	1521 SF
VEHICLE BAY	1467 SF
VEHICLE BAY	1467 SF
VEHICLE BAY	1440 SF
WASH BAY	1495 SF
STORAGE AREA	527 SF
STORAGE	49 SF
FIRE RISER	20 SF
OFFICE	136 SF
MECH.	60 SF
ADA SHOWER A	35 SF
SHOWER B	27 SF
SHOWER C	27 SF
MECH	65 SF
HW	222 SF
	14613 SF

CONSTRUCTION NOTES

DATE

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REVISIONS

MARK DATE DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

As indicated



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

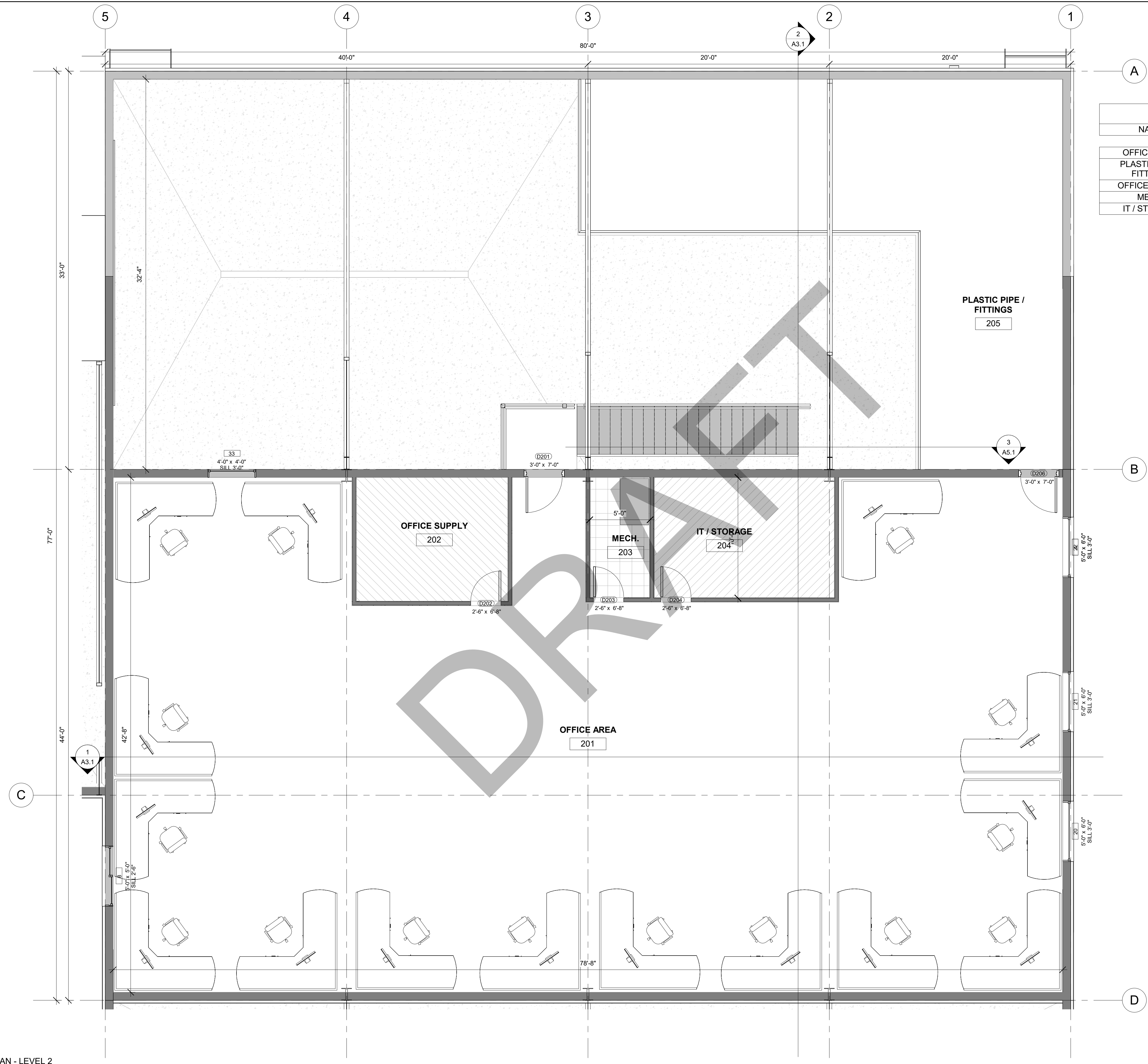
FLOOR PLAN - LEVEL 1

PLAN SET:

BID SET

SHEET

A1.3



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

1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:40 PM



REVISIONS

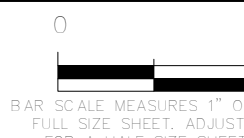
MARK	DATE	DESCRIPTION
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DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

As indicated



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

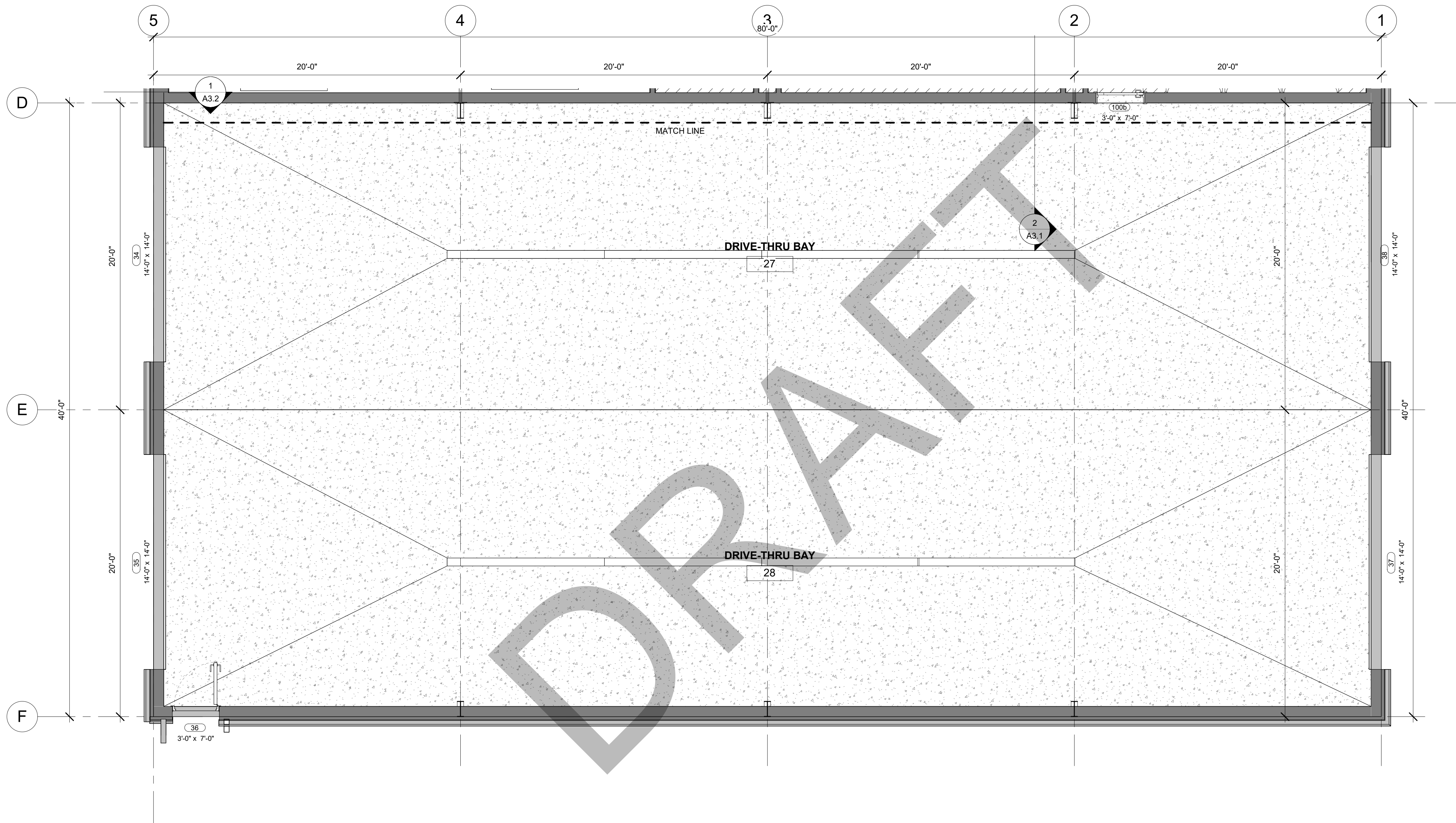
FLOOR PLAN - LEVEL 2

PLAN SET:

BID SET

SHEET

A1.4



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

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:40 PM



REVISIONS

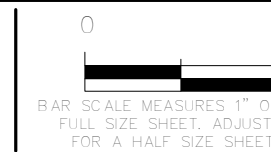
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

1/4" = 1'-0"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

DRIVE-THRU BAYS

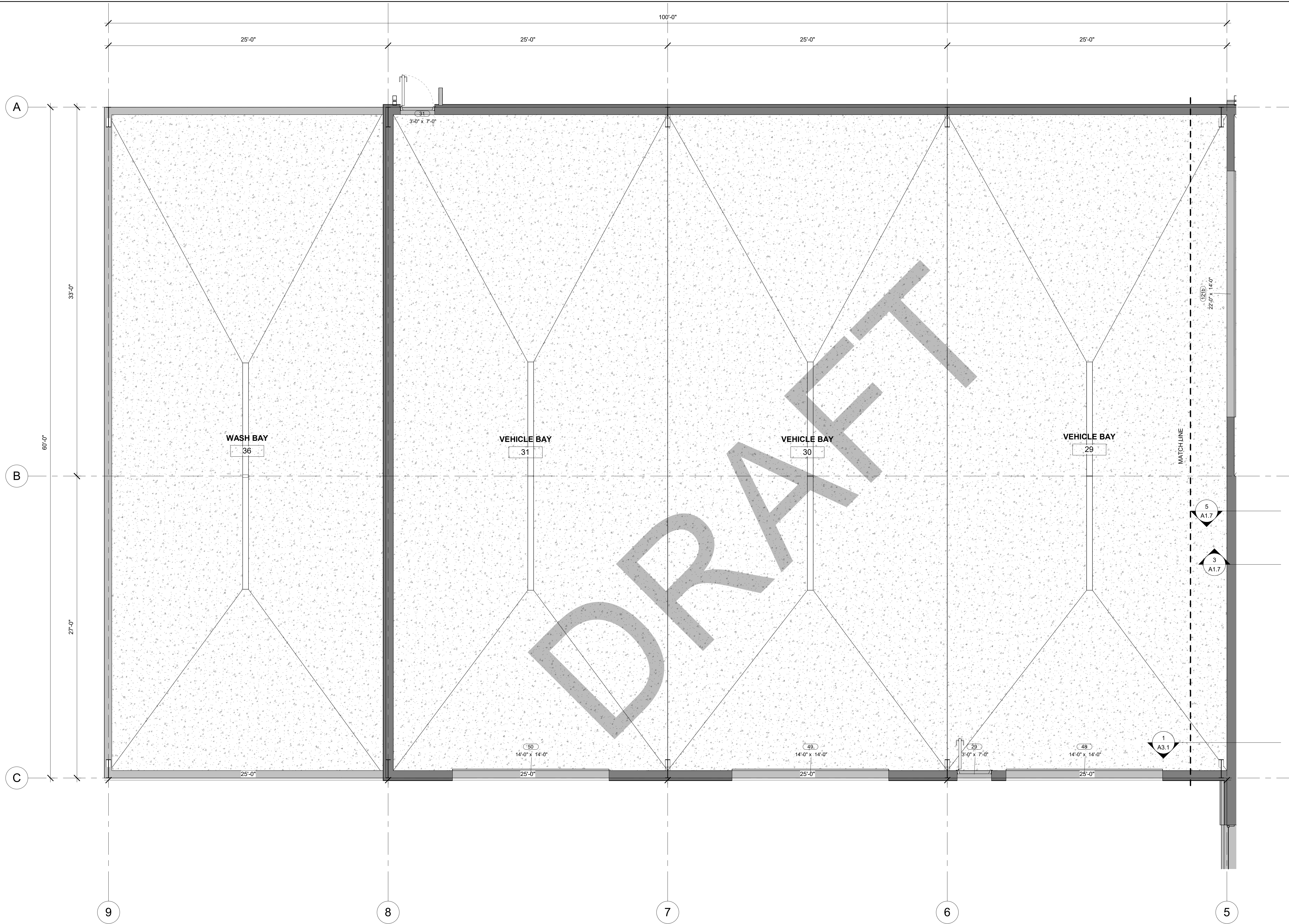
PLAN SET:

BID SET

SHEET

A1.5

3/10/2025 4:55:40 PM

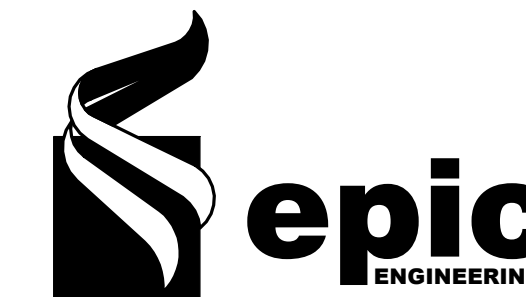


1 FLOOR PLAN - VEHICLE BAYS
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:40 PM



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

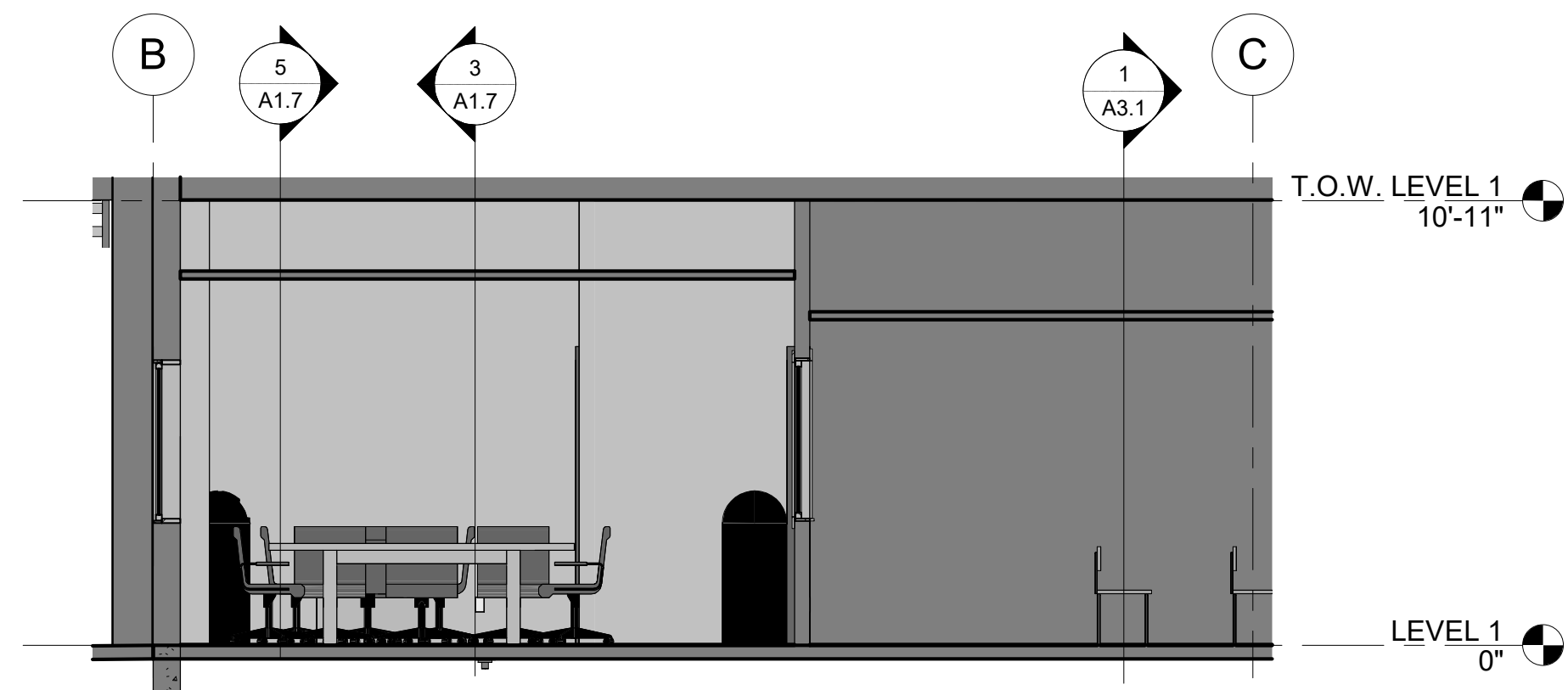
VEHICLE BAYS

PLAN SET:

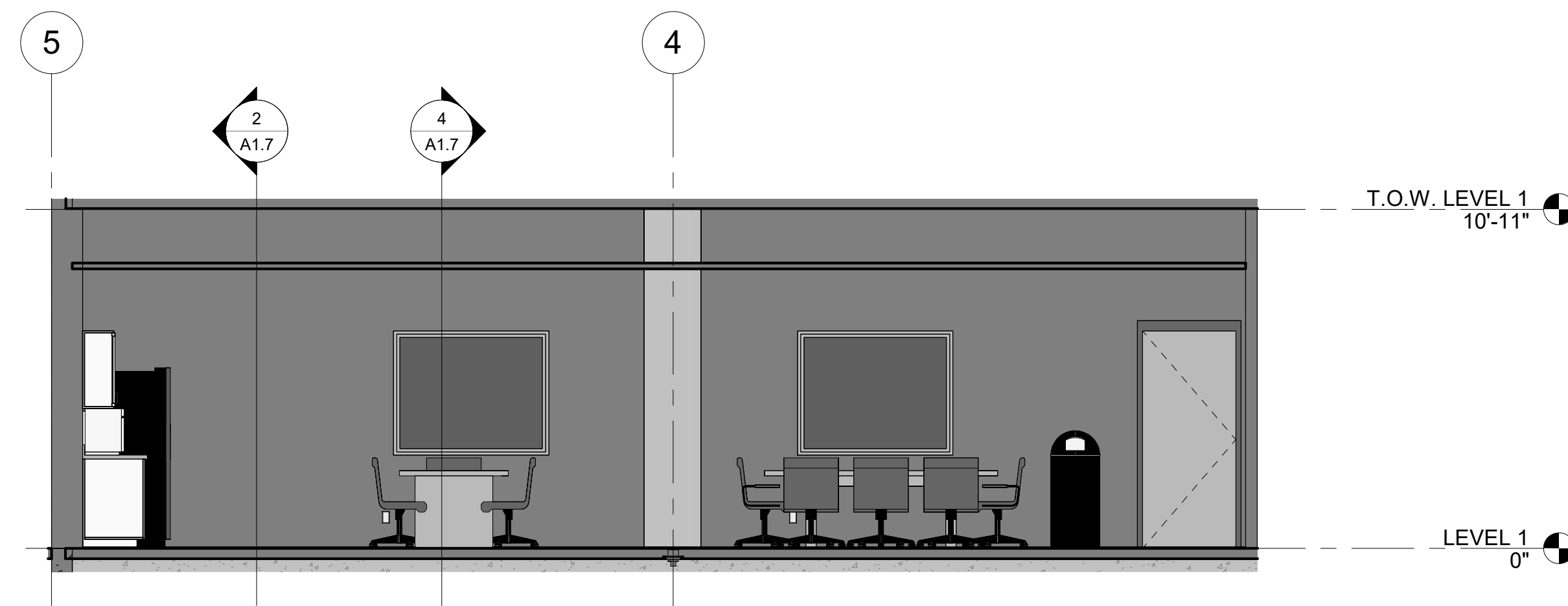
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SHEET

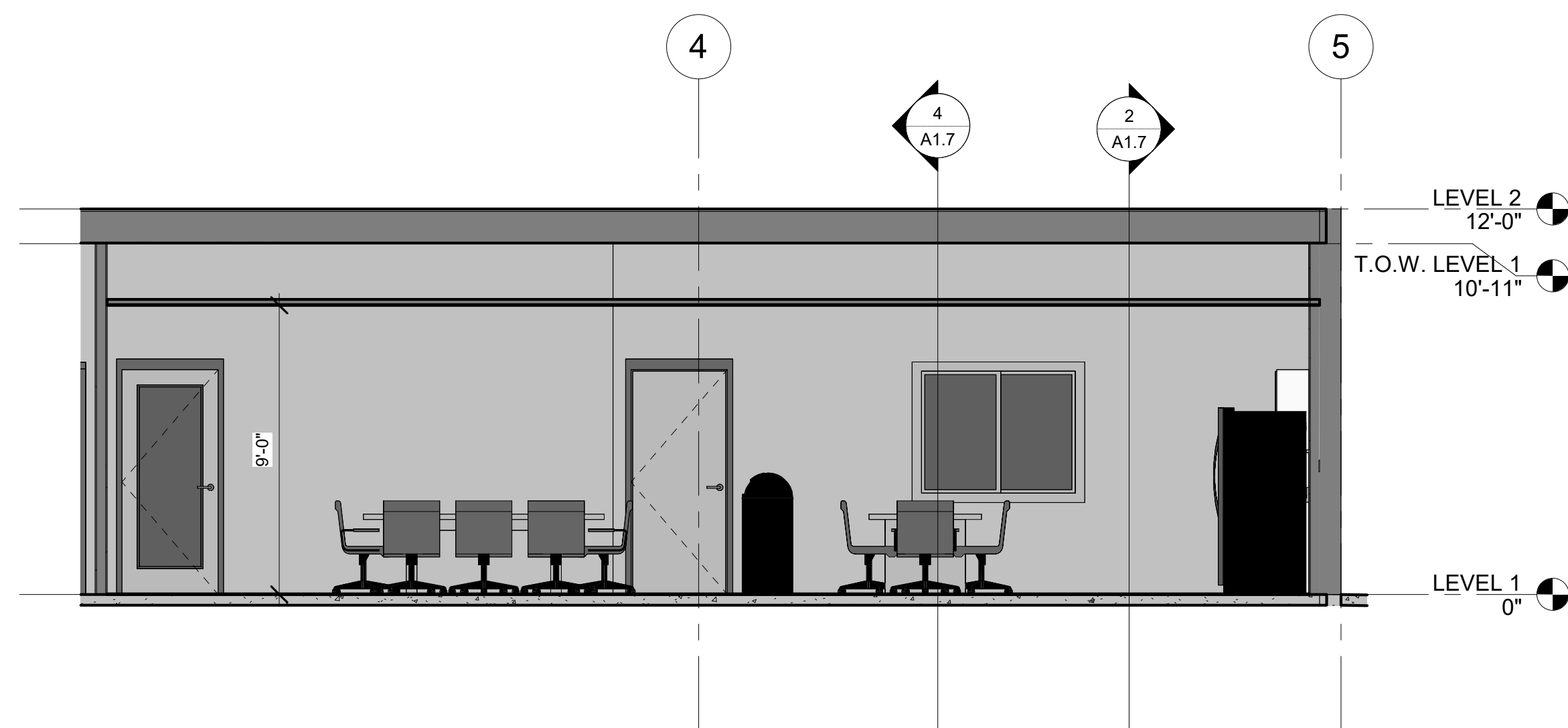
A1.6



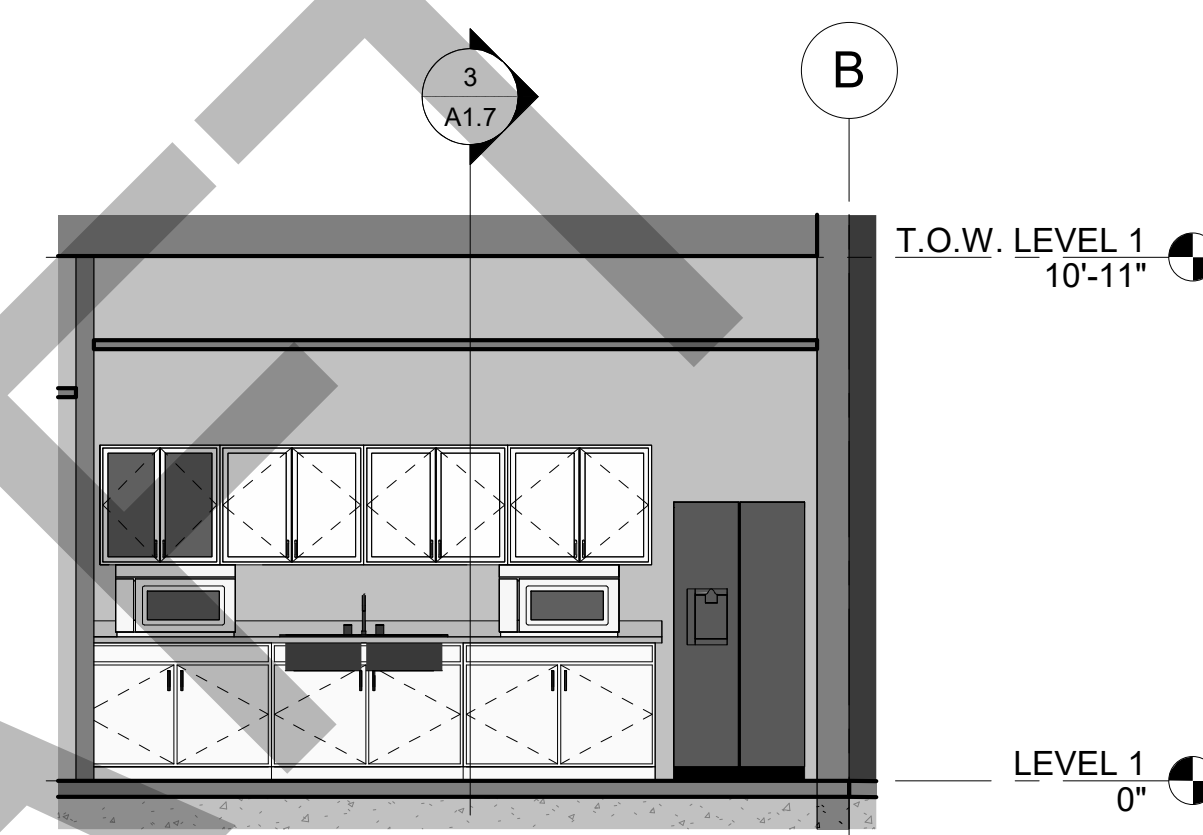
④ Section 9
1/4" = 1'-0"



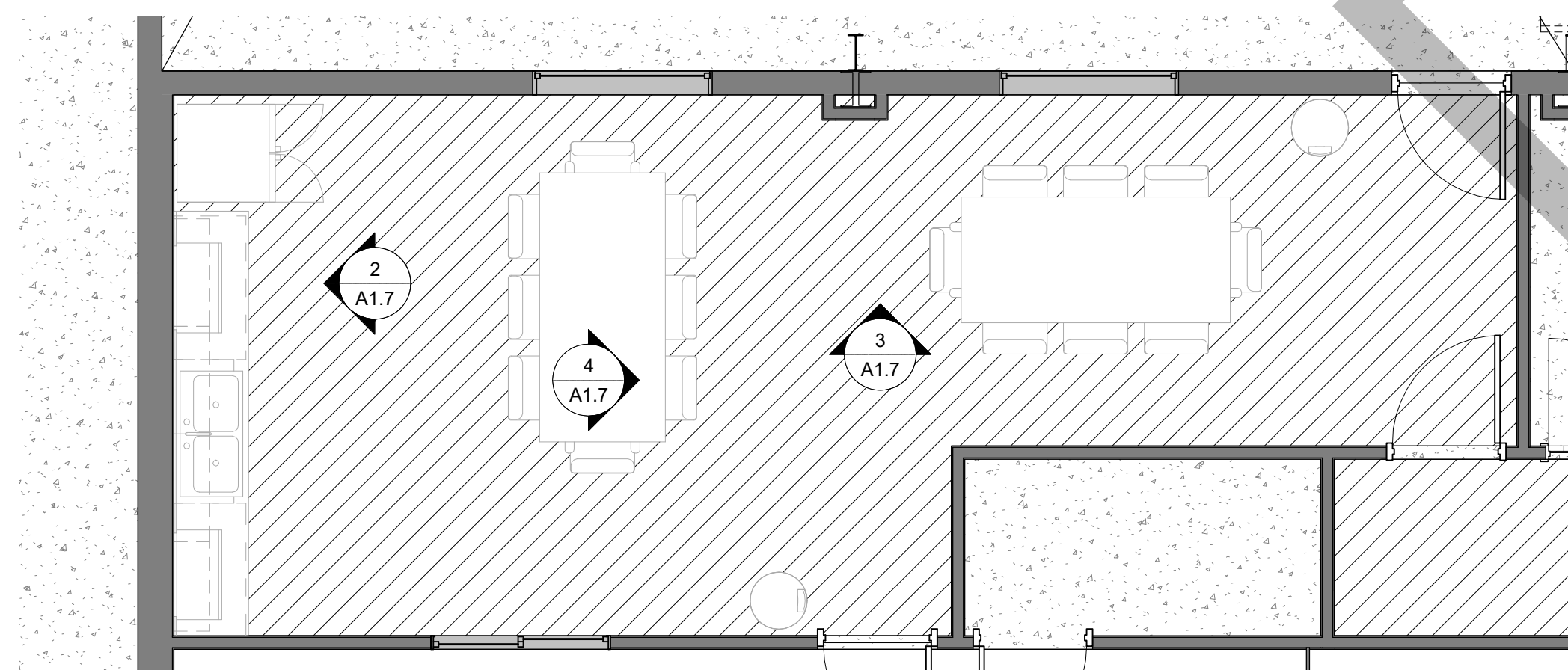
③ Section 7
1/4" = 1'-0"



⑤ Section 3
1/4" = 1'-0"



② Section 6
1/4" = 1'-0"



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

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:41 PM



REVISIONS

MARK	DATE	DESCRIPTION
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DRAWN: RED

DESIGNER: Designer

REVIEWED: AJH

PROJECT #

25SM3932.16

SCALES

1/4" = 1'-0"	
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BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FULL SIZE SHEET. ADJUST

PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

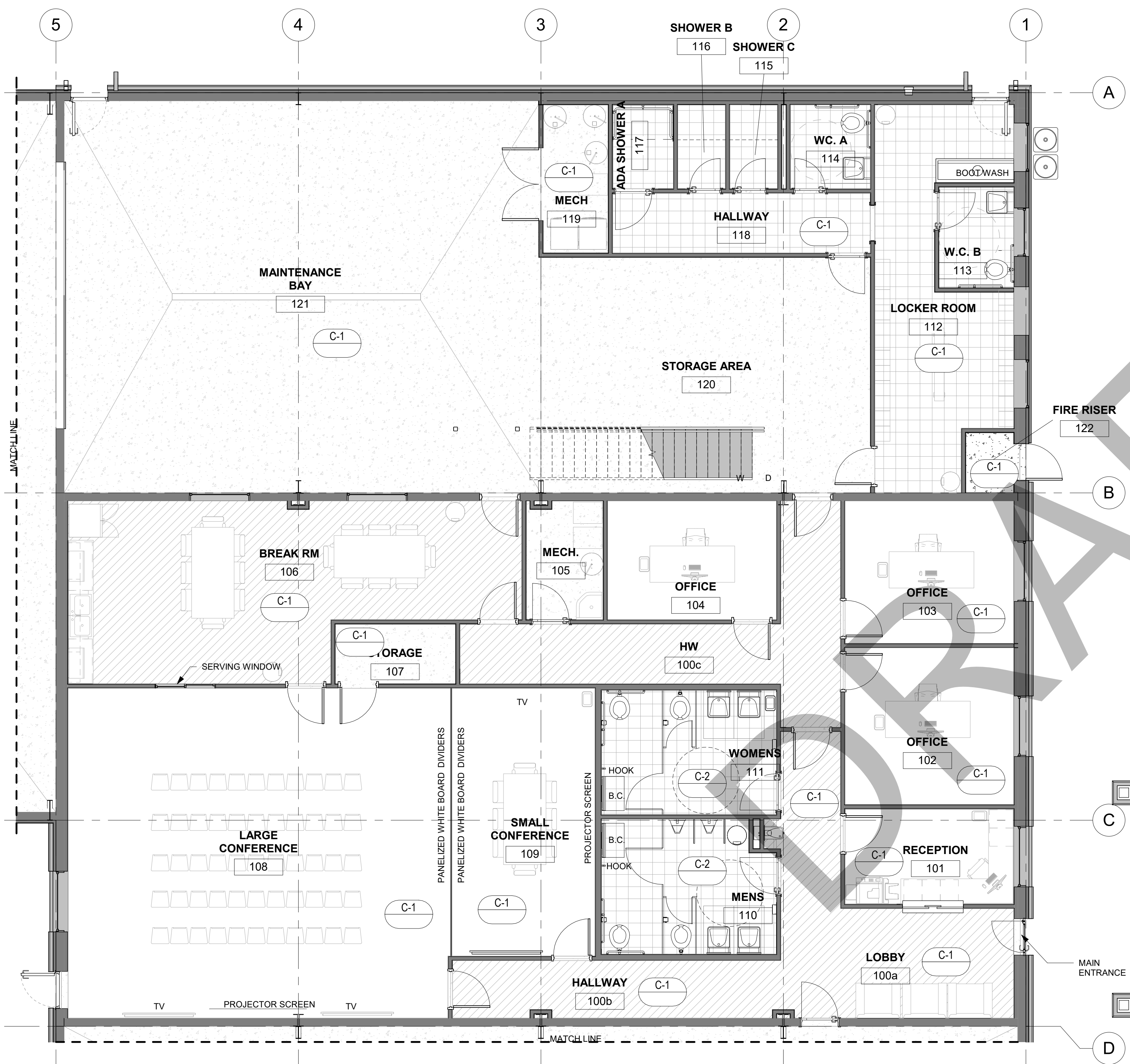
ENLARGED KITCHEN

PLAN SET:

BID SET

SHEET

A1.7



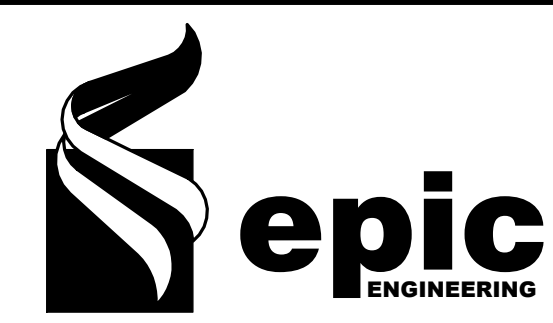
ROOM FINISH SCHEDULE LEVEL 1						
NO.	ROOM NAME	AREA	FLOOR FINISH	BASE FINISH	CEILING FINISH	WALL FINISH
27	DRIVE-THRU BAY	1573 SF	CONCRETE			PAINT
28	DRIVE-THRU BAY	1521 SF	CONCRETE			PAINT
29	VEHICLE BAY	1467 SF	CONCRETE			PAINT
30	VEHICLE BAY	1467 SF	CONCRETE			PAINT
31	VEHICLE BAY	1440 SF	CONCRETE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

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

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"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST

PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:

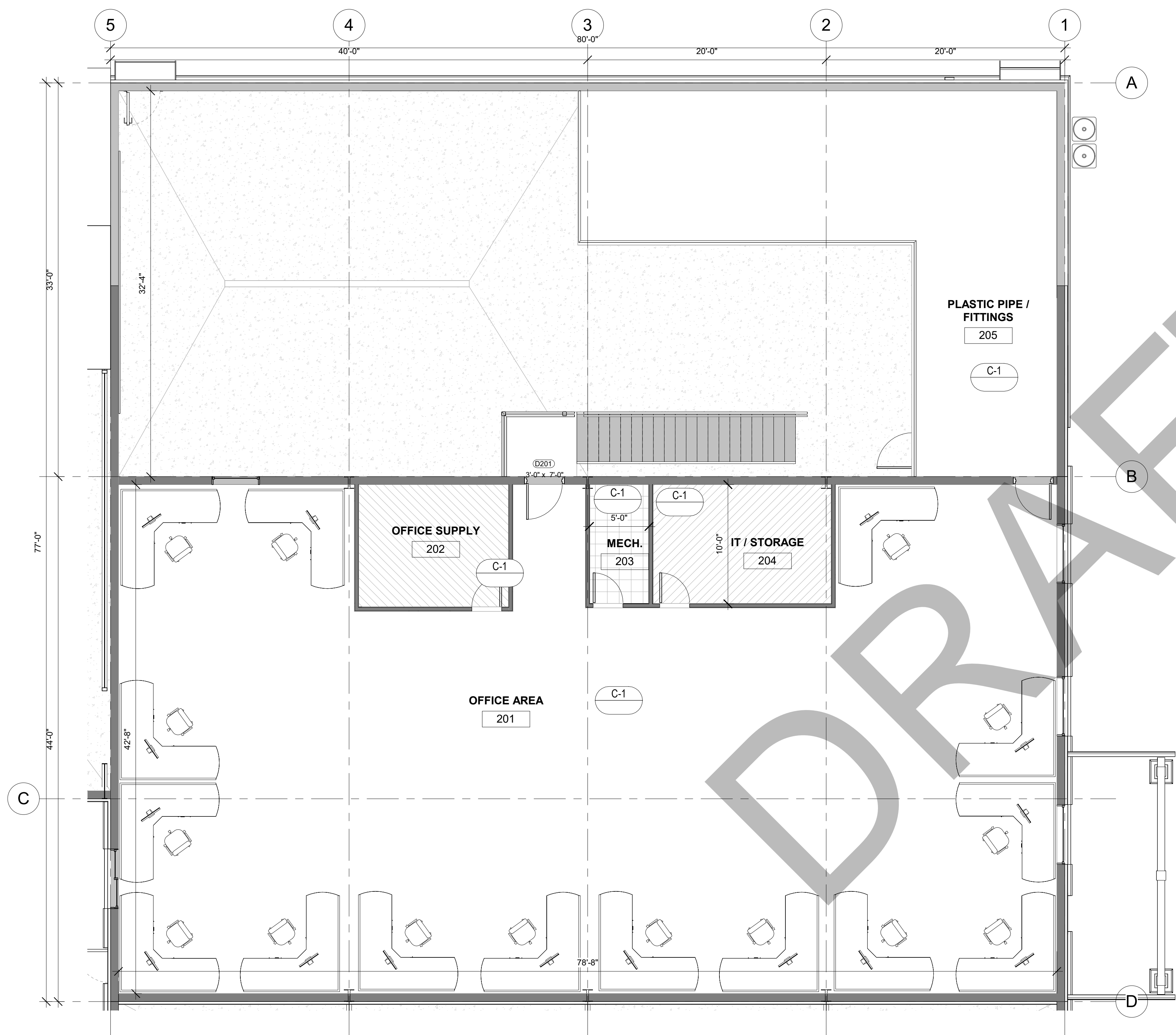
LEVEL 1 ROOM FINISHES

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

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

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:42 PM



REVISIONS

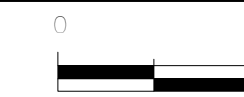
MARK	DATE	DESCRIPTION
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DRAWN: RED
DESIGNER: Designer
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

3/16" = 1'-0"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

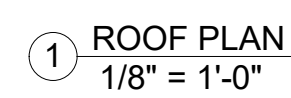
LEVEL 2 ROOM
FINISHES

PLAN SET:

BID SET

SHEET

A1.9



3/10/2025 4:55:42 PM



SCALES

As indicated



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

PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

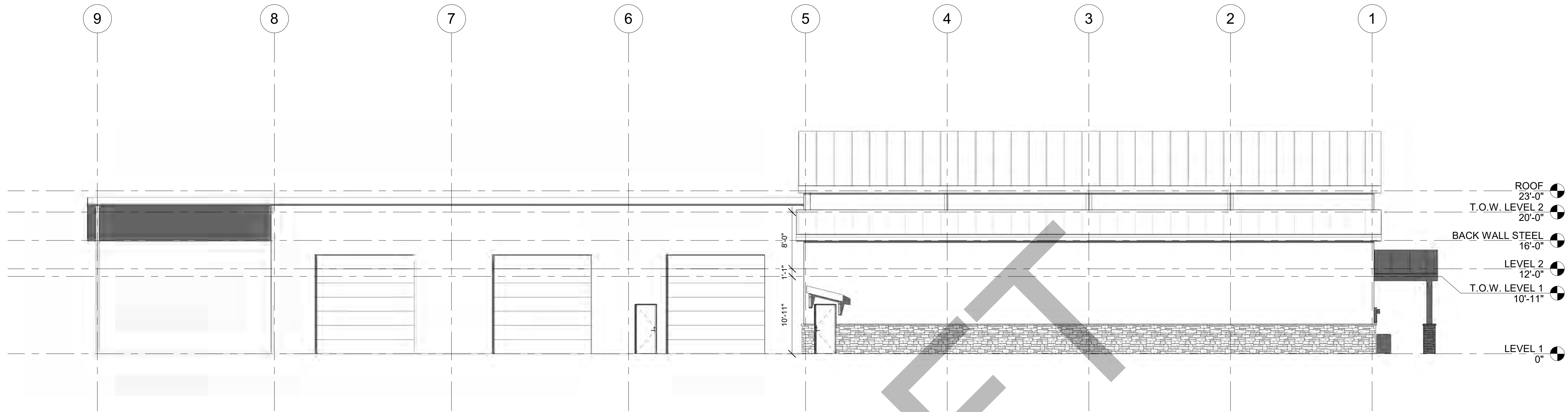
SHEET TITLE:

ROOF PLAN

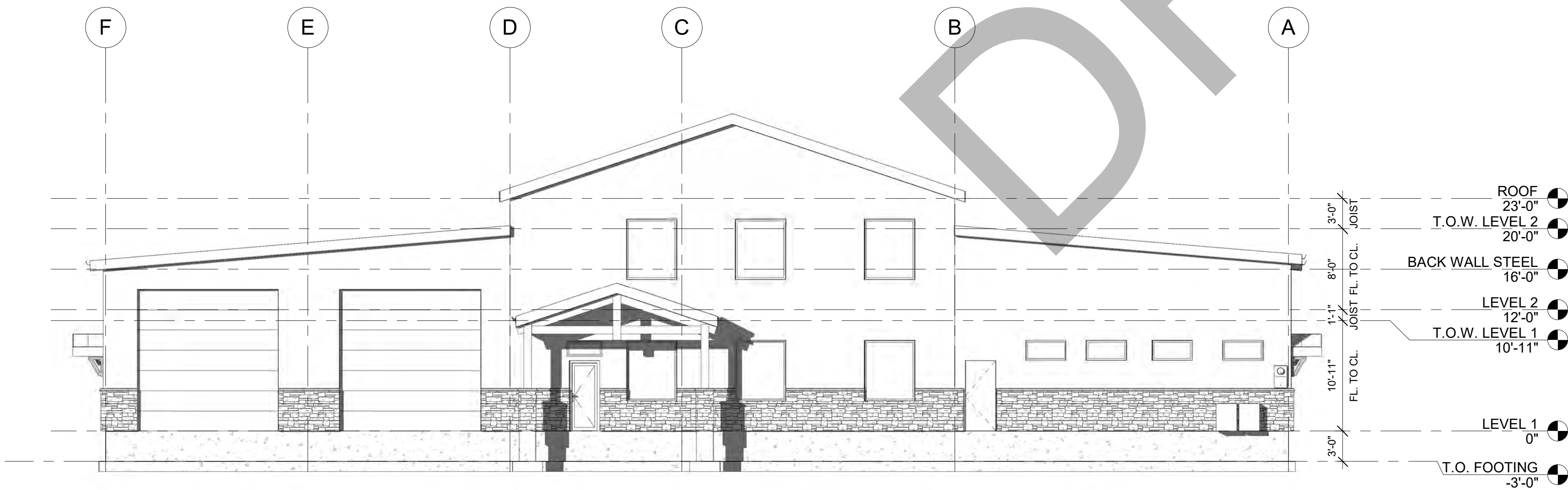
PLAN SET:**BID SET**

SHEET

A1.10



② SOUTH
1/8" = 1'-0"



③ EAST
1/8" = 1'-0"

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:46 PM



REVISIONS

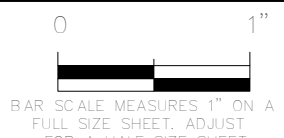
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

1/8" = 1'-0"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

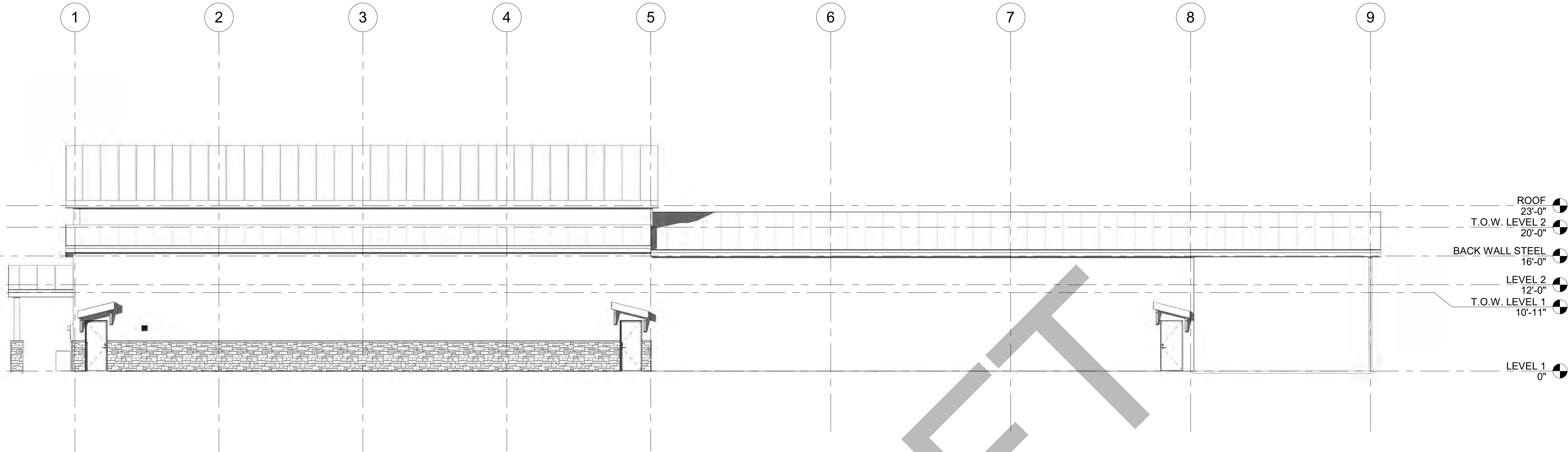
ELEVATIONS

PLAN SET:

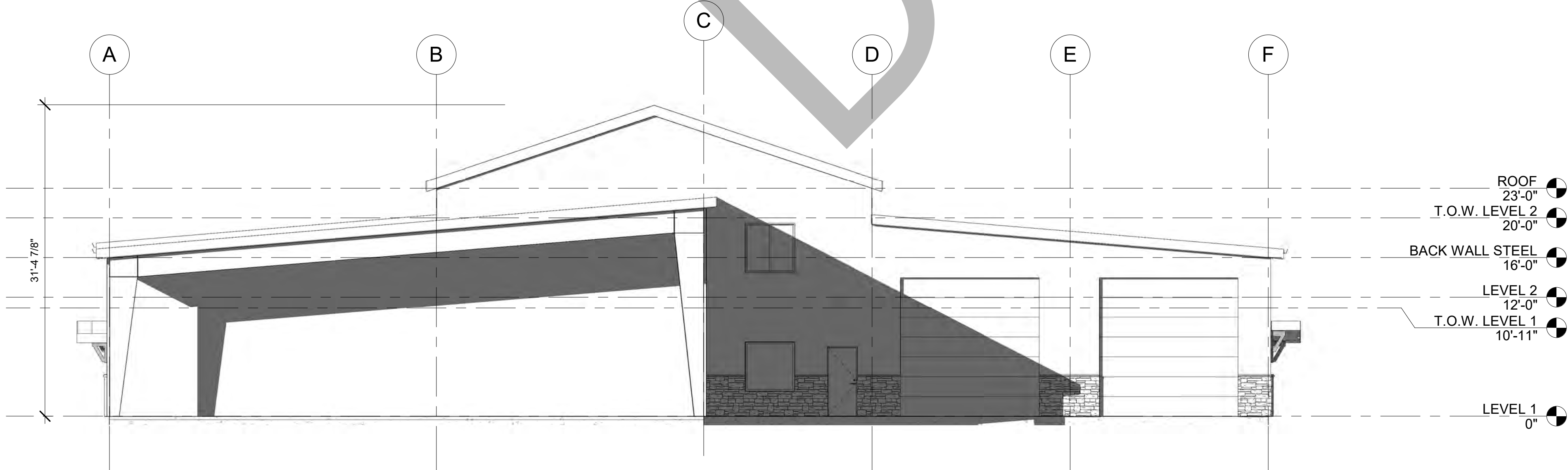
BID SET

SHEET

A2.1



1 NORTH
1/8" = 1'-0"

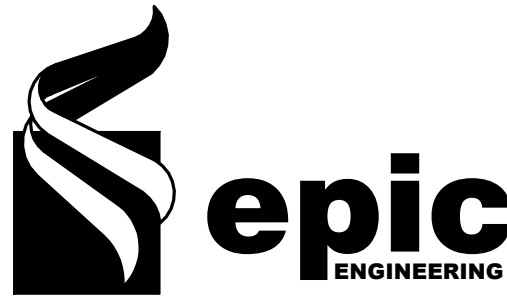


2 WEST
1/8" = 1'-0"

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:50 PM



REVISIONS

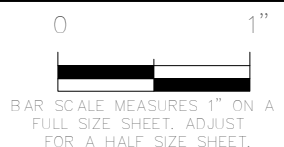
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

1/8" = 1'-0"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

ELEVATIONS

PLAN SET:

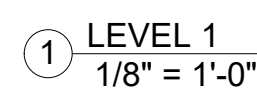
BID SET

SHEET

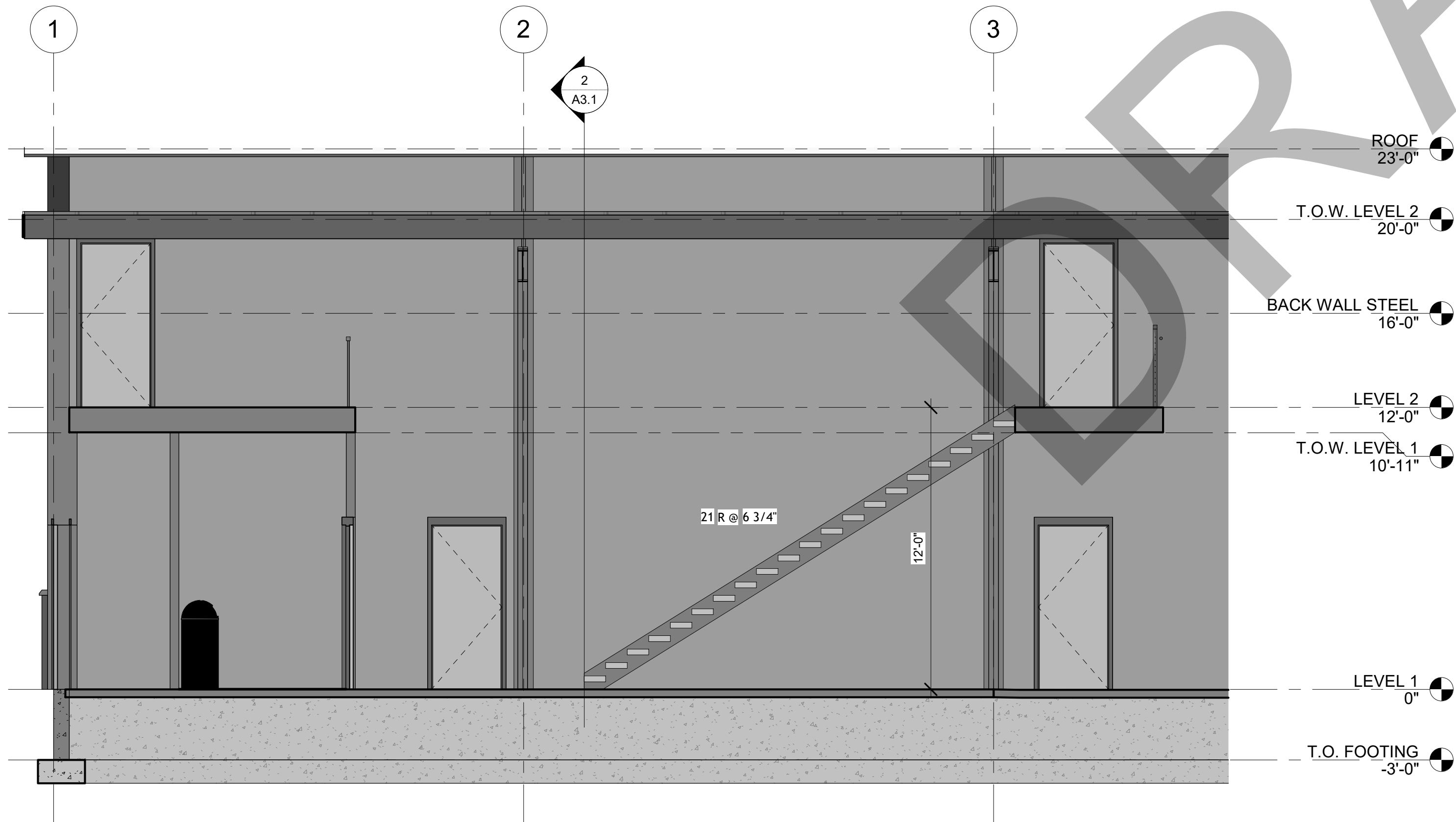
A2.2



A3.2

**BID SET**

A4.1



③ Section 4
1/4" = 1'-0"

CONSTRUCTION NOTES

DATE

3/10/2025 4:55:50 PM



REVISIONS

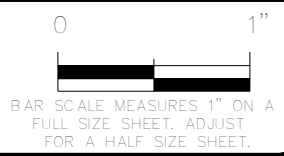
MARK	DATE	DESCRIPTION

DRAWN: RED
DESIGNER: EPIC
REVIEWED: AJH

PROJECT #
25SM3932.16

SCALES

1/4" = 1'-0"



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER
CITY UTAH

SHEET TITLE:

STAIRS AND RAILING
DETAILS

PLAN SET:

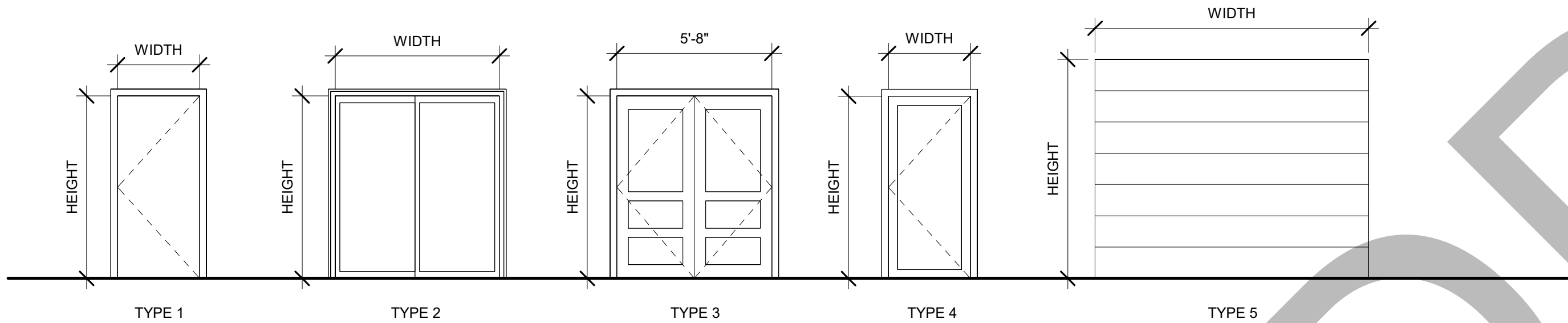
BID SET

SHEET

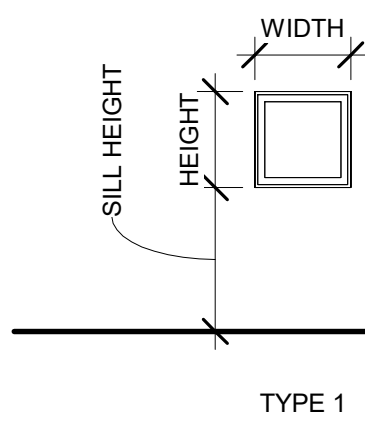
A5.1

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



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

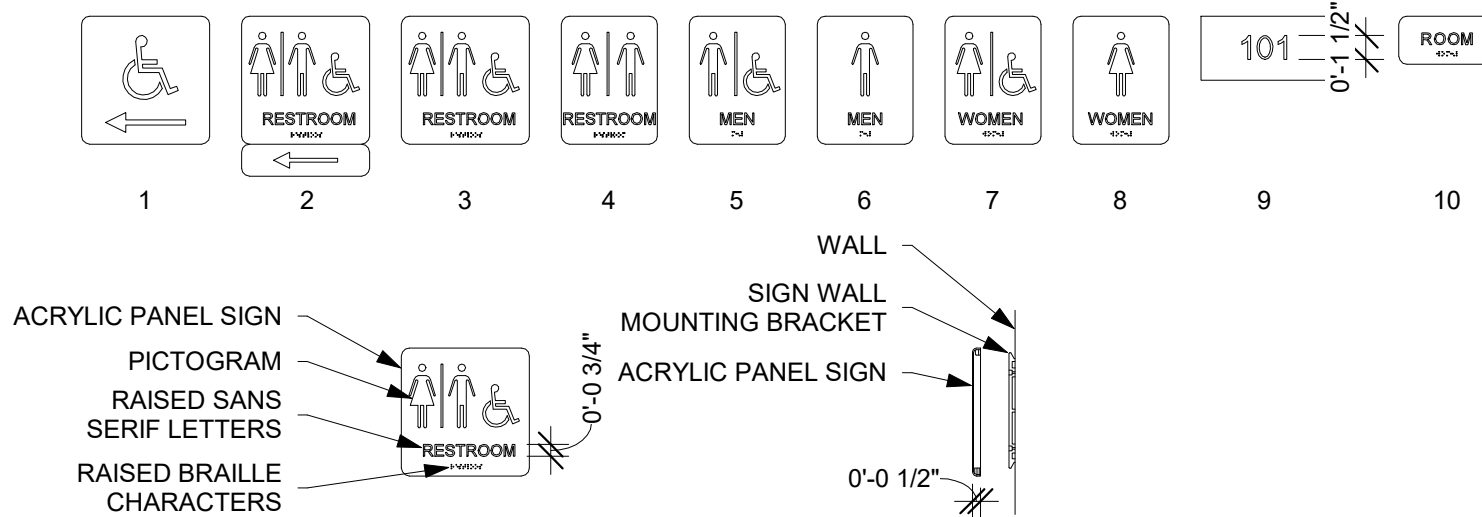
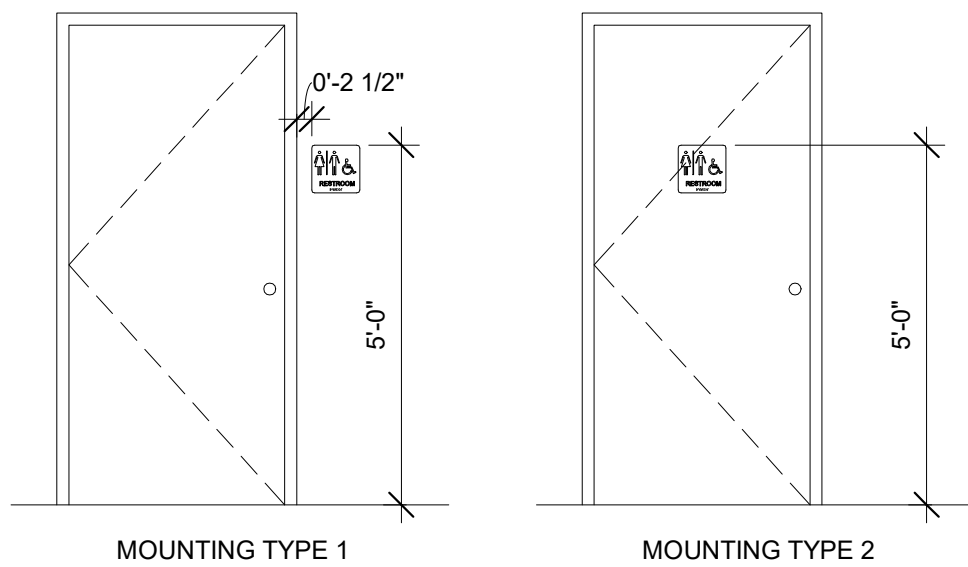


- CEILING TYPES
- C-1 5/8" GYP. BD. ATTACHED TO UNDERSIDE OF FRAMING
- C-2 24" X 48" ACCOUSTICAL CEILING TILES
- C-3 24" X 24" ACCOUSTICAL CEILING TILES
- CEILING TYPES
- N.T.S.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

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.

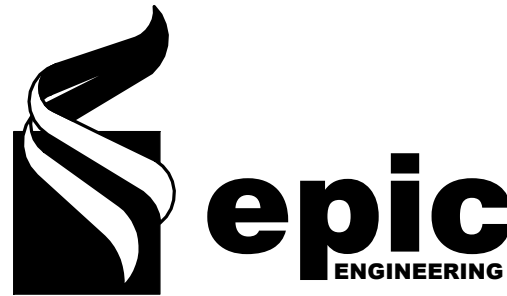
SIGN SCHEDULE						REMARKS
MARK	COUNT	TEXT	WIDTH	HEIGHT	MOUNT	
1	1		9"	9"	1	
2	1	RESTROOM	9"	9"	1	
3	1	RESTROOM	9"	9"	1	
4	1	RESTROOM	9"	9"	1	
5	1	MEN	6"	9"	1	
6	1	MEN	6"	9"	1	
7	1	WOMEN	6"	9"	1	
8	1	WOMEN	6"	9"	1	
9	1	ROOM NUMBER	VARIES	4"	1	
10	1	ROOM NAME	VARIES	4"	1	



CONSTRUCTION NOTES

DATE

3/10/2025 4:55:51 PM



REVISIONS

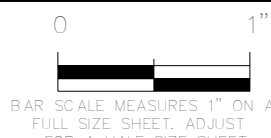
MARK	DATE	DESCRIPTION

DRAWN: EPIC
DESIGNER: EPIC
REVIEWED: EPIC

PROJECT #
25SM3932.16

SCALES

As indicated



PROJECT NAME:

JSSD OFFICE

PROJECT LOCATION:

OLD HWY 40, HEBER CITY UTAH

SHEET TITLE:

ARCHITECTURAL SCHEDULES

PLAN SET:

BID SET

SHEET

A7.1