ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, May 26, 2026, at 6:00 pm** at 20 North Main Street. This meeting can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: **alpineut.gov**. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- **A. Roll Call** — **Mayor Carla Merrill**
- **B. Prayer** — **Sarah Blackwell**
- **C. Pledge** — **Andrew Young**

II. CONSENT CALENDAR

- **A. Approval of Minutes of the May 12th City Council Meeting**
- **B. Resolution R2026-21: Approval of Memorandum of Understanding with Highland Alpine Chamber of Commerce**
- **C. Resolution R2026-22: Appointment of Alternate Land Use Hearing Officer**
- **D. Resolution R2026-23: Cooperative Agreement with Utah Division of Forestry, Fire and State Lands**
- **E. Approval of Proposal for Lightweight Chip Seal Aggregate, Amrize: $37,090.59**
- **F. Approval for Proposal for Sealcoat, Anderson Asphalt: $277,286.52**
- **G. Approval for Proposal for Emulsion Coating, NU Rock Asphalt: $61,521.90**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- **A. Presentation: The Children's Center Utah – Rebecca Dutson, President and CEO**

V. ACTION ITEMS

- **A. Site Plan Approval – Alpine Fire Station Addition/Community Center Site Plan**
- **B. Ordinance 2026-12: Boundary Adjustment with Draper City**
- **C. FY2027 Budget Project Priorities**

VI. REVIEW

- **A. Review of Main Street and Gateway Corridor Master Plan – Part 2**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

IX. CLOSED MEETING: Discuss litigation, property acquisition, or the professional character, conduct, or competence of personnel

Mayor Carla Merrill
May 22, 2026

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING

May 12, 2026

I. Work Session

The budget work session was held in the Conference Room at City Hall. Mayor Carla Merrill called the meeting to order at 4:08 pm.

In attendance were Mayor Carla Merrill, and council members Brent Rummler, Sarah Blackwell, Andrew Young, Chrissy Hannemann, and Jessica Smuin.
Staff: Shane Sorensen, Caden Lyon, DeAnn Parry
Others: Kent Parry

Budget Discussion

Shane Sorensen said he met with four of the five council members today regarding the budget. By law the city is required to adopt a tentative budget at the first regular meeting in May. This is not the final budget but will be a starting point.

Fund Balance Analysis

Fund Balance Analysis

	Funds						
	PARC	Class C Roads	Capital Improvements	Water	Pressurized Irrigation	Sewer	Storm Drain
Balance as of 4/30/26	$ 145,648	$ 1,114,286	$ 8,176,250	$ 3,809,208	$ 1,692,545	$ 3,195,153	$ 708,681
Burgess Park Pickleball Court Lighting Upgrades	$ (21,000)						
Three Falls Land Slide Mitigation Project			$ (500,000)				
Moyle Park Landscaping			$ (50,000)				
300 North Well Improvements					$ (140,597)		
Busch Well Improvements					$ (81,528)		
Sewer Buy-In for New Homes							
Parks Master Plan Update							
Estimated Balance End FY2026	$ 124,648	$ 1,114,286	$ 7,626,250	$ 3,809,208	$ 1,470,420	$ 3,195,153	$ 708,681
Projected Revenue FY2027	$ 150,000	$ 845,000		$ 1,110,700	$ 1,251,000	$ 1,525,000	$ 262,000
FY2027 Proposed Projects	$ (50,000)	$ (1,100,000)	$ (4,175,000)	$ (1,413,375)	$ (1,390,479)	$ (1,698,725)	$ (328,850)
Projected Fund Balance End of FY2027	$ 224,648	$ 859,286	$ 3,451,250	$ 3,506,533	$ 1,330,941	$ 3,021,428	$ 641,831

	Impact Fees					
	Park	Water	Sewer	Storm Drain	Streets	PI
Balance as of 4/30/26	$ 463,622	$ 843,780	$ 167,608	$ 228,199	$ 171,414	$ 585,718
Burgess Park Pickleball Court Lighting Upgrades						
Three Falls Land Slide Mitigation Project						
Moyle Park Landscaping						
300 North Well Improvements						
Busch Well Improvements						
Sewer Buy-In for New Homes			$ (7,000)			
Parks Master Plan Update	$ (65,000)					
Estimated Balance End FY2026	$ 398,622	$ 843,780	$ 160,608	$ 228,199	$ 171,414	$ 585,718
Projected Revenue FY2027	$ 140,000	$ 145,000	$ 21,000	$ 36,000	$ 65,000	$ 171,500
FY2027 Proposed Projects	$ (285,000)	$ (145,000)	$ (21,000)	$ (50,000)	$ (170,000)	$ (171,500)
Projected Fund Balance End of FY2027	$ 253,622	$ 843,780	$ 160,608	$ 214,199	$ 66,414	$ 585,718

Shane explained various fund details:

- The General Fund (GF), including wages and office expenses, is not part of this analysis, but projected revenue has been included. Alpine's annual revenue is about $8M.
- Engineering may start on the Three Falls landslide mitigation, but on-site work will not begin until the next budget year. Funds are already allocated in the Capital Improvements Fund (CIF).
- A new fund has been created so that subdivision and infrastructure bonds are not part of the CIF (45). Fund 46 will now hold the bonds. This money is not available for city projects.

  Brent Rummler wondered who would receive the interest from these bonds. We will need to ask Dave Sanderson, our Finance Director.

- The Moyle Park landscaping project will be completed in this budget year.
- If the Ridge Dr/Canyon Crest roundabout moves forward, the council may choose to allocate funds over two budget years, including FY2028.
- The GF balance is limited to 35 percent of our total revenue for the current fiscal year. Towards the end of the budget season Dave Sanderson and Shane will determine how much to transfer to the CIF, to be in compliance with state law. Total revenues will be estimated for this transfer.
- The Rainy Day Fund is a nickname for the General Fund 35 percent. The city has only dipped into this once for a lawsuit settlement, which saved the residents from paying increased property taxes.
- The fire station has $1M currently allocated in the CIF. We will likely only spend $500,000 this year on engineering, and the remainder will be earmarked for the project.
- Undeveloped property owned by the city does not count against the 35 percent limit for the GF. Real estate is like having a savings account.

Revenue

The council discussed potential sources of revenue:

- Other cities have an economic development team, but Alpine's residents do not want lots of business or commercial entities.
- Residents commenting on the Main Street Plan have not been in favor of even low-impact commercial endeavors. One-level senior living is also not viable.
- The city could buy property and rent it, but having limited staff could make that challenging.
- The cost of land in Alpine is so high that it often will not work for commercial endeavors.
- Lindon City has about the same population as Alpine, but they have many businesses and car dealerships that generate sales tax revenue. Our previous City Council did not permit even a small (5 car) dealership in Alpine.
- If we have fewer commercial businesses, we need higher property taxes. We cannot have low commercial and low property tax.
- Highland City will be increasing property taxes to help pay for their library and their user fee may go up.

Enterprise (Utility) Funds

Enterprise fund balances are for planned projects and unexpected issues that arise. These funds need to be self-sufficient, so rates must be raised if they are not generating enough revenue. The city typically changes utility rates in January, but they can be adjusted whenever necessary. A rate study is always completed before a change in rates.

A good fund balance also helps us get a better rate on bonds. When we have a significant fund balance it shows stability.

The council discussed:

- Upsizing our culinary water tank is estimated to cost $5.9M. A grant application has been submitted, with the maximum grant being $3M.
- Water Projects: Two vital water projects will need a bond (around $9M), the Heritage Hills Well and the booster pump on 400 West. Water and PI rates will likely need to be increased. A water rate study is in progress, and the numbers are being updated for increased construction costs. Staff hope to have this information for the council soon.
- High elevation water users (non-PI): When the PI rates were originally set, the city calculated the additional costs of pumping and maintenance for the homes using culinary water for landscaping. The previous council did not think they were paying enough for their outdoor water.
- High elevation users did not have to pay the PI original connection fee, but they are required to install a backflow prevention unit (RPZ).
- Establishing billing tiers with a significant jump in rates can encourage water conservation.

Council Projects

Shane explained that projects over $15,000 must come to the City Council for approval. The process for prioritizing council projects can be adjusted and improved, and it would be good to prioritize projects earlier in the year, possibly at the January budget retreat. For many projects the money comes from various funds, so

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it makes it harder to prioritize using simple budget numbers. Shane mentioned that some council members still need to submit their priority ranking matrix.

Projects and priorities were discussed:

- We can save money by combining the MAG Canyon Crest Road project with the roundabout and Peterson Park improvements, but we may need to wait for the best timing. Mountainville Academy (MVA) traffic interventions may also need to be factored in.
- When the Parks Master Plan is complete, we could put money aside for the Ridge/Canyon Crest roundabout.
- Prioritizing would be simpler if all the projects were paid from the CIF. However, some projects use money from several funds (like streets, water, sewer, etc.), so it is more complicated to calculate the funding.
- It was suggested that the council divide the projects into categories (like parks, civic and historical, traffic calming, etc.) and then identify priorities within each one.
- The city bought the property on 100 South mainly to address MVA traffic issues. Engineers have said that re-routing MVA traffic would likely cause the Ridge Drive/Canyon Crest intersection to fail. If we sell the 100 South property, we could use the funds to mitigate the re-routed traffic.

Opinions on the Ridge/Canyon Crest Roundabout

Mayor Carla Merrill asked the council members for their opinions on the roundabout, even if we do not get a MAG grant to help with the project. We will not find out about a grant award until August or September.

Andrew Young said he would like to use the money from the sale of the 100 S. property for a roundabout, because even without the grant, this project is urgent. All the traffic studies said we need a roundabout there to facilitate traffic.

Jessica Smuin said that the Ridge/Canyon Crest roundabout is critical, not only for school traffic mitigation but for helping traffic move in and out of our city. It would be great to get a MAG grant, but we can still move ahead and not delay. The roundabout will also improve Alpine's access from SR-92.

Sarah Blackwell said it would be good to wait and see if we get grant funding, but she supports the roundabout even without a grant.

Brent Rummler is in support of the roundabout even without a MAG grant.

Chrissy Hannemann said that we are spending half of our fund balance this year on capital projects, so she is hesitant to spend more of that money. She is not sure the roundabout is a priority because it does not disperse traffic in a different way, relieve wait times, relieve congestion, or help with future growth. She does not support the roundabout without a MAG/TAC grant.

Mayor Merrill explained that if we get a MAG grant, the actual funding is five years out. We would pay for the project and then MAG would pay us back in five years. If you start a project before receiving a grant you cannot apply grant funds to that endeavor. If we do not receive a MAG grant this year, it is unlikely that we will receive one in the next few years because of the huge traffic needs in the valley. Construction work on the previously awarded trail grant will not begin until the spring of 2027.

Ranch Drive Connector Road

Chrissy Hanneman said her highest priority is building the bridge from Ranch Drive to the Alpine Highway. This will reduce travel times, move traffic away from Main Street, reduce congestion (specifically on W. Canyon Crest), and facilitate future growth in the north part of the city. She would like to keep funds in the CIF for the Ranch Drive Bridge and a roundabout on Alpine Highway. Even though we are not ready to build yet, we should be planning and saving for this road.

Brent Rummler said that he agrees that the Ranch connector road is a priority, but it will be many years in the future. This will only happen when the land is developed and the city can have the developer pay a portion of the construction.

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Jessica Smuin said she thinks we can plan for this by spreading other project costs over several years and using part of the Rainy Day Fund. She believes we will have a developer to help with part of the costs.

Mayor Carla Merrill clarified that the Ranch connector road is already on our Master Plan. If developers want to sell one-acre lots, they will not have to complete extra projects. We can only require them to build new infrastructure if they request a use that is not currently permitted, like higher density. In that case we could ask for a bridge. A church or temple is already allowed on this land, so the church would not be required to build anything extra.

Concluding Information

Shane Sorenson commented on funding. In some years we have transferred a fairly large amount from our GF to the CIF. In 2021 we had a tax increase, which generated more than we needed for public safety and city projects. This meant we did not need a tax increase for the last few years, even with increases in the public safety budgets. Although we have a pretty large budget increase this year, we can do it because we have saved the money. Now that gap is narrowing and it will not cover the public safety increase for next year.

Mayor Carla Merrill said we need to be careful about our spending. The increase in public safety is around $400,000. We cannot do all the projects, but we might be able to use the interest from some accounts. She suggested holding another meeting about projects.

Because we must adopt a tentative budget tonight, Shane suggested including all of the proposed projects in the approval, knowing that we will need to identify priorities before the final budget is adopted. Some project costs can be split over two years to reduce the immediate impact.

Chrissy Hannemann reminded the council that the Finance Committee will meet on May 28 at 8:00 am. Official notices will be posted so that all council members may attend.

The work session concluded at 5:52 pm. The council then moved into the regular City Council meeting.

Following the budget work session, Mayor Carla Merrill called the regular City Council meeting to order at 6:01 pm.

II. CALL MEETING TO ORDER

A. Roll Call — Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, Sarah Blackwell, Chrissy Hannemann, and Andrew Young.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, Heidi Smith, and DeAnn Parry

Others: David Spencer, Phil Williams, David Mortensen, April Cooper, Catherine Johnston, Linda Black, Rick Black, Isaac Paxman, Tom Watkins, Chad Jones, David Witbeck, Kori Witbeck, Chad Littlewood, Gary Cooper

B. Prayer — Brent Rummler

C. Pledge — Jessica Smuin

III. CONSENT CALENDAR

A. Approval of Minutes of the April 28th City Council Meeting

B. Resolution R2026-18: Creation of the Alpine Youth Council Parent Citizen Advisory Committee

C. Resolution R2026-19: Appointments to the Alpine Youth Council Parent Citizen Advisory Committee

D. Ordinance 2026-11: Restrictions on the Use of Fireworks and Fires in Certain Areas of Alpine

E. Proposal for Crack Sealing City Streets - Morgan Pavement: $65,800

Item B - Shane Sorensen explained that parents have already been serving on the AYC committee. This action is to formalize the appointments and terms.

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Item D - The only change to the firework restrictions from last year is to ban open fires (and fire pit use) on city property (like at Lambert and Moyle Parks), because of the drought conditions.

Item E - Crack sealing helps preserve our streets as it keeps water from damaging road surfaces. It can be completed during this budget year.

Motion: Jessica Smuin moved to approve the Consent Calendar with the additions to the minutes submitted by Chrissy Hannemann. Brent Rummler seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes	No	Excused
Brent Rummler		
Jessica Smuin		
Sarah Blackwell		
Chrissy Hannemann		
Andrew Young		

IV. PUBLIC COMMENT

David Spencer *– Orem*

David said he is running for County Cmmission Seat B. He served for 12 years on the Orem City Council and during that time a County Commissioner never came to ask about their needs. He wants to visit every city to talk with the mayor, the council, and the citizens to see how the county can help them. David feels that the county is currently fragmented and not on the same page. Once we are united, we can go to the legislature to request money for Utah County. David expressed his support for our fire and police departments and thanked them for putting their lives on the line for us every day.

Linda Black *– East Mountain Drive, Alpine*

Linda wanted to apologize for her comments about the fence ordinance at the City Council meeting two weeks ago. She referred to a situation in her neighborhood and doing so in a public forum was inappropriate and unfair. She learned that she did not have a full understanding of the ordinance and city processes, and she apologized for the confusion and disruption. After the previous meeting Linda spoke with the mayor and Don Quigley in Code Compliance, and she appreciated the time they took to explain everything. She respects that the City Council is already working to review and update the fence ordinance, a task which must be balanced with budget and staffing issues. She will use appropriate channels and appropriate timing in the future. She wanted to apologize directly to her neighbor because she made assumptions and spoke in a way that came across as personal and accusatory. That was wrong, and she is truly sorry for the hurt and stress her words may have caused and for putting a private neighborhood matter into a public setting. It was not her intent to damage the relationship, and she values the relationship over a fence disagreement. She will do her part to restore trust and peace between their homes.

Rick Black *– East Mountain Drive, Alpine*

Rick also spoke in City Council two weeks ago about Alpine's community values, the rural feel, and the beautiful mountains and open space, but failed to acknowledge that the most important reason we live here is the people. Rick said he portrayed his neighbor, Marty White, as something he is not, and caused unnecessary hurt and embarrassment to Marty and his family. Rick wanted to publicly apologize to Marty, his family, and the council for his unfair portrayal of Marty's character. We all have different opinions, likes, and tastes. Marty reached out, like a good neighbor, and they were able to resolve their differences. Marty is Rick's good friend and neighbor and if Rick were in a jam, Marty would not hesitate to leap over his beautiful 8-foot concrete fence and come to his aid.

Isaac Paxman *– Provo*

Isaac knows Mayor Merrill and Heidi Smith from our staff. He spent eight years as the Provo Deputy Mayor and is running for the same seat as Mr. Spencer on the County Commission. Seven generations of his family have lived in Utah Valley. Isaac is an attorney, has worked for the U.S. Department of Justice, and now has his own firm. This is Isaac's first run for office, and he respects the council members and the work they do. He agrees that we need to unite to do more for the county, and he has the credentials and connections to hit the ground running. Isaac worked with the legislature to get funding for the Provo Airport. He has managed

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departments for the airport, parks and recreation, and the library, and he knows how to find visionary projects and get things going. Isaac quoted an endorsement from Mayor Carla Merrill, "Over the last eight years, Isaac Paxman has become a trusted public servant and an asset to our entire region. I join the chorus of local elected officials who are supporting him for Utah County Commissioner Seat B, because we have seen him in action and feel strongly that he is just the type of person we need in county leadership."

V. REPORTS & PRESENTATIONS

A. Financial Report

Shane Sorensen said that the Financial Report and the Red/Green report were provided in the packet. There are a few items we will address at the end of the budget year, but nothing major. Projects are still moving forward, and revenues are where we anticipated. We have received almost 100 percent of our property tax collections. Our main focus now is on next year's budget while this fiscal year concludes.

Chrissy Hannemann asked Shane to explain the new Fund 46 so it would be included in the minutes.

Shane said that the Capital Improvements Fund (CIF–45) previously included subdivision bonds received from developers and infrastructure bonds paid by residents who were building a home. This made it confusing to identify which funds were available for city improvement projects. In the last month such bonds have been moved to Fund 46 so council members will have a clearer view of the CIF status. Shane will also work to have designations added to line items in the CIF (like the fire station) so council members will know which funds have already been allocated.

VI. DISCUSSION ITEMS

A. Request for Approval of Funds to Determine Property Ownership Near Alpine Highway

Shane Sorensen said that Andrew Young and Jessica Smuin requested this item for discussion concerning a lane between several properties where the ownership is uncertain. This request is for council to spend money to research the ownership of the property.

Andrew Young said that this area came up during the budget planning for next year. Residents have asked that the city improve this spot near the entrance to Alpine. Andrew was told that Alpine does not own it, but he has seen some surveys that indicate otherwise. Nearby residents believe that Alpine has a utility easement there. He wants to find a win-win solution so the city can take action to improve the lane and the entrance to our city.

This is a dangerous lane because vehicles use it to drive back and forth from Allegheny Way to the Alpine Highway. Residents do not want cars driving through there, as they would like it to revert to a walking path. Andrew spoke to a county surveyor and a mapper, and they do not know who owns the four narrow parcels. Katherine Johnston has information from U.S. Title that it would take at least $1,000 and maybe more, to do the research. Andrew does not want to spend a lot of money on this but is looking for approval for $2,000-$5,000 to begin the process to determine ownership. Sarah Blackwell suggested that we get multiple bids for a title search. Andrew would like this area to be part of a beautiful entrance to Alpine.

Brent Rummler thanked Andrew Young, Jessica Smuin, and the neighbors who brought this up. He appreciates the homeowners on S. Canyon Crest Road and the Alpine Highway who have improved their lots and made them beautiful. This makes our city entrances nicer too. It would be a good idea for the city to do our part if we have ownership. Brent supports funding the research. If the city has ownership, that would be awesome. If it is just an easement, then our use is limited. If the neighbors have ownership, they may be willing to give the city an easement.

Attorney Steve Doxey said that the question is whether the city owns the lane outright, and this will require funds to determine. If the city does have a prescriptive easement, it would be one that was acquired by use over more than 20 years. If the easement issue goes to court, the ruling would be based on the use made by the city on that property. It would allow us to continue to use it for sewer maintenance, but not to improve it as a walking trail.

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Jessica Smuin said she supports funding the research to find out if the city owns the parcels and what we can do to improve the area.

Mayor Carla Merrill said it would be best to find out where the county stands. If they cannot determine ownership, then we could do the title search.

Andrew Young said he would follow up with the county.

Steve Doxey recommended that the city get a written statement from the county

Sarah Blackwell said she would like to know the county's position. She supports this effort, as it aligns with our Master Plan and the goals of the city. She is in favor of allocating funds for the title search.

David Mortensen, a surveyor with Civil Science in Lehi, was invited to the microphone.

David said it is common to have boundaries that are not clear. By deed it might be a gap, but on the ground, there is no gap. This might require some historical research. Title companies do this all the time, and David estimated that a survey could cost $3,500-$3,800.

Chrissy Hannemann said she is in favor of the research if it seems likely that the city has ownership. She wondered if people are using the lane because their interior parcels are landlocked.

Shane Sorensen explained that the situation has changed over the years. One survey shows the Alpine Commons PRD subdivision (Braddock Lane) and the park (Rachel McTeer) with an access lane to Alpine Hwy. A survey from five or six years ago shows that the city may have a right-of-way there. Shane has been hesitant to assume city ownership because he believes the lane was just the access for a hayfield and not city property.

April Cooper, a nearby property owner, was invited to the microphone.

April said that Metro Water owns a diagonal section of land through this area. In a 1993 survey the lane was marked as an access lane. If the current lane were blocked off it would landlock April's property unless Willard Spykes granted her access through his property. Metro Water said she cannot have formal entry to her lot from Allegheny Way, so Alpine Highway is her only access. There are a lot more issues than just whether the city owns the lane. This area involves Metro Water, Lehi Irrigation, the Coopers, Willard Spykes, and the Williams. It is important to April that she can have access to her property and that her land is not devalued.

Shane Sorensen explained that Alpine City has a 20+ year easement there for a sewer line, but he cannot find any documents showing a recorded easement. Shane explained the markings on an old plat and said it was before the development of the Braddock Lane subdivision. He thinks it is unlikely that the city owns any of the land, so if the city is going to spend money on a title search or survey, he wants the council to make that decision.

Phil Williams, a nearby homeowner, was invited to the microphone.

Phil said he owns the property south of the lane, and the city has a sewer easement against his fence. Lehi irrigation also has an easement and there are two rights-of-way. When the Braddock subdivision was built, Leland Johnson sent Phil the plat to see if he wanted to dispute the development. Phil agreed that they could go ahead and build. Leland said he would leave the lane as a walking path and it was that way for many years.

Jessica Smuin said the result may not be what we want if the land belongs to the neighbors. Another option would be if the neighbors would grant the city an easement for a walking trail.

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Andrew Young said that the residents have been working together. Everyone wants a win-win situation here.

Mayor Merrill suggested we work with the county to get their opinion. After that, the issue can come back to the council to determine next steps.

Gary Cooper, nearby property owner, was invited to the microphone.

Gary said he thinks Metro Water will have to participate in the discussions. The Williams do not want vehicle traffic on the lane, and the city would like a walking path. Gary suggested that the path could be redirected from the park on a northwest angle toward the Welcome to Alpine sign. We do not want to encourage kids to walk along the highway, so this would be safer for pedestrians. Metro Water would have to agree to allow the path along their easement, and we could close the lane to vehicles. Gary thinks this is a better and safer solution.

B. Public Hearing: Boundary Adjustment with Draper City

Caden Lyon said that at the March 10, 2026, City Council meeting a resolution was presented to hold a public hearing for the consideration of a proposed boundary adjustment with Draper City that would amend the Alpine and Draper municipal boundaries. That resolution was adopted by the council, and a public hearing was set to be held after the 60-day waiting period, which is required between the adoption of the resolution and the public hearing, per Utah Code 10-2-903.

The original application for this boundary adjustment proposal was submitted by David Mortensen, a surveyor with Civil Science, on behalf of three property owners. The following is a summary of the request taken from an email sent by Mr. Mortensen:

- ***Project Overview***
  - *Project name: Alpine and Draper Municipal Boundary Adjustment*
  - *Property location: (address and/or parcel numbers) parcels 11:008:0003, 66:579:0003, 66:579:0004, and 11:008:0012*
  - *Brief description of the property: Parcels are vacant*
  - *High-level description of the boundary issue: There is an ambiguity between the deeded parcels and the city line. The city line overlaps parcels: 11:008:0003, 66:579:0003, and 66:579:0004 as monumented on the ground.*
  - *Clear statement of what is being requested (resolution of intent to modify the boundary): We are working to make the city line match the deeded boundary lines.*
- ***Rationale for Boundary Modification***
  - *Alignment of municipal services: We are proposing a Municipal Boundary Adjustment per Utah Code Title 10, Chapter 2, Part 9 Municipal Boundary Adjustments (Utah Code Part 10-2-9).*
  - *Access and connectivity considerations: No access is planned to be needed between the parcel in Draper and the parcels in Alpine.*
  - *Infrastructure efficiency: This is not applicable as we are not affecting any roadways. The lots in Alpine are utilizing the built roadway for access to the two parcels.*
  - *Consistency with long-term planning goals: This proposal should not affect any long-term planning.*

Draper City approved a resolution in their February 3, 2026, City Council meeting acknowledging its intent to adjust the municipal boundary with Alpine City, and then subsequently adopted an ordinance to adjust the municipal boundary on April 7, 2026. If the Alpine City Council intends to pursue the proposed boundary adjustment, the ordinance can be created and included as an action item at a future City Council meeting.

If the boundary adjustment is eventually approved, a plat amendment may be required to adjust the strips of property into the lots in the Summit Pointe Plat A subdivision.

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The following documents were included in the packet:

- Vicinity Map
- Map showing the Alpine-Draper boundary adjustment
- The completed Municipal Boundary Line Adjustment form
- Alpine and Draper Municipal Boundary Line Plat (this plat would be recorded as the final step in the boundary adjustment process)
- Utah State Code 10-2-9 Municipal Boundary Adjustments
- Email from David Witbeck (Alpine property owner)

STAFF RECOMMENDATION:
Staff recommend that the council review the proposed boundary adjustment and, if supportive, direct staff to schedule an action item on a future agenda for consideration of an ordinance approving the boundary adjustment.

Public Hearing

Mayor Carla Merrill opened the public hearing at 6:55 pm.

Tom Watkins – Summit Way, Alpine - Tom said that development in this area has been a hot topic for 15 years and lots of money has been spent on the issues. The neighbors are against any amendments to the plat, but as long as no adjustment is made to the four lots, the neighbors are okay with the boundary adjustment with Draper City.

David Witbeck – Landowner - said that in 2023 they found their dream lot in Alpine on the border of Draper City. After months of due diligence, they closed on the lot in August of 2024. The survey stakes showed the lot boundaries along with Draper City's line. After they closed, they learned that the actual boundary was about 20 feet to the east. David Mortensen looked into it and found that the recorded boundary needed to be adjusted. Mr. Witbeck does not want a plat amendment. He would just like to have the property that he purchased.

With no further comments, the mayor closed the public hearing at 6:59 pm.

Brent Rummler said if approval of the municipal boundary adjustment will not require an amended plat he is in support.

Jessica Smuin clarified with David Mortensen that this boundary adjustment is unrelated to and will not trigger a plat amendment.

David Mortensen said this adjustment has nothing to do with a plat amendment. It simply moves the recorded boundary where it was intended to be. The surveyor who created the plat put the monuments in the ground. The intent was that there would be no gap. In David's opinion, Lots 3 and 4 own the extra land.

Sarah Blackwell said she is in favor of the boundary adjustment and asked if the adjustment would change the parcel lines. She is in favor if it does not require a plat amendment.

David Mortensen said because pins are in the ground, this shows the intent of the plat. Alpine City had already approved it. Because of a weird city boundary from 1855, the county mapper said the line had to be adjusted east and made them erase the numbers and write in a new boundary. The property owners can choose to initiate a boundary establishment that is recorded with the county surveyor.

Attorney Steve Doxey commented on the terminology. With a boundary adjustment we are typically just talking about an adjustment between lots and parcels. This is municipal boundary adjustment. It would move the city boundary to the west about 20 feet, in a sloping triangle shape.

David Mortensen explained that the lines are not an exact triangle because they were originally established by people walking with chains to measure. The map represents what is on the ground. The boundary adjustment area cuts into the Hartvigsen property and is a little wider on the south by Lot 4.

Chrissy Hannemann said she asked an outside party, who agreed with what has been explained tonight. She is in favor of the boundary adjustment.

Andrew Young asked if the council approves this adjustment and they do not ever want a plat amendment, would that have to be specified in the motion?

Steve Doxey said a plat amendment is a different issue, and a motion probably could not be binding in that fashion.

The council, staff, surveyor, and landowners briefly discussed the following:

- The possibility of a small buffer between Alpine's boundary and Draper City was mentioned previously.
- The public utility easement (PUE) does not contain any utilities and should be moved to the far west edge of the boundary.
- A formal PUE recorded document will be needed.
- Draper City already passed the boundary adjustment, so they are not planning to build a road here.

Mayor Carla Merrill asked staff to bring this issue back on a future agenda as an action item.

VII. ACTION ITEMS

A. Site Plan Approval – Alpine Fire Station Addition/Community Center Site Plan

Caden Lyon explained that the Alpine Fire Station sits at 50 East 100 North in the same block as Alpine's City Hall and the park. The station requires updating to meet current needs. The design modernizes and expands operational capacity and converts the existing structure into a functioning community center that supports civic gatherings, events, and public activities.

Key architectural elements include:

- Fire station addition - A new addition will be constructed to meet current operations demands and improve circulation and function for fire personnel.
- Community center conversion - The existing station building will be fully remodeled and repurposed as a community center, reinforcing its role within the civic core of Alpine.
- Preservation of existing apparatus bay - The existing apparatus bay will remain as part of the final building configuration.

These improvements create an integrated municipal campus that enhances public service delivery and supports community engagement.

A central consideration in the design is the project's proximity to Alpine's historic downtown area. The design team has intentionally approached the remodel and addition with sensitivity toward the existing architectural rhythm, massing, and material character of the surrounding civic buildings.

The project addresses historic context in the following ways:

- Blending existing and new architectural forms - The station addition mirrors the proportions and simple rooflines found in the existing station and adjacent civic structures, ensuring that the new elements feel compatible with established forms.
- Material cohesion and respect for context – The project retains stucco as the primary exterior material, reflecting the current building and many structures within the downtown area while introducing brick and wood-like accents to elevate the architecture without detracting from its historic surroundings.

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- Unified civic presence – By updating the existing structure and integrating both the remodeled areas and the new addition, the overall project maintains a cohesive civic identity that aligns with Alpine's tradition of modest, durable, and visually harmonious public architecture.

This approach allows the fire station and community center to feel updated and functional while still honoring the heritage and scale of the historic town center.

Use of Materials

The exterior material palette reinforces this commitment to contextual sensitivity and architectural cohesion:

- Stucco (primary material) – The main building will continue to use stucco as its dominant exterior material. Existing stucco surfaces will be refinished to a like-new condition, while the new addition will receive a matching stucco treatment for seamless continuity.
- Faux wood panel accents – Strategically placed faux wood paneling introduces warmth and natural texture, enhancing visual appeal while complementing the traditional materials found near downtown.
- Brick veneer wainscot – A brick veneer wainscot grounds the building architecturally and visually links the structure to other nearby civic and historic buildings that utilize masonry accents.

Finish Grade Line

The finish grade for the project site will remain largely unchanged. Modification will be minimal and limited primarily to areas supporting the reconfigured vehicle circulation patterns. The primary grading adjustment accommodates the revised access route for returning apparatus, which will now enter the site from the east, as shown in the site plans. This ensures safer maneuvering and operational efficiency without altering the overall site character.

Landscaping

Landscaping design for the project will be completed through a separate city-led effort. Alpine City plans to engage a landscape designer to create a comprehensive site design, including the development of a sculpture garden between the new community center and City Hall. Through this coordinated landscape effort, planting selections, pedestrian pathways, and amenity areas associated with the fire station and community center will be integrated into a unified civic landscape. The project team will collaborate with the city to ensure that the fire station's landscaping complements the historic downtown setting and supports the overall campus vision.

Conclusion

The proposed Alpine Fire Station #202 improvements balance modern functionality with thoughtful respect for Alpine's historic civic core. The remodel, addition, and landscape coordination create a cohesive municipal campus that enhances public safety operations and community life. Material selection, architectural form, and site considerations all work toward a design that is contextually sensitive, visually harmonious, and aligned with the city's long-term civic goals.

The application went to the Planning Commission on May 5th, 2026, for their review as the recommending body for the City Council. After an in-depth analysis of the plans, the Planning Commission moved to send a positive recommendation to the City Council based on the following motion:

Planning Commission member Greg Butterfield moved to recommend approval of the proposed site plan for the construction of the Alpine Fire Station Addition/Remodel with the following conditions:

1. It is consistent with the Small Area Plan in regard to exteriors.
2. No faux wood.
3. Use as much brick as possible.
4. A landscape plan will be provided before landscaping is installed.
5. An exception to the setbacks for parking is based on the four criteria in the ordinance.
6. Use dark aluminum siding on the windows, door frames, and the big garage doors with the same color and material to ensure consistency throughout the building.

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John MacKay seconded the motion. The motion passed unanimously.

GENERAL PLAN REFERENCE
- N/A

CITY CODE REFERENCE:
- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08
- Alpine Development Code 4.10

PUBLIC NOTICE:
This item does not require a public hearing but was posted as an agenda item on the Planning Commission and City Council agendas.

STAFF RECOMMENDATION:
Staff recommend that the City Council consider approving the construction of the Alpine Fire Station Addition/Remodel, subject to the condition of a landscape plan being provided before landscaping is installed and with consideration of the conditions of approval set forth by the Planning Commission.

Brent Rummler said he is glad that we are finally at this point and can improve the living quarters for our fire personnel. He listened to the Planning Commission meeting, and it was clear that they could have or should have been involved earlier in the process on the design of the building. The City Council was able to look at options and state their preferences previously. Brent is concerned that the changes the Planning Commission recommended, such as allowing only red brick, are based on a document that has not yet been approved. He does not want to discount the Planning Commission at all, but it is unfortunate that they were not privy to this earlier. He has heard that council members have ideas for changes, but he hopes they do not delay the project or cause significant cost increases.

Jessica Smuin had several photos to show the council. She highlighted the need for consistency with the Gateway Historic design, the Small Area Plan, and Planning Commission recommendations of using as much brick as possible. She suggested that small adjustments to the exterior of the fire station could better connect it to City Hall without slowing the project down. She thought that removing the cladding and adding brick might be an equal expense. She would like to make a couple of design adjustments to lock in the historical elements of the building.

Mayor Carla Merrill said the council worked on the exterior design of this building months ago and gave input on which elevations were preferred. At this point we have demolished the home on the corner and are getting ready for a groundbreaking in a couple of weeks. She was surprised to hear that council members were suggesting changes to the station exterior.

Jessica Smuin clarified that she thinks of it like adding jewelry. She does not want to slow the project down.

Mayor Merrill said a lot of the material choices are based on cost. The mayor's understanding was that with direction from council and the design team, this is the design that was moving forward. The bidding process has already begun.

Jessica Smuin said that in the construction process you can get a revisionary bid, especially for exterior materials. The Planning Commission said that this design is not really aligned with our Gateway Historic guidelines. Brick feels more historic, but we do not have black roofs and black window trim on the block. Small design adjustments will align it with our town square.

Chrissy Hannemann commented that we cannot give our contractor a moving target. We gave them our current guidelines and that is what they were asked to follow. What was the purpose of bringing the

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design to the Planning Commission in the first place? Why was it so late in the process that we asked them to evaluate the design based on the Main Street guidelines?

Caden Lyon said the Planning Commission was required to review it based on the current historic downtown design standards.

Shane Sorensen said that the design is now finalized to a point where it could be submitted. There are also two commercial buildings currently in this process, the Five-12 expansion and a small building on 200 North. They are going through this same process and will go to Planning Commission. To follow our own process, we sent the site plan to the Planning Commission and now it has come to City Council.

Chrissy Hannemann commented that we are in the middle of revising the Main Street guidelines, but we cannot give our contractor a moving target. We told them to use the current Main Street guidelines. She wondered why there is a disconnect between our current guidelines (which the fire station was designed to meet), and the Planning Commission's desires for updated guidelines.

Brent Rummler said that he thought the Planning Commission based their recommendations on their proposed amendments to the draft of the Main Street Plan, which has not been adopted by the council. Brent thinks that the design of the fire station meets our current standards of wood, masonry, brick, and stone. Stucco is not included but is already in place on the city square.

Heidi Smith added that the Planning Commission carefully reviewed the Main Street Plan in four meetings. They felt strongly about specific design and materials guidelines and felt uncomfortable recommending something to the City Council that did not align with their proposed updates. That is why they did not evaluate based on the current standards.

Brent Rummer commented that the Planning Commission was concerned about allowing the city to build the station one way and then changing the guidelines with the new plan. The City Council is the decision maker on the Master Plan and our design standards, and the council will have to decide if the plan will only allow red brick.

Jessica Smuin said this is also our historic square, so council members need to look at our history on this unique square and make sure the buildings have a relationship to each other. We see them both at the same time.

Chrissy Hannemann said that she can see that the Planning Commission was considering future guidelines, but it would be good practice to use the current, unamended guidelines for the Small Area Plan.

Shane Sorensen said this is why he brought up the other two site plans currently under review. We have to review them against what is on the books right now.

Chrissy Hannemann said it is not fair for us as a client to move the target and tell the designers to use the current guidelines but to also consider unadopted guidelines. Until we have cleaned everything up and voted on the ordinances, we cannot make decisions based on those guidelines.

Jessica Smuin said we can make decisions based on the guiding documents today. Planning Commission is the review committee for the Gateway Historic District and makes recommendations to City Council who can then move the process forward. We are not stuck at all because we have a process in place.

Mayor Carla Merrill said the Planning Commission suggestions were made erroneously based on guidelines that are not yet implemented. By state law, if a proposal comes in (unless there is a moratorium), we have to go by our current and existing ordinances. We cannot evaluate a proposal that was designed for our current ordinances and then say that because we are going to change them in a couple of months the applicant has to do it differently.

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Jessica Smuin said that we have a process in place. The Planning Commission has made the recommendations and moved it to City Council. Now we are moving forward. That is our process. It is not erroneous; it is very clear. It is what we have followed for 15 years.

Mayor Carla Merrill said that it is erroneous in that their suggestions were not based on our current guidelines, which is their responsibility. We may like the suggestions, but by law they have to go by the current guidelines at this time. If we were a few months down the road, we might have a different set of guidelines. The mayor did not think anyone was against the suggestions, but they cannot be made based on something that does not exist.

Jessica Smuin said the council has the legislative ability to make those decisions with our legislative power.

Mayor Carla Merrill said her understanding was that the plans were final and the bidding process had begun. She wondered how exterior materials changes would affect the cost.

Chad Littlewood (Babcock Design) and Chad Jones (Navigate) were invited to the microphone.

Chad Jones (Navigate) said that Babcock Design has finished the plans and they are now out for bid. They are planning to bring the Guaranteed Maximum Price (GMP) to the council at the June 9 meeting. He does not like to make changes, but before construction starts and the GMP is locked in is the best time to make adjustments, as it will be cheaper now rather than later. He wants the city to end up with the building they want. We will need to pay for design changes, and the materials costs will depend on what the council selects. The EFIS (stucco appearance) will be cheaper than brick or faux wood.

Sarah Blackwell said she listened to the Planning Commission meeting and looked at the cohesiveness between the buildings. The proposed fire station is a rustic mountain contemporary design next to City Hall, and we are also considering a gazebo with arched stained-glass windows. She would like the plan to be more cohesive on our historic block. Sarah thought the cost per square foot could decrease for materials because there would be more stucco, no faux wood, and a little more brick. She loves color of the brick and likes the details that mirror City Hall. She asked if we could keep some of the current stucco on the fire station.

Chad Littlewood said his goal is to serve the client, Alpine City. They have spent lots of time with the City Council, the Fire Chief, Shane Sorensen, and the design team to come to an agreement on where we are today. The city hired a professional architect to give a professional opinion. Their priority was to design a new building using the existing facility and to also bring new character and life to this block within the historic downtown guidelines. The current guidelines talk about wood, brick, and EFIS. They are keeping a lot of the existing EFIS, which looks like stucco, and have added wainscot. The quoins and headers over the windows on City Hall are a dated look. While we want to have cohesiveness between the station and City Hall, it was not their intention to match City Hall.

Sarah Blackwell said she did not see the cohesiveness between City Hall and the fire station.

Chad Littlewood clarified that he designed the fire station to be cohesive with the old and new sections of the station within the guidelines of the Historic District, not to match City Hall.

Sarah Blackwell said there are a few small changes that would make the station more cohesive with the city building, such as matching the roof color. She suggested that EFIS would be cheaper than the faux wood and look nicer. Sarah did some drawings that she sent to Shane to be considered.

Chad Littlewood said the design committee got here by clear steps. If they need to go back and make changes it will take some time. They are currently bidding and working to get the permit so that is

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why we are at the site plan approval step. They knew that the City Council wanted to be involved so they were included in the process. Now they are submitting documents for budgeting purposes.

Mayor Carla Merrill said that because the drawings are complete, any changes will require an additional cost. The time for design input was months ago when the renderings were first presented.

Sarah Blackwell responded that this building will be around for many years, so we need to get it right.

Jessica Smuin said there will be a little design cost, but changing the faux wood to brick and adding more stucco will save money on materials. The faux wood paneling at $65 sq ft is the most expensive accent piece. By removing that we will save money to change some of the design elements.

Chad Littlewood said that in working with the whole design group and with the historic downtown guidelines, they agreed that they wanted wood accents. In evaluating the design documents, the team found that they were over budget. They reduced the wood significantly but did not remove all of it. It seems like we are now making different iterations of past decisions.

Chrissy Hannemann commented that an important element of cohesive design is rooflines. Currently the two buildings have the same angles. The arched window above the apparatus bay is similar to the arches over the windows at City Hall, as are the divided light elements of the windows. The tan roof feels more like wood shingles. The open gable facing the street is a historic look and Chrissy likes the wood accents there. Tall windows rather than wide ones are also historic. She thinks that the team has done a great job with sensitivity to downtown character, blending existing and new architectural forms, material cohesion, and respect for context with a unified civic presence. She feels like they nailed it the first time and it is not fair to speculate on where the council will end up with the new guidelines. She is comfortable with what the design team has done aesthetically.

Andrew Young said he has always been focused on the funding for this project. He appreciates our firemen but is concerned about the cost. He has been the solo “no” vote on this project because the Fire, Police and the ILA agreement costs have increased.

This is a 50-year decision, so we want to get it right. He does not know why this plan is before the council if we are just supposed to approve it without any changes. This is a final review and now is the time to make the changes before there are shovels in the ground. The suggested changes are cosmetic and not structural. He is not sure how we move forward with this as the Planning Commission has also recommended several changes.

Andrew mentioned a previous suggestion he made to protect mountain views and was told that the council could not dictate the style of homes. He wondered about the council dictating the style of homes on Main Street.

Mayor Carla Merrilll clarified that the city has no say at all on residential homes, and a private property owner can build their home outside of the historical guidelines. The design requirements are only for commercial buildings.

Andrew Young said he appreciated Jessica Smuin’s attention to detail on unifying and cohesion, and he thinks we will get a better result. Art and architecture are both timeless.

Mayor Carla Merrill said that we hired an architect to come up with something tasteful. The fire station was very dated with an early 1990s look, and the architect has done very good job of integrating the existing structure and working within our budget. The mayor confirmed that the bays were built in the 1900s also. We cannot really plan for 100 years ahead. In the last 30 years there have been many changes in OSHA rules and the like, but we are building something sound. The mayor questioned why we hired an architect if we were going to draw something instead. There would be unlimited options if we did not have the existing buildings to work with. As Chrissy Hannemann pointed out, the architect took the pieces that are here and incorporated historical elements and natural materials. Again, the exterior of the building was the first thing the council considered previously.

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Jessica Smuin said this is part of the process of considering and designing the historic town square. At the first meetings we did not have a proposal for Tom Holdman's beautiful masterpiece that will be at the heart of the square. Council members need to understand the full scope of what is going on with these decisions. We are proposing that there are some adjustments in the design that will improve the cohesiveness of the whole project. We hire professionals to get us to the point where we can look at the whole scope and make adjustments.

Chad Littlewood asked about the masterpiece Jessica had mentioned.

Jessica Smuin said it is an incredible stained-glass gazebo.

Mayor Merrill commented that the gazebo has not been approved by the Planning Commission but will need to go through the process because it is a material change to public property.

Chad Jones said that referencing the guidelines Chrissy Hannemann talked about, he thinks they have been met. If guidelines say a building can have wood, brick, or stucco, and then the city says you cannot have any wood, he would protest. This is probably not a discussion about whether the design meets the guidelines. Respectfully, the Planning Commission recommendations seem to be more of a personal opinion rather than a requirement. But at this point, this is the city's building for the next 50 years, so if they want to change it, now is the time.

A somewhat chaotic discussion ensued where the following points were brought up:

- Changing the first station roof color should be simple.
- If wood areas are changed to brick, structural backing must be added to support the weight. Cost will depend on the amount of brick added.
- The EFIS (stucco texture) will match the current fire station color.
- A gable was suggested instead of the shed roof over the community center vestibule.
- White window trim was preferred over the dark trim suggested by the Planning Commission.
- Design elements matching City Hall were also proposed.

Chrissy Hannemann questioned if we want to match a building that was constructed 100 years ago. The fire station design is a blend of existing and new architectural forms, which moves us forward.

Mayor Carla Merrill commented that when she went to the Utah League of Cities and Towns conference, she went on a tour of the new City Hall in St. George. It was in their historic town center, but they wanted it to be representative of when it was built, so it is a very modern building. Because we have strong ties to our history, the designers have kept some of those historic elements and incorporated some more modern things that are appropriate to when we are building. The mayor sees a good combination of homage to history and forward-looking modern design. The designers did what they were asked to do to in combining the elements.

Andrew Young said that the design team did a very good job, we are just looking for something else.

Chrissy Hannemann commented that the majority of City Hall has a historic design, but the new entrance is more modern. Both styles work well together.

Motion: Jessica Smuin moved to recommend approval of the construction of the Alpine Fire Station Addition/Remodel based on following conditions: the vestibule into the community center will have a gabled roof, the faux wood cladding will be removed, brick will replace the cladding on the bump-out for the fire station and extend to the patio along the kitchen, the new roof will be as close as possible to the current color, a design plan will show added key stones and accents over the windows so the council can determine whether to include them or not, the soffit, fascia, door, and window framing will be white to be cohesive with City Hall, the cost of design changes will not exceed the line item materials budgets that were presented tonight, as recommended by the Planning Commission a landscape plan will be provided before installation, and an exception to the setbacks for parking will be allowed based on the four criteria in the ordinance.

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Andrew Young asked the City Attorney if the changes stated in the motion would start the process over again and require the design to go back to the Planning Commission.

Steve Doxey said that the council has the authority to accept the Planning Commission recommendations in full, reject them, send them back to the commission, or the council can make modifications. The planning Commission's task was to verify compliance with the design guidelines that currently exist.

Chad Littlewood said the only way to move forward on the current schedule is to approve the design as-is, knowing that changes would be made post-bid, which would create change orders to the Guaranteed Maximum Price (GMP). Change orders are in the realm of normalcy. While bidding is a competitive market, once you award a bid there is no motivation for the vendor to give you a competitive price on change orders. The permitting process and the bidding process are two separate things. Currently the bidding is scheduled to close on May 28. At that point, the GMP will be established and presented for approval. The best approach fiscally is to make any changes pre-bid.

Chad Jones agreed that the only way to stay on schedule is to keep the May 28th bid deadline and then submit change orders.

Andrew Young said he thinks we are putting the cart before the horse and things are out of order.

Shane Sorensen explained that we had three, four, or five architectural reviews and the council wanted a more historic look. The design team came back with gables, and it felt like that was accepted. The same process was followed with building materials. It does not seem like the cart is before the horse because it has already been brought to City Council for votes. In many cities they would not take this step. Staff took the step because they wanted to make sure the council was fully involved and on board with what was happening.

Jessica Smuin reiterated that she does not want to slow the process down. We can move forward and have a change order on brick, if that is decided. She does not think it will cost more than the wood cladding at $65 sq ft.

Mayor Carla Merrill said she feels like we have taken all the character out of the building and it is disappointing after this lengthy process. We are spending a lot of money on this building she would like it to stand out so people will take pride in it. In trying to make the station cohesive with City Hall, we are spending a lot of money on a building that will look mediocre.

Jessica Smuin suggested that we look at a new elevation in two weeks. She wants the motion to allow the project to still move forward, and we can submit change orders as needed. If the council does not like the new plan, we can revert back to this one.

Mayor Carla Merrill asked Chad Littlewood if he could estimate the additional cost for the design changes.

Chad Littlewood said depending on the complexity of the changes there could be additional costs. He commented on Jessica Smuin's reference to the landscaping plan. The difference with the building design is that bids are currently in process. There is not a landscaping plan for which to seek bids currently. The best way to not delay the permitting or construction schedules is to move forward with change orders. The council could also move to table the site plan for approval and delay the bid date.

Jessica Smuin said that with the way our city runs, the best thing is to move forward with a motion and goals in mind and then bring it back for final approval in two weeks.

During the discussion, numerous adjustments and additions were suggested for Jessica Smuin's motion.

Sarah Blackwell seconded the motion and all the adjustments and additions.

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Mayor Carla Merrill said she would entertain a substitute motion to table the approval until we get the new renderings of the proposed changes. She explained that two motions may be put before the council at a time.

Motion: Chrissy Hannemann moved to table this item for two weeks so the council can see the suggested changes implemented in the renderings. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes	No	Excused
Brent Rummler	Jessica Smuin	
Sarah Blackwell		
Chrissy Hannemann		
Andrew Young		

B. Resolution R2026-20: Adopt the FY2027 Tentative Budget

Shane Sorensen explained that by law, tonight is when the council has to adopt a tentative budget. This is not the final budget. We have about six weeks until the second meeting in June when the council will approve the final budget. That budget will also require a public hearing. As per Utah Code, Alpine City has prepared a tentative budget for FY2027, which begins July 1, 2026, and ends June 30, 2027. Following are some budget highlights:

General Fund Priorities - Revenue Projections

Property Tax

- Trend: The city's property tax rate continues to go down with increased property values, with the only increase in property tax revenue being attributed to new growth (new homes).

Property Tax				
Year	Final Budgeted Revenue	Tax Rate	Revenue Increase	Revenue Increase
2020	$ 1,753,297	0.001424		
			$ 64,593	3.68%
2021	$ 1,817,890	0.001306		
			$ 731,984	40.27%
2022	$ 2,549,874	0.001306		
			$ 52,234	2.05%
2023	$ 2,602,108	0.001281		
			$ 57,434	2.21%
2024	$ 2,659,542	0.001277		
			$ 45,259	1.70%
2025	$ 2,704,801	0.001201		

- Property tax rates have declined by 15.7 percent from 2020 to 2025.
- Revenue increase for new growth: Estimated at ~$45,000 added property tax revenue (32 new homes in 2025 provided an additional ~$45,000 in property tax revenue).
- No property tax increase is proposed in this budget. (There was a property tax increase in 2022.)

Sales Tax

- Trend: Currently +5.35 percent YOY, with four additional monthly allocations coming.
- Revenue Projection: For FY2026, budgeted revenue was $2.1M. Actual revenue for FY2025 was $2.22M. For the FY2027 tentative budget we have estimated $2.15M, which is a $50,000 increase over budgeted revenue from the previous year.

PARC Tax (restricted for parks, trails, etc.)

- FY2026 budgeted revenue: $100,000 (anticipated final revenue ~$100,000)
- Revenue Projection: Hold flat at $100,000
- Fund Balance as of 3/31/26: $137,223

Class C Road Fund (restricted for roads)

- FY2026 budgeted revenue: $525,000 (anticipated final revenue ~$550,000)
- Revenue Projection: Hold flat at $525,000
- Fund Balance as of 3/31/26: $986,617 (includes Class C, mass transit, and public transit funds)

Mass Transit Tax

- FY2026 budgeted revenue: $195,000 (anticipated final revenue ~$200,000)
- Revenue Projection: Hold flat at $195,000
- Fund Balance as of 3/31/26: $986,617 (includes Class C, mass transit, and public transit funds)

Public Transit Tax ($5^{th}/5^{th}$ Sales Tax, restricted for transportation projects)

- FY2026 budgeted revenue: $80,000 (anticipated final revenue ~$85,000)
- Revenue Projection: Hold flat at $80,000
- Fund Balance as of 3/31/26: $986,617 (includes Class C, mass transit, and public transit funds)

Lone Peak Public Safety District

- Based on tentative budget approval, the city will see a 14.4 percent increase ($455,408) in public safety. The majority of this increase is due to the change in the funding formula for the fire department from last year.
- This increase does not reflect a reimbursement of $140,390 that will be provided by the district to the city to account for a 50 percent step-in to the new formula in the first year. This results in an actual increase of $315,018 for FY2027. The city will be responsible for the full amount in FY2028.

Wage Increases: An independent wage study is in progress. The draft budget shows a 5 percent increase in wages. We anticipate that the wage study will be completed by the end of May and will provide additional information to the council.

Staffing: The draft budget includes hiring an entry-level planner with a starting wage around $56,000. Ryan Robinson was our City Planner/Assistant City Administrator for three years and spent so much time working with planning and zoning that there was very little opportunity for him to learn city administration. We want Caden Lyon, our new Assistant City Administrator, to be able to learn from Shane about the budget and all the other administrative duties. Caden is very capable and will be able to do a lot of great work. This will also help the city be prepared for the future.

The new planner might be an intern who has almost finished their degree, and this position could handle fence permits, setback requirements, ordinances, and other zoning issues. Because we are a small town, Alpine residents expect to talk with a person when they come to City Hall. The new planner could work directly with them, and this would free up Caden's time to work on council requests and city administration tasks.

Jessica Smuin commented that we need redundancy for Shane in other areas too, like finance. There may be streamlining that could happen in the Building Department. A planning assistant may not be the best option.

Shane Sorensen said he has talked with other city managers and as a city grows, they need to reduce the number of hats they are wearing or narrow their responsibilities to be effective and train other staff.

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Health Insurance

- Medical: +7.7 percent
- Dental: +3.9 percent

Garbage: Our contract includes an increase/decrease based on the CPI West Urban Index (2.7 percent increase for FY2027). A garbage fund analysis will be completed to determine if a rate increase is necessary.

Projects:

- Street Maintenance: Funding from streets (GF), Class C, mass transit, 5th/5th, and the Capital Improvements Fund (CIF)

- Fire Station/Community Room: The proposed funding scenario for the fire station/community center project is outlined in the table below (rounded numbers). The funding total will be adjusted once the city is provided with the guaranteed maximum price (GMP) from SIRQ. A calendar for the sales tax bond is also being prepared. Zions Public Finance estimates that a 20-year sales tax bond would have an annual payment of around $150,000, which equates to about $4.40 per home per month.

Funding Source	Amount
FY2026 – General Fund	$1,000,000
FY2026 – Capital Improvements Fund	$2,000,000
FY2027 – General Fund	$500,000
FY2027 – Sales Tax Bond	$2,000,000
FY2028 – General Fund	$500,000
Total	$6,000,000

- Maintenance of city open spaces: $20,000 included for FY2027. Last year Troy Hackett had his parks crew take care of many of the open space issues. We also added $20,000 for tree trimming in the parks.

- Three Falls landslide mitigation – Because we have had extended dry weather this is not an urgent matter, but it still needs to be addressed.

- Parks: Priorities for PARC Tax funds – Install additional security cameras (pending the ability to get better internet service to parks). An IT consultant is working on a quote.

Proposed Projects from the City Council Retreat follow. Shane suggested including all the proposed projects in the tentative budget at this time, and then the council can decide over the next few weeks what they would like to fund.

DRAFT

Canyon Crest Rd./Ridge Dr. Roundabout	Brent				$ 1,000,000
Installation of Raised Crosswalks	Brent				$ 100,000
Ranch Drive Extension	Chrissy	Planning for project			
Sidewalk Improvements	Andrew				$ 25,000
Beck's Hill Park Restoration	Andrew	Propose waiting for parks master plan			
Parking Lot at Peterson Park & Preservation/Gateway Transformation	Jessica	Propose waiting for parks master plan			
Racoon Plan	Andrew				$ 2,835
Alpine Highway Easement Beautification	Andrew	Improvement on private property?			
Alpine History Preservation Projects	Andrew				$ 20,000
Fire Prevention Projects	Andrew				$ 50,000
Deer Crest Cir. Prevention Signs	Andrew	Included in overall signage project			$ -
Traffic Calming					
Carlton Shop Improvements	Staff				$ 50,000
Resurface Burgess Park Tennis Courts	Staff				$ 24,000
Relic Hall Improvements	Staff	Wait for grant opportunity			$ -
DUP Monument Improvements	Staff	Wait for grant opportunity			$ -

These and other projects will be brought forward with a matrix to allow the City Council to prioritize projects and funding.

- Streets
  - Canyon Crest Road Improvements: Due to funding issues with MAG, construction of this project will be postponed until 2027, which means the project will also go into FY2028. The project will be funded primarily by a MAG grant, with Alpine and Highland being responsible for ~7 percent matching funds.
  - Street maintenance - We anticipate ~$1M
  - Other street projects
    - Improvement of Grove Drive from Alpine Boulevard going north
      Lehi City needs to replace their water line before we repave the road, and to be fair we need to give them at least a year's notice. Rocky Mountain Power will need to bury their lines there also. The resident on the corner is amenable to working with the city on improvements. We can install curb and gutter on both sides, and a sidewalk on one side of the street.
    - Concrete replacements
    - Trip hazard removal

- Water
  - New Water Tank: We applied for a $3M grant to construct a new water tank. More info is in the grant section below.
  - Replacement of galvanized water service lines
  - Work on implementing Capital Improvements/Master Plan projects

- Pressurized Irrigation
  - Proposal for ~$9M bond to implement a capital improvement plan for a new well and booster pump station, which were the projects determined to be the most impactful. A 25-year bond would have a yearly payment of around $610,000-$633,000, which averages to about $18.25 per household per month.

- Sewer
  - Contract for video inspection of sewer lines - The city gets some time with the TSSD video inspection truck each month. At the rate our sewer lines are being video inspected, it will take 20 years to get through the system. It would cost about $15,000/year to contract enough video inspection (25,000 LF) to reduce the inspection frequency to 10 years. With jet truck time from TSSD, it takes about 5 years to clean the majority of the lines in our system.

- Sewer Line Replacement – Ranch Drive: There is a section of sewer line on Ranch Drive that has been recommended for replacement on the Sewer Capital Improvement Plan. This section of line has a "belly" or low spot, which can allow sediment to build up, leading to potential sewer backups.

- Storm Drain - No major improvements planned.

- Grants
  - Federal Grant – Applied for a grant through Senator Kennedy's office for a new culinary water tank
  - MAG Grant – Update city codes
  - MAG Grant for roundabout (?)
  - Other grant applications are being considered

- Equipment
  - New 144" Toro lawnmower - $69,000 (the sale of some surplus parks equipment will offset some of the expense). We currently have two 16' wide Jacobsen lawnmowers and it is very difficult to get parts for them from overseas. The new mower is narrow and can fit between trees. It will be a good solution.
  - New parks department crew truck - ~$60,000 (replacing a 20+ year old truck) This truck will carry four or five crew members for the summer mowing season.

- Budget Timeline

4/28/26 CC	Discuss major points of the budget
4/29/26	Provide council members with a draft of the budget and project ranking information
4/29/26-5/1/26	Shane out of the office
5/4/26-5/12/26	Meet individually with council members to discuss the tentative budget
5/12/26 CC	Council accepts tentative budget
6/9/26 CC	Approval of certified tax rate and compensation of municipal executive officers
6/23/26 CC	Approval of final budget

Brent Rummler said that four council members met with Shane this week, and Brent appreciated him answering their questions. Before this meeting began the council held a two-hour work session to discuss budget details. Because the council will have the opportunity for more discussions, he will defer his questions. He will be out of town from June 1-13 and will attend the June 9th City Council meeting by Zoom. Brent thanked Shane for all his work on the budget.

Shane said that last year we held a public hearing about compensation for municipal executive officers on the same night as the final budget. There was a request to do that earlier this year, so the hearing is planned for June 9th. There are still opportunities to meet and discuss the budget, and Shane would like to include Caden Lyon in those meetings.

Jessica Smuin said that the goal of hiring an assistant planner is to free up time for Shane and Caden to work together. She would also like the council to consider a part-time finance person. There are more options to offload some of Shane's responsibilities.

Mayor Carla Merrill said that Caden is interested in city finances so it is great that he can receive training from Shane. She has lots of faith in Caden's abilities. If we delegate the city planning responsibilities to a new hire, Caden can focus on the finances. If the load becomes too much, we can make a mid-year adjustment for a part-time or fractional finance director. She would like to start with the assistant planner and see how it goes.

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Sarah Blackwell said she appreciates Caden's eagerness to learn city administration, and she also thinks a part-time finance person is good idea. She asked about our backhoe lease.

Shane Sorensen explained that we have had this backhoe for about 10 years. Because it is on an old program it only costs us $6,500 per year. New leases are around $17,500, so we have opted to keep it until it requires too many repairs. We are budgeting a higher number to plan for the future. We have also had the mini-ex for about 10 years and that lease has remained the same. We use both machines frequently.

Jessica Smuin said she would like to see an org chart and consider redundancy training for staff.

Chrissy Hannemann said she agrees with Jessica Smuin and would like to see a new org chart, including Public Works. She wondered if Caden Lyon also needs to learn the Public Works Director duties because Shane does it all. Chrissy would like an understanding of where we are going, even if we are not there today. As the mayor has said, maybe we do not have the funds for everything right now, but it is good to know our direction. Before Ryan Robinson's departure, we received a proposal from a Kerri Nakamura, a financial trainer with ULCT, who uses a different budgeting approach. She works closely with Dave Sanderson, and we may want to contract her services.

Chrissy said she appreciated Shane's time and effort to prepare the fund balance analysis and make it easy to follow. It is comforting that we have strong fund balances, and the council has to preserve that by balancing our wants and needs. We have fund balances because we have lived within our means. At the end of our work session tonight we talked about the projects that are not yet prioritized. The tentative budget does not have to be balanced at this time. Chrissy proposed that the motion include all the proposed projects, and that the council review them and determine priorities before the final budget is presented in June.

Andrew Young talked about his calculations for the $9M bond for water projects. He would like to see the city come up with additional funds to reduce the bond amount.

Shane Sorensen reported that we anticipate having the water rate study completed within the month.

Motion: Brent Rummler moved to extend the meeting past the 9:00 pm deadline to finish the discussion on the tentative budget that must be approved under state law, to postpone the Main Street Plan review to another meeting, and to then move into a closed meeting to discuss property acquisition and disposition in the Conference Room at City Hall, after which the council will return to the regular meeting for staff reports and communication. Andrew Young seconded the motion. The motion passed unanimously.

Andrew Young commented on the payments and interest rates for the proposed bond for the fire station. He likes the idea of a project priority list and would like to have $50,000 to spend on fire mitigation in the month of June. Mitigation cannot be done during July and August because it increases the risk of starting wildfires.

Shane Sorensen said that the mitigation request would need to be an action item on an agenda to be approved by the council.

He also said that Zions Public Finance will come to the June 9th City Council meeting to explain the bond details. John Schiess sent an email several weeks ago explaining water project priorities and identified the Heritage Hills well and the booster pump on 400 West as the most impactful. Shane will send the applicable pages from the Master Plan to council members. Shane clarified that the bonds are not approved as part of the budget but will be voted upon separately and will include public hearings.

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Motion: Brent Rummler moved to adopt the tentative budget for FY2027. Sarah Blackwell seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes	No	Excused
Brent Rummler		
Jessica Smuin		
Sarah Blackwell		
Chrissy Hannemann		
Andrew Young		

VIII. REVIEW - *Postponed*

A. Review of Main Street and Gateway Corridor Master Plan – Part 2

This review was postponed until a future meeting.

The public meeting was paused at 9:14 pm for the closed meeting to convene.

XI. CLOSED MEETING: Discuss property acquisition or disposition

The closed meeting began at 9:22 pm and ended at 9:57 pm.

The public meeting then resumed.

IX. STAFF REPORTS

Shane Sorensen said the groundbreaking at the fire station is scheduled for May 21 at 8:00 am. It took quite a bit of coordination to get the three donors there. Everyone is invited to attend.

Fertilizer was applied today in the parks so there will need to be some watering. We have about 125 acres of parks to maintain.

The demolition of the Olsen home is almost complete, and we are coordinating with the fire department. The tree stump will be removed, and our Public Works guys did a lot of painstaking work to save the bricks.

Shane reminded everyone of the Lone Peak Public Safety District Meeting tomorrow morning at 7:30 am.

X. COUNCIL COMMUNICATION

Mayor Carla Merrill thanked Chrissy Hannemann for helping with the Prime-Time luncheon for our senior residents.

Cameras were installed in the poppy garden on Monday. The Alpine Youth Council (AYC) members will go on Thursday to remove the covers and wax the benches. The poppies are starting to bloom, but we are worried about the long-term viability of the gardens. The center areas have only sparse growth.

The Parks Master Plan open house will be tomorrow evening from 6-7:30 pm at City Hall, and the city will send out an Everbridge announcement.

The mayor explained that many of the AYC leaders are leaving after this year. The new committee that was approved tonight will facilitate the process. There are 50 high school students in the group for next year and the leaders are interviewing parent volunteers.

Jessica Smuin presented a brief slide show about the poppies. In 2022 we had similar weather to this year, and we closed the gardens for an entire year to let the poppies recover. We may want to consider doing this again after this season. In the spring of 2023, we had an amazing group of volunteers who offered service

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hours. They built a fence, and a resident constructed benches from pioneer era ash trees harvested from ` season.

Sarah Blackwell said the city held a great water education night on May 6. Taun Beddes spoke about grass, water conservation, and planting, and there were about 80 people in attendance. The water committee plans on hosting a monthly lecture or education night on water and other important issues. In June they plan to have Professor Ben Abbott from BYU speak on water source health.

Sarah and Heidi Smith interviewed many of the AYC applicants. There are 25 juniors and 25 seniors on AYC for next year. They have also formalized the policies and procedures for AYC to help keep things consistent. Sarah said that if council members have ideas for service projects, please let her know.

Chrissy Hannemann said she learned at the ULCT conference about a new law regarding ADUs that we will want to look at further. It was a good conference, and she appreciated the chance to learn so much. They anticipate that Utah County will look more like Salt Lake County in the next 50 years. The legislature wanted to deal with delays they thought were caused by cities being slow to approve housing, but they discovered that developers were choosing not to build right now because of economic reasons.

Natalie Gochnour, Director of the Kem C. Gardner Policy Institute and Associate Dean, David Eccles School of Business, University of Utah, said the best things we have are economic diversity, a high level of household prosperity with low poverty, upward mobility, a well-trained and educated workforce, a fast-growing population, and youthfulness and social cohesion. We struggle with housing affordability, energy, literacy, traffic, higher education graduation, behavioral health, and the Great Salt Lake. Chrissy would like to partner with our Alpine schools to focus on literacy, with writing contests and other activities to promote reading. Our third grade reading tests are lower than ever, and she will have more to say about literacy in the future.

Chrissy also attended a session on the Olympics, which was very exciting. There will be many opportunities for us to engage with visitors.

Mayor Carla Merrill added that she and Shane attended a meeting with all the Northern Utah County cities, moderated by Central Utah Water (CUP). The main message for us was that Alpine has been getting its entire allotment of CUP water, but that is not guaranteed for the future. The CUP water has been reliable, but it may not continue. We need to be prepared.

Shane Sorensen added that another message they received was to plan for growth.

Andrew Young said residents are allowed to store up to 2,500 gallons of water on their property and you can get a permit at waterrights.utah.gov. Andrew said he sent emails requesting repainting of the red curbs on Healey Blvd.

The mayor suggested asking the AYC for help to paint the curbs.

Andrew went to a wildfire session at the ULCT conference. Utah is number four in the country for wildfire risk. The Pine Valley Fire Department presented, and they experienced a huge fire last year. Residents' propane tanks blew up and they lost 13 homes. Alpine's situation is defensible. Andrew tries to get all new Eagle Scout project applicants to do fire mitigation. We need to do the mitigation in June to lower our fire risk. We need an evacuation plan published to the residents, and we need to remove brush 30 feet back from around houses.

Motion: Brent Rummler moved to adjourn the meeting. Chrissy Hannemann seconded the motion. The motion was approved unanimously.

The public meeting was adjourned at 10:31 pm.

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ALPINE CITY COUNCIL AGENDA

SUBJECT: **Resolution R2026-21: Approval of Memorandum of Understanding with the Highland Alpine Chamber of Commerce**

FOR CONSIDERATION ON: **May 26, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Consider approval of a memorandum of understanding with the Highland Alpine Chamber of Commerce.**

BACKGROUND INFORMATION:

The City Council recently voted to join the Highland Alpine Chamber of Commerce. A memorandum of understanding has been prepared to outline the relationship between the City and the Chamber of Commerce.

STAFF RECOMMENDATION:

Approve Resolution R2026-21 as part of the consent calendar, including the approval of the Memorandum of Understanding between Alpine City and the Highland Alpine Chamber of Commerce.

RESOLUTION NO. R2026-21

A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN ALPINE CITY AND THE HIGHLAND ALPINE CHAMBER OF COMMERCE

WHEREAS, Alpine City desires to become a member of and participate in the Highland Alpine Chamber of Commerce; and

WHEREAS, there is a benefit to developing goodwill between the City and local businesses; and

WHEREAS, the City Council has determined that entering into the proposed Memorandum of Understanding is in the best interest of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Alpine City hereby agrees to the terms of the Memorandum of Understanding in the form as shown in Exhibit A hereto.

PASSED AND APPROVED this 26th day of May, 2026.

ALPINE CITY COUNCIL

By:_____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea __	Nay ___	Absent __
Brent Rummler	Yea__	Nay ___	Absent __
Chrissy Hannemann	Yea__	Nay ___	Absent __
Sarah Blackwell	Yea__	Nay ___	Absent __
Andrew Young	Yea__	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 26th day of May, 2026.

RECORDED this 26th day of May, 2026.

Exhibit A

Memorandum of Understanding Between Alpine City and the Highland Alpine Chamber of Commerce

Memorandum of Understanding

Between Alpine City and Highland Alpine Chamber of Commerce

Date: May 26, 2026

Purpose: The purpose of this Memorandum of Understanding (MOU) is to document the benefits and services to be offered between Alpine City ("City") and Highland Alpine Chamber of Commerce ("Chamber") (collectively the "Parties") and to clarify roles, responsibilities, and objectives between the Parties, ensuring mutual understanding and cooperation.

The Parties agree to collaborate in good faith, share relevant information as allowed by law, and work toward the goals specified herein. This MOU is not legally binding, but reflects the commitment of the Parties to uphold the principles discussed and move forward together.

The Parties share some common goals, as follows:

1) Help businesses in our community thrive, thereby increasing the tax base of the city.
2) Encourage "Shop Local" initiatives, improving the profits for business owners and their employees.
3) Inform local residents of the businesses in the area, increasing their local options when choosing service providers.
4) Provide wholesome activities (such as Alpine Days and the Chamber Grand Opening), encouraging neighbors to interact and improving the lives of residents.

The Chamber Will Provide the following to the City:

1) Build goodwill between Alpine City and local businesses.
2) Mention Alpine City as a "Trustee" member of the Chamber on every flyer and publication and verbally at each event.
3) Publicly mention attending city representatives at each event and thank them for their support.
4) Provide a "Welcome Wagon," which is a bag/tote of marketing materials, gift certificates, merchandise, etc., to the City from local businesses for the City to use to welcome new residents to the area, helping them feel welcome and informed as they move in.
5) Provide free admission for City officials and staff to all luncheons and events (unlimited seats).
6) Grant one City-appointed seat on the Chamber board.
7) Support Alpine Days with increased support each year as the Chamber resources grow.
8) Provide direct marketing to the Chamber business base for advertising opportunities with the City (Alpine Days, Trick-or-Treat and other events).

9) Share benefits when Chamber receives or purchases memberships (such as golf passes or event seats).
10) Act as an economic development resource for the City.
11) Fill a need when people outside of the City are looking for information about the City and its businesses.
12) Help businesses understand and comply with City business regulations.
13) Help the City understand the needs of local businesses.

The City Will Provide the following to the Chamber:

1) Provide financial support through a $2,500 membership in the Chamber as a Trustee member.
2) Re-evaluate the City's membership at the one year anniversary of becoming a member.
3) Add credibility to the Chamber of Commerce.
4) Provide a monthly section in the City newsletter for the Chamber, as space is available.
5) Offer new residents a "Welcome Wagon" package provided by the Chamber.
6) Provide information to the Chamber regarding City business regulations to share with local businesses.

The Chamber agrees to respect the following limitations:

1) The Chamber will not direct the use or allocation of City resources, including buildings, funds, or staff/volunteer time, though the Parties may agree to share resources and cooperate in activities and endeavors as mutually agreed in writing.
2) The Chamber will not hold itself out to any person or business as an official representative or agent of the City. The Chamber will not negotiate for, make promises on behalf of, or enter into agreements on behalf of, the City.
3) The Chamber will communicate with City officials, staff, and volunteers according to City policies and procedures.
4) The Chamber will lock the City's membership rate for three years from the date of this MOU.
5) The Chamber will recognize and uphold the City's desire to preserve peace, quiet, and views, while supporting Alpine businesses.

Highland Alpine Chamber of Commerce **Alpine City**

Rob Crawley/Chair Shane Sorensen–City Administrator

Jo Lambert/Vice Chair

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Resolution R2026-26: Appointment of an Alternate Land Use Hearing Officer**

FOR CONSIDERATION ON: **May 26, 2026**

PETITIONER: **Mayor Carla Merrill**

ACTION REQUESTED BY PETITIONER: **Approve Resolution R2026-26 appointing an alternate land use hearing officer.**

BACKGROUND INFORMATION:

Section 2.03.020 gives the mayor the authority to appoint land use hearing officers, with the advice and consent of the city council. Mayor Merrill is seeking the advice and consent of the city council to appoint Rob Patterson as an alternate land use hearing officer. Mr. Patterson is the city attorney and planner for Highland City and meets the requirements outlined in the code as "a person who is trained in or familiar with the disciplines of planning or law."

STAFF RECOMMENDATION:
Approve Resolution R2026-26 appointing Rob Patterson as an alternate land use hearing officer as part of the consent calendar.

RESOLUTION NO. R2026-22

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF AN ALTERNATE HEARING OFFICER

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.03.020 of the Development Code of Alpine City to appoint land use hearing officers to hear appeals regarding the interpretation or application of land use ordinances; and

WHEREAS, the Mayor has appointed Rob Patterson to serve as an alternate land use hearing officer when needed; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.03.020 of the Development Code of Alpine City to give advice and consent on all appointments of land use hearing officers: and

WHEREAS, the City Council has met in regular session to consider this appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Rob Patterson to serve as an alternate land use hearing officer when needed.

PASSED AND APPROVED this 26th day of May, 2026.

ALPINE CITY COUNCIL

By:_____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea __	Nay ___	Absent __
Brent Rummler	Yea__	Nay ___	Absent __
Chrissy Hannemann	Yea__	Nay ___	Absent __
Sarah Blackwell	Yea__	Nay ___	Absent __
Andrew Young	Yea__	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 26th day of May, 2026.

RECORDED this 26th day of May, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Resolution R2026-23: Approval of Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands**

FOR CONSIDERATION ON: **May 26, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Consider approval of a cooperative agreement with the Utah Division of Forestry, Fire and State Lands.**

BACKGROUND INFORMATION:

Utah Code 65A-8-203 authorizes the State to enter into cooperative agreements with cities allowing them to receive financial and other assistance from the State for fighting wildland fires. This cooperative agreement is facilitated through the Utah Division of Forestry, Fire and State Lands (FFSL). Alpine City has previously entered into similar agreements with FFSL and has seen the benefits of this agreement when dealing with wildland fire events. The agreement specifies certain reports and a participation commitment from the City, most of which are handled through the Lone Peak Fire Department or through the City's funding contribution to the Department. This can include the purchase of fire apparatus, equipment, improvements to the fire suppression system and other related expenses.

With this agreement, the City, through the Lone Peak Fire Department (LPFD) is required to provide initial attack in the case of a wildfire on nonfederal lands, including financial responsibility, other than aviation costs. Aviation costs will be at the expense of FFSL. In certain events, the delegation of fire management authority and fiscal responsibility will be transferred to FFSL, as outlined in the agreement. There are other requirements that the LPFD will need to meet, including the following:

- Certain requirements for wildland fire response training and certification
- Wildland fire response equipment standards

In addition, the City will be required to do the following:

- In certain circumstances, initiate a civil action to recover fire costs incurred for a wildland fire.
- Adopt, implement and update every 5 years a Community Wildfire Preparedness Plan (CWPP)(this plan will be coming to the council for approval in the near future)
- Adopt the Utah Wildland Interface (WUI) Code (adopted the 2006 code as Ordinance 2026-01, on January 13, 2026)
- The City must designate the positions that will enforce the WUI code. The current plan is to designate the city planner and city code compliance officer to enforce this code, although the position responsible for this could change in the future.
- Based on some recently passed legislation, some additional requirements will be required to remain eligible for participation in the cooperative agreement, including the requirement to adopt the 2024 version of the WUI code and a WUI map where the code will be enforced in the City.

STAFF RECOMMENDATION:

Approve Resolution R2026-23 as part of the consent calendar, including the approval of the Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands and authorize the Mayor to sign the agreement.

RESOLUTION NO. R2026-23

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A COOPERATIVE AGREEMENT WITH THE UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS FOR THE PROTECTION OF NON-FEDERAL LANDS FROM WILDLAND FIRE

WHEREAS, Alpine City has previously entered into a Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands for the protection of non-federal land from wildland fire; and

WHEREAS, Alpine City is eligible to enter into this Cooperative Agreement under Utah Administrative Code R652-122-200, R652-121-400 and R652-121-600; and

WHEREAS, there is a significant area of urban wildland interface within the boundaries of Alpine City that is prone to wildland fire; and

WHEREAS, the City Council has determined that the proposed Cooperative Agreement is in the best interest of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City hereby agrees to the terms of the Cooperative Agreement and authorizes the Mayor of the City to sign the Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands in the form as shown in Exhibit A hereto.

PASSED AND APPROVED this 26th day of May, 2026.

ALPINE CITY COUNCIL

By:_____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea __	Nay ___	Absent __
Brent Rummler	Yea__	Nay ___	Absent __
Chrissy Hannemann	Yea__	Nay ___	Absent __
Sarah Blackwell	Yea__	Nay ___	Absent __
Andrew Young	Yea__	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 26th day of May, 2026.

RECORDED this 26th day of May, 2026.

Exhibit A

Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands

COOPERATIVE AGREEMENT

This Cooperative Agreement (the "Agreement") is made and entered into this ____ day of _____ 2026 (the "Effective Date"), by and between the Utah Division of Forestry, Fire and State Lands ("FFSL") and Alpine City (the "Participating Entity"). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a "Party" or, collectively, as the "Parties."

RECITALS

A. Pursuant to Utah Code Section 65A-8-203, this Agreement is required for a county, municipality, or certain other Eligible Entities and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-121 and R651-122.
D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

AGREEMENT

I. Definitions

For the purposes of this Agreement:

1. "Annual Participation Commitment Report" means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
2. "Annual Participation Commitment Statement" means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.
3. "Catastrophic Wildfire" means wildland fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.

4. "Cooperative Agreement" means the same as the term is defined in Utah Administrative Code R652-1-200.
5. "Delegation of Fire Management Authority" means the acceptance by FFSL of responsibility for:
    i. Managing a wildfire; and
    ii. The cost of fire suppression, as described in Utah Code Section 65A-8-203.
6. "Direct Expenditure" means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. "Direct Payment" means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as identified in Utah Code Section 65A-8-203.
8. "Director" means the division director of FFSL.
9. "Eligible Entity" means the same as the term is defined in Utah Code Section 65A-8-203.
10. "Extended Attack" means actions taken in response to wildland fire after Initial Attack.
11. "Firefighter" means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
12. "Initial Attack" means actions taken by the first resources to arrive at any wildland fire incident, including—without limitation—size-up, patrolling, monitoring, holding action, or aggressive suppression action.
13. "In-Kind Activity" means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, https://www.independentsector.org/.
14. "Minimum Billing Threshold" means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
15. "Participation Commitment" means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code Sections 65A-8-202 and 65A-8-202.5.
16. "Participating Entity" means an Eligible Entity with a valid Cooperative Agreement.

II. Term.

1. The term of this Agreement shall be five (5) years from the Effective Date.

III. Participation Commitment.

1. Annual Statement.
    a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year during the term of this Agreement.
    b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions it intends to take that address the wildfire threat. Within sixty (60) days of receipt of an Annual Participation Commitment Statement, the Participating Entity shall send the completed annual plan to FFSL for review and approval.
    c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
    d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, this Agreement will terminate at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.
2. Fulfillment.
    a. The Participating Entity shall meet its Participation Commitment, as determined by FFSL, pursuant to Utah Administrative Code R652-122.
    b. The Participating Entity shall meet its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three that are mutually agreed upon by the Parties.
3. Consultation.
    a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.
4. Accounting.
    a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
d. With the Director's approval, or approval of a designee, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
e. The Participating Entity must receive written approval from the Director, or designee, before pursuing carry-over for a specific action or activity under this Section III(4).
f. Amounts reported annually in excess of Participation Commitment do not carry-over without written approval from the Director, or designee, under this Section III(4).

5. Reporting.
    a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
    b. The Participating Entity shall provide an annual accounting of its activities and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
    c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4) of this Agreement in UWRAP.
    d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
    e. FFSL may reject records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.
6. Calculation.
    a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Administrative Code R652-122.
    b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
    c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdiction. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdiction. The

Fire Cost Average may include State-paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdiction.

d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.

7. Appeals.
    a. Where permitted by Utah Administrative Code R652-122 and within ninety (90) days of the occurrence, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting to the Director a written appeal that states the reasons for the appeal.

IV. Initial Attack.

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. Pursuant to Utah Code Sections 65A-8-202–202.5 and in accordance with this Agreement, FFSL shall determine reasonable and effective wildfire IA by verifying that the Participating Entity has adequate resources and equipment to manage IA.
4. The Participating Entity shall have financial responsibility for all IA costs within its jurisdiction, other than aviation costs.
5. FFSL shall have financial responsibility for all IA aviation costs.

V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for a wildland fire shall occur simultaneously with one of the following events:
    a. The involvement of state-owned or federally-owned lands in the wildland fire;
    b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
    c. The request of the Participating Entity with jurisdiction through its local fire official on scene with authority to do so; or
    d. The decision of the Director, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. Deployment of aviation assets on pre-planned dispatch, as established by the State, does not cause an automatic Delegation of Fire Management Authority.

VI. Extended Attack.

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report ("CTR") or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

VII. Wildland Fire Response Training and Certification.

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity's jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity's jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory "closed fire season," as defined in Utah Code Section 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

VIII. Wildland Fire Response Equipment Standards.

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity's jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

IX. Wildland Fire Cost Recovery Actions.

1. Pursuant to Utah Code Title 65A and Utah Administrative Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting in a negligent, reckless, or intentional manner, the Participating

Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular wildland fire ("Cost Recovery Action"), except for when Delegation of Fire Management Authority has occurred. FFSL may assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. The Participating Entity shall notify FFSL once it has initiated a Cost Recovery Action.
3. If the Participating Entity recovers from a Cost Recovery Action, the Participating Entity shall provide to FFSL documentation verifying wildland fire costs by the Participating Entity and the legal costs incurred for the Cost Recovery Action.
4. The Participating Entity may retain costs recovered up to and not exceeding its incurred wildland fire costs—including legal fees in pursuing the Cost Recovery Action. All other recovered costs shall be tendered to FFSL for distribution amongst other entities with incurred suppression costs.
5. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity's Historic Fire Cost Average and Participation Commitment.
6. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

X. Probation Status.

1. At the end of each calendar year, FFSL shall review the Participating Entity's compliance with the terms of this Agreement.
2. If the Participating Entity is out of compliance, FFSL shall place the Participating Entity on "Probation Status" and provide the Participating Entity with a "Probation Notice" including:
    a. Notice of the Probation Status;
    b. The reason for the Probation Status;
    c. The action(s) the Participating Entity must take to remedy the Probation Status; and
    d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity's failure to fulfill its Participation Commitment for the previous calendar year:
    a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
    b. FFSL shall credit the Participating Entity's Participation Commitment expenditures and actions toward the Participating Entity's outstanding obligation before it may credit the expenditures and actions toward the current obligation;
    c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the

Probation Notice time frame if the underlying noncompliance is not timely remedied; and

d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.

4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
    a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame;
    b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame; and
    c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
5. For the duration of the Probation Status, this Agreement remains valid.

XI. Revocation.

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity no later than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code Section 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
    a. Providing written notice to FFSL of its intent to revoke this Agreement; or
    b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121 and the Participating Entity pays FFSL all outstanding wildland fire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildland fire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the Director within thirty (30) days of the notice of revocation being provided.

XII. Renewal, Amendment, and Compliance with Applicable Laws.

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no renewal limit.
3. The terms of this Agreement may be amended at any time by written agreement, signed by the Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Administrative Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

XIII. Community Wildfire Preparedness Plan.

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan ("CWPP") or, subject to FFSL's approval, equivalent wildland fire preparedness plan.
2. Following adoption, the Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan at least every five (5) years initial adoption from initial adoption.
3. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP or equivalent wildland fire preparedness plan.

XIV. Wildland Urban Interface.

1. The Participating Entity has adopted the Utah Wildland Urban Interface Code, as defined in Utah Code Section 65A-8-401.
2. The Participating Entity shall annually report on enforcement of the wildland urban interface building standards adopted by the Participating Entity.
3. If the State adopts a different version of the Code, the Participating Entity shall adopt within two years the same version of the Code.
4. The Participating Entity designates the following position as responsible to enforce the WUI code: _____.
5. The Participating Entity shall provide to FFSL the map of the zone where the wildland urban interface building standards are enforced. If the Participating Entity makes changes to the map they shall provide to FFSL the current map within 90 days of adoption.
6. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property.

7. If the Participating Entity chooses to perform lot assessments under the High Risk Wildland Urban Interface program, they must do so in accordance with policy established by FFSL.

XV. Miscellaneous.

1. This Agreement is governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and hold harmless FFSL and the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of the Participating Entity's performance of this Agreement to the extent caused by any intentional wrongful act or negligence of the Participating Entity, its agents, employees, officers, or partners, without limitation; provided, however, the Participating Entity shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of FFSL. In the event there is a conflict between this provision and Utah Code Sections 65A-8-101–403 or other provisions of State law, State law shall govern. The Parties are governmental entities under the Utah Governmental Immunity Act (the "Immunity Act"). Nothing contained herein shall be construed in any way to modify the limits of liability set forth in the Immunity Act or the basis for liability as established in the Immunity Act. Nothing contained herein shall be construed as a waiver by any Party of any defenses or limits of liability available under the Immunity Act and other applicable law. The Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.
4. The Participating Entity agrees to abide by the following federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order 2019-1, dated February 5, 2019, which prohibits unlawful harassment in the workplace. The Participating Entity further agrees

to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of the Participating Entity's employees.

5. The Participating Entity may not assign, sell, transfer, subcontract, or sublet rights, or delegate any right or obligation under this Agreement, in whole or in part, without the prior written approval of FFSL.
6. A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. No waiver of any term of this Agreement is valid unless in writing.
7. The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.
8. This Agreement may only be modified by the mutual written agreement of the Parties. If modified, the modification will be attached and made part of this Agreement.
9. This Agreement, constitutes the entire agreement between the Parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.
10. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

SIGNATURES ON FOLLOWING PAGE

UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS

FFSL Area Manager Signature	Name	Date
State Forester/Division Director Signature	Name	Date

PARTICIPATING ENTITY

Chief Executive Signature	Name	Date

APPROVED AS TO FORM

UTAH ATTORNEY GENERAL'S OFFICE

Connor Arrington (Jan 15, 2026 13:27:10 MST)	Connor Arrington	01/15/2026
Assistant Attorney General Signature	Name	Date

Jason Judd

From: Vernon MORTENSEN <vernon.mortensen@amrize.com>
Sent: Wednesday, May 20, 2026 12:27 PM
To: Jason Judd
Subject: Re: Cost Estimate
Attachments: W9 Amrize Southwest Inc 2026.pdf

Good Afternoon Jason,

I estimate you would need approximately 537 cubic yards of A Chips to cover 65,889 SY (593,000 SF). (1 CY of Type A covers approximately 122.73 SY)

Current pricing works out to ~$69.07 / CY delivered. ($53.01 chips + $16.06 CY freight.) Note the freight would be invoiced by the TON at $22.44 / ton, which is approximately equal to $16.06 / CY based on the weight of this material at ~53 lb / CF.

I have also attached a current W-9 so you can update your system to Amrize rather than Holcim. You can use Amrize Southwest Inc, dba Utelite as the company name if you prefer.

Please let me know if you have any questions or need any additional information.

Thank you,

VERNON MORTENSEN
Road & Soil Product Sales
vernon.mortensen@amrize.com

Amrize - Utelite Lightweight Aggregates
M: (435) 640-8376
Amrize | LinkedIn | Facebook

This email is confidential and intended only for the use of the above named addressee. If you have received this email in error, please delete it immediately and notify us by email or telephone.

On Wed, May 20, 2026 at 12:09 PM Jason Judd <Jasonj@alpineut.gov> wrote:

> Vernon,
>
> Thanks for taking my call earlier. We are looking at doing approximately 593,000 square feet of chip seal. We may have to go lower than that depending on where the costs come in.

Andersen Asphalt Awarded Statewide Contract MA4589

We are proud to announce that Andersen Asphalt has been awarded **State of Utah Contract MA4589**, making it easier than ever for government agencies across Utah to access our industry-leading asphalt maintenance and preservation services.

What This Means for You

Through this contract, all government entities—including cities, counties, school districts, and other public agencies—can select Andersen Asphalt for the services listed on the contract **without the need for a formal public bidding process**. This allows agencies to streamline their procurement process while ensuring they receive top-quality work from a trusted contractor.

Key Benefits of Using Contract MA4589

- **Guaranteed Quality** – Avoid the risks associated with selecting the lowest bidder and work with a proven contractor known for superior results.
- **Time & Cost Savings** – Eliminate the need for lengthy public bidding procedures and administrative burdens.
- **Compliance & Convenience** – This contract fully meets all **Utah procurement laws** and has **no spending limits**, ensuring full compliance and flexibility for agencies.
- **Preset Competitive Pricing** – Agencies can efficiently maximize their spending power by utilizing the contract's pre-negotiated, cost-effective rates.
- **Trusted Expertise** – With years of experience providing asphalt solutions, Andersen Asphalt delivers high-performance results with minimal disruption to your operations.

- **Guaranteed Quality** – Avoid the risks associated with selecting the lowest bidder and work with a proven contractor known for superior results.
- **Time & Cost Savings** – Eliminate the need for lengthy public bidding procedures and administrative burdens.
- **Compliance & Convenience** – This contract fully meets all **Utah procurement laws** and has **no spending limits**, ensuring full compliance and flexibility for agencies.
- **Trusted Expertise** – With years of experience providing asphalt solutions, Andersen Asphalt delivers high-performance results with minimal disruption to your operations.

How to Utilize This Contract

Government agencies looking to take advantage of Contract MA4589 can simply reference the contract number in their procurement process and reach out to Andersen Asphalt for a project proposal. Since pricing is already negotiated within the contract, agencies can efficiently secure cost-effective services without additional price evaluations. Our team is ready to assist in planning, budgeting, and executing high-quality asphalt maintenance and repair projects tailored to your needs.

Government agencies looking to take advantage of Contract MA4589 can simply reference the contract number in their procurement process and reach out to Andersen Asphalt for a project proposal. Our team is ready to assist in planning, budgeting, and executing high-quality asphalt maintenance and repair projects tailored to your needs.

Contact Us Today

We look forward to helping your agency maximize the benefits of this contract while ensuring safe, long-lasting pavement solutions. Contact us today to discuss your project and how we can assist you.

📞 **801-675-1555**
📧 **admin@andersenam.com**
🌐 **www.andersenam.com**

Let’s simplify your asphalt maintenance needs with a trusted partner under State Contract MA4589

COST SHEET

1710 South 2050 West
West Haven, UT 84401
admin@andersenam.com
www.andersenam.com

Crack Seal	$3.50/LF
Routing	$0.60/LF
Mastic	$5.50/LF
Asphalt Patching R&R	$7.50/LF
Infrared Patching	$3.00/SF
Paving	$3.40/SF
AP4 Surface Treatment (Sealcoating)	$0.25/SF
Slurry Seal/Microsurfacing	$0.35/SF
Striping	$0.40/LF
Signage Installation	$750/EA
Sweeping	$150.00/HR
Pressure Washing	$250.00/HR
Mobilization Fee	$1,000/Location
Traffic Control	$1,000/Location

Contacts:

Derek Andersen, Owner
derek@andersenam.com
435-881-8368

Caden Andersen, Owner
caden@andersenam.com
435-881-8637

Kari Lucero, Office Manager
kari@andersenam.com
801-675-1555

NU ROCK ASPHALT COATINGS

645 S. Main Street * P.O. Box 189 * Clearfield, Utah 84015 * NuRockCoatings.com

Your Contact: **ROB HOLLAND**
Cell: 801-669-0618
e-mail: RHOLLAND@NUROCKCOATINGS.COM

Project Name: **Alpine City Chip Seal**

Customer Name: **Alpine City**
Billing Address:

Date Issued: May 21, 2026

Contact Name: **Jason Judd**

End Date: 2026 SEASON

Office: 801-756-6347
Mobile:
Email: jasonj@alpineut.gov

PRODUCT	TONS	$/TON	FREIGHT PER TON	TOTAL W/ FREIGHT
LMCRS-2	110	$531.00	$28.29	**$559.29**

CONTRACT SPECIAL PROVISIONS:

* Product will conform to UDOT Specifications
* Freight will be billed separately
* Freight is subject to fuel surcharge - see fuel calculator sheet
* Freight pricing based on a minimum of 35 tons per load
* Freight unloading time 2 hours
* Freight demurrage will be charged @ $150 per hour
* Holding any tank overnight is $500 per night plus retrieval time
* Rate for returned, rejected loads is 1/2 total head haul
* Sales agreement is subject to General Terms and Conditions of Nu Rock Asphalt Coatings standard purchase agreement.
* Tax (if applicable) is not included in above prices
* FOB Clearfield, UT

Seller:
NU ROCK ASPHALT COATINGS

Accepted By:
Alpine City

By:_____
Printed Name:_____
Title:_____
Date:_____

By:_____
Printed Name:_____
Title:_____
Date:_____

CONFIDENTIALITY NOTICE: The contents of this sales quote/contract and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this sales quote/contract or their agent, or if this sales quote has been addressed to you in error, please immediately alert the sender by reply and then delete this sales quote/contract and any attachments. If you are not the intended recipient you are hereby notified that any use, dissemination, copying, or storage of this sales quote/contract or its attachments is strictly prohibited.

2026 Chip and Seal Project Costs

Chip and Seal				NuRock	Amrize	Anderson	
Road	From	To	Square Feet	Emulsion Cost	Chip Cost	Sealcoat Cost	Total
Summit Way	600 North	Treeline Dr	28,500	$2,957.15	$1,782.82	$7,753.82	$12,493.80
Fort Canyon	International	Cul-de-sac	142,653	$14,801.64	$8,923.68	$38,575.13	$62,300.46
Deer Crest Ln	Deer Crest Cir	Eastview Ln	21,600	$2,241.21	$1,351.19	$5,890.82	$9,483.23
Deer Crest Ln	Heritage	Circle	18,000	$1,867.68	$1,125.99	$4,918.82	$7,912.49
3 Falls	Sliding Rock Ridge	Mountain Spring Ct	109,495	$11,361.18	$6,849.48	$29,622.47	$47,833.13
Deer Crest Cir	Deer Crest Ln	End	19,838	$2,058.41	$1,240.98	$5,415.15	$8,714.54
Alpine Blvd	300 N	Grove Dr	252,840	$26,234.62	$15,816.44	$68,325.62	$110,376.69
			592,926				**$259,114.34**

Seal				Anderson
Road	From	To	Square Feet	Sealcoat Total Cost
100 West	200 North	200 South	55,200	$13,858.82
200 South	100 West	Canyon Crest	19,200	$4,858.82
Lakeview Dr	End	End	68,863	$17,274.64
Three Falls Fire Road	Three Falls Way	Aspen Dr	78,310	$19,636.32
Soldier Circle	Whitby Woodlands	End	19,688	$4,980.88
Whitby Woodlands	400 West	Deerfield	42,900	$10,783.82
Eastview	Heritage	Elkridge	43,800	$11,008.82
Elk Ct	Deer Crest Ln	End	10,688	$2,730.88
Winterset Ct	Deer Crest Ln	End	10,838	$2,768.38
Alpine Blvd	Ridge Drive	300 North	115,298	$28,883.29
			115,298	**$116,784.68**

Grand Total $375,899.01

The Children's Center Utah
where hope and healing happen

Scan the QR code to browse ways to get involved

3725 West 4100 South, Ste 250
West Valley City, UT 84120

2273 North Miller Campus Drive
Lehi, UT 84043 – Coming July 2026

childrenscenterutah.org

Our Mission

The Children's Center Utah provides comprehensive mental health care to enhance the emotional well-being of infants, toddlers, preschoolers, and their caregivers and families. Recognized as experts in the field of children's mental health, The Children's Center Utah's multidisciplinary team of more than 100 professionals provides compassionate, expert care that physicians, early childhood providers, and others statewide seek out as a trusted resource. We collaborate with dozens of community partners to support high-quality mental health care for children and families.

Our Programs

The Children's Center Utah strengthens infant and early childhood mental health through:

Center-Based Clinical Services

We offer family therapy (Outpatient Clinical Services) and intensive group therapy for children ages 2-5 with the most acute mental health needs (Therapeutic Preschool Program). These programs utilize evidence-based, trauma-informed modalities and research-based interventions.

Statewide Provider Services

We provide in-person and virtual consultation, training, and coaching for early childhood providers statewide, including childcare providers, licensed mental health professionals, pediatricians, and other medical professionals.

Capacity Building System-Level Work

We strengthen the pipeline of Infant and Early Childhood Mental Health (IECMH) professionals available to serve Utah children and families and work diligently to ensure early childhood mental health remains at the forefront of statewide discussions.



Through the support we receive our daughters are learning to cope with their hard feelings and turn to trusted adults for help... most importantly we're beginning to find fun and happiness together, thanks to The Children's Center Utah.

- Shauna, Clients' mother

Utah is among a group of states with the **highest prevalence of child and adolescent mental health disorders and the highest prevalence of youth with untreated mental health needs.**[1]

Utah's Children and Families are in Crisis

Utah's youngest and most vulnerable children face significant mental and behavioral health challenges, and *early intervention is essential* to protecting their futures. When children have the tools they need to thrive, families can contribute more effectively to their communities and our state's economy.



As many as 90,000 children between the ages of 0-8 are likely to experience **mental, emotional, developmental, or behavioral challenges** [1]



Suicide
is the leading cause of death for children
ages 10 – 17 [2]



Utah has
1/3 fewer behavioral health specialists
per 100,000 residents than average [3]

Early childhood mental health challenges affect families of every income level, background, and community—reminding us that this is not an isolated issue, but one that impacts us all.

1 Ball, Samantha, Summers, Laura, 2020, December, Early Childhood Mental Health in Utah, Kem C. Gardner Policy Institute
2 Centers for Disease Control and Prevention, National Center for Health Statistics. National Vital Statistics System, Mortality 2018-2024 on CDC WONDER Online Database, released in 2026. Data are from the Multiple Cause of Death Files, 2018-2024, as compiled from data provided by the 57 vital statistics jurisdictions through the Vital Statistics Cooperative Program. Accessed at Retrieved from https://www.abc4.com/news/local-news/suicide-is-leading-cause-of-death-among-utahns-ages-10-17-research-shows/ on Apr 22, 2026 4:04:53 PM
3 Christensen, J. (2016). Utah's Mental Health Workforce, 2016: A Study on the Supply and Distribution of Clinical Mental Health Counselors, Social Workers, Marriage and Family Therapists, and Psychologists in Utah. The Utah Medical Education Council.

Transforming Early Childhood Mental Health through Clinical Services and Provider Training

The Children's Center Utah has been leading the way in providing high-quality infant and early childhood mental health care for more than 60 years. Our work is key to effectively addressing Utah's children's mental health crisis and helping the next generation grow into strong, resilient youth and adults prepared to take on life's challenges with confidence and experience life's joys to the fullest.

6,700
Family Therapy Hours



47,000
Therapeutic Preschool Hours



4,000
Infant and Early Childhood Providers Trained



26,000
Children in Utah Benefit from Trained Infant and Early Childhood Professionals



The Children's Center Utah

Where Hope and Healing Happen

The Children's Center Utah provides mental health treatment services to children ages birth through six and their families and caregivers.

Therapists provide in-person and telehealth outpatient family therapy and parent groups. Family services are currently available in Salt Lake County, with services in Utah County starting in July 2026! Interpretation services are available in most languages.

Our dedicated team includes clinical mental health counselors, clinical social workers, licensed marriage and family therapists, psychologists, and an on-site child and adolescent psychiatrist. Our team also includes graduate student interns, paraprofessionals, shuttle bus drivers, and talented administrators.



Child and Family Therapy

- Assessment and Evaluation
- Evidence-based Trauma Treatment
- Medication Management for existing clients in family therapy whom a clinician has referred.
- Comprehensive psychological testing for existing clients in family therapy whom a clinician has referred.



Therapeutic Preschool Program

Intensive group therapy for existing clients in family therapy whom a clinician has referred.

"Thanks to family therapy I feel empowered and I know how to deal with difficult situations with my child. And I think that's the greatest tool I can imagine."

Who We Help

Parents and caregivers who are concerned about:

- Social-emotional delays, sleep challenges, appetite issues, toileting accidents
- Children struggling to manage their emotions
- Children with prolonged temper outbursts
- Children who are unable to get along with peers in childcare or preschool
- Families struggling to get back on track during or after a separation or divorce, and more



Questions? Call our Main Line

3725 West 4100 South
West Valley City, UT 84120

2273 North Miller Campus Drive
Lehi, UT 84043

801.582.5534
childrenscenterutah.org

Scan QR Code for more information about our family services

Connect with Us!

The Children's Center Utah

Donde suceden la esperanza y la sanación

El Children's Center Utah brinda servicios de tratamiento de salud mental a niños desde el nacimiento hasta los seis años, así como a sus familias y cuidadores.

Los terapeutas ofrecen terapia familiar ambulatoria en persona y por telesalud, además de grupos para padres. Los servicios familiares están actualmente disponibles en el condado de Salt Lake, ¡con servicios en el condado de Utah a partir de julio de 2026! Los servicios de interpretación están disponibles en la mayoría de los idiomas.

Nuestro dedicado equipo incluye consejeros clínicos de salud mental, trabajadores sociales clínicos, terapeutas matrimoniales y familiares con licencia, psicólogos y un psiquiatra de niños y adolescentes en el lugar. Nuestro equipo también incluye pasantes de posgrado, paraprofesionales, conductores de autobús de transporte y talentosos administradores.



Terapia Infantil y Familiar

- Valoración y evaluación
- Tratamiento del trauma basado en evidencia
- Manejo de medicamentos para clientes en terapia familiar referidos por un médico.
- Pruebas psicológicas integrales para clientes en terapia familiar referidos por un médico.



Programa Preescolar Terapéutico

Terapia de grupo intensiva para clientes existentes en terapia familiar a quienes refirrió un médico.

"Gracias a la terapia familiar me siento empoderada y sé cómo afrontar situaciones difíciles con mi hijo. Y creo que esa es la mejor herramienta que puedo imaginar".

A quién ayudamos

Padres y cuidadores preocupados por:

- Retrasos socioemocionales, dificultades para dormir, problemas de apetito, accidentes para ir al baño
- Niños y niñas con dificultad para manejar sus emociones
- Niños y niñas con arrebatos de mal genio prolongados
- Niños y niñas que no pueden llevarse bien con sus compañeros en la guardería o en el preescolar
- Familias que luchan por retomar el rumbo durante o después de una separación o divorcio y mucho más



¡Llámenos si tiene preguntas!

3725 West 4100 South
West Valley City, UT 84120

2273 North Miller Campus Drive
Lehi, UT 84043

801.582.5534
childrenscenterutah.org

Escanee el código para obtener más información sobre nuestros servicios familiares

Nuestras Redes Sociales

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review and Approval of the Alpine Fire Station Addition/Remodel

FOR CONSIDERATION ON: May 26, 2026

PETITIONER: Babcock Design, Alpine City

ACTION REQUESTED BY PETITIONER: Recommend approval to Alpine Fire Station Addition/Remodel

REVIEW TYPE: Administrative

BACKGROUND INFORMATION:

The City had a successful and celebratory groundbreaking event for the Alpine Fire Station Addition/Remodel last week on Thursday, May 21. The new Fire Station design modernizes and expands operational capacity and converts the existing structure into a functioning Community Center that supports civic gatherings, events, and public activities.

The City Council requested revised building design options that more closely align with the architectural character and aesthetic vision desired for the Station's location within the City block. The intent is to evaluate and compare these alternative designs against the original concept in order to determine the preferred architectural direction for the building.

The revised design options are described as follows:

REVISED DESIGN - OPTION 1

FOR CONSIDERATION, THIS OPTION HAS MINIMAL CHANGES FROM THE CURRENT DESIGN WITH THE EXCEPTION OF:

- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

THE INTENT WOULD BE TO COMPROMISE ON SOME OF THE COMMENTS WHILE STILL ENFORCING SOME COHESION AND SIMILARITIES TO THE HISTORIC ALPINE CITY HALL.

REVISED DESIGN - OPTION 2

FOR CONSIDERATION, THIS OPTION INCORPORATES MOST OF THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FALIX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

HOWEVER, ARCHITECTURALLY THE EYEBROWS AND CORNER QUOINES ARE NOT BEING DUPLICATED IN THIS OPTION.

REVISED DESIGN - OPTION 3

FOR CONSIDERATION, THIS OPTION INCORPORATES THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING
- ADDING EYEBROWS AND A TWO-TONED ACCENT BAND WHERE OCCURS

HOWEVER, ARCHITECTURALLY THE CORNER QUOINES ARE NOT BEING UTLIZED AS ALL TEH BUILDING CORNERS ARE NOT SHOWN IN EIFS (STUCCO) THEREFORE THERE WOULDN'T BE CONSISTENCY.

Renderings of the original design and the revised design options are included in the packet below.

The following information has been provided previously and is included here for reference:

Key architectural elements include:

- **Fire Station Addition:** A new addition will be constructed to meet current operational demands and improve circulation and function for fire personnel.
- **Community Center Conversion:** The existing station building will be fully remodeled and repurposed as a Community Center, reinforcing its role within the civic core of Alpine.
- **Preservation of Existing Apparatus Bay:** The existing apparatus bay will remain as part of the final building configuration.

These improvements create an integrated municipal campus that enhances public service delivery and supports community engagement.

Sensitivity to Historic Downtown Character

A central consideration in the design is the project's proximity to Alpine's historic downtown area. The design team has intentionally approached the remodel and addition with sensitivity toward the existing architectural rhythm, massing, and material character of the surrounding civic buildings.

The project addresses historic context in the following ways:

- **Blending Existing and New Architectural Forms:** The addition mirrors the proportions and simple rooflines found in the existing station and adjacent civic structures, ensuring that new elements feel compatible with established forms.
- **Material Cohesion and Respect for Context:** The project retains stucco as the primary exterior material—reflecting the current building and many structures within the downtown area while introducing brick and wood-like accents to elevate the architecture without detracting from its historic surroundings.
- **Unified Civic Presence:** By updating the existing structure and integrating both the remodeled areas and the new addition, the overall project maintains a cohesive civic identity that aligns with Alpine's tradition of modest, durable, and visually harmonious public architecture.

This approach allows the Fire Station and Community Center to feel updated and functional while still honoring the heritage and scale of the historic town center.

Use of Materials

The exterior material palette reinforces this commitment to contextual sensitivity and architectural cohesion:

- **Stucco (Primary Material):** The main building will continue to use stucco as its dominant exterior material. Existing stucco surfaces will be refinished to a like-new condition, while the new addition will receive a matching stucco treatment for seamless continuity.
- **Faux Wood Panel Accents:** Strategically placed faux wood paneling introduces warmth and natural texture, enhancing visual appeal while complementing the traditional materials found near downtown.
- **Brick Veneer Wainscot:** A brick veneer wainscot grounds the building architecturally and visually links the structure to other nearby civic and historic buildings that utilize masonry accents.

Finish Grade Line

The finish grade for the project site will remain largely unchanged. Modifications will be minimal and limited primarily to areas supporting the reconfigured vehicle circulation patterns.

The primary grading adjustment accommodates the revised access route for returning apparatus, which will now enter the site from the east, as shown in the site plans. This ensures safer maneuvering and operational efficiency without altering the overall site character.

Landscaping

Landscaping design for the project will be completed through a separate City-led effort. Alpine City plans to engage a landscape designer to create a comprehensive site design, including the development of a sculpture garden between the new Community Center and City Hall.

Through this coordinated landscape effort, planting selections, pedestrian pathways, and amenity areas associated with the Fire Station and Community Center will be integrated into a unified civic landscape. The project team will collaborate with the City to ensure that the fire station's landscaping complements the historic downtown setting and supports the overall campus vision.

Conclusion

The proposed Alpine Fire Station #202 improvements balance modern functionality with thoughtful respect for Alpine's historic civic core. The remodel, addition, and landscape coordination create a cohesive municipal campus that enhances public safety operations and community life. Material selection, architectural form, and site considerations all work toward a design that is contextually sensitive, visually harmonious, and aligned with the City's long-term civic goals.

The application went to the Planning Commission on May 5th, 2026 for review as the recommending body for the City Council. After in-depth analysis of the plans, the Planning Commission moved to send a positive recommendation to the City Council based on the following motion:

Action Item: Review of Alpine Fire Station Addition/Remodel

MOTION: Planning Commission member Greg Butterfield moved to recommend approval of the proposed site plan for the construction of the Alpine Fire Station Addition/Remodel with the following conditions:

1. It is consistent with the Small Area Plan in regard to exteriors.
2. No faux wood
3. Use as much brick as possible
4. Landscape plan be provided before landscape is installed
5. Exception to the setbacks for parking based on the four criteria in the ordinance.

6. Use dark aluminum siding on the windows, on the door frames, and on the big garage doors with the same color and material to ensure consistency throughout the building.

John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	**Nays:**	**Excused:**
Michelle Schirmer		Susan Whittenburg
John MacKay		
Troy Slade		
Alan Macdonald		
Jeff Davis		
Greg Butterfield		

GENERAL PLAN REFERENCE

- N/A

CITY CODE REFERENCE:

- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08
- Alpine Development Code 4.10

PUBLIC NOTICE:

This item does not require a public hearing but was posted as an agenda item on the Planning Commission and City Council agendas, as applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the construction of the Alpine Fire Station Addition/Remodel as per the site plan and according to the design desired, that a landscape plan be provided before installation, and that an exception to the setbacks for parking be allowed based on the criteria in 3.24.030 in the Development Code. Any design change to the original design would be handled through a change order.

Motion to Approve:
I move to recommend approval of the construction of the Alpine Fire Station Addition/Remodel as per the site plan and according to option___ of the revised design options provided, that a landscape plan be provided before installation, and that an exception to the setbacks for parking be allowed based on the criteria in 3.24.030 in the Development Code

Motion to Approve with Conditions:
I move to recommend approval of the construction of the Alpine Fire Station Addition/Remodel, as per the submitted site plan and according to option___ of the revised design options provided, that a landscape plan be provided before installation, and that an exception to the setbacks for parking be allowed based on the criteria in 3.24.030 in the Development Code, along with these further conditions:
*Insert conditions

Motion to Table:
I move to table consideration of the construction of the Alpine Fire Station Addition/Remodel to a future meeting in order to allow additional time for revisions and/or additional information, including:
*Insert additional information needed.

Motion to Deny:
I move to recommend denial of the construction of the Alpine Fire Station Addition/Remodel based on the following findings:
*Insert findings

REVISED DESIGN - OPTION 1

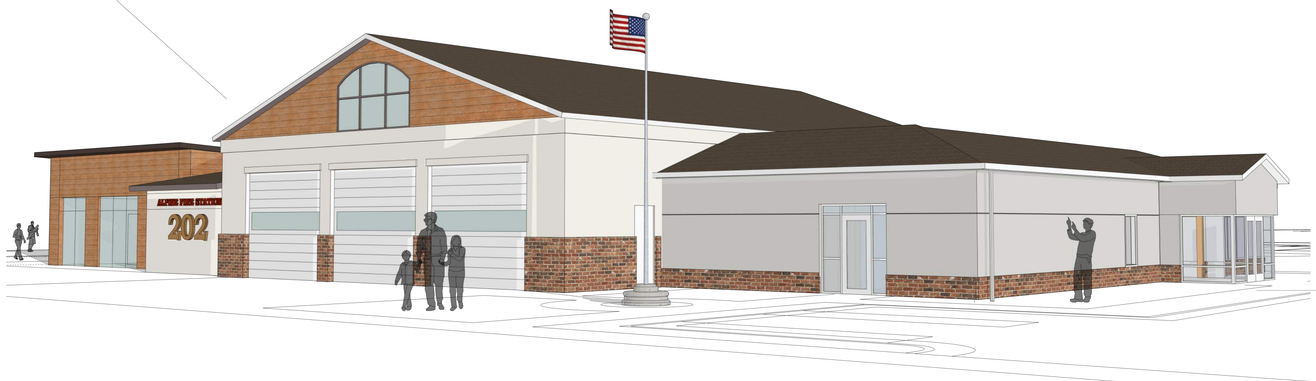
FOR CONSIDERATION, THIS OPTION HAS MINIMAL CHANGES FROM THE CURRENT DESIGN WITH THE EXCEPTION OF:

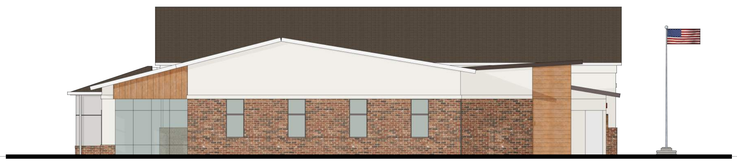
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

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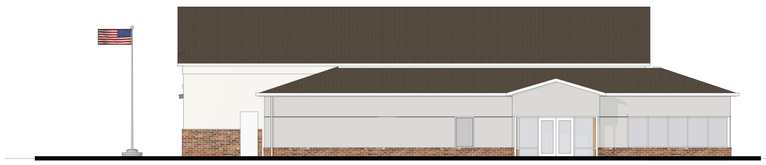












REVISED DESIGN - OPTION 1

ALPINE FIRE STATION #202

REVISED DESIGN - OPTION 2

FOR CONSIDERATION, THIS OPTION INCORPORATES MOST OF THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

HOWEVER, ARCHITECTURALLY THE EYEBROWS AND CORNER QUOINES ARE NOT BEING DUPLICATED IN THIS OPTION.















REVISED DESIGN - OPTION 3

FOR CONSIDERATION, THIS OPTION INCORPORATES THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

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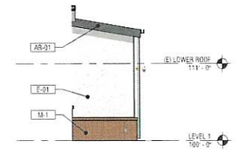




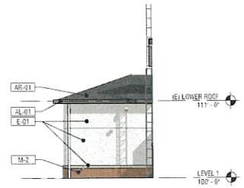
1 SOUTH ELEVATION Copy 1



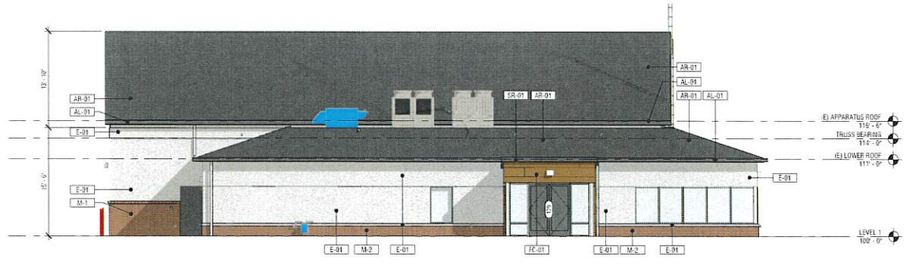
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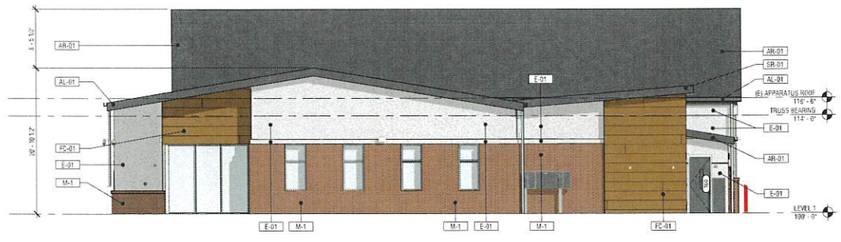
3 FIRE STATION WEST ELEVATION Copy 1



2 COMMUNITY ROOM EAST ELEVATION Copy 1



6 WEST ELEVATION Copy 1



5 EAST ELEVATION Copy 1

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
2. CONTRACTOR TO LEAVE A 1 2" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT, COLOR AS SELECTED
3. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS ETC.)
4. CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
5. SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC
6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC
7. EXISTING STUCCO TO BE RE-FINISHED, PATCH AND REPAIR AS REQUIRED.

MATERIAL AND FINISH SCHEDULE

MATERIAL DIVISION	MARK	DESCRIPTION	MANUFACTURER	PATTERN / STYLE	COLOR	SIZE	SPECIFICATION	COMMENTS
DIVISION 04 - MASONRY								
DIVISION 04 - MASONRY	CMU-02	CMU BLOCK	TO BE DETERMINED	SPLIT FACED	TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	8" X 8" X 16" (DIMENSIONAL)	-	EXTERIOR GENERATOR AND TRASH ENCLOSURE
DIVISION 04 - MASONRY	M-1	MASONRY VENEER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED/BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	3-5/8 X 2-1/2 X 8	-	-
DIVISION 04 - MASONRY	M-2	THIN BRICK MASONRY VENEER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED/BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	9/16 X 2-1/2 X 6	-	-
DIVISION 05 - METALS								
DIVISION 05 - METALS	AL-01	PREFINISHED ALUMINUM FLASHING/FASCIA	BY CONTRACTOR	VARIES - SEE DETAILING	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	VARIES - SEE DETAILS	-	-
DIVISION 05 - METALS	SR-01	STANDING SEAM ROOF / FASCIA	TBD - SEE SPECIFICATIONS	SEE SPECIFICATIONS	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION								
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	AR-01	ASPHALT ROOF SHINGLES	TBD	SEE SPECIFICATIONS	DARK CHARCOAL/LIGHT GRAY - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	E-01	PRIMARY EIFS COLOR	TBD	MATCH EXISTING	MATCH EXISTING	-	-	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	FC-01	FIBER CEMENT BOARD PANEL	NICHIHA	VINTAGEWOOD PANEL SERIES	CEDAR	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 08 - OPENINGS								
DIVISION 08 - OPENINGS	GL-2	1" INSULATED GLASS - TINTED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	-	-
DIVISION 08 - OPENINGS	GL-2T	1" INSULATED GLASS - TINTED & TEMPERED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	-	-
DIVISION 08 - OPENINGS	GL-4T	1/4" CLEAR GLASS - TEMPERED	-	1/4" CLEAR GLASS	CLEAR	VARIES - SEE SCHEDULES	-	-

Babcock Design

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801.531.1144

Boise
500 N Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Stamp

STATE OF UTAH — 136918 — LICENSED ARCHITECT

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A202

- Brick Veneer: Approximately $28/SF installed
    - Total estimated cost: Approximately $35,700
- New EIFS / Stucco: Approximately $22/SF installed
    - Total estimated cost: Approximately $29,300
- EIFS Rework & Touch-Up: Approximately $14/SF
    - Total estimated cost: Approximately $26,500
- Nichiha Faux Wood Panels: Approximately $65/SF installed
    - Total estimated cost: Approximately $76,800

Please note these are DD budget numbers only and are intended for general comparison purposes. These are not subcontractor bid numbers at this time, but we should have more refined pricing as bid results come in over the next few weeks.

Councilmember Comments on Revised Design Options

Councilmember Blackwell

One additional thought (Jessica's idea) would be to have the vestibule be all brick veneer. If this is too costly, I would suggest removing the brick from that three-window area that I mentioned in my email on Monday.

From Monday:

I personally think that option 3 would be a great compromise between the original plan and the suggestions made. It seems to provide more cohesion between the city building and the surrounding historic homes while still giving it an updated feel. The only other feedback that I have would be to place brick veneer placed on the north elevation on the wall that in the current design is the wood and have it go ground to roof. (It has those three tall windows). I think this would add more dimension and given the feedback from planning commission would give the building more brick. Just a thought.

Councilmember Smuin

Option 3 with the following two changes:

1. Add brick to the community center vestibule see images. This will add balance to the entire building and give some design element to the community center.
2. I would like to see the roof lighter, not sure if it will look better but it didn't appear that adjusting the dark roof color was in the changes.
3. The exterior stucco color still appears white on the rendering so making sure it is a warm white and not a paper white.

Overall, I think it looks good and is more cohesive with City Hall.

Councilmember Rummler

I was fine with the original design. I appreciate the PC's input about simplifying the design and make it conform more to a historic look. I understand Jessica's and Sarah's desire to

make the two buildings look more similar - more uniformity on the city building block. I guess #3 with the eyebrows and two-toned accent band looks a little better to me. If #3 is closer to matching city hall (which it seems to do as I look at city hall on Google maps street view), I would probably prefer that, if the changes are going to be made.

Councilmember Hannemann

I would like the original design to be an option to consider as we vote and be able to reference in our discussion.

Option 1 - can we have a photo or real sample of the wood? Life expectancy, maintenance etc.

Gabled vestibule - see vestibule on south entrance of city hall. Can we mimic this one to have more light ? - What about Metal roofing accent like city hall?

Soffit and facia -My input - white trim is dating the project.

please have an option where the architects provide the color based on their professional expertise.

Option 2 -

This version is a step down in overall quality of the exterior.

When removing the wood in option 2 and 3, can we replace with an alternative like complementary brick or stone?

If we remove the wood, we need to upgrade something else to compensate for loss in detail.

Option 3

Prefer no quoins. Thank you.

Rather than the keystones and arch topper from the 1990's please consider brick accents over windows.

Metal Roof

Last chance on my preference for a metal roof.

If we lose the wood paneling and downgrade the exterior as proposed in option 2 & 3, can we upgrade the roof?

(I noticed the metal roof over City Hall vestibule).

CITY OF ALPINE

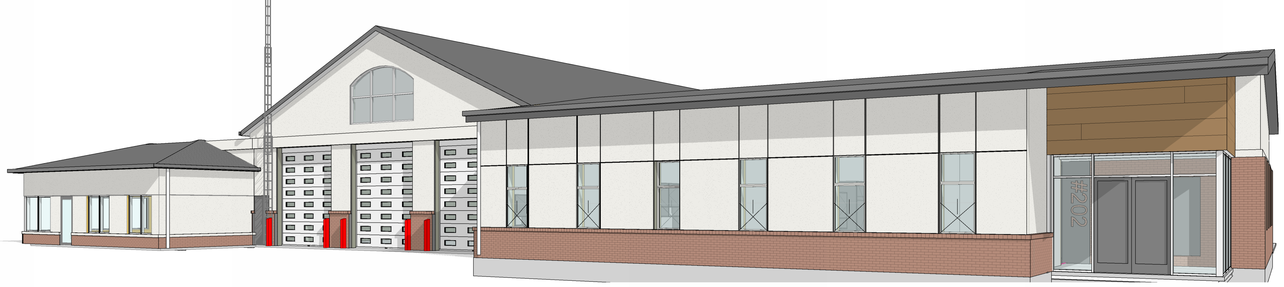
ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

CONSTRUCTION DOCUMENTS
04.16.2026



NORTH VIEW
*FOR REFERENCE ONLY



SOUTH VIEW
*FOR REFERENCE ONLY

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PROJECT INFORMATION

CODE SUMMARY AND PROJECT INFORMATION:

APPLICABLE CODES AND STANDARDS

2021	INTERNATIONAL BUILDING CODE (IBC)
2021	INTERNATIONAL PLUMBING CODE (IPC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2023	NATIONAL ELECTRICAL CODE (NEC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021	INTERNATIONAL FIRE CODE (IFC)
2017	ANSI A117.1

PROJECT DESCRIPTION
DESCRIPTION
PROJECT AREA:
LEVEL 1 13,154 SF
TOTAL 13,154 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)
GROUP(S): R-2, A-3, S-2

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)
PER IBC 420.2 WALLS SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES CONTINGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH IBC 708. THESE LOCATIONS ARE NOTED ON SHEET G102.

GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)
CONSTRUCTION TYPE: V-B
BUILDING HEIGHT BASED ON MOST RESTRICTIVE OCCUPANCY (A-3)

	ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET (Table 504.3):	40	29'
BUILDING HEIGHT IN STORIES (Table 504.4):	1	1
AREA PER FLOOR (Table 506.2):	24,000	13,154

ALLOWABLE AREA DETERMINATION (506.2):
R-2 OCCUPANCY: $A_a = A_t + (NS \times I_f)$ = 28000 + (7000 x 0.75) = 33,250 TOTAL SF; NS = TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.3.3 OR 506.3.3.1 = 7,000
A-3 OCCUPANCY: $A_a = A_t + (NS \times I_f)$ = 6,000 + (6,000 x 0.75) = 10,500 TOTAL SF; NS = TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.3.3 OR 506.3.3.1 = 6,000
S-2 OCCUPANCY: $A_a = A_t + (NS \times I_f)$ = 13500 + (13500 x 0.75) = 23,625 TOTAL SF; NS = TABULAR ALLOWABLE AREA FACTOR FROM TABLE 506.3.3 OR 506.3.3.1 = 13,500

PER IBC 508.4.2 ALLOWABLE BUILDING AREA: SUM OF RATIO FOR ACTUAL BUILDING AREA/ALLOWABLE BUILDING AREA FOR EACH OCCUPANCY DOES NOT EXCEED 1.

	R-2	A-3	S-2	
ACTUAL AREAS:	5,102 SF	2,963 SF	5,089 SF	
SUM OF RATIOS:	0.15	0.28	0.22	= 0.65

FRONTAGE INCREASE (506.3): PUBLIC WAY OR 20' MIN. OPEN SPACE; I_f = 0.75
MIXED OCCUPANCIES: SEPARATED

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC CHAPTER 4)
CONSTRUCTION TYPE: V-B

STRUCTURAL FRAME:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NONBEARING WALLS INTERIOR:	0	HR
FLOOR CONSTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTION FEATURES (IBC CHAPTER 7)
ALLOWABLE AREA OF OPENINGS:
FIRE SEPARATION DISTANCE: 30 FEET OR GREATER
OPENING PROTECTION: UNPROTECTED, NONSPRINKLERED
ALLOWABLE AREA: NO LIMIT

FIRE WALL RATING: GROUP: A-3 RATING: 2
FIRE BARRIER RATING: GROUP: A-3 RATING: 2
OPENING FIRE PROTECTION:

TYPE OF ASSEMBLY	WALL RATING	DOOR RATING	DR. VISION PANEL SIZE	SIDELITE/ TRANSOM
FIRE WALL	2	1.5	100 SQ. IN.	N.P.

INTERIOR FINISHES (IBC CHAPTER 8)
INTERIOR WALL AND CIELING FINISHES: PER TABLE 803.11

OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
GROUP R-2	CLASS C	CLASS C	CLASS C
GROUP A-3	CLASS A	CLASS A	CLASS C

FIRE PROTECTION SYSTEMS (IBC CHAPTER 9)
AUTOMATIC SPRINKLER SYSTEM: NFPA 13
AUTOMATIC SPRINKLER SYSTEM INSTALLED IN R-2 OCCUPANCY ONLY. APPARATUS BAY AND A-3 OCCUPANCY ARE EXISTING BUILDINGS WITH NO AUTOMATIC SPRINKLER SYSTEM

MEANS OF EGRESS (IBC CHAPTER 10)
OCCUPANT LOAD (1004): 245 TOTAL OCCUPANTS (SEE OCCUPANT LOAD CALCULATIONS ON SHEET G101)
EGRESS SIZING (1005): OTHER EGRESS COMPONENTS = OCCUP. LOAD x 0.15 " / OCC. = 36.75 INCHES REQUIRED = 340 INCHES PROVIDED

ASSEMBLY (NONSPRINKLERED)
COMMON PATH OF EGRESS TRAVEL: 75 FEET
EXIT ACCESS TRAVEL DISTANCE: 200 FEET
RESIDENTIAL (SPRINKLERED)
COMMON PATH OF EGRESS TRAVEL: 125 FEET
EXIT ACCESS TRAVEL DISTANCE: 250 FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)
SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G101

THERMAL ENVELOPE (IECC)
ROOF INSULATION R-VALUE: R-30
STUD CAVITY INSULATION R-VALUE: R-19
CONTINUOUS INSULATION R -VALUE: R-10
SLAB/FOUNDATION R-VALUE: R-10

EXTERIOR GLAZING INFORMATION:
BASIS OF DESIGN PRODUCT: PPG SOLARBAN 70
VLT 40% MINIMUM
SUMMER U-FACTOR: 0.26 Btu/(hr x sqft) MAXIMUM
WINTER U-FACTOR: 0.26 Btu/(hr x sqft) MAXIMUM
SHGC 0.24 MAXIMUM

EXTERIOR GLAZING SYSTEM INFORMATION:
BASIS OF DESIGN PRODUCT: KAWNEER 451UT (THERMAL)
BASIS OF DESIGN PRODUCT: KAWNEER 1600T, SYSTEM 2
U-FACTOR: 0.26 Btu/(hr x sqft) MAXIMUM
SHGC 0.26 MAXIMUM

OTHER
DESCRIPTION

DEFERRED SUBMITTALS
- FIRE SUPPRESSION SYSTEM
- FIRE ALARM SYSTEM
- SEISMIC RESTRAINTS (WHERE REQUIRED EXCEPT AS NOTED ON SHEET AS01)
- FIRE SAFETY AND EVACUATION PLANS
- OTHER

NOTES:
ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITTAL TO THE AUTHORITY HAVING JURISDICTION.

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EE702 LIGHTING DETAILS AND DIAGRAMS
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PHASE SIGN-OFF

PROJECT PHASE: ☐ PRE - D ☐ SD ☒ DD ☐ CD

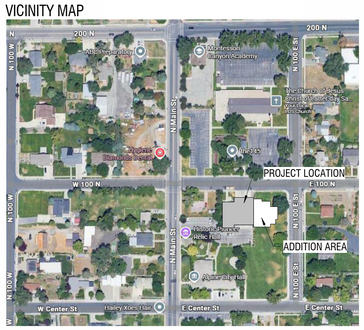
☐ APPROVED ☐ APPROVED WITH COMMENTS ☐ REVISE & RESUBMIT: SEE COMMENTS

CITY OF ALPINE	SHANE SORENSEN	CITY ADMINISTRATOR/PUBLIC WORKS DIRECTOR	SIGNATURE	DATE
CITY OF ALPINE	CARLA MERRILL	ALPINE CITY MAYOR	SIGNATURE	DATE
LONE PEAK FIRE	BRIAN PATTEN	LONE PEAK FIRE CHIEF	SIGNATURE	DATE
LONE PEAK FIRE	JAKE BECK	LONE PEAK DEPUTY FIRE CHIEF	SIGNATURE	DATE
LONE PEAK FIRE	BRIAN HODSON	LONE PEAK FIRE CAPTAIN	SIGNATURE	DATE

Signatures indicate these drawings have been reviewed by the parties listed above. Approval constitutes permission for the Design Team to proceed with the next design phase. Concerns or comments regarding the design are to be made on this set as a record. Any alteration or modification to these documents by the Owner/Tenant after the signature date is considered a change in scope. Change in scope requires additional review and approval by all parties listed above. For liability purposes, these documents may be altered by the Design Team without owner consent to conform to building codes and/or to comply with any other governing standard deemed necessary by the Design Team.

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

VICINITY MAP



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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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STATE OF UTAH · ROBERT B. COTTER · 138918 · LICENSED ARCHITECT

Sheet Title

PROJECT INFORMATION SHEET

Sheet Number

G001

ABBREVIATIONS

A/C	AIR CONDITIONING
ACST	ACOUSTICAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
ALLOW	ALLOWABLE
ALUM	ALUMINUM
APPROX	APPROXIMATE
BFBI	BABCOCK FURNISHED BABCOCK INSTALLED
BFCI	BABCOCK FURNISHED CONTRACTOR INSTALLED
BLDG	BUILDING
BLK	BLOCK
BRK	BRICK
BU	BUILT-UP
BW	BOTH WAYS
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPACTED / COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
EA	EACH
EXF	EXHAUST FAN
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELECT	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN	FINISH
FLR	FLOOR
FR	FIRE RATED
FTG	FOOTING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GRD	GRADE
GLB	GLUE-LAM BEAM
GYP	GYPSUM BOARD
HB	HOSE BIB
HDR	HEADER
HM	HOLLOW METAL
HORZ	HORIZONTAL
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
IRRG	IRRIGATION
JB	JAMB
JNT	JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MR	MOISTURE RESISTANT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPNG	OPENING
PLYWD	PLYWOOD
PNT	PAINT
PNTD	PAINTED
PR	PAIR
R&S	ROD AND SHELF
RAD	RADIUS
RD	ROOF DRAIN
REG	REGULAR
REINF	REINFORCED / REINFORCING
REQD	REQUIRED
REV	REVISED
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH-SAWN
SC	SOLID CORE
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SYS	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TO	TOP OF
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TYP	TYPICAL
TS	TUBE STEEL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WATER
W/	WITH
WD	WOOD
WP	WATERPROOF
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

ELECTRICAL SYMBOLS

MARK	DESCRIPTION
	CEILING SURFACE MOUNTED
	CEILING PENDANT
	SURFACE MOUNTED
P.C.	SURFACE MOUNTED PULL CHAIN
	RECESSED DOWN LIGHT
	RECESSED WALL WASHER
	RECESSED 6" CAN LIGHT/FAN COMBO FIXTURE
W.P.	RECESSED WATERPROOF 6" CAN LIGHT FIXTURE
	EXHAUST FAN
S	INTER-CONNECTING SMOKE DETECTOR
	CONVENIENCE OUTLET 110V.
	CONVENIENCE OUTLET 220V.
	HALF-SWITCHED DUPLEX OUTLET
GFI	GROUND FAULT INDICATOR DUPLEX OUTLET
W.P.	WEATHER PROOF CONVENIENCE OUTLET
	FOURPLEX OUTLET
	FLOOR OUTLET
$	SINGLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
	LIGHT TRACK
EF	EXHAUST FAN
J	JUNCTION BOX
	TELEVISION OUTLET
	JUNCTION BOX
	HEAVY DUTY GARAGE DOOR OPENER
	TELEPHONE OUTLET
	TELEVISION OUTLET
	FLUORESCENT TUBE FIXTURE
	CEILING FAN

MATERIALS AND TYPES

ACOUSTICAL TILE

ASPHALT

BRICK

CAST STONE

CERAMIC TILE

CONCRETE

CONCRETE BLOCK

EARTH

EARTH BACKFILL

ENGINEERED FILL

FINISH LUMBER

GLASS

GRAVEL

GYPSUM WALL BOARD

INSULATION - BATT

INSULATION - RIGID

PLASTER

PLYWOOD

STEEL

STUD FRAMING - METAL

STUD FRAMING WOOD

WOOD BLOCKING

CONTOUR EXISTING — 22.0'

CONTOUR FINISH — 22.0'

FENCE — X — X

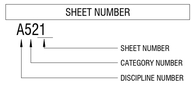
PROPERTY LINE

WALL RATINGS

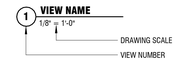
- NON RATED
- SMOKE PARTITION (NON RATED)
- 1 HR FIRE RATED
- 1 HR FIRE-SMOKE RATED
- 2 HR FIRE RATED
- 2 HR FIRE-SMOKE RATED

SYMBOLS LEGEND

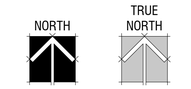
SHEET NUMBER



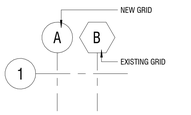
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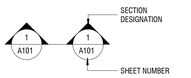
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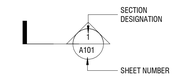
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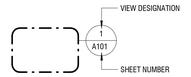
BUILDING SECTION CALLOUT



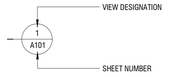
WALL SECTION CALLOUT



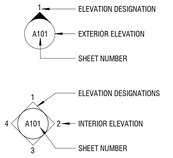
ENLARGED PLAN/DETAIL CALLOUT



DETAIL TAG/CALLOUT



ELEVATION CALLOUT(S)



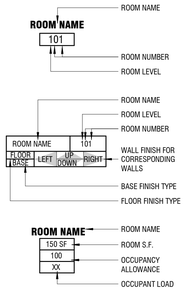
VERTICAL ELEVATION



SPOT ELEVATION



ROOM NAMES AND NUMBERS



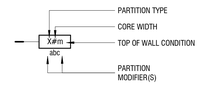
KEYNOTES



DOOR AND WINDOW TAGS



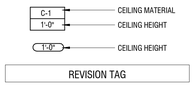
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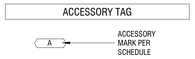
MATERIAL TAG



CEILING TAG



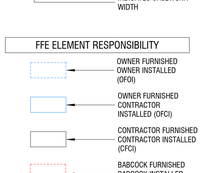
REVISION TAG



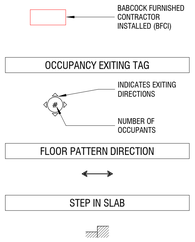
ACCESSORY TAG



CASEWORK TAG



FFE ELEMENT RESPONSIBILITY



OCCUPANCY EXITING TAG

FLOOR PATTERN DIRECTION

STEP IN SLAB

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS THAT ARE REQUIRED BEFORE AND DURING THE CONSTRUCTION PROCESS PRIOR TO THE COMMENCEMENT OF ANY WORK, AND SHALL BE REQUIRED TO CONTACT THE PROPER AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL CAREFULLY READ, STUDY, AND UNDERSTAND ALL PLANS AND SPECIFICATIONS FOR TRADES. COORDINATION BETWEEN TRADES WILL BE NECESSARY AND THE RESPONSIBILITY OF THE CONTRACTOR. ANY QUESTIONS THAT ARISE SHALL BE CLARIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR WILL VERIFY ALL CONDITIONS. DIMENSIONS AND ELEVATIONS, ETC. AT THE SITE AND WILL COORDINATE WORK PERFORMED BY ALL TRADES.
4. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CLARIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO EXCAVATION. CONTACT BLUE-STAKE OR AUTHORITIES HAVING JURISDICTION.
6. CONTRACTOR WILL NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND / OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED. THE MOST STRINGENT REQUIREMENTS WILL GOVERN.
7. THE ARCHITECTS APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
8. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW. COORDINATE WITH ADDITIONAL GENERAL NOTES, ENERGY CONSERVATION NOTES, AND STRUCTURAL NOTES.
9. SHOP DRAWINGS WILL BE PROVIDED TO THE CONTRACTOR BY SUPPLIER OR PRODUCT MANUFACTURER PRIOR TO INSTALLATION, FABRICATION, OR ERECTION OF ANY PREFABRICATED OR MANUFACTURER DESIGNED COMPONENTS. THESE DRAWINGS WILL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES. COPIES OF THE SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING OR INSTALLATION.
10. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES INCLUDING THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE, COVENANTS AND RESTRICTIONS AND LOCAL BUILDING AND HOUSING STANDARDS.
11. IN NO EVENT SHALL THE CONTRACTOR SUBSTITUTE A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS AS THE ARCHITECT ORDERS BEFORE APPROVAL OF THAT CONSTRUCTION WILL BE GRANTED. NOTES AND DETAILS ON THE DRAWINGS WILL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
12. IN INSTANCES WHERE ITEMS ARE TO BE SELECTED BY OWNER, THE DETAILS PROVIDED BY THE ARCHITECT ARE OF A GENERIC NATURE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SELECTED MANUFACTURERS SPECIFIC DETAILS WITH THE PROVIDED DETAILS AND ADJUST CONSTRUCTION ACCORDINGLY. IN SUCH INSTANCES CONSULT WITH THE ARCHITECT / ENGINEER PRIOR TO INSTALLATION. THE SELECTED MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, INDUSTRY STANDARDS, AND APPLICABLE CODE REQUIREMENTS MUST BE FOLLOWED.
13. IN INSTANCES WHERE ITEMS ARE TO BE SELECTED BY OWNER, ORDERING, DELIVERY OR INSTALLATION WILL NOT TAKE PLACE UNTIL WRITTEN AUTHORIZATION IS OBTAINED FROM THE OWNER OR OWNERS AGENT.
14. ALL WATER HEATERS ARE TO HAVE SEISMIC TIE DOWNS. PROVIDE AN UNOBSTRUCTED WORKING SPACE NOT LESS THAN 30" IN DEPTH, AND CLEAR ACCESS OF 36" IN WIDTH IN FRONT OF FIREBOX.
15. PROVIDE A CONTINUOUS 3/4" BEAD OF 100% SILICONE SEALANT AT ALL EXTERIOR JOINTS – SEE SPECIFICATIONS.
16. REFER TO STRUCTURAL DRAWINGS FOR ALL FOOTING AND FOUNDATION WALLS, CONCRETE REINFORCING, BEARING WALLS, SHEAR WALLS, COLUMNS, BEAMS, PRIMARY STRUCTURAL FRAMES, FLOOR FRAMING, ROOF FRAMING, SECONDARY FRAMING, AND ASSOCIATED CONNECTION DETAILS. COORDINATE ALL RELATED WORK WITH GENERAL STRUCTURAL NOTES, SCHEDULES, AND DETAILS.
17. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL EQUIPMENT, PANEL LOCATIONS, WIRING DIAGRAMS, AND FIXTURE LOCATIONS. COORDINATE ANY RELATED WORK WITH GENERAL ELECTRICAL NOTES AND ELECTRICAL FIXTURE SCHEDULES.
18. REFER TO MECHANICAL DRAWINGS FOR ALL MECHANICAL EQUIPMENT, DUCT WORK, MECHANICAL PIPING, AND EXHAUST. COORDINATE ANY RELATED WORK WITH GENERAL MECHANICAL NOTES, SCHEDULES, AND DETAILS.
19. REFER TO PLUMBING DRAWINGS FOR ALL PLUMBING EQUIPMENT, FIXTURES, AND RELATED PIPING, I.E.; STORM SEWER, SANITARY SEWER, AND DOMESTIC WATER SUPPLY. COORDINATE ANY RELATED WORK WITH GENERAL PLUMBING NOTES, SCHEDULES, AND DETAILS.
20. CONTRACTOR AND ALL SUBCONTRACTORS WILL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL COORDINATE ALL REQUIRED INSPECTIONS AND WILL NOT PROCEED WITH WORK UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED.
21. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
22. CONTRACTOR WILL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
23. DURING CONSTRUCTION OPEN EXCAVATIONS AND TRENCHES WILL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
24. TEMPORARY BRACING WILL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING WILL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
25. PROVIDE AN OBVIOUS TURN OFF FOR WATER SUPPLY IN MECHANICAL AREA.
26. FINISH GRADE TO SLOPE AWAY FROM STRUCTURE 6" MIN. IN FIRST 10' AND 2% THERE AFTER. COORDINATE WITH CIVIL.
27. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED.
28. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED.
29. COORDINATE WITH FRAMING PLANS FOR LOCATIONS OF COLUMNS, BEAMS, MOMENT FRAMES, ETC.
30. VISITS TO THE JOB SITE BY THE ARCHITECT OR HIS CONSULTANTS DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS. ANY SUCH VISITS ARE SOLELY FOR THE PURPOSE OF OBSERVING THE WORK BEING PERFORMED.

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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STATE OF UTAH · ROBERT B. COTTLE · 138918 · LICENSED ARCHITECT

Sheet Title

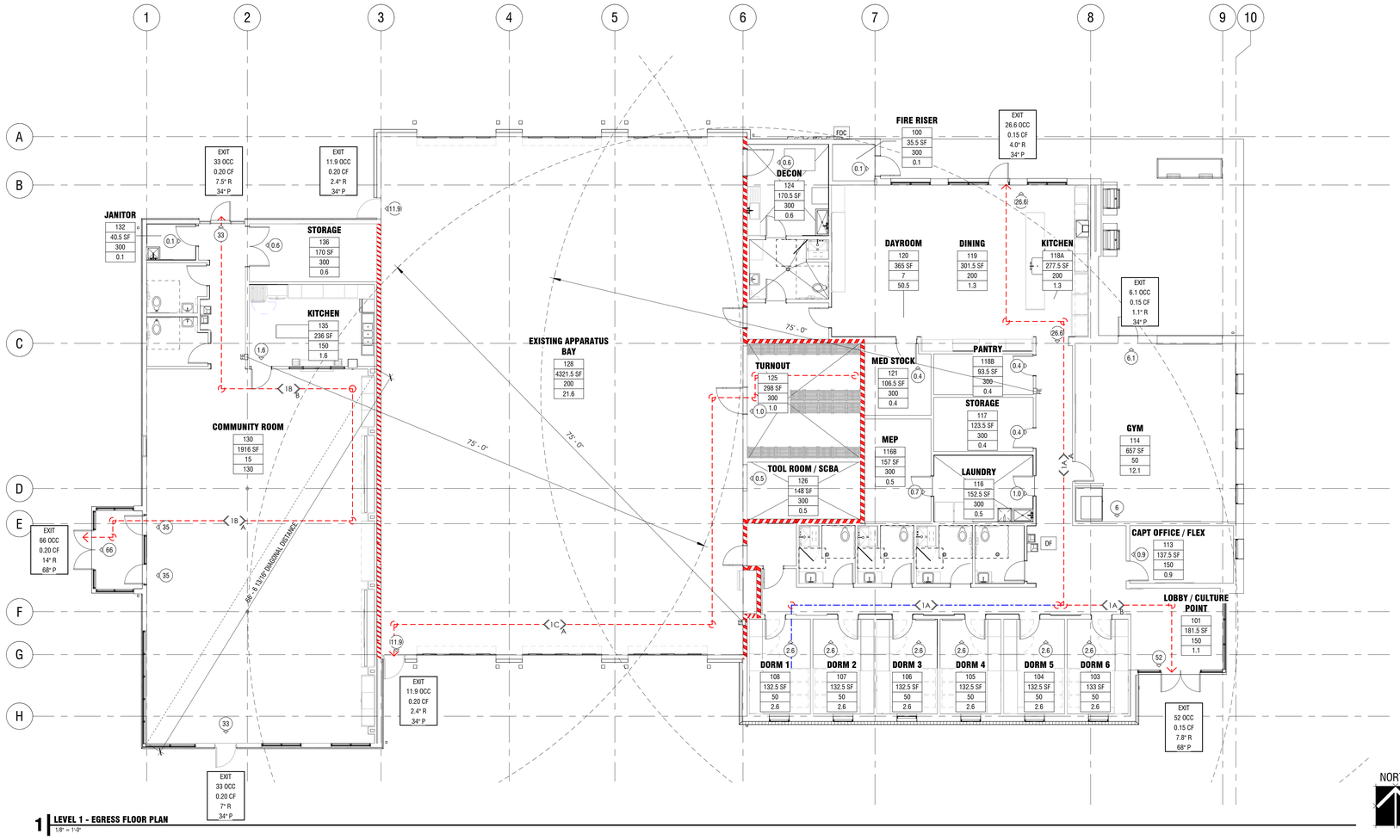
GENERAL NOTES, LEGENDS, ABBREVIATIONS, AND SYMBOLS

Sheet Number

G002

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

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1 **LEVEL 1 - EGRESS FLOOR PLAN**
1/8" = 1'-0"

CODE REVIEW GENERAL NOTES

1. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
2. SEE SHEET G001 FOR GENERAL CODE AND PROJECT SPECIFIC CODE INFORMATION.
3. SEE SHEET G002 FOR GENERAL NOTES
4. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 1-HOUR FIRE STOPPED.
5. HIGHER RATED FIRE WALLS TAKE PRECEDENCE OVER LOWER RATED WALLS AND ARE TO CONTINUE THROUGH ALL SUCH INTERSECTIONS.
6. SEE A100 SHEETS FOR WALL TYPE DESIGNATIONS.
7. SEE A500 SHEETS FOR DETAILS.
8. SEE A600 SHEETS FOR WALL ASSEMBLIES, TOP OF WALL DETAILS, UL LISTINGS, ETC.

SYMBOLS LEGEND

DF — DRINKING FOUNTAIN

FE — FIRE EXTINGUISHER - THE MAXIMUM TRAVEL DISTANCE TO REACH AN EXTINGUISHER FROM ANY POINT IN THE BUILDING SHALL NOT EXCEED 75 FEET - COORDINATE FINAL LOCATION WITH FIRE MARSHAL

FDC — FIRE DEPARTMENT CONNECTION

EXIT 270 OCC 0.15 CF 40.5" R 69" P
- MAXIMUM OCCUPANT LOAD THRU EXIT
- CAPACITY FACTOR (STAIRS PER 1005.3.1; OTHER PER 1005.3.2 EXCEPTION 2012 IBC)
- MINIMUM REQUIRED EXIT WIDTH
- EXIT WIDTH PROVIDED; DOORS MEASURED BETWEEN DOOR FACE AND STOP

1A / A — EGRESS ACCESS PATH; SUB-PATH; PATH ID (SEE EXIT ACCESS DISTANCE SCHEDULE)

2A — COMMON PATH OF TRAVEL

EXIT ACCESS DISTANCE

- EXIT ACCESS TRAVEL DISTANCE = 200 MAX ASSEMBLY (NONSPRINKLERED) OR 250 MAX R-2 (SPRINKLERED)PER 2018 IBC 1017.2
- COMMON PATH OF TRAVEL = 75' ASSEMBLY (NONSPRINKLERED) OR 125 R-2 (SPRINKLERED), MAX PER 1018 IBC...

PATH ID	COMMON PATH DISTANCE	SUB-PATH (A) TOTAL	SUB PATH (B) TOTAL
1A	82' - 7"	171' - 11"	129' - 4"
1B	0' - 0"	63' - 4"	45' - 11"
1C	0' - 0"	112' - 4"	0' - 0"

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

OCCUPANCY LOAD CALCULATION PER 2018 IBC TABLE 1004.5

NUMBER	NAME	ROOM OCCUPANCY	AREA	S.F. PER PERSON	# OF OCCUPANTS
LEVEL 1					
100	FIRE RISER	Accessory Storage Areas, Mechanical Equipment Room	35.61 SF	300	0.1
101	LOBBY / CULTURE POINT	Business Areas	181.72 SF	150	1.2
102	DORM CORRIDOR	(none)	383.80 SF		0.0
103	DORM 6	Dormitories	132.97 SF	50	2.7
104	DORM 5	Dormitories	132.67 SF	50	2.7
105	DORM 4	Dormitories	132.67 SF	50	2.7
106	DORM 3	Dormitories	132.67 SF	50	2.7
107	DORM 2	Dormitories	132.67 SF	50	2.7
108	DORM 1	Dormitories	132.67 SF	50	2.7
109	DORM RR	(none)	73.88 SF		0.0
110	DORM RR	(none)	73.83 SF		0.0
111	DORM RR	(none)	73.88 SF		0.0
112	PUBLIC RR	(none)	64.88 SF		0.0
113	CAPT OFFICE / FLEX	Business Areas	137.38 SF	150	0.9
114	GYM	Exercise Rooms	656.85 SF	50	13.1
115	CORRIDOR	(none)	153.71 SF		0.0
116	LAUNDRY	Accessory Storage Areas, Mechanical Equipment Room	152.61 SF	300	0.5
116B	MEP	Accessory Storage Areas, Mechanical Equipment Room	156.91 SF	300	0.5
117	STORAGE	Accessory Storage Areas, Mechanical Equipment Room	123.41 SF	300	0.4
118A	KITCHEN	Residential	277.56 SF	200	1.4
118B	PANTRY	Accessory Storage Areas, Mechanical Equipment Room	93.26 SF	300	0.3
119	DINING	Residential	301.41 SF	200	1.5
120	DAYROOM	Assembly - Concentrated (chairs only - not fixed)	364.88 SF	7	52.1
121	MED STOCK	Accessory Storage Areas, Mechanical Equipment Room	106.60 SF	300	0.4
122	AIRLOCK	(none)	68.26 SF		0.0
123	DECON RR	(none)	96.20 SF		0.0
124	DECON	Accessory Storage Areas, Mechanical Equipment Room	170.44 SF	300	0.6
125	TURNOUT	Accessory Storage Areas, Mechanical Equipment Room	298.09 SF	300	1.0
126	TOOL ROOM / SCBA	Accessory Storage Areas, Mechanical Equipment Room	147.88 SF	300	0.5
127	AIRLOCK	(none)	48.36 SF		0.0
128	EXISTING APPARATUS BAY	Parking Garages	4,321.60 SF	200	21.6
129	VESTIBULE	(none)	89.17 SF		0.0
130	COMMUNITY ROOM	Assembly - Unconcentrated (tables and chairs)	1,915.76 SF	15	127.7
131	RESTROOM	(none)	66.06 SF		0.0
132	JANITOR	Accessory Storage Areas, Mechanical Equipment Room	40.37 SF	300	0.1
133	RESTROOM	(none)	65.57 SF		0.0
135	KITCHEN	Business Areas	236.16 SF	150	1.6
136	STORAGE	Accessory Storage Areas, Mechanical Equipment Room	169.75 SF	300	0.6
137	COMMUNITY ROOM BOH	(none)	134.66 SF		0.0
143	GENERATOR	(none)	222.39 SF		0.0
			12,299.25 SF		242.1
Grand total			12,299.25 SF		242.1

PLUMBING FIXTURE CALCULATIONS PER TABLE 2901.1

LEVEL 1	OCCUPANT COUNTS			PLUMBING LOAD FACTOR					WATER CLOSETS		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
OCCUPANCY	Total	Male	Female	WC Male Load	WC Female Load	Lav Load	B/S Load	DF Load	Male	Female	Male	Female			
R-2 — Dormitories	88	44	44	10	10	8	0	--	4.40	4.40	5.50	5.50	0.88		Note 1
A-3 — Auditoriums, museums, libraries, etc.	133	66.5	66.5	125	65	200	0	500	0.33	1.02	0.33	0.33		0.27	Note 1
F-2 — Storage structures	24	12	12	100	100	100	0	1000	0.12	0.12	0.12	0.12	See IPC	0.02	Note 1
	245	**122.5**	**122.5**												
								Required	**4.00**	**6.00**	**4.00**	**4.00**	**1.00**	**1.00**	**1.00**
								Provided	**4**	**6**	**4**	**4**	**4**	**4**	**1**

Notes:
1. The code requires only one service sink per building if all occupancies have access to the service sink at all times.
2. Service sinks are not required in Business and Mercantile occupancies with an occupant load of 15 or fewer.
3. 1 service sink per floor
4. Service sink not required
5. Per Section 410.3 of IPC 2012, where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants.

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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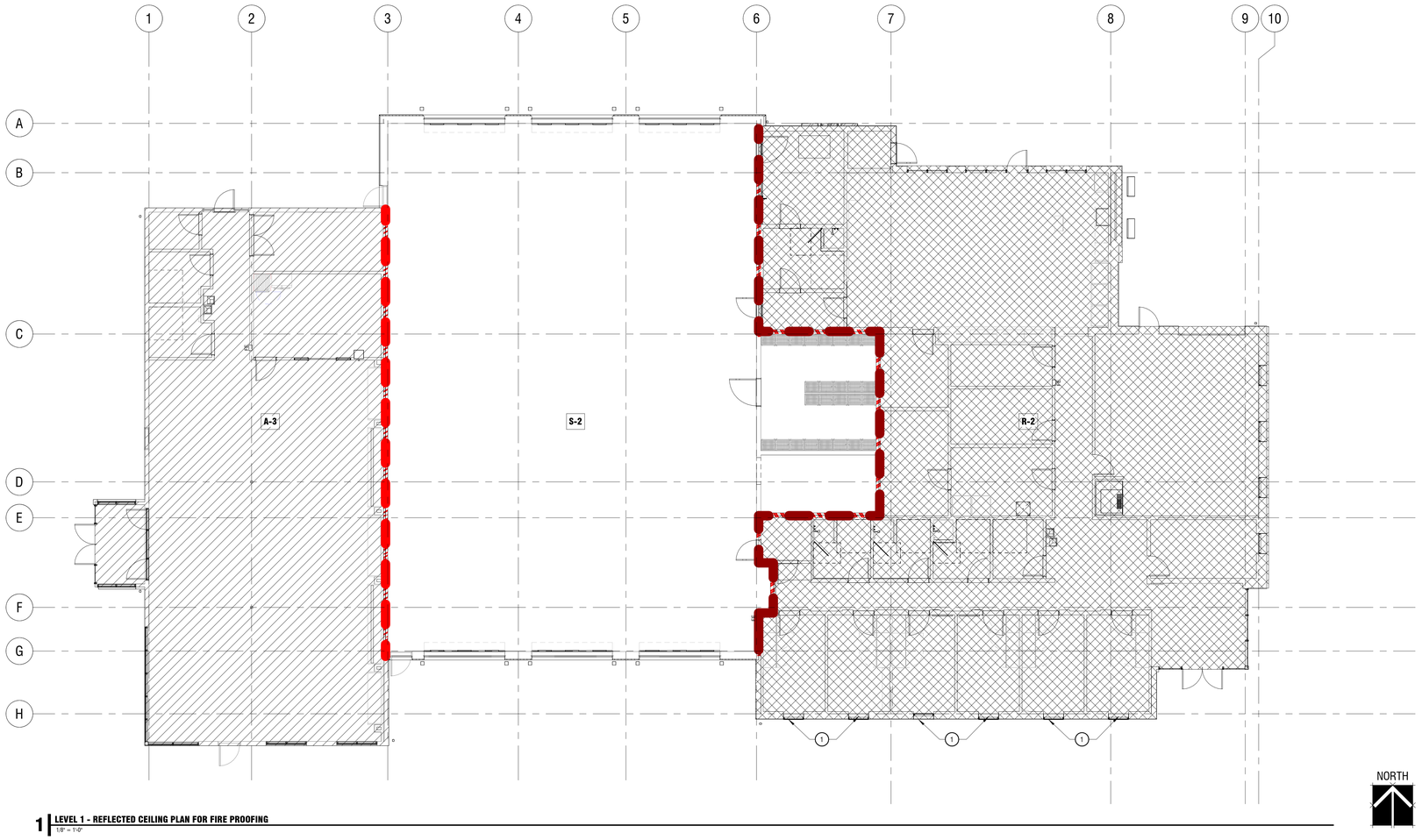
CODE - EGRESS LIFE SAFETY

Sheet Number

G101

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1 **LEVEL 1 - REFLECTED CEILING PLAN FOR FIRE PROOFING**
1/8" = 1'-0"

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6. SEE A100 SHEETS FOR WALL TYPE DESIGNATIONS.
7. SEE A500 SHEETS FOR DETAILS.
8. SEE A600 SHEETS FOR WALL ASSEMBLIES, TOP OF WALL DETAILS, UL LISTINGS, ETC.

FIRE RATED STRUCTURE LEGEND

A-3 ASSEMBLY TO BE SEPARATED BY 1 HOUR FIRE RATED PARTITION COMPLYING WITH IBC SECTION 708.

R-2 CONGREGATE LIVING FACILITY TO BE SEPARATED BY A 2 HOUR FIRE RATED PARTITION COMPLYING WITH IBC SECTION 707.

1-HOUR FIRE RATED PARTITION

2-HOUR FIRE RATED PARTITION - (ALL DOORS WITHIN THE FIRE RATED PARTITION TO BE A 90 MIN. FIRE RATED DOOR)

FIRE RATING LEGEND

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1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 OPERABLE EGRESS WINDOW - SEE PLAN AND WINDOW SCHEDULE

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CITY OF ALPINE

ALPINE FIRE STATION #202

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Revisions

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Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

CODE - FIRE RATED STRUCTURE

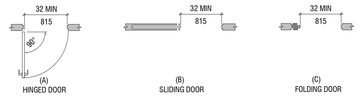
Sheet Number

G102

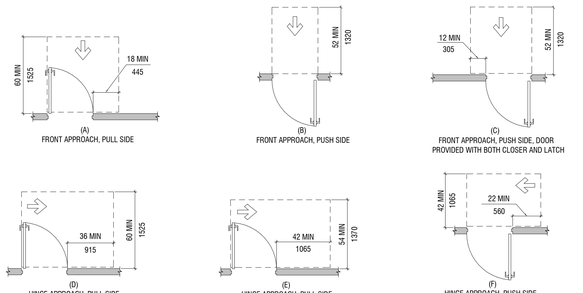
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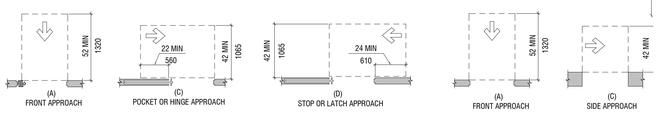
DOORS AND DOORWAYS



CLEAR WIDTH OF DOORWAYS
ICC FIG 404.2.2

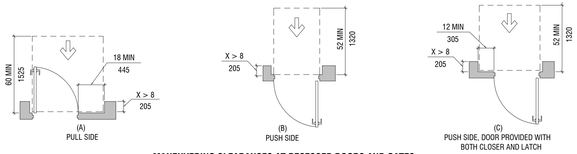


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS
ICC FIG 404.2.3.2

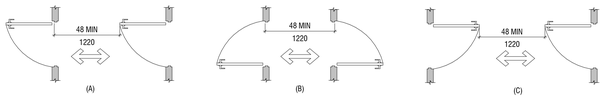


MANEUVERING CLEARANCES AT SLIDING AND FOLDING DOORS
ICC FIG 404.2.3.3

MANEUVERING CLEARANCES FOR DOORWAYS WITHOUT DOORS OT GATES
ICC FIG 404.2.3.4

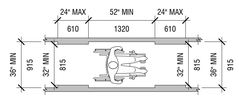


MANEUVERING CLEARANCES AT RECESSED DOORS AND GATES
ICC FIG 404.2.3.5

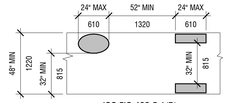


TWO DOORS OR GATES IN A SERIES
ICC FIG 404.2.5

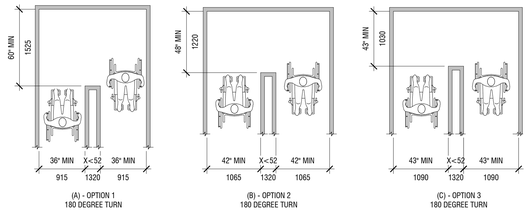
CLEAR WIDTH OF ACCESSIBLE ROUTE



ICC FIG 403.5.1(A)
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

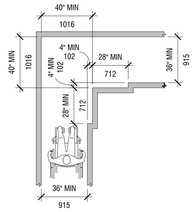


ICC FIG 403.5.1(B)
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

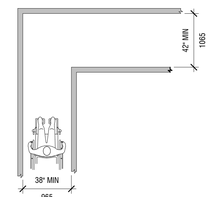


ICC FIG 403.5.2.1 (A) (B) (C)
CLEAR WIDTH AT 180-DEGREE TURN

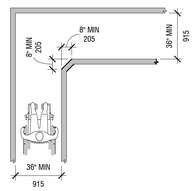
ICC FIG 403.5.3.1(A)
CLEAR WIDTH AT 90-DEGREE TURN - OPTION 1



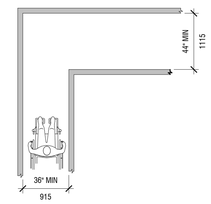
ICC FIG 403.5.3.1(C)
CLEAR WIDTH AT 90-DEGREE TURN - OPTION 3



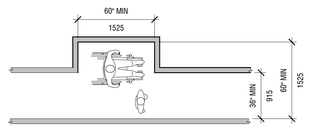
ICC FIG 403.5.3.1(B)
CLEAR WIDTH AT 90-DEGREE TURN - OPTION 2



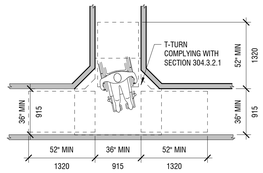
ICC FIG 403.5.3.1(D)
CLEAR WIDTH AT 90-DEGREE TURN - OPTION 4



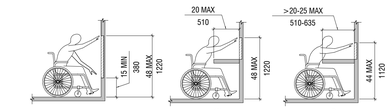
ICC/ANSI FIG 403.5.4.1(A)
PASSING SPACE - 60 X 60 OPTION



ICC/ANSI FIG 403.5.4.1(B)
PASSING SPACE - T-TURN OPTION

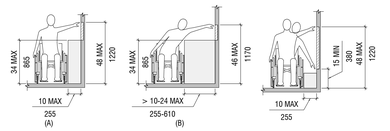


REACH RANGES



UNOBSTRUCTED FORWARD REACH
ICC FIG 308.2.1

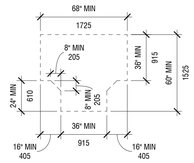
OBSTRUCTED HIGH FORWARD REACH
ICC FIG 308.2.2.



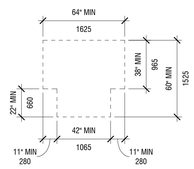
OBSTRUCTED HIGH SIDE REACH
ICC FIG 308.3.2

UNOBSTRUCTED SIDE REACH
FIG 308.3.1

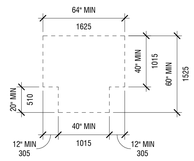
TURNING SPACE AND CLEAR FLOOR SPACE



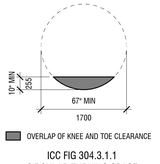
ICC FIG 304.3.2.1(A)
T-SHAPED TURNING SPACE - OPTION 1



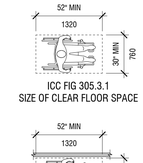
ICC FIG 304.3.2.1(B)
T-SHAPED TURNING SPACE - OPTION 2



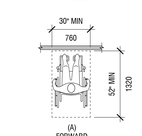
ICC FIG 304.3.2.1(C)
T-SHAPED TURNING SPACE - OPTION 3



ICC FIG 304.3.1.1
CIRCULAR TURNING SPACE

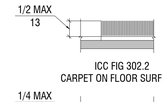


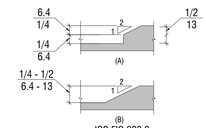
ICC FIG 305.3.1
SIZE OF CLEAR FLOOR SPACE



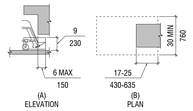
ICC FIG 305.5(A) & (B)
POSITION OF CLEAR FLOOR SPACE

GROUND AND FLOOR TRANSITIONS

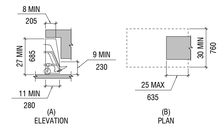




KNEE AND TOE CLEARANCE

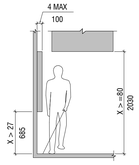


ICC FIG 306.2 (A) & (B)
TOE CLEARANCE

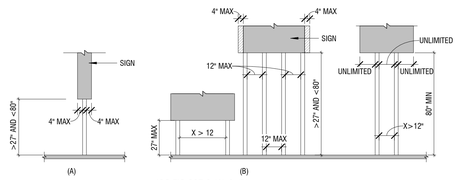


ICC FIG 306.3 (A) & (B)
KNEE CLEARANCE

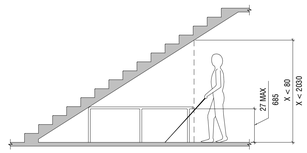
AD-O-09_PROTRUDING OBJECTS



ICC/ANSI FIG 307.2
LIMITS OF PROTRUDING OBJECTS



ICC FIG 307.3 (A) & (B)
POST-MOUNTED PROTRUDING OBJECTS



ICC 307.4
REDUCED VERTICAL CLEARANCE

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Salt Lake City, UT 84111
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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

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Sheet Title

GENERAL ACCESSIBILITY REQUIREMENTS

Sheet Number

G201

Original drawing is 30" x 42". Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt
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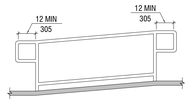


FIGURE 505.10.1
TOP AND BOTTOM HANDRAIL
EXTENSION AT RAMPS

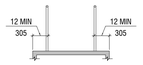


FIGURE 405.9.1
EXTENDED FLOOR OR GROUND
SURFACE EDGE PROTECTION

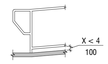


FIGURE 405.9.2
CURB OR BARRIER EDGE PROTECTION

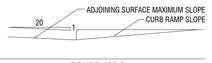


FIGURE 406.2
COUNTER SLOPE OF SURFACES
ADJACENT TO CURB RAMPS

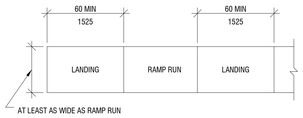
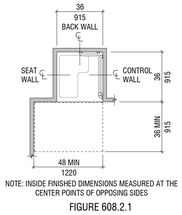


FIGURE 405.7
RAMP LANDINGS

6 RAMPS
1/4" = 1'-0"



NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

FIGURE 608.2.1
TRANSFER-TYPE SHOWER
COMPARTMENT SIZE AND CLEARANCE

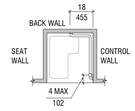


FIGURE 608.3.1
GRAB BARS IN TRANSFER-TYPE SHOWER

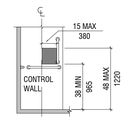


FIGURE 608.4.1
TRANSFER-TYPE SHOWER
CONTROLS AND HAND SHOWER LOCATION

3 SHOWER COMPARTMENTS
1/4" = 1'-0"

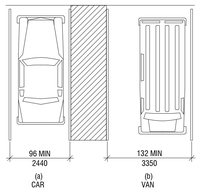


FIGURE 502.2
VEHICLE PARKING SPACES

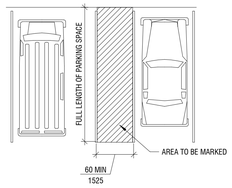
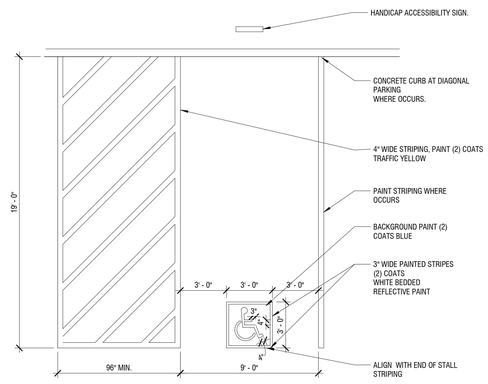
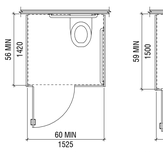


FIGURE 502.4
PARKING SPACE ACCESS AISLE

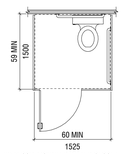
4 ACCESSIBLE PARKING SPACES
1/8" = 1'-0"



5 ADA PARKING STALL
1/4" = 1'-0"



(A) WALL-HUNG WATER
CLOSET - ADULT



(B) FLOOR-MOUNTED WATER CLOSET - ADULT
WALL-HUNG AND FLOOR-MOUNTED WATER
CLOSET - CHILDREN

FIGURE 604.9.2
SIZE OF WHEELCHAIR
ACCESSIBLE TOILET COMPARTMENT

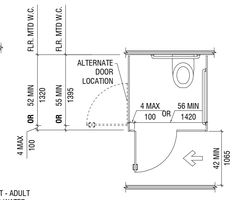
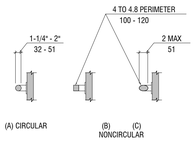


FIGURE 604.9.3.1
WHEELCHAIR ACCESSIBLE TOILET
COMPARTMENT DOORS



(A) CIRCULAR (B) (C) NONCIRCULAR

FIGURE 609.2
SIZE OF GRAB BARS

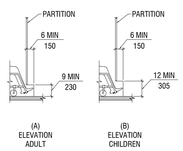


FIGURE 604.9.5
WHEELCHAIR ACCESSIBLE TOILET
COMPARTMENT TO CLEARANCE

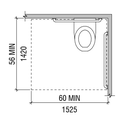


FIGURE 604.3
SIZE OF CLEARANCE AT
WATER CLOSETS

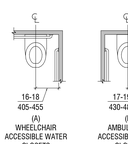


FIGURE 604.2
WATER CLOSET LOCATION

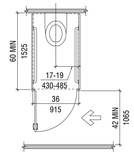
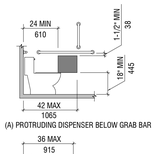
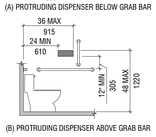


FIGURE 604.10
AMBULATORY ACCESSIBLE
TOILET COMPARTMENT



(A) PROTRUDING DISPENSER BELOW GRAB BAR



(B) PROTRUDING DISPENSER ABOVE GRAB BAR

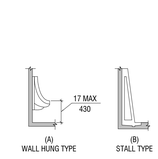


FIGURE 605.2
HEIGHT AND DEPTH OF URINALS

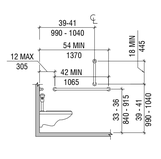


FIGURE 604.5.1
SIDE WALL GRAB BAR AT
WATER CLOSETS

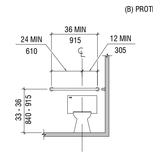
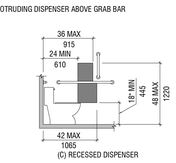


FIGURE 604.5.2
REAR WALL GRAB BAR AT
WATER CLOSETS



(C) RECESSED DISPENSER

FIGURE 604.7
DISPENSER OUTLET LOCATION

1 TOILET COMPARTMENTS
1/4" = 1'-0"

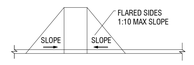


FIGURE 406.3
SIDES OF CURB RAMPS

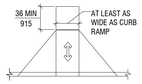


FIGURE 406.4
LANDINGS AT THE
TOP OF CURB RAMPS

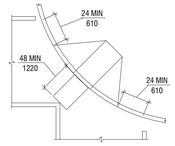


FIGURE 406.6
DIAGONAL OR CORNER TYPE CURB RAMPS

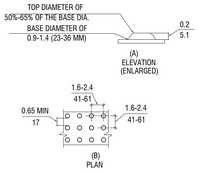


FIGURE 705.1
SIZE AND SPACING OF
TRUNCATED DOMES

2 CURB RAMPS
1/8" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

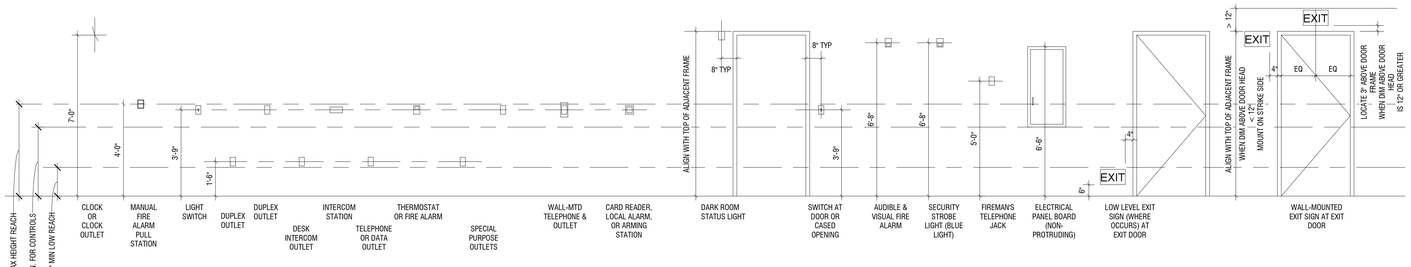
GENERAL
ACCESSIBILITY
REQUIREMENTS

Sheet Number

G202

Current as of: 4/16/2026 8:44:15 PM

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt



1 **FIXTURE & SIGNAGE HEIGHTS**
3/8" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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138818
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Sheet Title

TYPICAL MOUNTING HEIGHTS

Sheet Number

G203

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Current as of: 4/15/2026 9:44:11 PM

COMcheck-Web™

Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	Alpine Fire Station 202
Location:	Alpine, Utah
Climate Zone:	5b
Project Type:	Addition
Project No:	95571
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:
50 East 100 North
Alpine , Utah 84004

Owner/Agent:
Shane Sorensen
20 North Main Street
Alpine City
Alpine , Utah 84004
ssorensen@alpineut.gov

Designer/Contractor:
Andrew Adams
3900 N Traverse Mountain Blvd #202
SIRQ
Lehi , Utah 84043
aadams@sirq.com

Notes:

Building Area

Description	Floor Area
1-Convention Center (Convention Center) : Nonresidential	2844
2-Existing Apparatus Bay (Fire Station) : Nonresidential	4308
3-Fire Station (Addition) (Fire Station) : Nonresidential	5417

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	Alpine Fire Station 202
Location:	Alpine, Utah
Climate Zone:	5b
Project Type:	Addition
Vertical Glazing / Wall Area:	0.174

Construction Site:
50 East 100 North
Alpine , Utah 84004

Owner/Agent:
Shane Sorensen
20 North Main Street
Alpine City
Alpine , Utah 84004
ssorensen@alpineut.gov

Designer/Contractor:
Andrew Adams
3900 N Traverse Mountain Blvd #202
SIRQ
Lehi , Utah 84043
aadams@sirq.com

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof:Roof 2, Insulation Entirely Above Deck, [Bldg. Use 3 - Fire Station (Addition)]	5417	---	30.00	0.032	0.032
Roof:Roof 1, Non-Wood Joist/Rafter/Truss, [Bldg. Use 2 - Existing Apparatus Bay]	4308	0.00	30.00	0.032	0.021
Roof:Roof, Insulation Entirely Above Deck, [Bldg. Use 1 - Convention Center]	2844	---	30.00	0.032	0.032
Floor:Floor 2, Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 3 - Fire Station (Addition)] (c)	321	---	10.00	0.540	0.520
Floor:Floor 1, Unheated Slab-On-Grade, [Bldg. Use 2 - Existing Apparatus Bay] (c)	266	---	---	0.730	0.520
Floor:Floor, Unheated Slab-On-Grade, [Bldg. Use 1 - Convention Center] (c)	244	---	---	0.730	0.520
NORTH					
Ext Wall:ADDITION - NORTH, Masonry, Normal Density, Furring: None, [Bldg. Use 3 - Fire Station (Addition)]	1088	---	10.00	0.071	0.090
Window:Window, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	254	---	---	0.240	0.360
Door:Door 1, Perf. Specs.: Product ID , SHGC 0.24, PF 0.07, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	122	---	---	0.380	0.630
Ext Wall:EXIST - NORTH, Masonry, Normal Density, Furring: None, [Bldg. Use 2 - Existing Apparatus Bay]	1277	---	10.00	0.071	0.090
Window:Window 5, Metal Frame, Perf. Specs.: Product ID , SHGC 0.24, PF 0.08, VT 0.45, [Bldg. Use 2 - Existing Apparatus Bay] (b)	84	---	---	0.380	0.360
Door:Door 3, Insulated Metal, Garage door < 14% glazing, [Bldg. Use 2 - Existing Apparatus Bay]	504	---	---	0.380	0.310
Ext Wall:COMM - NORTH, Wood Frame, Any Spacing, [Bldg. Use 1 - Convention Center]	452	19.00	10.00	0.038	0.051
Window:COMM - EXISTING ENTRY NORTH, Metal Frame, Perf. Specs.: Product ID , SHGC 0.24, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	55	---	---	0.380	0.360
Window:COMM - STOREFRONT NORTH, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	42	---	---	0.240	0.360

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
EAST					
Ext Wall:ADDITION (MASONRY) - EAST, Masonry, Normal Density, Furring: None, [Bldg. Use 3 - Fire Station (Addition)]	1231	---	10.00	0.071	0.090
Window:Window 1, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	80	---	---	0.240	0.360
Door:Door 2, Insulated Metal, Swinging, [Bldg. Use 3 - Fire Station (Addition)]	24	---	---	0.380	0.370
Ext Wall:ADDITION (STUD) - EAST, Wood Frame, Any Spacing, [Bldg. Use 3 - Fire Station (Addition)]	220	19.00	10.00	0.038	0.051
Window:Window 2, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	128	---	---	0.240	0.360
Ext Wall:COMM - EAST, Wood Frame, Any Spacing, [Bldg. Use 1 - Convention Center]	136	19.00	10.00	0.038	0.051
SOUTH					
Ext Wall:ADDITION (MASONRY) - SOUTH, Masonry, Normal Density, Furring: Wood, [Bldg. Use 3 - Fire Station (Addition)]	915	13.00	10.00	0.040	0.090
Window:Window 3, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.09, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	120	---	---	0.240	0.450
Ext Wall:ADDITION (STUD) - SOUTH, Wood Frame, Any Spacing, [Bldg. Use 3 - Fire Station (Addition)]	200	19.00	10.00	0.038	0.051
Window:Window 4, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 3 - Fire Station (Addition)] (b)	133	---	---	0.240	0.360
Ext Wall:EXIST - SOUTH, Masonry, Normal Density, Furring: None, [Bldg. Use 2 - Existing Apparatus Bay]	1277	---	10.00	0.071	0.090
Window:Window 5 1, Metal Frame, Perf. Specs.: Product ID , SHGC 0.24, PF 0.08, VT 0.45, [Bldg. Use 2 - Existing Apparatus Bay] (b)	84	---	---	0.380	0.360
Door:Door 3 1, Insulated Metal, Garage door < 14% glazing, [Bldg. Use 2 - Existing Apparatus Bay]	504	---	---	0.380	0.310
Door:Door 4, Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 2 - Existing Apparatus Bay]	24	---	---	0.380	0.370
Ext Wall:COMM - SOUTH, Wood Frame, Any Spacing, [Bldg. Use 1 - Convention Center]	452	19.00	10.00	0.038	0.051
Window:COMM SOUTH WINDOWS, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	148	---	---	0.240	0.360
Door:COMM SOUTH DOOR, Perf. Specs.: Product ID , SHGC 0.24, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	24	---	---	0.380	0.630
WEST					
Ext Wall:ADDITION (MASONRY) - WEST, Masonry, Normal Density, Furring: Wood, [Bldg. Use 3 - Fire Station (Addition)]	141	19.00	10.00	0.035	0.090
Ext Wall:EXIST - WEST, Masonry, Normal Density, Furring: None, [Bldg. Use 2 - Existing Apparatus Bay]	211	---	10.00	0.071	0.090
Door:Door 5, Uninsulated Double-Layer Metal, Swinging, [Bldg. Use 2 - Existing Apparatus Bay]	24	---	---	0.380	0.370
Ext Wall:COMM - WEST, Wood Frame, Any Spacing, [Bldg. Use 1 - Convention Center]	849	19.00	10.00	0.038	0.051
Window:COMM WEST - NEW, Metal Frame with Thermal Break, Perf. Specs.: Product ID , SHGC 0.26, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	180	---	---	0.240	0.360
Window:COMM WEST - EXIST, Metal Frame, Perf. Specs.: Product ID , SHGC 0.24, PF 0.06, VT 0.45, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.380	0.360

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

Envelope PASSES: Design 3% better than code

Envelope Compliance Statement

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

Chad Littlewood - Senior Associate		04/11/2026
Name - Title	**Signature**	**Date**

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
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Sheet Title

ENERGY COMPLIANCE REPORTS

Sheet Number

G301

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

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
E

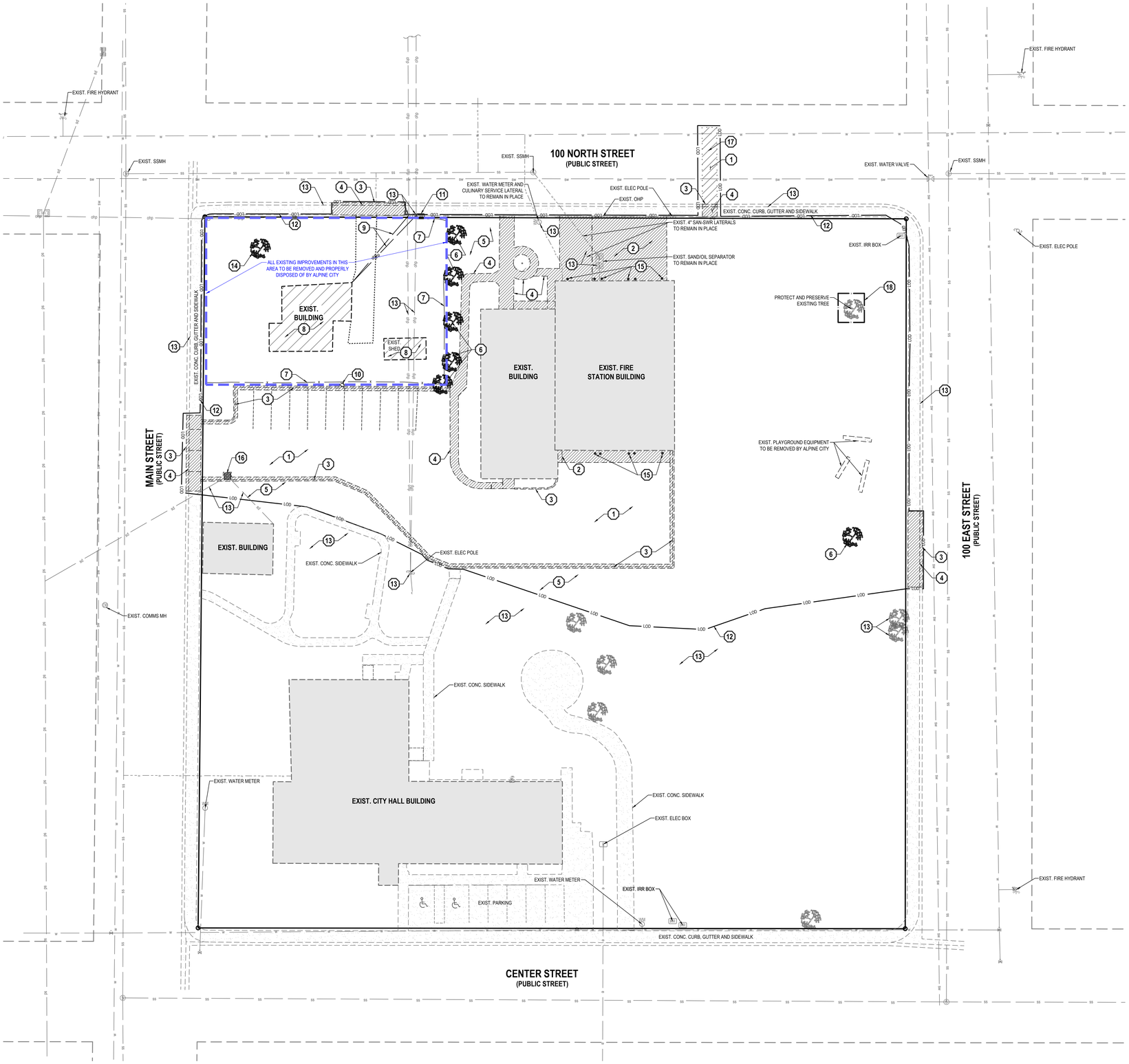
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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

BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALPINE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. REMOVE EXISTING TREE.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
9. REMOVE AND RELOCATE EXISTING OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
10. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLE AND BASE. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
11. REMOVE AND RELOCATE EXISTING COMMUNICATION BOX. COORDINATE WITH LOCAL UTILITY COMPANY.
12. LIMIT OF DISTURBANCE.
13. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
14. COORDINATE TREE REMOVAL WITH OWNER. REMOVE AND SALVAGE EXISTING TREE FOR OWNER USE.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING BOLLARD.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
17. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
18. TREE PROTECTION ZONE. EXISTING TREE WITHIN THIS ZONE TO REMAIN. CONTRACTOR TO ENSURE TREE IS PROTECTED DURING CONSTRUCTION. TREE MUST BE COMPLETELY SURROUNDED WITH 6' TALL FREE-STANDING CHAIN LINK PANELS FOR DURATION OF PROJECT.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ. 1 inch = 20 ft.

Current as of: 4/15/2026 3:57 PM

Original drawing is 30" x 42" z:\sandy\sandy 140001\1468\civil\drawings\c-100 dp.dwg

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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	4/16/2026
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No. 9125581-2202
MICHAEL S. BUDGE
Michael S. Budge
STATE OF UTAH

Sheet Title

DEMOLITION PLAN

Sheet Number

C-100

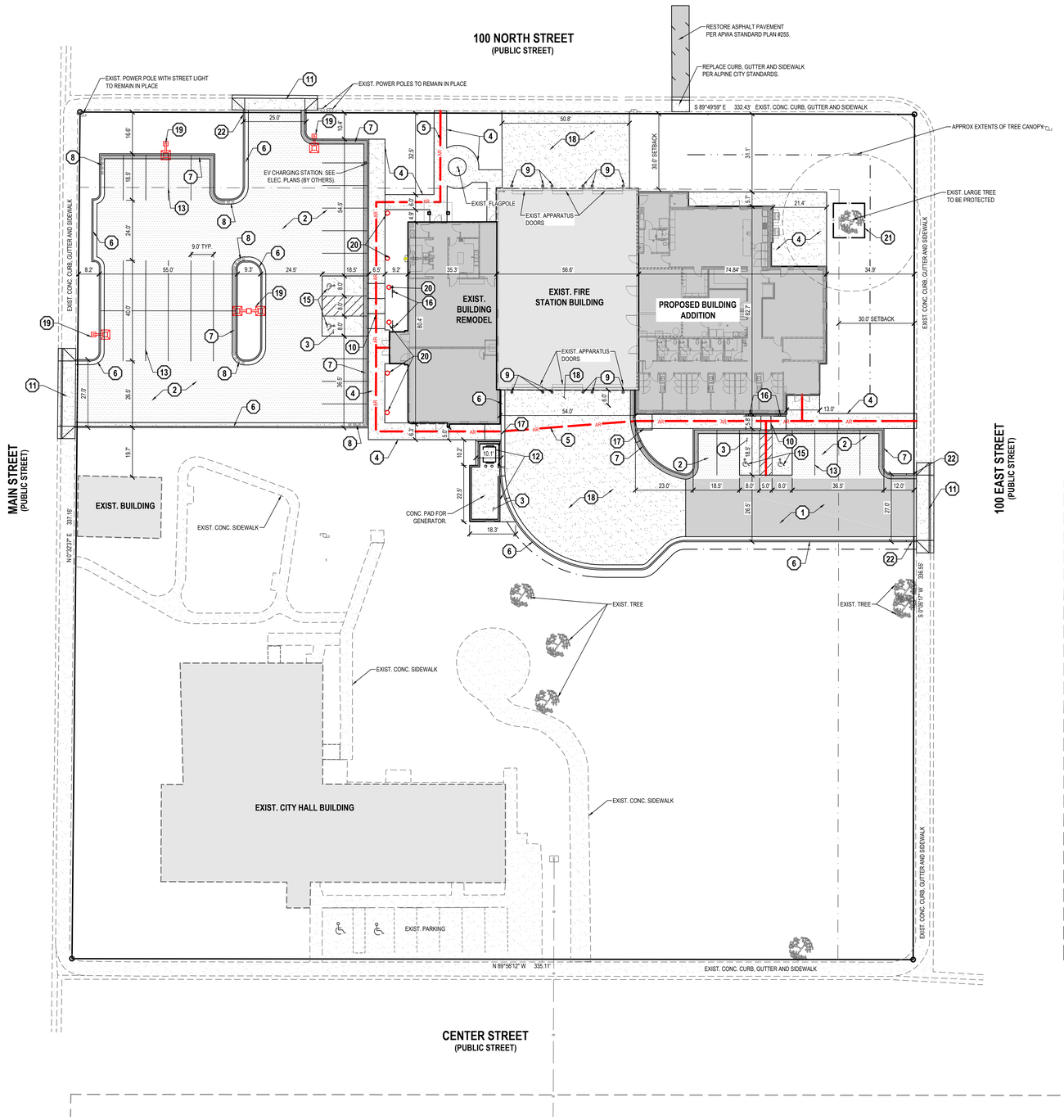
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BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'



PARKING DATA TABLE	
STANDARD STALLS	39
ADA - ACCESSIBLE STALLS	2
TOTAL STALLS	41

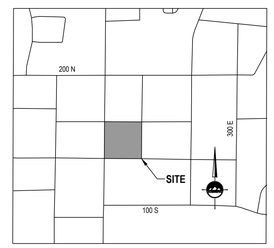
GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALPINE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. HEAVY-DUTY ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
2. STANDARD ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 5/C-600.
3. STANDARD CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 7/C-600.
4. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
5. ACCESSIBLE ROUTE TO THE PUBLIC WAY. MAXIMUM ALLOWABLE CROSS SLOPE SHALL BE 2.0%.
6. 24" COLLECTION CURB AND GUTTER PER DETAIL 8/C-600.
7. 24" REVERSE PAN CURB AND GUTTER PER DETAIL 9/C-600.
8. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
9. BOLLARD PER DETAIL 10/C-600.
10. PEDESTRIAN RAMP- 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE WITH #4 EPOXY-COATED REBAR @ 24" O.C.E.W. PER DETAIL 12/C-600. SEE GRADING AND DRAINAGE PLAN FOR ELEVATION INFORMATION.
11. FLARE DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.
12. TRASH AND ELECTRICAL GENERATOR ENCLOSURE PER ARCHITECTURAL PLANS.
13. 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
14. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
15. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
16. "HANDICAP PARKING" SIGN PER ARCHITECTURAL PLANS.
17. PEDESTRIAN RAMP SIMILAR TO APWA STANDARD PLAN NO. 236.1.
18. HEAVY-DUTY CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 13/C-600.
19. DOWNTOWN STREET LIGHT PER ALPINE CITY STD DWG NO 31a. SEE DETAIL ON SHEET C-600 AND ELECTRIC SITE PLAN FOR INFORMATION.
20. LIGHTED BOLLARD. SEE ELECTRIC SITE PLAN FOR INFORMATION.
21. TREE PROTECTION ZONE. EXISTING TREE WITHIN THIS ZONE TO REMAIN. CONTRACTOR TO ENSURE TREE IS PROTECTED DURING CONSTRUCTION. TREE MUST BE COMPLETELY SURROUNDED WITH 6' TALL FREE-STANDING CHAIN LINK PANELS FOR DURATION OF PROJECT.
22. TRANSITION TO 0" CURB FACE.



VICINITY MAP
(NOT TO SCALE)

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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STATE OF UTAH
04/15/2026
Michael S. Budge

Sheet Title

SITE PLAN

Sheet Number

C-200

Created at: 4/15/2026 2:25 PM

Original drawing is 30" x 42" J:\sandy\sandy 140001446\civil\drawings\c-200 sp.dwg

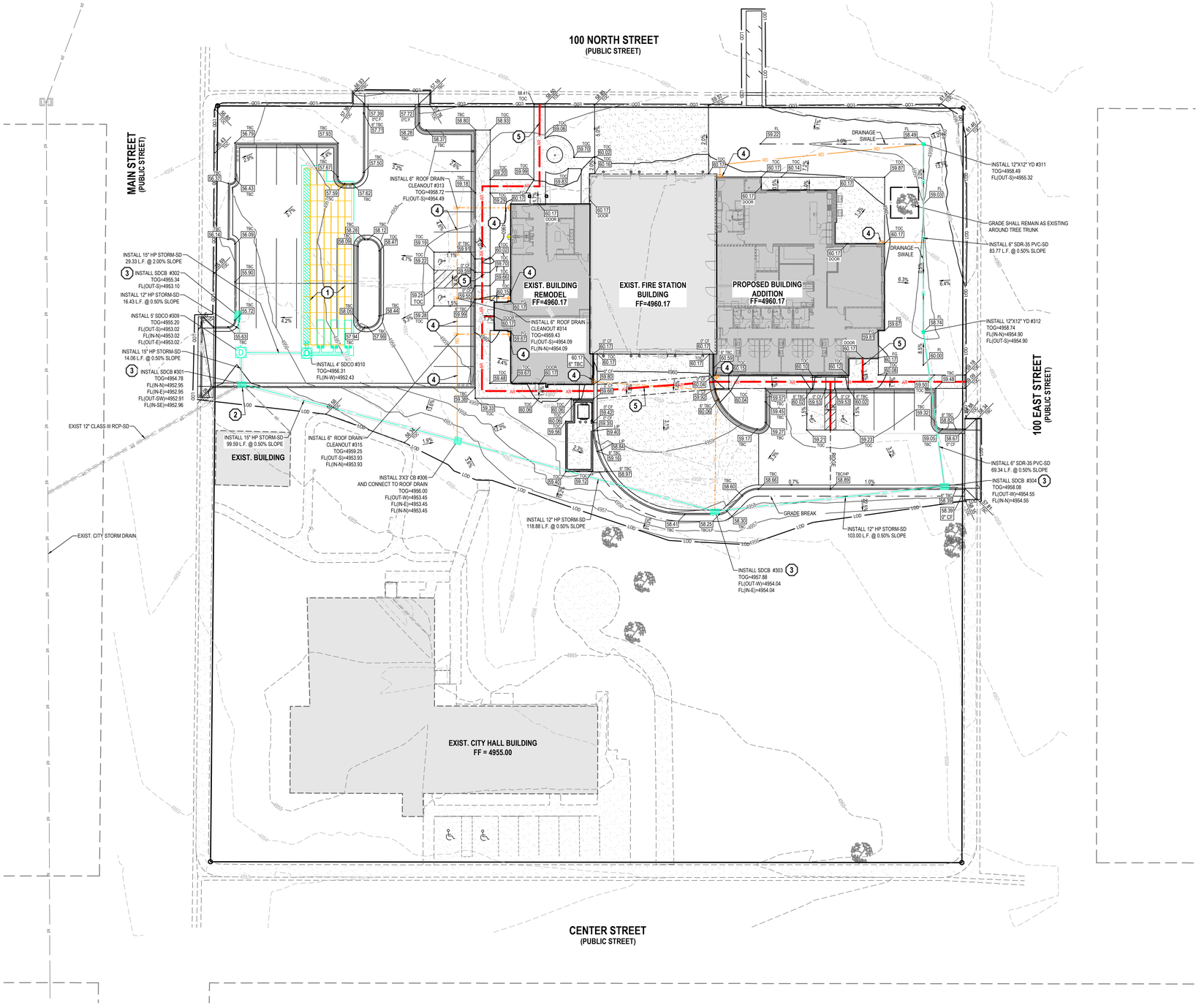
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BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALPINE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 49XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER ALPINE CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

(1) UNDERGROUND DETENTION BASIN
73 ADS STORMTECH SC-310 CHAMBERS WITH 14 ADS STORMTECH END CAPS.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
SEE DETAILS FOR CHAMBERS ON SHEET C-601.
TOTAL STORAGE REQUIRED = 2,329 CF
TOTAL STORAGE PROVIDED = 2,411 CF
LID RETENTION STORAGE REQUIRED = 606 CF
LID RETENTION STORAGE PROVIDED = 991 CF @ ELEV 4952.91
TOP OF STONE = 4954.33
TOP OF CHAMBERS = 4953.83
BOTTOM OF CHAMBERS = 4952.50
BOTTOM OF STONE = 4952.00
*STORAGE CHAMBERS TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS, SUBMITTAL MUST BE PROVIDED TO EOR FOR REVIEW PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION. CONTRACTORS SHALL HOLD A PRECONSTRUCTION MEETING WITH THE MANUFACTURER PRIOR TO STARTING CONSTRUCTION.

(2) 2.0" ORIFICE PLATE PER DETAIL 14/C-600 INSTALLED ON WEST SIDE OF STORM DRAIN BOX.

(3) CURB INLET PER ALPINE CITY STANDARD DETAIL #20. SEE SHEET C-600.

(4) 4" SDR-35 PVC ROOF DRAIN WITH CLEANOUTS AS SHOWN AND LAID AT 1.0% MINIMUM SLOPE. CONNECT TO BUILDING AND EXTEND TO STORM DRAIN SYSTEM. CONNECT TO PIPE OR CHAMBERS WITH INSERTA-TEE ONEFIT OR DIRECTLY INTO STORM DRAIN BOX AS SHOWN ON PLANS.

(5) ACCESSIBLE ROUTE TO THE PUBLIC WAY. MAXIMUM ALLOWABLE CROSS SLOPE SHALL BE 2.0%.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

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No. 9125581-2202
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STATE OF UTAH
04/15/2026
Michael S. Budge

Sheet Title

GRADING AND DRAINAGE PLAN

Sheet Number

C-300

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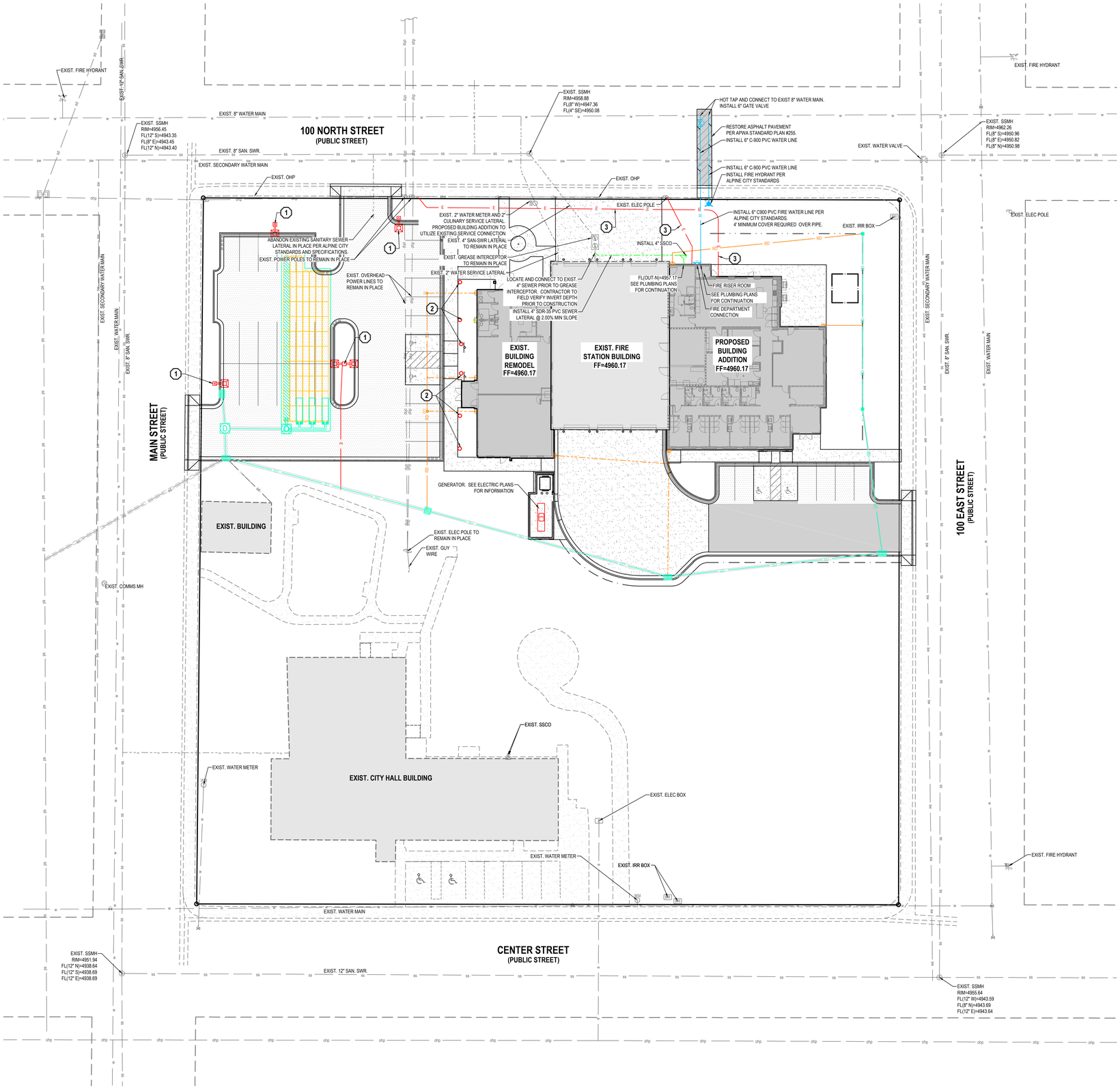
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BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER ALPINE CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER ALPINE CITY STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. DOWNTOWN STREET LIGHT PER ALPINE CITY STD DWG NO 31a. SEE DETAIL ON SHEET C-600 AND ELECTRIC SITE PLAN FOR INFORMATION.
2. LIGHTED BOLLARD. SEE ELECTRIC SITE PLAN FOR INFORMATION.
3. UNDERGROUND ELECTRIC CONDUIT. SEE ELECTRIC SITE PLAN FOR INFORMATION.

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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Sheet Title

UTILITY PLAN

Sheet Number

C-400

Current as of: 4/15/2026 2:39 PM

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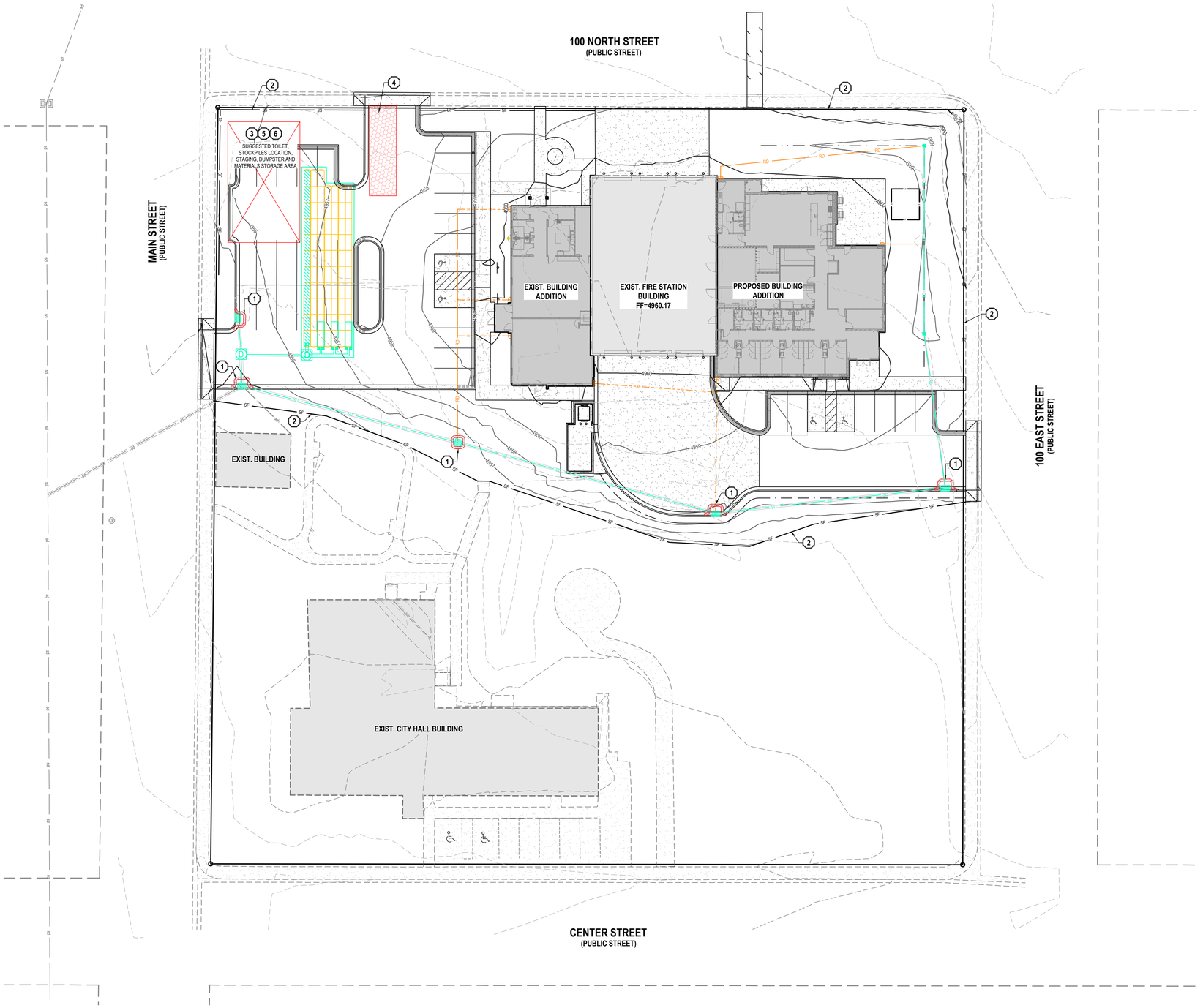
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BENCHMARK

SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

ELEV = 4950.71'



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPS TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPS HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 1/C-600.
2. SILT FENCE PER DETAIL 2/C-600.
3. PORTABLE TOILET PER DETAIL 3/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 4/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
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NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ. 1 inch = 20 ft.

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ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number 25116
Original Issue 4/16/2026
Project Status CD

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LICENSED PROFESSIONAL ENGINEER
04/15/2026
No. 9125581-2202
MICHAEL S. BUDGE
Michael S. Budge
STATE OF UTAH

Sheet Title

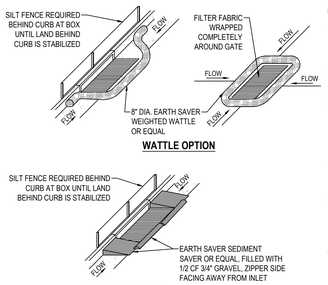
EROSION CONTROL PLAN

Sheet Number

C-500

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NOTES:

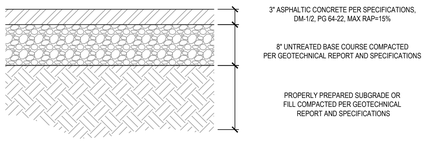
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

1 SAG INLET PROTECTION

SCALE: NONE

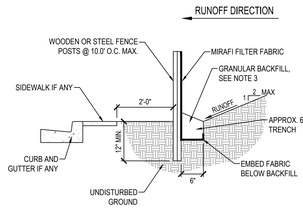
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 TEMPORARY SILT FENCE

SCALE: NONE

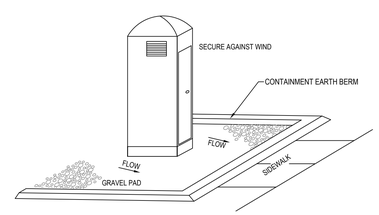


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

3 PORTABLE TOILET

SCALE: NONE

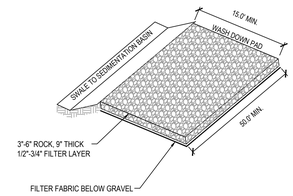


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

4 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

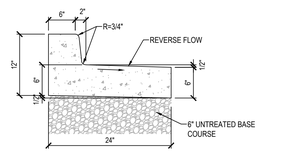


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

5 STANDARD ASPHALT SECTION

SCALE: NONE

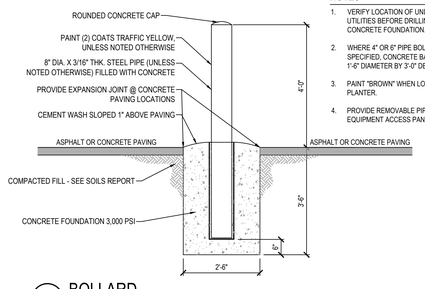


NOTE:

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

6 HEAVY-DUTY ASPHALT SECTION

SCALE: NONE

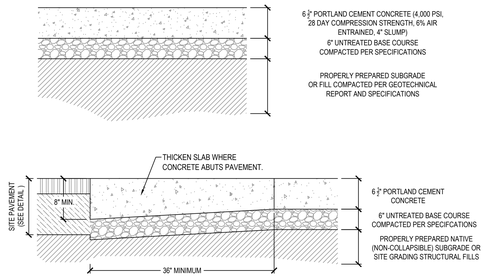


NOTES

1. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE DRILLING FOR CONCRETE FOUNDATION.
2. WHERE 4" OR 6" PIPE BOLLARDS ARE SPECIFIED, CONCRETE BASES SHALL BE 1'-6" DIAMETER BY 3'-0" DEEP.
3. PAINT "BROWN" WHEN LOCATED IN PLANTER.
4. PROVIDE REMOVABLE PIPE BOLLARDS AT EQUIPMENT ACCESS PANELS AS REQUIRED.

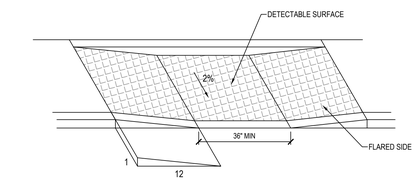
7 CONCRETE PAVEMENT SECTION

SCALE: NONE



8 24" COLLECTION CURB AND GUTTER

SCALE: NONE

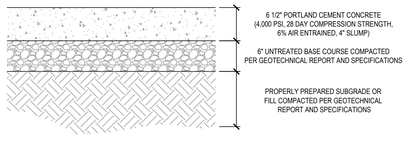


9 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

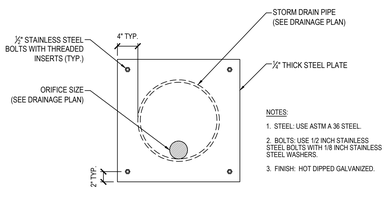
CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



10 BOLLARD

SCALE: NONE



NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

11 DUMPSTER PAD / APRON SECTION

SCALE: NONE

CURB FACE DROP INLET BOX

N.T.S.

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REVISION

NO	BY	ENG	DATE

ALPINE 1850

CURB FACE DROP INLET BOX (Typical)

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

CAUTION: IF ALTERNATIVE STANDARDS, STANDARD SPECIFICATIONS AND DRAWINGS DO NOT MEET A REVISED, APPROVED DRAWING

STANDARD DRAWING NUMBER: 20
PLOT SCALE: N.T.S.
DRAWN BY: WBd
DESIGN BY:
CHECKED BY:
ADOPTED DATE: 4/14/06

12 ACCESIBLE RAMP (ONSITE)

SCALE: NONE

STREETLIGHTS REQUIRE 3-FEET MINIMUM CLEARANCE FOR O&M. THIS INCLUDES CLEARANCE FROM DRIVEWAYS AND LANDSCAPING.

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REVISION

NO	BY	ENG	DATE

ALPINE 1850

DOWNTOWN STREET LIGHT

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

CAUTION: IF ALTERNATIVE STANDARDS, STANDARD SPECIFICATIONS AND DRAWINGS DO NOT MEET A REVISED, APPROVED DRAWING

STANDARD DRAWING NUMBER: 31a
PLOT SCALE: N.T.S.
DRAWN BY: WBd
DESIGN BY:
CHECKED BY:
ADOPTED DATE: 12/7/18

13 HEAVY-DUTY CONCRETE PAVEMENT SECTION

SCALE: NONE

14 ORIFICE PLATE

SCALE: NONE

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SANDY
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Phone: 801.255.0529

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	4/16/2026
Project Status	CD

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LICENSED PROFESSIONAL ENGINEER
04/15/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

Sheet Title

DETAILS

Sheet Number

C-600

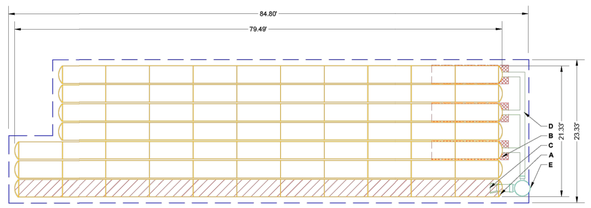
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Original drawing is 20" x 42" J:\sandy\sandy 140001\1468\civil\drawings\c-600 dt.dwg

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
73	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4961.63
14	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4955.07
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4955.17
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	4955.17
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4955.17
2411	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	4964.33
		TOP OF SC-310 CHAMBER:	4953.23
		8" x 8" TOP MANIFOLD INVERT:	4952.73
		12" ISOLATOR ROW PLUS INVERT:	4952.57
1891	SYSTEM AREA (SF)	BOTTOM OF SC-310 CHAMBER:	4952.50
216.3	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	4952.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP. PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP. PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	3.50"	
FLAMP	C	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	D	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

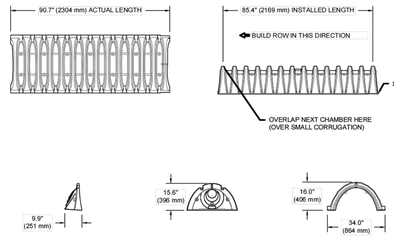
3 SC-310 ISOLATOR ROW PLUS DETAIL

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SPACE INTENTIONALLY LEFT BLANK

SC-310 TECHNICAL SPECIFICATION

NTS

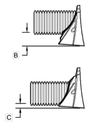


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	-- - - - **********
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	-- - - - **********
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

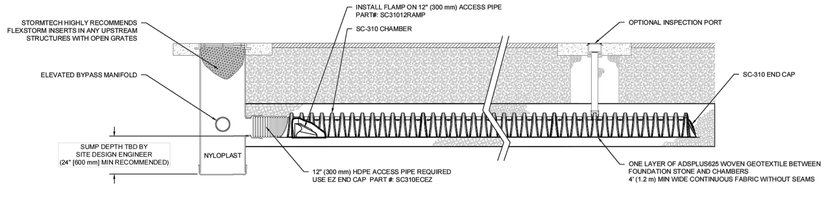


ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATION



SC-310 ISOLATOR ROW PLUS DETAIL

NTS

SPACE INTENTIONALLY LEFT BLANK

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

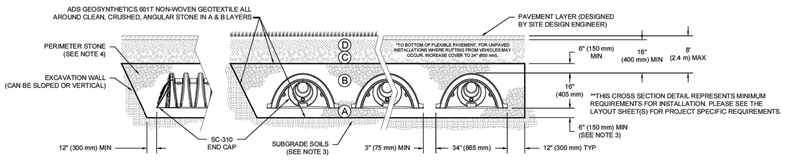
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO **18" (450 mm)** ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145= A-1, A-2-4, A-3 OR AASHTO M43= 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	AASHTO M43= 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	AASHTO M43= 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/% . THE ASC IS DEFINED IN SECTION
   OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL

DRAWN: TP | CHECKED: N/A | DATE: 01/06/2026 | PROJECT #: | REV: | NOT TO SCALE

14468 ALPINE FIRE STATION

ALPINE, UT, USA

StormTech® Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

ADS

SHEET 1 OF 1

SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Current as of: 4/15/2026 1:39 PM

Original drawing is 30" x 42" z:\sandy\sandy 14000\14468 civil\drawings\c-601 dt.dwg

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45 W 10000 S. Suite 500
Sandy, UT 84070
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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	4/16/2026
Project Status	CD

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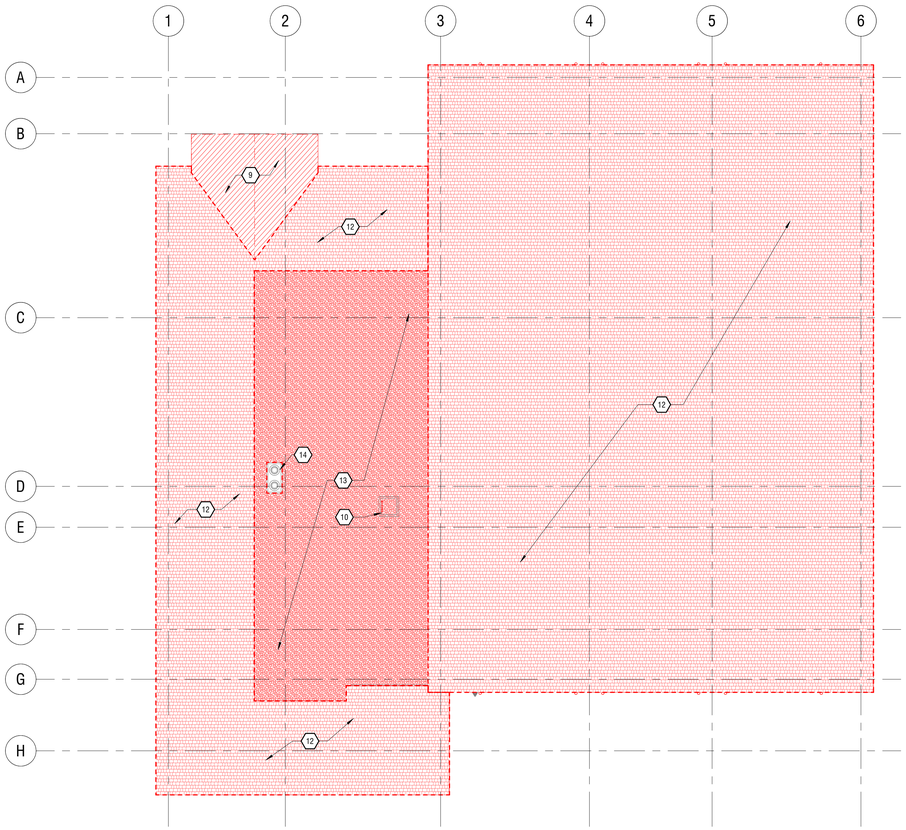
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04/15/2026
No. 9125581-2202
MICHAEL S. BUDGE
STATE OF UTAH

Sheet Title

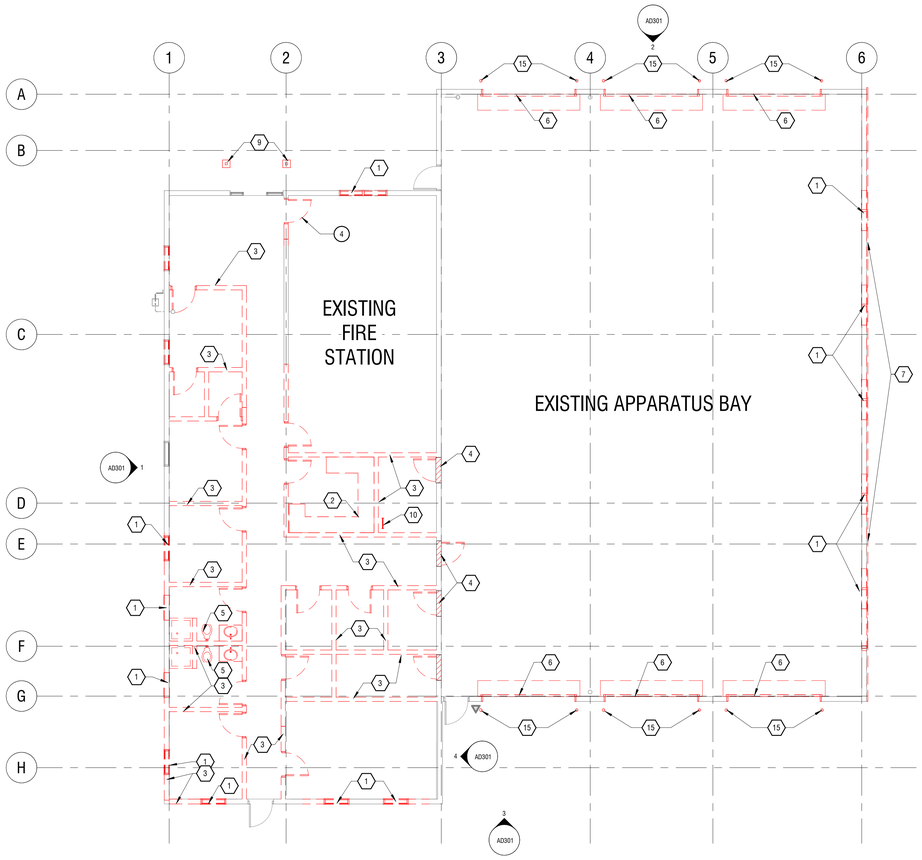
DETAILS

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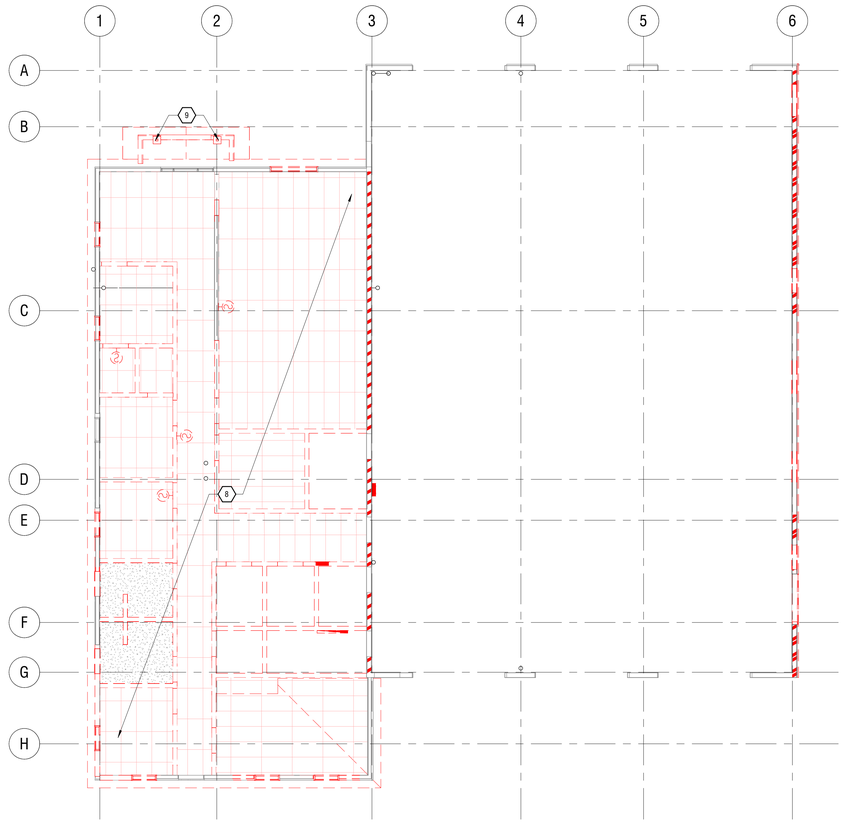
C-601



3 **LEVEL ROOF - ROOF PLAN DEMO**
1/8" = 1'-0"



1 **LEVEL 1 - FLOOR PLAN DEMO**
1/8" = 1'-0"



2 **LEVEL 1 - REFLECTED CEILING PLAN DEMO**
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. IDENTIFY AND FIELD VERIFY ALL EXISTING CONDITIONS AND COORDINATE SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK. STOP WORK AND CONTACT ARCHITECT IMMEDIATELY IF HIDDEN OR UNKNOWN ELEMENTS AND CONCERNS ARE REVEALED OR EXPOSED DURING DEMOLITION.
2. COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS, REQUIREMENTS, AND NOTES. PROVIDE PROPER BRACING AND SUPPORT OF EXISTING STRUCTURE WHERE REQUIRED.
3. DEMOLITION PLANS ARE PROVIDED TO INDICATE A GENERAL SCOPE ONLY. ITEMS TO BE REMOVED ARE INDICATED ON DEMOLITION PLANS WITH A DOTTED OR BROKEN LINE INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, CEILINGS, DOORS AND FRAMES, EQUIPMENT, ELEMENTS, COMPONENTS, CABINETRY AND ACCESSORIES, ETC. POCHE IS INTENDED TO INDICATE THE REMOVAL OF EXISTING SLAB TO BE REMOVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE REQUIREMENTS OF ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS AND SHALL PERFORM DEMOLITION AS SHOWN AND/OR NECESSARY TO COMPLETE THE REQUIRED RENOVATION AND NEW CONSTRUCTION. THE ABSENCE ON THE DEMOLITION PLANS OF ITEMS NOTED OR INDICATED DOES NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO DEMOLISH THESE ITEMS, IF NECESSARY, TO COMPLETE NEW WORK. COORDINATE W/ ARCHITECT AS REQ.
5. COORDINATE DEMOLITION WITH ORIGINAL STRUCTURAL DRAWINGS TO MAINTAIN STRUCTURAL INTEGRITY OF BUILDING. BRING ANY CONFLICT TO THE ATTENTION OF ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CONTINUATION OF WORK.
6. GENERAL SCOPE OF DEMOLITION WORK REQUIRED MUST BE COORDINATED WITH THE NEW CONSTRUCTION DRAWINGS.
7. UNLESS NOTED OTHERWISE, INTERIOR PARTITIONS AND WALLS WHICH ARE TO BE DEMOLISHED SHALL BE REMOVED FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE.
8. ALL EXISTING DOORS, HARDWARE, AND FRAMES MARKED FOR BEING REMOVED ARE TO BE SALVAGED AND REUSED WHEN AND WHERE POSSIBLE. REPAIR EXISTING DOORS TO "LIKE-NEW" CONDITION AND PREP./REPAINT EXISTING FRAMES TO MATCH NEW FINISHES. CONTRACTOR TO VERIFY EXISTING DOOR AND HARDWARE CONDITION AND FUNCTION, AND TO DETERMINE PROPER LOCATION IN NEW DESIGN TO REINSTALL/REUSE. COORDINATED WITH DOOR SCHEDULE. PROPERLY MODIFY AND/OR PREPARE OPENINGS IN EXISTING WALLS AS NECESSARY TO RECEIVE DOOR AND FRAME.
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10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES TO BE REMOVED, RELOCATED OR ABANDONED PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
11. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR THE EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
12. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED WHENEVER BEARING WALLS, STRUCTURES, OR SUPPORTS ARE MODIFIED.
13. NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
14. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE SHOWN.
15. TERMINAL ENDS OF UTILITIES ABANDONED IN-PLACE SHALL BE CUT, CAPPED, AND PLUGGED. THE ENDS OF DISCONNECTED UTILITIES SHALL BE MARKED FOR FUTURE IDENTIFICATION WITH DETECTABLE LOCATOR TAPE OR A METAL ROD.
16. WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET ALL THE WAY BACK TO THE ELECTRICAL PANEL / SOURCE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
17. WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE & ROOF PENETRATION. REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS PART OF NEW BUILD OUT). MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO WORK. ALL WORK SHALL BE DONE BY A LICENSED PLUMBER.
18. WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER REGULATOR SHALL BE REMOVED BY UTILITY COMPANY. ALL WORK SHALL BE DONE BY A LICENSED SUB-CONTRACTOR.
19. WHERE VENTILATION OR AIR CONDITIONING NEEDS TO BE ABANDONED, REMOVE ALL EXHAUST & OUTSIDE AIR DUCTS AS REQUIRED. ROOF-TOP FANS SHALL BE REMOVED & THE OPENINGS DRIED-IN TO PREVENT ANY WATER PENETRATION IN THE SPACE. ALL WORK SHALL BE DONE BY A LICENSED CONTRACTOR.
20. EXISTING MILLWORK NOT MARKED FOR DEMOLITION IS TO REMAIN; CONTRACTOR SHALL REPAIR ALL HARDWARE AS NECESSARY TO ENSURE THAT EXISTING MILLWORK IS IN "LIKE-NEW" CONDITION.
21. ALL EXISTING WALL COVERINGS ON WALLS TO BE SALVAGED SHOULD BE REMOVED, SKIM COAT, PATCH, REPAIR AS NEEDED TO PREPARE FOR NEW FINISH.
22. DEMO TO BASE SUBSTRATE. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
23. CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL CARPET WITH THE FINISHED FLOOR PLAN. CARPET IN SPACES LISTED AS N.I.C. SHALL NOT BE DISTURBED UNLESS DIRECTED BY THE BUILDING OWNER OR ARCHITECT.

SHEET NOTES - DEMO

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

(#)

1 REMOVE EXISTING GLAZING SYSTEM AND PREPARE OPENING AS INDICATED BY NEW FLOOR PLANS AND OR ELEVATIONS
2 REMOVE EXISTING CASEWORK AND COUNTERTOP
3 REMOVE EXISTING WALL, COORDINATE ANY EXISTING POWER, PLUMBING OR UTILITIES IN ACCORDANCE WITH THE DEMO AND PLANS OF THE MECHANICAL AND ELECTRICAL DRAWINGS
4 REMOVE EXISTING DOOR AND FRAME, COORDINATE WITH NEW FLOOR PLANS TO DETERMINE IF OPENING IS TO BE INFILLED OR UTILIZED IN A DIFFERENT MANNER
5 REMOVE EXISTING PLUMBING FIXTURES, COORDINATE WITH MECHANICAL
6 REMOVE EXISTING OVERHEAD DOOR, FRAME, AND TRACK. PREPARE OPENING FOR NEW SCHEDULED DOOR
7 REMOVE EXISTING FINISH AND TRIM, DOWN TO SHEATHING
8 REMOVE EXISTING CEILING, BATT INSULATION, AND LIGHTING FIXTURES THROUGHOUT.
9 REMOVE EXISTING COLUMNS, ROOF, AND TRIM. PREP FOR NEW ROOFING MATERIAL
10 REMOVE EXISTING ROOF LADDER, EXISTING HATCH TO REMAIN
12 REMOVE EXISTING ASPHALT ROOFING AND ROOF MEMBRANE DOWN TO EXISTING SHEATHING, PREP FOR NEW ROOFING MATERIAL
13 REMOVE EXISTING BALLAST AND ROOF MEMBRANE DOWN TO EXISTING SHEATHING, PREP FOR NEW ROOFING MATERIAL
14 EXISTING ROOF DRAIN TO REMAIN
15 REMOVE EXISTING BOLLARD

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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136918
LICENSED ARCHITECT

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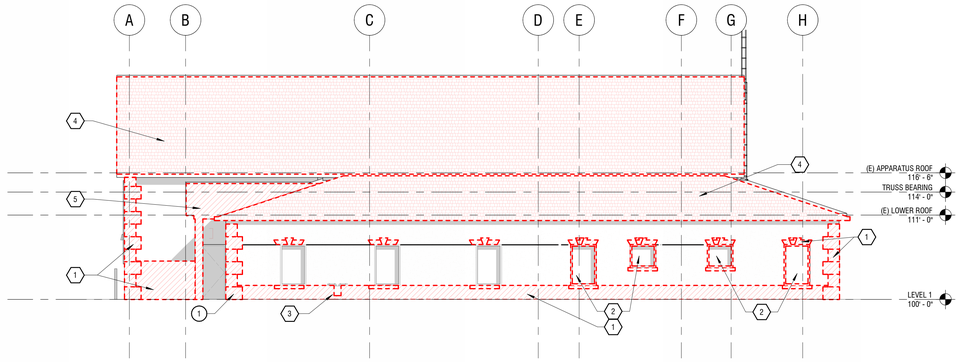
DEMO FLOOR PLANS

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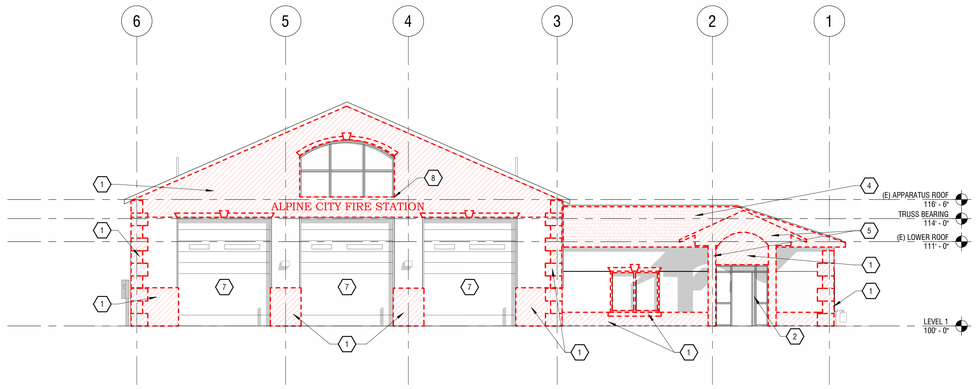
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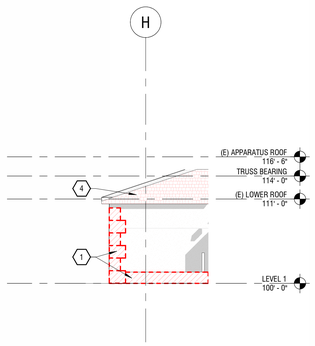
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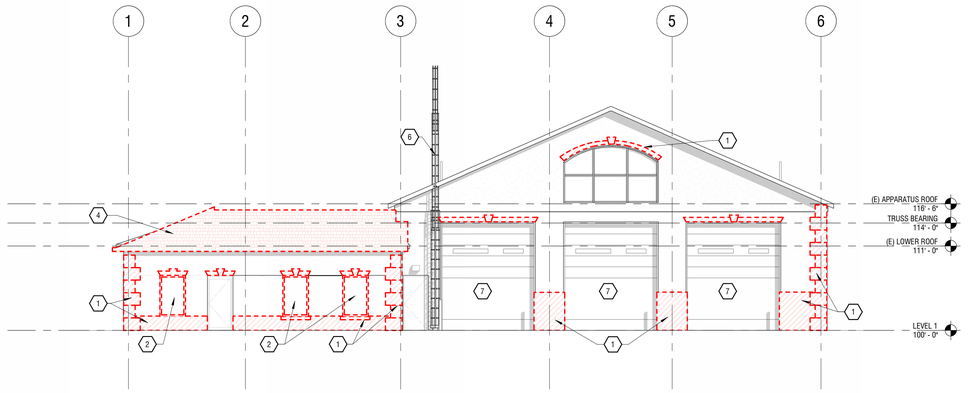
1 WEST ELEVATION - DEMO
1/8" = 1'-0"



2 NORTH ELEVATION - DEMO
1/8" = 1'-0"



4 EAST ELEVATION - DEMO
1/8" = 1'-0"



3 SOUTH ELEVATION - DEMO
1/8" = 1'-0"

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17. WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE & ROOF PENETRATION. REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS PART OF NEW BUILD OUT). MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO WORK. ALL WORK SHALL BE DONE BY A LICENSED PLUMBER.
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SHEET NOTES - DEMO

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 REMOVE EXISTING FINISH AND TRIM, DOWN TO SHEATHING
2 REMOVE EXISTING GLAZING SYSTEM AND PREPARE OPENING AS INDICATED BY NEW FLOOR PLANS AND OR ELEVATIONS
3 GAS METER - COORDINATE WITH EXISTING CONDITIONS AND MECHANICAL DRAWINGS
4 REMOVE EXISTING ASPHALT ROOFING AND ROOF MEMBRANE DOWN TO EXISTING SHEATHING, PREP FOR NEW ROOFING MATERIAL
5 REMOVE EXISTING COLUMNS, ROOF, AND TRIM, PREP FOR NEW ROOFING MATERIAL
6 EXISTING RADIO TOWER
7 REMOVE EXISTING OVERHEAD DOOR, FRAME, AND TRACK. PREPARE OPENING FOR NEW SCHEDULED DOOR
8 REMOVE EXISTING BUILDING SIGNAGE AND REPAIR BUILDING FINISH TO A LIKE NEW CONDITION

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
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138918
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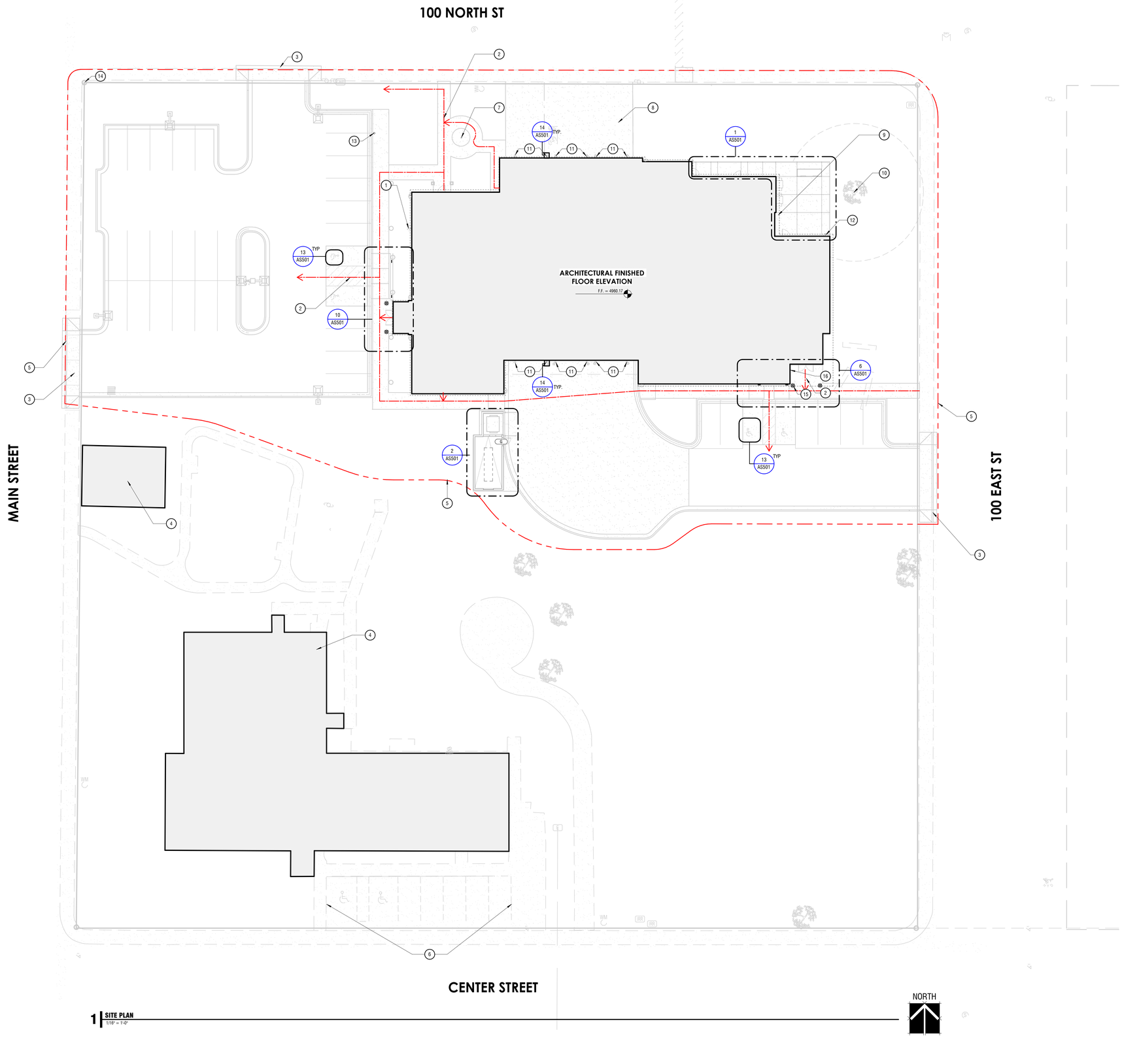
Sheet Title

DEMO EXTERIOR ELEVATIONS

Sheet Number

AD301

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1 **SITE PLAN**
1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION - CONTRACT LIMIT LINE IS FROM BACK OF CURB UNLESS NOTED OTHERWISE.
2. SEE CIVIL DRAWINGS FOR ALL GRADING, SITE WORK, UTILITY CONNECTIONS, RETAINING WALLS, ETC. - INFORMATION SHOWN HERE IS SCHEMATIC
3. LANDSCAPE DESIGN IS A DEFERRED DESIGN - TO BE COMPLETED BY ALPINE CITY
4. SEE ELECTRICAL DRAWINGS FOR UTILITY CONNECTIONS - INFORMATION SHOWN HERE IS SCHEMATIC
5. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. CONNECT ALL PRIMARY ROOF DRAINS TO UNDERGROUND DISCHARGE SYSTEM. COORDINATE WITH CIVIL DRAWINGS.
7. LANDSCAPE DESIGN IS BEING INTENTIONALLY DEFERRED AND WILL BE CONTRACTED DIRECTLY BY THE OWNER AT A LATER DATE WHEN THE ADJACENT "SCULPTURE GARDEN" SCOPE IS UNDERWAY.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 GAS METER - COORDINATE WITH EXISTING CONDITIONS AND MECHANICAL DRAWINGS
2 ACCESSIBLE EGRESS ROUTE
3 NEW CURB CUT - COORDINATE WITH CIVIL DRAWINGS
4 EXISTING STRUCTURE - NOT IN SCOPE
5 APPROXIMATE AREA WITHIN SCOPE - COORDINATE WITH CIVIL DRAWINGS AND EXISTING/DEMO PLANS
6 EXISTING PARKING - NOT IN SCOPE
7 EXISTING FLAG POLE TO REMAIN
8 NEW EXIT APPARATUS APRON - COORDINATE WITH CIVIL DRAWINGS FOR FULL SCOPE
9 ROOF OVERHANG ABOVE - COORDINATE WITH ROOF PLAN
10 PROTECT EXISTING TREE DURING CONSTRUCTION - TREE TO REMAIN
11 PAINTED STEEL BOLLARD
12 PRE FINISHED GUTTER AND DOWNSPOUT
13 FUTURE VEHICLE CHARGING STATION
14 EXISTING STREET LIGHT TO REMAIN
15 BOLLARDS
16 DOORBELL AND ADA DOOR ACTUATOR PANEL - COORDINATE WITH ELECTRICAL

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
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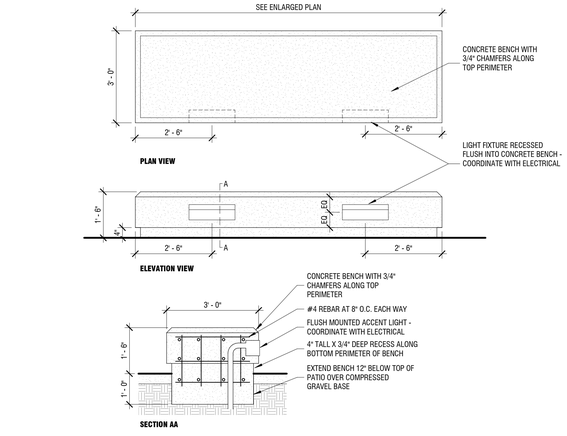
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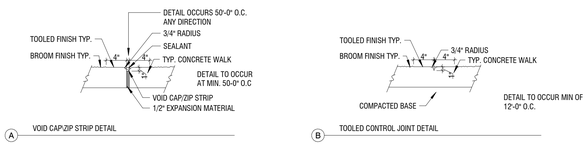
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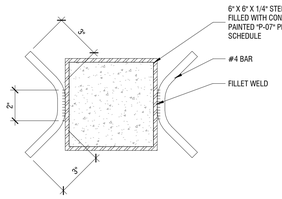
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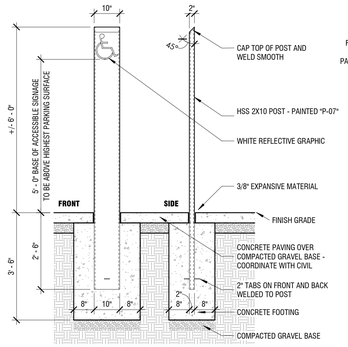
16 CONCRETE BENCH DETAIL
1/2" = 1'-0"



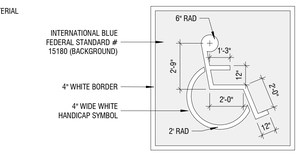
17 CONCRETE JOINT DETAILS
1" = 1'-0"



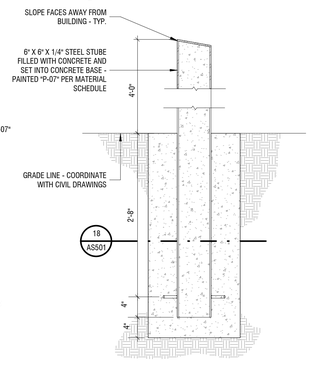
18 BOLLARD CROSS SECTION
3" = 1'-0"



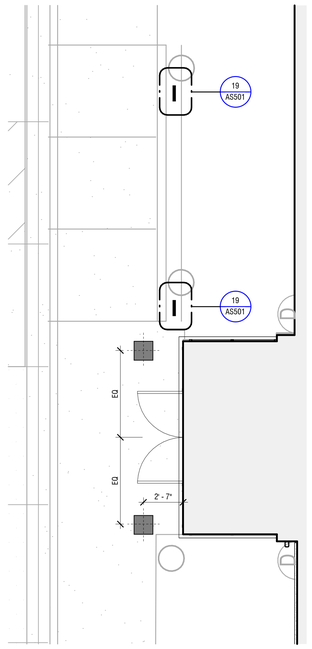
19 ADA PARKING SIGN
1/2" = 1'-0"



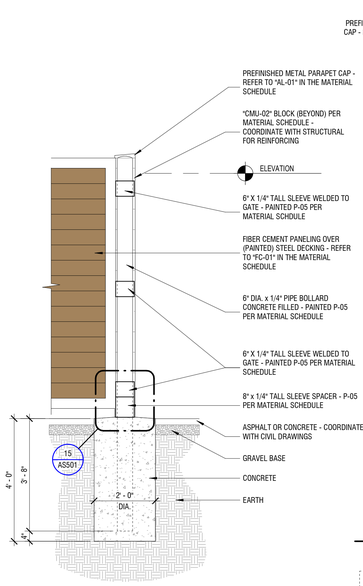
13 ADA STRIPING SYMBOL
1 1/2" = 1'-0"



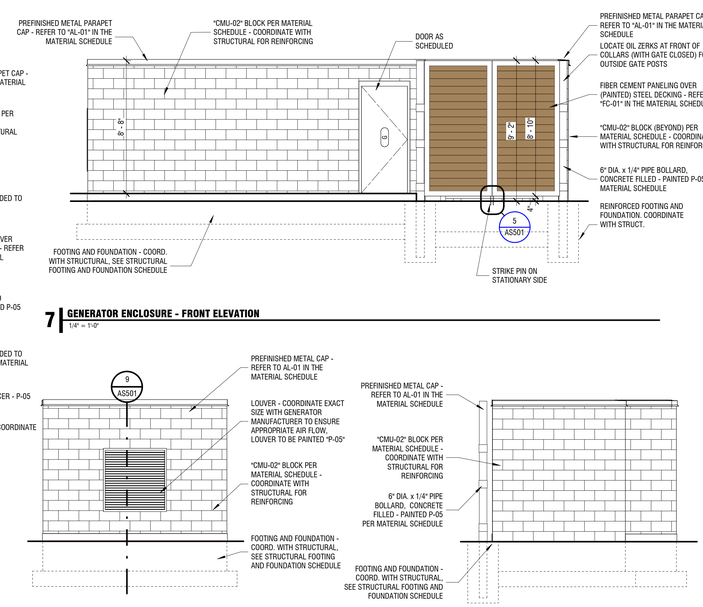
14 BOLLARD SECTION
1/2" = 1'-0"



10 WEST ENTANCE - ENLARGED PLAN
1/4" = 1'-0"



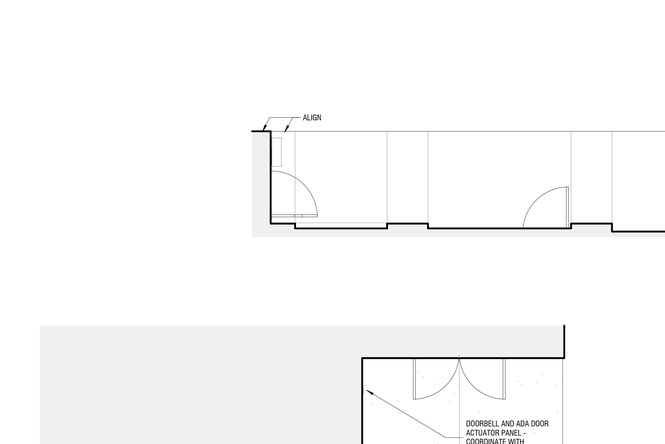
11 DUMPSTER GATE - END POST DETAIL
1/2" = 1'-0"



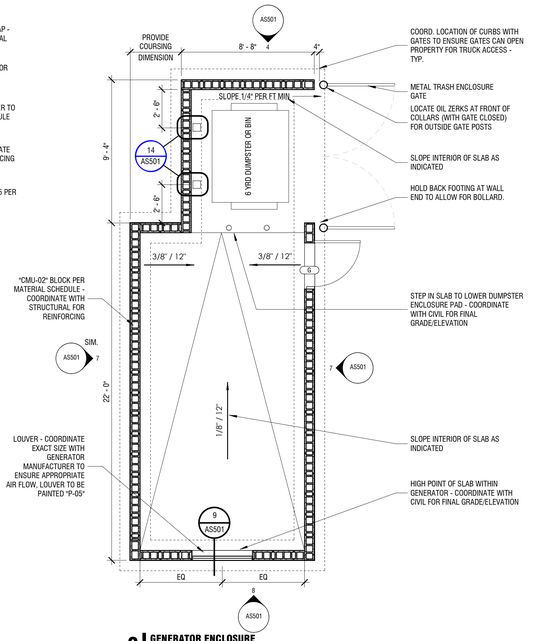
7 GENERATOR ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"

8 GENERATOR ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"

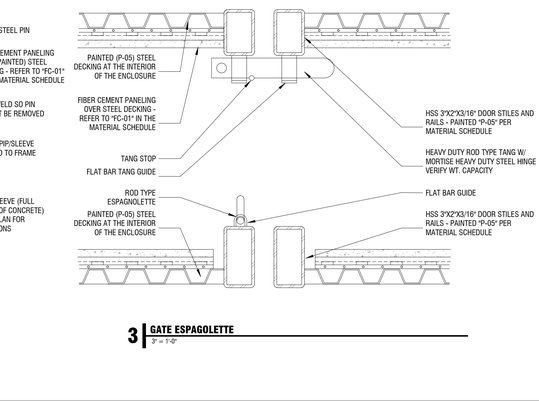
4 GENERATOR ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"



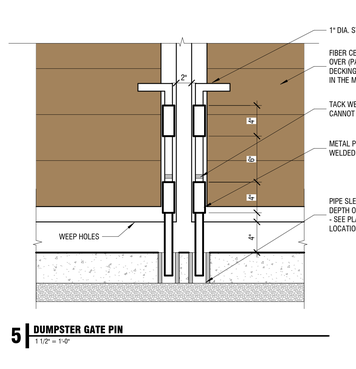
6 OUTDOOR AREA - FIRE MAIN ENTRY PLAN
1/4" = 1'-0"



1 OUTDOOR PATIO - ENLARGED PLAN
1/4" = 1'-0"



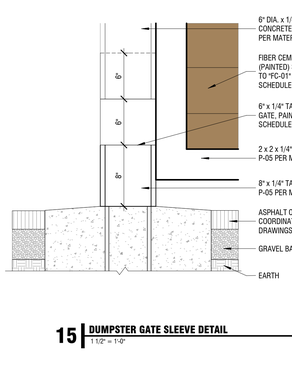
7 GENERATOR ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



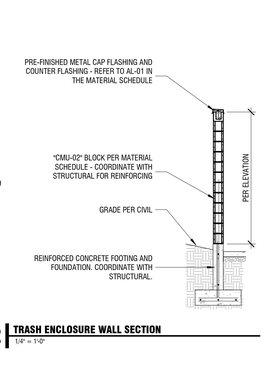
8 GENERATOR ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"

4 GENERATOR ENCLOSURE - SIDE ELEVATION
1/4" = 1'-0"

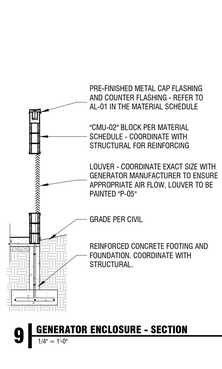
2 GENERATOR ENCLOSURE
1/4" = 1'-0"



15 DUMPSTER GATE SLEEVE DETAIL
1 1/2" = 1'-0"



12 TRASH ENCLOSURE WALL SECTION
1/4" = 1'-0"



9 GENERATOR ENCLOSURE - SECTION
1/4" = 1'-0"

5 DUMPSTER GATE PIN
1 1/2" = 1'-0"

3 GATE ESPAGOLETTE
3" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

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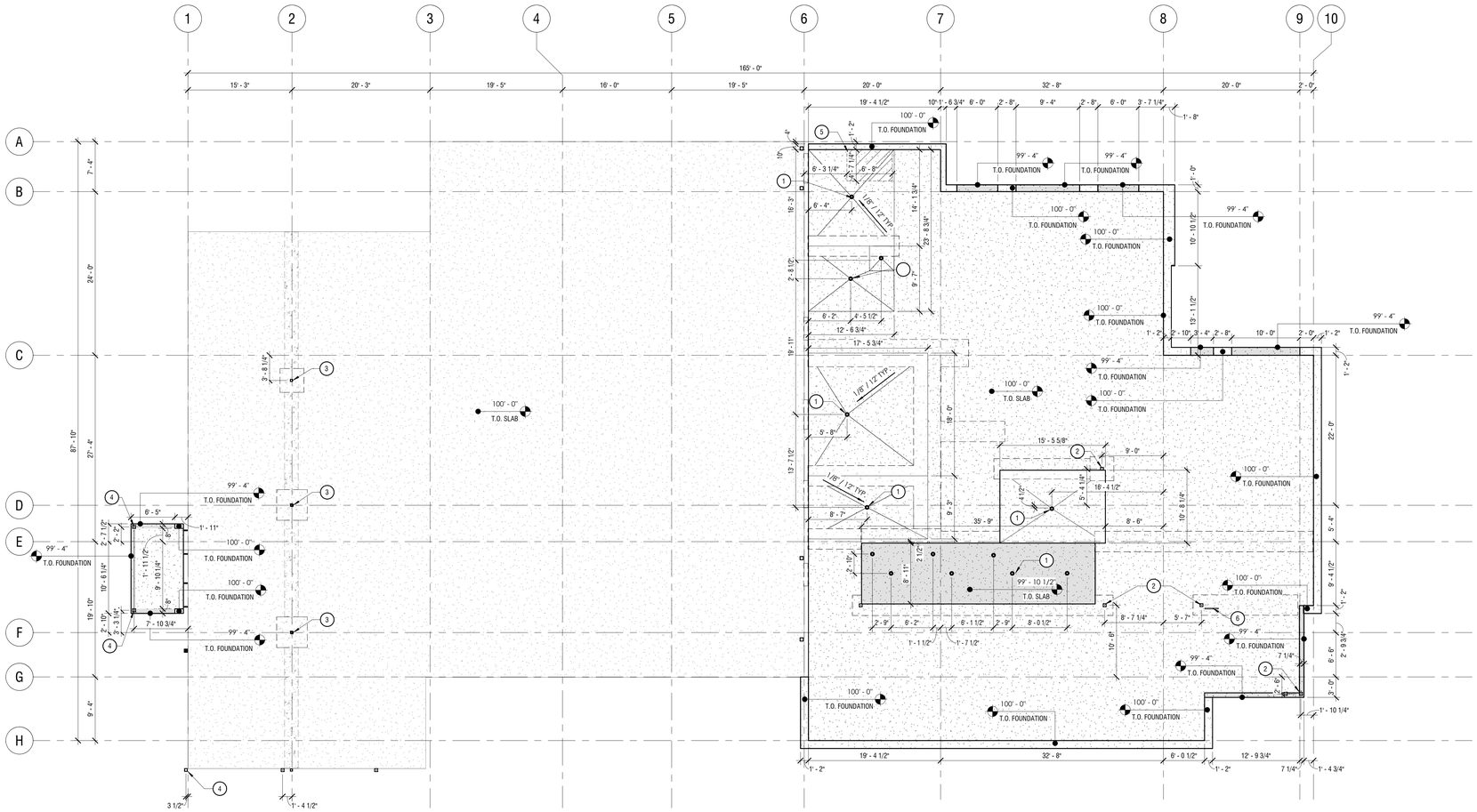
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SITE DETAILS

Sheet Number

AS501

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt
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1 **LEVEL 1 - SLAB PLAN**
1/8" = 1'-0"

NORTH

SLAB PLAN GENERAL NOTES

1. ARCHITECTURAL SLAB PLANS SHALL DETERMINE SLAB EDGES; NOTIFY ARCHITECT OF ANY DETAILS INCONSISTENT WITH THE STRUCTURAL DRAWINGS PRIOR TO WORK.
2. CONTRACTOR TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS AND FLOOR SINKS WITH PLUMBING DRAWINGS AND KITCHEN DRAWINGS.
3. CONTRACTOR TO COORDINATE THE LOCATION OF ALL ROOF DRAINS WITH PLUMBING DRAWINGS.
4. CONTRACTOR TO COORDINATE THE LOCATION OF ALL FLOOR OUTLETS WITH OWNER, ARCHITECT AND ELECTRICAL DRAWINGS.
5. REFER TO STRUCTURE FOR CONTROL JOINTS LOCATIONS ON SLABS ON GRADE UNLESS NOTED OTHERWISE.
6. INSTALL VAPOR BARRIER UNDER SLAB ON GRADE PER SPEC.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

(#)

FLOOR DRAIN, COORDINATE WITH MECHANICAL

1 FLOOR DRAIN, COORDINATE WITH MECHANICAL
2 PAINTED STEEL COLUMN, COORDINATE WITH STRUCTURAL
3 EXISTING COLUMN
4 PLACE NEW COLUMN IN CENTERLINE OF EXISTING STUD WALL - COORDINATE WITH STRUCTURAL
5 HATCHED AREA INDICATES 12" THICK CONCRETE SLAB LEVEL WITH ADJACENT SURFACE TO REINFORCE WEIGHT OF EXTRACTOR - COORDINATE WITH SLAB PLANS
6 RECESS IN SLAB PLAN TO ACCOMMODATE A FLUSH MOUNTED LIGHT BETWEEN THE PERFORATED METAL LOBBY WALL AND RECLAIMED BRICK, COORDINATE FINAL SIZE AND DEPTH WITH ARCHITECTURAL DETAILING AND LIGHTING FIXTURE

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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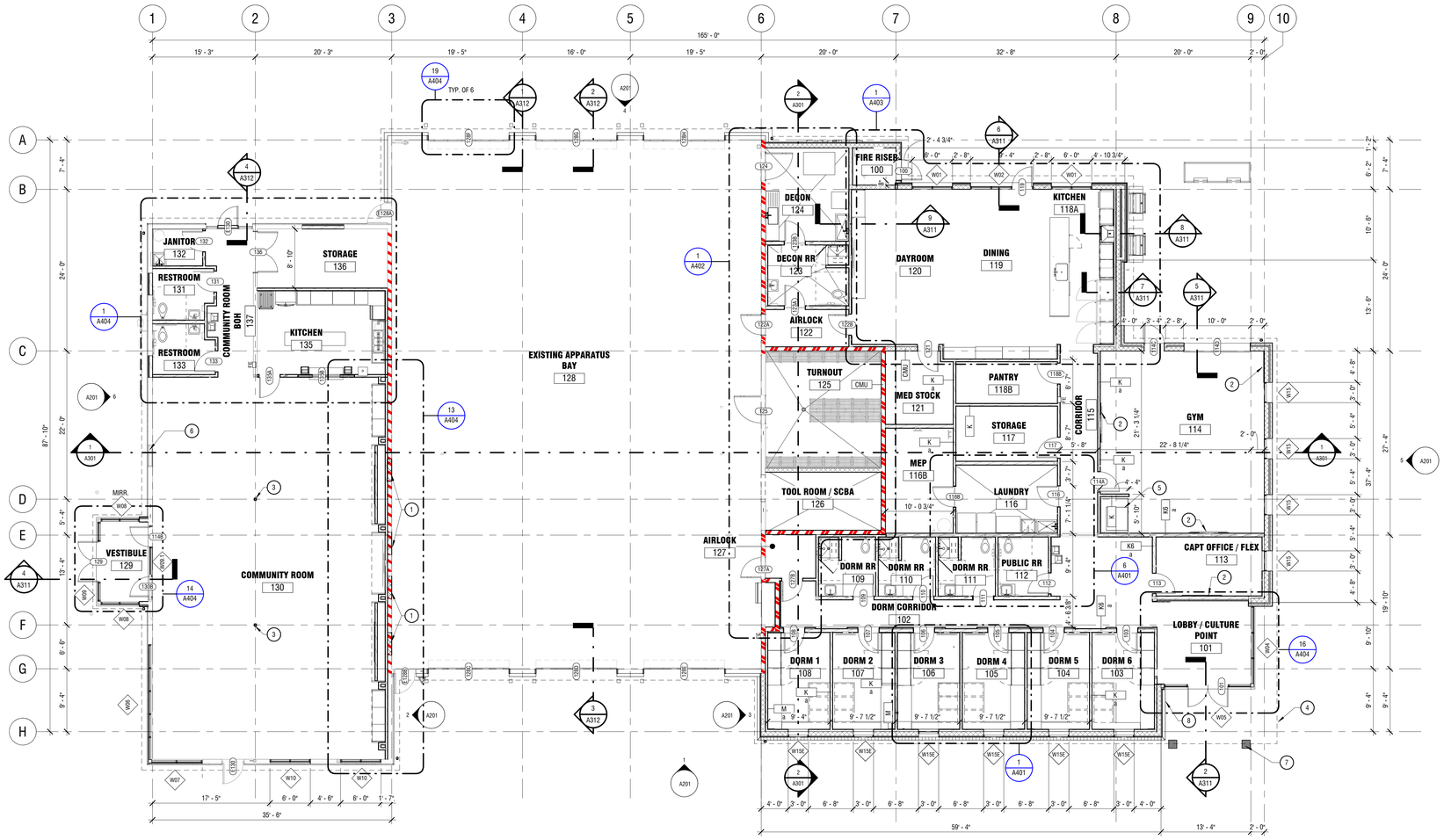
LEVEL 1 SLAB PLAN

Sheet Number

A111

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

NORTH

FLOOR PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
6. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
7. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
8. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
9. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
10. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
11. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
12. HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
13. ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
14. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
15. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
16. BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.
17. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 1-HOUR FIRE STOPPED.
18. COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
19. THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. INFILL 8X8X16 CONCRETE MASONRY UNIT WALL TO MATCH EXISTING, COORDINATE WITH STRUCTURAL
2. TV, N.I.C., COORDINATE WITH ELECTRICAL.
3. PAINTED STEEL COLUMN, COORDINATE WITH STRUCTURAL
4. ROOF OVERHANG ABOVE - COORDINATE WITH ROOF PLAN
5. SAUNA, OFCI
6. EXISTING WINDOW TO REMAIN
7. BOLLARDS
8. DOORBELL AND ADA DOOR ACTUATOR PANEL - COORDINATE WITH ELECTRICAL

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

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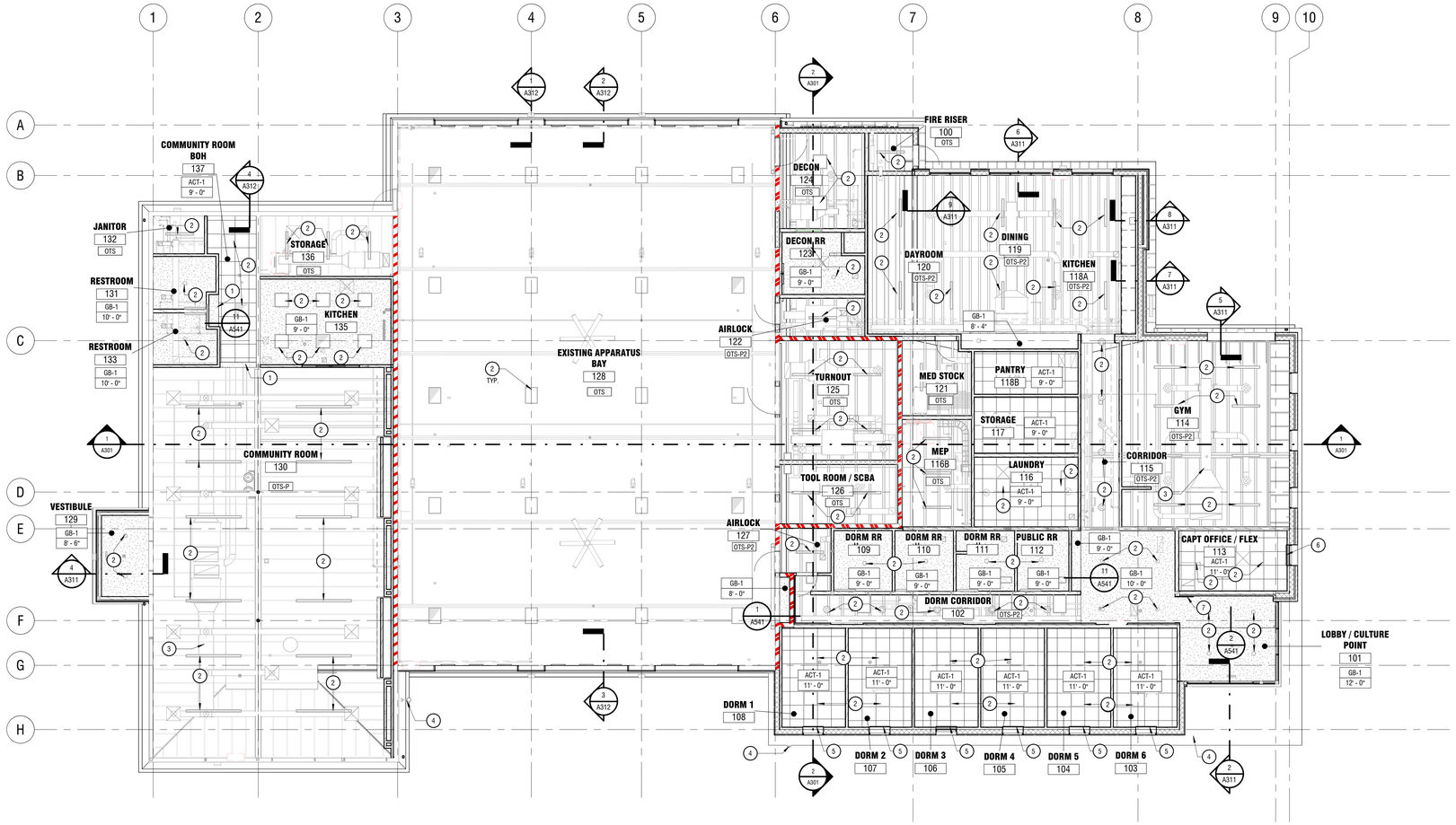
LEVEL 1 FLOOR PLAN

Sheet Number

A112

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

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1 REFLECTED CEILING PLAN - LEVEL 1

1/8" = 1'-0"

NORTH

REFLECTED CEILING PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, CENTER OF SUSPENDED CEILING GRIDS OR TO FACE OF FRAMING, U.N.O. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
4. ALL GWB SOFFITS AND BULKHEADS ARE TO BE 2 INCHES BELOW ADJACENT SUSPENDED CEILING SYSTEMS, UNLESS NOTED OTHERWISE.
5. FINISHED CEILING HEIGHT IS 9'-0" UNLESS NOTED OTHERWISE.
6. SUSPENDED CEILING TILES IN EACH ROOM ARE TO BE CONFIGURED SUCH THAT NO LESS THAN ONE-HALF A BORDER TILE EXISTS ADJACENT TO ANY ROOM WALL, UNLESS NOTED OTHERWISE.
7. SUSPENDED CEILING GRIDS ARE LAID OUT WITH EITHER A TILE OR A GRID AT THE CENTER OF THE ROOM IN EACH DIRECTION UNLESS NOTED OR DIMENSIONED OTHERWISE.
8. CEILINGS IN ELECTRICAL ROOMS, TELEPHONE ROOMS, MECHANICAL ROOMS AND OTHER SIMILAR SPACES ARE EXPOSED TO STRUCTURE ABOVE UNLESS NOTED OR SCHEDULED OTHERWISE.
9. SEE MECHANICAL DRAWINGS FOR DIFFUSER AND GRILLE LOCATIONS, INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
10. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE LOCATIONS, INFORMATION SHOWN HERE IS FOR REFERENCE ONLY.
11. ALL LIGHTING TO BE CENTERED OR SET IN CEILING GRID UNLESS NOTED OTHERWISE.
12. ALL SPRINKLER HEADS ARE TO BE CENTERED IN CEILING GRID UNLESS NOTED OTHERWISE.
13. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 BULKHEAD - SEE DETAIL ON A541
2 LIGHT FIXTURE, COORDINATE WITH ELECTRICAL
3 HVAC DUCT, COORDINATE WITH MECHANICAL
4 SURVEILLANCE CAMERAS, COORDINATE WITH ELECTRICAL
5 MANUAL WINDOW SHADES WITH BLACKOUTS
6 MANUAL ROLLER WINDOW SHADES
7 RECESS IN CEILING TO ACCOMMODATE A FLUSH MOUNTED LIGHT BETWEEN THE PERFORATED METAL LOBBY WALL AND RECLAIMED BRICK, COORDINATE FINAL SIZE AND DEPTH WITH ARCHITECTURAL DETAILING AND LIGHTING FIXTURE

REFLECTED CEILING LEGEND

ACT-1	2X2' ACOUSTICAL CEILING TILE
GB-1	5/8" GYPSUM BOARD WITH SMOOTH LEVEL 5 FINISH - PAINTED "P-01"
OTS	AREA OF CEILING THAT IS OPEN TO STRUCTURE WITH NO PAINT.
OTS-P	OPEN TO STRUCTURE - ALL ELEMENTS PAINTED "P-01" - SEE FINISH SCHEDULE. COORDINATE TRANSITION LINE WITH ARCHITECT
OTS-P2	OPEN TO STRUCTURE - ALL ELEMENTS PAINTED "P-02" - SEE FINISH SCHEDULE. COORDINATE TRANSITION LINE WITH ARCHITECT

AT WALKING SURFACE OR CIRCULATION ROUTE NO SUSPENDED LIGHT FIXTURE, DECORATIVE ITEM OR SIMILAR DECORATIVE ITEMS SHALL BE INSTALLED LOWER THAN 80" A.F.F.

NO DEVICE OR DECORATIVE OBJECT LESS THAN 80" A.F.F. SHALL PROJECT MORE THAN 4" FROM ANY WALL IN ANY CIRCULATION PATH OR ACCESSIBLE ROUTE

ALL SPRINKLER FINISHES IN EACH CEILING TYPE TO BE VERIFIED BY ARCHITECT

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

LEVEL 1 REFLECTED CEILING PLAN

Sheet Number

A113

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

Current as of: 4/16/2026 9:45:08 PM



1 LEVEL 1 - FINISHES FLOOR PLAN

1/8" = 1'-0"

NORTH

FLOOR FINISH PLAN GENERAL NOTES

1. FLOOR FINISHES ARE CONTINUOUS. ALL FLOORING IS TO CONTINUE BENEATH ALL ELEMENTS IN CONTACT WITH THE FLOOR. CONTRACTOR TO COORDINATE OPENINGS AND PROVIDE FLOORING WITHIN OPENINGS NOT SPECIFICALLY IDENTIFIED.
2. ALL PRODUCTS ARE TO BE PROVIDED AND INSTALLED PER MANUFACTURERS PUBLISHED REQUIREMENTS AND FASTENED AND ADHERED ACCORDING TO APPROVED METHODS.
3. ALL EXPOSED SURFACES ARE TO BE PREPARED TO RECEIVE NEW FINISHES.
4. ALL WIRE FRAMES, CONDUIT, ACCESS PANELS, GILLES, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND MECHANICAL DEVICES SHALL BE FINISHED TO MATCH THE ADJACENT SURFACE UNLESS NOTED OTHERWISE.
5. ALL PAINT IS TO CONTINUE FROM BASE OF WALL TO TOP OF WALL AND EDGE OF WALL TO EDGE OF WALL UNLESS NOTED OTHERWISE.
6. ALL CEILING ACCESS PANELS TO MATCH ADJACENT SURFACE.
7. CONTRACTOR TO REPORT ANY DISCREPANCIES IN PRODUCT QUALITY TO ARCHITECT FOR REVIEW AND APPROVAL.
8. COMMENCEMENT OF WORK ON ANY SURFACE BY THE CONTRACTOR MEANS ACCEPTANCE OF THOSE SURFACES.
9. REFER TO SHEET A540 FOR INTERIOR DETAILS.
10. REFER TO SHEET A401, A402, A403, A404 FOR INTERIOR ELEVATIONS.
11. REFER TO SHEET A113 FOR REFLECTED CEILING PLANS.
12. FLOOR TRANSITION HEIGHTS NOT TO EXCEED 1/4" MAXIMUM. PROVIDE APPROPRIATE TRANSITION AT EACH LOCATION WHERE FLOOR MATERIAL CHANGES.
13. ALL EXPOSED CMU BLOCK WALLS (PAINTED OR NOT) ARE NOT REQUIRED TO RECEIVE RUBBER BASE.
14. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

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ROBERT B. COTES
136918
LICENSED ARCHITECT

Sheet Title

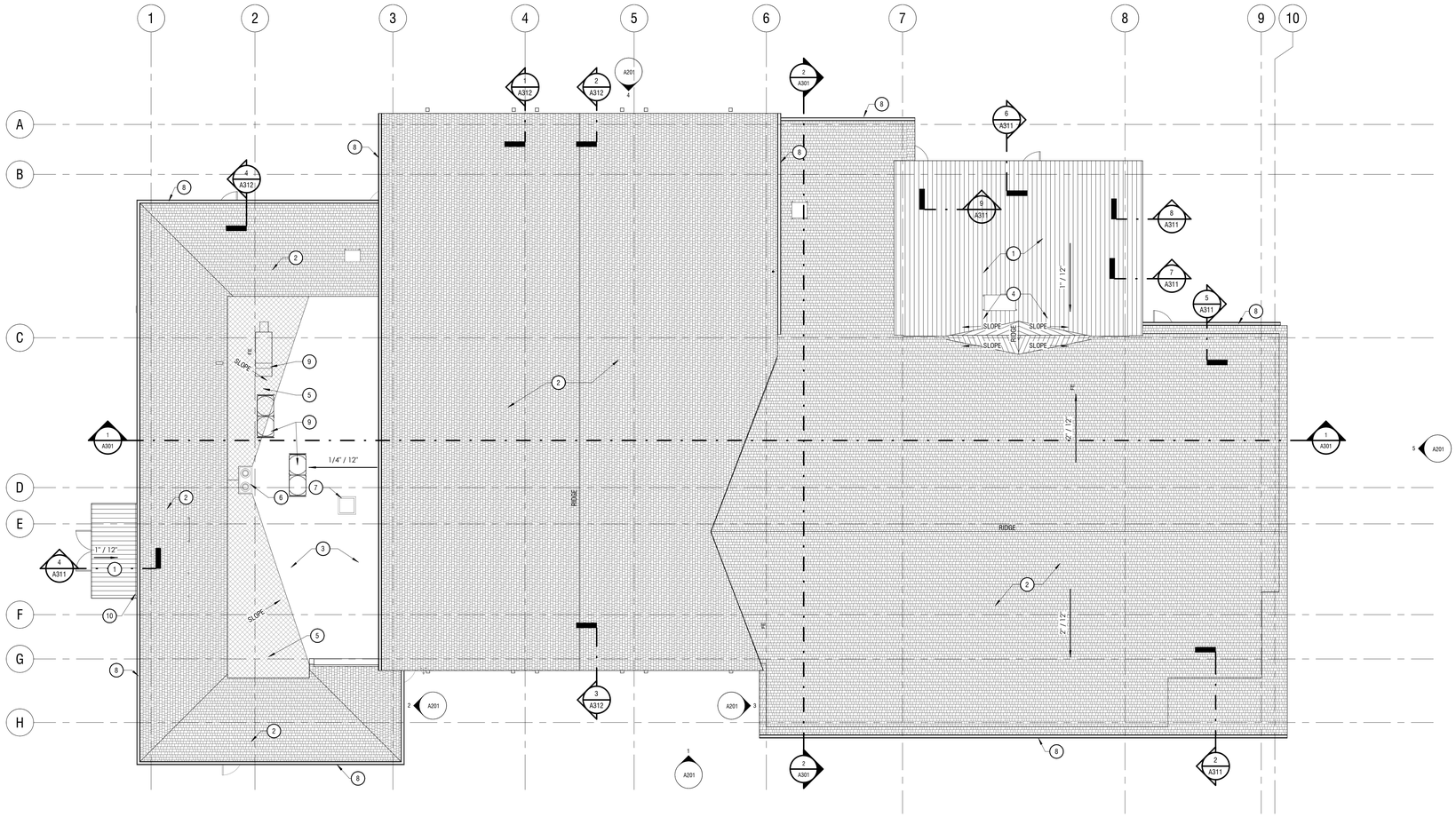
LEVEL 1 FINISHES PLAN

Sheet Number

A114

Current as of: 4/16/2026 9:40:18 PM

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt



1 ROOF PLAN

1/8" = 1'-0"

NORTH

ROOF PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
4. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
6. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
7. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
8. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
9. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
10. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
11. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
12. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
13. COORDINATE PENETRATION LOCATIONS FOR EQUIPMENT INSIDE BUILDING W/ MECHANICAL, ELECTRICAL, & PLUMBING.
14. PROVIDE CRICKETING AS REQUIRED TO REDIRECT WATER FLOW AROUND ALL ROOFTOP EQUIPMENT AND PREVENT ANY POOLING OF WATER, NOT OPTIONAL.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 STANDING SEAM ROOF ASSEMBLY, SEE DETAILS
2 ASPHALT SHINGLED ROOF ASSEMBLY, SEE DETAILS
3 SINGLE-PLY MEMBRANE ROOF, WRAP MEMBRANE MIN. 8" UP ADJACENT WALLS
4 STANDING SEAM ROOFING OVER TAPERED CRICKET INSULATION
5 TAPERED CRICKET INSULATION
6 EXISTING ROOF DRAIN TO REMAIN
7 EXISTING ROOF HATCH
8 PRE FINISHED GUTTER AND DOWNSPOUT
9 MECHANICAL EQUIPMENT, COORDINATE WITH MECHANICAL
10 PRE FINISHED GUTTER EMBEDDED IN RIGID INSULATION, SLOPED TO SOUTH

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ALPINE FIRE STATION #202

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Sheet Title

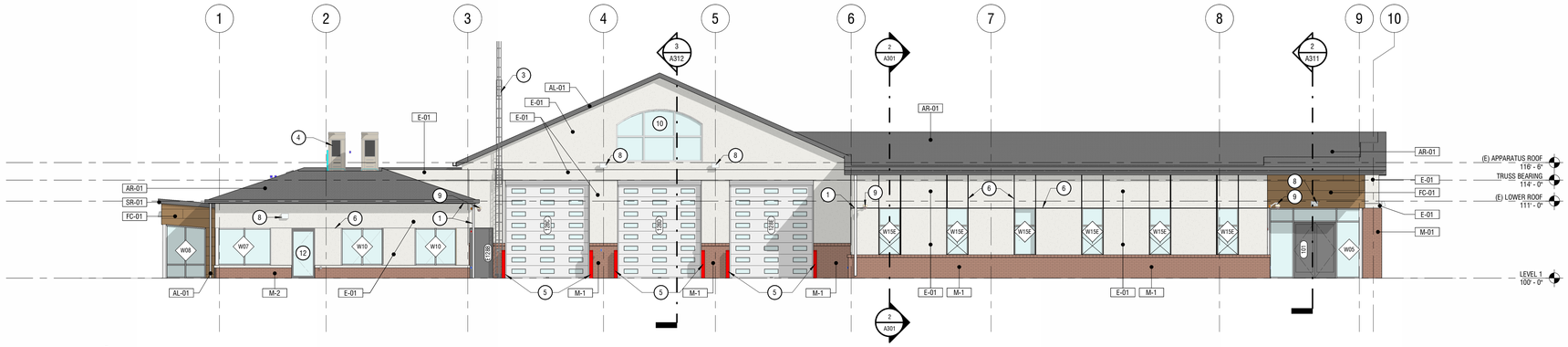
ROOF PLAN

Sheet Number

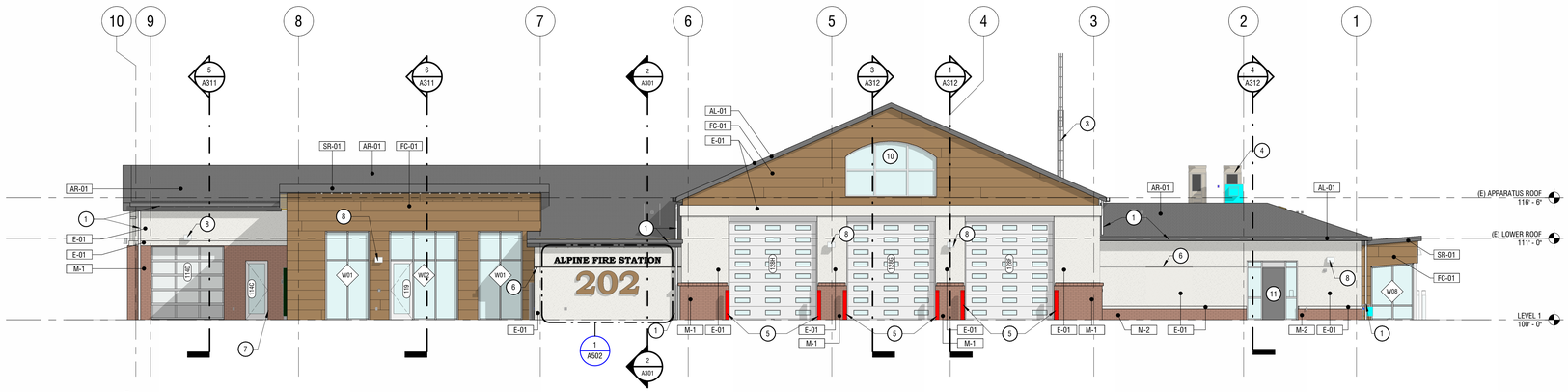
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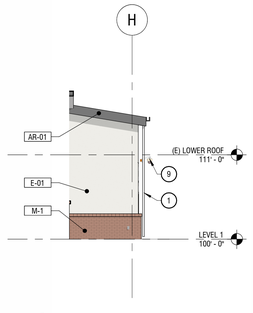
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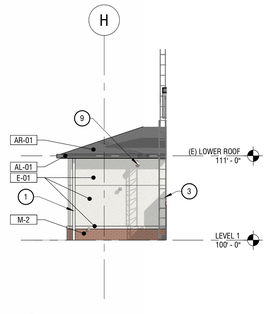
1 **SOUTH ELEVATION**
1/8" = 1'-0"



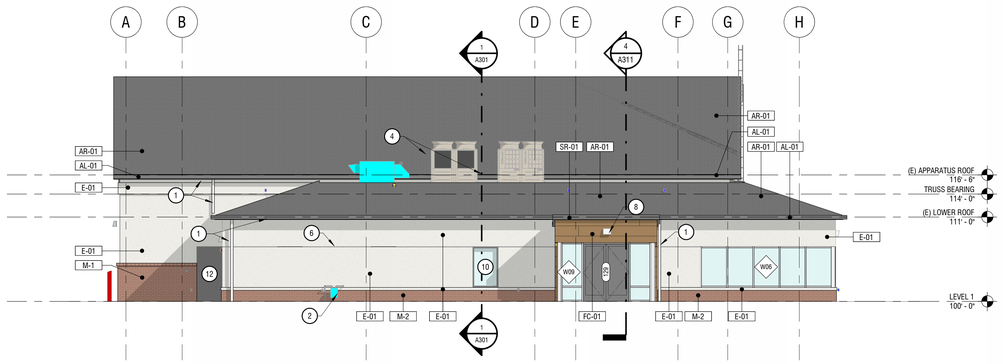
4 **NORTH ELEVATION**
1/8" = 1'-0"



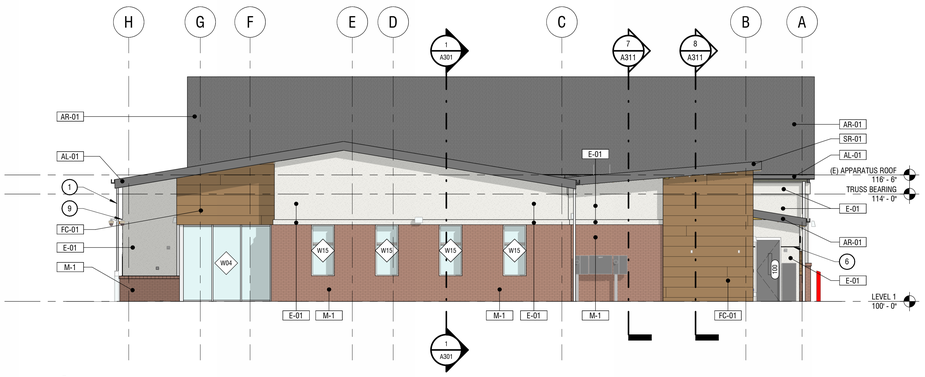
3 **FIRE STATION WEST ELEVATION**
1/8" = 1'-0"



2 **COMMUNITY ROOM EAST ELEVATION**
1/8" = 1'-0"



6 **WEST ELEVATION**
1/8" = 1'-0"



5 **EAST ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
2. CONTRACTOR TO LEAVE A 1/2" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT, COLOR AS SELECTED.
3. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
4. CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDINGS STREET FRONTAGE.
5. SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.
7. EXISTING STUCCO TO BE RE-FINISHED, PATCH AND REPAIR AS REQUIRED.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 PRE FINISHED GUTTER AND DOWNSPOUT
2 GAS METER - COORDINATE WITH EXISTING CONDITIONS AND MECHANICAL DRAWINGS
3 EXISTING RADIO TOWER
4 MECHANICAL EQUIPMENT, COORDINATE WITH MECHANICAL
5 PAINTED STEEL BOLLARD
6 EIFS "V" GROOVE REVEAL, TYP.
7 ELECTRIC METER, COORDINATE WITH ELECTRICAL
8 LIGHT FIXTURE, COORDINATE WITH ELECTRICAL
9 SURVEILLANCE CAMERAS, COORDINATE WITH ELECTRICAL
10 EXISTING GLAZING
11 EXISTING DOOR AND GLAZING
12 EXISTING DOOR

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ALPINE FIRE STATION #202

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EXTERIOR ELEVATIONS

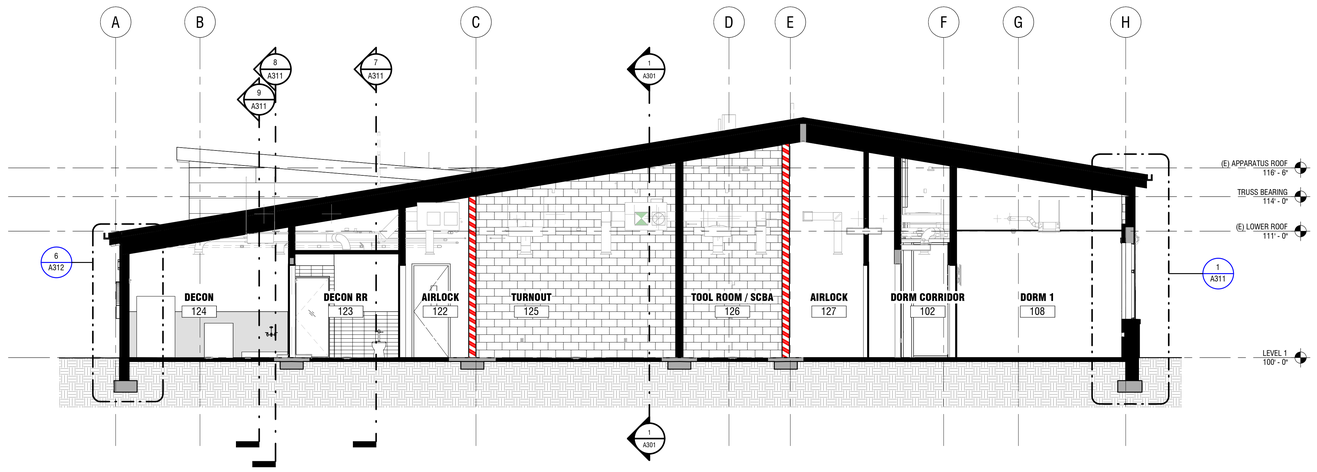
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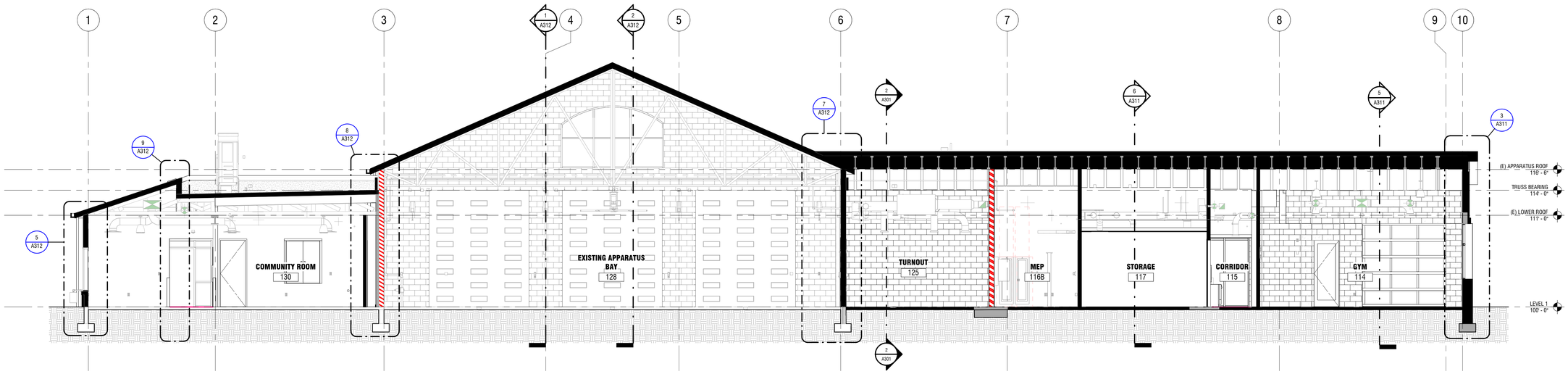
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6. FINISH GRADE TO BE 8" MIN. BELOW FOUNDATION WALLS. TYPICAL AT ALL LOCATIONS.



2 **BUILDING SECTION - NORTH-SOUTH**
3/16" = 1'-0"



1 **BUILDING SECTION - EAST-WEST**
3/16" = 1'-0"

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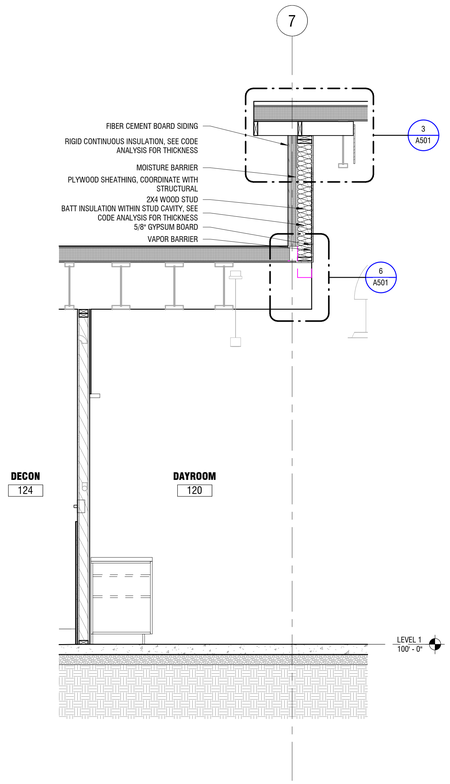
BUILDING SECTIONS

Sheet Number

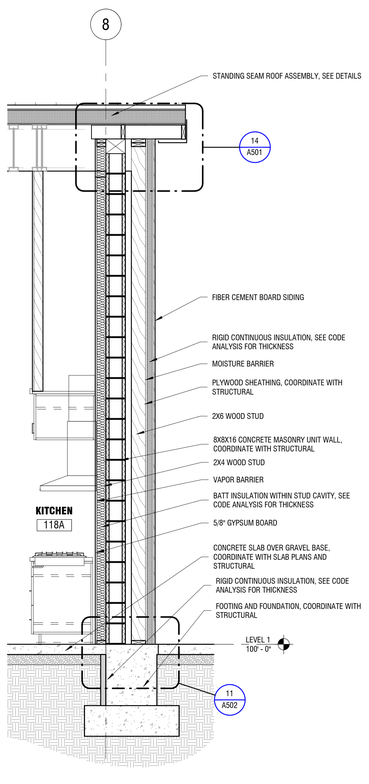
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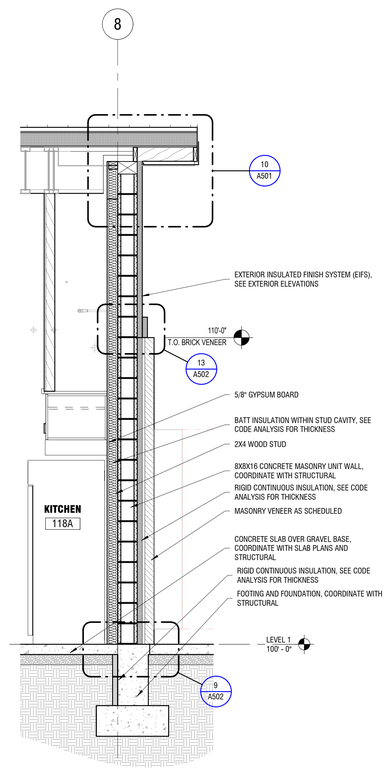
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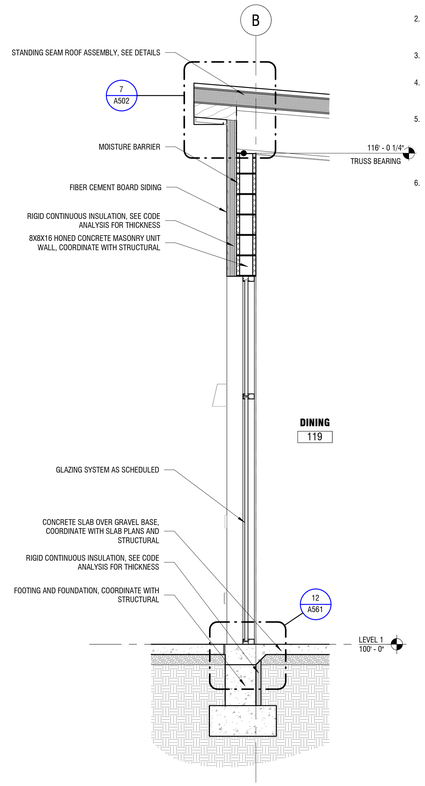
9 WALL SECTION
1/2" = 1'-0"



8 WALL SECTION
1/2" = 1'-0"



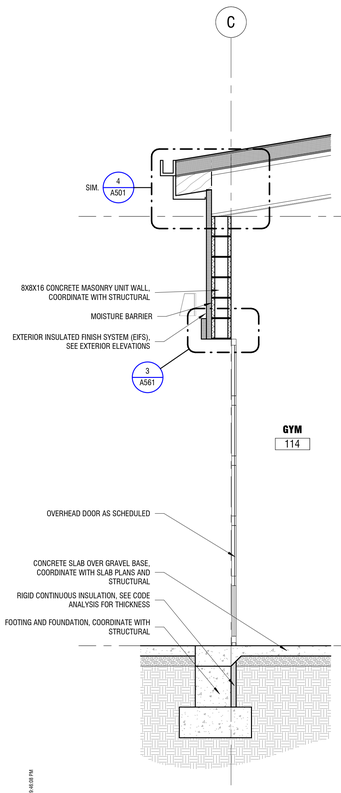
7 WALL SECTION
1/2" = 1'-0"



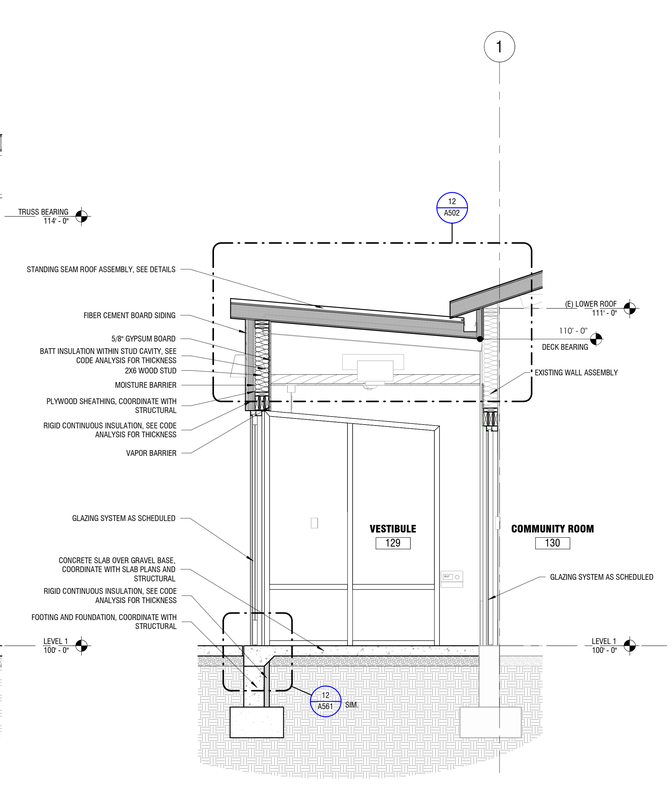
6 WALL SECTION
1/2" = 1'-0"

SECTION GENERAL NOTES

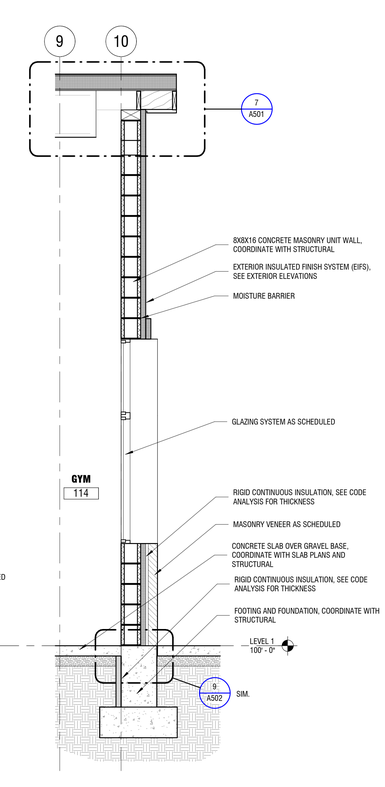
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6. FINISH GRADE TO BE 8" MIN. BELOW FOUNDATION WALLS. TYPICAL AT ALL LOCATIONS.



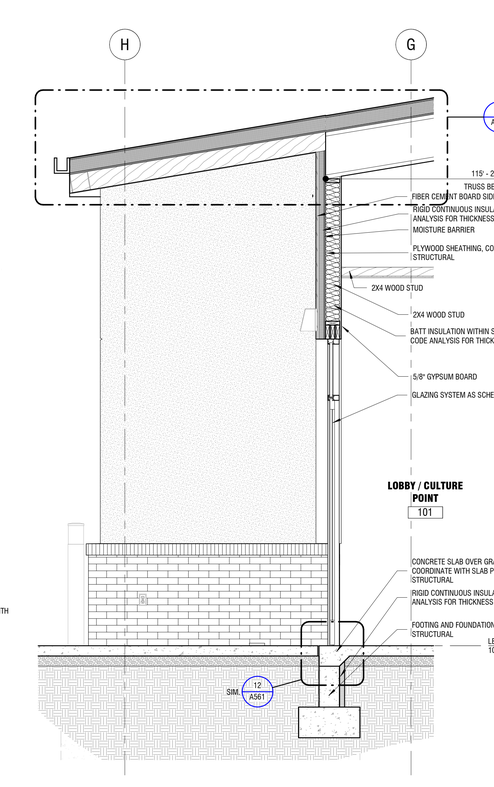
5 WALL SECTION
1/2" = 1'-0"



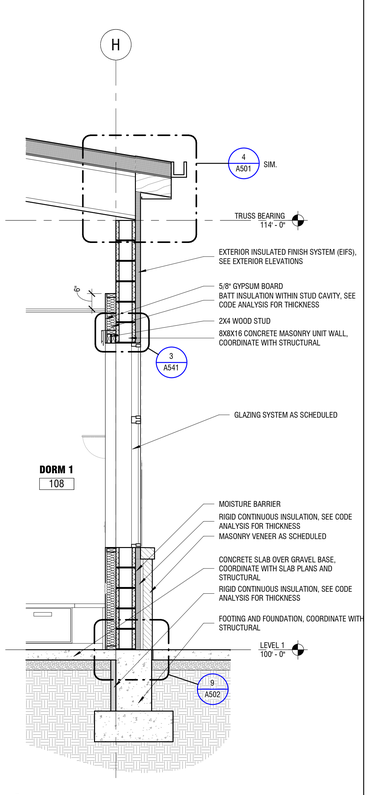
4 WALL SECTION
1/2" = 1'-0"



3 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

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STATE OF UTAH · ROBERT B. CHITTY · 136918 · LICENSED ARCHITECT

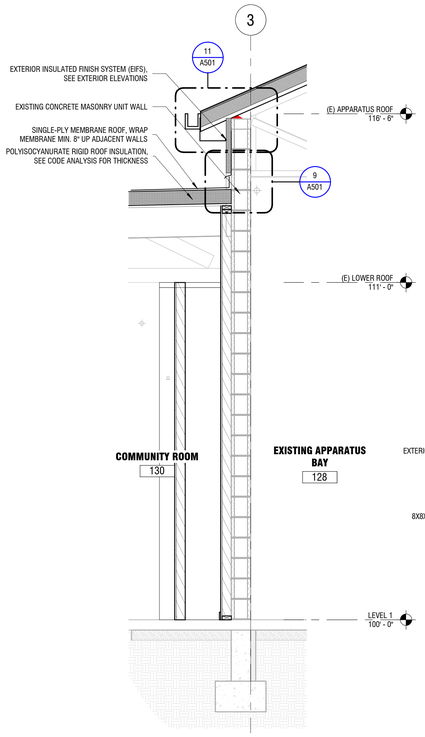
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WALL SECTIONS

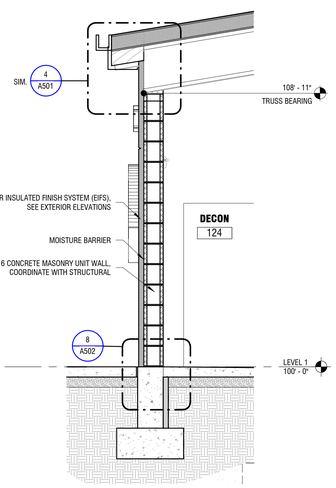
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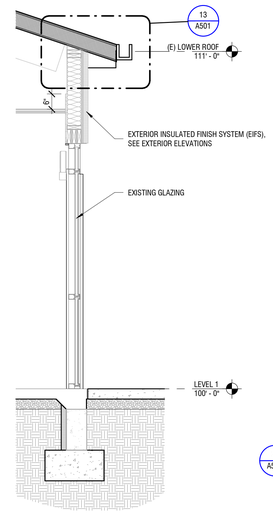
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Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt



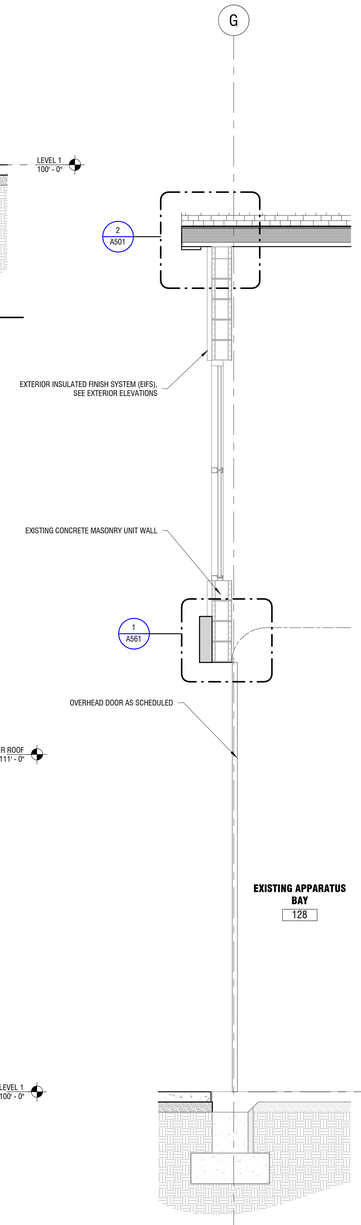
8 WALL SECTION
1/2" = 1'-0"



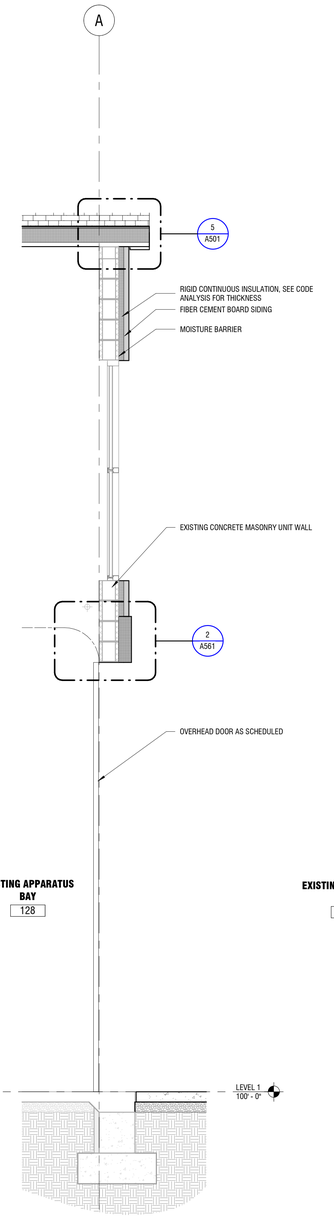
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1/2" = 1'-0"



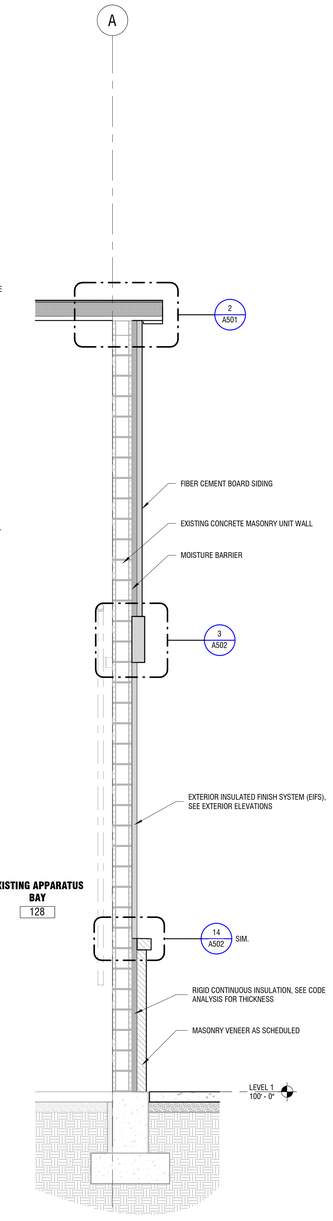
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1/2" = 1'-0"



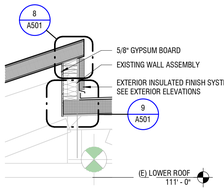
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1/2" = 1'-0"



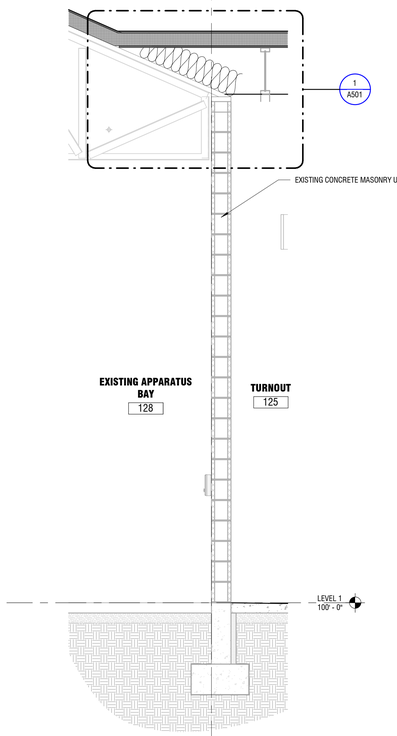
2 WALL SECTION
1/2" = 1'-0"



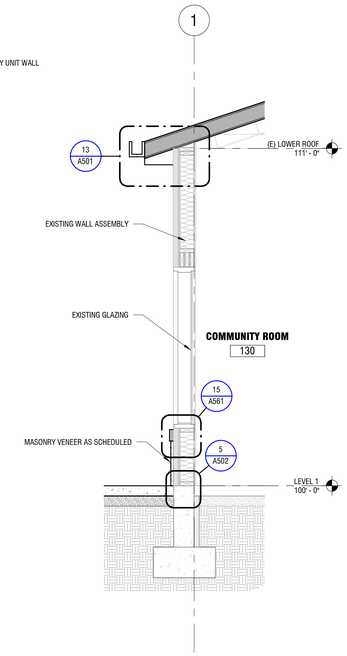
1 WALL SECTION
1/2" = 1'-0"



9 WALL SECTION
1/2" = 1'-0"



7 WALL SECTION
1/2" = 1'-0"



5 WALL SECTION
1/2" = 1'-0"

Current as of: 4/16/2026 9:46:19 PM

Original drawing is 30" x 42". Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

SECTION GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
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6. FINISH GRADE TO BE 8" MIN. BELOW FOUNDATION WALLS. TYPICAL AT ALL LOCATIONS.

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babcock**design**.com

Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
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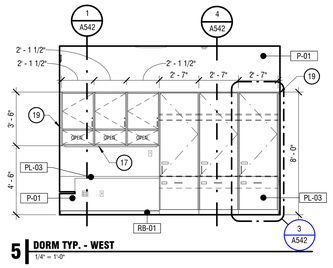
STATE OF UTAH
HENRY R. COPER
136918
LICENSED ARCHITECT

Sheet Title

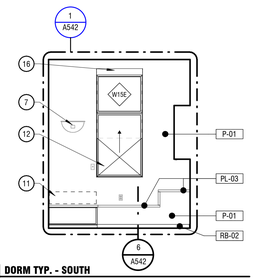
WALL SECTIONS

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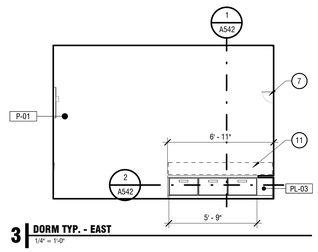
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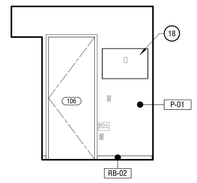
5 DORM TYP. - WEST
1/4" = 1'-0"



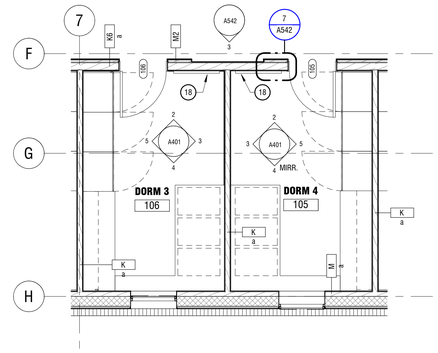
4 DORM TYP. - SOUTH
1/4" = 1'-0"



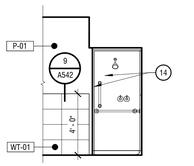
3 DORM TYP. - EAST
1/4" = 1'-0"



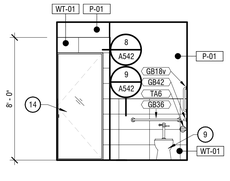
2 DORM TYP. - NORTH
1/4" = 1'-0"



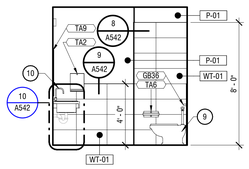
1 ENLARGED PLAN - DORM SET TYP.
1/4" = 1'-0"



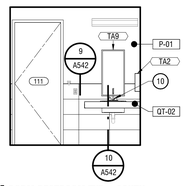
11 SHOWER HEAD ELEVATION
1/4" = 1'-0"



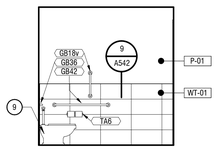
10 DORM RESTROOM TYP. - NORTH
1/4" = 1'-0"



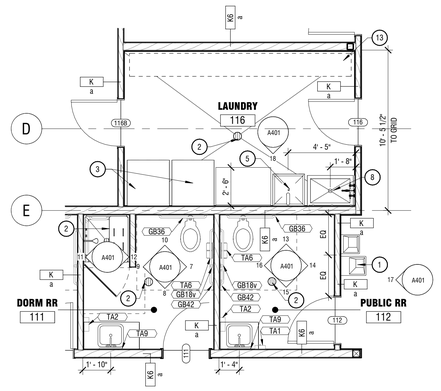
9 DORM RESTROOM TYP. - WEST
1/4" = 1'-0"



8 DORM RESTROOM TYP. - SOUTH
1/4" = 1'-0"



7 DORM RESTROOM TYP. - EAST
1/4" = 1'-0"



6 ENLARGED PLAN - DORM RESTROOM TYP., PUBLIC RESTROOM, AND LAUNDRY
1/4" = 1'-0"

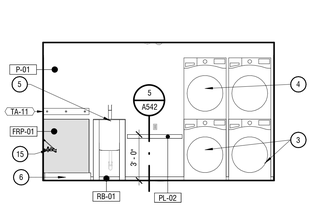
16 PUBLIC RESTROOM 112 - WEST
1/4" = 1'-0"

15 PUBLIC RESTROOM 112 - SOUTH
1/4" = 1'-0"

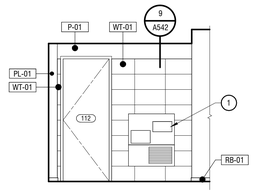
14 PUBLIC RESTROOM 112 - EAST
1/4" = 1'-0"

13 PUBLIC RESTROOM 112 - NORTH
1/4" = 1'-0"

12 SHOWER BENCH ELEVATION
1/4" = 1'-0"



18 LAUNDRY 116 - SOUTH
1/4" = 1'-0"



17 DRINKING FOUNTAIN WALL
1/4" = 1'-0"

FLOOR PLAN / INTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
2. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
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4. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
6. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
7. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
8. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
9. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
10. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
11. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
12. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
13. HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
14. ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
15. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
16. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
17. BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.
18. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 2-HOUR FIRE STOPPED.
19. COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
20. THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. DRINKING FOUNTAIN, COORDINATE WITH MECHANICAL
2. FLOOR DRAIN, COORDINATE WITH MECHANICAL
3. WASHER N.I.C., COORDINATE WITH MECHANICAL AND ELECTRICAL FOR ROUGH IN REQUIREMENTS
4. DRYER N.I.C., COORDINATE WITH MECHANICAL AND ELECTRICAL FOR ROUGH IN REQUIREMENTS
5. UTILITY SINK, COORDINATE WITH MECHANICAL
6. MOP SINK, COORDINATE WITH MECHANICAL
7. LIGHT FIXTURE, COORDINATE WITH ELECTRICAL
8. FLOOR SINK, COORDINATE WITH MECHANICAL
9. TOILET, COORDINATE WITH MECHANICAL
10. LAVATORY, COORDINATE WITH MECHANICAL
11. MATTRESS BY OWNER
12. OPERABLE EGRESS WINDOW - SEE PLAN AND WINDOW SCHEDULE
13. OWNER PROVIDED RACKING
14. SHOWER INSERT WITH GLASS DOOR - SEE SPECIFICATIONS
15. FAUCET
16. MANUAL ROLLER WINDOW SHADES
17. RECESS IN CEILING TO ACCOMMODATE A FLUSH MOUNTED LIGHT BETWEEN THE PERFORATED METAL LOBBY WALL AND RECLAIMED BRICK, COORDINATE FINAL SIZE AND DEPTH WITH ARCHITECTURAL DETAILING AND LIGHTING FIXTURE
18. TV, N.I.C., COORDINATE WITH ELECTRICAL
19. PROVIDE FILLER TO MATCH ADJACENT CASEWORK

ACCESSORY SCHEDULE

MARK	DESCRIPTION	RESPONSIBILITY
EQ-01	ICE MAKER	CFCI
GB14	GRAB BAR - 22"	CFCI
GB18v	GRAB BAR - 18" MOUNTED VERTICAL	CFCI
GB32	GRAB BAR - 32"	CFCI
GB36	GRAB BAR - 36"	CFCI
GB42	GRAB BAR - 42"	CFCI
TA1	SOAP DISPENSER - LIQUID	CFCI
TA2	PAPER TOWEL DISPENSER - SURFACE MOUNT	CFCI
TA6	TOILET TISSUE DISPENSER (DOUBLE)	CFCI
TA8	FEMININE NAPKIN DISPOSAL	CFCI
TA9	MIRROR	CFCI
TA-11	MOP-BROOM RACK	CFCI
TB	TACK BOARD	OFCI

CASEWORK SCHEDULE

TYPE	DESCRIPTION
BASE CABINET	
B03	BASE CABINET W/ (2) DOORS
B07	BASE CABINET W/ MICROWAVE SHELF - CABINET TO HAVE FINISHED INTERIOR
B12	BASE CABINET W/ (2) LATERAL FILE DRAWERS
B14	BASE CABINET W/ (2) DRAWERS + LATERAL FILE DRAWER
B15	BASE CABINET W/ (3) DRAWERS
B15r	BASE CABINET W/ (2) DRAWERS + FALSE FRONT DRAWER
B16	BASE CABINET W/ (4) DRAWER
B25	SINK CABINET WITH (2) DOORS
B31	BASE CABINET - WASTE PULLOUT
SHELVES	
S01	FLOATING SHELF
TALL CABINET	
T03	TALL CABINET W/ (2) DOORS
T09	TALL CABINET W/ DOORS AND APPLIANCE OPENING
UPPER CABINET	
U03	UPPER CABINET W/ (2) DOOR
U04	UPPER CABINET WITH OPEN SHELF

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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STATE OF UTAH
ROBERT B. COTTLE
138918
LICENSED ARCHITECT

Sheet Title

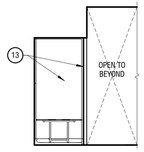
ENLARGED FLOOR PLANS AND ELEVATIONS

Sheet Number

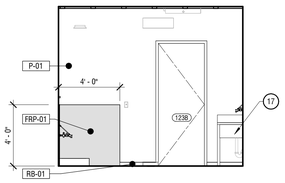
A401

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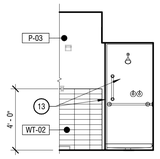
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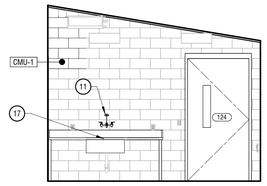
9 DECON RR 123 - SHOWER
1/4" = 1'-0"



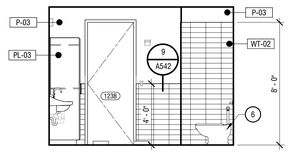
3 DECON 124 - SOUTH
1/4" = 1'-0"



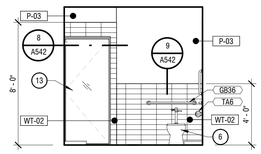
10 DECON RR 123 SHOWER (OPP).
1/4" = 1'-0"



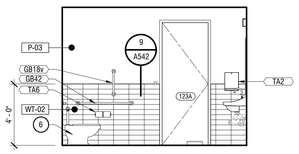
4 DECON 124 - WEST
1/4" = 1'-0"



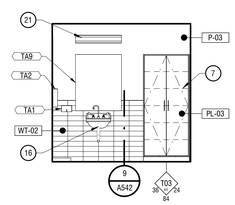
5 DECON RR 123 - NORTH
1/4" = 1'-0"



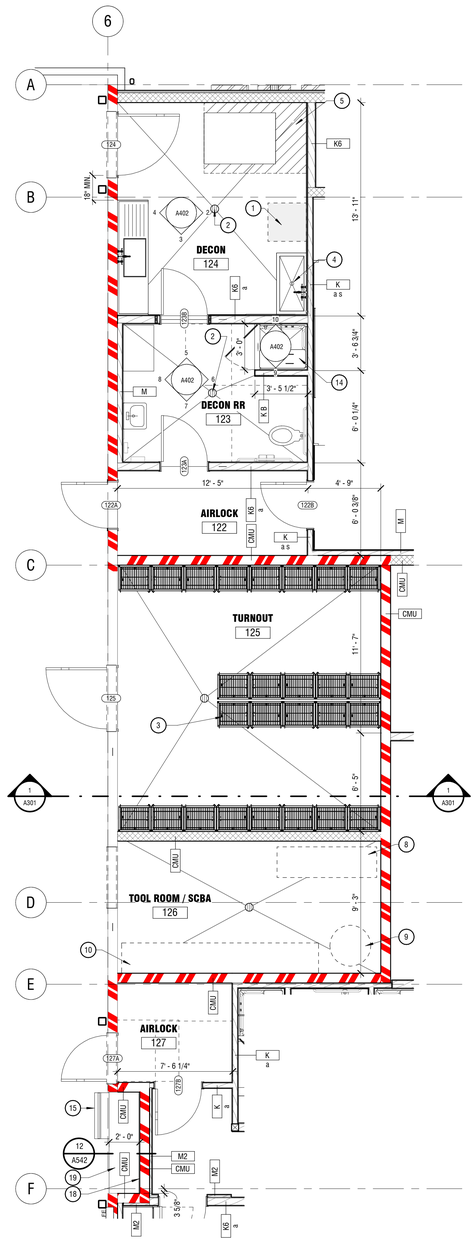
6 DECON RR 123 - EAST
1/4" = 1'-0"



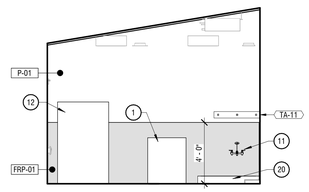
7 DECON RR 123 - SOUTH
1/4" = 1'-0"



8 DECON RR 123 - WEST
1/4" = 1'-0"



1 ENLARGED PLAN - TURNOUT / DECON AREA
1/4" = 1'-0"



2 DECON 124 - EAST
1/4" = 1'-0"

FLOOR PLAN / INTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
2. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
3. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
4. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
6. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
7. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
8. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
9. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
10. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
11. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
12. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
13. HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
14. ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
15. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
16. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
17. BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.
18. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 2-HOUR FIRE STOPPED.
19. COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
20. THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 DRYER N.I.C., COORDINATE WITH MECHANICAL AND ELECTRICAL FOR ROUGH IN REQUIREMENTS
2 FLOOR DRAIN. COORDINATE WITH MECHANICAL
3 TURNOUT LOCKERS, OFCI
4 FLOOR SINK, COORDINATE WITH MECHANICAL
5 HATCHED AREA INDICATES 12" THICK CONCRETE SLAB LEVEL WITH ADJACENT SURFACE TO REINFORCE WEIGHT OF EXTRACTOR - COORDINATE WITH SLAB PLANS
6 TOILET, COORDINATE WITH MECHANICAL
7 PROVIDE FILLER TO MATCH ADJACENT CASEWORK
8 FUTURE SCBA TANK REFILL STATION (NIC)- CONTRACTOR TO PROVIDE NECESSARY INFRASTRUCTURE AS REQUIRED. COORDINATE WITH MECHANICAL AND ELECTRICAL.
9 FUTURE COMPRESSOR (NIC) - CONTRACTOR TO PROVIDE NECESSARY INFRASTRUCTURE AS REQUIRED. COORDINATE WITH MECHANICAL AND ELECTRICAL
10 FUTURE WORK BENCH(ES) - (NIC)
11 FAUCET
12 EXTRACTOR N.I.C., COORDINATE WITH MECHANICAL & ELECTRICAL FOR ROUGH IN REQUIREMENTS
13 SHOWER INSERT WITH GLASS DOOR - SEE SPECIFICATIONS
14 ADA SHOWER SEAT BY OWNER
15 OWNER PROVIDED UNDER COUNTER ICE MACHINE - COORDINATE WITH ELECTRICAL AND PLUMBING DRAWINGS FOR REQUIRED POWER AND PLUMBING
16 LAVATORY, COORDINATE WITH MECHANICAL
17 CONTRACTOR PROVIDED AND INSTALLED STAINLESS STEEL COUNTER WITH INTEGRAL SINK AND DRAINBOARD
18 ABOVE COUNTER POWER BANKS FOR OWNER PROVIDED RADIO CHARGING STATIONS - COORDINATE WITH ELECTRICAL DRAWINGS
19 24" DEEP STAINLESS STEEL COUNTER WITH A 1 1/2" RETURNED FRONT EDGE
20 MOP SINK, COORDINATE WITH MECHANICAL
21 LIGHT FIXTURE, COORDINATE WITH ELECTRICAL

ACCESSORY SCHEDULE

MARK	DESCRIPTION	RESPONSIBILITY
EQ-01	ICE MAKER	CFCI
GB14	GRAB BAR - 22"	CFCI
GB18v	GRAB BAR - 18" MOUNTED VERTICAL	CFCI
GB32	GRAB BAR - 32"	CFCI
GB36	GRAB BAR - 36"	CFCI
GB42	GRAB BAR - 42"	CFCI
TA1	SOAP DISPENSER - LIQUID	CFCI
TA2	PAPER TOWEL DISPENSER - SURFACE MOUNT	CFCI
TA6	TOILET TISSUE DISPENSER (DOUBLE)	CFCI
TA8	FEMININE NAPKIN DISPOSAL	CFCI
TA9	MIRROR	CFCI
TA-11	MOP-BROOM RACK	CFCI
TB	TACK BOARD	CFCI

CASEWORK SCHEDULE

TYPE	DESCRIPTION
BASE CABINET	
B03	BASE CABINET W/ (2) DOORS
B07	BASE CABINET W/ MICROWAVE SHELF - CABINET TO HAVE FINISHED INTERIOR
B12	BASE CABINET W/ (2) LATERAL FILE DRAWERS
B14	BASE CABINET W/ (2) DRAWERS + LATERAL FILE DRAWER
B15	BASE CABINET W/ (3) DRAWERS
B15r	BASE CABINET W/ (2) DRAWERS + FALSE FRONT DRAWER
B16	BASE CABINET W/ (4) DRAWER
B25	SINK CABINET WITH (2) DOORS
B31	BASE CABINET - WASTE PULLOUT
SHELVES	
S01	FLOATING SHELF
TALL CABINET	
T03	TALL CABINET W/ (2) DOORS
T09	TALL CABINET W/ DOORS AND APPLIANCE OPENING
UPPER CABINET	
U03	UPPER CABINET W/ (2) DOOR
U04	UPPER CABINET WITH OPEN SHELF

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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STATE OF UTAH · HENRY B. COTTLE · 136818 · LICENSED ARCHITECT

Sheet Title

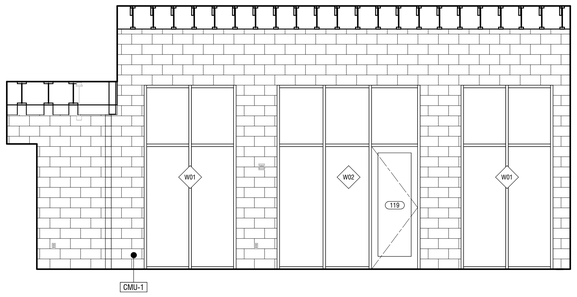
ENLARGED FLOOR PLANS AND ELEVATIONS

Sheet Number

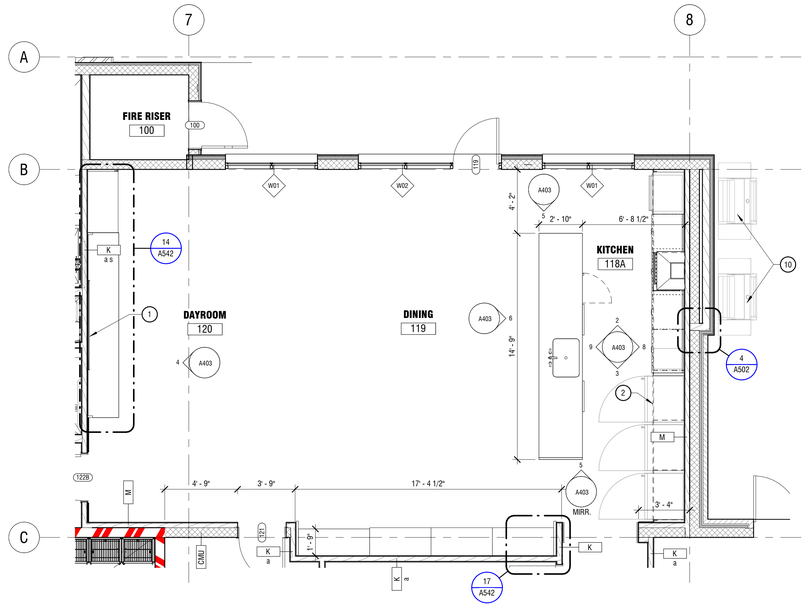
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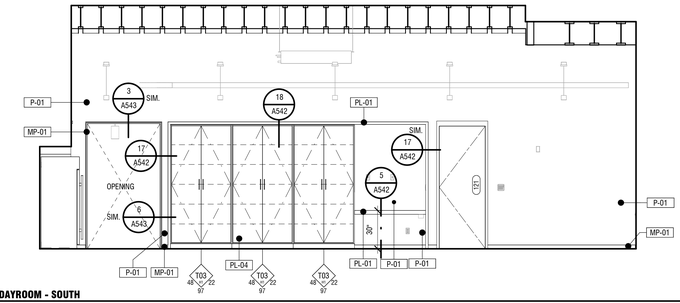
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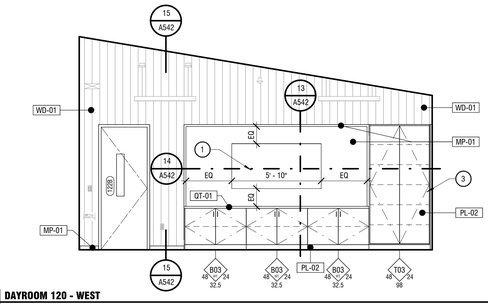
2 KITCHEN / DINING / DAYROOM - NORTH
1/4" = 1'-0"



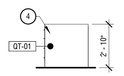
1 ENLARGED PLAN - KITCHEN / DINING / DAYROOM
1/4" = 1'-0"



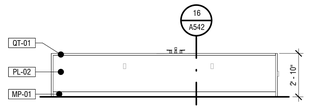
3 KITCHEN / DINING / DAYROOM - SOUTH
1/4" = 1'-0"



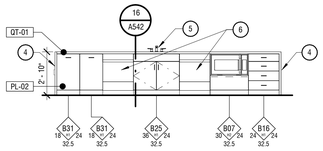
4 DAYROOM 120 - WEST
1/4" = 1'-0"



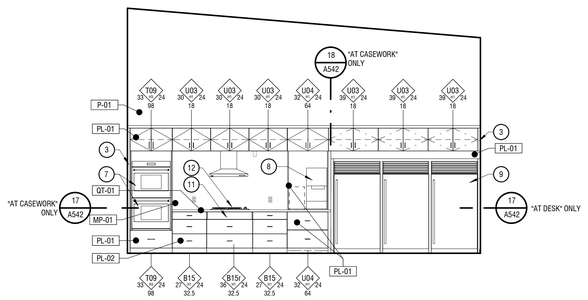
5 KITCHEN ISLAND - NORTH
1/4" = 1'-0"



6 KITCHEN ISLAND - WEST
1/4" = 1'-0"



9 KITCHEN 118 - EAST
1/4" = 1'-0"



8 KITCHEN 118 - WEST
1/4" = 1'-0"

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1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 TV, N.I.C., COORDINATE WITH ELECTRICAL.
2 LINE OF SOFFIT ABOVE
3 PROVIDE FILLER TO MATCH ADJACENT CASEWORK
4 WATERFALL EDGE
5 FAUCET
6 DISHWASHER - C.F.C.I.
7 WALL OVEN - C.F.C.I. COORDINATE WITH MECHANICAL AND ELECTRICAL
8 ICE DISPENSER, COUNTER TOP MOUNTED. COORDINATE WITH MECHANICAL AND ELECTRICAL
9 FRIDGE (NIC) - SUPPLIED BY OWNER. COORDINATE WITH ELECTRICAL
10 GAS GRILLS BY OWNER - COORDINATE WITH MECHANICAL DRAWINGS FOR GAS LINE INFRASTRUCTURE
11 TOP DRAWER FALSE FRONT AT COOKTOP
12 COOKTOP - C.F.C.I. COORDINATE WITH ELECTRICAL AND MECHANICAL

ACCESSORY SCHEDULE

MARK	DESCRIPTION	RESPONSIBILITY
EQ-01	ICE MAKER	CFCI
GB14	GRAB BAR - 22"	CFCI
GB18r	GRAB BAR - 18" MOUNTED VERTICAL	CFCI
GB32	GRAB BAR - 32"	CFCI
GB36	GRAB BAR - 36"	CFCI
GB42	GRAB BAR - 42"	CFCI
TA1	SOAP DISPENSER - LIQUID	CFCI
TA2	PAPER TOWEL DISPENSER - SURFACE MOUNT	CFCI
TA6	TOILET TISSUE DISPENSER (DOUBLE)	CFCI
TA8	FEMININE NAPKIN DISPOSAL	CFCI
TA9	MIRROR	CFCI
TA-11	MOP-BROOM RACK	CFCI
TB	TACK BOARD	OFCI

CASEWORK SCHEDULE

TYPE	DESCRIPTION
BASE CABINET	
B03	BASE CABINET W/ (2) DOORS
B07	BASE CABINET W/ MICROWAVE SHELF - CABINET TO HAVE FINISHED INTERIOR
B12	BASE CABINET W/ (2) LATERAL FILE DRAWERS
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B15	BASE CABINET W/ (3) DRAWERS
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B16	BASE CABINET W/ (4) DRAWER
B25	SINK CABINET WITH (2) DOORS
B31	BASE CABINET - WASTE PULLOUT
SHELVES	
S01	FLOATING SHELF
TALL CABINET	
T03	TALL CABINET W/ (2) DOORS
T09	TALL CABINET W/ DOORS AND APPLIANCE OPENING
UPPER CABINET	
U03	UPPER CABINET W/ (2) DOOR
U04	UPPER CABINET WITH OPEN SHELF

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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STATE OF UTAH
ROBERT B. COTTER
136918
LICENSED ARCHITECT

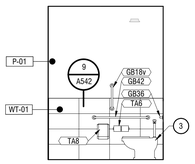
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ENLARGED FLOOR PLANS AND ELEVATIONS

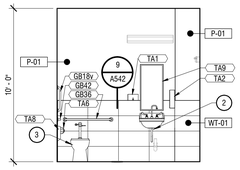
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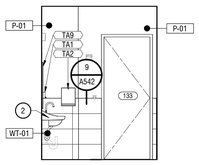
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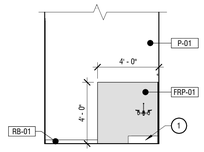
6 RESTROOM 133 - WEST
1/4" = 1'-0"



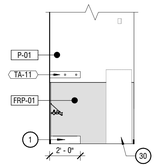
5 RESTROOM 133 - NORTH
1/4" = 1'-0"



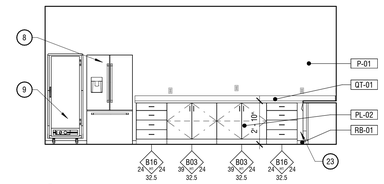
4 RESTROOM 133 - EAST
1/4" = 1'-0"



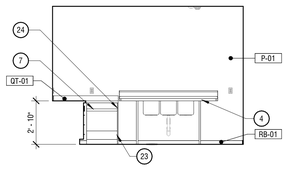
3 JANITOR 132 - SOUTH
1/4" = 1'-0"



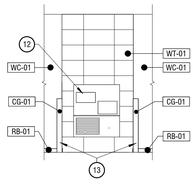
2 JANITOR 132 - WEST
1/4" = 1'-0"



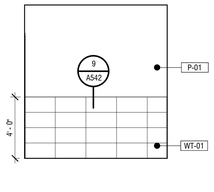
10 KITCHEN 135 - NORTH
1/4" = 1'-0"



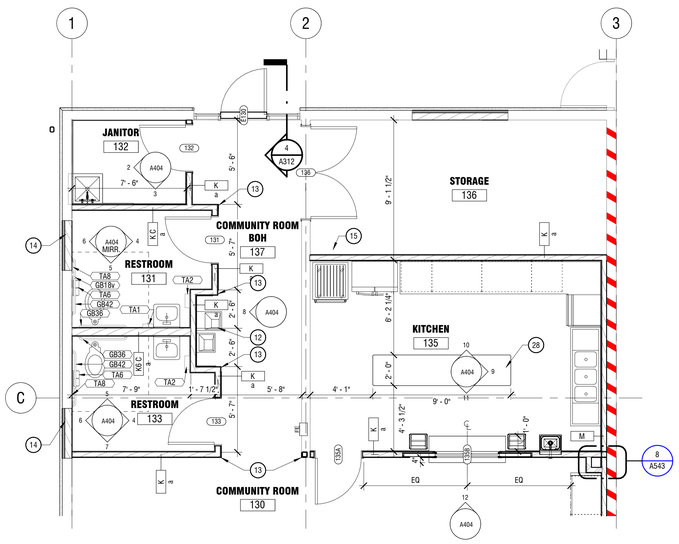
9 KITCHEN 135 - EAST
1/4" = 1'-0"



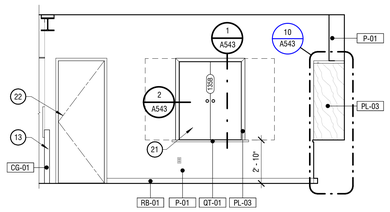
8 COMM ROOM BOH 137 - WEST
1/4" = 1'-0"



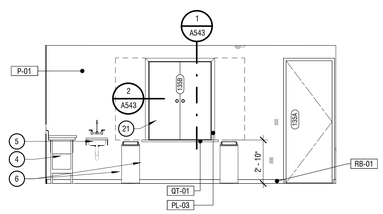
7 RESTROOM 133 - SOUTH
1/4" = 1'-0"



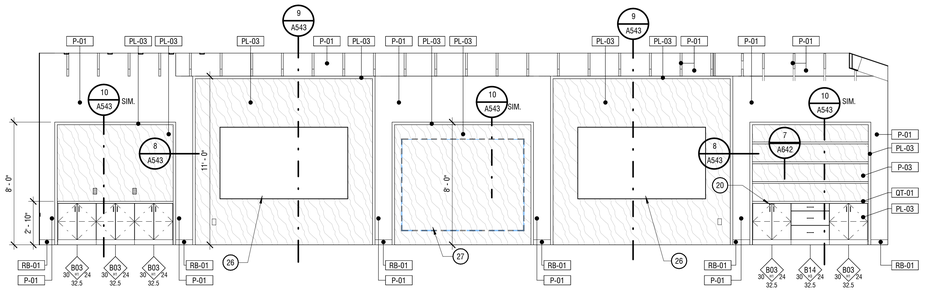
1 ENLARGED PLAN - COMMUNITY ROOM KITCHEN / RESTROOM AREA
1/4" = 1'-0"



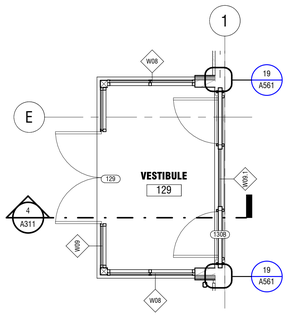
12 COMMUNITY ROOM 130 - NORTH
1/4" = 1'-0"



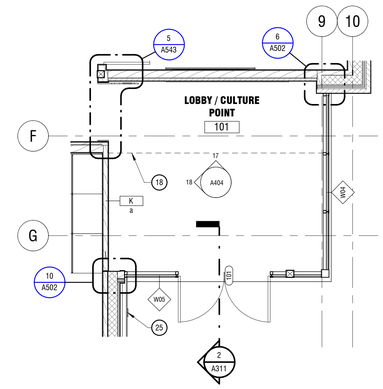
11 KITCHEN 135 - SOUTH
1/4" = 1'-0"



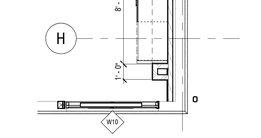
15 COMMUNITY ROOM 130 - EAST
1/4" = 1'-0"



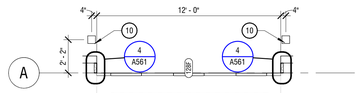
14 ENLARGED PLAN - COMMUNITY VESTIBULE
1/4" = 1'-0"



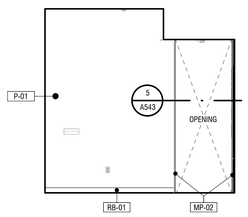
16 ENLARGED PLAN - LOBBY/CULTURE POINT
1/4" = 1'-0"



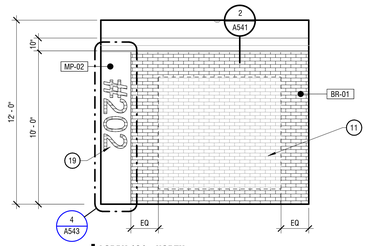
13 EAST COMMUNITY ROOM ENLARGED PLAN
1/4" = 1'-0"



19 TYPICAL APPARATUS BAY DOOR AND BOLLARD(S)
1/4" = 1'-0"



18 LOBBY 101 - WEST
1/4" = 1'-0"



17 LOBBY 101 - NORTH
1/4" = 1'-0"

FLOOR PLAN / INTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A651 FOR FURTHER INFORMATION.
2. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
3. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
4. ALL DIMENSIONS ARE TO COLUMN CENTERLINES, TO GRIDLINES OR TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
5. UNLESS NOTED OTHERWISE CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
6. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF DISCREPANCIES IN THE DOCUMENTS, AND OF ANY FIELD CONDITIONS THAT DEVIATE FROM THE DOCUMENTS.
7. THE ARCHITECT'S APPROVAL MUST BE OBTAINED FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO CHANGES IN DIMENSIONS, DESIGN, MATERIALS, PRODUCTS, AND FINISHES. IN NO CASE MAY THE CONTRACTOR MAKE THESE CHANGES WITHOUT THE APPROVAL OF THE ARCHITECT.
8. SHOP DRAWINGS AND OTHER SUBMITTALS ARE TO BE PRESENTED TO THE ARCHITECT FOR REVIEW PRIOR TO EXECUTION OF WORK. ALLOW APPROPRIATE TIME FOR REVIEW.
9. SEE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND FINISHES, HARDWARE, ETC.
10. FOR BUILDING CODE REQUIREMENTS OR FIRE/SMOKE REQUIREMENTS, SEE 'G' SHEETS.
11. ALL FIRE RATED WALLS TO BE LABELED AS FIRE RATED. LABEL TO BE PLACED ABOVE CEILING LINE.
12. SEE WALL TYPE CONSTRUCTION DETAILS ON SHEET A611 AND ADDITIONAL DETAILS ON SHEETS A612 AND A613 FOR WALL TERMINATIONS, ETC.
13. HINGE SIDE OF DOORS ARE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
14. ANY COLUMN FURRING TO BE TIGHT TO COLUMN UNO.
15. ALL CONSTRUCTION SHALL CONFORM TO AND STRICTLY COMPLY WITH ALL APPLICABLE CODES, COVENANTS, RESTRICTIONS, AND OTHER REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
16. IN NO EVENT SHALL THE CONTRACTOR SUBMIT A STANDARD CONSTRUCTION DETAIL FOR A DETAIL SPECIFIED IN THESE DOCUMENTS WITHOUT THE APPROVAL IN WRITING FROM THE ARCHITECT. THE CONTRACTOR SHALL BRING ALL WORK INTO CONFORMITY WITH THE CONSTRUCTION DOCUMENTS, AS THE ARCHITECT ORDERS, BEFORE APPROVAL OF THAT PORTION OF THE PROJECT WILL BE GRANTED.
17. BRACE ALL CEILINGS AND NON-LOAD BEARING WALLS AS REQUIRED.
18. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS WITH ALL TRADES. ALL PENETRATIONS ARE TO BE 2-HOUR FIRE STOPPED.
19. COORDINATE WITH ELECTRICAL DRAWINGS FOR POWER, DATA, AND OTHER SYSTEM LOCATIONS AND REQUIREMENTS.
20. THE FURNITURE AND OTHER F.F.E. SHOWN ON DRAWINGS IS SCHEMATIC AND IS ONLY TO BE USED FOR REFERENCE ONLY. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION OF ELECTRICAL OUTLETS AND OTHER NEEDS WITH THE OWNER AND ARCHITECT, PRIOR TO INSTALLATION.

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 MOP SINK, COORDINATE WITH MECHANICAL
2 LAVATORY, COORDINATE WITH MECHANICAL
3 TOILET, COORDINATE WITH MECHANICAL
4 3 COMPARTMENT SINK, COORDINATE WITH MECHANICAL
5 HANDWASH SINK, COORDINATE WITH MECHANICAL
6 TRASH RECEPTACLE BY OWNER
7 DISHWASHER - C.F.C.I.
8 REFRIGERATOR, N.I.C., COORDINATE WITH MECHANICAL
9 WARMING OVER O.F.C.I., MODEL:
10 PAINTED STEEL BOLLARD
11 FUTURE DISPLAY BOARD - O.F.O.I.
12 DRINKING FOUNTAIN, COORDINATE WITH MECHANICAL
13 CORNER GUARD - SEE FINISH SCHEDULE
14 EXISTING STREET LIGHT TO REMAIN
15 ELECTRICAL PANEL, COORDINATE WITH ELECTRICAL
16 GYP. BOARD WALL ALIGNED WITH BOX-OUTS ABOVE (SHOWN DASHED)
17 MILLWORK ENCLOSURE OVERHEAD (SHOWN DASHED)
18 LINE OF SOFFIT ABOVE
19 RECESS IN SLAB PLAN TO ACCOMMODATE A FLUSH MOUNTED LIGHT BETWEEN THE PERFORATED METAL LOBBY WALL AND RECLAIMED BRICK, COORDINATE FINAL SIZE AND DEPTH WITH ARCHITECTURAL DETAILING AND LIGHTING FIXTURE
20 PROVIDE LOCKING CABINETS AT THIS LOCATION
21 DOUBLE ACTING POCKET DOOR OVER THRU WALL COUNTERTOP - COORDINATE WITH DETAILING
22 DOOR AS SCHEDULED
23 FILLER TO MATCH ADJACENT CASEWORK FINISH
24 3/4" FINISHED PANEL TO MATCH CASEWORK, FOR ENCLOSING DISHWASHER AND SUPPORTING COUNTERTOP EDGE
25 LOCATION FOR ADA DOOR ACTUATOR AND DOOR BELL - COORDINATE WITH ELECTRICAL DRAWINGS
26 TV, N.I.C., COORDINATE WITH ELECTRICAL.
27 AREA FOR HISTORICAL IMAGERY BY OWNER
28 STAINLESS STEEL TABLE WITH OPEN STORAGE - PROVIDED BY CONTRACTOR, INTENTIONALLY NOT SHOWN ON INTERIOR ELEVATIONS FOR CLARITY
29 MITERED TOP FRAME
30 WATER HEATER, COORDINATE WITH MECHANICAL

ACCESSORY SCHEDULE

XXXX

MARK	DESCRIPTION	RESPONSIBILITY
EQ-01	ICE MAKER	CFCI
GB14	GRAB BAR - 22"	CFCI
GB18v	GRAB BAR - 18" MOUNTED VERTICAL	CFCI
GB32	GRAB BAR - 32"	CFCI
GB36	GRAB BAR - 36"	CFCI
GB42	GRAB BAR - 42"	CFCI
TA1	SOAP DISPENSER - LIQUID	CFCI
TA2	PAPER TOWEL DISPENSER - SURFACE MOUNT	CFCI
TA6	TOILET TISSUE DISPENSER (DOUBLE)	CFCI
TA8	FEMININE NAPKIN DISPOSAL	CFCI
TA9	MIRROR	CFCI
TA-11	MOP-BROOM RACK	CFCI
TB	TACK BOARD	OFCI

CASEWORK SCHEDULE

XXX
00"
00

TYPE	DESCRIPTION
BASE CABINET	
B03	BASE CABINET W/ (2) DOORS
B07	BASE CABINET W/ MICROWAVE SHELF - CABINET TO HAVE FINISHED INTERIOR
B12	BASE CABINET W/ (2) LATERAL FILE DRAWERS
B14	BASE CABINET W/ (2) DRAWERS + LATERAL FILE DRAWER
B15	BASE CABINET W/ (3) DRAWERS
B15r	BASE CABINET W/ (2) DRAWERS + FALSE FRONT DRAWER
B16	BASE CABINET W/ (4) DRAWER
B25	SINK CABINET WITH (2) DOORS
B31	BASE CABINET - WASTE PULLOUT
SHELVES	
S01	FLOATING SHELF
TALL CABINET	
T03	TALL CABINET W/ (2) DOORS
T09	TALL CABINET W/ DOORS AND APPLIANCE OPENING
UPPER CABINET	
U03	UPPER CABINET W/ (2) DOOR
U04	UPPER CABINET WITH OPEN SHELF

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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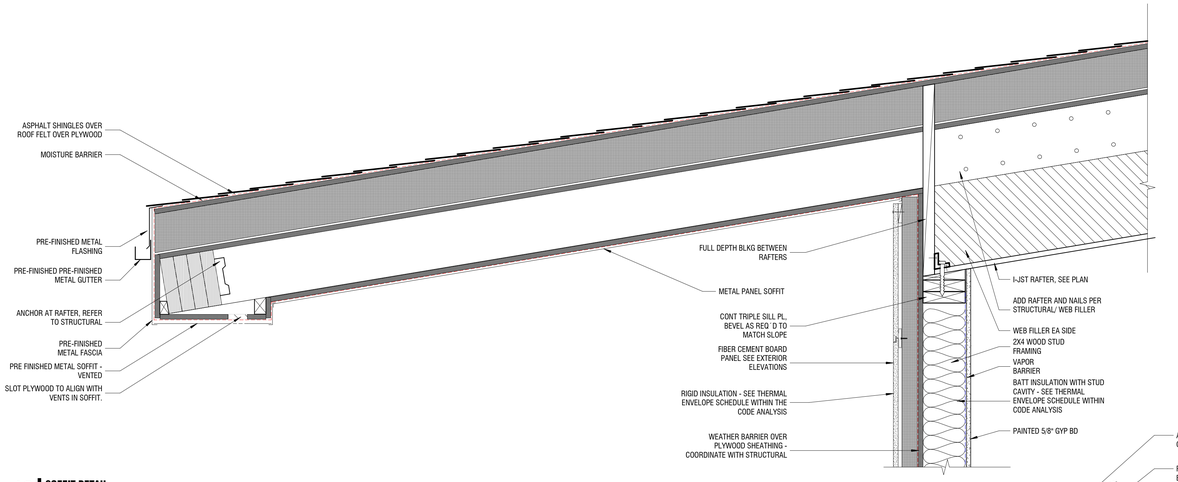
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ENLARGED FLOOR PLANS AND ELEVATIONS

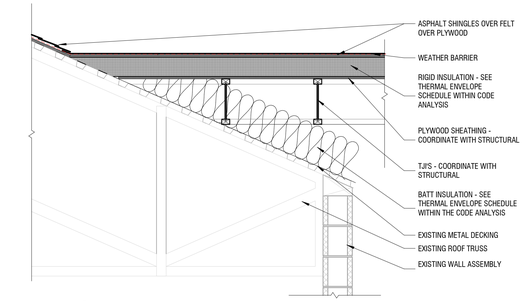
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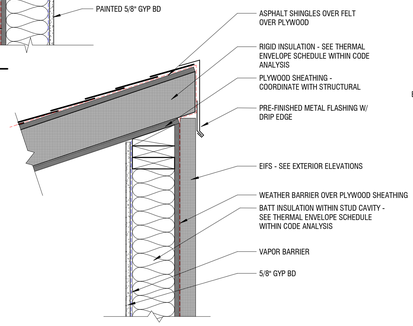
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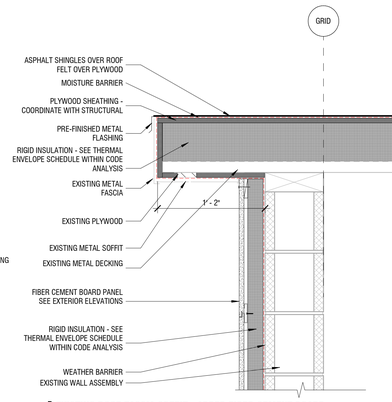
12 SOFFIT DETAIL
1 1/2" = 1'-0"



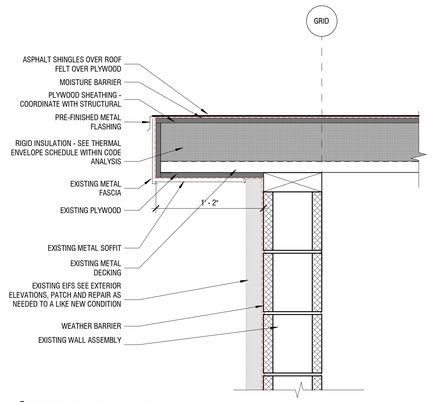
1 OVERBUILD DETAIL AT NEW ROOF TO EXISTING ROOF
3/4" = 1'-0"



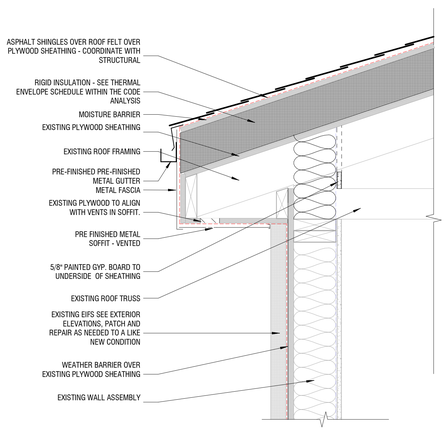
8 ROOF TO MECHANICAL WELL DETAIL
1 1/2" = 1'-0"



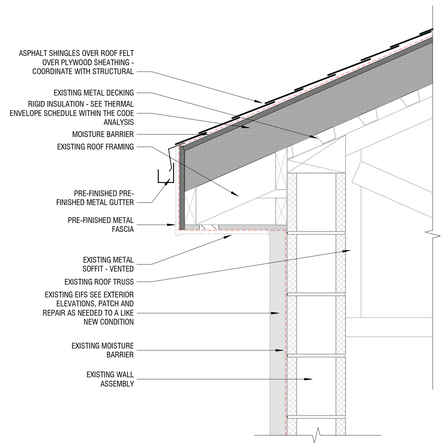
5 EXISTING ROOF FASCIA SOFFIT - ADDED FIBER CEMENT BOARD
1 1/2" = 1'-0"



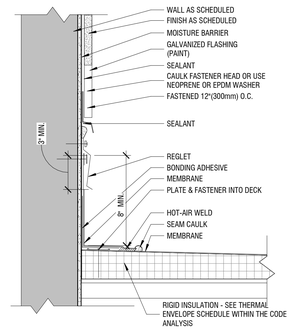
2 EXISTING ROOF FASCIA SOFFIT
1 1/2" = 1'-0"



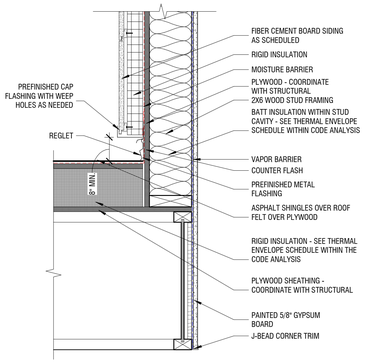
13 ROOF DETAIL AT EXISTNG ROOF
1 1/2" = 1'-0"



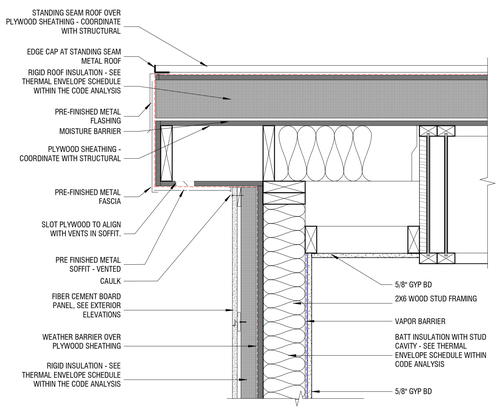
11 ROOF DETAIL AT EXISTNG APPARATUS ROOF
1 1/2" = 1'-0"



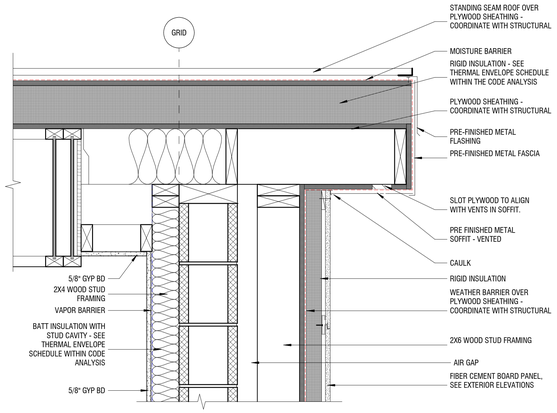
9 REGLET DETAIL @ MECHANICAL WELL
1 1/2" = 1'-0"



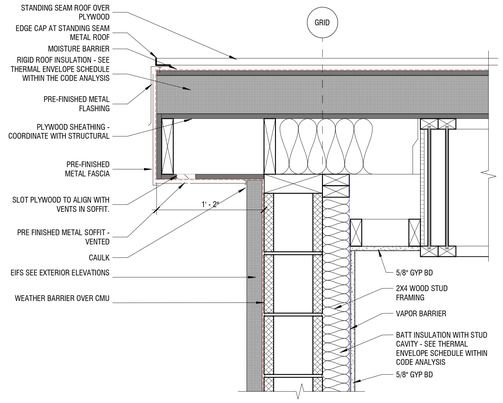
6 ROOF DETAIL
1 1/2" = 1'-0"



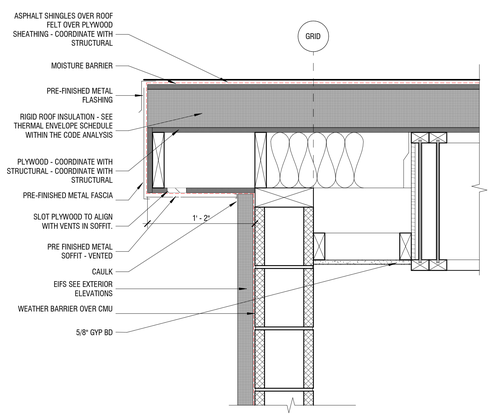
3 SOFFIT DETAIL
1 1/2" = 1'-0"



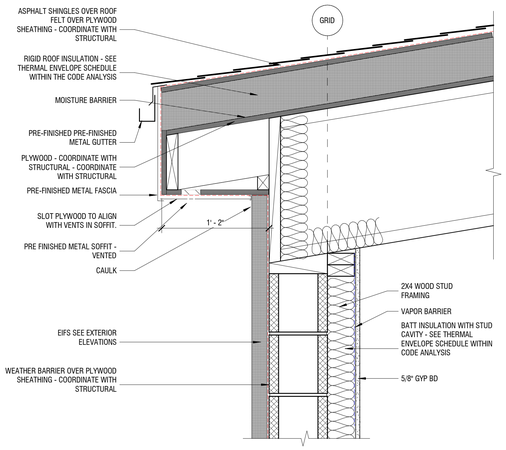
14 SOFFIT DETAIL
1 1/2" = 1'-0"



10 SOFFIT DETAIL
1 1/2" = 1'-0"



7 SOFFIT DETAIL
1 1/2" = 1'-0"



4 SOFFIT DETAIL
1 1/2" = 1'-0"

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

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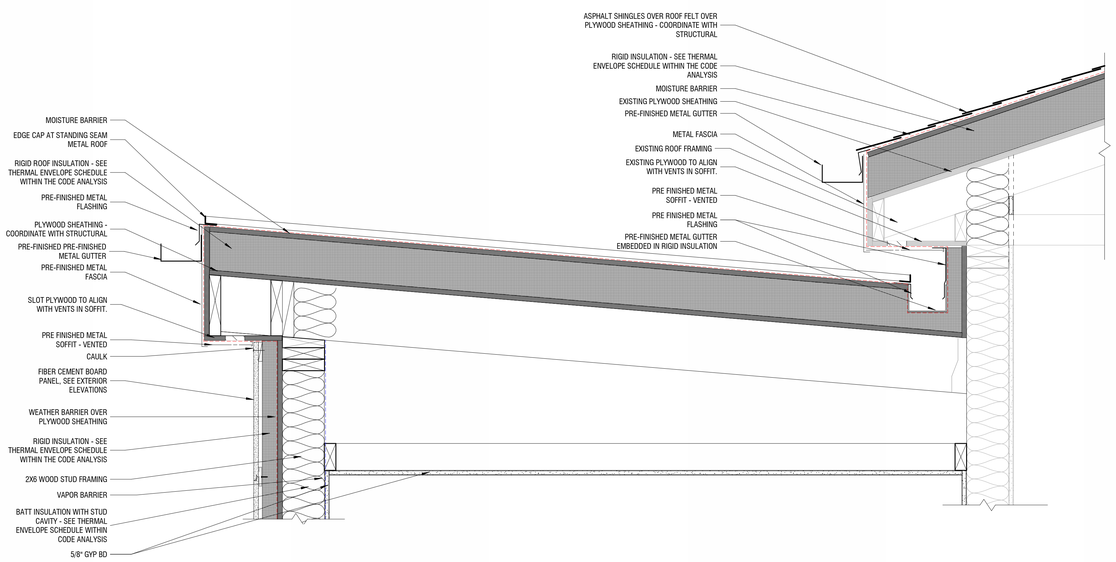
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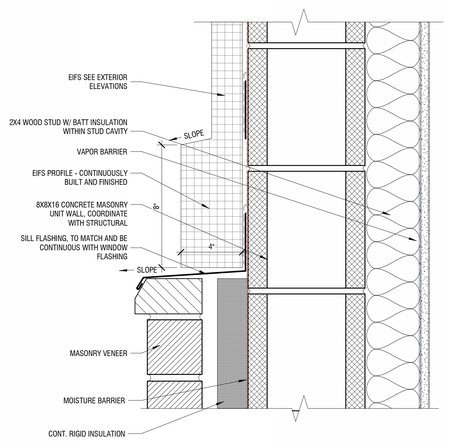
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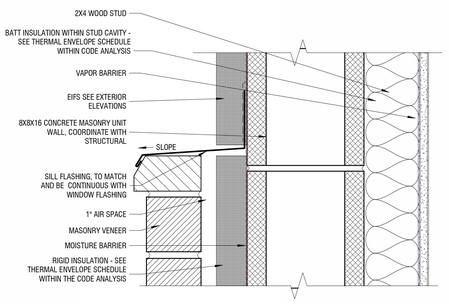
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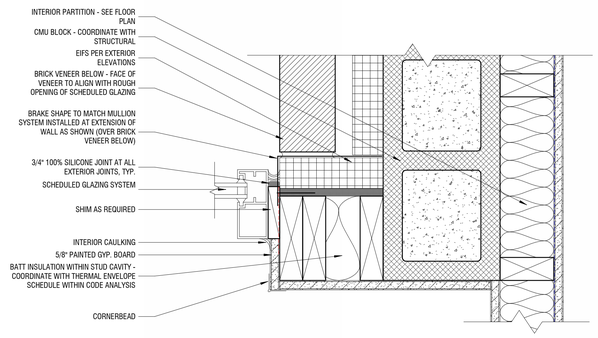
12 VESTIBULE DETAIL
1 1/2" = 1'-0"



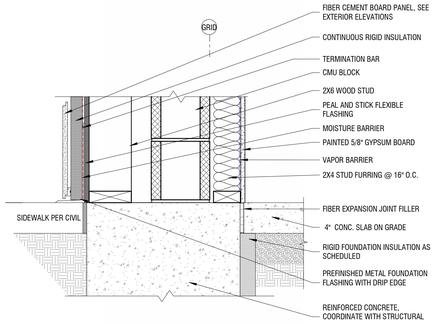
13 TOP OF BRICK VENEER TO EIFS DETAIL
3" = 1'-0"



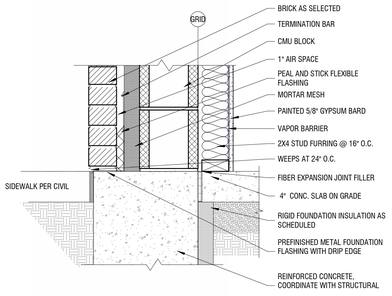
14 BRICK VENEER TO EIFS VERT. TRANSITION
3" = 1'-0"



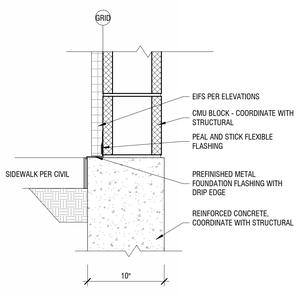
10 EXTR. ALUM. STOREFRONT JAMB
3" = 1'-0"



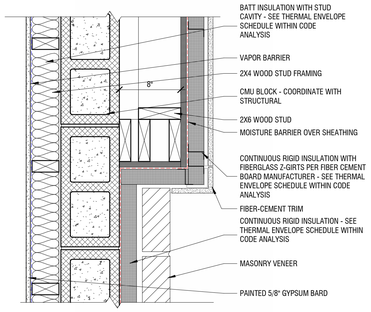
11 FOUNDATION WALL DETAIL @ DBL WALL
1 1/2" = 1'-0"



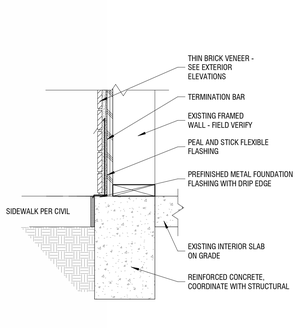
9 FOUNDATION WALL DETAIL @ BRICK
1 1/2" = 1'-0"



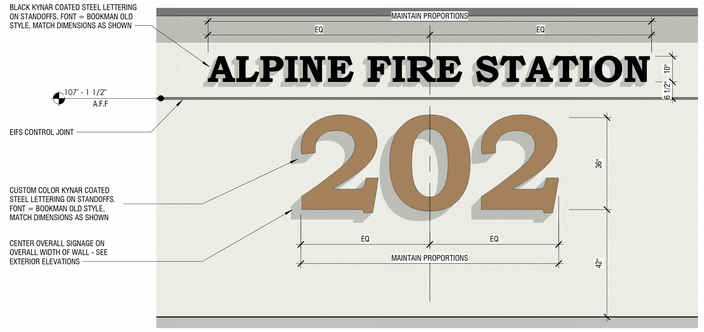
8 FOUNDATION WALL DETAIL @ EIFS
1 1/2" = 1'-0"



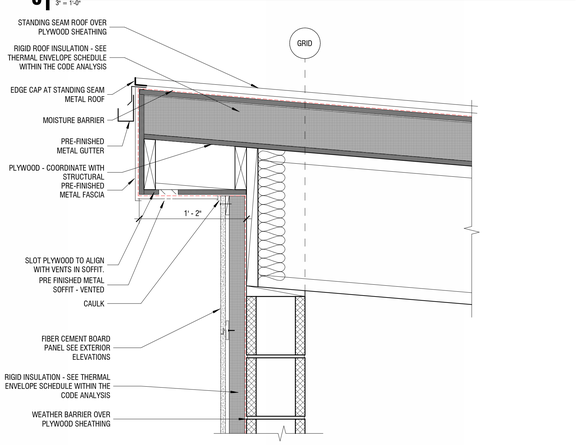
4 DOUBLE WALL - OUTDOOR PATIO AREA
1 1/2" = 1'-0"



5 FOUNDATION WALL AT THIN BRICK
1 1/2" = 1'-0"

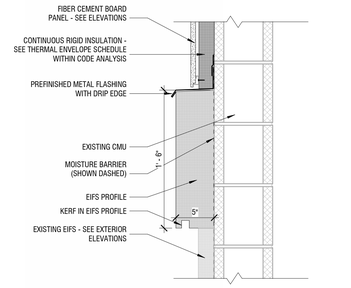


1 SIGNAGE DETAIL AT NORTH EXTERIOR
1/2" = 1'-0"



7 SOFFIT DETAIL AT DINING ROOM
1 1/2" = 1'-0"

6 EXTR. ALUM. STOREFRONT JAMB @ CMU/PRECAST CAP
3" = 1'-0"



2 FOUNDATION WALL DETAIL @ BRICK
1 1/2" = 1'-0"

3 EIFS PROFILE
1 1/2" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

EXTERIOR DETAILS

Sheet Number

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Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

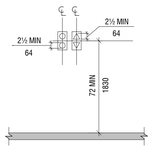


FIGURE 407.2.2.2
VISIBLE HALL SIGNALS
ELEVATOR BUTTONS

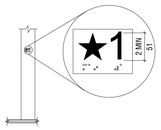


FIGURE 407.2.3.1
FLOOR DESIGNATIONS ON JAMBS AT
ELEVATOR HOISTWAY ENTRANCES

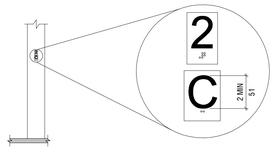


FIGURE 407.2.3.2
CAR DESIGNATIONS ON JAMBS OF
DESTINATION-ORIENTED ELEVATOR
HOISTWAY ENTRANCES

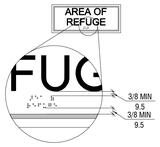


FIGURE 703.4.4
POSITION OF BRAILLE

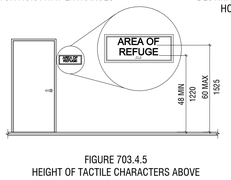


FIGURE 703.4.5
HEIGHT OF TACTILE CHARACTERS ABOVE
FLOOR OR GROUND



FIGURE 703.3.5
HEIGHT OF RAISED CHARACTERS

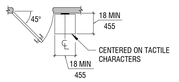


FIGURE 703.3.11
LOCATION OF TACTILE
SIGNS AT DOOR



FIGURE 703.5
PICTOGRAM FIELD

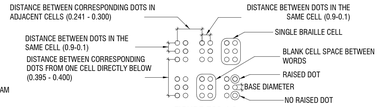


FIGURE 703.4.3
BRAILLE MEASUREMENT

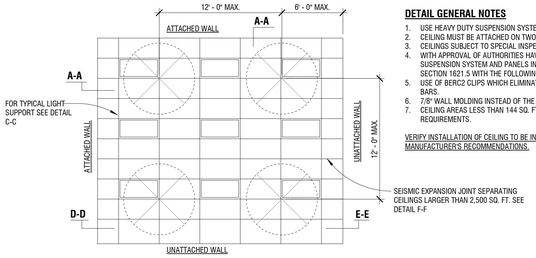


GRAPHICS w/
TEXT SIGN

TEXT ONLY SIGN

NOTE:
ROOM NUMBERS SHOWN ARE FOR REPRESENTATION & LOCATING PURPOSES ONLY.
COORDINATE ROOM NUMBERING WITH OWNER.

9 SIGNAGE
1/4" = 1'-0"



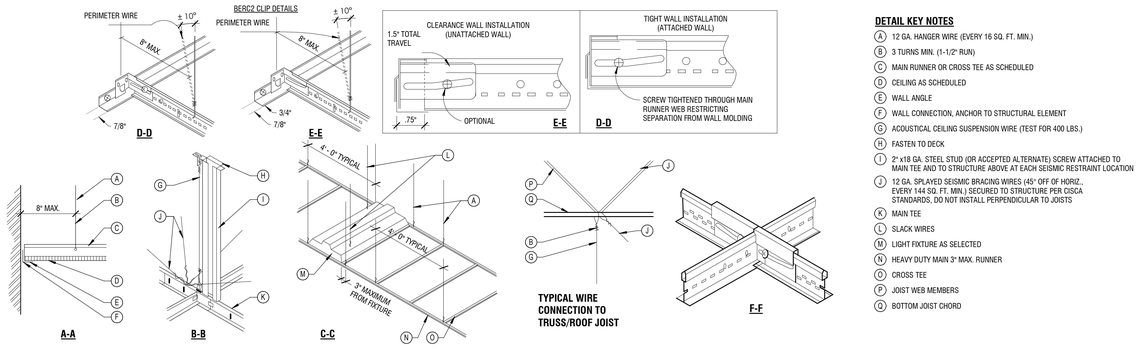
DETAIL GENERAL NOTES

1. USE HEAVY DUTY SUSPENSION SYSTEM.
2. CEILING MUST BE ATTACHED ON TWO ADJACENT WALLS.
3. CEILINGS SUBJECT TO SPECIAL INSPECTION.
4. WITH APPROVAL OF AUTHORITIES HAVING JURISDICTION, INSTALL SUSPENSION SYSTEM AND PANELS IN ACCORDANCE WITH THE IBC SECTION 1621.5 WITH THE FOLLOWING EXCEPTIONS:
5. USE OF BERC2 CLIPS WHICH ELIMINATES THE NEED FOR STABILIZER BARS.
6. 7/8" WALL MOLDING INSTEAD OF THE 2" WALL MOLDING.
7. CEILING AREAS LESS THAN 144 SQ. FT. ARE EXEMPT FROM SEISMIC REQUIREMENTS.

VERIFY INSTALLATION OF CEILING TO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

LATERAL FORCE BRACING:
SUSPENDED CEILINGS BRACING SHALL BE AS PER IBC 2506.2.1 AND SECTION 13.5.6 OF ASCE 7 WHERE HORIZONTAL RESTRAINT IS REQUIRED (CEILING SF EXCEEDING 1,000 SF) HORIZONTAL RESTRAINT SHALL BE AFFECTED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90° FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12'-0" O.C. MAX. IN BOTH DIRECTIONS W/ THE FIRST POINT WITHIN 8'-0" FROM EACH WALL AT ONE CORNER OF THE ROOM AND NOT TO EXCEED 8'-0" MAX. FROM ANY WALL AT THE PERIMETER OF APPLICATION, ATTACHMENT OF ALL RESTRAINT WIRES SHALL BE AS PER CISCA STANDARDS AND SHALL BE ADEQUATE FOR THE LOAD IMPOSED, 400LBS. MINIMUM. (SEE ABOVE GENERAL NOTE)

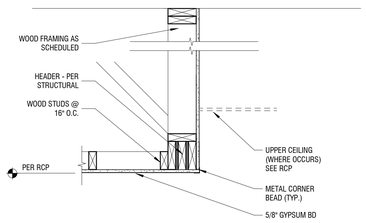
6 THRESHOLD DETAILS
3" = 1'-0"



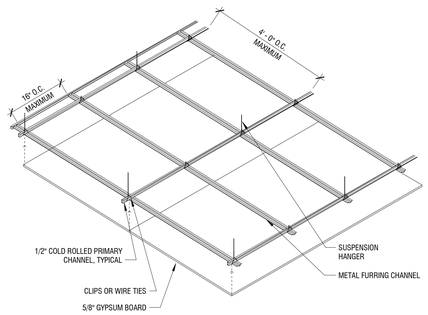
DETAIL KEY NOTES

- (A) 12 GA. HANGER WIRE (EVERY 16 SQ. FT. MIN.)
- (B) 3 TURNS MIN. (1-1/2" RUN)
- (C) MAIN RUNNER OR CROSS TEE AS SCHEDULED
- (D) CEILING AS SCHEDULED
- (E) WALL ANGLE
- (F) WALL CONNECTION, ANCHOR TO STRUCTURAL ELEMENT
- (G) ACOUSTICAL CEILING SUSPENSION WIRE (TEST FOR 400 LBS.)
- (H) FASTEN TO DECK
- (I) 2" x18 GA. STEEL STUD (OR ACCEPTED ALTERNATE) SCREW ATTACHED TO MAIN TEE AND TO STRUCTURE ABOVE AT EACH SEISMIC RESTRAINT LOCATION
- (J) 12 GA. SPLAYED SEISMIC BRACING WIRES (45° OFF OF HORIZ., EVERY 144 SQ. FT. MIN.) SECURED TO STRUCTURE PER CISCA STANDARDS, DO NOT INSTALL PERPENDICULAR TO JOISTS
- (K) MAIN TEE
- (L) SLACK WIRES
- (M) LIGHT FIXTURE AS SELECTED
- (N) HEAVY DUTY MAIN 3" MAX. RUNNER
- (O) CROSS TEE
- (P) JOIST WEB MEMBERS
- (Q) BOTTOM JOIST CHORD

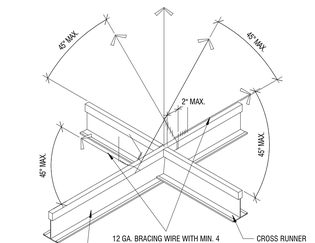
10 TYPICAL LAY-IN CEILING DETAILS
12" = 1'-0"



11 GYP. BOARD SOFFIT FASCIA
1" = 1'-0"



8 SUSPENDED GYPSUM BOARD
N.T.S.

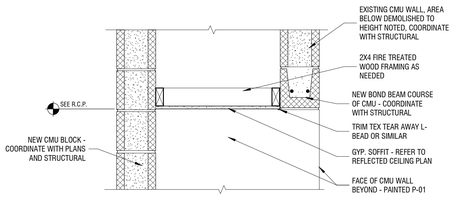


GENERAL NOTE:
ACOUSTICAL SUSPENDED CEILINGS TO ALSO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, IBC 2015, AND ASTM C 635 AND ASTM C 636.

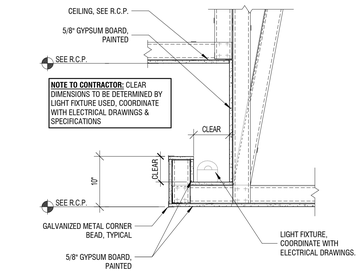
7 SUSPENDED CEILING SUPPORT STRUCTURE DETAIL
3" = 1'-0"

Suspended Ceiling Seismic Provisions from CISCA 0-2 for Design Class C

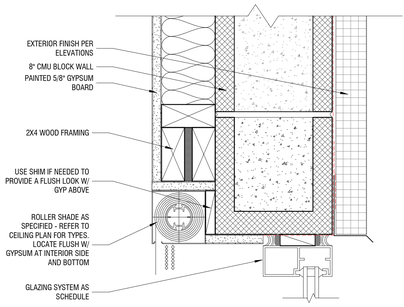
1. Each individual fixture and attachments with a combined weight of 56 lbs. or less shall have two No. 12 gauge wire hangers attached at diagonal corners of the fixture. These wires must be slack. Any fixtures and attachments with a combined weight greater that 56 lbs. must be independently supported from the structure.
2. The main runner/cross runner intersections and all grid splices must have an average ultimate test strength of 60 lbs. or more in both tension and compression. The tensile test must allow for a 5° offset of the connection in any direction.
3. The actual average weight of the ceiling system, including grid, panels or tile, light fixtures, and air terminals must be 2.5 psf or less. All other services must be supported independently from the ceiling system. For ceilings that have an average weight greater than 2.5 psf, the ceiling may be installed as specified in CISCA Zone 3-4 provisions, taking into account the design lateral force factor appropriate for Zone 2. Other deviations or variations must be substantiated by verifiable engineering data.
4. The ceiling system cannot be used to provide lateral support for walls or partitions. Walls or partitions may be attached to the ceiling grid provided they allow the ceiling membrane to move laterally to accommodate the required clearance as specified below.
5. All perimeter closure angles or channels must provide a support ledge of approximately 7/8 in. or greater. A terminal end of a grid member (or tile) must rest on the ledger or molding with at least 3/8 in. clearance from an edge or wall.
6. For perimeter closure angles that provide a support ledge of less than noted above, the terminal ends of each cross runner or main runner shall be independently supported within 8 in. from each wall or ceiling discontinuity. This support may be a No. 12 gauge hanger wire or other support that prevents the grid from falling. This wire does not need to be vertical but should not have a slope greater than 1 in 6 out- of-plumb. A 3/8 in. grid end clearance from a wall should be maintained.
7. All ceiling penetrations (columns, sprinklers, etc.) and independently supported fixtures or services are to be considered as perimeter closures that also must allow the noted clearances by using suitable escutcheons or closure details.
8. At wall closure ledges, the cross runner and main runner ends shall be prevented from spreading apart from each other. Permanent attachments (i.e. pop rivets) for grid alignment purposed shall not be permitted.



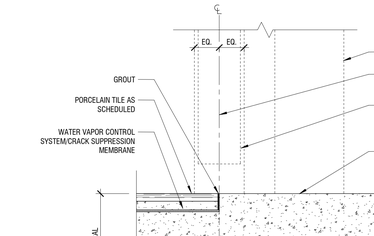
1 GYP. SOFFIT AT EXISTING CMU
1" = 1'-0"

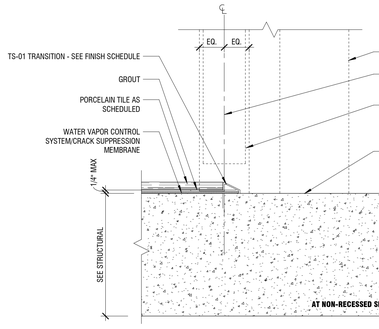


2 LIGHT RECESS AT MAIN LOBBY
1" = 1'-0"

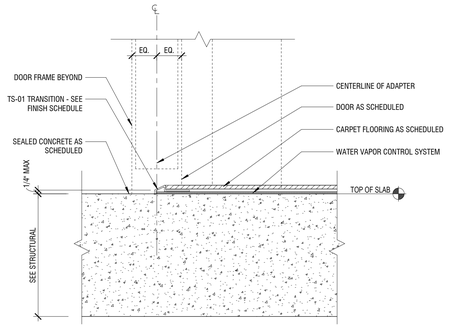


3 ROLLER SHADE DETAIL
3" = 1'-0"

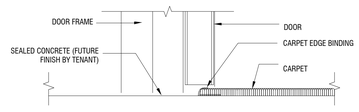




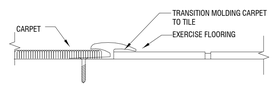
5 TRANSITION - PORCELAIN TILE TO SEALED CONCRETE
6" = 1'-0"



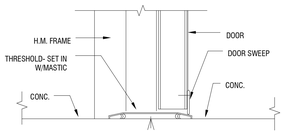
4 TRANSITION - SEALED CONCRETE TO CARPET
6" = 1'-0"



CONCRETE TO CARPET @ DOOR THRESHOLD



CARPET TO EXERCISE FLOORING



CONCRETE TO CONCRETE

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CITY OF ALPINE

ALPINE FIRE STATION #202

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Sheet Title

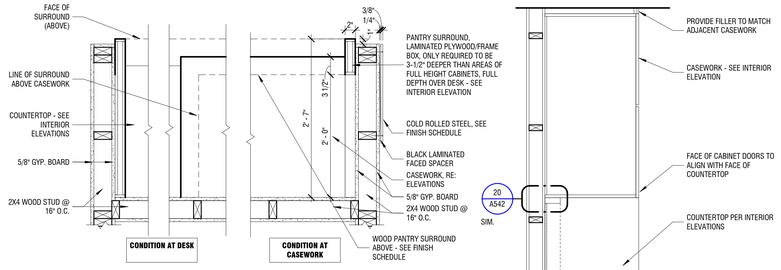
INTERIOR DETAILS

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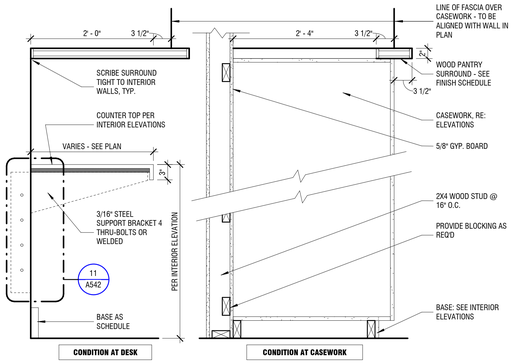
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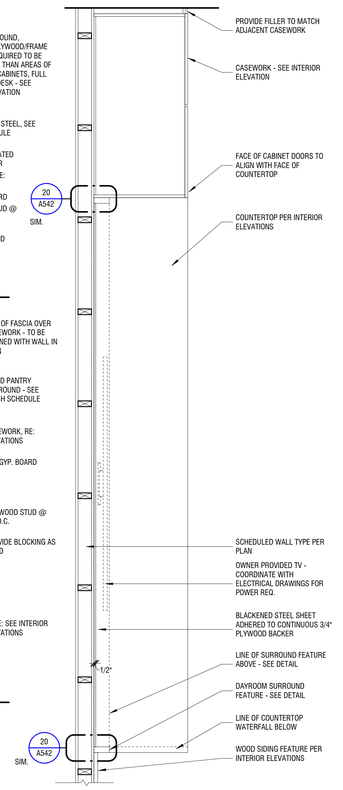
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt



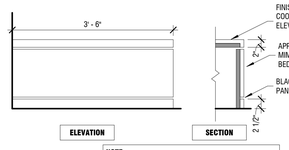
17 PANTRY SURROUND PLAN DETAIL
1" = 1'-0"



18 SECTION AT PANTRY SURROUND
1" = 1'-0"

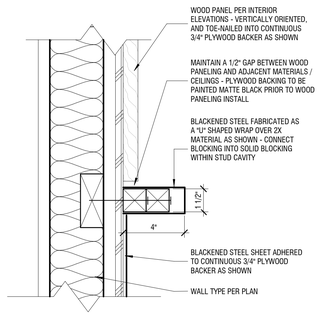


14 PLAN DETAIL AT DAYOOM TV FEATURE WALL
3/4" = 1'-0"



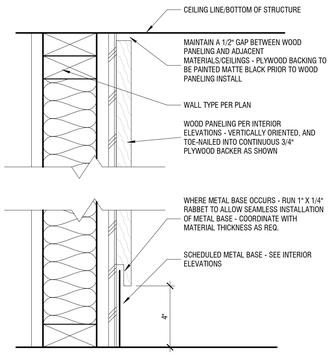
NOTE:
DIMENSIONS SHOWN ASSUME A 39" X 80" TWIN XL MATTRESS. CONTRACTOR TO COORDINATE FINAL OWNER PROVIDED MATTRESS DIMENSIONS TO ENSURE COMPATIBILITY

19 SECTION AT END OF BED
3/4" = 1'-0"

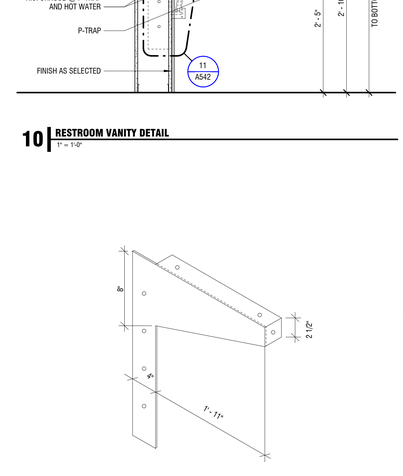


20 ENLARGED DETAIL AT DAYROOM SURROUND
3" = 1'-0"

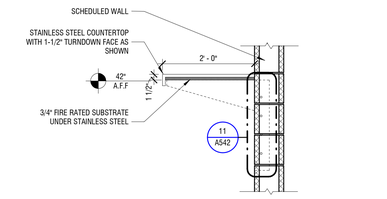
11 COUNTERTOP SUPPORT BRACKET
1 1/2" = 1'-0"



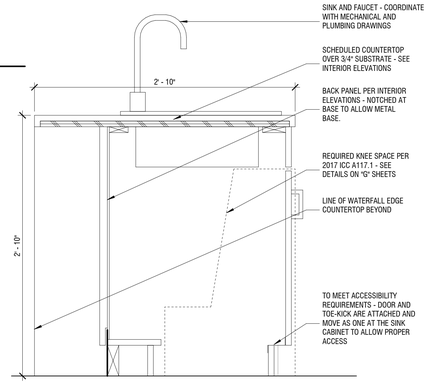
15 WOOD PANEL DETAIL AT T.O. WALL AND B.O. WALL
3" = 1'-0"



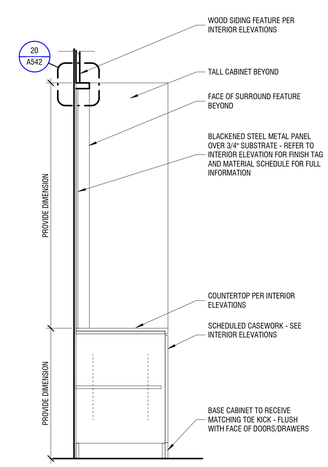
10 RESTROOM VANITY DETAIL
1" = 1'-0"



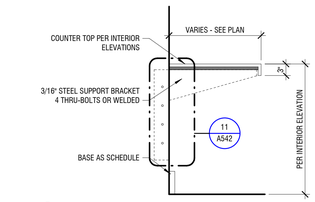
12 STAINLESS STEEL COUNTERTOP AND SUPPORT
3/4" = 1'-0"



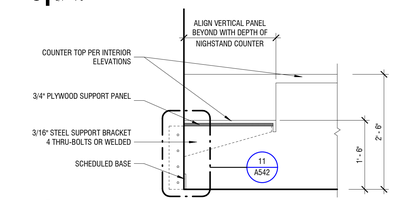
16 SECTION THRU KITCHEN ISLAND
1 1/2" = 1'-0"



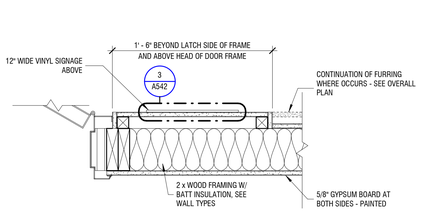
13 SECTION DETAIL AT DAYROOM TV FEATURE WALL
3/4" = 1'-0"



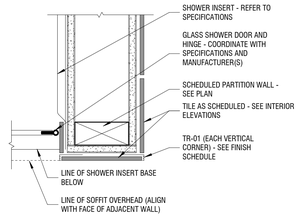
5 COUNTERTOP SUPPORT
3/4" = 1'-0"



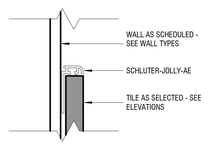
6 SECTION THRU NIGHTSTAND
3/4" = 1'-0"



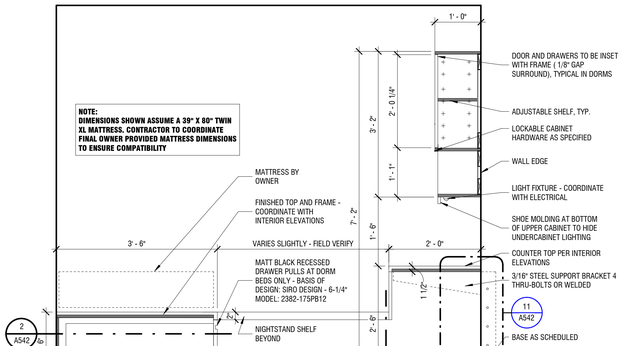
7 PLAN DETAIL AT DORM SIGNAGE DETAIL
1 1/2" = 1'-0"



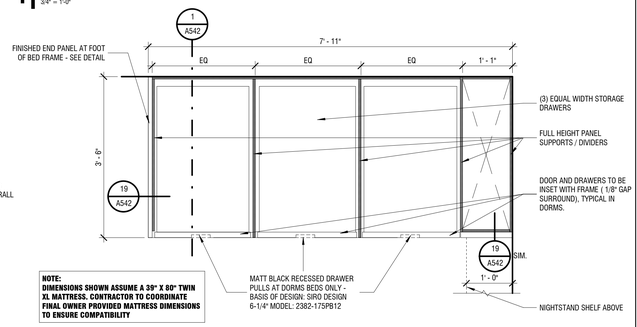
8 PLAN DETAIL AT SHOWER INSERT TO TILE/WALL FINISH
3" = 1'-0"



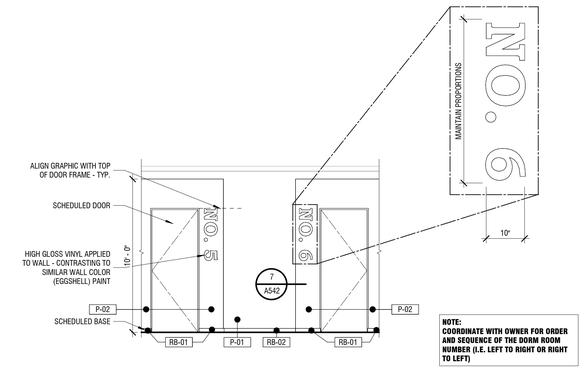
9 TOP OF TILE WAINSCOT
12" = 1'-0"



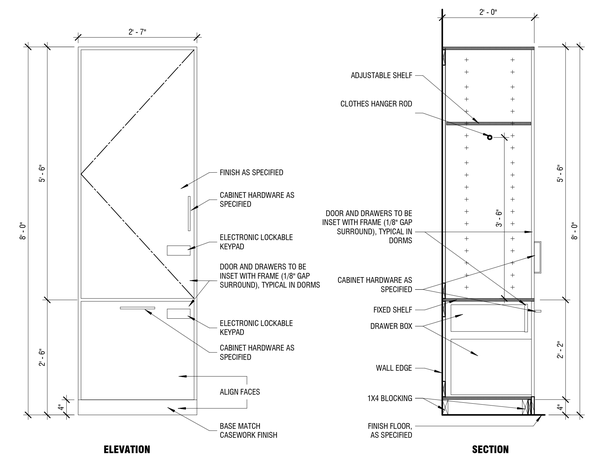
1 SECTION AT BUILT IN DORM BED/STORAGE THRU NIGHTSTAND AND DESK
3/4" = 1'-0"



2 PLAN DETAIL AT BUILT IN DORM BED/STORAGE
3/4" = 1'-0"



3 DORM SIGNAGE DETAIL - TYP. OF ALL 6 DORMS
1/4" = 1'-0"



4 THREE COMPARTMENT LOCKABLE WARDROBE
3/4" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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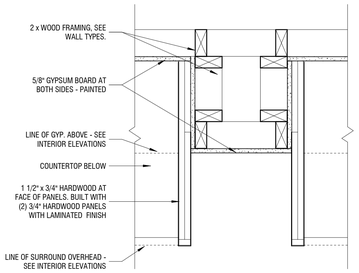
INTERIOR DETAILS

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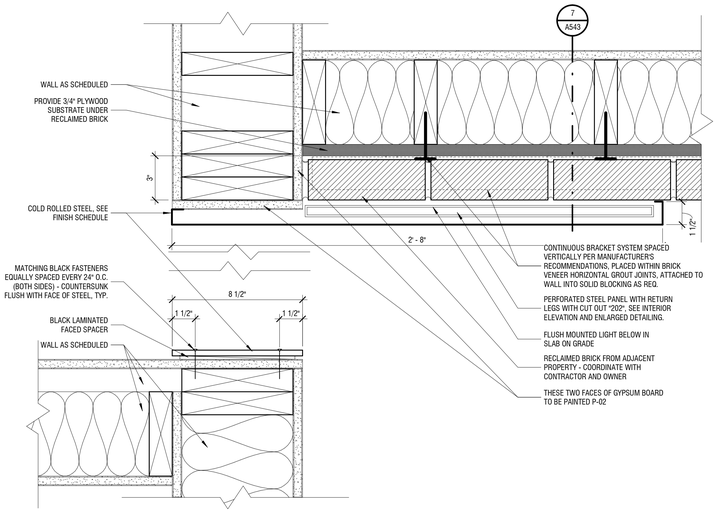
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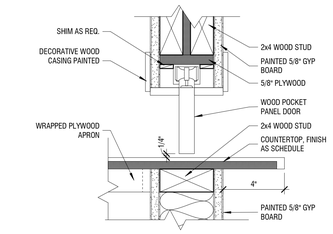
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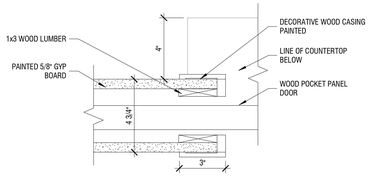
8 PLAN DETAIL AT MILLWORK IN COMMUNITY ROOM
1 1/2" = 1'-0"



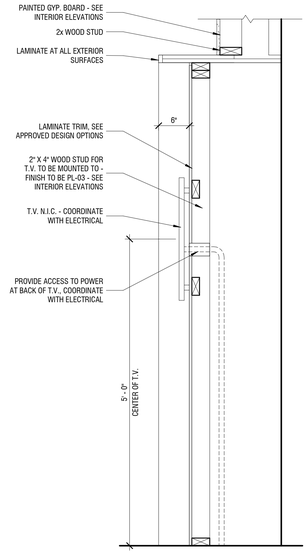
5 PLAN DETAIL AT INTERIOR ENTRY SIGN
3" = 1'-0"



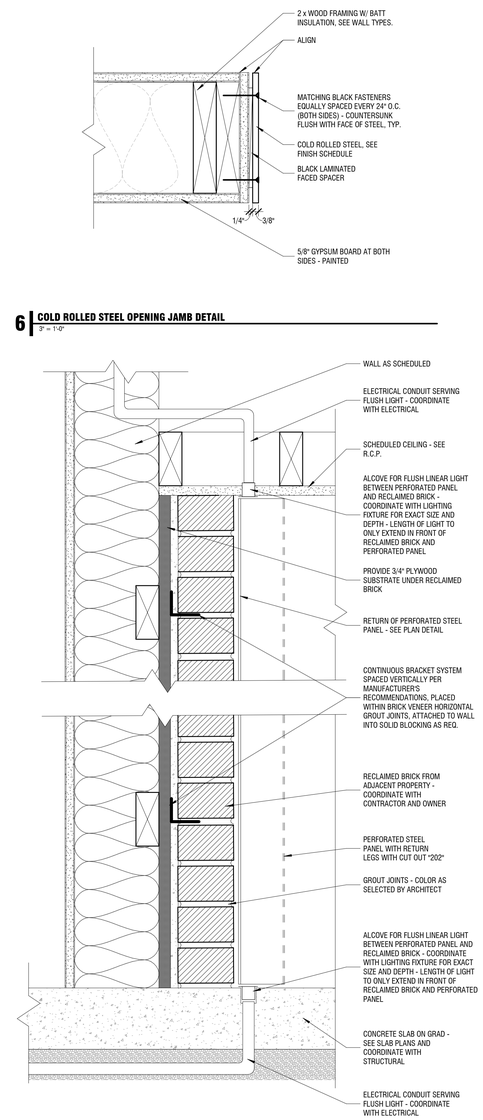
1 HEAD/SILL DETAIL FOR POCKET DOOR AT COUNTER
3" = 1'-0"



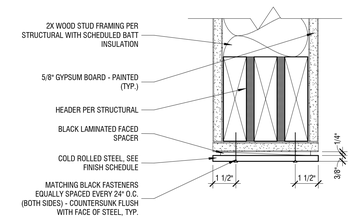
2 JAMB DETAIL FOR POCKET DOOR AT COUNTER
3" = 1'-0"



9 SECTION THRU T.V. MILLWORK IN COMMUNITY ROOM
1" = 1'-0"

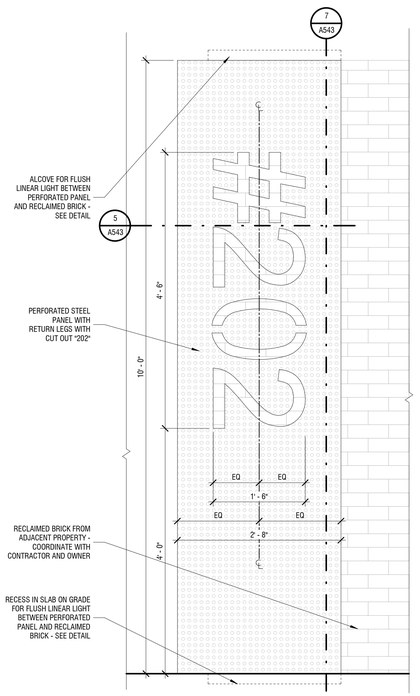


6 COLD ROLLED STEEL OPENING JAMB DETAIL
3" = 1'-0"



3 COLD ROLLED STEEL OPENING HEADER DETAIL
3" = 1'-0"

7 ENTRY SIGN SECTION
3" = 1'-0"



4 INTERIOR ENTRY SIGN
1" = 1'-0"

10 SECTION THRU MILLWORK IN COMMUNITY ROOM
1" = 1'-0"

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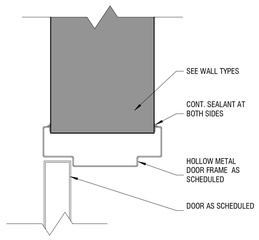
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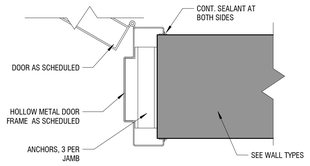
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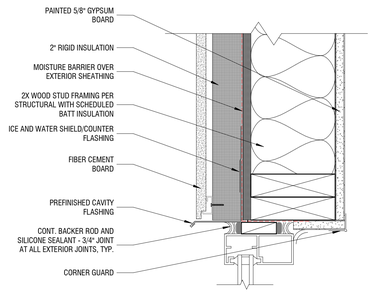
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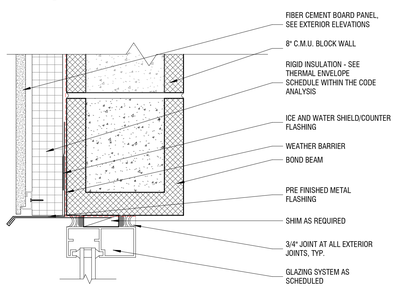
16 HOLLOW METAL HEAD TYPICAL
3" = 1'-0"



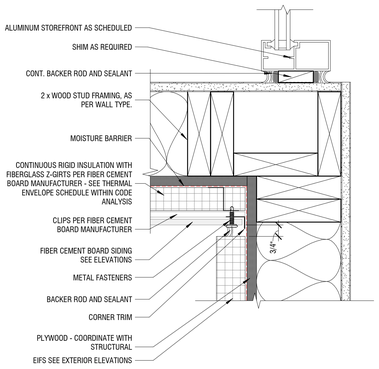
17 HOLLOW METAL JAMB TYP
3" = 1'-0"



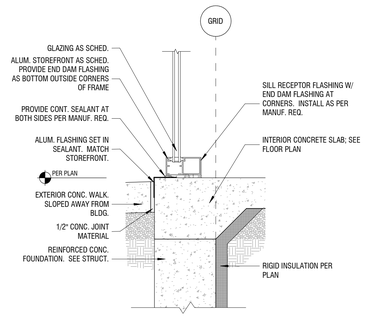
18 EXTR. ALUM. STOREFRONT HEAD AT FIBER CEMENT BOARD
3" = 1'-0"



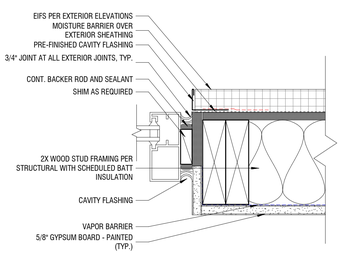
19 EXTR. ALUM. STOREFRONT HEAD @ CMU W/ FCP (JAMB SIM.)
3" = 1'-0"



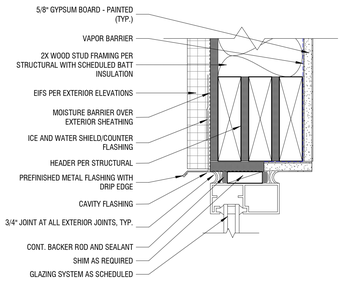
20 EIFS/FC SIDING INSIDE CORNER TRANSITION AT STOREFRONT JAMB
3" = 1'-0"



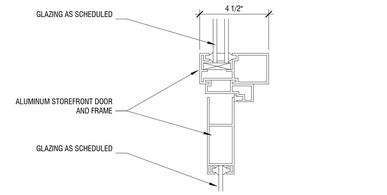
12 TURN-DOWN SLAB AT STOREFRONT SILL
1 1/2" = 1'-0"



13 EXTR. ALUM. STOREFRONT JAMB AT E.I.F.S.
3" = 1'-0"

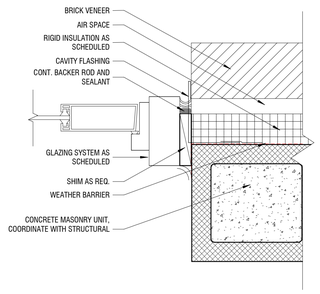


14 EXTR. ALUM. STOREFRONT HEAD AT E.I.F.S.
3" = 1'-0"

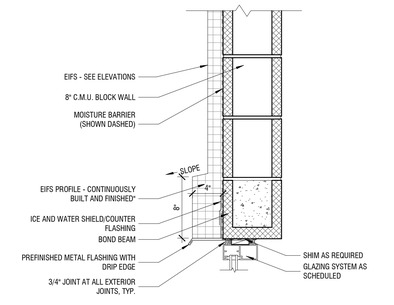


9 TYP. EXTERIOR ALUM. STOREFRONT DETAILS
3" = 1'-0"

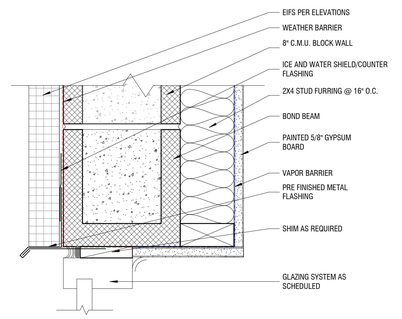
10 STOREFRONT CORNER AT COLUMN
3" = 1'-0"



5 EXTR. ALUM. STOREFRONT DOOR JAMB @ BRICK
3" = 1'-0"

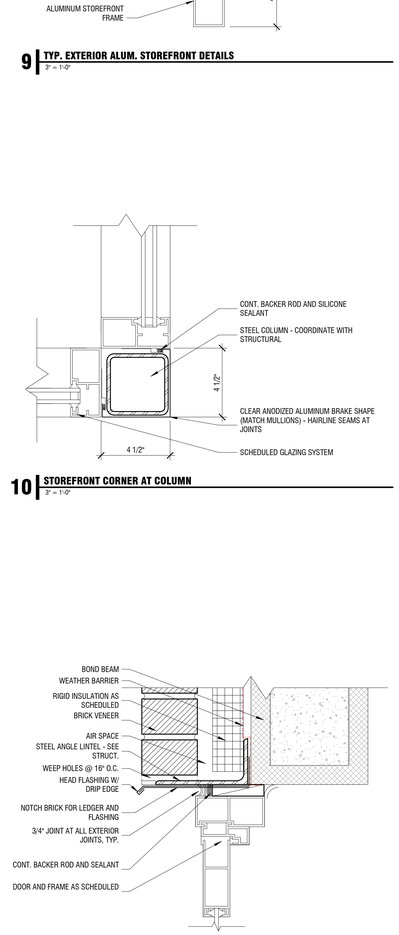


6 EXTR. STOREFRONT HEAD AT CMU - EIFS
1 1/2" = 1'-0"

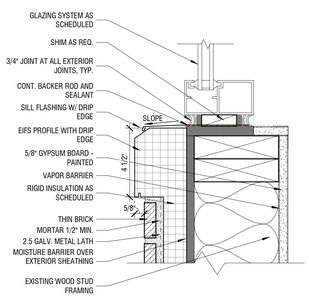


7 EXTR. ALUM. STOREFRONT HEAD @ CMU W/ FURRING WALL(JAMB SIM.)
3" = 1'-0"

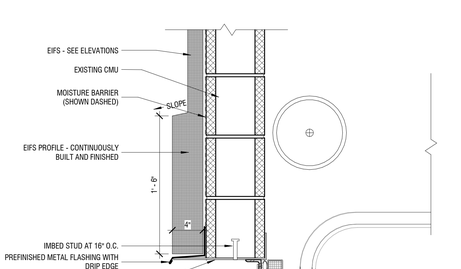
8 EXTR. ALUM. STOREFRONT SILL @ CMU/BRICK CAP
3" = 1'-0"



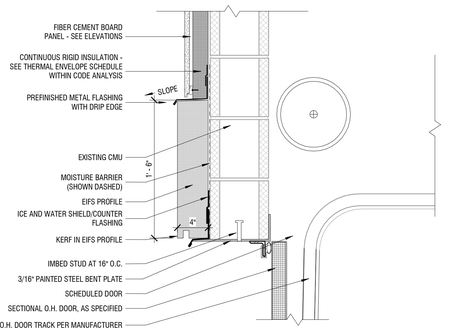
11 EXTR. ALUM. STOREFRONT DOOR HEAD @ BRICK
3" = 1'-0"



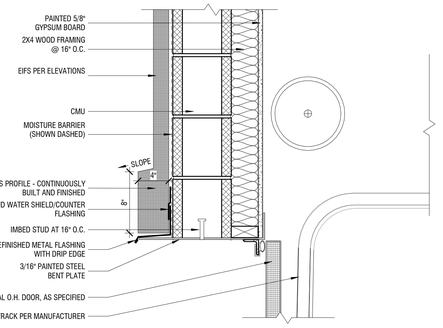
15 EXTR. ALUM. STOREFRONT SILL @ THIN BRICK
3" = 1'-0"



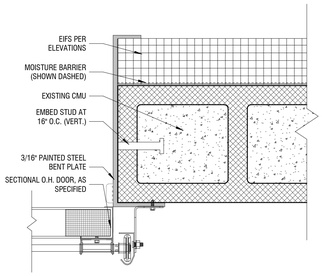
1 SECTIONAL DOOR HEAD AT APPARATUS BAY - EIFS
1 1/2" = 1'-0"



2 COILING DOOR HEAD AT APPARATUS BAY - FCP
1 1/2" = 1'-0"



3 SECTIONAL DOOR HEAD
1 1/2" = 1'-0"



4 SECTIONAL DOOR JAMB AT APPARATUS BAY
3" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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OPENING DETAILS

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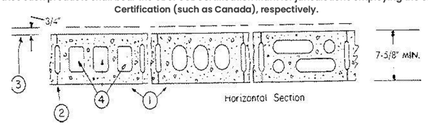
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Design No. **U905**

January 14, 2026

Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Concrete Blocks* —** Various designs. Classification D-2 (2 hr).
See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar —** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster —** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (item 1).

4. **Loose Masonry Fill —** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* —** (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (item 1).
ATLAS ROOFING CORP — EnergyShield Pro Wall Insulation, EnergyShield Pro 2 Wall Insulation, EnergyShield CGF Pro, EnergyShield Ply Pro, EnergyShield® CGF, EnergyShield® PanelCast, EnergyShield® and "EnergyShield® XR

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

Amrize Building Envelope LLC — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath"

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing"

5A. **Building Units* —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

ATLAS ROOFING CORP — EnergyShield® Ply

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2026-01-14

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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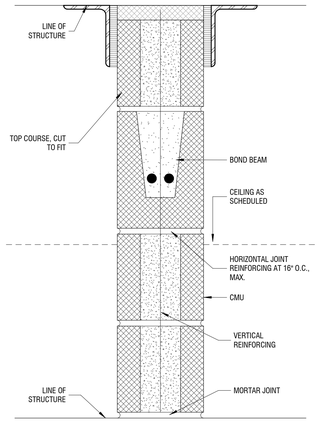
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UL RATINGS AND DIAGRAMS

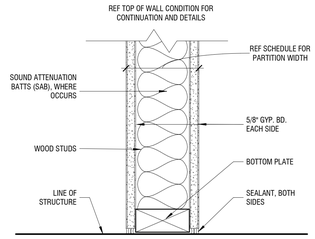
Sheet Number

A601

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt
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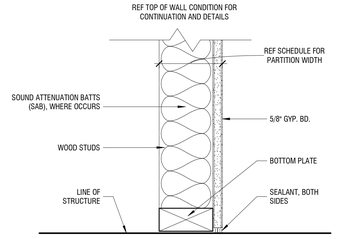


CMU CMU WALL
NOT TO SCALE



PARTITION TYPE	CORE WIDTH	PARTITION WIDTH
K	0' - 3 1/2"	0' - 4 3/4"
K6	0' - 5 1/2"	0' - 6 3/4"

K WOOD STUD WITH 1 LAYER 5/8" GYP. BD. ON EACH SIDE
NOT TO SCALE



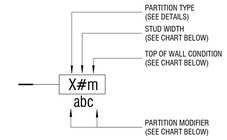
PARTITION TYPE	CORE WIDTH	PARTITION WIDTH
M	0' - 3 1/2"	0' - 4 1/8"
M2	0' - 1 1/2"	0' - 2 1/8"

M WOOD STUD WITH 1 LAYER 5/8" GYP. BD. ON ONE SIDE
NOT TO SCALE

PARTITION GENERAL NOTES

1. PARTITIONS ARE DISTINGUISHED ON FLOOR PLANS BY SYMBOL DESIGNATION, GRAPHIC DESIGNATION OR A COMBINATION OF BOTH DESIGNATIONS. SOME PARTITION TYPES SHOWN ON THIS SHEET MAY NOT BE USED ON THIS PROJECT.
2. ALL WALLS NOT DESIGNATED WITH A GRAPHIC OR TAG TO BE **TYPE 'B'**. IF UNCLEAR CONTACT ARCHITECT.
3. SOUND TRANSMISSION CLASS (STC) IS A RATING SYSTEM THAT DESCRIBES THE ABILITY OF AN ASSEMBLY TO REDUCE THE TRANSMISSION OF SOUND. STC RATINGS LISTED ARE BASED ON LABORATORY TESTING AND ARE NOT INDICATIVE OF RESULTS IN FIELD.
4. SEE SPECIFICATIONS FOR SOUND ATTENUATION BATTS (SAB) REQUIREMENTS. WHERE SAB ARE INDICATED, THEY SHALL EXTEND CONTINUOUSLY FROM FLOOR TO STRUCTURE ABOVE.
5. PARTITIONS ARE INDICATED WITH CONVENTIONAL GYPSUM WALLBOARD U.N.O.: UPGRADE TO PREMIUM TYPES OF WALLBOARD (I.E., MOISTURE-RESISTANT, TILE-BACKER BOARD, ACOUSTICALLY ENHANCED, ETC.) BASED ON THEIR LOCATION AND ACCORDING TO REQUIREMENTS LISTED IN THE SPECIFICATIONS.
6. SEALANTS INDICATED MAY BE FOR FIRE RATING, SMOKE RATING, AIR PRESSURE CONTAINMENT, ACOUSTIC RATING, VERMIN CONTROL, MOVEMENT (CRACK) CONTROL AND/OR BIOLOGICAL CONTAINMENT. SEALANT JOINTS ARE TO BE SIZED FOR EXPECTED MOVEMENT OF JOINT WITH EXPANSION/CONTRACTION CAPACITY OF SEALANT MATERIAL TO MAINTAIN THE INTEGRITY OF THE SEAL FOR THESE APPLICABLE PARAMETERS - SEE SPECIFICATIONS.
7. "LINE OF STRUCTURE" INDICATED FOR EACH PARTITION IS DIAGRAMMATIC ONLY AND DOES NOT INDICATE EXACT CONSTRUCTION CONDITIONS OR GEOMETRY.
8. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR TO FACE OF FRAMING, U.N.O. CLEAR DIMENSIONS INDICATE DIMENSION BETWEEN FINISHES.
9. FIRE RESISTANT AND FIRE RESISTANT SMOKE BARRIER RATINGS ARE TO CONTINUE THROUGH ALL OPENINGS IN RATED PARTITIONS.
10. SMOKE RESISTANT, FIRE RESISTANT, AND FIRE RESISTANT SMOKE BARRIER PARTITIONS SHALL EXTEND AND SEAL TO INSIDE FACE OF EXTERIOR SHEATHING, INCLUDING EXTENSIONS THROUGH SOFFITS.
11. REFER TO THE TOILET ACCESSORIES SHEET AND CASEWORK SHEET FOR MOUNTING DETAIL INFORMATION.
12. REFER TO SHEET **A612** FOR ADDITIONAL PARTITION DETAILS AND FRAMING INFORMATION.
13. SEE SHEET A612 FOR WOOD STUD SIZE, SPACING, HEIGHT LIMITATIONS, AND ADDITIONAL INFORMATION.
14. PARTITIONS REQUIRED TO BE SMOKE RESISTANT, FIRE RESISTANT, OR BOTH FIRE AND SMOKE RESISTANT ARE SHOWN GRAPHICALLY ON PLANS WITH HATCH PATTERNS.
15. THE TYPICAL PARTITION TAG SYMBOL DESIGNATION HAS THREE CHARACTERS. THE FIRST CHARACTER IS A LETTER INDICATING THE PARTITION TYPE. THE SECOND CHARACTER IS A NUMERIC INDICATION OF THE STUD WIDTH. IN SOME INSTANCES, ADDITIONAL CHARACTERS OR "MODIFIER" MAY BE ADDED TO THE END TO INDICATE ADDITIONAL CHARACTERISTICS WITHIN THE WALL. REFER TO CHART BELOW FOR MODIFIER DEFINITIONS. IF NO PARTITION TAG OR NUMERIC SECOND CHARACTER EXISTS, THE STUD SIZE WILL BE 3 5/8" FOR METAL STUD CONSTRUCTION AND 2X4 FOR WOOD CONSTRUCTION TYPICAL, U.N.O.
16. ALL PARTITIONS EXTEND TO DECK UNLESS NOTED OTHERWISE.
17. ALL STUD FRAMING AT EXTERIOR WALLS ARE TO RECEIVE VAPOR BARRIER ON THE INSIDE FACE OF FRAMING

WALL TAG LEGEND



STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	
-	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	
12	12"	

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTEND TO DECK UNLESS NOTED OTHERWISE
SEE DETAILS ON SHEET A612

B PARTITION EXTENDS TO BOTTOM OF CEILING

C PARTITION EXTENDS TO A MINIMUM OF 6" ABOVE CEILING

P PARTIAL HEIGHT WALL

PARTITION MODIFIER

a PROVIDE SOUND ATTENUATION BATS TO FILL STUD CAVITY

s IN LIEU OF 5/8" GYP. BOARD - SELECT AREAS TO RECEIVE PLYWOOD PER ARCHITECTURAL DETAILING WITHIN THAT AREA

FIRE RATING LEGEND

NOT ALL FIRE RATINGS MAY BE USED ON THIS PROJECT. DRAWINGS SHOULD BE VIEWED/PRINTED IN COLOR TO ACCURATELY DEPICT THE RATED WALL CONDITION.

1-HR FIRE BARRIER/PARTITION *(IBC 707, 708)*

2-HR FIRE BARRIER *(IBC 707)*

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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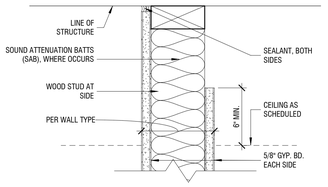
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STANDARD PARTITION TYPES

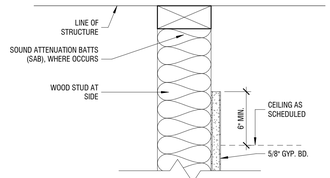
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A611

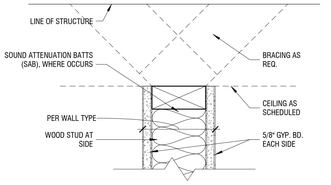
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5 TOP OF WALL CONDITION - TYPE 'M' (NON-RATED)
3" = 1'-0"



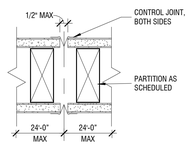
3 TOP OF WALL CONDITION - TYPE 'C2' (NON-RATED)
3" = 1'-0"



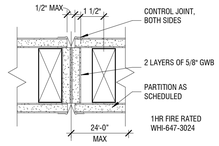
1 TOP OF WALL CONDITION - TYPE 'B' (NON-RATED)
3" = 1'-0"

ADDITIONAL NOTES:

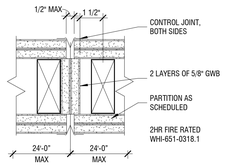
1. BUILDING CODE REQUIRES THAT "SMOKE PARTITIONS" BE SEALED TO STRUCTURE AS INDICATED TO SUCCESSFULLY "LIMIT THE PASSAGE OF SMOKE".
2. CONDITIONS INDICATED TO SHOW DESIGN INTENT, AND NOT INTENDED TO BE PROPRIETARY. CONTRACTOR MAY EMPLOY SIMILAR UL-APPROVED CONTROL JOINTS DESIGNS THAT ARE APPROPRIATE FOR THE SPECIFIC CONDITION. JOINTS TO BE SIZED TO ACCOMMODATE MOVEMENT CAPABILITIES OF FIRESTOP ASSEMBLY.



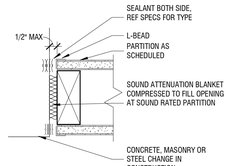
CONTROL JOINT IN GWB PARTITION



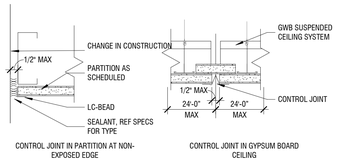
CONTROL JOINT IN 1 HR FIRE RATED PARTITION



CONTROL JOINT IN 2 HR FIRE RATED PARTITION



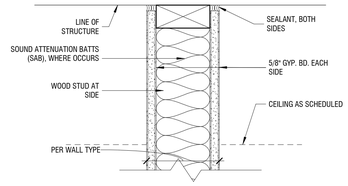
CONTROL JOINT AT PARTITION INTERSECTION OR CHANGE IN CONSTRUCTION



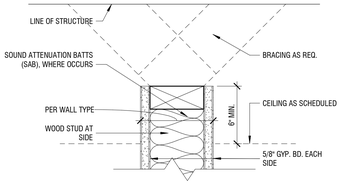
CONTROL JOINT IN PARTITION AT NON-EXPOSED EDGE

CONTROL JOINT IN GYPSUM BOARD CEILING

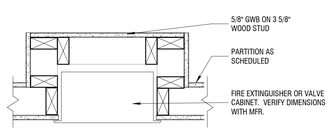
8 WA-M-03_GWB DETAIL - TYPICAL GYPSUM WALLBOARD CONTROL JOINT DETAILS1
3" = 1'-0"



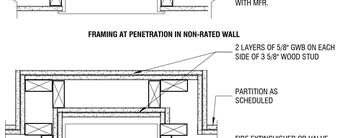
4 TOP OF WALL CONDITION - TYPE 'D' (NON-RATED)
3" = 1'-0"



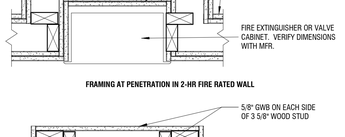
2 TOP OF WALL CONDITION - TYPE 'C1' (NON-RATED)
3" = 1'-0"



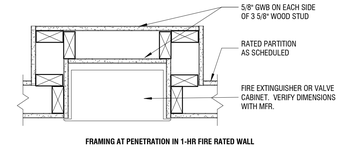
FRAMING AT PENETRATION IN NON-RATED CHASE



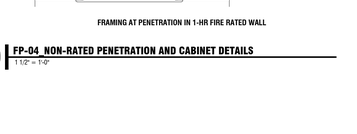
FRAMING AT PENETRATION IN NON-RATED WALL



FRAMING AT PENETRATION IN NON-RATED WALL



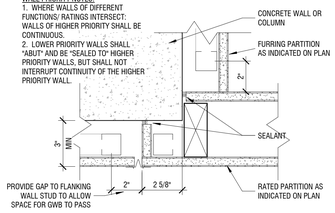
FRAMING AT PENETRATION IN 2-HR FIRE RATED WALL



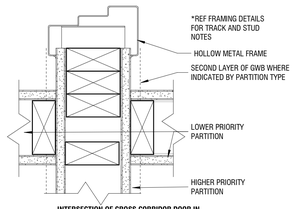
FRAMING AT PENETRATION IN 1-HR FIRE RATED WALL

9 FP-04_NON-RATED PENETRATION AND CABINET DETAILS
1 1/2" = 1'-0"

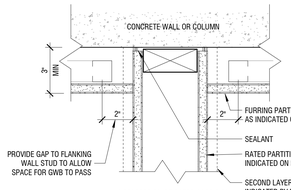
WALL PRIORITY NOTES:
1. WHERE WALLS OF DIFFERENT FUNCTIONS/ RATINGS INTERSECT: WALLS OF HIGHER PRIORITY SHALL BE CONTINUOUS.
2. LOWER PRIORITY WALLS SHALL "ABUT" AND BE "SEALED TO" HIGHER PRIORITY WALLS, BUT SHALL NOT INTERRUPT CONTINUITY OF THE HIGHER PRIORITY WALL.



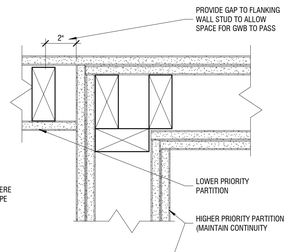
INTERSECTION AT RATED PARTITION AND CONCRETE

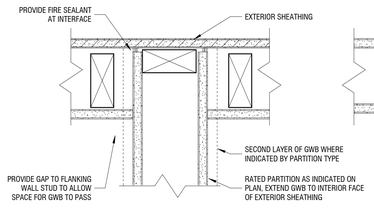


INTERSECTION OF CROSS CORRIDOR DOOR IN RATED PARTITION

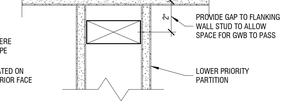


INTERSECTION OF RATED PARTITION AND CONCRETE





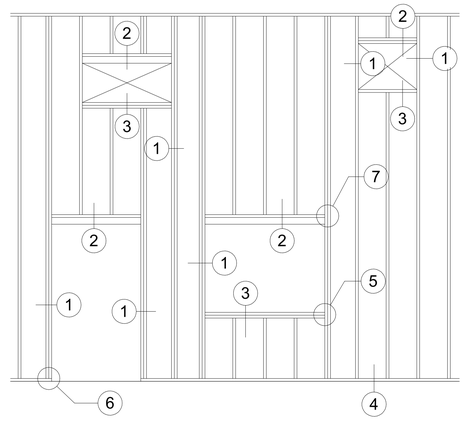
INTERSECTION AT RATED PARTITION AND EXTERIOR WALL



INTERSECTION AT VARIOUS WALL PRIORITY CONFIGURATIONS

7 WA-04_GWB DETAIL - TYPICAL GYPSUM WALLBOARD PRIORITY DETAILS
3" = 1'-0"

FOR USE ON NON-BEARING WALLS ONLY



6 TYPICAL WALL & OPENING FRAMING
3/4" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

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Sheet Title

PARTITION HEAD, STANDARD PARTITIONS AND FRAMING DETAILS

Sheet Number

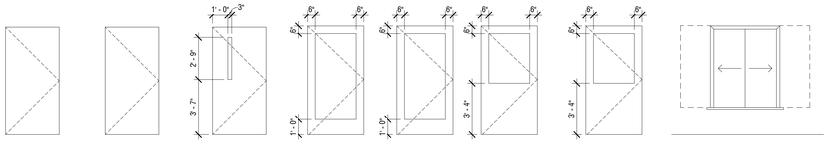
A612

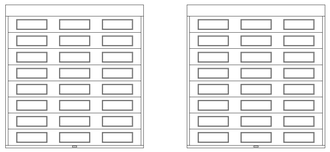
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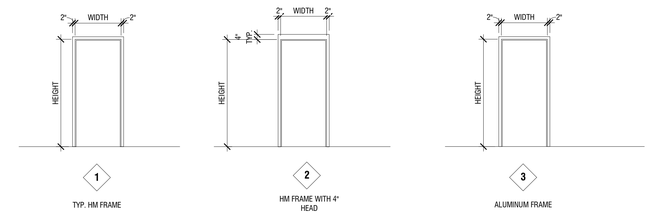
DOOR AND FRAME SCHEDULE

IDENTIFICATION		PANEL			PANEL				FRAME					
DOOR #	ROOM NAME	DIMENSIONS W	DIMENSIONS H	NO. OF PANELS	TYPE	MATERIAL	FINISH	GLAZING	TYPE	MATERIAL	FINISH	FIRE RATING	COMMENTS	DOOR #
LEVEL 1														
100	FIRE RISER	3' - 0"	8' - 0"	1	HM	HM	P-05	-	2	HM	P-05			100
101	LOBBY / CULTURE POINT	6' - 0"	8' - 0"	2	FG	ALUM	CA	GL-2T	W05	ALUM	CA		TO BE EQUIPPED WITH DOOR BUZZER AND ADA ACTUATOR, COORD. WITH DOOR HARDWARE SPECIFICATIONS	101
103	DORM 6	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	103
104	DORM 5	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	104
105	DORM 4	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	105
106	DORM 3	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	106
107	DORM 2	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	107
108	DORM 1	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05 / P-06		DORM SIDE OF DOOR FRAME = P-05 COORIDOR SIDE OF DOOR FRAME = P-06	108
109	DORM RR	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05			109
110	DORM RR	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-05			110
111	DORM RR	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			111
112	PUBLIC RR	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			112
113	CAPT OFFICE / FLEX	3' - 0"	8' - 0"	1	FG-W	WD	WD-03	GL-4T	1	HM	P-06			113
114A	GYM	3' - 0"	8' - 0"	1	FG-W	WD	WD-03	GL-4T	1	HM	P-06			114A
114B	VESTIBULE	3' - 0"	7' - 0"	1	FG-A	ALUM	CA	GL-2T	3	ALUM	CA			114B
114C	GYM	3' - 0"	8' - 0"	1	FG-A	ALUM	CA	GL-2T	2	ALUM	CA			114C
114D	GYM	10' - 0"	10' - 0"	-	OC	PER MANUF.	PER MANUF.	PER MANUF.	-	PER MANUF.	PER MANUF.		STANDARD SPEED	114D
116	LAUNDRY	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			116
116B	MEP	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			116B
117	STORAGE	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			117
118B	PANTRY	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			118B
119	DINING	3' - 0"	8' - 0"	1	FG-A	ALUM	CA	GL-2T	W02	ALUM	CA			119
121	MED STOCK	3' - 0"	8' - 0"	1	F	WD	WD-03	-	2	HM	P-06			121
122A	EXISTING APPARATUS BAY	3' - 0"	8' - 0"	1	N	HM	P-04	FIRE RATED	2	HM	P-05	90 MIN.		122A
122B	AIRLOCK	3' - 0"	8' - 0"	1	HG-W	WD	WD-03	GL-4T	1	HM	P-05			122B
123A	DECON RR	3' - 0"	8' - 0"	1	HM	HM	P-04	-	1	HM	P-05			123A
123B	DECON	3' - 0"	8' - 0"	1	HM	HM	P-04	-	1	HM	P-05			123B
124	DECON	4' - 0"	8' - 0"	1	N	HM	P-04	FIRE RATED	2	HM	P-05	90 MIN.		124
125	TURNOUT	4' - 0"	8' - 0"	1	HG-HM	HM	P-04	GL-4T	2	HM	P-05			125
127A	AIRLOCK	3' - 0"	8' - 0"	1	N	HM	P-04	FIRE RATED	2	HM	P-05	90 MIN.		127A
127B	DORM CORRIDOR	3' - 0"	8' - 0"	1	HG-W	WD	WD-03	GL-4T	1	HM	P-06			127B
128C	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		STANDARD SPEED	128C
128D	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		STANDARD SPEED	128D
128E	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		STANDARD SPEED	128E
128F	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC-HS	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		HIGH SPEED	128F
128G	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC-HS	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		HIGH SPEED	128G
128H	EXISTING APPARATUS BAY	12' - 0"	14' - 0"	-	OC-HS	PER MANUF.	PER MANUF.	GL-2T	-	PER MANUF.	PER MANUF.		HIGH SPEED	128H
129	VESTIBULE	6' - 0"	7' - 6"	2	FG-A	ALUM	CA	GL-2T	W09	ALUM	CA			129
130B	COMMUNITY ROOM	3' - 0"	7' - 0"	1	FG-A	ALUM	CA	GL-2T	W09.1	ALUM	CA			130B
131	RESTROOM	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			131
132	JANITOR	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			132
133	RESTROOM	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			133
135A	KITCHEN	3' - 0"	8' - 0"	1	F	WD	WD-03	-	1	HM	P-06			135A
135B	COMMUNITY ROOM	4' - 0"	5' - 1"	2	PD	WD	WD-03	-	PER MANUF.	SEE DETAILS	P-06			135B
136	STORAGE	6' - 0"	7' - 0"	2	F/F	WD	WD-03	-	1	HM	P-06			136
G	GENERATOR	3' - 0"	7' - 0"	1	HM	HM	P-05	-	2	HM	P-05		GENERATOR ENCLOSURE	G





DP | DOOR PANEL TYPES
1/4" = 1'-0"

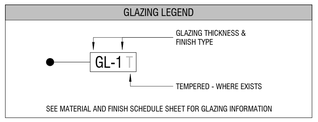


DF | DOOR FRAME TYPES
1/4" = 1'-0"

GLAZING GENERAL NOTES

1. PROVIDE CLEAR ANODIZED ALUM FRAMES FOR ALL STOREFRONT SYSTEMS.
2. PROVIDE END DAMS AT BOTTOM OUTSIDE CORNERS OF ALUMINUM STOREFRONT SYSTEMS. INSTALL PER MANUFACTURERS STANDARDS AND REQUIREMENTS.
3. FRAME DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY DEPENDING ON WINDOW MANUFACTURER AND SYSTEM.
4. SEE SPECIFICATIONS FOR HARDWARE SCHEDULE.

GLAZING LEGEND



SEE MATERIAL AND FINISH SCHEDULE SHEET FOR GLAZING INFORMATION

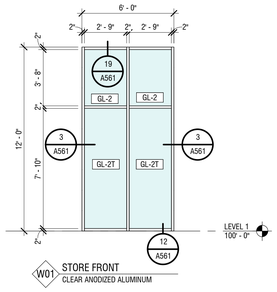
DOOR AND WINDOW FINISH LEGEND

CA	CLEAR ANODIZED ALUMINUM
HM	HOLLOW METAL
ALUM	ALUMINUM
WD	WOOD VENEER

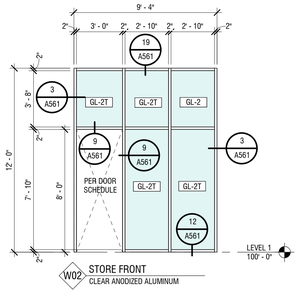
WINDOW & FRAME TYPE - GRAPHICAL SCHEDULE

SCALE: 1/4" = 1'-0"

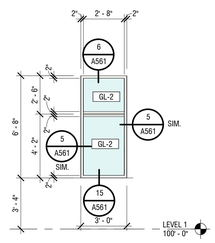
NOTE: SEE DOOR SCHEDULE AND DOOR TAGS TO MATCH APPROPRIATE FRAME TYPE WITH DOOR TYPES.



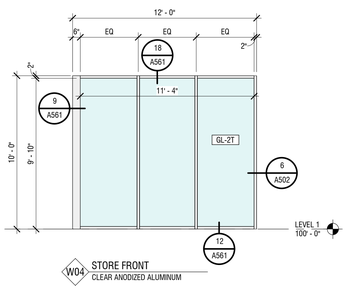
W01 STORE FRONT
CLEAR ANODIZED ALUMINUM



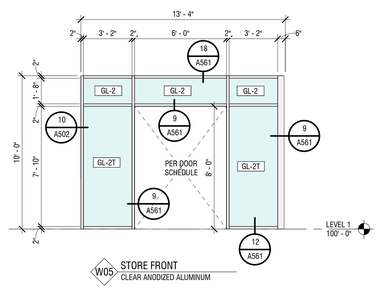
W02 STORE FRONT
CLEAR ANODIZED ALUMINUM



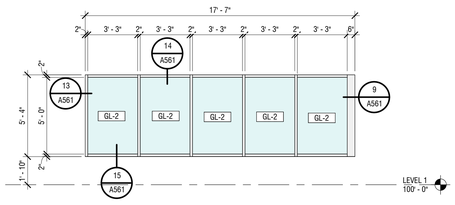
W15 STOREFRONT - FIXED
CLEAR ANODIZED ALUMINUM



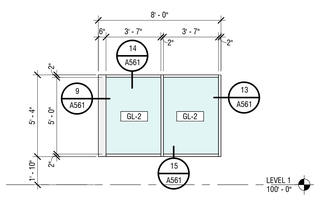
W04 STORE FRONT
CLEAR ANODIZED ALUMINUM



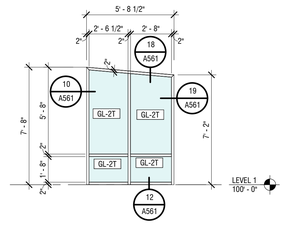
W05 STORE FRONT
CLEAR ANODIZED ALUMINUM



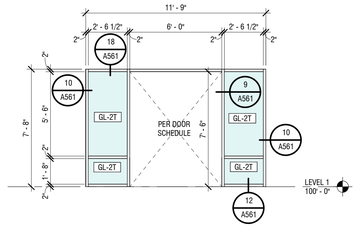
W06 STORE FRONT
CLEAR ANODIZED ALUMINUM



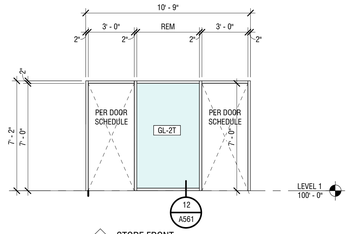
W07 STORE FRONT
CLEAR ANODIZED ALUMINUM



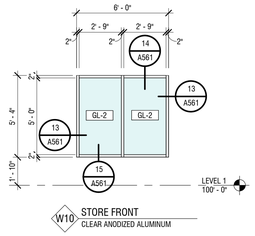
W08 STORE FRONT
CLEAR ANODIZED ALUMINUM



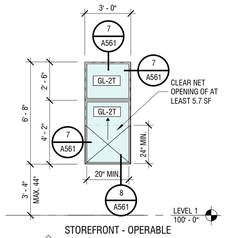
W09 STORE FRONT
CLEAR ANODIZED ALUMINUM



W09 STORE FRONT
CLEAR ANODIZED ALUMINUM



W10 STORE FRONT
CLEAR ANODIZED ALUMINUM



W15E STOREFRONT - OPERABLE EGRESS
CLEAR ANODIZED ALUMINUM

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

DOOR, FRAME & WINDOW SCHEDULE

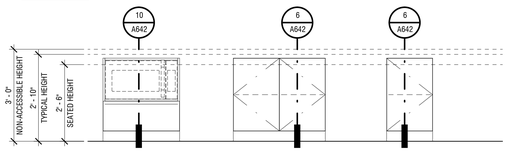
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Original drawing is 30" x 42". Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

BASE CABINETS

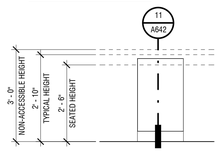


B07 BASE CABINET W/ MICROWAVE SHELF

B03 BASE CABINET W/ (2) DOORS

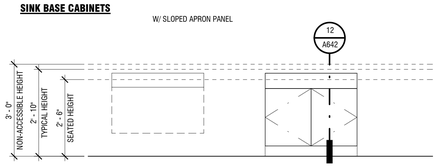
B02 BASE CABINET W/ (1) DOOR

BASE CABINETS - SPECIALTY



B31 BASE CABINET WASTE PULLOUT

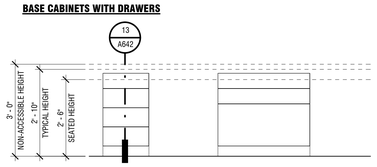
SINK BASE CABINETS



B26 LAVATORY SKIRT WITH COUNTERTOP/BACKSPLASH

B25 SINK CABINET WITH (2) DOORS

BASE CABINETS WITH DRAWERS

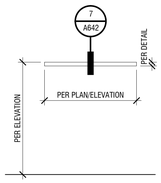


B16 BASE CABINET W/ (4) DRAWERS

B14f FILE DRAWER

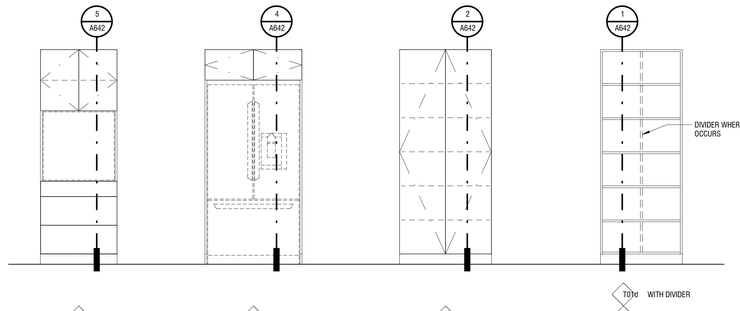
B14 BASE CABINET W/ (2) DRAWERS + LATERAL DRAWER

SHELVES



S01 FLOATING SHELF

TALL CABINETS



T09 TALL CABINET W/ APPLIANCE OPENING AND DRAWERS/DOORS

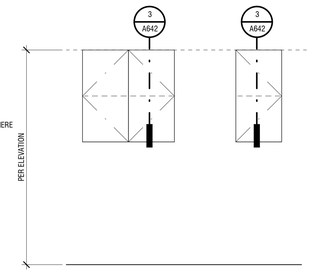
T06 REFRIDGERATOR ENCLOSURE WITH UPPER CABINET

T03 TALL CABINET W/ (2) DOORS

T01d WITH DIVIDER

T01 TALL CABINET - OPEN SHELVES

UPPER CABINETS



U03 UPPER CABINET W/ (2) DOOR

U02 UPPER CABINET W/ (1) DOOR

CASEWORK FINISH NOTES

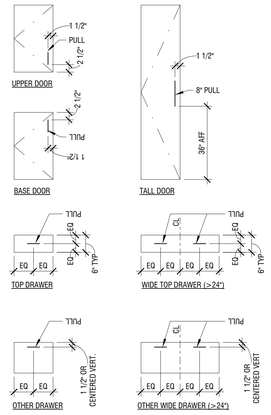
- **INTERIOR CABINET FINISH**: 3/4" CORE FACED W/ WHITE MELAMINE
- **COUNTERTOP CONSTRUCTION AND EDGE TYPE** (SEE B5/A642 FOR DETAILS)
  - SLAB EASED KNIFE EDGE & STAINLESS FULL BULLNOSE

HARDWARE TYPES

- CASEWORK PULLS LISTED BELOW ARE BASIS OF DESIGN, PROVIDE SUBMITTAL FOR ARCHITECTS REVIEW.
- FINISH TO BE SELECTED FROM MANUFACTURE'S FULL RANGE OF FINISHES.

H1	BAR PULL	AMEROCK REVOLVE: BP36854FB, BLACK 5 1/16" PULL TYPICAL, 6 5/16" AT TALL CABINET DOORS

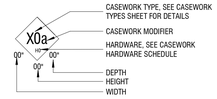
HARDWARE PLACEMENT (WIRE OR BAR PULL)



MILLWORK GENERAL NOTES

1. ALL MILLWORK TO BE AWI STANDARDS OF CUSTOM/PREMIUM GRADE.
2. CONCEALED SOFT CLOSE EUROPEAN HINGES ARE TO BE USED
3. RECESSED SHELF STANDARDS ARE TO BE USED
4. ALL EXPOSED SURFACES TO BE FINISH GRADE MATERIAL
5. INSIDE FACES OF DOORS REQUIRE LIKE MATERIAL AND THICKNESS ON BOTH SIDES
6. UNLESS NOTED OTHERWISE, USE MELAMINE FOR ALL SEMI-EXPOSED SURFACES WITHIN CLOSED CABINETS & DRAWERS. SEE DETAILS
7. ALL TOPS AND/OR BOTTOMS ON CABINETS, FILLERS AND OPEN CORNER PANELS THAT DO NOT ABUT AN ADJACENT WALL OR COVERED WITH AN OVERHEAD SOFFIT ARE CONSIDERED EXPOSED AND REQUIRED TO BE FINISHED.
8. OPEN SHELVES & MICROWAVE CABINETS ARE TO BE FINISHED TO MATCH CASEWORK DOOR/DRAWER FRONTS, UNLESS NOTED OTHERWISE.
9. NO SUBSTITUTIONS OR OMISSIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT .
10. REFER TO FINISH SCHEDULE FOR FINISH MATERIAL SPECIFICATIONS
11. CABINET DRAWERS WITH PLASTIC LAMINATE ARE TO HAVE AN EXACT MATCHING SELF EDGE BANDING. STRAIGHT PROFILE.
12. PROVIDE SELF EDGE FINISH ON ALL PLASTIC LAMINATE COUNTERTOPS.
13. UPPER CABINETS ARE TO BE VERTICALLY ALIGNED WITH BASE CABINETS, TYPICAL
14. ADJUSTABLE SHELF QUANTITY IS GRAPHICALLY INDICATED IN ELEVATIONS
15. ADJUSTABLE SHELVING SHALL HAVE 5MM METAL SUPPORT PEGS. SPOON SHAPED.
16. ARCHITECT TO SELECT FROM FULL RANGE OF COLORS AND FINISHES OFFERED BY MANUFACTURERS, INCLUDING CUSTOM
17. ANY FILLERS SHALL BE TESTED IN ACCORDANCE WITH ASTM E84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450
18. CONTRACTOR TO PROVIDE COUNTERTOP SEAMING DIAGRAM AS PART OF SHOP DRAWINGS
19. ALL COUNTERTOPS TO BE SCRIBED AS TIGHT AS POSSIBLE TO ABUTTING SURFACE.
20. ALL COUNTERTOPS CORNERS TO BE MITERED U.N.O.
21. ALL DRAWER GLIDES ARE TO BE FULL EXTENSION WITH SOFT CLOSE.

CASEWORK LEGEND



CASEWORK MODIFIER

a ACCESSIBLE HEIGHT WHERE NOTED, CLOSET SHELVING TYPICALLY

d DIVIDER AT OPEN SHELVING, TYPICALLY INSTALLED ON CABINETS>30" WIDE

f PROVIDE FILE DRAWER HARDWARE, SEE DETAILS

r PROVIDE FALSE FRONT DRAWER FOR STOVETOP

CASEWORK SCHEDULE

TYPE	DESCRIPTION
BASE CABINET	
B03	BASE CABINET W/ (2) DOORS
B07	BASE CABINET W/ MICROWAVE SHELF - CABINET TO HAVE FINISHED INTERIOR
B12	BASE CABINET W/ (2) LATERAL FILE DRAWERS
B14	BASE CABINET W/ (2) DRAWERS + LATERAL FILE DRAWER
B15	BASE CABINET W/ (3) DRAWERS
B15r	BASE CABINET W/ (2) DRAWERS + FALSE FRONT DRAWER
B16	BASE CABINET W/ (4) DRAWER
B25	SINK CABINET WITH (2) DOORS
B31	BASE CABINET - WASTE PULLOUT
SHELVES	
S01	FLOATING SHELF
TALL CABINET	
T03	TALL CABINET W/ (2) DOORS
T09	TALL CABINET W/ DOORS AND APPLIANCE OPENING
UPPER CABINET	
U03	UPPER CABINET W/ (2) DOOR
U04	UPPER CABINET WITH OPEN SHELF

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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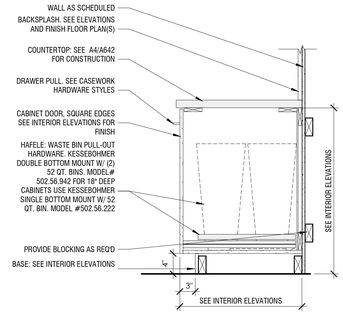
CASEWORK TYPES

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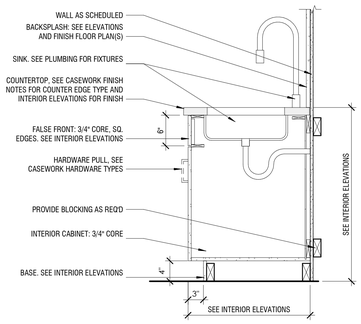
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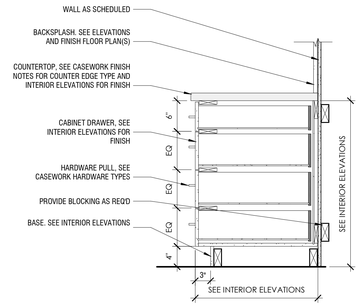
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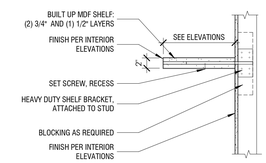
11 CASEWORK - BASE UNIT - B31
1" = 1'-0"



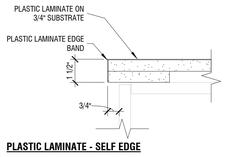
12 CASEWORK - BASE UNIT - B24/B25
1" = 1'-0"



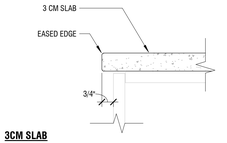
13 CASEWORK - BASE UNIT - B16
1" = 1'-0"



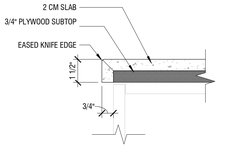
7 CASEWORK -FLOATING SHELVES - S01
1" = 1'-0"



PLASTIC LAMINATE - SELF EDGE

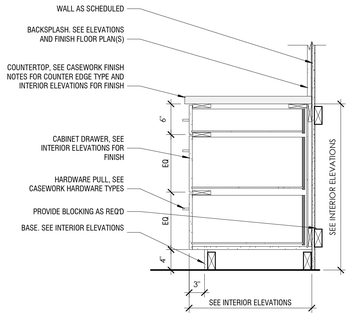


3CM SLAB

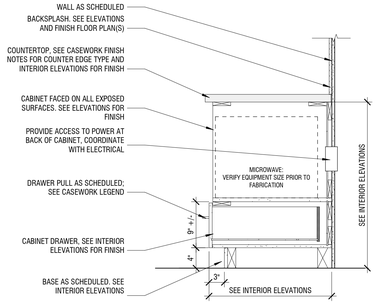


2CM KNIFE EDGE

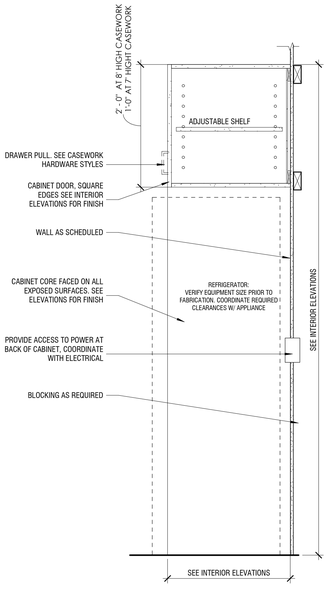
8 COUNTER CONSTRUCTION AND EDGE TYPE
3" = 1'-0"



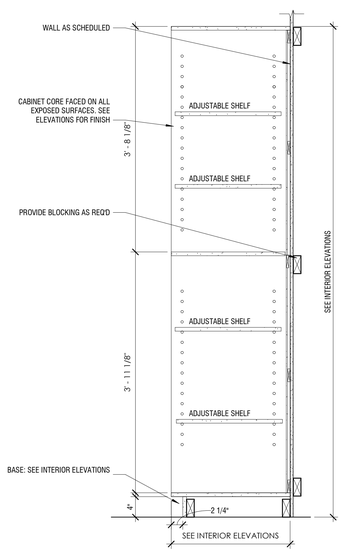
9 CASEWORK - BASE UNIT - B15
1" = 1'-0"



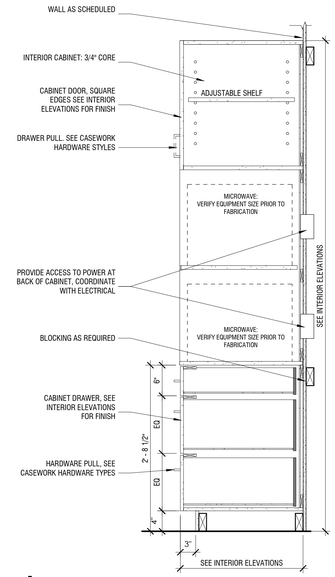
10 CASEWORK - BASE UNIT - B07
1" = 1'-0"



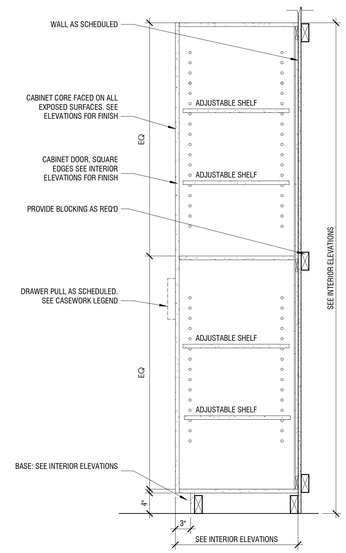
4 CASEWORK - TALL UNIT - T06
1" = 1'-0"



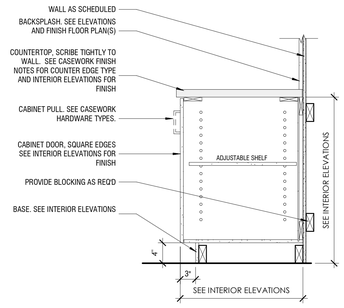
1 CASEWORK - TALL UNIT - T01
1" = 1'-0"



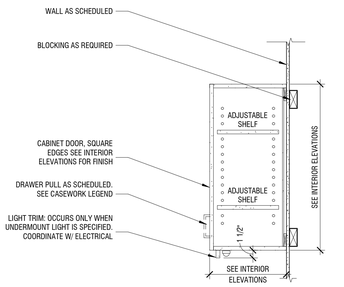
5 CASEWORK - TALL UNIT - T09
1" = 1'-0"



2 CASEWORK - TALL UNIT - T02/T03
1" = 1'-0"



6 CASEWORK - BASE UNIT - B02/B03
1" = 1'-0"



3 CASEWORK - UPPER UNIT - U02/U03
1" = 1'-0"

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50 E 100 N ALPINE, UT 84004

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INTERIOR CASEWORK TYPICALS

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MATERIAL AND FINISH SCHEDULE

MATERIAL DIVISION	MARK	DESCRIPTION	MANUFACTURER	PATTERN / STYLE	COLOR	SIZE	SPECIFICATION	COMMENTS
DIVISION 03 - CONCRETE								
DIVISION 03 - CONCRETE	PC-1	POLISHED CONCRETE	SHUR-SEAL PROSOCO	-	-	-	2-STEP POLISH W/50, 100 THEN 1 COAT SHUR-SEAL, THEN 2 COATS OF PROSOCO	2 GRINDS, FINISH LEVEL 1 FLAT - BURNISHED
DIVISION 03 - CONCRETE	SC-1	SEALED CONCRETE	TBD	-	-	-	SINGLE GRIND AND SEAL	FLAT FINISH
DIVISION 04 - MASONRY								
DIVISION 04 - MASONRY	BR-01	RECLAIMED BRICK	N/A	-	EXISTING	EXISTING	RECLAIMED FROM ADJACENT PROPERTY - COORDINATE WITH OWNER	RECLAIMED FROM ADJACENT PROPERTY - COORDINATE WITH OWNER
DIVISION 04 - MASONRY	CMU-01	CMU BLOCK	LEHI BLOCK COMPANY	#28P LT HONED	CHARCOAL-P	8" X 8" X 16" (DIMENSIONAL)	FINISHED WITH SEALER. BASIS OF DESIGN	INTERIOR EXPOSED CMU
DIVISION 04 - MASONRY	CMU-02	CMU BLOCK	TO BE DETERMINED	SPLIT FACED	TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	8" X 8" X 16" (DIMENSIONAL)	-	EXTERIOR GENERATOR AND TRASH ENCLOSURE
DIVISION 04 - MASONRY	M-1	MASONRY VENEER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED/BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	3-5/8 X 2-1/2 X 8	-	-
DIVISION 04 - MASONRY	M-2	THIN BRICK MASONRY VENEER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED/BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	9/16 X 2-1/2 X 8	-	-
DIVISION 05 - METALS								
DIVISION 05 - METALS	AL-01	PREFINISHED ALUMINUM FLASHING/FASCIA	BY CONTRACTOR	VARIES - SEE DETAILING	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	VARIES - SEE DETAILS	-	-
DIVISION 05 - METALS	MP-01	COLD ROLLED STEEL	BY CONTRACTOR	VARIES - SEE DETAILING	BLACK MAGIC PATINA	THICKNESS VARIES, SEE DETAILS	CLEAR SATIN SEALER	-
DIVISION 05 - METALS	MP-02	PERFORATED PANEL	MOZ DESIGNS	PERFORATED 3/16" DIAMETER, ALUMINUM	POWDER BLACK SAND	.063"	-	-
DIVISION 05 - METALS	SR-01	STANDING SEAM ROOF / FASCIA	TBD - SEE SPECIFICATIONS	SEE SPECIFICATIONS	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES								
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	FRP-01	FRP WALL PANELS	BY CONTRACTOR	SMOOTH	WHITE	4' x 8'	SEE SPECIFICATION	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	PL-01	PLASTIC LAMINATE	PIONITE	WW120WE	A GOOD BOOK	VARIES - SEE DETAILS	INSTALL WITH VERTICAL GRAIN DIRECTION, EDGE BANDING TO MATCH	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	PL-02	PLASTIC LAMINATE	WILSONART	FAIRCHILD 8238	K-05 TIMBERGRAIN	VARIES - SEE DETAILS	INSTALL WITH VERTICAL GRAIN DIRECTION, EDGE BANDING TO MATCH	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	PL-03	PLASTIC LAMINATE	WILSONART	LOFT OAK 7968	K-12 SOFT GRAIN	VARIES - SEE DETAILS	INSTALL WITH VERTICAL GRAIN DIRECTION, EDGE BANDING TO MATCH	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	PL-04	PLASTIC LAMINATE	FORMICA FENIX	J0748	BEIGE ARIZONA	VARIES - SEE DETAILS	TRACELESS, EDGE BANDING TO MATCH	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	WD-01	INTERIOR WOOD SIDING	DELTA MILLWORKS	WESTERN RED CEDAR- STK GRADE	SSB-KODIAK	1 x 4	INSTALL TONGUE & GROOVE	-
DIVISION 06 - WOOD, PLASTICS, COMPOSITES	WD-03	WOOD DOORS	OREGON DOOR	RIFT CUT WHITE OAK, UNFINISHED	CUSTOM-TO MATCH ARCHITECT'S SAMPLE	VARIES - SEE DOOR SCHEDULE	SEE DOOR SCHEDULE AND SPECIFICATIONS	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION								
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	AR-01	ASPHALT ROOF SHINGLES	TBD	SEE SPECIFICATIONS	DARK CHARCOAL/LIGHT GRAY - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	E-01	PRIMARY EIFS COLOR	TBD	MATCH EXISTING	MATCH EXISTING	-	-	-
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	FC-01	RIBER CEMENT BOARD PANEL	NICHIHA	VINTAGEWOOD PANEL SERIES	CEDAR	SEE SPECIFICATIONS	SEE SPECIFICATIONS	-
DIVISION 08 - OPENINGS								
DIVISION 08 - OPENINGS	GL-2	1" INSULATED GLASS - TINTED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	-	-
DIVISION 08 - OPENINGS	GL-2T	1" INSULATED GLASS - TINTED & TEMPERED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	-	-
DIVISION 08 - OPENINGS	GL-4T	1/4" CLEAR GLASS - TEMPERED	-	1/4" CLEAR GLASS	CLEAR	VARIES - SEE SCHEDULES	-	-
DIVISION 09 - FINISHES - CEILINGS								
DIVISION 09 - FINISHES - CEILINGS	ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	ULTIMA BEVELED #1902	WHITE	24 x 24 x 1	PAIR WITH ARMSTRONG 9/16" SUPRAFINE EXPOSED TEE-WHITE	-
DIVISION 09 - FINISHES - CEILINGS	GB-1	PAINTED GYP BOARD CEILING	SHERWIN WILLIAMS	SW 7008, FLAT FINISH	ALABASTER	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - CEILINGS	OTS	OPEN TO STRUCTURE (NO PAINT)	-	-	-	-	-	-
DIVISION 09 - FINISHES - CEILINGS	OTS-P	OPEN TO STRUCTURE (PAINT)	SHERWIN WILLIAMS	SW 7008, FLAT FINISH	ALABASTER	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - CEILINGS	OTS-P2	OPEN TO STRUCTURE (PAINT)	SHERWIN WILLIAMS	SW 7069, FLAT FINISH	IRON ORE	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - FLOORING								
DIVISION 09 - FINISHES - FLOORING	CPT-01	CARPET TILE	MOHAWK GROUP	WILD HORIZONS GT 366	867 BROOMSEDGE	12" x 36"	INSTALL PATTERN: HALF LAP. DIRECT GLUE PER MANUFACTURERS RECOMMENDATION. CONTACT STACEY JARDINE	-
DIVISION 09 - FINISHES - FLOORING	CPT-02	CARPET TILE	MOHAWK GROUP	CHROMATIC CADENCE	989 ROUND MIDNIGHT	24" x 24"	INSTALL PATTERN: MONOLITHIC. DIRECT GLUE. PER MANUFACTURERS RECOMMENDATION	THIS COLOR; 50% OF OVERALL QUANTITY. RANDOM INSTALL. COORDINATE WITH DESIGNER.
DIVISION 09 - FINISHES - FLOORING	CPT-03	CARPET TILE	MOHAWK GROUP	CHROMATIC CADENCE	958 STONE CRAZY	24" x 24"	INSTALL PATTERN: MONOLITHIC. DIRECT GLUE. PER MANUFACTURERS RECOMMENDATION	THIS COLOR, 50% OF OVERALL QUANTITY. RANDOM INSTALL. COORDINATE WITH DESIGNER.
DIVISION 09 - FINISHES - FLOORING	CPT-04	WALK OFF CARPET TILE	MOHAWK GROUP	STEP UP II GT311	983 IRON ORE	24" x 24"	INSTALL PATTERN: MONOLITHIC, PER MANUFACTURERS RECOMMENATION	-
DIVISION 09 - FINISHES - FLOORING	PT-01	PORCELAIN TILE	CROSSVILLE STUDIOS	FEEL	PEARL	12" x 24"	INSTALL PATTERN: HORIZONTAL STACK, PARALLEL TO DOOR FRAME. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND TCNA RECOMMENDATIONS. GROUT: CUSTOM #543 DRIFTWOOD, EPOXY.	-
DIVISION 09 - FINISHES - FLOORING	RF-01	RUBBER FLOORING TILE	ECORE ATHLETIC	COMPACT-FLEX	BLACK	3'-3.4" x 3'-3.4" TILE	INSTALL PATTERN: MONOLITHIC. INSTALL PER MANUFACUTURERS RECOMMENDATION.	-
DIVISION 09 - FINISHES - PAINT								
DIVISION 09 - FINISHES - PAINT	P-01	PAINT	SHERWIN WILLIAMS	SW 7008, EGSHELL FINISH	ALABASTER	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - PAINT	P-02	PAINT	SHERWIN WILLIAMS	SW 7069, EGSHELL FINISH	IRON ORE	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - PAINT	P-03	PAINT	SHERWIN WILLIAMS	SW 7016, EGSHELL FINISH	MINDFUL GRAY	-	X3 COATS, USE ANTI-MILDEW ADDITIVE IN WET AREAS.	-
DIVISION 09 - FINISHES - PAINT	P-04	HM DOOR PANEL	SHERWIN WILLIAMS	SW 7069, EGSHELL FINISH	IRON ORE	-	-	-
DIVISION 09 - FINISHES - PAINT	P-05	HM DOOR FRAME	SHERWIN WILLIAMS	SW 7069, SEMI-GLOSS FINISH	IRON ORE	-	-	-
DIVISION 09 - FINISHES - PAINT	P-06	HM DOOR FRAME	SHERWIN WILLIAMS	SW7008, SEMI-GLOSS FINISH	ALABASTER	-	-	-
DIVISION 09 - FINISHES - PAINT	P-07	EXTERIOR PAINT	SHERWIN WILLIAMS	COLOR TO BE SELECTED BY ARCHITECT	COLOR TO BE SELECTED BY ARCHITECT	-	-	EXTERIOR METALS (BOLLARDS, HANDICAP SIGNAGE)
DIVISION 09 - FINISHES - TRIM								
DIVISION 09 - FINISHES - TRIM	TR-01	TOP EDGE PROTECTION	SCHLUTER	JOLLY	SATIN NICKEL	-	-	
DIVISION 09 - FINISHES - TRIM	TS-01	TRANSITION STRIP	SCHLUTER	RENO-U	SATIN NICKEL	-	-	
DIVISION 09 - FINISHES - WALL BASE								
DIVISION 09 - FINISHES - WALL BASE	RB-01	RUBBER BASE	ROPPE	4" STANDARD WITH TOE 4" STANDARD WITH TOE	100 BLACK	4"	-	-
DIVISION 09 - FINISHES - WALL BASE	RB-02	RUBBER BASE	ROPPE	4" STRAIGHT, NO TOE	672 ASHEN	4"	-	-
DIVISION 09 - FINISHES - WALL COVERING								
DIVISION 09 - FINISHES - WALL COVERING	WC-01	WALL COVERING	WOLF GORDON	RAMPART RESOLVE- REPOSE GOH 35188209	OYSTER	52"	REVERSE HANG, RANDOM MATCH. INSTALL PER MANUFACTURERS RECOMMENDATION.	COMMUNITY ROOM BACK OF HOUSE
DIVISION 09 - FINISHES - WALL TILE								
DIVISION 09 - FINISHES - WALL TILE	WT-01	PORCELAIN TILE	CROSSVILLE STUDIOS	FEEL-STRIPES	PEARL	12" x 24"	INSTALL PATTERN: HORIZONTAL STACK-SEE INTERIOR ELEVATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND TCNA RECOMMENDATIONS. GROUT: CUSTOM #543 DRIFTWOOD, EPOXY.	-
DIVISION 09 - FINISHES - WALL TILE	WT-02	GLAZED CERAMIC TILE	DAL TILE	COLOWHEEL LINEAR	MATTE ARTIC WHITE 0790	4" x 12"	INSTALL PATTERN: HORIZONTAL STACK-SEE INTERIOR ELEVATIONS. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND TCNA RECOMMENDATIONS. GROUT: CUSTOM #543 DRIFTWOOD, EPOXY.	-
DIVISION 12 - FURNISHINGS								
DIVISION 12 - FURNISHINGS	CG-01	CORNERGUARDS	PAINTABLE W/ 3/4" TABS	SMOOTH	PAINTED ON SITE	12' CUT TO 9'	-	-
DIVISION 12 - FURNISHINGS	QT-01	QUARTZ COUNTERTOP	CAESARSTONE	4001	FRESH CONCRETE	2CM	FINISH: HONED, EASED SQUARE EDGE. INSTALL PER MANUFACTURERS RECOMMENDATION. CONTRACTOR TO PROVIDE SEAMING DIAGRAM FOR APPROVAL	-
DIVISION 12 - FURNISHINGS	QT-02	QUARTZ COUNTERTOP	CAESARSTONE	4011	CLOUDBURST CONCRETE, MINERAL	2CM	FINISH: HONED. EASED SQUARE EDGE. INSTALL PER MANUFACTURERS RECOMMENDATION. CONTRACTOR TO PROVIDE SEAMING DIAGRAM FOR APPROVAL	-

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

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Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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ROBERT B. COTTLE
138918
LICENSED ARCHITECT

Sheet Title

MATERIAL AND FINISH SCHEDULES

Sheet Number

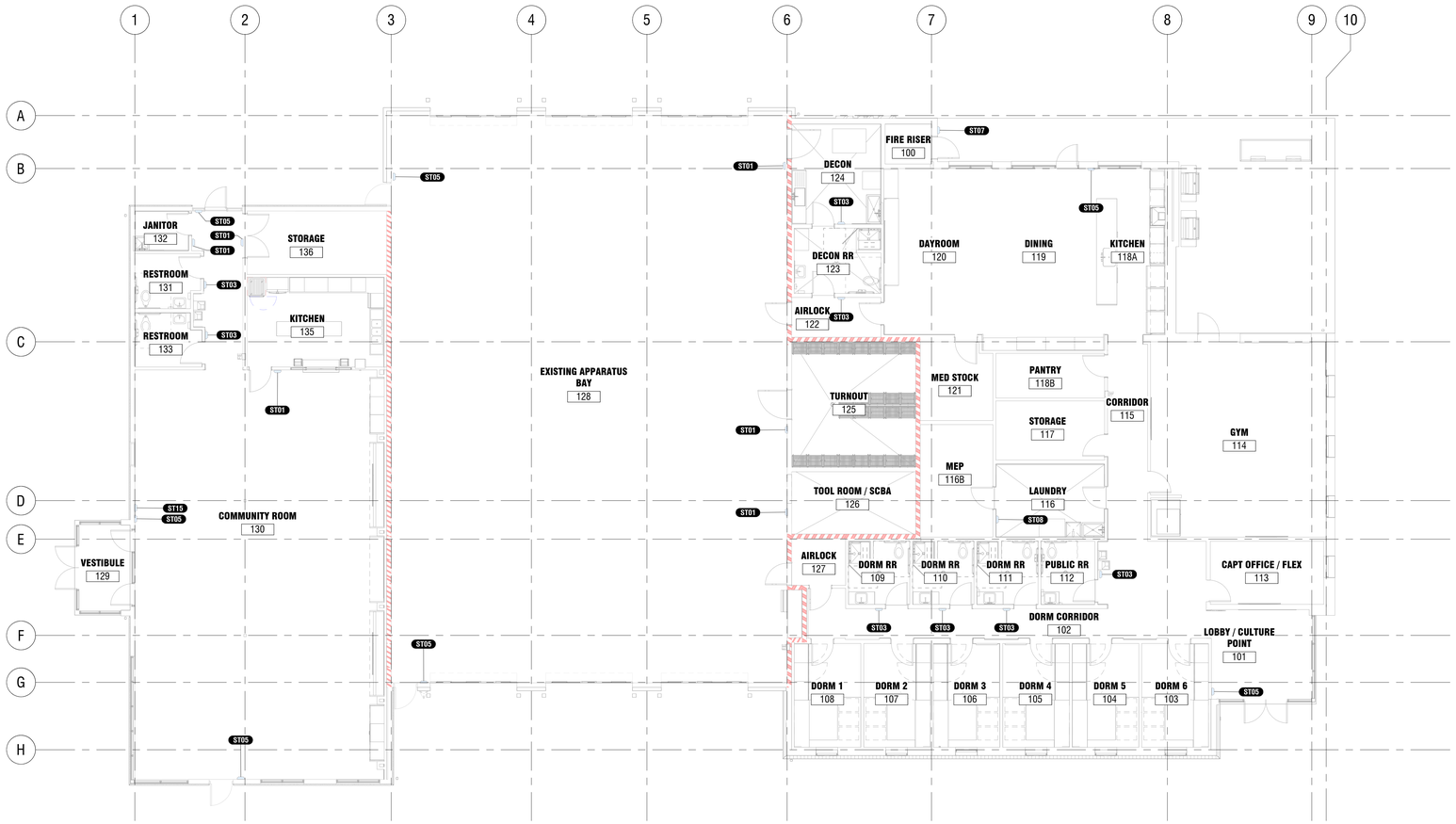
A651

ROOM SIGNAGE SCHEDULE

ROOM NUMBER	ROOM NAME	DESIGNATION	DESCRIPTION	SIGN MOUNTING	COMMENTS
LEVEL 1					
124	DECON	ST01	ROOM IDENTIFICATION	WALL - FLAT	
125	TURNOUT	ST01	ROOM IDENTIFICATION	WALL - FLAT	
126	TOOL ROOM / SCBA	ST01	ROOM IDENTIFICATION	WALL - FLAT	
130	COMMUNITY ROOM	ST15	MAXIMUM ROOM OCCUPANCY	WALL - FLAT	131 OCCUPANTS
132	JANITOR	ST01	ROOM IDENTIFICATION	WALL - FLAT	
135	KITCHEN	ST01	ROOM IDENTIFICATION	WALL - FLAT	
136	STORAGE	ST01	ROOM IDENTIFICATION	WALL - FLAT	

BUILDING SIGNAGE SCHEDULE

DESIGNATION	DESCRIPTION	SIGN MOUNTING	COMMENTS
ST03	SINGLE OCCUPANT RESTROOM	Wall - Flat	
ST05	EXIT	Wall - Flat	
ST07	FIRE RISER ROOM SIGN	Wall - Flat	
ST08	MECH ROOM	Wall - Flat	
ST16	NO ENTRY SIGN WITH PICTOGRAM	Wall - Flat	



19 **LEVEL 1 - SIGNAGE PLAN**
1/8" = 1'-0"

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Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
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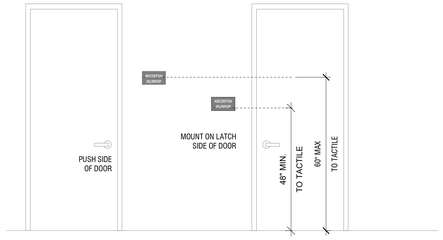
INTERIOR SIGNAGE PLAN SCHEDULES

Sheet Number

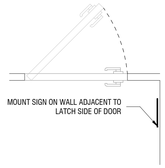
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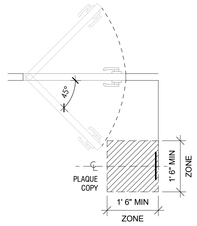
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt



STANDARD SIGN LOCATION FOR PERMANENT ROOMS OR SPACES

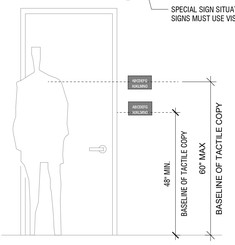


WHEN MOUNTING SPACE IS NOT AVAILABLE

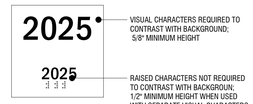


AT DOORS OPENING OUTWARD INTO PATH OF TRAVEL

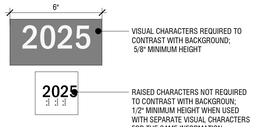




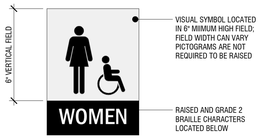
SPECIAL SIGN SITUATIONS



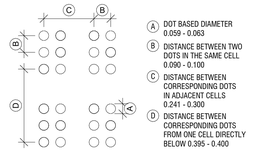
SEPARATE VISUAL CHARACTERS AND RAISED CHARACTERS ON SINGLE SIGN



SEPARATE VISUAL CHARACTERS AND RAISED CHARACTERS ON SINGLE SIGN



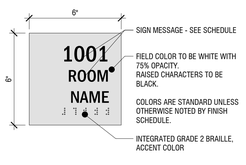
PICTOGRAM REQUIREMENTS



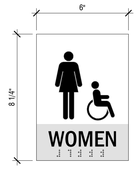
BRAILLE GRADE 2 MEASUREMENTS

C2 TYPICAL SIGNAGE DETAILS

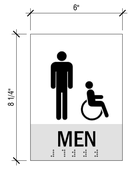
3" = 1'-0"



TYPE 1 - ROOM INDENTIFICATION
PROVIDE WHERE INDICATED



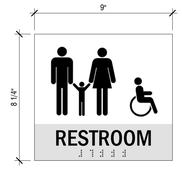
TYPE 2w - WOMEN ADA RESTROOM
PROVIDE WHERE INDICATED



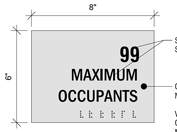
TYPE 2m - MEN ADA RESTROOM
PROVIDE WHERE INDICATED



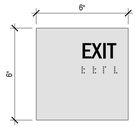
TYPE 3 - SINGLE OCC.
PROVIDE WHERE INDICATED



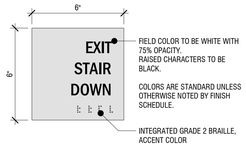
TYPE 4 - FAMILY/ASSISTED RESTROOM
PROVIDE WHERE INDICATED



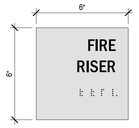
TYPE 15 - OCCUPANCY
PROVIDE WHERE INDICATED



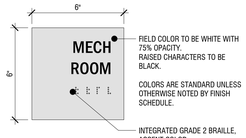
TYPE 5 - EXIT
PROVIDE WHERE INDICATED



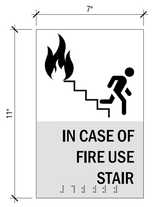
TYPE 6 - EXIT STAIR DOWN
PROVIDE WHERE INDICATED



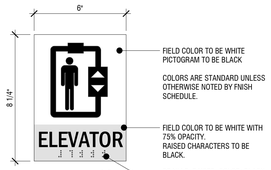
TYPE 7 - FIRE RISER
PROVIDE WHERE INDICATED



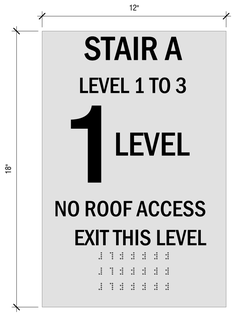
TYPE 8 - MECHANICAL ROOM
PROVIDE WHERE INDICATED



TYPE 11 - IN CASE OF FIRE USE STAIRS
PROVIDE ONE SIGN PER LEVEL ADJACENT TO ELEVATOR BANK EXCEPT LEVEL 1



TYPE 12 - ELEVATOR
PROVIDE WHERE INDICATED



TYPE 9 - EXIT STAIR EXIT THIS LEVEL
PROVIDE AT INTERIOR OF STAIRWELL AT EACH STAIR ON LEVEL 1



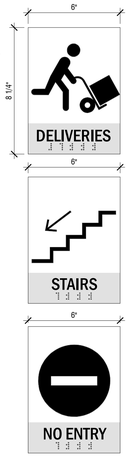
TYPE 10 - EXIT STAIR EXIT LEVEL 1
PROVIDE AT INTERIOR OF STAIRWELL AT EACH STAIR ON EACH LEVEL EXCEPT LEVEL 1



TYPE 13 - PERMANENT ROOMS & SPACES
PROVIDE WHERE INDICATED



TYPE 14 - VINYL SIGN TYPE
PROVIDE WHERE INDICATED



TYPE 16 -PICTOGRAM OPTION FOR PERMANENT ROOMS & SPACES
PROVIDE WHERE INDICATED

D5 TYPICAL SIGNAGE TYPES

3" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
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Sheet Title

INTERIOR SIGNAGE PLAN SCHEDULES

Sheet Number

A662

Current as of: 4/15/2026 9:48:19 PM

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/25116 - Alpine Fire Station 202.rvt

GENERAL

1. The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.
2. Typical details and sections shall apply where specific details are not shown.
3. The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect or Dunn Associates, Inc (DAI) before proceeding with the fabrication or construction of any affected elements. Discrepancies should be brought the attention of the architect prior to fabrication or construction.
4. Drawings shall not be scaled for the purpose of preparing shop drawings or for construction. Where dimensions on the design drawings are not provided or inferred, the contractor may scale drawings only to estimate member lengths for the purpose of bidding.
5. Changes to these contract drawings may be made only by an authorized representative of DAI. DAI shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative of DAI.
6. Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/DAI before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/DAI at no additional cost to the owner.
7. The contractor shall submit a written request to the architect/DAI before proceeding with any changes, substitutions or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk. These contract documents note and describe potential bid alternate details that may be requested from and approved by DAI during the bidding and negotiation phase. The contractor may also submit to the architect/DAI for approval other substitutions or modifications to the design drawings as bid alternates during the bidding and negotiation phase. Any contractor proposed substitutions/modifications to the design drawings after project award shall be submitted in writing to the architect/DAI for review, together with any additional costs projected from the proposed substitution/modification. Field modifications to structural elements are not permitted without notification and approval by DAI.
8. The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment; etc. Structural drawings do not show all openings. Refer to other discipline drawings. Sizes and locations of mechanical and other equipment that differ from those shown on the structural drawings shall be reported to the architect/DAI. Contractor shall take measures as required to insure that construction loads shall not exceed design loads for the structure.
9. Any structural items shown on other discipline's drawings that are not shown on the structural drawings, but that are noted as "refer to structural drawings" for additional information, shall be brought to the attention of DAI by the contractor.
10. Items such as fireproofing, waterproofing, insulation, vapor barrier, etc, may be shown or noted on structural drawings for reference only. Refer to the architectural drawings or specifications for more information.
11. The contractor shall be responsible for means, methods, techniques, sequences, and procedures in order to comply with the contract drawings and specifications. The contractor shall provide adequate shoring and bracing as required for the chosen method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the floor/roof system is completed.
12. Site observations by a field representative of DAI. shall not be construed as approval of construction, the procedures, nor special inspection.
13. All work shall be done in accordance with OSHA requirements. Potential conflicts between these documents and OSHA requirements shall be brought to the attention of DAI before proceeding with the work.
14. Shop Drawings and submittals:
   A. Shop drawings include plans, details, calculations and/or other relevant design information. Review of shop drawings and submittals by DAI is for general compliance only and is not intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents.
   B. Submittals for the following items shall be submitted to the project architect/DAI for review prior to fabrication and/or installation:
      1. Concrete Mix Design
      2. Concrete Reinforcing
      3. Masonry Block and Grout
      4. Masonry Reinforcing
      5. Anchorage and Embeds
      6. Engineered Wood Joists, Beams, etc.
      7. Panelized Wood Framing, if used
      8. Deferred Design Items
   C. Quality control submittals shall be submitted to special inspector for review prior to fabrication/installation. Courtesy copies shall be provided to the project architect and DAI for their records.
   D. Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural shop drawings shall be used in conjunction with the architectural and other consultant's drawings. See the Architectural Drawings for dimensions, doors, windows, non-bearing interior and exterior walls, elevations, slopes, stairs, curbs, drains, recesses, depressions, railings, waterproofing, finishes, chamfers, kerfs, etc.
   E. Shop drawings made from reproductions of the structural drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed. The contractor may also obtain electronic files of the plan sheets after signing a release agreement. Electronic files of the detail sheets and schedule sheets will not be made available.
   F. The Contractor may choose to submit shop drawings and submittals for review electronically.

BASIS OF DESIGN

1. Governing Building Code ..... International Building Code 2021, International Existing Building Code 2021 (Alteration - Level 3/Additions)
2. Risk Category IV
3. Roof Live Load (Not concurrent with Roof Snow Load) ..... 20 psf or 300 lbs
4. Rainfall Intensity & Load
   A. Primary Drainage Design (60-min/100 yr storm) ..... 1.76 in/hr
   B. Secondary Drainage Design (15-min/100 yr storm) ..... 1.06 in/hr
   C. Rain Load ..... 21psf (2' static+2" dynamic = 4" total head), to be confirmed with MEP
5. Roof Snow Load Criteria (Drift loads are shown on plan)
   A. Ground Snow Load ..... P_g = 40 psf
   B. Flat Roof Snow Load ..... P_f = 34 psf
   C. Snow Exposure Factor ..... C_e = 1.0
   D. Thermal Factor ..... C_t = 1.0
   E. Slope Factor ..... C_s = 1.0
   F. Snow Load Importance Factor ..... I_s = 1.2
6. Wind Design Criteria
   A. Basic Wind Design Speed ..... V = 113 mph (Vasd = 0.78V)
   B. Wind Speed, 10-year MRI ..... 74 mph
   C. Wind Directionality Factor ..... K_d = 0.85
   D. Wind Exposure C
   E. Topographic Factor ..... K_{zt} = 1.0
   F. Ground Elevation Factor ..... K_e = 0.84
   G. Internal Pressure Coefficient ..... ± 0.18
   H. Components and Cladding ..... See note 11 below
7. Seismic Design Criteria
   A. Mapped Spectral Response Accelerations
      1. 0.2-Second (Short) Period Acceleration ..... S_S = 1.378
      2. 1-Second Acceleration ..... S_1 = 0.515
   B. Design Spectral Response Accelerations
      1. 0.2-Second (Short) Period Acceleration ..... S_{DS} = 0.917
      2. 1-Second Acceleration ..... S_{D1} = 0.613
   C. Site Class (Soil Profile) ..... D (with data)
   D. Seismic Importance Factor ..... I_e = 1.5
   E. Seismic Design Category ..... D
   F. Lateral Force Resisting System(s) ..... Special Reinforced Masonry Shear Walls (Existing/Addition) / Wood Shear Walls (Existing)
      1. Response Modification Coefficient ..... R = 5 / 6.5
      2. System Overstrength Factor ..... Ω_0 = 2.5 / 2.5
      3. Deflection Amplification Factor ..... C_d = 3.5 / 4
      4. Design Base Shear ..... V = C_s*W = 0.275W / 0.212W, where W is structural weight
   G. Analysis Procedure ..... Equivalent Lateral Force
8. Serviceability Criteria
   A. Deflection Limits, unless noted otherwise in GSN ..... Total ..... Live/Snow/Wind
      1. Roofs ..... L/240 ..... L/360
      2. Perimeter Roof Framing .... L/600(3/8" max)
      3. Walls .... L/240(1" max)
   B. Interstory Drift ('h' is story height) ..... Elastic (Wind): h/400 or 3/8"max based on 10-year MRI wind speed
      Inelastic (Seismic): See table below

Seismic Interstory Drift

Level	Floor-to-Floor Height	Inelastic Story Drift	Inelastic Drift Ratio
Addition	18.83'	1.58"	0.007
Community Center	13.00'	1.58"	0.01
Fire Apparatus	29.08'	2.44"	0.007

11. Wind Loads on Components and Cladding based on ASCE 7 Chapter 30, parts 1-5 are shown below at service level (0.6W). Dimension 'a' = 5.6 feet. For overhangs, parapets, rooftop equipment, bins, silos, tanks and solar panels, designer to use parts 6-7 with qh = 26.8 psf (0.6W).

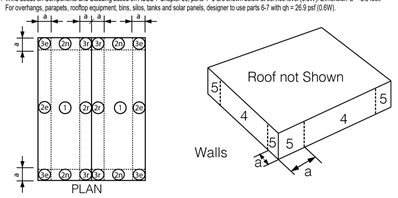


Figure 30.3-2B 2D

Figure 30.3-1

Roof Pressure Diagram (Zones 1-3, including overhangs 'OH' where applicable) and Wall Pressure Diagram (Zones 4-5)

Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1-5 (Table 1 of 2)
All wind pressures include a load factor of 0.6

Z o n e	Figure	A <= 2.00 ft² psf	A = 10.00 ft² psf	A = 20.00 ft² psf	A = 50.00 ft² psf
1	F:30.3-2B	10.41	-25.78	9.60	-25.78	9.60	-25.78	9.60	-15.68
2e	F:30.3-2B	10.41	-25.78	9.60	-25.78	9.60	-25.78	9.60	-15.68
2n	F:30.3-2B	10.41	-37.61	9.60	-37.61	9.60	-32.51	9.60	-25.78
2r	F:30.3-2B	10.41	-37.61	9.60	-37.61	9.60	-32.51	9.60	-25.78
3e	F:30.3-2B	10.41	-37.61	9.60	-37.61	9.60	-32.51	9.60	-25.78
3r	F:30.3-2B	10.41	-44.70	9.60	-44.70	9.60	-38.30	9.60	-29.82
4	F:30.3-1*	12.77	-13.84	12.77	-13.84	12.21	-13.27	11.46	-12.52
5	F:30.3-1*	12.77	-17.83	12.77	-17.83	12.21	-15.90	11.46	-14.40

Wind Pressure Summary for C&C Zones based Upon Areas Ch 30 Pt 1-5 (Table 2 of 2)
All wind pressures include a load factor of 0.6

Z o n e	Figure	A <= 100.00 ft² psf	A = 200.00 ft² psf	A = 250.00 ft² psf	A >= 500.00 ft² psf
1	F:30.3-2B	9.60	-9.60	9.60	-9.60	9.60	-9.60	9.60	-9.60
2e	F:30.3-2B	9.60	-9.60	9.60	-9.60	9.60	-9.60	9.60	-9.60
2n	F:30.3-2B	9.60	-20.69	9.60	-15.59	9.60	-13.96	9.60	-13.96
2r	F:30.3-2B	9.60	-20.69	9.60	-15.59	9.60	-13.96	9.60	-13.96
3e	F:30.3-2B	9.60	-20.69	9.60	-15.59	9.60	-13.96	9.60	-13.96
3r	F:30.3-2B	9.60	-23.42	9.60	-23.42	9.60	-23.42	9.60	-23.42
4	F:30.3-1*	10.89	-11.96	10.33	-11.39	10.15	-11.21	9.60	-10.64
5	F:30.3-1*	10.89	-13.27	10.33	-12.14	10.15	-11.78	9.60	-10.64

EXTERIOR FACADE FRAMING AND CLADDING

1. All systems (including façade, cladding, components, elements and/or their attachments to the structure) intended for use to enclose the building shall comply with the following criteria for interstory drift as required by ASCE 7 Chapter 13 and as modified or supplemented herein. See Basis of Design section of the General Structural notes for wind loads, deflection limits, and horizontal (story) drift limits.
   A. Systems shall be detailed to accommodate vertical building movement (live load deflection) in conjunction with interstory drift. Interstory drifts should be considered equal in both orthogonal building directions unless noted otherwise.
   B. Systems shall be designed and detailed for elastic (wind) interstory drift such that all systems shall remain intact, undamaged and all sealant joints integral to or placed between systems shall remain intact, uncompromised, without failures or breaches. Joints, jointing and/or joinery shall be designed such that sealant materials flex, compress and/or shear within limits recommended by the sealant manufacturers so as to remain an effective barrier for water and air infiltration.
   C. Systems shall be designed and detailed for inelastic (seismic) interstory drift such that no failure or distress occurs to systems except joint sealant is allowed to fail. Under no circumstances shall elements and/or components come in contract with adjacent systems, elements and/or components. Systems with glazing are intended to keep all members and glazing intact and connected to the building. Glazing shall not become dislodged from its restraints. Gaskets may fail and may dislodge but shall not let glass escape its restraint.
   D. Systems shall not apply moments to the slab edges and shall not induce lateral loads into beams unless kicker bracing is supplied. Attachments shall not induce torsional loads into beams and columns, nor loads into braces that are part of the Main Seismic Force Resisting System.
   E. Allowance shall be made for sealant to occupy some finite space when compressed beyond its working limit (suggest ±15% of its static joint width).
2. All systems shall be coordinated to interface with all adjoining systems such that consistency is maintained throughout the exterior closure regarding the most key (sliding or racking) in which the system performs to meet interstory drift and other design criteria.
3. Systems and details shall be consistent with the architectural intent for joint sizes and system details to the largest extent possible, or where required, modified only after prior approval

FOUNDATION

1. Soils Report by ..... CMT Technical Services
2. Report Number & Date: ..... CMT Project No. 25777, January 9, 2026
3. Soil Bearing Pressure: ..... 2000 psf, on undisturbed natural soils
4. Frost Protection: ..... 30 inches minimum
5. Lateral Soil Pressure Fluid Equivalent Density:
   A. Active ..... 35 pcf + 27 pcf/psf seismic (retaining walls)
   B. At Rest ..... 55 pcf + 0 pcf/psf seismic (rigid foundation walls)
   C. Passive ..... 425 pcf - 185 pcf/psf seismic
6. Coefficient of Friction 0.4

EARTHWORK

1. Consult the project specifications and soils report for further earthwork requirements. In absence of information, refer to the following notes.
2. Clearing: The entire building area shall be scraped to remove the top 4" of soil including all vegetation and debris.
3. Contractor shall provide temporary shoring for excavations as required.
4. Contractor shall provide measures necessary to prevent damage to or settlement of new or existing construction and utilities on or adjacent to project site.
5. Contractor shall provide dewatering as required to protect the site from flooding.
6. Proof rolling: The natural undisturbed soil below all footings shall be proof rolled prior to placing concrete. Remove all soft spots and replace with compacted structural fill.
7. Compacted structural fill: All fill material shall be a well-graded granular material with a maximum size less than 4" and with not more than 10% passing a #200 sieve. Fill beneath footings shall be compacted to 95% of the maximum laboratory density as determined by ASTM D 1557. All fill shall be tested. Compacted structural fill shall be placed in lifts not exceeding 8" in uncompacted thickness.
8. Floor slabs shall be underlain by a granular layer at least 4" thick. The granular layer shall have a maximum size less than 1" with not more than 5% passing a #200 sieve and shall be compacted to at least 90% of the maximum laboratory density as determined by ASTM D 1557.
9. The soils engineer shall review all excavations and fill placement prior to placing concrete.

CONCRETE

Concrete shall be supplied in accordance with ACI 318 and the following requirements:

Concrete Use	Comp. Strength f'c (psi)	Exposure Classes per ACI 318 19.3.1 (a,b,c)	Nominal Max. Aggregate Size
Footings	3000	F0, S0, W0, C1	1 1/2"
Foundation Walls	3500	F1, S0, W0, C1	3/4"
Interior Slabs on Grade (d,e,f)	3500	F0, S0, W0, C0	3/4"
Exterior Concrete, Reinforced (g)	5000	F3, S0, W0, C2	3/4"
Exterior Concrete, Unreinforced (g)	4500	F3, S0, W0, C0	3/4"

Table Footnotes:

a. Cement type (ASTM C150 or C595), max. water/cement ratio and fly ash to comply with ACI 318 Table 19.3.2.1.
b. Air content ± 1.5%, to comply with ACI 318 Tables 19.3.2.1 and 19.3.3.1, initially measured at point of final placement and point of discharge. Subsequent measurements may occur only at point of discharge provided air content is adjusted to account for placement losses. Air content shall be adjusted for the use of admixtures, fly ash and aggregate size. Air-entraining admixtures shall comply with ASTM C260 (when used).
c. Calcium chloride shall not be added to the concrete mix. Unreinforced concrete slabs on grade may use calcium chloride as permitted by ACI 318 Table 19.3.2.1.
d. For any exposed slab on grade, the contractor is to notify DAI at least 7 days prior to any pours to discuss the concrete mix design being used as well as present their means and methods of addressing concrete phenomena such as cracking, curling, spalling, etc.
e. Interior slabs on grade shall have a drying shrinkage maximum of 0.040% by ASTM C157 (7-day soak time permitted). Test results shall be submitted with mix designs.
f. For slab on grade 6" or thicker, a maximum aggregate size of 1 1/2" is permitted.
g. These values shall be used for parking slabs on grade or other slabs within the building footprint with exterior exposure to weather. See civil drawings for site concrete requirements.

1. Materials unless noted otherwise:
   A. Normal Weight aggregates ..... ASTM C33
   B. Fly Ash, Class 'C or F' Pozzolan ..... ASTM C618
   C. Reinforcing Steel
      1. General ..... ASTM A615 Grade 60
      2. Columns, Beams, Shearwalls ..... ASTM A706 Grade 60
         ASTM A615 is permitted if mill certifications are submitted showing that actual yield strength does not exceed the specified strength by more than 18000 psi, the ratio of tensile to yield strength is greater than 1.25, and required minimum elongations of A706 are met.
      3. Subject to approval, A706 Grade 80 may be used at the contractor's option. Subject to the above requirements, ASTM A615 Grade 80 steel may be used at the contractor's option, except in special moment frames and special concrete shear walls.
      4. Reinforcement in walls and slabs may be substituted with equivalent ASTM A1064 Grade 80 deformed welded wire reinforcement, subject to DAI approval. Laps per typical schedule.
   D. Deformed Bar Anchors (DBA) ..... ASTM A496
   E. Headed Stud Anchors (HSA) ..... ASTM A108
   F. Anchor Bolts: See steel and/or wood section(s) of general notes.
   G. No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.
2. Welded wire reinforcement may be substituted with macro synthetic fibers "coarse fibers" (per ASTM C-1116), made from virgin polyolefin, with equivalent flexural strength of 0.018" and 0.018" having minimum aspect ratio (length/equivalent diameter) of 50, at a minimum rate of 4 lb / cubic yard. Fibers above finished slab shall not be burned off. Do not use fibers in architecturally finished or colored concrete.
3. The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
   A. Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected. In no case, however, shall forms and shoring be removed in less than 24 hours after concrete placement.
4. Reinforcement shall have the following concrete clear cover, unless noted otherwise:
   A. Cast-in-place Concrete
      1. Cast against and permanently exposed to earth ..... 3"
      2. Formed concrete exposed to earth or weather:
         #6 thru #18 bars ..... 2"
         #5 and smaller bars ..... 1 1/2"
      3. Concrete not exposed to weather or in contact with ground:
         Slabs, Walls, Joists; #11 bars and smaller ..... 3/4"
         Beams, Columns: Primary Reinforcement, Ties, ... 1 1/2"
         Stirrups, Spirals
5. Construction Joints and Control Joints:
   A. Provide a beveled 2" x 4" x continuous or intermittent keyway in all horizontal and vertical construction joints including between top of footing and foundation walls. In addition, all joints shall be intentionally roughened to a full amplitude of approximately 1/4".
   B. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed within 12 hours of concrete placement. Control joints may be saw cut or tooled with depth of 1/4 the thickness of the slab (1/3 of slab thickness if it is fiber reinforced).
   C. Install control joints in slabs on grade at a spacing not to exceed 30 times the slab thickness in any direction, unless noted otherwise. Construction joints in slabs on grade shall not exceed a distance of 125'-0" on center in any direction.
   D. Install construction joints in walls at a spacing not to exceed 30 times the wall thickness, except in concrete shear walls. For masonry walls above, align joints in concrete walls with masonry control joints.
   E. Construction joints are not permitted in suspended slabs or beams unless specifically noted on the construction documents or submitted by the Contractor to DAI for review.
6. Construction
   A. Use chairs or other support devices recommended by the CRSI to support bar and tie reinforcement bars and WWR prior to placing concrete. WWR shall be continuously supported at 36" on center maximum. Reinforcing steel for slabs on grade shall be adequately supported on precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
   B. Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
   C. All embeds and dowels shall be securely tied to formwork or to adjacent rebar prior to concrete placement.
   D. No pipes, ducts, sleeves, etc. shall be placed in structural concrete unless specifically detailed or approved by DAI. Penetrations through walls when approved shall be built into the wall prior to concrete placement. Penetrations will not be allowed in footings or grade beams unless detailed. Piping shall be routed around these elements and footings stepped to avoid piping.
   E. Reinforcing bars shall not be welded unless specifically shown on drawings. In such cases, use only AWS standards. Do not substitute reinforcing bars for DBAs or HSAs.
   F. Reinforcing bars shall not be field bent, except as shown in the contract drawings or permitted by DAI.
   G. Top of concrete columns shall be flush (±1/4") with bottom of supported cast-in-place members.
7. Detailing:
   A. Lap splice lengths shall be detailed to comply with the "Reinforcing Bar Lap Splice Schedule" contained within the contract drawings.
      1. Do not splice stirrups and ties. Do not splice vertical bars in retaining walls unless specifically shown.
      2. At shear wall boundary elements lap lengths shall be increased by 25%.
      3. Splices may be made with mechanical splices capable of 125% of yield strength of the bar being spliced (Type 1). Splices located within lateral resisting elements shall also develop the tensile strength of the bar (Type 2). Mechanical splices shall be the positive connecting type coupler and shall meet all ACI requirements. Use "Cadweld", "Lenton" Standard Couplers, "Bar-Lock" or equal with internal protector. If mechanical splices are used, splices or couplers on adjacent bars shall be staggered a minimum of 24" apart along the longitudinal axis of the reinforcing bars.
   B. All 90, 135 and 180° hooks shown graphically in the drawings shall be detailed as ACI standard and seismic hooks, unless noted otherwise.
   C. At joints provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
   D. At all discontinuous control or construction slab on grade joints, provide (2) #4 x 48".
   E. Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing.
   F. All vertical reinforcing shall be doweled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above. Dowels extending into footings shall terminate with a 90° standard hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#8 bars and smaller) with hooks need not extend more than 20" into footings.
   G. See details for reinforcing around miscellaneous openings. All recesses that interrupt reinforcing shall be reinforced the same as an opening.
   H. Reference ACI 315 for additional detailing requirements.
8. Contractor required to submit concrete mix design for review by DAI prior to any placement of concrete.
9. All concrete shall be mixed and placed per ACI 304. Contractor shall refer to and follow the recommendations in ACI 305R for hot weather concreting and ACI 306R for cold weather concreting.
10. Contractor required to submit a concrete mix design for review by DAI prior to any placement of concrete. Contractor is not to backfill against basement walls without placement of the floor(s) bracing the wall unless the walls have been shored or approval of DAI has been granted, or it has been noted otherwise on the design drawings. Where present, slab on grade should be in place at the bottom of retaining or basement walls prior to backfilling.
11. Construction activity or storage of materials shall not take place on newly placed concrete until the concrete achieves sufficient strength to provide adequate support.

POST-INSTALLED ANCHORS

1. Post-installed anchors shall only be used where specifically detailed or called for on the design drawings. If circumstances arise during construction where the Contractor desires to substitute a post-installed anchor in place of a cast-in-place anchor, the Contractor shall submit a formal written request for each circumstance to the Architect and DAI for review.
2. Follow all ICC Evaluation Report and manufacturers' requirements and recommendations for post-installed anchor installation. Where conflicts may exist, the most stringent requirement applies.
3. Post-installed anchors that are exposed to exterior conditions, or interior spaces where moisture can accumulate, shall be either galvanized or stainless steel anchors.
4. All holes in hollow, brick, or stone masonry shall be drilled in the "rotary-only" mode with the hammer function off.
5. For installation of adhesive anchors horizontally or vertically inclined, installers must have AM/CRSI Adhesive Anchor Installer Certification or approved equivalent.
6. Adhesive anchors shall be as specified in the Contract Documents. If no specific adhesive is specified, or if a particular product is preferred, the Contractor may submit a request for an adhesive from the following list prior to design of the anchor. Follow manufacturer and ICC evaluation report requirements for installation temperature of adhesive anchors. Adhesive anchors shall not be installed or cured outside of approved temperature ranges. Adhesive anchors may not be installed in concrete less than 21 days old without prior approval.
   A. Eligible adhesive anchors in concrete (normal weight only)
      1. HIT-RE 500v3+ by Hilti (ESR-3814)
      2. HIT-HY 200v3 by Hilti (ESR-4868)
      3. Kwik-X Dual Action by Hilti (ESR-5065)
      4. SET-XP by Simpson (ESR-4057)
      5. AT-3G by Simpson (ESR-5026)
      6. ET-3G by Simpson (ESR-5314)
      7. Pure 110+ by Dewalt (ESR-3298)
      8. Pure 220+ by Dewalt (ESR-5144)
      9. AC220+ Gold by Dewalt (ESR-4027)
   B. Eligible adhesive anchors in grouted masonry
      1. HIT-HY 270 by Hilti (ESR-4143)
      2. AT-3G by Simpson (ESR-5026)
      3. SET-3G by Simpson (ESR-4844). Also approved for ungrouted masonry.
      4. ET-3G by Simpson (ESR-5309)
      5. AC100+ Gold by Dewalt (ESR-3200)
   C. Eligible adhesive anchors in brick or stone masonry (with anchor sleeves)
      1. HIT-HY 270 by Hilti (ESR-4144)
      2. ET-3G by Simpson (AMPO ES ER-870)
      3. AC100+ Gold by Dewalt (ESR-4105)
7. Mechanical anchors shall be as specified in the Contract Documents. If no specific mechanical anchor is specified, or if a particular product is preferred, the Contractor may submit a request for an anchor from the following list prior to design of the anchor.
   A. Eligible mechanical anchors in concrete
      1. Kwik Bolt TZ2 by Hilti (ESR-4266)
      2. Kwik HUS-EZ by Hilti (ESR-3027)
      3. HDI-P TZ by Hilti (ESR-4236)
      4. Strong-Bolt 2 by Simpson (ESR-3037)
      5. Titen HD by Simpson (ESR-2713)
      6. Torq-cut by Simpson (ESR-2705)
      7. Trubolt+ by ITW (ESR-2427)
      8. TaperSet Sammy Anchors by ITW (ESR-2202)
      9. Power-Stud+ SD2 by Dewalt (ESR-2502)
      10. Power-Stud+ SD4 and SD6 Stainless by Dewalt (ESR-2502)
      11. Snaker by Dewalt (ESR-2272)
      12. Screw-Bolt+ by Dewalt (ESR-3889)
      13. Mini Undercut+ by Dewalt (ESR-3912)
   B. Eligible mechanical anchors in grouted masonry
      1. Kwik Bolt 3 by Hilti (ESR-1385)
      2. Kwik HUS-EZ by Hilti (ESR-3056)
      3. Kwik Bolt TZ2 by Hilti (ESR-4561)
      4. Titen HD by Simpson (ESR-1056)
      5. Strong-Bolt 2 by Simpson (APMO ES ER-0240)
      6. Power-Stud+ SD1 by Dewalt (ESR-2966)
      7. Screwbolt+ by Dewalt (ESR-4042)
8. The Contractor may also submit for review and approval, the manufacturer's ICC evaluation report of alternate anchor systems not listed above. The alternate system shall provide minimum capacities equal to or greater than the specified anchor system. The alternate system shall be approved by DAI prior to the substitution.

MASONRY

1. Materials shall be as follows, unless noted otherwise:
   A. Design strength of all masonry shall be f'm=2000 psi at 28 days, unless noted otherwise.
   B. Concrete Masonry Units (CMU) shall be ASTM C-90, Grade N, Type 1, medium weight (115 pcf) with a minimum unit strength of 2000 psi at 28 days for net area.
   C. Hollow Clay Masonry Units shall be ASTM C652 , Grade SW. Type HSB with a minimum unit strength of 8250 psi for net area (f'm=3000 psi).
   D. Solid Clay Masonry Units shall be ASTM C62, Grade SW, with a minimum compression strength of 3000 psi at 28 days.
   E. Mortar shall be ASTM C270 Portland cement - lime, type 'S", with a minimum compression strength of 2000 psi at 28 days. See specifications for additives allowed. Masonry mortars and masonry cements are not allowed. Use type 'M' mortar for masonry below grade (2500 psi).
   F. Grout shall be ASTM C476, with a minimum compression strength at least equal to the design strength f'm at 28 days. Limit fly ash to 25% of the total cementitious material. Slump shall be between 8" and 11".
   G. Reinforcing bars shall be ASTM A615, grade 60, (Fy = 60 ksi) except only ASTM A706, grade 60, "low alloy" steel shall be used for reinforcing shown to be welded.
   H. Joint Reinforcing shall be ASTM A951, galvanized, standard class, ladder type with #9 wire per ASTM A82.
   I. Deformed Bar Anchors (DBA) shall be ASTM A496.
   J. Headed Stud Anchors (HSA) shall be ASTM A108.
   K. Anchor Bolts shall be ASTM F1554 Grade 36. Heavy hex nuts shall be ASTM A563.
   L. Mechanical splice couplers shall be ASTM A1034 and shall be capable of developing 125% of the specified yield strength of the bar.
2. Construction Requirements
   A. All masonry construction, workmanship, and materials shall comply with TMS 602/ACI 530.1/ASCE 6, "Specifications for Masonry Structures".
   B. All masonry units shall be stored under cover at the job site. Do not use any frozen materials.
   C. Prior to placing masonry, check with all trades to insure proper placement of openings, block outs, sleeves, curbs, conduits, bolts, inserts, embeds, dowels, etc.
   D. During construction, cover and protect the top of all constructed masonry at the end of each day. No "toothing" or doweling only will be permitted.
   E. All masonry walls, lintels, and columns shall be built with running bond, typical unless noted otherwise.
   F. Mortar joints for all hollow units, both vertical head joints and horizontal bed joints, shall be bedded for a distance at least equal to the thickness of the face shells. The webs each side of cells to be grouted shall be bedded as well. Mortar joints for all solid masonry units, both vertical head joints and horizontal bed joints, shall be fully bedded.
   G. Do not use mortar for grout.
   H. Grout pours shall be limited to 5'-4" in height (aka low lift grouting), typical, unless TMS 602 procedures are followed for higher grout pours including cleanouts. lift height and self-consolidating grout.
   I. Grout pours shall terminate flush with the top of the uppermost unit except at cells with vertical reinforcing where the grout shall be 1-1/2' below the top of the unit to provide a construction key.
   J. Grout shall be consolidated by mechanical vibration during placement and reconsolidated after excess moisture has been absorbed but before workability is lost. Puddling or rodding of grout is not allowed.
   K. Grout solid all cells which contain reinforcing, bolts, anchors, etc., and as otherwise specified. Grout solid all cells below grade. Grout solid all lintels and columns. Do not grout walls solid unless specifically noted as such. Grout solid around all joist and beam bearing pockets after installation of beams and joists, typical, unless noted otherwise.
   L. Vertical cells to be filled with grout shall have vertical alignment sufficient to maintain a clear, unobstructed, vertical cell measuring not less than 2" x 3".
   M. See architectural drawings for locations of control joints. Masonry control joint spacing shall not exceed 26'-0". Corners are to have a control joint on one side of the corner within 2'-0" of the corner. Control joints shall not be over or within 4'-0" of openings. Control joints shall not be placed in masonry columns. If these requirements cannot be satisfied, walls with multiple openings (3'x3' or larger) may have control joint spacing increased to 40'-0" max.
   N. Penetrations shall not be allowed through any masonry lintel, column, pilaster, or jamb without the DAI's prior written approval. Penetrations shall be re-routed as required at these locations. Penetrations through masonry walls shall be built into the wall as the wall is being constructed and shall be reviewed by the DAI prior to installation. Conduits or pipes shall not run in reinforced cells and units without notification and approval by DAI.
   O. Masonry walls and columns shall be securely braced until floor and/or roof systems have been installed and are capable of stabilizing the masonry.
   P. Where horizontal reinforcing bars join concrete walls, columns, or pilasters, reinforcing shall be continuous. Also, a key shall be provided between the masonry and the concrete. Fill the key with grout.
   Q. Bolt holes in face or end shells shall have a diameter two inches larger than the bolt diameter and the hole shall be filled with grout.
   R. Post-installed anchor bolts shall only be installed with prior written approval of the DAI. When used, they shall be installed in solid material. Grout solid at cavity locations. All bolt holes to be filled with epoxy shall be wire brushed and cleaned with compressed air per manufacturer's recommendations.
3. Detailing Requirements
   A. Reinforcing steel shall be free of loose flakey rust, scale, grease, oil, dirt, or other deleterious materials which might affect or impair bond.
   B. Minimum grout coverage for reinforcing bars shall be one bar diameter, but not less than ¼". Minimum mortar coverage for joint reinforcing shall be 5/8" from exposed face.
   C. Reinforcing steel shall be placed prior to grouting and shall be placed, positioned, and located according to the structural drawings. It shall be secured against displacement by wire positioners or other suitable devices at intervals not to exceed 200 bar diameters or ten feet, and at all bar splice locations.
   D. Lap all masonry reinforcing per the "Masonry Reinforcing Bar Lap Splice Schedule" in the contract documents. In the absence of this schedule, lap all masonry reinforcing per bar size as follows:
      1. One bar/cell, typical: #3=12", #4=13", #5=20", #6=38", #7=52", #8=72", #9=81".
      2. Two bars/cell, typical: #3=13", #4=22", #5=35", #6=54", #7=83", #8=72" and #9=81".
   E. Vertical reinforcing shall be doweled into the foundation wall, footing, or structure below with the same size bar, spacing, and in same core as the vertical reinforcing in the wall above.
   F. Horizontal reinforcing shall be continuous through masonry walls, columns, and pilasters.
   G. Horizontal reinforcing at masonry control joints shall be continuous through the joint, typical, unless noted otherwise.
   H. Reinforcing bars shall not be field bent, except as shown in the contract drawings or permitted by DAI.
   I. Walls:
      1. Masonry walls shall be built as an integral unit at corners and intersections. Reinforcing shall be continuous and back-to-back end shells shall be removed at each course.
      2. Vertical reinforcing shall be placed in the center of the wall, typical, unless each face is specified or unless noted otherwise.
      3. Vertical reinforcing shall be provided at each corner and intersection.
      4. Horizontal corner bars shall be provided at all wall intersections and corners. Use same size and spacing as horizontal reinforcing. Provide proper lap lengths.
      5. Horizontal reinforcing shall terminate with a standard hook at the edge of openings and at ends of walls, around the vertical bar.
      6. Horizontal reinforcing shall occur at the top and bottom course of all masonry walls except the bottom course horizontal reinforcing may be omitted when the wall is doweled to a concrete foundation wall below.
   J. Lintels
      1. Masonry lintels shall be built as an integral part with the support. Masonry units with lintel block ("U" blocks) or one open end ("A" blocks) shall be used in all masonry lintels. Back-to-back end shells are not allowed. Grout all masonry lintels solid for full depth and width shown in the masonry lintel schedule.
      2. Reinforcing shown in the masonry lintel schedule is in addition to standard wall reinforcing.
      3. Extend all horizontal lintel reinforcing beyond the edge of all openings a lap splice length. If this is not possible, extend reinforcing as far as possible and terminate with 90 degree hook.
      4. Vertical reinforcing bars shall hook around the bottom horizontal reinforcing bars. They shall also hook around the top horizontal reinforcing bars or extend into the wall above the lintel a minimum of 48 bar diameters.
      5. Do not splice horizontal top or bottom bars of lintels, typical unless noted otherwise.
   K. Columns/Jambs
      1. All masonry column ties shall terminate with a 135 degree hook plus a 6 bar diameter extension (4" minimum). Horizontal wall reinforcing shall be placed inside the column vertical reinforcing.
      2. Grout jambs solid for full height of wall (floor to floor and/or roof) at sides of openings; one cell for each 4'-0" of span or portion thereof. Reinforce with (2) #5 vertical bars in each grouted cell with one bar placed at each face of wall, typical unless noted otherwise. See contract documents for other reinforcing requirements.
   L. Reinforcing shall not be welded unless specifically noted otherwise. In such cases, use AWS D1.4 standards. Do not substitute bars for DBA's or HSA's.
   M. Epoxy Coated reinforcing shall only be used when specifically noted. Increase lap lengths as required by the I

ABBREVIATIONS

AB	Anchor Bolt	JST	Joist
ABV	Above		
ALT	Alternate	K	Kip(s) = 1000 Pounds
ARCH	Architect	KLF	Kips Per Lineal Foot
ADD'L	Additional	KSI	Kips Per Square Inch
ASD	Allowable Stress Design (Service)		
@	At	LB	Pounds (#)
		LOC	Location
BB	Bottom Bar	LRFD	Load & Resistance Factored Design (Strength)
BH	Bottom Hook	LSL	Laminated Strand Lumber
BLDG	Building	LVL	Laminated Veneer Lumber
BLKG	Blocking	LWC	Light Weight Concrete
BLW	Below		
BM	Beam	MAS	Masonry
BN	Boundary Nail	MAX	Maximum
BOTT	Bottom	MECH	Mechanical
BRDG	Bridging	MEZZ	Mezzanine
BRG	Bearing	MFR	Manufacturer
BTWN	Between	MIN	Minimum
BYND	Beyond	MISC	Miscellaneous
		MTL	Metal
CANT	Cantilevered		
CGS	Center of Gravity of Strand	NS	Non-shrink
CJ	Control Joint	NTS	Not To Scale
CJP	Complete Joint Penetration	NWC	Normal Weight Concrete
CL	Center Line		
CMU	Concrete Masonry Unit	oc	On Center
COL	Column	OPNG	Opening
CONC	Concrete	OPP	Opposite
CONN	Connection	OSB	Oriented Strand Board
CONT	Continuous		
COORD	Coordinate	PAF	Power Actuated Fastener
CS	Coil Strap	PCF	Pounds per Cubic Foot
CTR	Center	PEN	Penetrate or Penetration
		PERP	Perpendicular
DB	Deck Bearing	PFT	Pre-Fabricated Truss
DBA	Deformed Bar Anchor	PJP	Partial Joint Penetration
DBL	Double	PL	Plate
DOW	Demand Critical Weld	PLF	Pounds per Lineal Foot
DET	Detail	PREFAB	Prefabricated
DIA	Diameter	PSF	Pounds per Square Foot
DIM	Dimension	PSI	Pounds per Square Inch
DWG	Drawing	PT.DF	Pressure Treated Douglas Fir (or appropriate species for region)
(E)	Existing		
EA	Each	REINF	Reinforce
EF	Each Face	REQD	Required
EL	Elevation	RTU	Roof Top Unit
ELEC	Electrical		
EN	Edge Nail	SB	Shear Bars/Hairpins (135°/90° HK)
ENGR	Engineer	SCHED	Schedule
EQ	Equal	SFRS	Seismic Force Resisting System
EQUIP	Equipment	SHTG	Sheathing
EQ SP	Equally Spaced	SIM	Similar
EW	Each Way	SMS	Sheet Metal Screw
EJ	Expansion Joint	SN	Sill Nail
ES	Edge Screw	SOG	Slab on Grade
EXT	Exterior	SR	Stud Rail
		STD	Standard
FLR	Floor	STFF	Stiffener
FND	Foundation	STL	Steel
FRT	Fire resistance treated	STRUCT	Structural
FTG	Footing	SW	Shear Wall
ga	Gage	T&B	Top and Bottom
GALV	Galvanized	TB	Top Bar
GLB	Glued Laminated Beam	TEMP	Temperature
GSN	General Structural Notes	TH	Top Hook
GT	Girder Truss	THRU	Through
		T/	Top of
HD	HOLD DOWN	TYP	Typical
HK	Hook		
HORIZ	Horizontal	UNO	Unless Noted Otherwise
HSA	Headed Stud Anchor		
HSS	Hollow Structural Section	VERT	Vertical
IBC	International Building Code	W/	With
ICC	International Code Council	WWR	Welded Wire Reinforcement
INT	Interior	WP	Working Point

Typically the structural sheets are organized as follows:

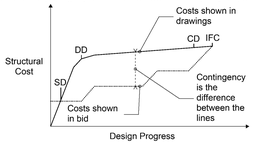
"S" SHEET SERIES	DESCRIPTION
0XX	General Notes, Specifications and Loading Plans
1XX	Plan Sheets
2XX	Elevations and Elevation Details
3XX	Building Sections
4XX	Enlarged Plans, Elevator/Stair Plans and Details
5XX	Foundation Details
6XX	Floor Details
7XX	Roof Details
8XX	Schedules
9XX	Isometrics, 3D views, Renderings

DEFERRED SUBMITTALS

1. Deferred submittals are items that are not part of our scope which require architectural and/or engineering review. Deferred submittals include plans, details, calculations and/or other relevant design information stamped by a Professional Engineer licensed in the state in which construction will occur.
2. Deferred submittals shall first be submitted to the project architect and/or DAI for review and coordination. Upon completion of the architect/DAI review, the architect/DAI will submit the deferred submittals to the Building Official for review and approval. The submittal to the Building Official shall include a notation stating that the architect/DAI review has been performed and that the plans and calculations for the deferred submittal items are found to be in general conformance with the design drawings with no exceptions.
3. Construction related to deferred submittals shall not commence until the Building Official has approved the submittal. Approved deferred submittals shall be available at the jobsite throughout construction.
4. Items requiring deferred submittals are listed below. These items shall be designed and fabricated by the manufacturer according to specifications given in the construction documents.
   A. Exterior façade, cladding and their connections (by supplier) showing compliance with drift requirements
   B. Handrails, guardrails, ladders and other railings, and their connections (by supplier)
   C. Fences and Landscaping Structures (by supplier)
   D. Cabinets, shelving, and casework over 6'-0" shall be anchored to supporting wall or floor construction to resist seismic forces per IBC 1613 and ASCE 7-22 Section 13.5.1. Anchorage shall be designed & sealed by a licensed professional engineer, unless using pre-approved brackets/clips with verified capacity. Where required by IBC Chapter 17, anchorage installation shall be subject to special inspection (by supplier).
   E. Precast Concrete Elements (by precast supplier)
   F. Seismic Bracing for mechanical, electrical and plumbing components per ASCE 7, Chapter 13 (by MEP consultant)
   G. Seismic Bracing for fire protection components per ASCE 7, Chapter 13 (by supplier)

DESIGN CONTINGENCY AND ADDITIONAL ENGINEERING SERVICES

1. The General Contractor is advised to include costs in their bid to account for the possibility of additional structural engineering services that may be required during the construction phase and are outside the standard scope of the design team contract with the owner. Standard scope items typically include providing structural addenda and clarifications as required, reviewing structural shop drawings for general compliance with the contract documents, attending bulletins during construction for clarification of the structural drawings, and visiting the site at appropriate times at the request of the architect or owner. Where engineering services outside of these standard services are requested, budgets and contingencies for these services should be established by the general contractor to be used at their discretion during construction. Additional services are listed below and will be billed hourly to the General Contractor at approximately $175/hr.
   A. Redesign services requested to accommodate alternate construction materials, methods, operations, phasing or sequences after the completion of the Contract Documents [hourly]
   B. Services resulting from corrections or revisions required because of deviations from the Contract Documents during construction by the Contractor [Suggested allowance of 0.1% of project budget or $50,000, whichever is lesser, to be billed hourly]
   C. Attendance to weekly construction meeting [hourly plus travel]
   D. Contractor requested site observations or inspections [hourly plus travel]
2. The General Contractor is advised to include costs to account for additional structural design as a contingency for sets priced before drawings are issued for construction, and to share these costs with the owner and the design team throughout the design process. Typical design stages are defined as follows, with a graphic illustration of this contingency:
   A. Schematic Design (SD) – Typically includes a narrative description of building systems and some sketches. If general notes and plans are included, they are preliminary and subject to change.
   B. Design Development (DD) – Typically includes general notes, foundation and framing plans showing general member sizes, the lateral system layout, and typical details. It may not include specific details, connections, or chords/collectors.
   C. Construction Documents (CD) – Typically includes fully detailed plans, including lateral system sizes and miscellaneous framing sufficient to submit for permit.
   D. Issued for construction (IFC) – Typically includes all information needed to build, incorporating the city comments from permit review.



SPECIAL INSPECTION, TESTING AND STRUCTURAL OBSERVATION REQUIREMENTS

1. Special Inspections and Testing
   A. Special inspections and testing as required per the approved construction documents and per IBC Chapter 17 shall be provided for this project unless waived by the Building Official.
   B. An independent agency, or agencies, employed by the Owner, shall perform the special inspection and testing services required.
   C. The special inspection and testing requirements of this section of the General Structural Notes and the special inspection tables serve as DAI's statement of special inspections and structural observations required by IBC Chapter 17.
2. Contractor Responsibilities (1704.4)
   A. Each Contractor responsible for the construction of a main wind or seismic force-resisting system, a designated seismic system, or a wind or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the Building Official and Owner prior to commencing with the work involved. It shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.
   B. The Contractor shall coordinate and cooperate with all the required inspections, testing, and/or structural observations required for the project.
   C. The Contractor shall maintain access to and exposure of the work which requires special inspection or testing
   D. The Contractor shall not proceed with subsequent work until required inspections, testing, and/or structural observations have been provided.
   E. The Contractor shall correct all work found to be deficient, and re-test at no additional cost to the Owner.
   F. The Contractor shall notify DAI at least (7) days prior to any required structural observations.
   G. Submit all required documentation to the Special Inspector for review.
3. Special Inspector Responsibilities (1704.2)
   A. Prior to the start of the construction, each approved agency shall provide written documentation to the Building Official, demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction.
   B. Special Inspectors shall keep records of their inspections and testing.
   C. Inspection reports shall indicate whether the work inspected was or was not completed in conformance to the approved construction documents.
   D. Non-conforming work and/or discrepancies shall be brought to the Contractor's immediate attention for correction.
   E. The Special Inspector shall notify the Architect/DAI of any non-conforming work or discrepancies that the Contractor cannot readily correct.
   F. Any uncorrected non-conforming work or discrepancies shall be brought to the attention of the Architect/DAI and the Building Official prior to completion of that phase of the work.
   G. Submit the following to the Building Official:
      1. Special Inspections and Testing Reports.
      2. Certificates of Compliance for:
         a. Fabrication of structural elements from approved fabricators.
         b. The seismic qualifications of nonstructural components, supports, and attachments.
         c. Designated Seismic Systems.
         d. Open-web steel joists and joist girders.
      3. Reports of:
         a. Material properties verifying compliance with the requirements of AWS D1.4 for weldability for reinforcing bars other than ASTM A706.
         b. Mill tests for ASTM A615 reinforcing bars used to resist earthquake induced forces in special moment frames, special structural walls or coupling beams in structures assigned to Seismic Design Category B, C, D, E, or F.
4. Special Inspections (1705)
   A. Special Cases (1705.1.1): Special Inspection and tests shall be required for proposed work that is, in the opinion of the Building Official, unusual in its nature, such as, but not limited to, the following:
      1. Construction materials and systems that are alternatives to materials and systems prescribed by the IBC.
      2. Unusual design applications of materials described in the IBC.
      3. Materials and systems required to be installed in accordance with additional manufacturer's instructions that prescribe requirements not contained in the IBC or in standards referenced by the IBC.
   B. Steel Construction (1705.2): The special inspections and nondestructive testing of steel construction in buildings shall be in accordance with the following:
      1. Structural Steel. Special inspections and non-destructive testing of structural steel elements in buildings, structures, and portions thereof shall be in accordance with the Quality Assurance inspection requirements of AISC 360 and tables in the construction documents. Exception: Railing systems composed of structural steel elements shall be limited to welding inspection of welds at the base of cantilevered rail posts.
   C. Quality Control Submittals for Structural Steel
      1. Provide Level III non-destructive testing (NDT) personnel certifications:
      2. Provide welder qualification records to verify project welders are tested and qualified in accordance with AWS D1.1 before welding structural or miscellaneous steels, D1.3 before welding sheet steels (10 gauge and thinner), and D1.4 before welding reinforcing steel. Submit documentation to the approved inspection agency for review before welding.
         a. Special, restricted welder qualification testing is required for welders joining the bottom-flange through the weld access hole connection in demand critical welds. Qualify welders for the minimum groove angle and maximum deposition rate used in production. Follow the instructions for supplemental qualification testing in AWS D1.8, Section 5.1. Qualification testing must take place within two years from the start of this project.
      3. Provide welder identification methodology. The fabricator/erector shall maintain a system by which the welder who has welded a joint or member can be identified. Stamps, if used, shall be the low stress type.
      4. Provide welding procedures that comply with AWS D1.1, D1.3, D1.4, D1.8, as required by the project. Welding procedures shall be made available to welders and inspectors.
         a. Provide weld filler metal product data sheets identifying optimum welding parameters and storage conditions with each welding procedure submittal.
         b. Identify the maximum welding heat input per inch of weld (KJ/in) permitted by the welding procedures.
         c. Identify the maximum deposition rate that will be used while welding on any demand critical weld.
         d. Provide typical welding filler metal Certificates of Conformance that identify the WPS Heat Input Envelope.
      5. Provide a preliminary welding repair procedure to follow should welding repairs be required within the Seismic Protected Zone.
      6. Provide bolt storage and installation procedures to the approved inspection agency for review.
      7. Provide millmaterial test reports (MTR) or certificates of conformance (CC) that verify compliance of furnished materials to the requirements of the approved contract documents. MTRs or CCs are required for structural shapes, plate, metal deck, fasteners, headed studs, DBAs, weld filler metal, and bolt assemblies used as primary, load-bearing members. Maintain the heat number traceability of structural shapes and plate used as primary, load bearing members.
   D. Structural Steel Non-Destructive Testing (NDT) Personnel Qualifications
      1. NDT personnel will:
         a. Qualify in accordance with the recommended practices of the American Society of Nondestructive Testing, SNT-TC-1A, latest edition.
         b. Pass eye examinations meeting: (1) ASTM requirements at least once a year, and (2) AWS D1.1 every three years.
         c. Be certified in accordance with the AWS QC-1, latest edition.
         d. Level III must be qualified by ASNT testing in the applicable method under review.
      2. Only Level II and Level III technicians, qualified by testing in the applicable method, are permitted to interpret nondestructive testing results.
      3. Only Senior Certified or Certified Welding Inspectors (SCWI, CWI) are permitted to evaluate welds. Certified Associate Welding Inspectors may evaluate welds when under the direct supervision of a SCWI and/or CWI.
      4. Approved Inspection Agency will certify the following:
         a. Level III inspector has reviewed the NDT procedures.
         b. Project ultrasonic testing technicians, testing demand critical welds, are trained and qualified in accordance with AWS D1.8, Annex E.
         c. That the Inspection Agencies' ultrasonic testing procedures are qualified by weld mockups similar to AWS D1.1, Annex S.
   E. Structural Steel: Special inspection and non-destructive testing (NDT) are required during the fabrication and erection of any load-bearing members and assemblies. Special inspection, except NDT, may be waived when the work is performed in a fabricating shop, or by an erector approved by the Building Official to perform work without Special Inspection. NDT of welds completed in an approved fabricator's shop may be performed by the fabricator when approved by the Building Official. When the fabricator performs the NDT, the fabricator shall submit the NDT reports for review by the Special Inspector. Special inspection and NDT shall be provided per the special inspection tables for structural steel in the construction documents.
      1. Perform all welding and welding special inspection activities in accordance with AWS D1.1, D1.3, D1.4, and D1.8, AISC 360 Chapter N, and AISC 341 Chapter J, as appropriate for the material form and welding methods employed. Approved methods and acceptance criteria are established in these codes.
      2. Perform all bolting and bolting inspection activities in accordance with AISC Specification for Structural Joints Using High Strength Bolts, AISC 360 Chapter N, and AISC 341 Chapter J, as applicable.
      3. Non-Destructive Testing (NDT) of welds is required as follows:
         a. Ultrasonic testing (UT), magnetic particle testing (MT), penetrant testing (PT), and radiographic testing (RT), where required, shall be performed in accordance with AWS D1.1/D1.1M. Acceptance criteria shall be in accordance with AWS D1.1/D1.1M for statically loaded structures, unless otherwise designated on the design drawings or project specifications.
         b. All NDT shall be documented. NDT reports shall be distributed to the fabricator/erector, the Building Official, the Contractor, and the Architect.
         c. Amount of NDT is permitted to be reduced according to AISC 360 Chapter N and AISC 341 Chapter J if appropriate criteria are met, and if approved by the Building Official and DAI.
         d. Requirements for structures in Seismic Design Categories C thru F:
            - Ultrasonic test all complete joint penetration groove welds
            - Magnetic particle test or penetrant test all thermally cut surfaces of access holes for flange or web thicknesses exceeding 2", Magnetic particle test or penetrant test all thermally cut surfaces of beam copes access holes for flange or web thicknesses exceeding 1 ½" for members of the seismic force resisting system in Seismic Design Categories C thru F. Any crack shall be deemed unacceptable.
      4. Special inspections and Testing for Non-Shrink Grout are required as follows:
         a. Periodic special inspection verifying the use of required mix design.
         b. Samples of non-shrink grout shall be tested for compressive strength at least daily, with additional tests required for each additional 10 bags mixed per day.
   F. Concrete (1705.3): Special inspections and tests of concrete construction shall be performed in accordance with Table 1705.3 in the construction documents.
      1. Special inspections of welding of and qualifications of special inspectors for reinforcing bars shall be in accordance with the requirements of AWS D1.4 for special inspections and for special inspector qualifications.
      2. In the absence of sufficient data or documentation providing evidence of conformance to quality standards for concrete materials, the building official shall require testing in accordance with the appropriate standards and criteria for the material in Ch. 19&20 of ACI 318.
   G. Masonry (1705.4): Special inspections and tests of masonry construction shall be performed in accordance with the Quality Assurance program requirements of TMS 402 and TMS 602.
      1. Engineered masonry construction in Risk Category IV shall be special inspected per TMS 602, Level 3, Quality Assurance and Tables 3 and 4 in the construction documents.
      2. Empirically designed masonry construction in Risk Category IV shall not be permitted.
      3. Special inspections and tests shall not be required for:
         a. Empirically designed masonry, glass unit masonry or masonry veneer designed in accordance with Section 2109, Section 2110 or Chapter 14, respectively, where they are part of a structure classified as Risk Category I, II or III.
         b. Masonry foundation walls constructed in accordance with Table 1807.1.6.3(1), 1807.1.6.3(2), 1807.1.6.3(3) or 1807.1.6.3(4).
         c. Masonry fireplaces, masonry heaters or masonry chimneys installed or constructed in accordance with Section 2111, 2112 or 2113, respectively.
      4. Special inspections and tests for glass unit masonry or masonry veneer designed in accordance with Section 2110 or Chapter 14, respectively, where they are part of a structure classified as Risk Category IV shall be performed in accordance with TMS 602 Level 2 and Tables 3 and 4 in the construction documents.
   H. Wood (1705.5): Special inspections of prefabricated wood structural elements and assemblies shall be performed in accordance with the Fabricated Items section below. Special inspections of site-built assemblies shall be in accordance with the following:
   I. Soils (1705.6): Special inspections and tests of existing site soil conditions, fill placement and load-bearing requirements shall be performed in accordance with this section and Table 1705.6 in the construction documents. The approved geotechnical report and the construction documents shall be used to determine compliance.
   J. Fabricated Items (1705.11): Where fabrication of structural, load bearing or lateral load-resisting members or assemblies is being conducted on the premises of a fabricator's shop, special inspections of the fabricated items shall be performed during fabrication. Special inspections during fabrication are not required where the work is done on the premises of a fabricator registered and approved by the building official to perform such work without special inspection. Approval shall be based on review of the fabricator's written fabrication procedures and quality control manuals that provide a basis for control of materials and workmanship, with periodic auditing of fabrication and quality control practices by an approved agency or the building official. At the completion of fabrication, the approved fabricators shall submit a certificate of compliance to the Owner for submittal to the Building Official stating that the work was performed in accordance with the approved construction documents.
   K. See architectural drawings for additional required inspections pertaining to sprayed fire-resistant materials (1705.15), mastic and intumescent fire-resistant coatings (1705.16), EIFS (1705.17), fire resistant penetrations and joints (1705.18), or smoke control systems (1705.19).
   L. Post-Installed Anchors: Special inspections and tests shall be performed during installation of post-installed anchors according to the requirements of the ICC Evaluation Report and table 1705.3 in the construction documents.
5. Special Inspections for Wind Resistance (1705.12): Special inspections for wind resistance are not required for this project per IBC Section 1705.12.
6. Special Inspections for Seismic Resistance (1705.13): Special inspections for seismic resistance are required for this project per IBC section 1705.13.
   A. Structural Wood (1705.13.2): For the seismic force-resisting systems of structures assigned to Seismic Design Category C, D, E, or F:
      1. Periodic Special Inspection shall be required for nailing, bolting, anchoring and other fastening of elements of the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold downs.
      Exception: Special inspections are not required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to other elements of the seismic force-resisting system, where the lateral resistance is provided by structural sheathing and the specified fastener spacing is more than 4" on center.
   B. Architectural Components (1705.13.5): Periodic special inspection is required for the erection and fastening of exterior cladding, interior and exterior nonbearing walls and interior and exterior veneer in structures assigned to Seismic Design Category D, E, or F.
   C. Plumbing, Mechanical, and Electrical Components (1705.13.6): Periodic special inspection of plumbing, mechanical, and electrical components shall be required for the following:
      1. Anchorage of electrical equipment for emergency and standby power systems in structures assigned to Seismic Design Category C, D, E, or F.
      2. Anchorage of other electrical equipment is structures assigned to Seismic Design Category E or F.
      3. Installation and anchorage of piping systems designed to carry hazardous materials and their associated mechanical units in structures assigned to Seismic Design Category C, D, E, or F.
      4. Installation and anchorage of ductwork designed to carry hazardous materials in structures assigned to Seismic Design Category C, D, E, or F.
      5. Installation and anchorage of vibration isolated systems in structures assigned to Seismic Design Category C, D, E, or F where the approved construction documents require a nominal clearance of 1/4" or less between the equipment support frame and restraint.
      6. Installation of mechanical and electrical equipment, including duct work, piping systems, and their structural supports, where automatic fire sprinkler systems are installed in structures assigned to Seismic Design Category C, D, E, or F to verify minimum clearances have been maintained. Where flexible sprinkler hose fittings are used, special inspection of minimum clearances is not required.
7. Testing for Seismic Resistance (1705.14): Testing for seismic resistance is required for this project per IBC section 1705.14.
   A. Non-Structural Components (1705.14.2): For structures assigned to Seismic Design Category B, C, D, E, or F where the requirements of ASCE 7 Section 13.2.1 for nonstructural components, supports or attachments are met by seismic qualification as specified in Item #2 therein, the registered design professional of the applicable discipline shall specify on the approved construction documents the requirements for seismic qualification by analysis, testing, or experience data. Certificates of Compliance for the seismic qualification shall be submitted to the Building Official.
8. Structural Observations/Site Observations (1704.6): Structural observations are required for this project per IBC section 1704.6.
   A. DAI shall perform the structural observations as required.
   B. Structural Observations of the following stages of construction shall be provided. The Contractor shall notify DAI in writing at least 7 days prior to the following stages of construction so that DAI may have the opportunity to review the work. At the conclusion of the work, a site observation report will be provided stating that the site visits have been made and report any unresolved deficiencies.
      1. Initial placing of any concrete, including but not limited to: footings or slabs on grade
      2. Initial grout pours for masonry walls
      3. Initial erection of structural steel
      4. Completion of structural roof deck
      5. Initial wood framing
      6. Initial finish work
   C. Structural observation/Site observation reports will be provided to the Architect. Distribution to the Contractor, Owner, and/or Building Official will be through the Architect.
9. Seismic/Wind Main Force Resisting Systems That Require Special Inspections
   A. Masonry Shear Walls
   B. Wood Shear Walls
   C. Wood Diaphragms

APRIL 16, 2026
PERMIT SET

NOTE:
THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS DATED APRIL 16, 2026

DIMENSIONS AND ELEVATIONS, AS THEY RELATE TO THE BUILDING IN GENERAL, i.e. GRID TO GRID DIMENSIONS OR DECK BEARING ELEVATIONS, ARE SUPPLIED BY THE ARCHITECT. THEY ARE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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STATE OF UTAH — PROFESSIONAL STRUCTURAL ENGINEER — GREGORY'S DUNN — 04/16/2026 — 9027257

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Title

GENERAL
STRUCTURAL NOTES

Sheet Number

S-002

Current as of: 1/6/2026 1:37:41 PM

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 25D/25025B7 Alpine Fire Station_S725.rvt

TABLE 1705.6: REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	-	X

TABLE 1705.3: REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	-
2. Reinforcing bar welding a. Verify weldability of reinforcing bars other than ASTM A 706; b. Inspect single-pass fillet welds, maximum 5/16"; and c. inspect all other welds	- - X	X X -	AWS D1.4 ACI 318: 26.6.4	-
3. Inspect anchors cast in concrete.	-	X	ACI 318; 17.8.2	-
4. Inspect anchors post-installed in hardened concrete members.[b] a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads b. Mechanical anchors and adhesive anchors not defined in 4.a.	X -	- X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
5. Verify use of required design mix.	-	X	ACI 318: Ch 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C31 ASTM C172 ACI 318: 26.5, 26.12	-
7. Inspect concrete and shotcrete placement for proper application techniques.	X	-	ACI 318: 26.5	-
8. Verify maintenance of specified curing temperature and techniques.	-	X	ACI 318: 26.5.3-26.5.5	-
9. Inspect prestressed concrete for: a. Application of prestressing forces; and b. Grouting of bonded prestressing tendons.	X X	- -	ACI 318: 26.10	-
10. Inspect erection of precast concrete members.	-	X	ACI 318: Ch. 26.9	-
11. For precast concrete diaphragm connections or reinforcement at joints classified as moderate or high deformability elements (MDE or HDE) in structures assigned to Seismic Design Category C, D, E or F, inspect such connections and reinforcement in the field for: a. Installation of the embedded parts b. Completion of the continuity of reinforcement across joints. c. Completion of connections in the field.	X X X	- - -	ACI 318: Ch. 26.13.1.3 ACI 550.5	-
12. Inspect installation tolerances of precast concrete diaphragm connections for compliance with ACI 550.5.	-	X	ACI 318: 26.13.1.3	-
13. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	-	X	ACI 318: 26.11.2	-
14. Inspect formwork for shape, location and dimensions of the concrete member being formed.	-	X	ACI 318: 26.11.1.2(b)	-

For SI: 1 inch = 25.4 mm.
a. Where applicable, see Section 1705.12. Special inspection for seismic resistance.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

TABLE 3: MASONRY MINIMUM VERIFICATION REQUIREMENTS

MINIMUM VERIFICATION	REQUIRED FOR QUALITY ASSURANCE [a]			REFERENCE FOR CRITERIA
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 602
1. Prior to construction, verification of compliance of submittals	R	R	R	Art. 1.5
2. Prior to construction, verification of f 'm and f 'AAC except where specifically exempted by the Code.	NR	R	R	Art. 1.4 B
3. During construction, verification of Slump flow and Visual Stability Index (VSI) when self-consolidating grout is delivered to the project site.	NR	R	R	Art. 1.5 & 1.6.3
4. During construction, verification of f 'm and f 'AAC for every 5,000 sq. ft. (465 sq. m.)	NR	NR	R	Art. 1.4 B
5. During construction,verification of proportions of materials as delivered to the project site for premixed or preblended mortar, prestressing grout, and grout other than self-consolidating grout.	NR	NR	R	Art. 1.4 B

(a) R=Required, NR=Not Required

TABLE 4: MASONRY MINIMUM SPECIAL INSPECTION REQUIREMENTS

INSPECTION TASK	FREQUENCY[a]			REFERENCE FOR CRITERIA	
	LEVEL 1	LEVEL 2	LEVEL 3	TMS 402	TMS 602
1. As masonry construction begins, verify that the following are in compliance:					
a. Proportions of site-prepared mortar	NR	P	P		Art. 2.1, 2.6 A, & 2.6 C
b. Grade and size of prestressing tendons and anchorages	NR	P	P		Art. 2.4 B & 2.4 H
c. Grade, type and size of reinforcement, connectors, anchor bolts, and prestressing tendons and anchorages	NR	P	P		Art. 3.4 & 3.6 A
d. Prestressing technique	NR	P	P		Art. 3.6 B
e. Properties of thin-bed mortar for AAC masonry	NR	C[b]/P[c]	C		Art. 2.1 C.1
f. Sample panel construction	NR	P	C		Art. 1.6 D
2. Prior to grouting, verify that the following are in compliance:					
a. Grout space	NR	P	C		Art. 3.2 D & 3.2 F
b. Placement of prestressing tendons and anchorages	NR	P	P	Sec. 10.8 & 10.9	Art. 2.4 & 3.6
c. Placement of reinforcement, connectors, and anchor bolts	NR	P	C	Sec. 6.1, 6.3.1, 6.3.6, & 6.3.7	Art. 3.2 E & 3.4
d. Proportions of site-prepared grout and prestressing grout for bonded tendons	NR	P	P		Art. 2.6 B & 2.4 G.1.b
3. Verify compliance of the following during construction:					
a. Materials and procedures with the approved submittals	NR	P	P		Art. 1.5
b. Placement of masonry untis and mortar joint construction	NR	P	P		Art. 3.3 B
c. Size and location of structural members	NR	P	P		Art. 3.3 F
d. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction	NR	P	C	Sec. 1.2.1(e), 6.2.1, & 6.3.1	
e. Welding of reinforcement	NR	C	C	Sec. 6.1.6.1.2	
f. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F (4.4°C)) or hot weather (temperature above 90°F (32.2°C))	NR	P	P		Art. 1.8 C & 1.8 D
g. Application and measurement of prestressing force	NR	C	C		Art. 3.6 B
h. Placement of grout and prestressing grout for bonded tendons is in compliance	NR	C	C		Art. 3.5 & 3.6 C
i. Placement of AAC masonry units and construction of thin-bed mortar joints	NR	C[b]/P[c]	C		Art. 3.3 B.9 & 3.3F.1.b
4. Observe preparation of grout specimens, mortar specimens, and/or prisms	NR	P	C		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3 & 1.4 B.4

(a) Frequency refers to the frequency of inspection, which may be continuous during the listed task or periodically during the listed task, as defined in the table.
NR=Not Required, P=Periodic, C=Continuous
(b) Required for the first 5000 square feet (465 square meters) of AAC masonry.
(c) Required after the first 5000 square feet (465 square meters) of AAC masonry.

DEFINITION OF INSPECTION TASK ABBREVIATIONS

O	Observe: The inspector shall observe these items on a random, daily basis. Operations need not be delayed pending these inspections.
P	Perform: These inspections shall be performed for each item prior to final acceptance.
D	Document: The inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

TABLE N5.4-1 COMBINED WITH TABLE J6-1 INSPECTION TASKS PRIOR TO WELDING

AISC 360	AISC 341	VISUAL INSPECTION TASKS PRIOR TO WELDING	QC		QA	
			TASK	DOC.	TASK	DOC.
•		Welder qualification records and continuity records	P	-	O	-
•		Welding procedure specification (WPSs) available	P	-	P	-
•		Manufacturer certification for welding consumables available	P	-	P	-
•	•	Material identification (type/grade)	O	-	O	-
•	•	Welder identification system [a]	O	-	O	-
•	•	Fit-up of groove welds (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location) • Backing type and fit (if applicable)	P/O**	-	O	-
•		Fit-up of CJP groove welds of HSS T-, Y-, and K-joints without backing (including joint geometry) • Joint preparation • Dimensions (alignment, root opening, root face, bevel) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	P	-	O	-
•	•	Configuration and finish of access holes	O	-	O	-
•	•	Fit-up of fillet welds • Dimensions (alignment, gaps at root) • Cleanliness (condition of steel surfaces) • Tacking (tack weld quality and location)	P/O**	-	O	-
•		Check welding equipment	O	-	O	-

[a]The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified, Stamps, if used, shall be low stress type.

** Follow performance of this inspection task for ten welds to be made by a given welder, with the welder demonstrating understanding of requirements and possession of skills and tools to verify these items, the Perform designation of this task shall be reduced to Observe, and the welder shall perform this task. Should the inspector determine that the welder has discontinued performance of this task, the task shall be returned to Perform until such time as the inspector has re-established adequate assurance that the welder will perform the inspection tasks listed.

TABLE N5.4-2 COMBINED WITH TABLE J6-2 VISUAL INSPECTION TASKS DURING WELDING

AISC 360	AISC 341	VISUAL INSPECTION TASKS DURING WELDING	QC		QA	
			TASK	DOC.	TASK	DOC.
•	•	WPS followed • Settings on welding equipment • Travel speed • Selected welding materials • Shielding gas type/flow rate • Preheat applied • Interpass temperature maintained (min/max) • Proper position (F, V, H, OH) • Intermix of filler metals avoided unless approved	O	-	O	-
	•	Use of qualified welders	O	-	O	-
•	•	Control and handling of welding consumables • Packaging • Exposure control	O	-	O	-
•	•	No welding over cracked tack welds	O	-	O	-
•	•	Environmental conditions • Wind speed within limits • Precipitation and temperature	O	-	O	-
•	•	Welding techniques • Interpass and final cleaning • Each pass within profile limitations • Each pass meets quality requirements	O	-	O	-
•		Placement and installation of steel headed stud anchors	P	-	P	-

TABLE N5.4-3 COMBINED WITH TABLE J6-3 VISUAL INSPECTION TASKS AFTER WELDING

AISC 360	AISC 341	VISUAL INSPECTION TASKS AFTER WELDING	QC		QA	
			TASK	DOC.	TASK	DOC.
•	•	Welds cleaned	O	-	O	-
•	•	Size, length and location of welds	P	-	P	-
•	•	Welds meet visual acceptance criteria • Crack prohibition • Weld/ base-metal fusion • Crater cross section • Weld profiles and size • Undercut • Porosity	P	D	P	D
•		Arc strikes	P	-	P	-
•		*k*-area[1]	P	D	P	D
•		Weld access holes in rolled heavy shapes and built-up heavy shapes[2]	P	-	P	-
	•	Placement of reinforcing or contouring fillet welds (if required)	P	D	P	D
•	•	Backing removed, weld tabs removed and finished, and fillet welds added (if required)	P	D	P	D
•	•	Repair activities	P	-	P	D
•		Document acceptance or rejection of welded joint or member	P	D	P	D
•		No prohibited welds have been added without the approval of the EOR	O	-	O	-

[1] When welding of doubler plates, continuity plates or stiffeners has been performed in the *k*-area, visually inspect the web *k*-area for cracks within 3 in. (75mm) of the weld, no sooner than 48 hours following weld completion.
[2] After rolled heavy shapes and built-up heavy shpaes are welded, visually inspect the weld access hole for cracks.

TABLE N5.6-1 COMBINED WITH TABLE J7-1 INSPECTION TASKS PRIOR TO BOLTING

AISC 360	AISC 341	VISUAL INSPECTION TASKS PRIOR TO BOLTING	QC		QA	
			TASK	DOC.	TASK	DOC.
•		Manufacturer's certifications available for fastener materials	O	-	P	-
•		Fasteners marked in accordance with ASTM requirements	O	-	O	-
•	•	Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	-	O	-
•	•	Correct bolting procedure selected for joint detail	O	-	O	-
•	•	Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	-	O	-
•	•	Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	D	O	D
•	•	Proper storage provided for bolts, nuts, washers and other fastener components	O	-	O	-

TABLE N5.6-2 COMBINED WITH TABLE J7-2 INSPECTION TASKS DURING BOLTING

AISC 360	AISC 341	VISUAL INSPECTION TASKS DURING BOLTING	QC		QA	
			TASK	DOC.	TASK	DOC.
•	•	Fastener assemblies of suitable condition placed in all holes and washers (if required) and nuts are positioned as required	O	-	O	-
•	•	Joint brought to the snug-tight condition prior to the pretensioning operation	O	-	O	-
•	•	Fastener component not turned by the wrench prevented from rotating	O	-	O	-
•	•	Fasteners are pretensioned in accordance with the RCSC *Specification* progressing systematically from the most rigid point toward the free edges	O	-	O	-

TABLE N5.6-3 COMBINED WITH TABLE J7-3 INSPECTION TASKS AFTER BOLTING

AISC 360	AISC 341	VISUAL INSPECTION TASKS AFTER BOLTING	QC		QA	
			TASK	DOC.	TASK	DOC.
•	•	Document acceptance or rejection of bolted connections	P	D	P	D

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PROFESSIONAL STRUCTURAL ENGINEER — GREGORY S. DUNN — 04/16/2026 — 9027257 — STATE OF UTAH

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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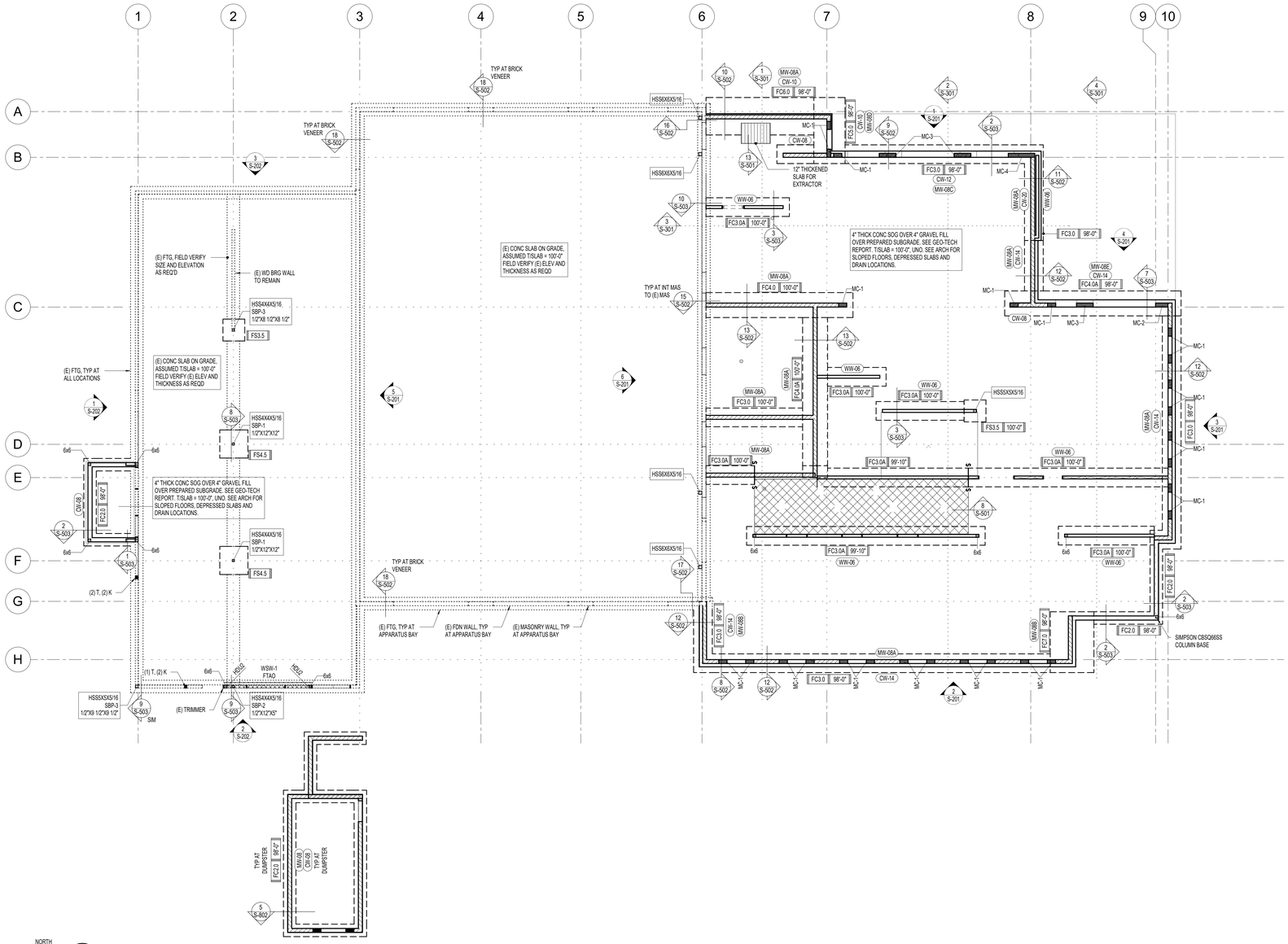
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GENERAL STRUCTURAL NOTES

Sheet Number

S-003

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NORTH

1 S-101 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

FOOTING & FOUNDATION NOTES

1. THE INFORMATION SHOWN FOR EXISTING CONDITIONS IS TO BE FIELD VERIFIED. IT SHOULD BE ANTICIPATED THAT ADJUSTMENTS WILL BE NECESSARY.
2. THESE DRAWINGS HAVE BEEN PREPARED WITHOUT THE AID OF RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS BEFORE PROCEEDING WITH DEMOLITION OR CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
4. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED.
5. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
6. SEE ARCHITECTURAL DRAWINGS AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
7. PER IBC 1809.5.1, PROVIDE CLEAN GRAVEL (NO FINES) DOWN TO FROST DEPTH UNDER EXTERIOR LANDINGS OF ALL REQUIRED EXITS WITH OUTWARD-SWINGING DOORS UNDER THE FOOTPRINT OF THE DOOR SWING.
8. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO COLUMNS, WALLS, SLAB EDGES, SLOPES, ELEVATIONS, CURBS, DEPRESSIONS AND DRAINS.
9. CENTER ALL SPOT FOOTINGS UNDER COLUMNS AS SHOWN ON PLAN, TYPICAL UNLESS NOTED OTHERWISE.
10. SEE TYPICAL FOUNDATION DETAILS ON SIX SHEET SERIES FOR:
    - STRUCTURAL FILL
    - FROST COVER
    - PIPES PARALLEL TO FOOTINGS
    - PIPES PERPENDICULAR TO FOOTINGS AND WALLS
    - FOOTING STEPS
    - DEPRESSED SLABS
    - SLAB CONSTRUCTION AND CONTROL JOINTS
    - REINFORCING AT SLAB DISCONTINUITIES
    - CORNER BARS IN CONCRETE WALLS
    - REINFORCING AT MISCELLANEOUS OPENINGS AND RECESSES
    - FOUNDATION WALL AT OPENINGS
    - CORNER BARS IN MASONRY WALLS
    - TERMINATION OF HORIZONTAL WALL REINFORCING AT ENDS OF MASONRY WALLS
    - MASONRY CONTROL JOINTS
    - EXTERIOR / PERIMETER WALLS
    - INTERIOR BEARING AND NON-BEARING WALLS
    - SILL PLATE ANCHOR BOLTS
11. SEE SCHEDULES ON 80X SHEET SERIES FOR:
    - FOOTINGS
    - REINFORCING SPLICE LENGTHS
    - CONCRETE WALLS
    - MASONRY WALLS AND COLUMNS
    - MASONRY FREESTANDING WALLS
    - STEEL COLUMNS
    - CONCRETE COLUMNS
    - WOOD BEARING WALLS

MARKS AND SYMBOLS LEGEND

- SECTION MARK / SHEET NUMBER
- WALL ELEVATION / SHEET NUMBER
- FTG / EL — FOOTING DESIGNATION / TOF ELEVATION
- DEPRESSED FND WALL, POUR SLAB OVER
- S — S — FOOTING STEP, SEE DETAILS
- FLOOR OFFSET. SEE DETAILS
- DEPRESSED SLAB. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION AND ELEVATION
- CONCRETE WALL
- MASONRY WALL
- WOOD WALL
- WSW-x FTAO — WOOD SHEAR WALL AND TYPE ABOVE, DASHED LINE INDICATES SIDE OF SHEATHING. SEE SCHEDULE. FTAO = FORCE TRANSFER AROUND OPENING
- WOOD HOLD DOWN ASSEMBLY, SEE SCHEDULE. CIRCLE INDICATES HOLD DOWN ROD/HARDWARE. RECTANGULAR SHADED REGION INDICATES ESTIMATED COMPRESSION POST ASSEMBLY WIDTH (NO MECH PEN).
- □ or I — STEEL COLUMN
- MASONRY COLUMN
- WOOD POST ABOVE, 6x6 BEARING POST, UNO
- CJ — CONTROL JOINT
- FC-x — CONTINUOUS FOOTING, SEE SCHEDULE
- FS-x — SPOT FOOTING, SEE SCHEDULE
- MC-x — MASONRY COLUMN, SEE SCHEDULE
- HD — CONTINUOUS ROD HOLD-DOWN LOCATION, SEE SCHEDULE
- CW-X — CONCRETE WALL, SEE SCHEDULE
- WW-X — WOOD WALL, SEE SCHEDULE
- MW-X — MASONRY WALL, SEE SCHEDULE
- MW-X / CW-X — CONC WALL BLW AND MAS WALL ABV, SEE SCHED

APRIL 16, 2026
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ALPINE FIRE STATION

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Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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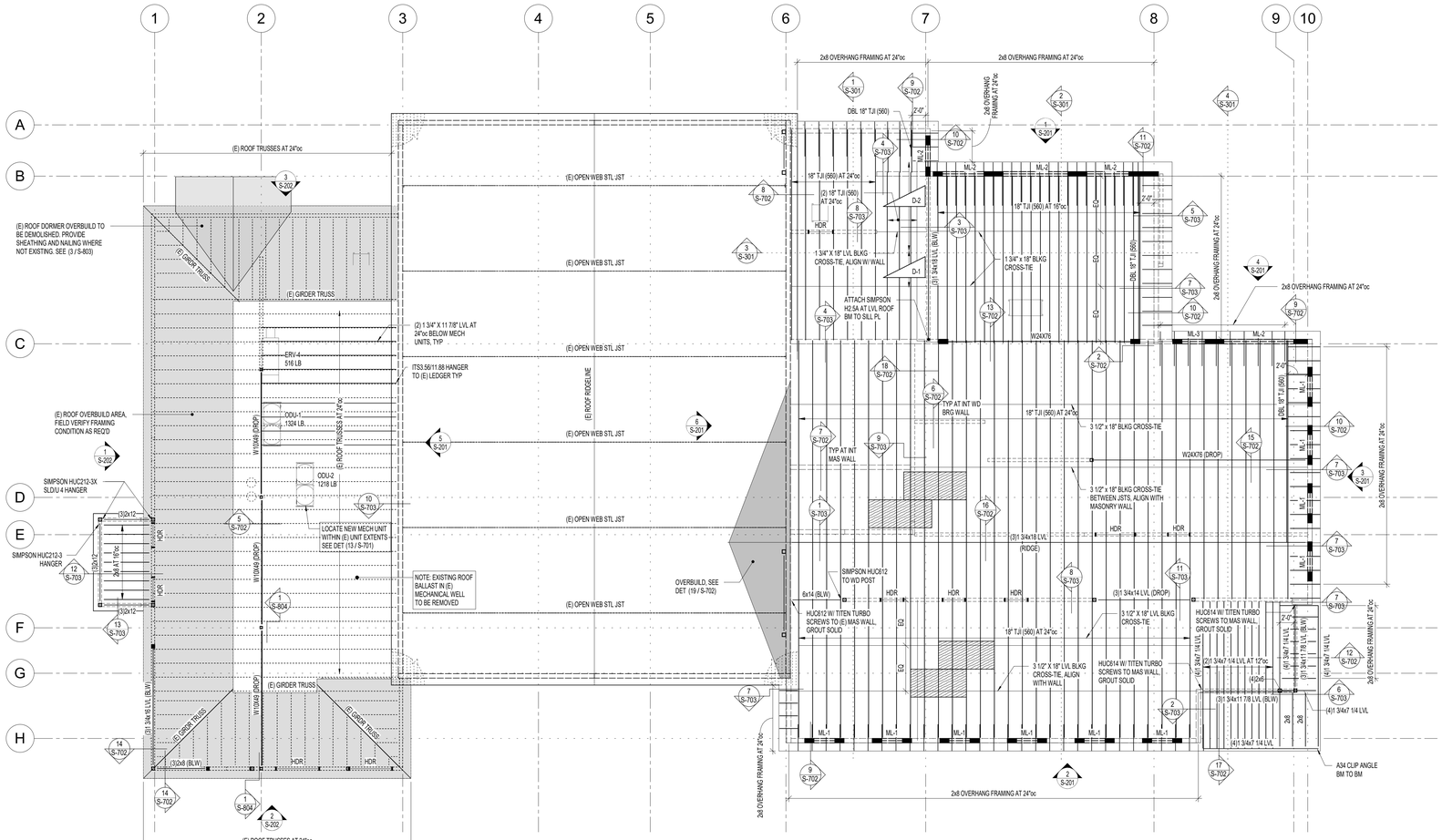
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FOOTING AND FOUNDATION PLAN

Sheet Number

S-101

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NORTH

1 S-102 ROOF FRAMING PLAN

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

MASONRY ROOF NOTES

1. THE INFORMATION SHOWN FOR EXISTING CONDITIONS IS TO BE FIELD VERIFIED. IT SHOULD BE ANTICIPATED THAT ADJUSTMENTS WILL BE NECESSARY.
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3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
4. THE CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION SO THAT APPROVAL CAN BE OBTAINED.
5. TYPICAL NEW ROOF FRAMING IS WOOD I-JISTS AT 24"oc (MAX) UNO. SEE ARCH FOR HEIGHT AND SLOPE OF JOISTS. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
6. WEIGHTS AND LOCATIONS OF MECHANICAL EQUIPMENT SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR REVIEW PRIOR TO FABRICATION OF OR PLACEMENT OF I-JOISTS OR OTHER FRAMING MEMBERS.
7. WALL STUDS SHALL BE CONTINUOUS BETWEEN POINTS OF LATERAL SUPPORT SUCH AS ROOFS AND FLOORS. PROVIDE TOP PLATES FOR WALLS AT JOIST BEARING AND/OR AT LATERAL BRACING LOCATIONS ONLY. DO NOT PLACE TOP PLATES AT UNBRACED LOCATIONS.
8. BEAMS SHOWN ON THIS SHEET OCCUR WITHIN THE ROOF FRAMING SHOWN (FLUSH-FRAMED), UNO.
9. SEE ARCHITECTURAL DRAWINGS FOR ROOF SLOPES, DRAINS, PARAPETS, DECK BEARING ELEVATIONS, CEILING ELEVATIONS, AND SOFFIT ELEVATIONS.
10. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
11. SEE ROOF FRAMING DETAILS ON 70X SHEET SERIES FOR:
    - FRAMING AT ROOF OPENINGS
    - NON-BEARING WALL CONNECTIONS
    - BUILT-UP COLUMNS AND BEAMS
    - HOLES AND NOTCHES
    - TOP-PLATE SPLICES / STRAPS
    - BEAM POCKETS
    - STEEL COLUMNS IN WOOD STUD WALLS
    - NON-BEARING WALL CONNECTIONS
    - SHEATHING JOINTS
    - JOIST TO BEAM CONNECTIONS
12. SEE SCHEDULES ON 80X SHEET SERIES FOR:
    - STEEL COLUMNS
    - SINGLE SHEAR BEAM CONNECTIONS (TYPICAL UNO)
    - MASONRY WALLS, COLUMNS, AND LINTELS
    - MINIMUM NAILING
    - BEARING WALLS AND RIM BOARD
    - HEADERS
    - ROOF SHEATHING
    - SUSPENDED CEILINGS

MARKS AND SYMBOLS LEGEND

- SECTION MARK / SHEET NUMBER
- WALL ELEVATION / SHEET NUMBER
- (E) MTL ROOF DECK
- ROOF OR FLOOR SHEATHING ORIENTATION, SEE SCHEDULE AND GENERAL STRUCTURAL NOTES
- MASONRY WALL
- WOOD BRG WALL BLW
- MASONRY BRG WALL BLW
- STEEL COLUMN
- WOOD POST ABOVE, 6x6 BEARING POST, UNO
- ML-x — MASONRY LINTEL, SEE SCHEDULE
- DROP — BEAM OCCURS BELOW FRAMING AT THIS LEVEL
- HDR — WOOD HEADER BELOW FRAMING AT THIS LEVEL, SEE SCHEDULE
- RD — ROOF DRAIN, SEE ARCHITECTURAL AND MECHANICAL FOR EXACT LOCATION

SNOW DRIFT LOADING DIAGRAM (ASD)

D-1	MAX = 27.4 PSF	D-2	MAX = 42.4 PSF
	L = 5' - 8"		L = 8' - 10"



WHERE 'L' EXCEEDS LENGTH OF LOWER ROOF, DRIFT TAPERS TO 0 PSF AT THE FAR END OF LOWER ROOF

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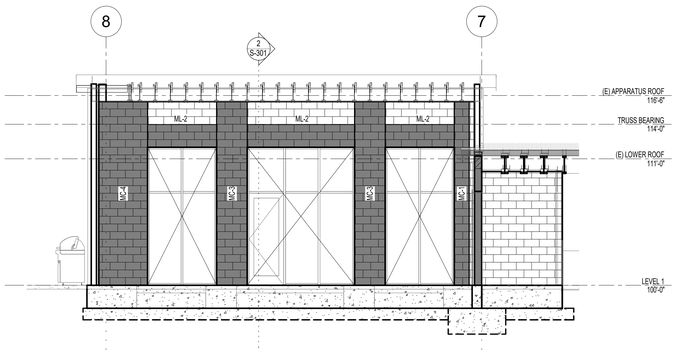
ROOF FRAMING PLAN

Sheet Number

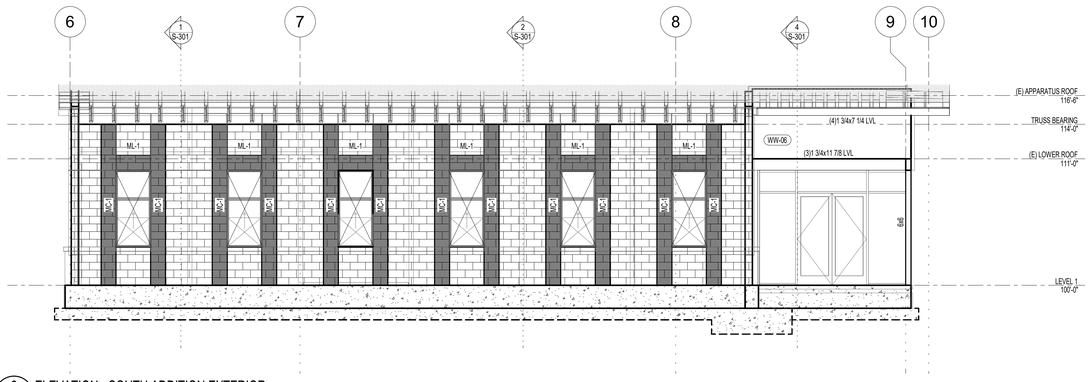
S-102

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 2022/25028? Alpine Fire Station_ST25.rvt

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1 S-201 ELEVATION - NORTH EXTERIOR
SCALE: 3/16" = 1'-0"



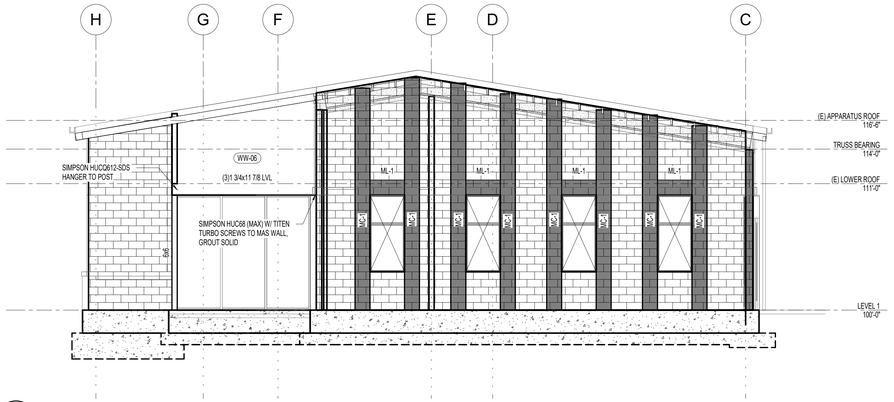
2 S-201 ELEVATION - SOUTH ADDITION EXTERIOR
SCALE: 3/16" = 1'-0"

ELEVATION NOTES

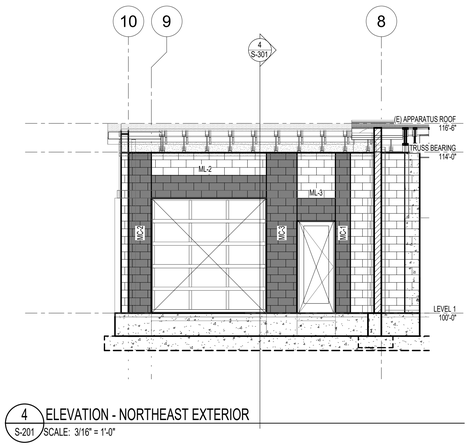
1. SEE GENERAL STRUCTURAL NOTES AND PLANS FOR ADDITIONAL INFORMATION.
2. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO OPENINGS, WALLS AND ELEVATIONS.
3. SEE SCHEDULES ON (S-800) SHEETS FOR:
   - MASONRY LINTELS
   - MASONRY COLUMNS

MARKS & SYMBOLS LEGEND

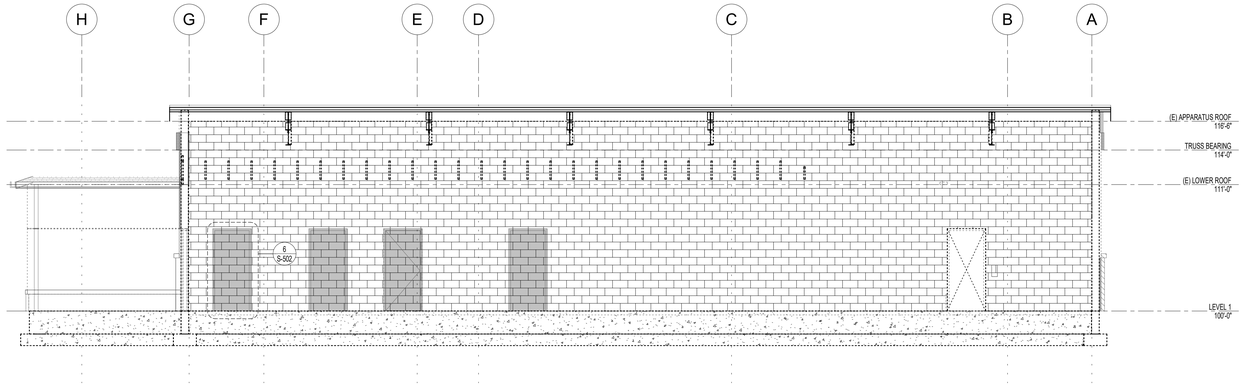
	NEW OPENING IN MASONRY WALL
	EXISTING OPENING IN MASONRY WALL TO REMAIN
	INFILL EXISTING OPENING IN MASONRY WALL, SEE DET (6) S-502)
MC-x	MASONRY COLUMN, SEE SCHEDULE
ML-x	MASONRY LINTEL SEE SCHEDULE



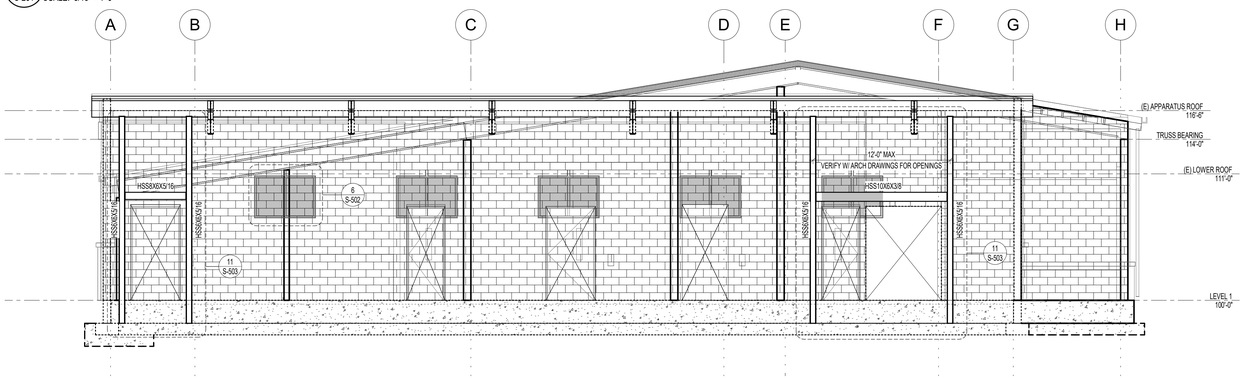
3 S-201 ELEVATION - EAST
SCALE: 3/16" = 1'-0"



4 S-201 ELEVATION - NORTHEAST EXTERIOR
SCALE: 3/16" = 1'-0"



5 S-201 ELEVATION - EXISTING WEST AT APPARATUS BAY
SCALE: 3/16" = 1'-0"



6 S-201 ELEVATION - EXISTING EAST AT APPARATUS BAY
NO SCALE:

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Consultant



client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
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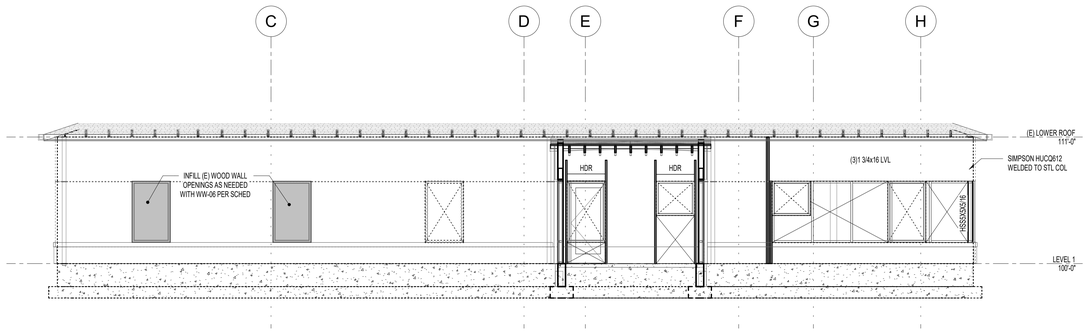
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Sheet Title

MASONRY SHEAR WALL ELEVATIONS

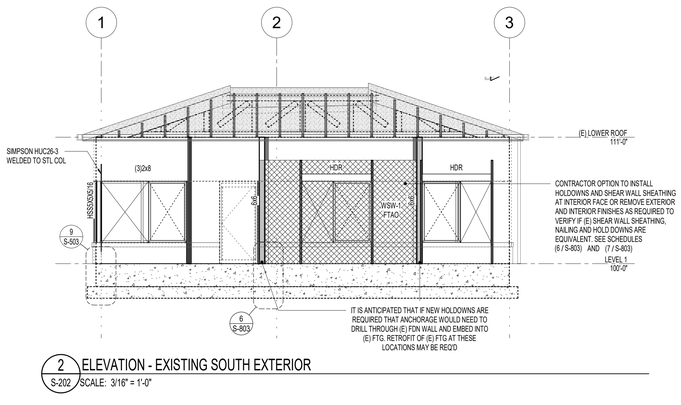
Sheet Number

S-201



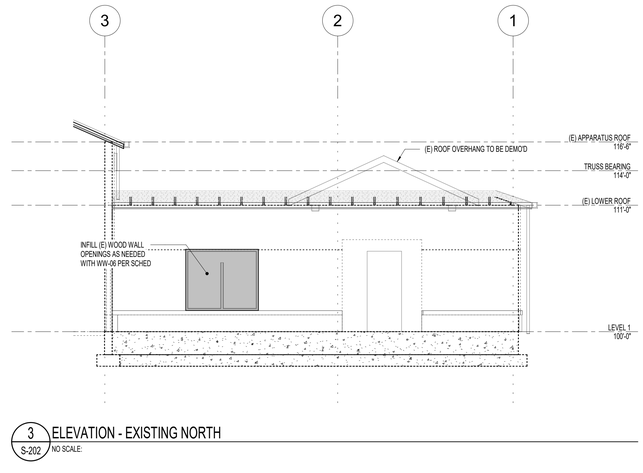
1 S-202 ELEVATION - EXISTING WEST EXTERIOR

SCALE: 3/16" = 1'-0"



2 S-202 ELEVATION - EXISTING SOUTH EXTERIOR

SCALE: 3/16" = 1'-0"



3 S-202 ELEVATION - EXISTING NORTH

NO SCALE:

ELEVATION NOTES

1. SEE GENERAL STRUCTURAL NOTES AND PLANS FOR ADDITIONAL INFORMATION.

MARKS & SYMBOLS LEGEND

- SECTION MARK / SHEET NUMBER
- WOOD SHEAR WALL EXTENTS
- WOOD HOLD DOWN ASSEMBLY EXTENTS (NO MECH PEN)
- WSW-x FTAO — WOOD SHEAR WALL AND TYPE, SEE SCHEDULE; FTAO = FORCE TRANSFER AROUND OPENING; PERF = PERFORATED
- NEW OPENING IN WOOD WALL
- EXISTING OPENING IN WOOD WALL TO REMAIN
- INFILL EXISTING OPENING IN WOOD WALL

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GREGORY S. DUNN 04/16/2026 9027257 STATE OF UTAH PROFESSIONAL STRUCTURAL ENGINEER

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
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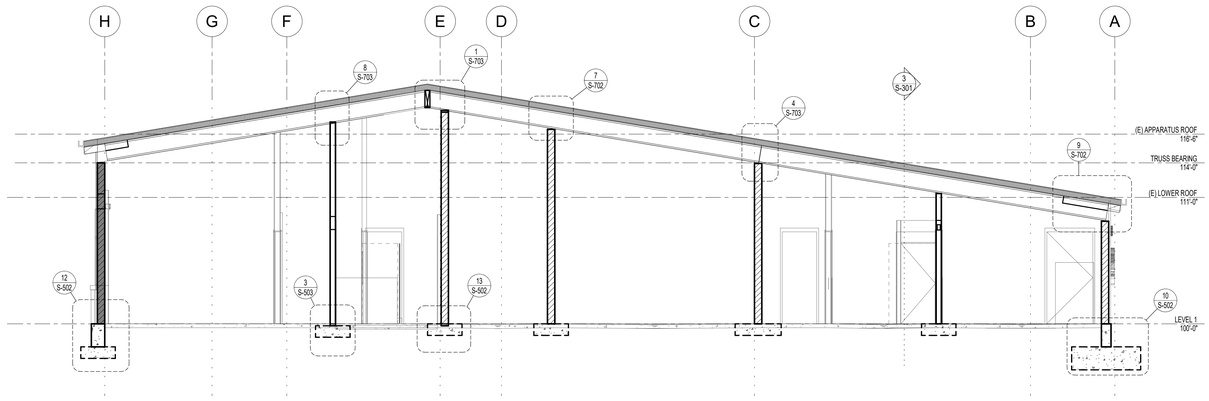
WOOD EXTERIOR WALL ELEVATIONS

Sheet Number

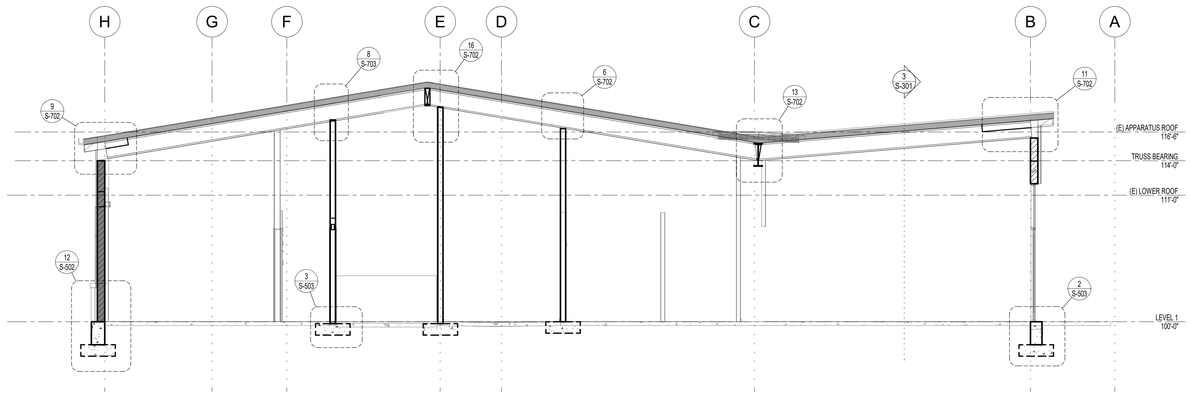
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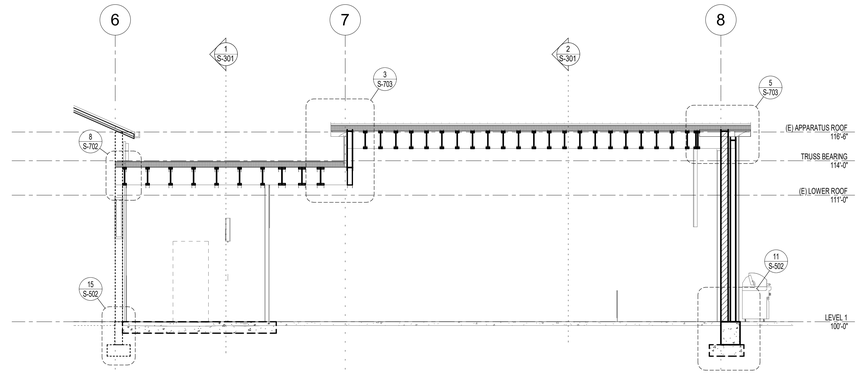
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 2022/25025F Alpine Fire Station_S725.rvt



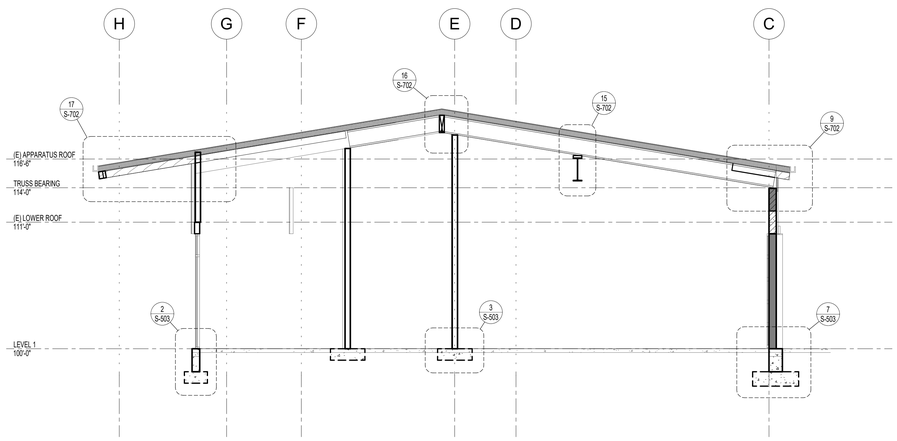
1 S-301 BUILDING SECTION - WEST ADDITION
SCALE: 3/16" = 1'-0"



2 S-301 BUILDING SECTION - ADDITION
SCALE: 3/16" = 1'-0"



3 S-301 BUILDING SECTION - ADDITION
SCALE: 3/16" = 1'-0"



4 S-301 BUILDING SECTION - ADDITION
NO SCALE:

Current as of: 4/16/2026 11:37:40 PM

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 2022/250297 Alpine Fire Station_ST25.rvt

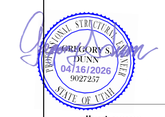
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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

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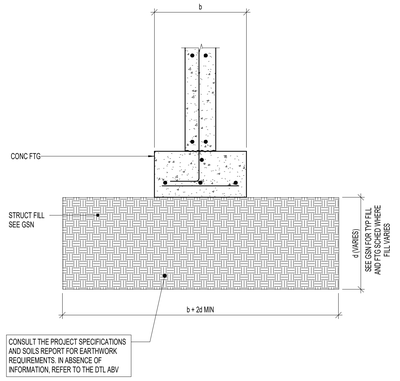
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Sheet Title

BUILDING SECTIONS

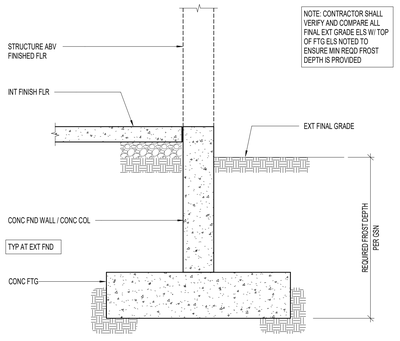
Sheet Number

S-301



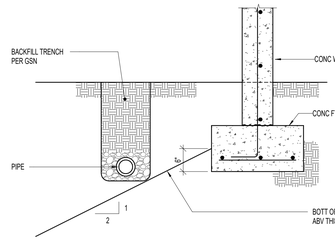
1 S-501 T-010-01 TYPICAL COMPACTED STRUCTURAL FILL

NO SCALE:



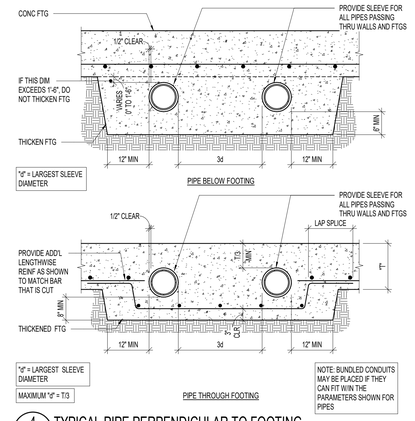
2 S-501 T-010-02 TYPICAL FOOTING DEPTH DETAIL FOR FROST PROTECTION

NO SCALE:



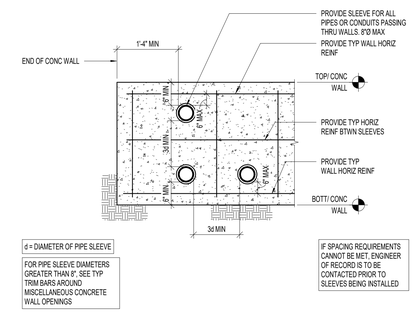
3 S-501 T-010-03 TYPICAL PIPE PARALLEL TO FOOTING

NO SCALE:



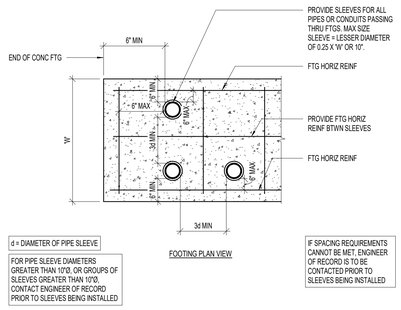
4 S-501 T-010-04 TYPICAL PIPE PERPENDICULAR TO FOOTING

NO SCALE:



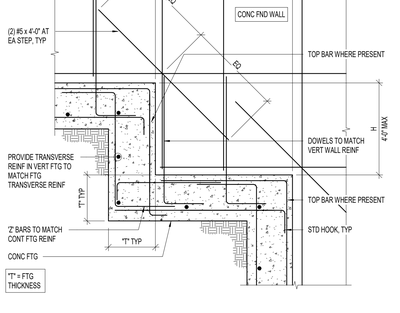
5 S-501 T-010-05 TYPICAL SMALL PIPE OR CONDUIT THROUGH CONCRETE WALL

NO SCALE:



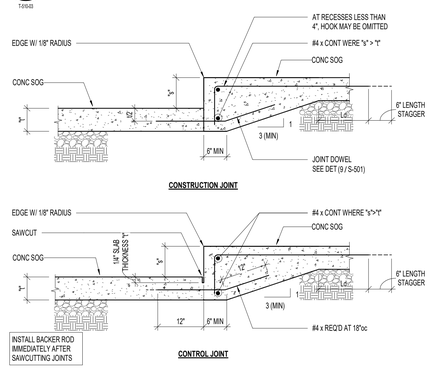
6 S-501 T-010-07 TYPICAL VERTICAL SMALL PIPE OR CONDUIT THROUGH CONCRETE FOOTING

NO SCALE:



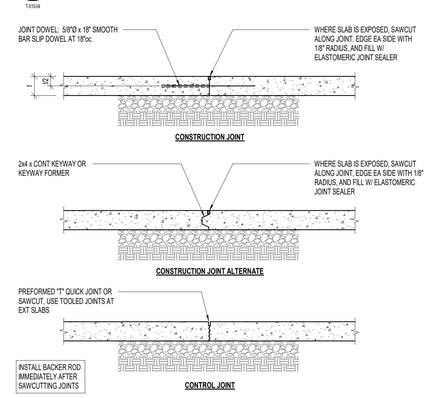
7 S-501 T-010-06 TYPICAL FOOTING STEP AT CONCRETE FOUNDATION WALL

NO SCALE:



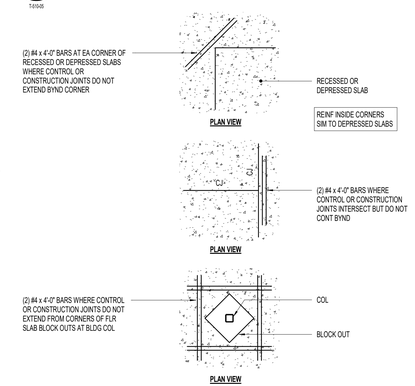
8 S-501 T-010-07 TYPICAL UNREINFORCED SLAB ON GRADE DEPRESSION DETAILS

NO SCALE:



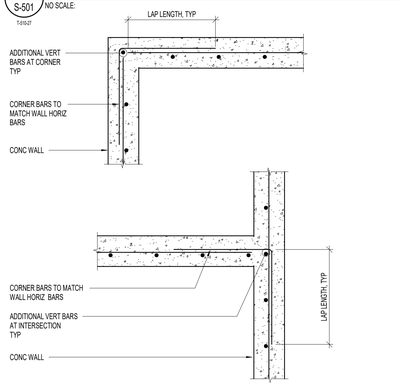
9 S-501 T-010-08 TYPICAL NON-STRUCTURAL SLAB ON GRADE JOINTS

NO SCALE:



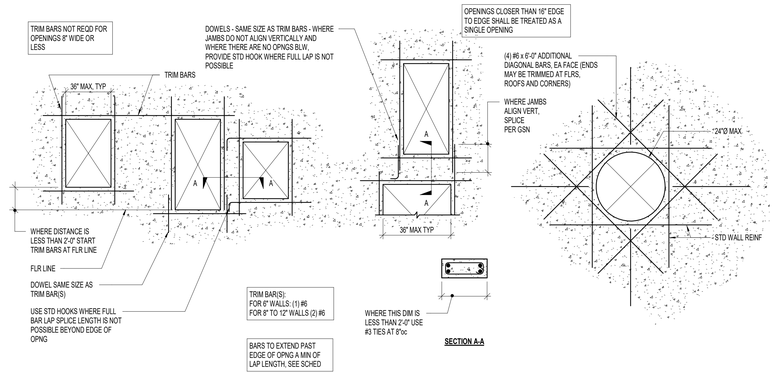
10 S-501 T-010-2 TYPICAL SLAB ON GRADE DISCONTINUITIES REQUIRING ADDITIONAL REINFORCING

NO SCALE:



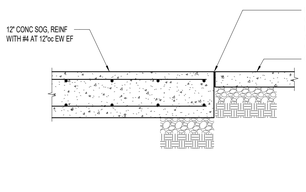
11 S-501 T-010-14 TYPICAL CORNER BARS FOR SINGLE REINFORCED CONCRETE WALLS (PLAN VIEW)

NO SCALE:



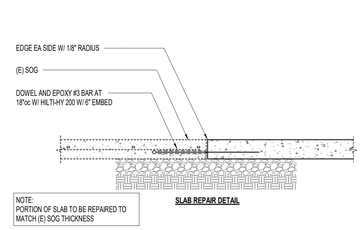
12 S-501 T-010-13 TYPICAL TRIM BARS AROUND MISCELLANEOUS CONCRETE WALL OPENINGS UNLESS NOTED OTHERWISE

NO SCALE:



13 S-501 T-010-23 TYPICAL UNREINFORCED CONCRETE SLAB ON GRADE THICKNESS TRANSITION

NO SCALE:



14 S-501 NON-STRUCTURAL SLAB ON GRADE JOINT AT EXISTING

NO SCALE:

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STATE OF UTAH — PROFESSIONAL STRUCTURAL ENGINEER — GREGORY S. DUNN — 04/16/2026 — 9027257

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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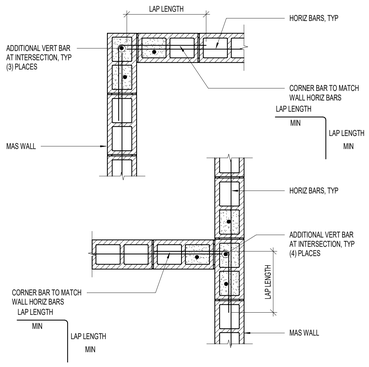
FOOTING AND FOUNDATION DETAILS

Sheet Number

S-501

Current as of: 1/6/2026 1:37:47 PM

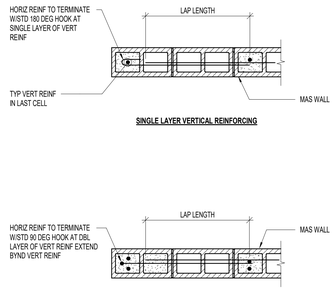
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 25D/25D787 Alpine Fire Station_S725.rvt



1 S-502 — TYPICAL CORNER WALL REINFORCING FOR SINGLE REINFORCED MASONRY WALLS (PLAN VIEW)

NO SCALE:

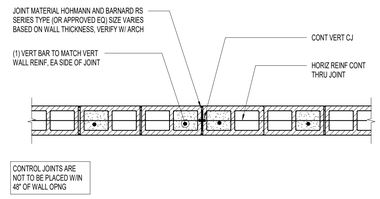
T-501-01



2 S-502 — TYPICAL TERMINATION OF HORIZONTAL REINFORCING FOR REINFORCED MASONRY WALLS (PLAN VIEW)

NO SCALE:

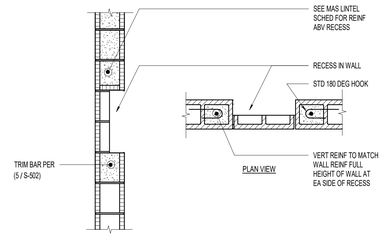
T-560-02



3 S-502 — TYPICAL CONTROL JOINT FOR SINGLE REINFORCED MASONRY WALLS (PLAN VIEW)

NO SCALE:

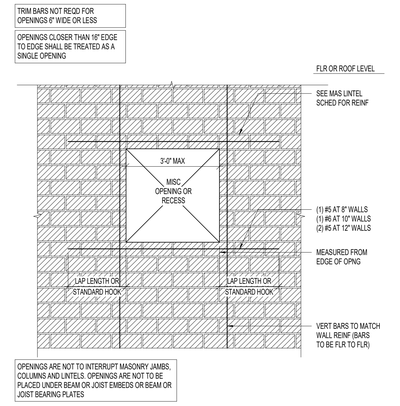
T-560-03



4 S-502 — TYPICAL MASONRY WALL RECESS DETAILS FOR SINGLE REINFORCED MASONRY WALLS (PLAN VIEW)

NO SCALE:

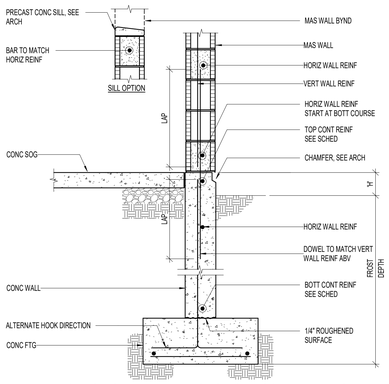
T-560-05



5 S-502 — TYPICAL REINFORCING DETAIL FOR MISCELLANEOUS MASONRY WALL OPENINGS AND RECESSES

NO SCALE:

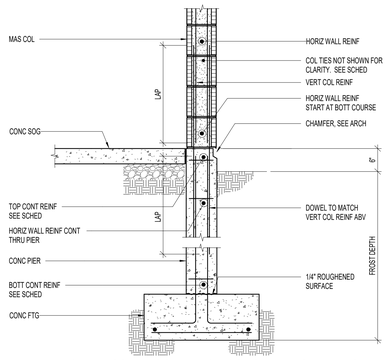
T-560-11



7 S-502 — TYPICAL SINGLE MAT REINFORCING MASONRY WALL ON CONCRETE FOUNDATION WALL

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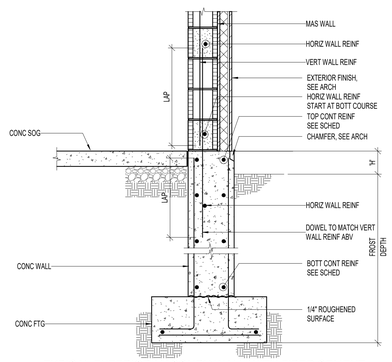
T-561-04



8 S-502 — TYPICAL MASONRY COLUMN ON CONCRETE FOUNDATION WALL

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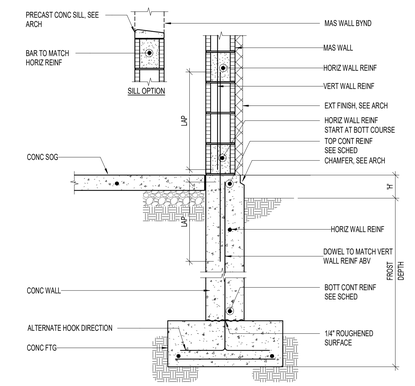
T-561-05



9 S-502 — TYPICAL EXTERIOR MASONRY WALL WITH FIBER CEMENT BOARD FINISH

NO SCALE:

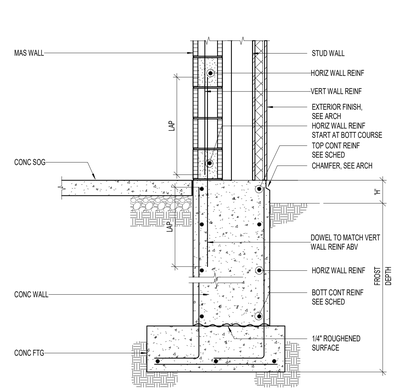
T-561-04



10 S-502 — TYPICAL EXTERIOR MASONRY WALL WITH EIFS

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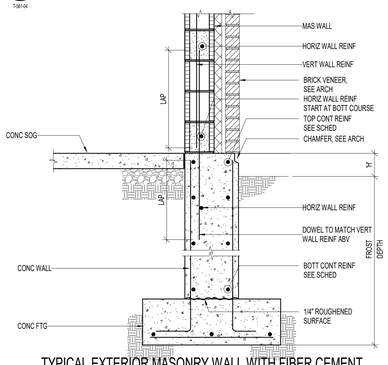
T-561-04



11 S-502 — TYPICAL EXTERIOR MASONRY AND WOOD WALL

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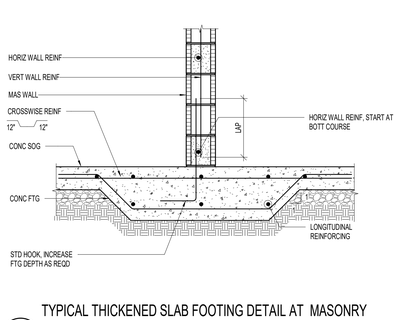
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12 S-502 — TYPICAL EXTERIOR MASONRY WALL WITH FIBER CEMENT BOARD FINISH

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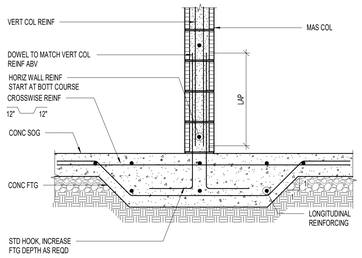
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13 S-502 — TYPICAL THICKENED SLAB FOOTING DETAIL AT MASONRY WALLS

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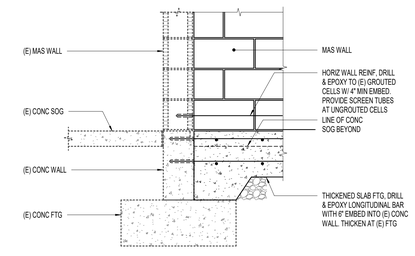
T-561-06



14 S-502 — TYPICAL MASONRY COLUMN AT THICKENED SLAB FOOTING

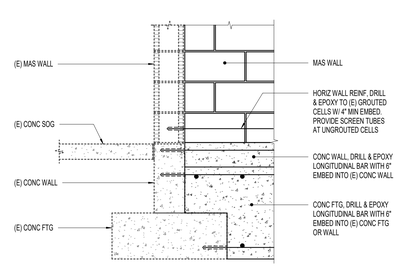
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T-561-02



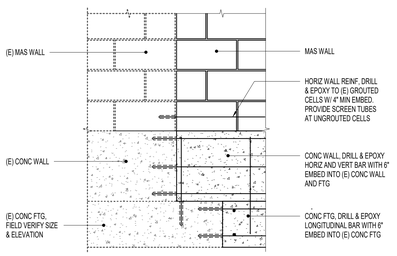
15 S-502 — TYPICAL INTERIOR MASONRY WALL TO (E) MASONRY

NO SCALE:



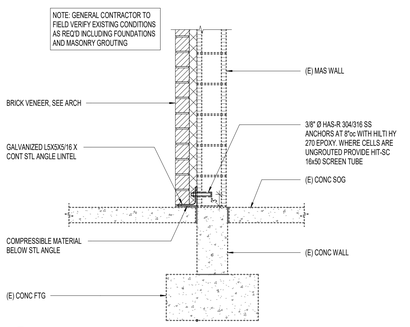
16 S-502 — TYPICAL PERPENDICULAR EXTERIOR MASONRY WALL TO (E) MASONRY

NO SCALE:



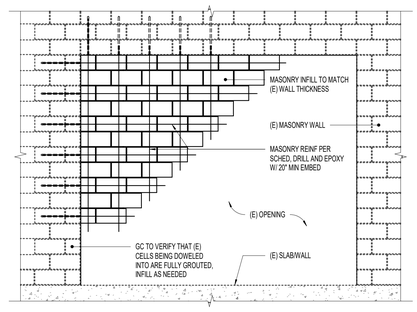
17 S-502 — TYPICAL PARALLEL EXTERIOR MASONRY WALL TO (E) MASONRY

NO SCALE:



18 S-502 — BRICK VENEER SUPPORT AT EXISTING MASONRY WALL

NO SCALE:



6 S-502 — INFILLED OPENINGS IN EXISTING MASONRY WALL

NO SCALE:

T-271-03

Current as of: 4/16/2026 1:37:48 PM

Original drawing is 30" x 42". Autodesk Docs://25116 - ALPINE FIRE STATION 2022/25028? Alpine Fire Station_ST25.rvt

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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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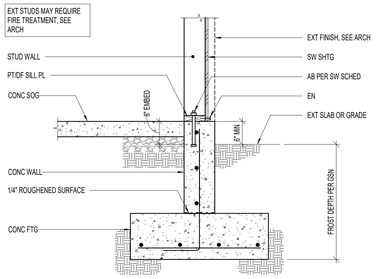
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Sheet Title

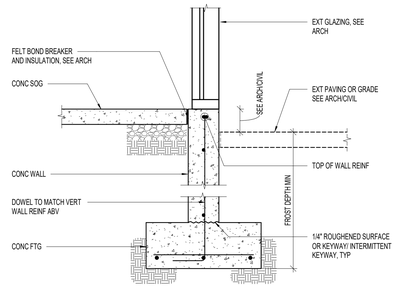
FOOTING AND FOUNDATION DETAILS

Sheet Number

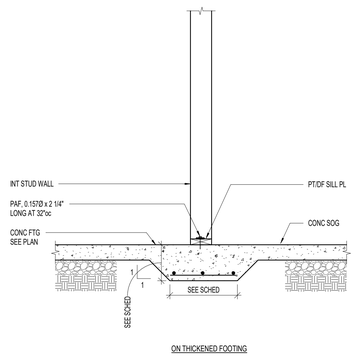
S-502



1 S-503 TYPICAL PERIMETER WALL
NO SCALE:
1-555-07

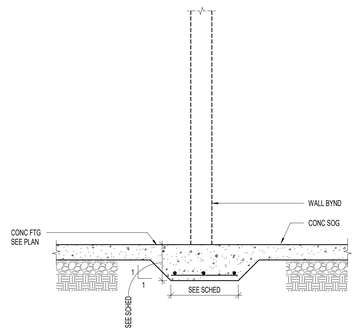


2 S-503 TYPICAL FOUNDATION WALL AT BUILDING EXTERIOR GLAZING
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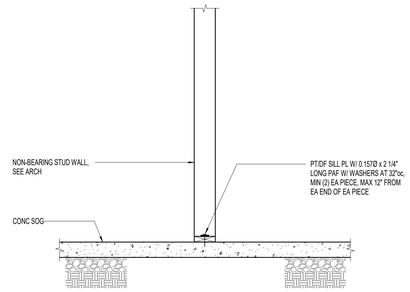


ON THICKENED FOOTING

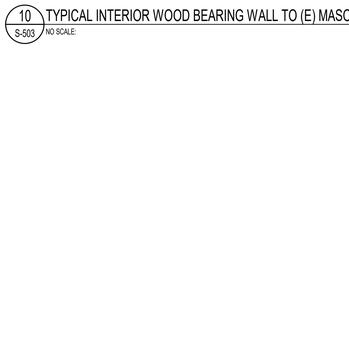
3 S-503 TYPICAL INTERIOR BEARING WALL
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1-555-01



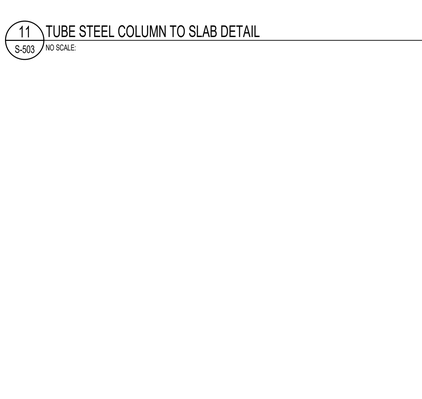
4 S-503 TYPICAL INTERIOR FOOTING AT WALL OPENING
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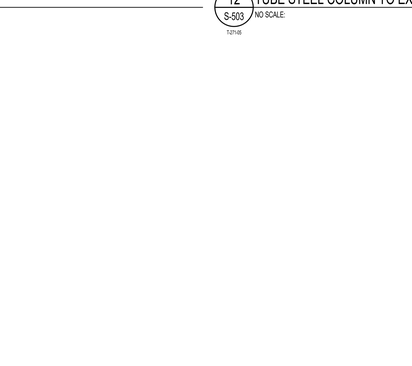
5 S-503 TYPICAL NON-BEARING WALL AT SLAB ON GRADE
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1-555-06



6 S-503 TYPICAL SILL PLATE BOLTING TO CONCRETE (PLAN VIEW)
NO SCALE:
1-555-10

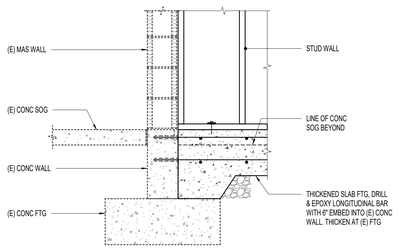


7 S-503 FOUNDATION WALL AT OPENING DETAIL
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1-516-17

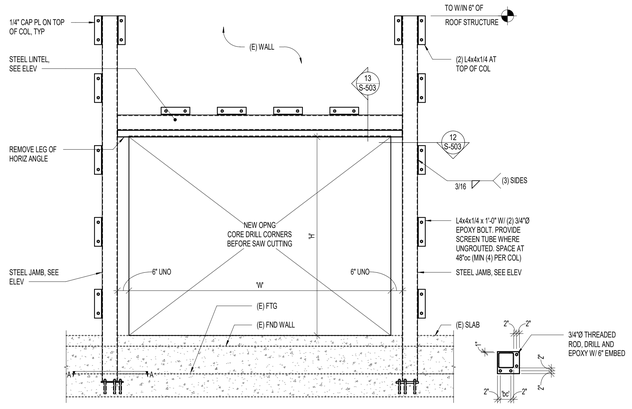


8 S-503 TYPICAL TUBE STEEL COLUMN TO CONCRETE FOOTING
NO SCALE:

9 S-503 STEEL COLUMN BASE AT EXISTING WALL
NO SCALE:

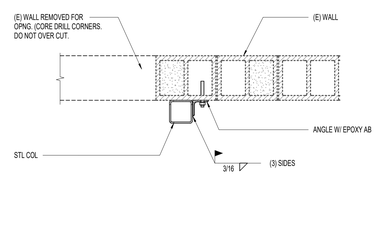


10 S-503 TYPICAL INTERIOR WOOD BEARING WALL TO (E) MASONRY
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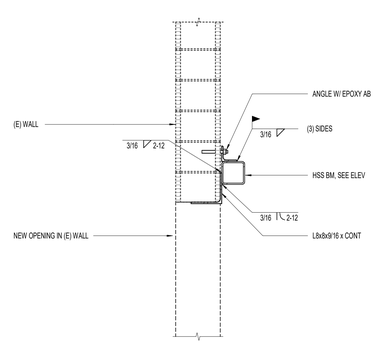


SECTION A-A

11 S-503 TUBE STEEL COLUMN TO SLAB DETAIL
NO SCALE:



12 S-503 TUBE STEEL COLUMN TO EXISTING WALL
NO SCALE:
1-271-16



13 S-503 TUBE STEEL HEADER TO EXISTING WALL DETAIL
NO SCALE:
1-271-16

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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

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Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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FOOTING AND FOUNDATION DETAILS

Sheet Number

S-503

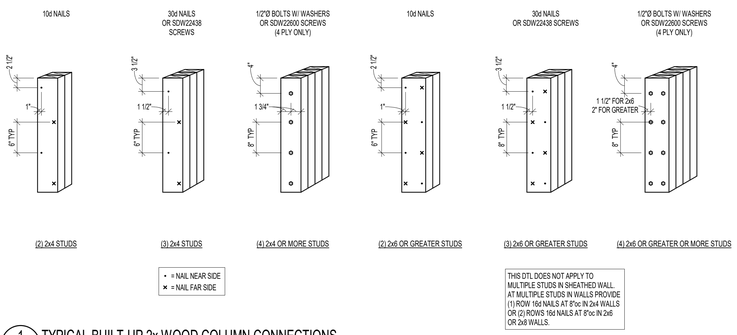
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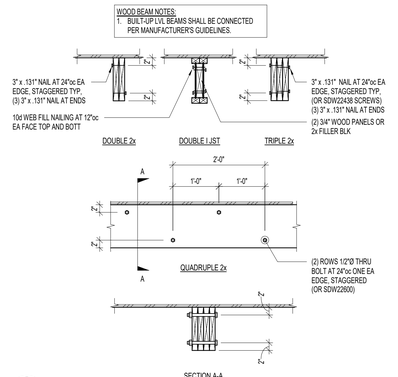
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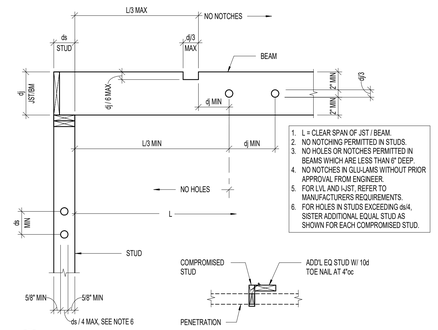
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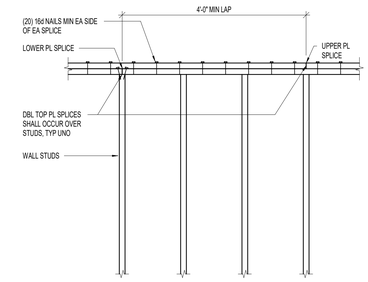
1 S-701 TYPICAL BUILT-UP 2x WOOD COLUMN CONNECTIONS
NO SCALE:
T-693-01



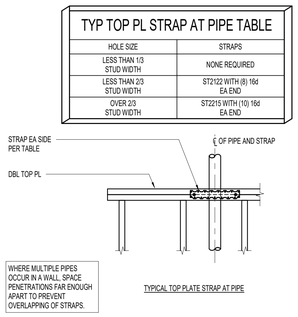
2 S-701 TYPICAL BUILT-UP WOOD BEAM CONNECTIONS
NO SCALE:
T-693-02



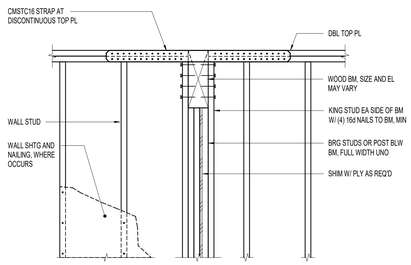
3 S-701 TYPICAL PERMITTED NOTCHES AND HOLES
NO SCALE:
T-693-03



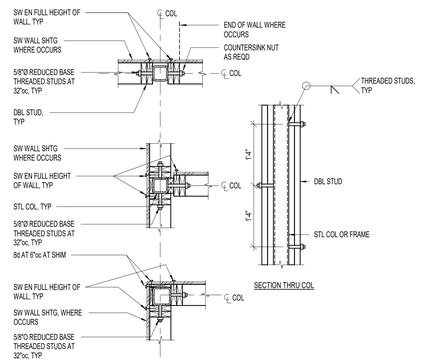
4 S-701 TYPICAL TOP PLATE SPLICE
NO SCALE:
T-693-04



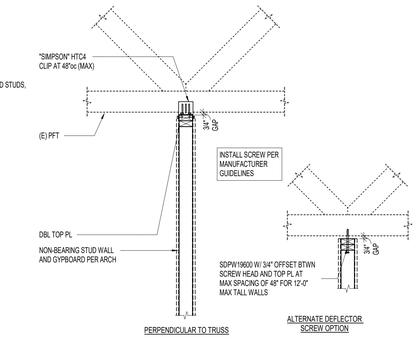
5 S-701 TYPICAL TOP PLATE STRAP AT PIPE
NO SCALE:
T-693-05



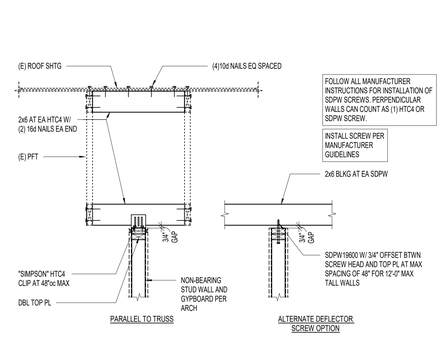
6 S-701 TYPICAL BEAM POCKET
NO SCALE:
T-693-06



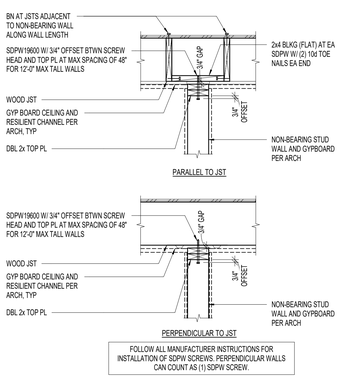
7 S-701 TYPICAL STEEL COLUMN IN WOOD STUD WALLS
NO SCALE:
T-693-07



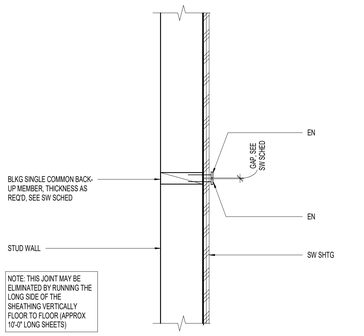
8 S-701 TYPICAL NON-BEARING WALL TO (E) TRUSS CONNECTION
NO SCALE:



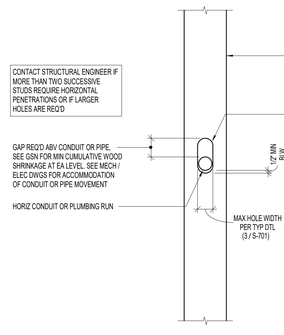
9 S-701 TYPICAL NON-BEARING WALL TO WOOD ROOF CONNECTION
NO SCALE:
T-693-08



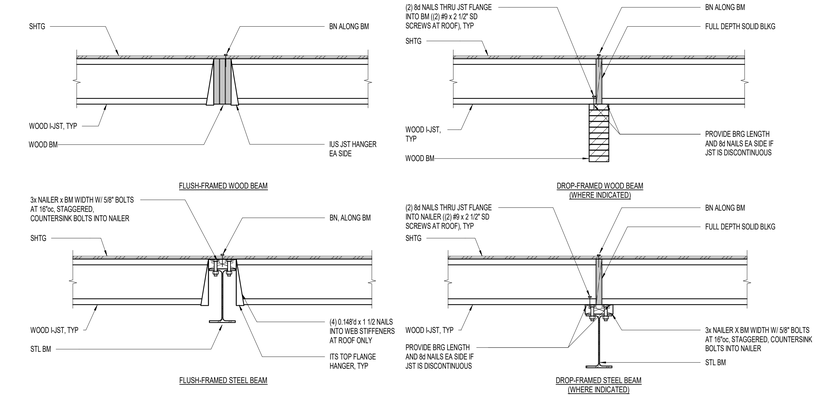
10 S-701 TYPICAL SHEATHING JOINT NOT AT FLOORS
NO SCALE:
T-693-11



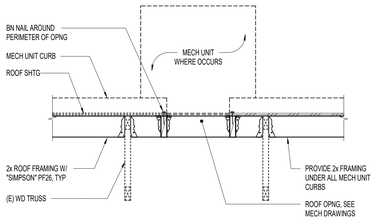
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T-693-12

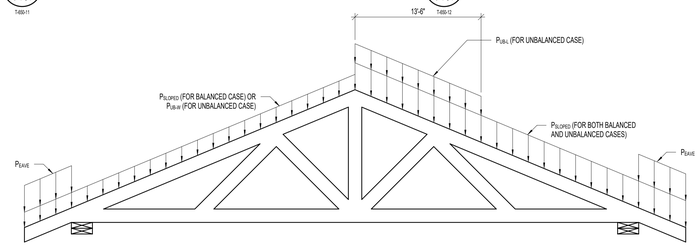


12 S-701 TYPICAL WOOD I-JOIST AT BEAM
NO SCALE:
T-693-10



13 S-701 TYPICAL FRAMING AT ROOF OPENING / MECH UNIT
NO SCALE:





UNBALANCED SNOW LOADS (PSF, ASD)			
P_{SLOPED}	P_{EAVE}	P_{SLIN}	P_{BAL}
34 psf	34 psf	10 psf	16 psf

NOTES:
1. BOTH BALANCED AND UNBALANCED SNOW LOADS SHALL BE CONSIDERED. EAVE SNOW LOADS (P_{EAVE}) SHALL BE CONSIDERED IN BOTH CASES.
2. SEE PLAN FOR DRIFT LOCATIONS.

16 S-701 UNBALANCED SNOW LOADING DIAGRAM
NO SCALE:
T-703-11

Content id: 4/16/2026 1:37:29 PM
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PROFESSIONAL STRUCTURAL ENGINEER
GREGORY S. DUNN
04/16/2026
9027257
STATE OF UTAH

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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Sheet Title

ROOF FRAMING DETAILS

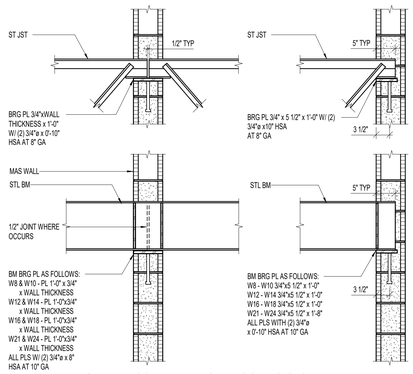
Sheet Number

S-701

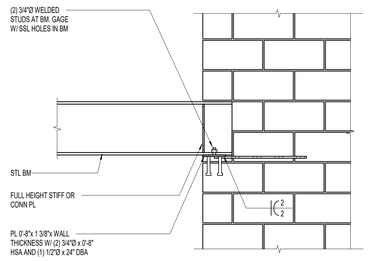
APRIL 16, 2026
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NOTE:
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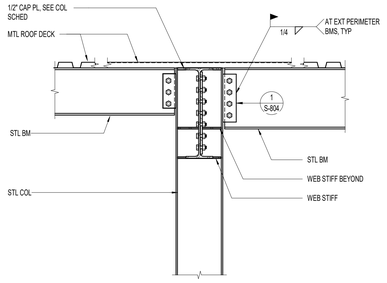


1 S-702 T-650-01 — BEARING PLATE SCHEDULE FOR FLOOR JOIST/BEAM AT MASONRY WALL
NO SCALE:

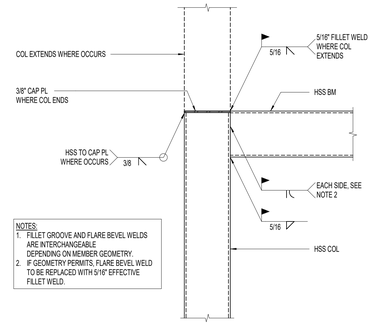


AT THE CONTRACTOR'S OPTION, THE BM MAY BE WELDED PER PLAN ON ONE SIDE AND TACKED IN PLACE ON THE OTHER SIDE (NOT HARD WELDED BOTH ENDS) DURING ERECTION. ONCE THE BUILDING IS DRIED IN, OR OTHER TIME DEEMED APPROPRIATE BY THE ARCHITECT / ENGINEER, THE BEAM WOULD BE WELDED FULL ON BOTH ENDS.

2 S-702 T-650-02 — BEAM BEARING AT MASONRY WALL
NO SCALE:

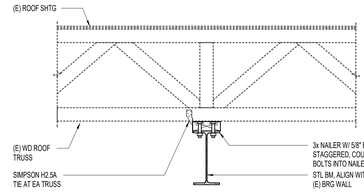


3 S-702 T-725-04 — TYPICAL BOLTED CONNECTION TO STEEL COLUMN FLANGE
NO SCALE:

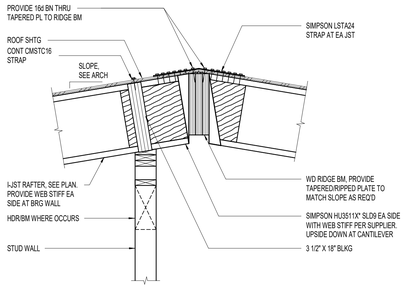


NOTES:
1. FILLET GROOVE AND FLARE BEVEL WELDS ARE INTERCHANGEABLE DEPENDING ON MEMBER GEOMETRY.
2. IF GEOMETRY PERMITS, FLARE BEVEL WELD TO BE REPLACED WITH 5/16" EFFECTIVE FILLET WELD.

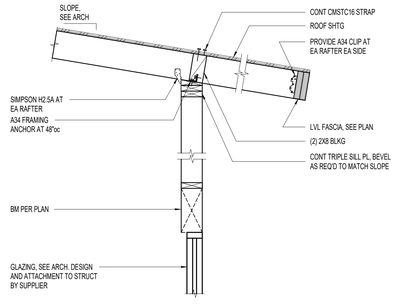
4 S-702 T-620-02 — TYPICAL HSS TO HSS CONNECTION
NO SCALE:



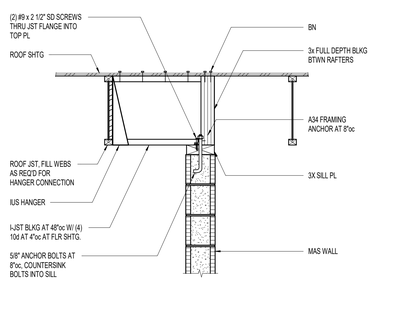
5 S-702 NO SCALE: — STEEL BEAM AT EXISTING ROOF TRUSS



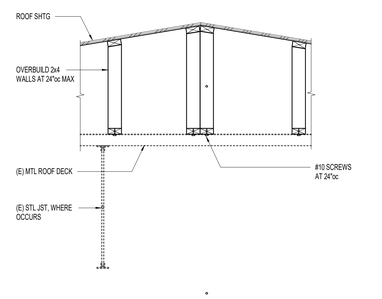
6 S-702 T-701-06 — SLOPED ROOF FRAMING AT INTERIOR BEARING WALL
NO SCALE:



7 S-702 T-701-06 — TYPICAL RAFTER FRAMING PERPENDICULAR TO INTERIOR MASONRY WALL
NO SCALE:



8 S-702 T-701-06 — TYPICAL ROOF FRAMING PARALLEL TO EXISTING MASONRY WALL
NO SCALE:



9 S-702 NO SCALE: — RAFTER FRAMING PERPENDICULAR TO EXTERIOR WALL (SLOPED DOWN)



10 S-702 NO SCALE: — RAFTER FRAMING PARALLEL TO EXTERIOR WALL

11 S-702 NO SCALE: — RAFTER FRAMING PERPENDICULAR TO EXTERIOR WALL (SLOPED UP)

12 S-702 NO SCALE: — RAFTER FRAMING PARALLEL TO EXTERIOR WALL

13 S-702 T-651-18 — TYPICAL WOOD I-JOIST AT BEAM
NO SCALE:

14 S-702 NO SCALE: — EXISTING WOOD STUDS TO HEADER

15 S-702 T-701-06 — SLOPED ROOF FRAMING AT INTERIOR STEEL BEAM
NO SCALE:

16 S-702 T-701-06 — SLOPED ROOF FRAMING AT INTERIOR BEARING WALL TO BEAM
NO SCALE:

17 S-702 NO SCALE: — RAFTER FRAMING PERPENDICULAR TO EXTERIOR WOOD WALL (SLOPED DOWN)

18 S-702 NO SCALE: — RAFTER FRAMING PARALLEL TO INTERIOR MASONRY WALL

19 S-702 NO SCALE: — TYPICAL ROOF FRAMING AT OVERBUILD

APRIL 16, 2026
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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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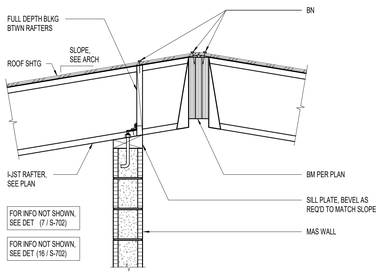
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ROOF FRAMING DETAILS

Sheet Number

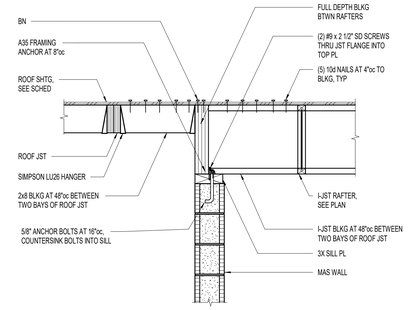
S-702

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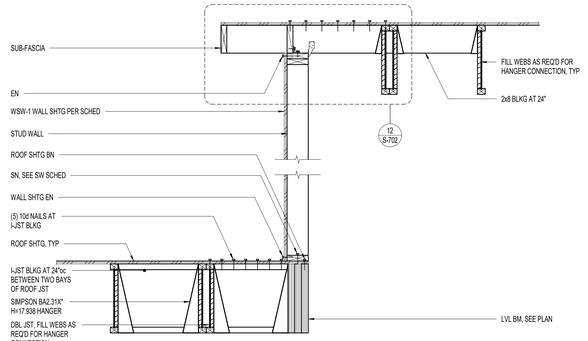
1 S-703 NO SCALE:

SLOPED ROOF FRAMING AT INTERIOR MASONRY WALL TO BEAM



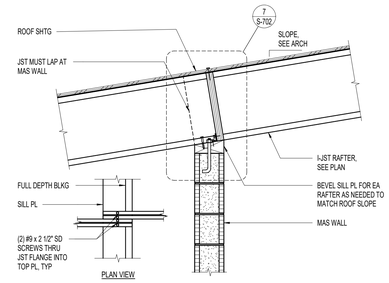
2 S-703 NO SCALE:

ROOF FRAMING AT MASONRY WALL AT SOUTHEAST ENTRANCE



3 S-703 NO SCALE:

RAFTER FRAMING PARALLEL TO OVERBUILD WALL



4 S-703 T-701-07 NO SCALE:

RAFTER LAP FRAMING PERPENDICULAR TO INTERIOR MASONRY WALL

5 S-703 NO SCALE:

RAFTER FRAMING PARALLEL TO EXTERIOR WALL

6 S-703 NO SCALE:

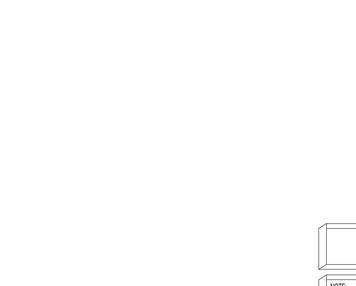
OUTRIGGER BEAM AT EXTERIOR WALL

7 S-703 NO SCALE:

CROSS-TIE AT FRAMING PARALLEL TO EXTERIOR WALL

T-701-08 8 S-703 NO SCALE:

CROSS-TIE AT INTERIOR WOOD BEARING WALL



9 S-703 NO SCALE:

TYPICAL ROOF DRAG STRAP TO MASONRY WALL

NOTE: FIELD VERIFICATION OF THE EXISTING CONDITION IS REQUIRED TO VERIFY CONNECTION OF ROOF TRUSSES TO MASONRY WALL. GENERAL CONTRACTOR PLEASE ASSUME TENSION TIES ARE REQUIRED. PLEASE NOTIFY EOR WHEN ROOF AND CEILING FINISHES HAVE BEEN REMOVED. ADDITIONAL RETROFIT MAY BE NEEDED.

10 S-703 NO SCALE:

TYPICAL EXISTING ROOF FRAMING PARALLEL TO EXISTING MASONRY WALL CONNECTION RETROFIT

T-701-08 11 S-703 NO SCALE:

SLOPED ROOF FRAMING AT INTERIOR WOOD BEAM

12 S-703 NO SCALE:

TYPICAL VESTIBULE ROOF PERPENDICULAR FRAMING

13 S-703 NO SCALE:

TYPICAL VESTIBULE ROOF PARALLEL FRAMING

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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

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ROOF FRAMING DETAILS

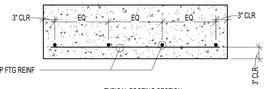
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S-703

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CONCRETE FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
FC2.0	2'-0"	CONT	12"					2	#5	CONT	EQ	
FC3.0	3'-0"	CONT	12"		#6	2' - 6"	12"	3	#5	CONT	EQ	TOP & BOTT REINF
FC3.0A	3'-0"	CONT	12"		#6	2' - 6"	14"	3	#5	CONT	EQ	
FC4.0	4'-0"	CONT	12"		#5	3' - 6"	14"	4	#5	CONT	EQ	TOP & BOTT REINF
FC4.0A	4'-0"	CONT	15"		#5	3' - 6"	10"	5	#5	CONT	EQ	TOP & BOTT REINF
FC5.0	5'-0"	CONT	27"		#7	4' - 6"	12"	7	#6	CONT	EQ	TOP & BOTT REINF
FC6.0	6'-0"	CONT	24"		#7	5' - 6"	12"	6	#7	CONT	EQ	TOP & BOTT REINF
FC7.0	7'-0"	CONT	27"		#7	6' - 6"	12"	9	#7	CONT	EQ	TOP & BOTT REINF
FS3.5	3'-6"	3'-6"	12"	3	#5	3'-0"	EQ	3	#5	3'-0"	EQ	
FS4.5	4'-6"	4'-6"	12"	4	#5	4'-0"	EQ	4	#5	4'-0"	EQ	



TYPICAL FOOTING SECTION

CONCRETE FOOTING NOTES:

1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER, UNLESS NOTED OTHERWISE.
2. TOP REINFORCING, WHERE SPECIFIED, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
3. IF FOOTINGS ARE EARTH FORMED, FOOTING WIDTH AND LENGTH SHALL BE 6" WIDER AND LONGER THAN SCHEDULED.
4. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.
5. NOT ALL FOOTINGS ARE USED, SEE FOUNDATION PLAN FOR FOOTING MARKS.
6. RUN CONTINUOUS BARS IN 'FC' FOOTING THROUGH INTERSECTED 'FS' FOOTINGS, AND TO THE FAR SIDE OF INTERSECTED 'FC' FOOTINGS (NO CORNER BARS REQUIRED).
7. EXTEND CONTINUOUS FOOTINGS 1'-0" BEYOND END OF WALL, EXCEPT AT INTERSECTING CORNERS OR UNO ON PLAN.
8. FOOTINGS MAY BE THICKER THAN THE SCHEDULED DEPTH IN AREAS SURROUNDING ANCHOR BOLTS OR HOLD-DOWNS, SEE ANCHORAGE AND HOLD-DOWN DETAILS.
9. IN FC FOOTINGS CROSSWISE BAR SHALL BE BELOW THE LENGTHWISE BAR

1 S-801 — CONCRETE FOOTING SCHEDULE

NO SCALE:

T-816-08

CONCRETE WALL SCHEDULE

MARK	THICKNESS	REINFORCING			WALL TYPE	COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM		
CW-8	8"	(1) #4 AT 18"oc	(1) #4 AT 12"oc	(1) #4	A	
CW-10	10"	(1) #4 AT 16"oc	(1) #5 AT 15"oc	(1) #4	A	
CW-12	12"	(2) #4 AT 18"oc	(2) #4 AT 16"oc	(2) #4	C	
CW-14	14"	(2) #4 AT 12"oc	(2) #4 AT 12"oc	(2) #4	C	
CW-20	20"	(2) #5 AT 12"oc	(2) #5 AT 12"oc	(2) #5	C	

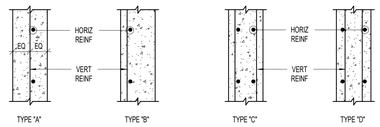
CONCRETE WALL NOTES:

1. SEE GENERAL STRUCTURAL NOTES FOR COVER AND OTHER REQUIREMENTS NOT NOTED IN SCHEDULE.
2. CONCRETE WALLS NOT DESIGNATED ON THE PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18"oc	#4 BARS AT 16"oc
8"	#4 BARS AT 18"oc	#4 BARS AT 12"oc
10"	#4 BARS AT 16"oc	#5 BARS AT 15"oc
12"	#4 BARS AT 18"oc EA FACE	#4 BARS AT 16"oc EA FACE

3. PLACE STEEL IN THE CENTER OF THE WALL (EXCEPT TYPE 'B' AND RETAINING WALLS). WALLS THICKER THAN 10" SHALL HAVE TWO CURTAINS OF REINFORCEMENT PLACED NEAR EA FACE OF THE WALL) UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. FOR TYPE "C" AND "D" WALLS, USE 3/4" COVER FOR #6 BARS AND SMALLER, AND 1 1/2" COVER FOR #7-#11 BARS.

WALL REINFORCEMENT PLACEMENT TYPES:



TYPE "A" TYPE "B" TYPE "C" TYPE "D"

2 S-801 — CONCRETE WALL SCHEDULE

NO SCALE:

T-816-01

CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE	fc = 3000 PSI				fc = 3500 PSI				fc = 4000 PSI				fc = 4500 PSI				fc = 5000 PSI				fc = 6000 PSI			
	REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP	
	CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	16"	21"	21"	26"	15"	19"	19"	25"	14"	18"	18"	23"	13"	17"	17"	22"	12"	16"	16"	20"
#4	22"	29"	29"	38"	21"	27"	27"	36"	19"	25"	25"	33"	18"	24"	24"	31"	17"	23"	23"	29"	16"	21"	21"	27"
#5	28"	36"	36"	47"	26"	34"	34"	44"	24"	31"	31"	41"	23"	30"	30"	38"	22"	28"	28"	36"	20"	26"	26"	33"
#6	33"	43"	43"	56"	31"	40"	40"	52"	29"	37"	37"	49"	27"	35"	35"	46"	26"	34"	34"	44"	24"	31"	31"	40"
#7	48"	63"	63"	81"	45"	59"	59"	75"	42"	54"	54"	71"	40"	51"	51"	67"	38"	49"	49"	63"	34"	45"	45"	58"
#8	55"	72"	72"	93"	51"	67"	67"	82"	48"	62"	62"	81"	45"	59"	59"	76"	43"	56"	56"	72"	39"	51"	51"	66"
#9	62"	81"	81"	105"	58"	75"	75"	98"	54"	70"	70"	91"	51"	66"	66"	86"	48"	63"	63"	81"	44"	57"	57"	74"
#10	70"	91"	91"	118"	65"	85"	85"	110"	61"	79"	79"	102"	57"	74"	74"	96"	54"	71"	71"	92"	50"	64"	64"	84"
#11	78"	101"	101"	131"	73"	94"	94"	122"	67"	87"	87"	114"	64"	82"	82"	107"	60"	78"	78"	102"	55"	71"	71"	93"

NOTES:

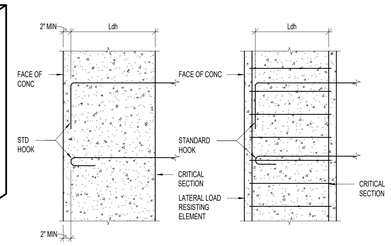
1. THIS SCHEDULE SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. HORIZONTAL BARS ARE CLASSIFIED AS TOP BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BARS.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS NOTED OTHERWISE.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.33.
6. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.5 FOR BARS WITH CLEAR COVER LESS THAN 3 BAR DIAMETERS OR CLEAR SPACING LESS THAN 6 BAR DIAMETERS, OTHERWISE MULTIPLY BY 1.2.
7. LAP LENGTHS SHALL BE MULTIPLIED BY 1.25 AT SHEARWALL BOUNDARY ELEMENTS.
8. DEVELOPMENT LENGTH 'Ld' IS EQUAL TO CLASS 'A' SPLICE.
9. IF REINFORCING HAS CLEAR COVER LESS THAN ONE BAR DIAMETER, LAP LENGTHS SHALL BE MULTIPLIED BY 1.5.
10. IF REINFORCING IS NOT ENCLOSED IN TIES OR STIRRUPS AND IS SPACED TIGHTER THAN 2 BAR DIAMETERS ON CENTER, LAP LENGTHS SHALL BE MULTIPLIED BY 1.5.
11. LAP LENGTHS SHALL BE MULTIPLIED BY 1.53 FOR GRADE 80 REBAR, 2.17 FOR GRADE 100 REBAR.
12. WHERE BARS OF DIFFERENT SIZES ARE LAPPED, THE SPLICE LENGTH SHALL BE THE LARGER OF 'Ld' OF THE LARGER BARS AND THE SPLICE LENGTH OF THE SMALLER BAR.

HOOKED BAR DEVELOPMENT LENGTHS, Ldh

BAR SIZE	fc = 3000 PSI	fc = 4000 PSI	fc = 4500 PSI	fc = 5000 PSI	fc = 6000 PSI
#3	8"	7"	7"	7"	7"
#4	12"	11"	11"	11"	10"
#5	16"	15"	15"	15"	14"
#6	21"	20"	19"	19"	19"
#7	27"	25"	24"	24"	24"
#8	32"	30"	30"	29"	29"
#9	39"	36"	36"	35"	34"
#10	46"	43"	42"	42"	41"
#11	54"	51"	49"	49"	48"

NOTES:

1. MULTIPLY LENGTHS BY 1.33 FOR GRADE 80 REBAR, 1.67 FOR GRADE 100 REBAR
2. FOR LIGHTWEIGHT CONCRETE, MULTIPLY LENGTHS BY 1.33.
3. FOR EPOXY COATED REINFORCEMENT, MULTIPLY LENGTHS BY 1.2.
4. FOR HOOKS WITH 6db MINIMUM SIDE COVER PERPENDICULAR TO PLANE OF HOOK, MULTIPLY LENGTHS BY 0.8.
5. FOR LATERAL LOAD RESISTING ELEMENTS, CRITICAL SECTIONS SHALL BE TAKEN AS THE FACE OF TIE / HOOP AT CONFINED CORES OF COLUMN JOINTS OR SHEAR WALL BOUNDARY ZONE.



TYPICAL SECTION

SECTION AT LATERAL LOAD RESISTING ELEMENT

3 S-801 — CONCRETE REINFORCING BAR LAP SCHEDULES AND DIAGRAMS

NO SCALE:

T-816-05

APRIL 16, 2026
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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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Sheet Title

CONCRETE SCHEDULES

Sheet Number

S-801

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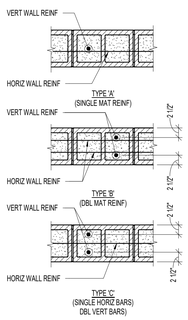
MASONRY WALL SCHEDULE

MARK	THICKNESS	MATERIALS	SOLID GROUT	REINFORCING			
				VERTICAL	HORIZONTAL	TYPE	JOINT REINF
MW-08A	8"	CMU	NO	(1) #5 AT 32"oc	(1) #5 AT 32"oc	A	NO
MW-08B	8"	CMU	NO	(1) #5 AT 24"oc	(1) #5 AT 32"oc	A	NO
MW-08C	8"	CMU	NO	(1) #5 AT 24"oc	(1) #5 AT 16"oc	A	NO
MW-08D	8"	CMU	YES	(1) #5 AT 16"oc	(1) #5 AT 8"oc	A	NO
MW-08E	8"	CMU	YES	(1) #5 AT 32"oc	(1) #5 AT 8"oc	A	NO

MASONRY WALL NOTES:

1. COORDINATE WITH ARCHITECTURAL DRAWINGS; MASONRY WALL FINISHES, TYPES OF MATERIAL, COURSING, ETC.
2. DO NOT SOLID GROUT WALLS UNLESS NOTED OTHERWISE.
3. ALL MASONRY BELOW GRADE SHALL BE GROUTED SOLID.
4. VERTICAL REINFORCING SHALL BE CENTERED IN THE WALL UNLESS NOTED OTHERWISE.
5. PROVIDE (1) VERTICAL BAR MINIMUM AT ALL CORNERS AND END OF WALLS.
6. HORIZONTAL WALL REINFORCING SHALL BE PLACED BETWEEN VERTICAL MASONRY COLUMN REINFORCING BARS.
7. HORIZONTAL WALL REINFORCING SHALL CONTINUE THRU MASONRY LINTELS. WHERE BOTH HORIZONTAL WALL REINFORCING AND LINTEL REINFORCING OCCUR IN THE SAME COURSE, USE THE LARGER REINFORCING.
8. HORIZONTAL WALL REINFORCEMENT SPACING SHALL NOT EXCEED 48"oc. IN SPECIAL REINFORCED MASONRY SHEAR WALLS, MAX. SPACING OF HORIZONTAL AND VERTICAL BARS SHALL NOT EXCEED THE LESSER OF 48", OR WALL LENGTH / 3, OR WALL HEIGHT / 3.
9. IF JOINT REINFORCING IS REQUIRED, PROVIDE W1.7 GALVANIZED LADDER TO TRUSS TYPE REINFORCING.
10. MASONRY WALLS NOT DESIGNATED ON THE PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#5 BARS AT 32"oc	#4 BARS AT 48"oc
8"	#5 BARS AT 32"oc	#5 BARS AT 48"oc
10"	#6 BARS AT 32"oc	#6 BARS AT 48"oc
12"	#6 BARS AT 32"oc	(2) #5 BARS AT 48"oc

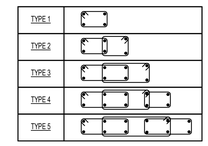


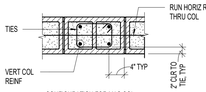
MASONRY COLUMN SCHEDULE

MARK	COLUMN SIZE	REINFORCING		
		VERTICAL	TIES	TYPE
MC-1	8" x 16"	(4) #4	#4 AT 6"oc	1
MC-2	8" x 24"	(4) #4	#4 AT 6"oc	2
MC-3	8" x 32"	(4) #4	#4 AT 6"oc	3
MC-4	8" x 51"	(6) #4	#4 AT 6"oc	5

MASONRY COLUMN NOTES:

1. HORIZONTAL WALL REINFORCEMENT SHALL BE LOCATED TO THE INSIDE OF VERTICAL BARS.
2. VERTICAL REINFORCING AND TIES SHALL EXTEND TO FULL WALL HEIGHT, UNO.
3. VERTICAL MASONRY COLUMN REINFORCING SHALL EXTEND INTO FOOTING AND TERMINATE WITH A STANDARD 90° HOOK. FOR CONCRETE FOUNDATION WALLS OVER 8'-0" TALL, VERTICAL COLUMN REINFORCING SHALL DOWEL 4'-0" MINIMUM INTO THE FOUNDATION WALL.
4. IN CONCRETE FOUNDATION WALLS, VERTICAL MASONRY COLUMN REINFORCING SHALL BE TIED WITH #3 TIES AT THE SAME SPACING AND CONFIGURATION AS MASONRY COLUMNS ABOVE.
5. #3 TIES MAY BE SUBSTITUTED WITH #2 TIES IN SEISMIC DESIGN CATEGORIES A, B AND C.

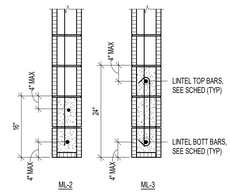




CONFIGURATION FOR MAS COL

MASONRY LINTEL SCHEDULE

MARK	LINTEL DEPTH	LINTEL SPAN (MAX)	REINFORCING		COMMENTS
			HORIZONTAL	STIRRUPS	
ML-1	16"	3' - 0"	(1) #5BAR CONT T&B	NONE	—
ML-2	24"	10' - 0"	(1) #6BAR CONT T&B	NONE	—
ML-3	24"	3' - 4"	(1) #6BAR CONT T&B	#3 AT 6"oc	—



MASONRY LINTEL NOTES:

1. LINTEL WIDTH AND MATERIAL TYPES SHALL BE THE SAME AS THE WALL IN WHICH THE LINTEL IS CONSTRUCTED.
2. GROUT MASONRY LINTELS MONOLITHICALLY WITH THE SUPPORT WALL OR COLUMN AT EA END.
3. MASONRY LINTELS ML-1 THRU ML-4 SHALL BE USED OVER OPENINGS IN MASONRY WALLS WHEN A SPECIFIC MASONRY LINTEL IS NOT OTHERWISE SPECIFIED. WHEN A LINTEL IS SPECIFIED ON THE PLANS, THE MAXIMUM SPAN AS NOTED IN THIS SCHEDULE SHALL NOT APPLY. CONSULT THE STRUCTURAL ENGINEER FOR LINTELS NOT SPECIFIED ON THE PLANS WHICH HAVE A SPAN GREATER THAN 10'-0".
4. MASONRY LINTELS ML-1 THRU ML-4 SHALL NOT BE LOCATED DIRECTLY BELOW FLOOR OR ROOF BEAMS OR GIRDERS UNLESS NOTED OTHERWISE ON THE PLANS. JOISTS SHALL NOT BEAR ON ANY LINTEL LESS THAN 16" DEEP. CONSULT THE STRUCTURAL ENGINEER FOR LINTELS NOT SHOWN ON THE PLANS WHICH ARE LOCATED DIRECTLY BELOW FLOOR OR ROOF BEAMS OR GIRDERS.
5. EXTEND ALL LINTEL HORIZONTAL REINFORCING BEYOND THE EDGE OF OPENING BY AT LEAST A LAP LENGTH. IF HORIZONTAL REINFORCING CANNOT EXTEND LAP SPLICE LENGTH BEYOND EDGE OF OPENING, PROVIDE 90° STANDARD HOOK.
6. SPLICE TOP BARS AT MID-SPAN OF LINTEL ONLY AND BOTTOM BARS OVER SUPPORTS ONLY.
7. HORIZONTAL WALL REINFORCING SHALL CONTINUE THRU MASONRY LINTELS. WHERE BOTH HORIZONTAL WALL REINFORCING AND LINTEL REINFORCING OCCUR IN THE SAME COURSE, USE THE LARGER REINFORCING.
8. TYPICAL WALL VERTICAL REINFORCEMENT TO EXTEND TO THE BOTTOM OF THE LINTEL.
9. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

1 MASONRY WALL SCHEDULE

S-802 — NO SCALE:

T-860-01

2 MASONRY COLUMN SCHEDULE

S-802 — NO SCALE:

T-860-04

3 MASONRY LINTEL SCHEDULE

S-802 — NO SCALE:

T-860-02

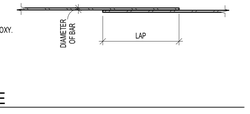
MASONRY REINFORCING BAR LAP SPLICE SCHEDULE

REBAR SIZE	SINGLE BAR CENTERED IN CELL														
	THICKNESS			THICKNESS			THICKNESS			THICKNESS			THICKNESS		
	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"	8"	10"	12"
	f'm = 2000psi			f'm = 2500psi			f'm = 3000psi			f'm = 3500psi			f'm = 4000psi		
#3	12"			12"			12"			12"			12"		
#4	13"	12"		12"			12"			12"			12"		
#5	20"	16"	13"	18"	14"	12"	16"	13"	12"	15"	12"		14"	12"	
#6	38"	29"	24"	34"	26"	21"	31"	24"	20"	29"	22"	18"	27"	21"	17"
#7	52"	40"	33"	47"	36"	29"	42"	33"	27"	39"	30"	25"	37"	29"	23"
#8 *	72"	61"	50"	71"	55"	45"	65"	50"	41"	60"	46"	38"	56"	43"	35"
#9 *	81"	78"	64"	81"	70"	57"	81"	64"	52"	78"	59"	48"	73"	56"	45"
FLUSH WALL PLASTER OR COLUMN OR TWO BARS IN EA CELL															
#3	13"			12"			12"			12"			12"		
#4	22"			20"			18"			17"			16"		
#5	35"			31"			28"			26"			25"		
#6	54"			54"			53"			49"			46"		
#7	63"			63"			63"			63"			62"		
#8 *	72"			72"			72"			72"			72"		
#9 *	81"			81"			81"			81"			81"		

MASONRY REINFORCING BAR LAP SPLICE NOTES:

1. MECHANICAL SPLICES ARE REQUIRED FOR BARS IN MASONRY GREATER THAN #9 BARS.
2. MECHANICAL SPLICES MAY BE USED IN LIEU OF LAP SPLICES SHOWN.
3. MECHANICAL SPLICES SHALL DEVELOP 125% OF SPECIFIED YIELD STRENGTH OF BAR.
4. MASONRY DEVELOPMENT LENGTHS SHOWN SHALL BE INCREASED BY 50% WHERE REBAR IS COATED WITH EPOXY.

* BARS MAY DIFFICULT TO LAP SPLICE DUE TO CONGESTION. COUPLERS RECOMMENDED.

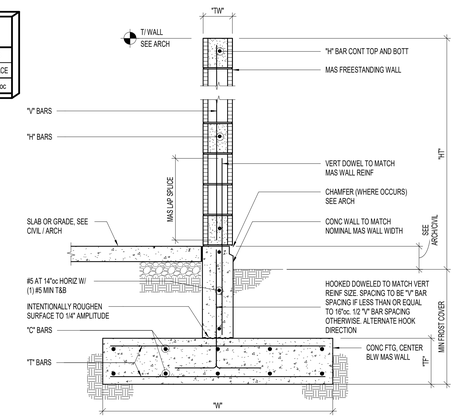


MASONRY FREESTANDING WALL SCHEDULE

WALL GEOMETRY		FTG GEOMETRY		"V" BARS		"H" BARS		"T" BARS		"C" BARS	
"TW"	"HT"	"W"	"TF"	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE
8"	6'-0"	5'-0"	24"	(1) #6	16"oc	(1) #5	32"oc	#6	10"oc	#4	10"oc

MASONRY FREESTANDING WALL NOTES:

1. "HT" IS A MAXIMUM DIMENSION.
2. WALLS WITH "V" BARS AT 16"oc OR LESS TO BE SOLID GROUTED.
3. f'm = 2000 psi (MIN), f'c = 3000 psi (MIN). SEE GSN FOR MORE STRINGENT REQUIREMENTS IF APPLICABLE.



SINGLE MAT REINFORCED MASONRY WALL

4 MASONRY REINFORCING BAR LAP SPLICE SCHEDULE

S-802 — NO SCALE:

T-860-05

5 MASONRY FREE STANDING WALL SCHEDULE

S-802 — NO SCALE:

T-860-03

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PROFESSIONAL STRUCTURAL ENGINEER — GREGORY S. DUNN — 04/16/2026 — 9027257 — STATE OF UTAH

client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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MASONRY SCHEDULES

Sheet Number

S-802

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BEARING WALL FRAMING SCHEDULE

MARK	FLOOR	WALL STUDS	STUD SPACING	NOTES
WW-04	1ST FLOOR	2x4	16"oc	-
WW-06	1ST FLOOR	2x6	16"oc	-

NOTES:
1. FOR TYPICAL TOP PLATE SPLICE, SEE DETAIL (4 / S-701)
2. PROVIDE RIM BOARD AT ALL LEVELS AS FOLLOWS, UNO. AT DOUBLED STUDS, PROVIDE THE RIM FOR THE AVERAGE SINGLE STUD SPACING ((2) 2x6 AT 16"oc = (1) 2x6 AT 8"oc)

2x6 WALL STUD SPACING BELOW RIM	RIM	REQUIRED VERTICAL CAPACITY (ASD)
16"oc OR GREATER	1 1/2" LSL / OSB	3900 plf
12"oc	1 3/4" LSL	5200 plf
8"oc	3 1/2" LSL	7800 plf

2x4 WALL STUD SPACING BELOW RIM	RIM	REQUIRED VERTICAL CAPACITY (ASD)
16"oc OR GREATER	1 1/2" LSL / OSB	2600 plf
12"oc	1 1/2" LSL / OSB	3300 plf
8"oc	1 3/4" LSL	5000 plf

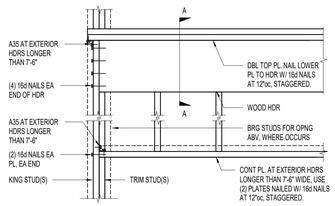
3. RIM BOARD THICKNESS MAY NEED TO BE INCREASED TO ACCOMMODATE SHEAR WALL SILL NAILING WHERE REQUIRED. SEE SHEAR WALL SCHEDULE NOTE 15. THE WIDER RIM SHALL GOVERN.
4. MIN SILL NAILING IS 16d AT 8"oc. SEE SW SCHED FOR SILL NAILING AT SHEAR WALLS.

1 S-803 BEARING WALL FRAMING SCHEDULE
NO SCALE:

HEADER SCHEDULE

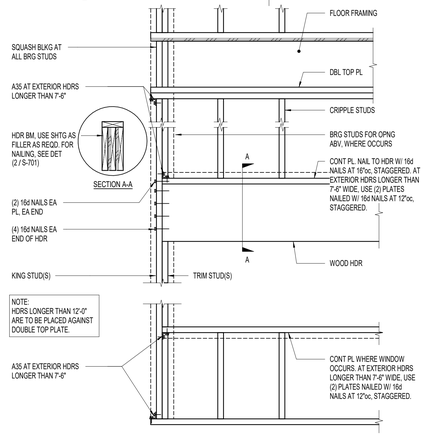
EXTERIOR WALL				INTERIOR WALL			
SPAN (ft)	SIZE	NUMBER OF TRIM STUDS*	NUMBER OF KING STUDS	SPAN	SIZE	NUMBER OF TRIM STUDS*	NUMBER OF KING STUDS
0'-0" > < 3'-6"	(3) 2x8	1	1	0'-0" > < 3'-6"	(3) 2x8	2	1
3'-6" > < 6'-6"	(3) 2x10	2	2	3'-6" > < 6'-6"	(3) 2x10	3	1

*WHERE HDRS DO NOT STACK AT ALL LEVELS, THE TRIM STUDS AT THE LOWEST HDR SHALL CARRY DOWN TO THE TRANSFER SLAB/FOUNDATION



ALTERNATE HDR FRAMING OPTION
(HDR AGAINST DBL TOP PL)

2 S-803 HEADER SCHEDULE
NO SCALE:

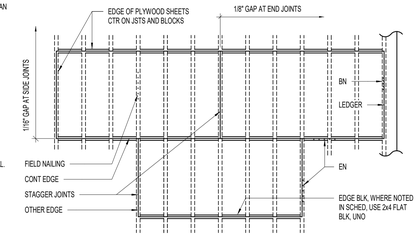


SHEATHING SCHEDULE AT ROOF AND FLOOR

LOCATION	WOOD SHEATHING THICKNESS	NAIL SIZE	EDGE NAIL SPACING		FIELD NAIL SPACING	BOUNDARY NAIL SPACING	FULLY BLOCKED
			CONT EDGE *	OTHER EDGE			
ROOF	19/32"	10d	(2) ROWS AT 4"oc	(2) ROWS AT 4"oc	12"oc	(2) ROWS AT 4"oc	YES

* NOT APPLICABLE FOR UNBLOCKED DIAPHRAGMS

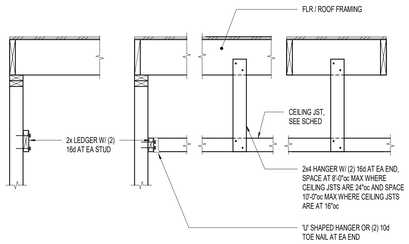
NOTES:
1. ALL ROOF SHEATHING SHALL BE APA RATED SHEATHING WITH A MINIMUM SPAN RATING OF 32/16 FOR 15/32" OSB, OR 40/20 FOR 19/32" OSB. ALL FLOOR SHEATHING SHALL BE APA RATED SHEATHING WITH A MINIMUM SPAN RATING OF 48/24. USE OSB INSTEAD OF PLYWOOD UNLESS OTHERWISE APPROVED BY THE EOR.
2. NAIL ROOF SHEATHING TO SUPPORTS. GLUE AND NAIL FLOOR SHEATHING TO SUPPORTS.
3. ALL FLOOR SHEATHING TO BE TONGUE AND GROOVE. GLUE TONGUE AND GROOVE JOINT.
4. FLOOR SHEATHING PANEL(S) AT EXTERIOR SHALL BE FRT PLYWOOD (NOT OSB) WHEN REQUIRED BY THE ARCHITECT.
5. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148"). RING SHANK NAILS WITH EQUAL OR GREATER DIAMETER MAY BE USED AT FLOOR SHEATHING AT CONTRACTOR'S OPTION. MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS, 8d = 1 3/8", 10d = 1 1/2".
6. DRIVE NAILS WITH NAIL HEADS FLUSH WITH THE SURFACE OF THE SHEATHING. DO NOT OVER DRIVE OR UNDER DRIVE NAILS. EDGE NAILS SHALL BE PLACED 3/8" FROM EDGE OF PANEL.
7. PANEL EDGES PERPENDICULAR TO SUPPORTS SHALL BE UNBLOCKED UNLESS FULLY BLOCKED IS SPECIFICALLY NOTED. PROVIDE PANEL EDGE NAILING AS SPECIFIED ALONG ALL SUPPORTED EDGES (ALL EDGES IF FULLY BLOCKED). BOUNDARIES: TOP PLATES OF SHEAR WALLS, STRAPS, COLLECTORS, AND AT ALL OTHER LOCATIONS AS INDICATED AND/OR REQUIRED FOR A COMPLETE INSTALLATION.
8. ALL SHEATHING PANELS SHALL HAVE A MINIMUM WIDTH OF 2'-0", UNLESS PANEL IS FULLY BLOCKED AND NAILED TO ADJACENT PANELS.
9. PLACE ALL SHEATHING PANEL JOINTS ALONG THE CENTER OF A SINGLE COMMON BACK-UP MEMBER, TYPICAL.



3 S-803 SHEATHING SCHEDULE AT ROOF AND FLOOR
NO SCALE:

SUSPENDED WOOD CEILING SCHEDULE

MAXIMUM SPAN	CEILING JOIST
8'-0"	2x4 AT 24"oc
10'-0"	2x4 AT 16"oc
12'-0"	2x6 AT 24"oc
14'-0"	2x6 AT 16"oc
OVER 14'-0"	USE 2x4 HANGERS PER DETAIL



4 S-803 SUSPENDED WOOD CEILING SCHEDULE
NO SCALE:

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
BRDG TO JST, TOE NAIL EA END	(2) 8d
BOTTOM PL TO JST OR BLK, FACE NAIL	16d AT 1'-4"oc OR 3" x 0.131 AT 1'-0"oc
STUD TO TOP OR BOTTOM PLATE, END NAIL	(2) 16d OR (3) 3" x 0.131
STUD TO STUD, FACE NAIL	16d AT 2'-0"oc OR 3" x 0.131 AT 1'-4"oc
TOP PL TO TOP PL, FACE NAIL	16d AT 1'-4"oc OR 3" x 0.131 AT 1'-0"oc
BLK BTWN JST OR RAFTERS TO TOP PL, TOE NAIL	(3) 8d
RIM JST TO TOP PL, TOE NAIL	8d AT 0'-6"oc
TOP PL, LAPS AT WALL INTERSECTION, FACE NAIL	(2) 16d OR (3) 3" x 0.131
CONT HEADER, TWO PIECES	16d AT 1'-4"oc ALONG EA EDGE OR 16d BOX AT 1'-0" ALONG EA EDGE
CEILING JST TO PL, TOE NAIL	(3) 8d
CONT HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JST, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d OR (4) 3" x 0.131
RAFTER TO PL, TOE NAIL	(3) 8d
1" BRACE TO EA STUD AND PL, FACE NAIL	(2) 8d
STUD TO STUD AT WALL CORNERS	16d AT 1'-4"oc OR 3" x 0.131 AT 1'-0"oc
BUILT-UP GIRDER AND BM	3" x 0.131 AT 24"oc AT TOP AND BOTT AND STAGGERED, (3) 3" x 0.131 AT ENDS AND AT EA SPLICE
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
ROOF RAFTER TO 2x RIDGE BM OR HIP TOE NAIL	(3) 10d
END NAIL	(2) 16d OR (3) 3" x 0.131
JST TO BAND JST, END NAIL	(3) 16d OR (4) 3" x 0.131
LEDGER STRIP, FACE NAIL AT EA JOIST	(3) 16d OR (4) 3" x 0.131
*PLYWOOD AND PARTICLEBOARD:	
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
1/2" AND LESS	8d
19/32" - 3/4"	8d OR 10d
1 1/8" - 1 1/4	10d
COMBINATION SUB FLOOR - UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	8d
7/8" - 1"	8d OR 10d
7/8" - 1 1/4"	10d

*NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS, EXCEPT 6" INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF DIAPHRAGMS AND SHEAR WALLS, REFER TO THE APPROPRIATE SCHEDULE.

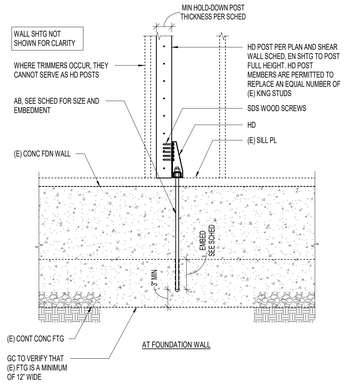
NOTES:
1. ALL NAILS ARE COMMON NAILS, UNO.
2. EXCERPT FROM IBC TABLE 2304.10.1. ADDL NAILING OPTIONS NOT SHOWN MAY BE USED. EXCLUDING STAPLES.
3. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE ON THE PLANS OR DETAILS.

5 S-803 MINIMUM NAILING SCHEDULE
NO SCALE:

'HDU' HOLD-DOWN SCHEDULE

MARK	MIN HOLD-DOWN POST	F1554-GR36 ANCHOR BOLT Ø	EMBED DEPTH SEE NOTE 3
HDU2	(2) 2x6 OR (3) 2x4	5/8"	8"

NOTES:
1. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
2. USE ALL SDS WOOD SCREWS PROVIDED WITH HOLD-DOWN.
3. HOLD-DOWN ANCHORAGE TO BE VERIFIED AT FUTURE DATE. BASIS OF DESIGN IS THAT DRILL AND EPOXY ANCHORAGE WILL BE DRILLED THROUGH THE EXISTING CONCRETE FOUNDATION WALL AND EMBEDDED INTO (E) FTG. IF (E) FTG IS DETERMINED TO BE INSUFFICIENT FOR LOADING RETROFIT TO ENLARGE FOOTING MAY BE REQUIRED.

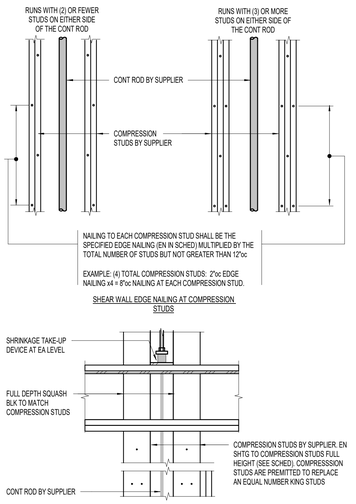


6 S-803 'HDU' TYPE HOLD-DOWN SCHEDULE
NO SCALE:

WOOD SHEAR WALL SCHEDULE

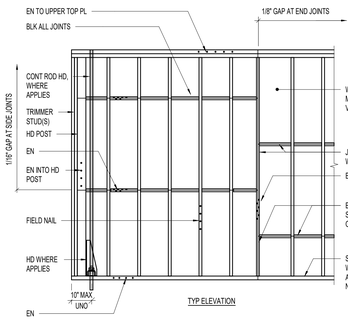
MARK	WOOD LEVEL	SHEATHING THICKNESS	BOTH SIDES SHEATHED	NAIL SIZE	EDGE NAIL SPACING (EN)	STUD/ BLKG AT JOINT (SEE NOTE 8)	SILL SCREWS AT TOP OF WALL SDWS22800 (SEE NOTE 16)	FRAMING ANCHOR AT TOP OF WALL (SEE NOTE 15)	SILL NAILING (ROWS) AT BOTT OF WALL (SEE NOTE 15)	SOLE BOLTING TO CONCRETE (SEE NOTE 12)	CONT ROD HD FORCE (k)		ESTIMATED* COMPRESSION STUD QUANTITY		ESTIMATED* HOLD-DOWN ASSEMBLY WIDTH	
											TENSION	COMPRESSION	2x6 WALL	2x4 WALL	2x6 WALL	2x4 WALL
WSW-1	1st	7/16"	NO	8d	4"	3x	(1) ROW AT 16"oc	(1) A34 AT 16"oc		5/8" AT 40"oc	4	5	1	3	5 1/2"	8 1/2"

NOTES:
1. ALL WALL SHEATHING SHALL BE APA RATED SHEATHING WITH A MINIMUM SPAN INDEX OF 24/16. USE OSB INSTEAD OF PLYWOOD UNLESS OTHERWISE APPROVED BY THE EOR.
2. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" SHEATHING AND NAILED WITH 8d NAILS AT 6"oc AT PANEL EDGES AND AT 12" oc IN THE FIELD, TYPICAL, UNO. FASTEN SOLE PLATE TO FOUNDATION WITH 5/8"Ø ANCHOR BOLTS AT 48"oc, TYPICAL, UNO. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
3. SHEATHING AT EXTERIOR WALLS MAY NEED TO BE FIRE-TREATED. SEE ARCHITECTURAL DRAWINGS.
4. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148"). MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS, 8d = 1 1/2", 10d = 1 5/8".
5. DRIVE NAILS WITH NAIL HEADS FLUSH WITH THE SURFACE OF THE SHEATHING. DO NOT OVER DRIVE OR UNDER DRIVE THE NAILS. EDGE NAILS SHALL BE PLACED 3/8" FROM EDGE OF PANEL.
6. ALL PANEL EDGES SHALL BE FULLY BLOCKED, UNO. PROVIDE PANEL EDGE NAILING AS SPECIFIED ALONG ALL PANEL EDGES, UPPER TOP PLATES, SILL PLATES, HOLD-DOWN ELEMENTS, STRAPS, COLLECTORS, AND AT ALL OTHER LOCATIONS AS INDICATED AND/OR AS REQUIRED FOR A COMPLETE INSTALLATION.
7. PROVIDE FIELD NAILING AT 12"oc TYPICAL FOR ALL SHEATHED WALLS.
8. PLACE ALL SHEATHING PANELS WITH A 1/8" GAP AT END JOINTS, 1/16" GAP AT SIDE JOINTS. PLACE ALL SHEATHING PANEL JOINTS ALONG THE CENTER OF A SINGLE COMMON BACK-UP MEMBER, TYPICAL (EXCEPT AS NOTED BELOW). SEE SCHEDULE FOR THICKNESS REQUIREMENTS FOR BACK-UP MEMBER (STUDS, BLOCKING), AS AN ALTERNATE, (2) 2x MEMBERS MAY BE USED INSTEAD OF A 3x MEMBER FOR STUDS, PLATES, OR BLOCKING AT SHEATHING PANEL JOINTS PROVIDED THE (2) 2x MEMBERS ARE STITCH NAILED WITH 16d NAILS AT SPACING TO MATCH THE PANEL EDGE NAIL SPACING SHOWN IN THE SCHEDULE. WHEN EDGE NAILING SPACING IS LESS THAN 4", STAGGER THE NAILS. SEE SKETCH.
9. DO NOT SPLICE SHEATHING ALONG TOP PLATES OR SILL PLATES UNLESS THE PLATE MEETS THE MINIMUM THICKNESS INDICATED IN THE SCHEDULE.
10. AT WALLS WITH SHEATHING ON EACH FACE OF THE WALL, STAGGER ALL PANEL JOINTS ON ONE FACE OF THE WALL FROM THE PANEL JOINTS ON THE OTHER FACE OF THE WALL, BOTH HORIZONTAL AND VERTICAL JOINTS. SEE SKETCH.
11. SOLE PLATES AT THE FOUNDATION/PODIUM LEVEL SHALL BE 2x MATERIAL, EXCEPT WHEN BOTH FACES OF THE WALL ARE SHEATHED THEY SHALL BE 3x MATERIAL, TYPICAL, UNO. SEE SKETCH.
12. ALL ANCHOR BOLTS IN SOLE PLATES SHALL BE POSITIONED AND TIED INTO PLACE PRIOR TO CASTING CONCRETE. PLACE ANCHOR BOLTS ALONG CENTERLINE OF STUD WALL. SHIFT LAYOUT OF STUDS AS REQUIRED TO MISS ANCHOR BOLTS. WHERE ANCHOR BOLTS CONFLICT WITH HOLD-DOWN ASSEMBLY, PROVIDE EQUIVALENT QUANTITY OF BOLTS ALONG WALL. PROVIDE A PLATE WASHER BELOW EACH ANCHOR BOLT NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE FACE OF THE SHEATHING. MINIMUM SIZE OF PLATE WASHER SHALL BE 3"x3"x1/4". HOWEVER, AT WALLS WITH SHEATHING ON EACH FACE OF THE WALL, THE PLATE WASHER WILL NEED TO EXTEND TO WITHIN 1/2" OF EACH FACE OF SHEATHING. PLATE WASHERS MAY HAVE A DIAGONALLY SLOTTED HOLE WITH A WIDTH OF UP TO THE DIAMETER OF THE BOLT PLUS 3/16" AND A LENGTH OF 1 3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. SEE SKETCH. ANCHOR BOLTS SHALL HAVE AT MINIMUM EMBED TO THE TOP OF THE J-BOLT OR NUT. IN CONCRETE WITHOUT POST-TENSIONING, 5/8" SOLE BOLTS MAY BE SUBSTITUTED WITH 5/8"Ø X8" POST-INSTALLED CONCRETE SCREW ANCHORS APPROVED IN GSN (5" MIN. NOMINAL EMBED, 2.75" MIN. EDGE DISTANCE).
13. PROVIDE A HOLD-DOWN AT EACH END OF EACH SHEAR WALL, INCLUDING SQUASH BLOCKING BETWEEN FLOORS. SEE THE TYPICAL SHEAR WALL AND HOLD-DOWN DETAILS. PLACEMENT OF HOLD-DOWNS SHALL ALLOW FOR THE CORRECT INSTALLATION OF TRIMMER AND KING POSTS AT OPENINGS. HOLD-DOWN POSTS MAY SERVE AS KING POSTS OF EQUIVALENT SIZE. PLACE CONTINUOUS ROD HOLD-DOWN ROD NO MORE THAN 10" FROM END OF SHEAR WALL, WITH REMAINING COMPRESSION POSTS PLACED TO THE INSIDE. PLACE HOLD-DOWNS WITHIN 10" OF END OF WALL. FOR HSS HOLD-DOWNS, SPLICE COLUMN 4'-0" ABOVE FLOOR LEVEL WITH A CJP WELD.
14. WHERE PERPENDICULAR SHEAR WALLS MEET AT A COMMON CORNER, USE THE LARGER HOLD-DOWN SPECIFIED FOR EACH WALL AND NAIL THE SHEATHING FROM EACH WALL TO THE HOLD-DOWN POST. IF SHEATHING FROM BOTH WALLS CANNOT ATTACH TO THE SAME HOLD-DOWN POST, INSTALL BOTH HOLD-DOWNS. AT CONTINUOUS ANCHOR ROD TYPE HOLD-DOWNS, INSTALL BOTH HOLD-DOWNS. SEE HOLD-DOWN DETAILS.
15. THE SILL NAILING AND FRAMING ANCHOR PORTIONS OF THE SCHEDULE ONLY APPLY WHERE VERTICAL WALL SHEATHING IS INTERRUPTED BY FLOOR FRAMING ELEMENTS. WHERE SILL NAILING IS NOT SPECIFIED, SILL PLATES SHALL BE FASTENED TO WOOD BELOW WITH (1) ROW OF 16d NAILS AT 8"oc. USE RIM TYPE A FOR (1) OR (2) ROWS OF SILL NAILING. USE RIM TYPE B OR C FOR (3) OR (4) ROWS OF SILL NAILING. USE RIM TYPE C FOR 5 OR 6 ROWS OF SILL NAILING. SEE SKETCH.
16. WHERE DOUBLE TOP CHORD BEARING TRUSSES ARE SHOWN IN DETAILS, THE FRAMING ANCHOR AND SILL NAILING ARE SUBSTITUTED WITH SILL SCREWS AS SHOWN, CENTERED ON SILL WIDTH. IN ADDITION, WHERE SILL SCREWS ARE NOT SPECIFIED, SILL PLATES SHALL BE FASTENED TO WOOD BELOW WITH (1) ROW OF SDWS22800 SCREWS AT 16"oc.



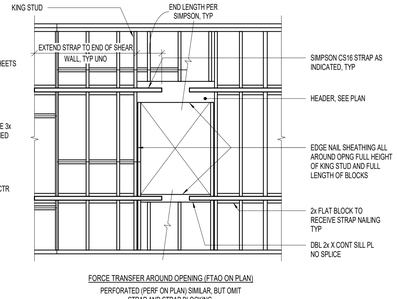
SHEAR WALL EDGE NAILING AT COMPRESSION STUDS

SQUASH BLOCKING BETWEEN FLOORS

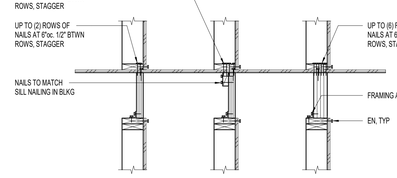


TYP ELEVATION

TYPICAL ANCHOR BOLTS AT SHEAR WALLS (PLAN VIEW)
(SEE NOTES 11 & 12)

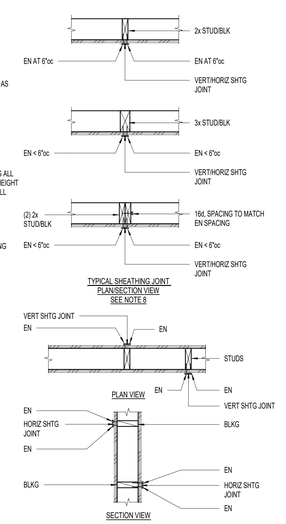


FORCE TRANSFER AROUND OPENING (FTAO ON PLAN)



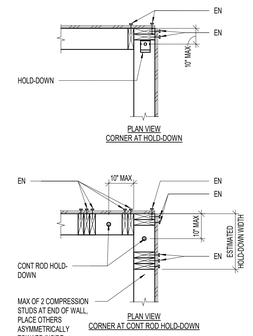
RIM TYPE A (1 3/4" LSL RIM/BLK) | RIM TYPE B (1 3/4" LSL RIM/BLK + 2x4 BLK) | RIM TYPE C (3 1/2" LSL RIM/BLK)

RIM AND SILL NAILING OPTIONS (SEE NOTE 15)



TYPICAL SHEATHING JOINT PLAN/SECTION VIEW SEE NOTE 8

SHEATHING JOINTS AT WALLS SHEATHED BOTH SIDES SEE NOTE 10



7 S-803 SHEAR WALL SCHEDULE AND TYPICAL DETAILS
NO SCALE:

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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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Sheet Title

WOOD SCHEDULES

Sheet Number

S-803

APRIL 16, 2026
PERMIT SET

NOTE:
THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS DATED APRIL 16, 2026

DIMENSIONS AND ELEVATIONS, AS THEY RELATE TO THE BUILDING IN GENERAL, i.e. GRID TO GRID DIMENSIONS OR DECK BEARING ELEVATIONS, ARE SUPPLIED BY THE ARCHITECT. THEY ARE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 25D/25D26T Alpine Fire Station_S725.rvt

A-325 BOLT SCHEDULE

MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP	A-325N BOLTS	
	No. PER BEAM	SIZE
W8	2	7/8"Ø
W10	2	7/8"Ø
W12	3	7/8"Ø
W14	3	7/8"Ø
W16	4	7/8"Ø
W18	5	7/8"Ø
W21	6	7/8"Ø
W24	6	7/8"Ø
W27	7	7/8"Ø
W30	8	7/8"Ø
W33	9	7/8"Ø
W36	10	7/8"Ø
W40	11	7/8"Ø
W44	12	7/8"Ø

(1) CLIP ANGLES: L5x3 1/2. THICKNESS SHALL BE EQUAL TO ONE HALF THE BEAM WEB THICKNESS PLUS 1/16" (1/4" MIN). FOR TWO ROWS OF BOLTS OR SKEWED CONNECTIONS, USE BENT PLATES. WHERE COLUMN WIDTH IS SMALLER THAN THE CONNECTING CLIP ANGLES, ANGLE LEGS SHALL BE REDUCED TO MATCH WIDTH OF COLUMN.

(2) BEAM WEB CONNECTION PLATE THICKNESS EQUALS
3/8" MINIMUM THICK FOR W18 BEAMS OR SMALLER
1/2" MINIMUM THICK FOR W21 BEAMS OR LARGER
3/4" MINIMUM THICK FOR BEAMS WITH WEB GREATER THAT 1" THICK

(3) FILLET WELDS SHALL BE AS FOLLOWS:
1/4" FOR 3/8" PLATES
5/16" FOR 1/2" PLATES
7/16" FOR 3/4" PLATES

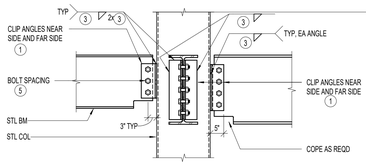
(4) THICKNESS EQUALS BEAM FLANGE THICKNESS OF BEAM FRAMING INTO COLUMN WEB (3/8" MINIMUM).

(5) BOLT EDGE DISTANCE SHALL BE 1 1/2" MINIMUM AT ALL EDGES. BOLT SPACING SHALL BE AT 3". BOLT SPACING MAY BE REDUCED TO 3x THE BOLT DIAMETER IF IT IS REQUIRED FOR A SINGLE ROW OF BOLTS. A SINGLE ROW OF BOLTS IS PREFERRED.

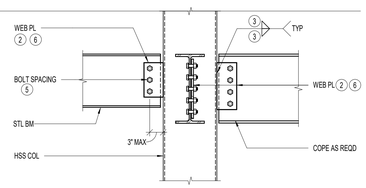
(6) WHEN MORE THAN ONE COLUMN OF BOLTS IS NEEDED, THE FIRST COLUMN SHALL BE COMPLETE WITH THE REMAINDER OF THE BOLTS PLACED IN THE SECOND COLUMN.

(7) 1/2" PLATE THICKNESS + 5/16"

(8) AT CONTRACTOR'S OPTION, HOLES FOR WEB PLATES MAY BE PROVIDED AS HORIZONTAL AISC SHORT SLOTTED HOLES.



BEAM TO HSS COLUMN CONNECTION



ALTERNATE BEAM TO HSS COLUMN CONNECTION

(THIS DETAIL MAY BE USED AS AN ALTERNATE AT LOCATIONS WHERE THE WEB PLATE THICKNESS DOES NOT EXCEED 1.6 TIMES THE COLUMN WALL THICKNESS.)
(THIS DETAIL MAY NOT BE USED AT THE FOLLOWING COLUMN SIZES.
HSS16x16x3/8, HSS16x16x5/16
HSS14x14x5/16, HSS12x12x5/16
HSS12x12x1/4, HSS10x10x1/4

1 S-804 TYPICAL BOLTED WEB PLATE CONNECTIONS WITH BOLT SCHEDULE (SINGLE SHEAR)

NO SCALE

T-40544

STEEL COLUMN NOTES:

1. ALL ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55 (AT CONTRACTOR'S OPTION, GRADE 55 ANCHORS MAY BE SUBSTITUTED WITH GRADE 105 ANCHORS). UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH HEADED (OR DOUBLE NUT) ANCHOR BOLTS. PROJECT ANCHOR BOLTS 4" MINIMUM ABOVE THE TOP OF THE BASE PLATE.
2. ANCHOR BOLTS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
3. IF DESIRED SPLICE LOCATIONS DIFFER FROM THOSE LEVELS SHOWN ON PLAN, NOTIFY STRUCTURAL ENGINEER PRIOR TO FABRICATION. WRITTEN APPROVAL REQUIRED.
4. ALL CAP PLATE BOLTS SHALL BE 3/4"ø BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
5. ALL CAP PLATES TO BE 3/4" THICK, UNO.
6. SEE GENERAL STRUCTURAL NOTES FOR OTHER REQUIREMENTS.
7. ERECTION AIDS TO BE REMOVED AFTER COLUMN SPLICING.
8. FOR HSS14x14 AND HSS16x16 COLUMNS, ANCHOR BOLTS SHOULD BE 1" DIAMETER WITH 12" EMBEDS W/ 3/8"x3" PLATE WASHERS. FOR HSS 12x12 COLUMNS OR SMALLER, ANCHOR BOLTS SHOULD BE 3/4"ø WITH 8" EMBEDS WITH 1/4"x2" PLATE WASHERS. FOR HSS10x10 COLUMNS OR SMALLER HSS COLUMNS, ASTM F1554 GRADE 36 RODS MAY BE SUBSTITUTED.
9. OVERSIZED HOLES MAY BE USED IN BASE PLATES PROVIDED THEY DO NOT EXCEED THE FOLLOWING SIZES:
   3/4"ø BOLT ≤ 1 1/16"ø
   1"ø BOLT ≤ 1 1/2"ø
   1 1/4" ø BOLT ≤ 1 7/8"ø
   1 1/2" ø BOLT ≤ 2 1/4"ø
10. HOLES IN PLATE WASHERS SHOULD BE 1/16" GREATER THAN BOLT DIMENSION.
11. NON-SHRINK GROUT UNDER BASE PLATES SHALL BE 1 1/2" THICK UNO.
12. COLUMN LOCATIONS SHOWN ON SCHEDULE ARE APPROXIMATE. PLEASE SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
13. DO NOT WELD IN WIDE FLANGE "K" ZONES. WELDS ARE NOT REQUIRED AT "K" ZONES.
14. WELDING OF PLATE WASHERS TO BASE PLATES MAY BE OMITTED AT SINGLE STORY COLUMNS AND HSS 6x6 COLUMNS OR SMALLER.

(A) = PLATE WASHER THICKNESS - 1/16" (MAX WELD SIZE 5/16")

(B) = 2" FOR HSS10x10 OTHERWISE 1".

15. SINGLE STORY COLUMNS DO NOT NEED TO HAVE PLATE WASHERS WELDED TO BASE PLATES.

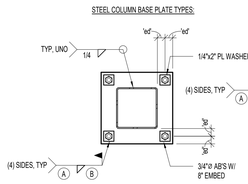
BASE PL LEGEND:

'co' = 1/2" MINIMUM
'ed' = 2" MINIMUM
'bc' = 3" MINIMUM

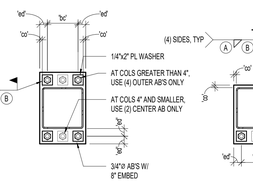
CAP PL LEGEND:

'co' = 1/2" MINIMUM
'ed' = 1 1/2" MINIMUM
'bc' = BEAM OR GIRDER GAGE
'w' = BEAM OR GIRDER GAGE + 3" OR BEAM OR GIRDER FLANGE WIDTH + 1" OR COLUMN DEPTH + 1" WHICHEVER IS GREATER
'H' = BEAM OR GIRDER GAGE + 3" OR BEAM OR GIRDER FLANGE WIDTH + 1" OR COLUMN WIDTH + 1" WHICHEVER IS GREATER

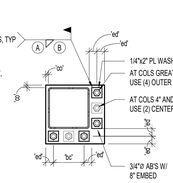
STEEL COLUMN BASE PLATE TYPES:



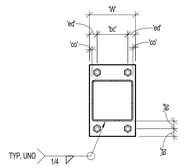
BASE PL SBP-1
SEE STL COL NOTES THIS SHEET



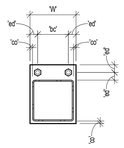
BASE PL SBP-2
SEE STL COL NOTES THIS SHEET



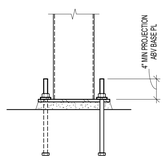
BASE PL SBP-3
SEE STL COL NOTES THIS SHEET



CAP PL SCP-1



CAP PL SCP-2



BASE PL ELEVATION

2 S-804 STEEL COLUMN SCHEDULE FOR SEISMIC DESIGN CATEGORIES C THRU F

NO SCALE

T-40542

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client name

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date
Blanks		Date 1

Project Number	25116
Original Issue	APRIL 16, 2026
Project Status	PERMIT SET

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NOTE:
THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS DATED APRIL 16, 2026

DIMENSIONS AND ELEVATIONS, AS THEY RELATE TO THE BUILDING IN GENERAL, i.e. GRID TO GRID DIMENSIONS OR DECK BEARING ELEVATIONS, ARE SUPPLIED BY THE ARCHITECT. THEY ARE PROVIDED ON THE STRUCTURAL PLANS AND DETAILS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

Sheet Title

STEEL SCHEDULES

Sheet Number

S-804

Current as of: 4/16/2026 1:37:56 PM

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FIRE LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON ALL SHEETS.

FIRE SERVICE	"X" F
FIRE SPRINKLER RISER ASSEMBLY	
FREE STANDING FDC	
WALL TYPE FDC, FLUSH	
WALL TYPE FDC, SURFACE MOUNT	
FIRE HOSE CABINET	
ELECTRIC HORN & LIGHT	
EXPANSION JOINT	
EXPANSION PIPE CONNECTION	
BALL VALVE	
HEAT TRACING	
DIRECTION OF FLOW	
ELBOW DOWN	
ELBOW UP	
PIPE CAP	
REDUCER	
PIPE TEE	DOWN UP
UNION	
POINT OF CONNECTION	
POINT OF REMOVAL	
DETAIL TAG	DETAIL NO. / DRAWING NO.
KEYED NOTE	X
SECTION CUT LINE	SECTION NO. / DRAWING NO. 1 A101 SIM
ACCESS PANEL	

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.

AD	ACCESS DOOR
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BI	BACKWARD INCLINE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CAS	COMBUSTION AIR SUPPLY
CBV	CALIBRATED BALANCE VALVE
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
CV	CONTROL VALVE
DB	DRY BULB
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DISHWASHER
E	EXISTING
EA	EACH OR EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
ELEV	ELEVATION
ENCL	ENCLOSURE
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FO	FLAT OVAL
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FEET
FV	FACE VELOCITY
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GEA	GREASE EXHAUST AIR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
IN	INCH
IN WC	INCHES OF WATER COLUMN
IN WG	INCHES OF WATER GAUGE
L	LAVATORY OR LOUVER
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MECH	MECHANICAL
MIN	MINIMUM
MPSA	MEDIUM PRESSURE SUPPLY AIR
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RLF	RELIEF AIR
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SA	SUPPLY AIR OR SHOCK ARRESTOR
SEN	SENSIBLE
SF	SQUARE FEET
SIM	SIMILAR
SL	SEA LEVEL
SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - FIRE

#	SHEET NAME
FP001	FIRE LEGEND, SYMBOLS & ABBREVIATIONS
FP112	LEVEL 1 FIRE PROTECTION PLAN

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CITY OF ALPINE

ALPINE FIRE STATION

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Revisions

Num.	Description	Date

Project Number	25116
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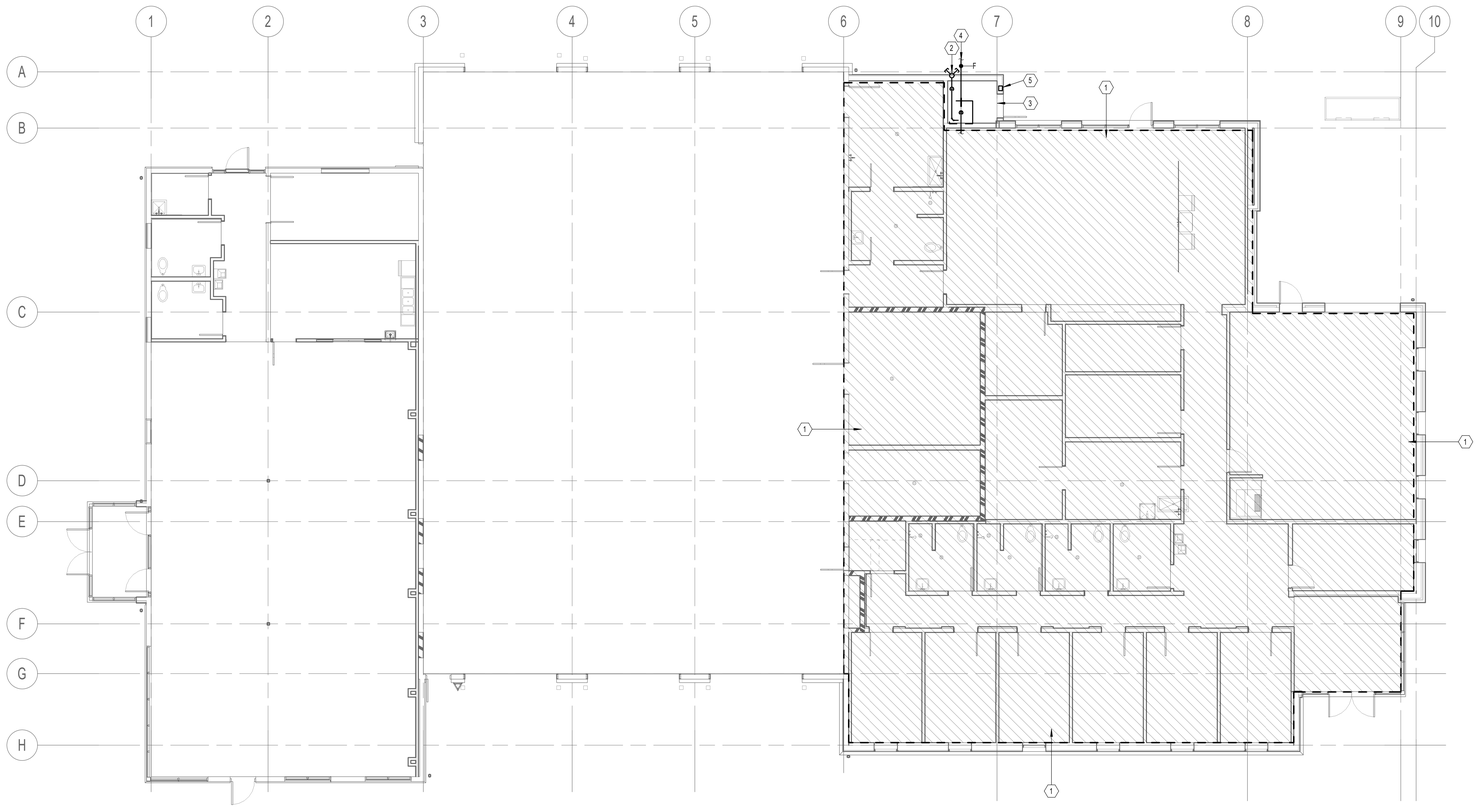


Sheet Title

FIRE LEGEND, SYMBOLS & ABBREVIATIONS

Sheet Number

FP001



1 LEVEL 1 FIRE PROTECTION PLAN

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

FIRE SPRINKLER GENERAL NOTES

1. NEW SPRINKLER HEADS TO MATCH CEILING TYPE. COORDINATE ARCHITECTURAL SHEETS.
2. FURNISH AND INSTALL NEW PIPE, FITTINGS AND SPRINKLER HEADS AS REQUIRED TO COMPLETE THE WORK.
3. ALL PIPING SHALL BE DOMESTIC.
4. FITTINGS SHALL BE THREADED, WELDED AND GROOVED IN ACCORDANCE WITH LISTING AND NFPA #13 REQUIREMENTS.
5. PLAIN END OR MECHANICAL TEES SHALL NOT BE USED, UNLESS REQUIRED FOR FIELD MODIFICATION OF PIPING SYSTEM.
6. THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND PROVIDE ADDITIONAL OFFSETS AS REQUIRED FOR INSTALLATION. SPRINKLER PIPING SHALL BE REROUTED AS REQUIRED WHERE CONFLICTS OCCUR. SPRINKLER CONTRACTOR'S PRICING SHALL INCLUDE ANY PIPING OFFSETS, OR REVISED CUT LENGTHS.
7. SHOP DRAWINGS SHALL BE PROVIDED BY THE SPRINKLER CONTRACTOR USING AN REVIT COMPATIBLE FORMAT. SUBMIT TO OWNERS INSURANCE REVIEW CONSULTANT AND ARCHITECT AND ENGINEER. AS-BUILT DRAWINGS AND ELECTRONIC DRAWING FILES SHALL BE PROVIDED AT END OF PROJECT BY CONTRACTOR.
8. FIRE SPRINKLER SHOP DRAWINGS, CALCULATIONS AND MATERIALS SHALL BE SUBMITTED AND REVIEWED BY ENGINEER PRIOR TO SUBMITTING TO OTHER AUTHORITIES HAVING JURISDICTION.
9. PRESSURE TEST AND CERTIFY SPRINKLER SYSTEM.
10. PIPE ROUTING, ELEVATIONS, SPRINKLER LOCATIONS, ARE SCHEMATIC, SHALL BE USED AS REFERENCE ONLY. INSTALLER SHALL FIELD VERIFY CONDITIONS, AND PROVIDE OFFSETS AS REQUIRED FOR INSTALLATION. DEVIATION FROM SCHEMATIC PLAN SHALL BE APPROVED IN WRITING BY THE ENGINEER, PRIOR TO INSTALLATION.
11. NEW FIRE PROTECTION WORK TO INCLUDE HEADS AND PIPING SYSTEM AS REQUIRED TO MEET NFPA REQUIREMENTS.
12. NEW PIPING TO BE SCHEDULE 40 STEEL PIPE LISTED FOR FIRE PROTECTION.
13. SEE ARCHITECTURAL PLANS FOR CEILING HEIGHTS.
14. SUBMIT FIRE PROTECTION DRAWINGS TO LANDLORD'S/OWNER'S INSURANCE REVIEW CONSULTANT.
15. COORDINATE PIPE ROUTING WITH OTHER TRADES.
16. TIGHT CEILING SPACE WILL REQUIRE SOME SPRINKLER LINES TO OFFSET OVER OR UNDER DUCTWORK, PIPE, OR OTHER OBSTACLES. PROVIDE DRAINS AS REQUIRED.

KEYED NOTES

1. AREA(S) SHOWN TO BE PROTECTED WITH A SPRINKLER SYSTEM MEETING THE REQUIREMENTS OUTLINED IN NFPA 13.
2. FIRE DEPARTMENT CONNECTION. COORDINATE EXACT LOCATION WITH ARCHITECTURAL PLANS.
3. PROVIDE IDENTIFICATION SIGNS AT THE FIRE SPRINKLER RISER ROOM TO SAY: FIRE SPRINKLER RISER ROOM AND CONTROL VALVES ACCESS.
4. EXTEND FIRE PROTECTION PIPING OUTSIDE OF BUILDING 5 FT. FOR CONTINUATION BY CIVIL. EXACT LOCATIONS & ELEVATIONS ARE TO BE COORDINATED WITH CIVIL CONTRACTOR.
5. PROVIDE FIRE ALARM, STROBE LIGHT AND EXTERIOR WALL MOUNTED KNOX BOX THAT HOLDS ALL THE NECESSARY KEYS FOR THE FIRE DEPARTMENT.

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

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Sheet Title

LEVEL 1 FIRE PROTECTION PLAN

Sheet Number

FP112

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MECHANICAL GENERAL NOTES

1. DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLAN FOR EXACT LOCATION OF DOORS, WINDOWS, CEILING DIFFUSERS, ETC. CLOSELY COORDINATE NEW MECHANICAL WITH ALL NEW AND EXISTING MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL MEMBERS. DUCTWORK AND PIPE ROUTING IS APPROXIMATE, DIAGRAMMATIC AND IS NOT TO BE SCALED. PROVIDE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS AS REQUIRED FOR COORDINATION OF ALL WORK WITHOUT ADDITIONAL COST TO THE OWNER.
2. FIELD VERIFY ALL MECHANICAL AND PLUMBING ITEMS PRIOR TO COMMENCING NEW WORK. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR CONTRACTOR'S FAILURE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
3. ALL MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK PERFORMED UNDER OTHER DIVISIONS TO AVOID INTERFERENCE.
4. DO NOT SHUT-OFF/PUT OUT SERVICE ANY SYSTEMS/SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH THE OWNER'S PERSONNEL.
5. INSTALL ALL EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS.
6. DUCT DIMENSIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.
7. CONSTRUCT ALL OTHER DUCTWORK ACCORDING TO SMACNA STANDARDS FOR LOW PRESSURE DUCT CONSTRUCTION - 2 INWG PRESSURE CLASS, SEAL CLASS "A". FIBERGLASS DUCTWORK IS UNACCEPTABLE.
8. LINE ALL LOW PRESSURE RECTANGULAR DUCT WITH 1" - 1.5 LBS/CU.FT. DUCT LINER PIN LINER ON 12" CENTERS. TRIM AND SEAL JOINTS.
9. ALL EQUIPMENT, DUCTWORK AND PIPING SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE LOCAL CODE. ALL DETAILS AND DRAWINGS REQUIRED BY LOCAL AUTHORITY WILL BE PRODUCED BY LICENSED SEISMIC ENGINEER HIRED BY CONTRACTOR. (DEFERRED SUBMITTAL).
10. COORDINATE ALL FIRE SPRINKLER, DIFFUSER AND GRILLE LOCATIONS WITH REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS. (DEFERRED SUBMITTAL).
11. ALL VALVES AND PIPING SPECIALTIES SHALL BE LINE SIZED UNLESS NOTED OTHERWISE. USE ECCENTRIC REDUCERS ON CONTROL VALVES WHERE REQUIRED.
12. ALL PIPING, DUCTS, VENTS, ETC. EXTENDING THROUGH THE WALL AND/OR ROOF SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.
13. ALL PIPING INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOOR, WALLS, AND PARTITIONS.
14. ALL PIPING SHALL BE SUPPORTED ADJACENT TO EQUIPMENT, TO PREVENT WEIGHT OF PIPING BEING PLACED ON EQUIPMENT.
15. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORTING ANGLES AND EXTRA SUPPORT BEAMS FOR A.C. UNITS, EXHAUST FANS, ETC.
16. HVAC CONTRACTOR SHALL CHANGE OUT THE EQUIPMENT FILTERS AT THE TIME OF POSSESSION OF THE PROJECT BY THE TENANT, USING ONLY NEW FILTERS OF THE PROPER SIZE AND TYPE.
17. THE HVAC CONTRACTOR SHALL LEAVE HIS WORK IN PERFECT WORKING CONDITION AND SHALL GUARANTEE SAME FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF FINAL ACCEPTANCE.
18. PROVIDE IDENTIFICATION LABELS ON ALL EQUIPMENT, PIPING, VALVES, CONTROLS, ETC. TO MATCH EXISTING BUILDING LABELING STANDARD AND INCLUDING TENANT NAME AND SPACE NUMBER.
19. DUCT INTERIORS VISIBLE THROUGH REGISTERS, GRILLES, AND DIFFUSERS SHALL BE FLAT BLACK.
20. PROVIDE ASBUILT DRAWINGS AND SUBMIT TO ENGINEER.
21. PROVIDE SUBMITTALS ON ITEMS LISTED IN MECHANICAL AND PLUMBING EQUIPMENT SCHEDULES TO THE ENGINEER FOR REVIEW PRIOR TO ORDER, PURCHASE OR INSTALLATION.
22. CONTRACTOR SHALL REPAIR, REPLACE AND REPAINT TO MATCH EXISTING SURFACES DISTURBED BY THE CONTRACTOR DURING INSTALLATION OF ANY MATERIALS OR EQUIPMENT. THIS INCLUDES CUTTING OF ANY CEILINGS, WALLS OR FLOORS FOR THE INSTALLATION OF ANY PLUMBING OR MECHANICAL MATERIALS OR EQUIPMENT.
23. HVAC CONTRACTOR SHALL REMOVE FROM THE JOBSITE ANY MATERIALS NOT ECONOMICALLY RECOVERABLE. ANY MATERIALS REMOVED FROM THE JOBSITE AND SOLD FOR SALVAGE SHALL BE CREDITED TO THE OWNERS ACCOUNT.
24. INSTALL ALL MECHANICAL SYSTEMS IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE. 2021 INTERNATIONAL MECHANICAL CODE. 2021 INTERNATIONAL FIRE CODE AND 2021 INTERNATIONAL PLUMBING CODE.
25. PROVIDE OPERATION AND MAINTENANCE MANUALS AND SUBMIT TO ENGINEER.

CONTROL NOTES

1. VRF SYSTEMS ARE TO BE STAND-ALONE. EQUIPMENT IS TO BE PROVIDED WITH THE CAPABILITY FOR FUTURE CONNECTION TO A BUILDING AUTOMATION SYSTEM. BACNET CARDS ARE TO BE PROVIDED AS PER THE SCHEDULE SHEET.

MECHANICAL LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON ALL SHEETS.

GATE VALVE		BURIED OR UNDERFLOOR DUCT (IN) FIRST FIGURE IS SIDE SHOWN	18/12
OS & Y PATTERN GATE VALVE		DUCT SIZE (IN) FIRST FIGURE IS SIDE SHOWN	18/12
BALL VALVE		FLEXIBLE DUCT (HELICAL)	
BUTTERFLY VALVE		FLEXIBLE DUCT CONNECTION	
MOTORIZED ACTUATOR	M M	SPIN-IN W/ MVD	
PLUG VALVE		DUCT TRANSITION	
CHECK VALVE (SWING OR LIFT AS REQ'D)		ELBOW W/ TURNING VANES	
SOLENOID VALVE		TEE W/ 45° ENTRY	
AUTOMATIC CONTROL VALVE (2-WAY)		WYE W/ 45° ENTRY	
AUTOMATIC CONTROL VALVE (3-WAY)		LINEAR RETURN SLOT DIFFUSER	
PRESSURE REDUCING VALVE		LINEAR SUPPLY SLOT DIFFUSER	
P&T RELIEF VALVE		RADIAL SUPPLY DIFFUSERS	
AIR VENT (AUTOMATIC)		RETURN GRILLE	
THERMAL EXPANSION VALVE		SUPPLY DIFFUSER	
STRAINER W/ BLOW DOWN HOSE FITTING		EXHAUST GRILLE	
CALIBRATED BALANCE VALVE		EXHAUST AIR DUCT	
VENTURI FLOW METER		EXHAUST AIR DUCT SECTION	
PET COCK OR GAUGE COCK		RETURN AIR DUCT	
PRESSURE GAUGE W/ GAUGE COCK		RETURN AIR DUCT SECTION	
THERMOMETER		SUPPLY AIR DUCT	
TEMPERATURE & PRESSURE TEST PLUG		SUPPLY AIR DUCT SECTION	
IN-LINE PUMP		AIR FLOW STATION	F
FLOW SWITCH	F	COMBINATION FIRE/SMOKE DAMPER	FS
AQUASTAT	A	FIRE DAMPER	F
FLOW METER	FM	SMOKE DAMPER	S
TEMPERATURE SENSING WELL	T	MANUAL VOLUME DAMPER	
EXPANSION JOINT		MOTORIZED DAMPER	M
EXPANSION PIPE CONNECTION		GRAVITY BACKDRAFT DAMPER	G
DIRECTION OF FLOW		THERMOSTAT OR TEMP SENSOR W/ EQUIPMENT TAG	T TAG
ELBOW DOWN		HUMIDISTAT OR HUMIDITY SENSOR	H
ELBOW UP		CARBON MONOXIDE SENSOR	CO
PIPE CAP		CARBON DIOXIDE SENSOR	C
REDUCER		NITROGEN DIOXIDE SENSOR	N
PIPE TEE	DOWN	CHILLED WATER RETURN	X" CHR
UNION	UP	CHILLED WATER SUPPLY	X" CHS
HEAT TRACING		CONDENSER WATER RETURN	X" CR
POINT OF CONNECTION		CONDENSER WATER SUPPLY	X" CS
POINT OF REMOVAL		HEATING WATER RETURN	X" HWR
DETAIL TAG	DETAIL NO. / DRAWING NO.	HEATING WATER SUPPLY	X" HWS
KEYED NOTE	X	RADIANT FLOOR RETURN	X" RFR
SECTION CUT LINE	SECTION NO. / DRAWING NO. A101 SIM	RADIANT FLOOR SUPPLY	X" RFS
ACCESS PANEL		REFRIGERANT LIQUID	X" RL
		REFRIGERANT SUCTION	X" RS
		SNOWMELT RETURN	X" SMR
		SNOWMELT SUPPLY	X" SMS
		STEAM	X" ST
		STEAM CONDENSATE RETURN	X" SCR
		GROUND LOOP RETURN	X" GLR
		GROUND LOOP SUPPLY	X" GLS
		HOT GAS	X" HG
		HOT GAS BYPASS	X" HGBP

ABBREVIATIONS

	NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.
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SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - MECHANICAL

#	SHEET NAME
M001	MECHANICAL LEGEND, SYMBOLS & ABBREVIATIONS
MD112	LEVEL 1 MECHANICAL DEMO PLAN
MD131	ROOF MECHANICAL DEMO PLAN
MH112	LEVEL 1 MECHANICAL PLAN
MH131	ROOF MECHANICAL PLAN
MH401	ENLARGED MECHANICAL PLANS
MH402	ENLARGED MECHANICAL PLANS
MH501	MECHANICAL DETAILS
MH601	MECHANICAL SCHEDULES
M112	LEVEL 1 TEMPERATURE CONTROL ZONE
MH801	MECHANICAL 3D VIEWS
MP112	LEVEL 1 REFRIGERANT PIPING PLAN

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ALPINE FIRE STATION

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Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

MECHANICAL LEGEND, SYMBOLS & ABBREVIATIONS

Sheet Number

M001

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BIM Modeler: Danette Marcoccia , 801-505-5393 , dmarcoccia@cea-ut.com

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GENERAL NOTES

1. ALL ITEMS SHOWN LIGHT ARE EXISTING.
2. ALL ITEMS SHOWN DASHED AND HATCHED ARE TO BE DEMOLISHED.
3. ALL ITEMS SHOWN DARK AND SOLID ARE NEW.
4. OFFSET NEW DUCT AS REQUIRED TO COORDINATE WITH OTHER TRADES.
5. DUCTWORK ABOVE GYP. BOARD CEILINGS SHALL BE HARD DUCTED.
6. CONTRACTOR SHALL PROVIDE ALL INCIDENTAL OFFSETS REQUIRED FOR COMPLETE OPERATIONAL MECHANICAL SYSTEMS.
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KEYED NOTES

1 REMOVE EXISTING ROOFTOP UNITS LOCATED IN MECHANICAL WELL AND ALL ASSOCIATED DUCTWORK AND AIR DEVICES. ROOFTOP UNITS SHALL NOT BE REUSED. SALVAGE OF EXISTING REGISTERS, DIFFUSERS, AND GRILLES IS PERMITTED ONLY WHERE ITEMS ARE IN GOOD CONDITION AND CLEANED BY CONTRACTOR, SUBJECT TO OWNER APPROVAL.

1 LEVEL 1 MECHANICAL DEMO PLAN
SCALE: 1/4" = 1'-0"

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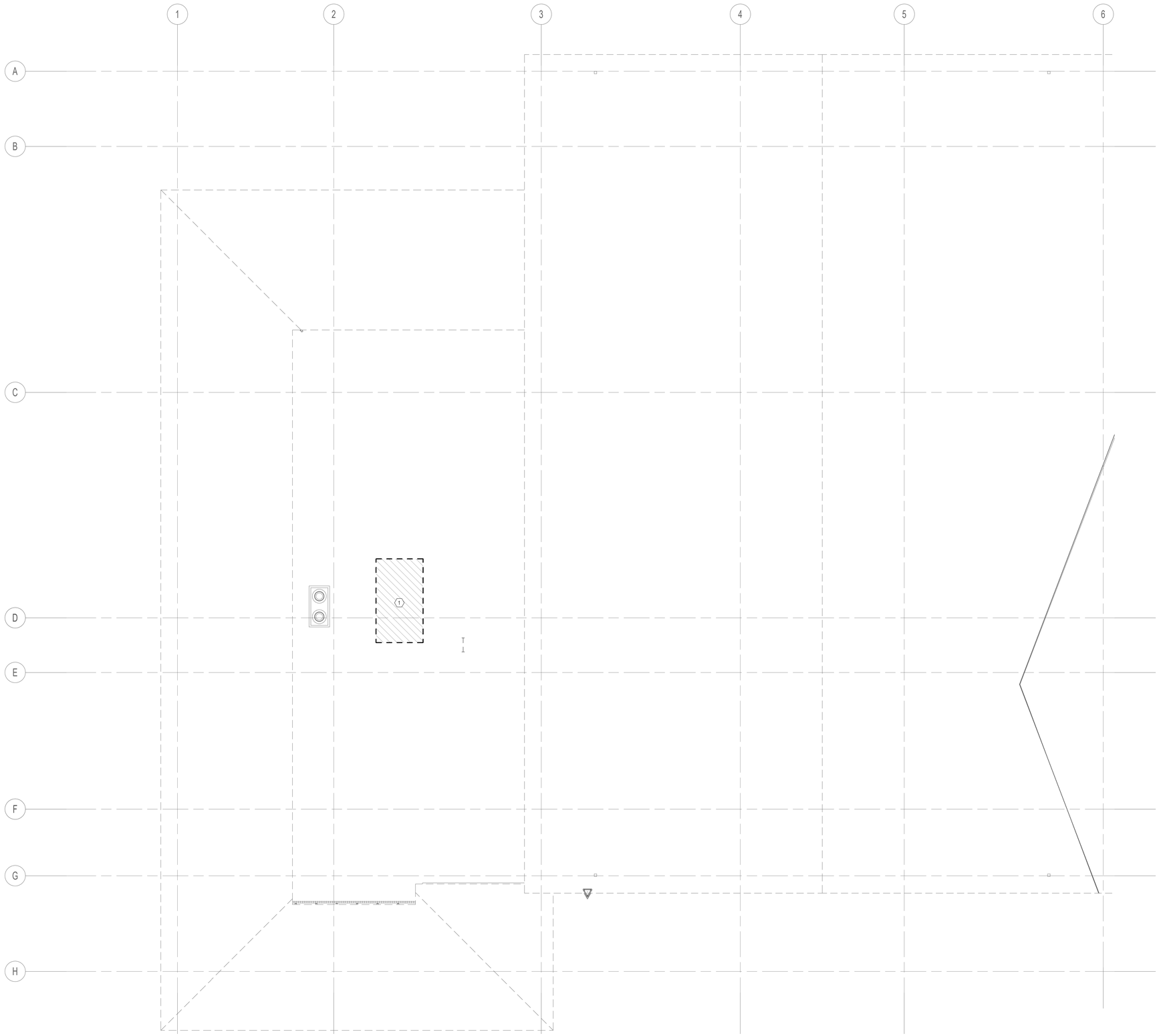
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LEVEL 1 MECHANICAL DEMO PLAN

Sheet Number

MD112

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1 ROOF MECHANICAL DEMO PLAN

SCALE: 1/4" = 1'-0"

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ROOF MECHANICAL DEMO PLAN

Sheet Number

MD131

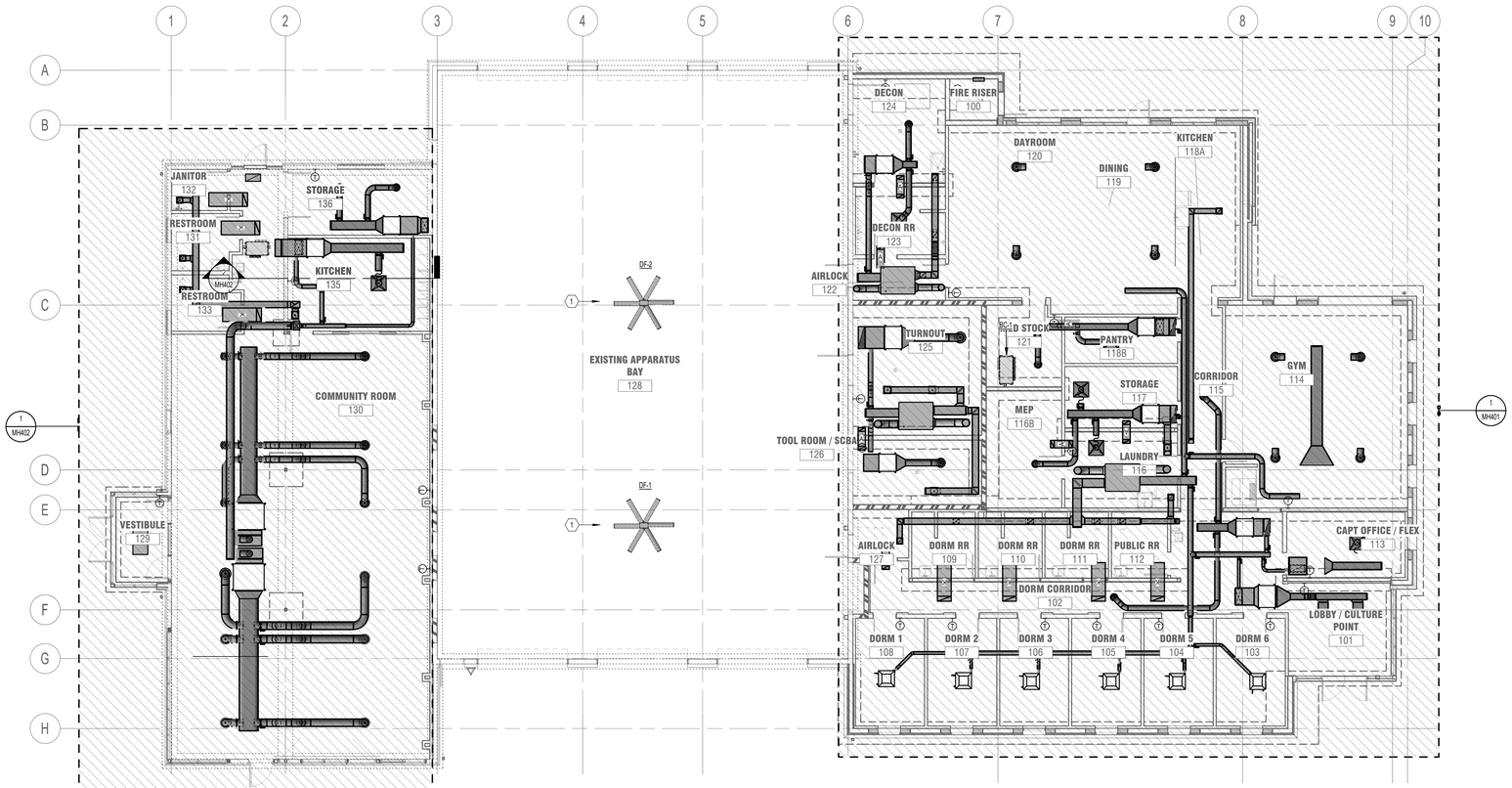
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KEYED NOTES

1 DESTRATIFICATION FANS TO FIT BETWEEEN JOISTS AND BE MOUNTED IN RAFTER SPACE. EXACT INSTALLATION TO BE COORDINATED ON-SITE.



1 LEVEL 1 MECHANICAL PLAN

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

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LEVEL 1 MECHANICAL PLAN

Sheet Number

MH112

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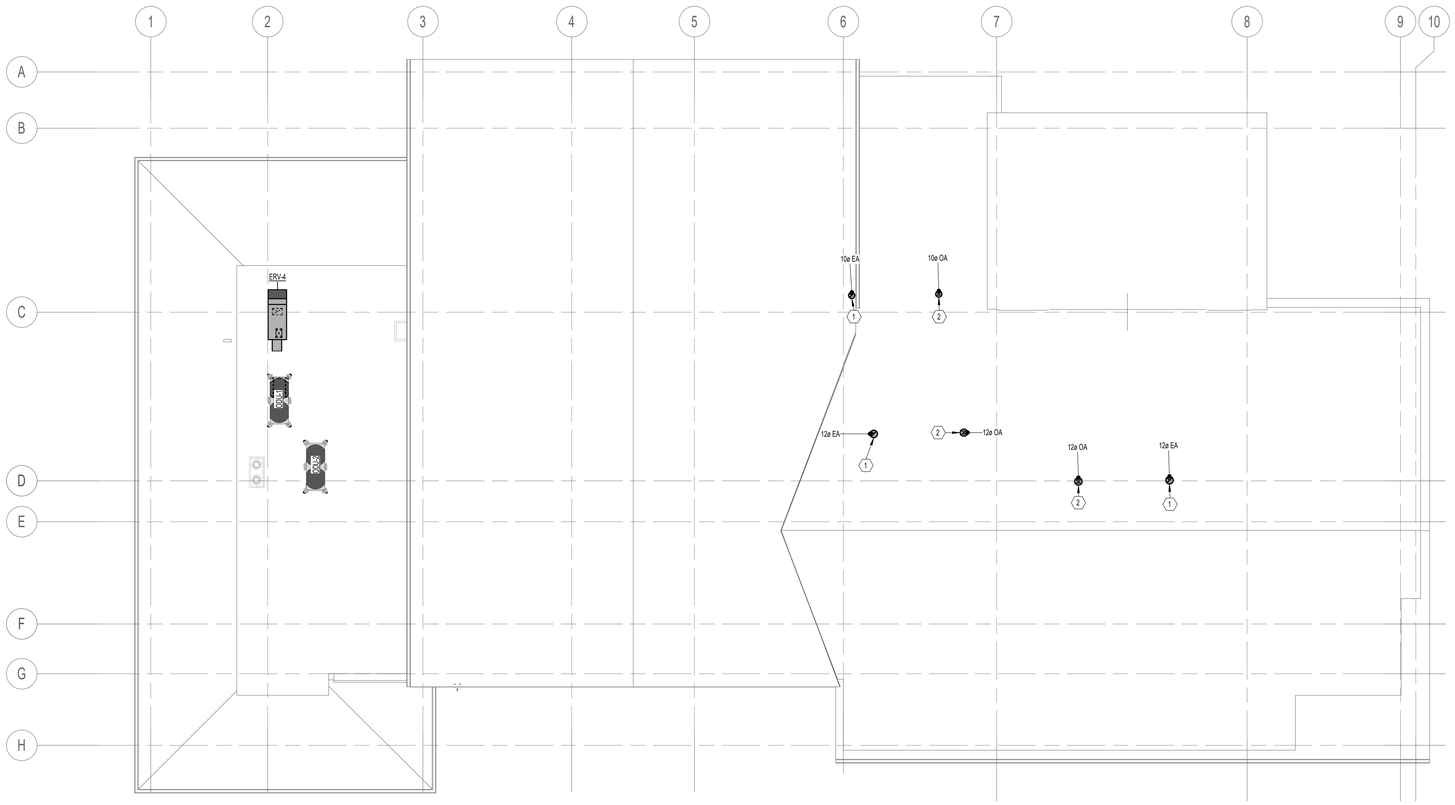
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KEYED NOTES

1 EXTEND EXHAUST DUCT UP ABOVE ROOF LINE AND TERMINATE WITH FERGUSON #SEC10CC RAIN CAP.

2 OUTSIDE AIR DUCT TO TERMINATE WITH GOOSENECK AND BIRDSCREEN. VERIFY THAT INTAKE IS INSTALLED AT LEAST 10' AWAY FROM ANY VENT OR EXHAUST OUTLET.



1 ROOF MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

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ROOF MECHANICAL PLAN

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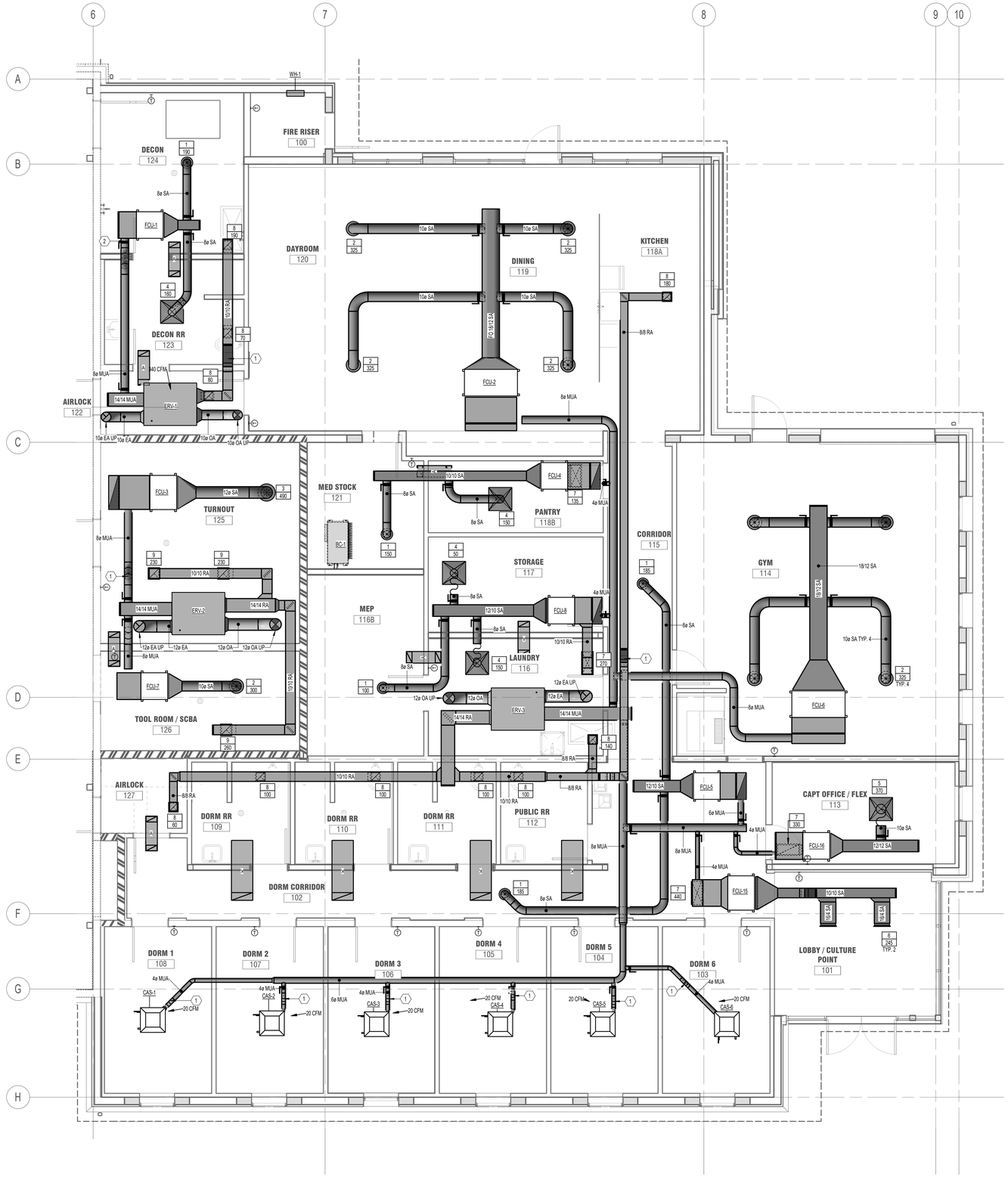
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1 ENLARGED MECHANICAL PLAN - NEW ADDITION

SCALE: 1/4" = 1'-0"

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KEYED NOTES

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2. ROUTE OUTSIDE AIR DUCT TO TAP INTO RETURN OF AC UNIT AS SHOWN. BALANCE DAMPER TO VALUES INDICATED ON MECHANICAL SCHEDULES.

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LICENSED PROFESSIONAL ENGINEER
STEPHEN D. CONNOR
187524
04/16/2026
STATE OF UTAH

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ENLARGED MECHANICAL PLANS

Sheet Number

MH401

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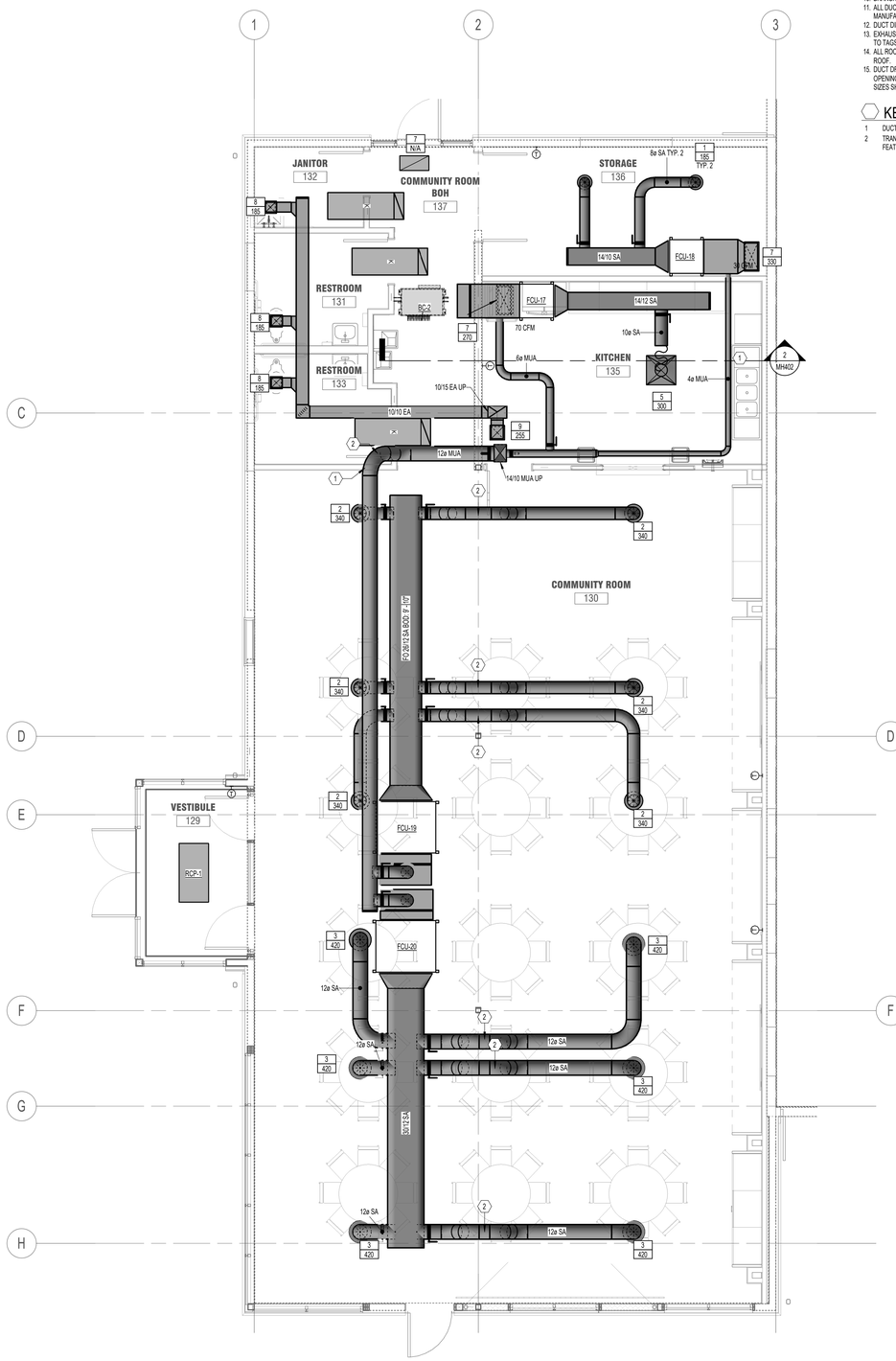
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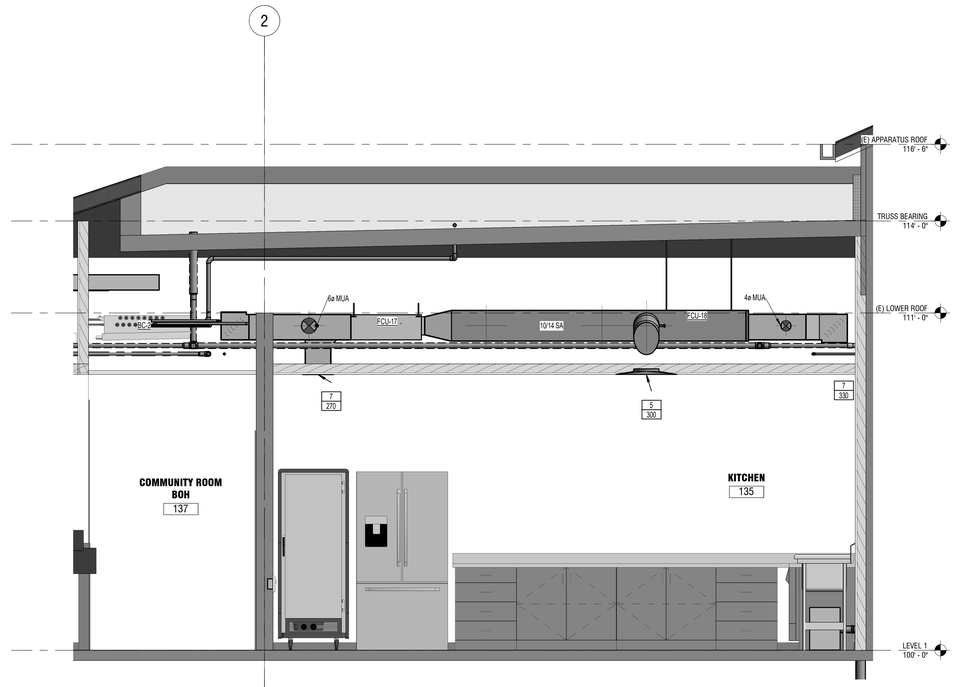
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1 ENLARGED MECHANICAL PLAN - REMODEL AREA

SCALE: 1/4" = 1'-0"



2 STORAGE / RADIO SECTION

SCALE: 1/2" = 1'-0"

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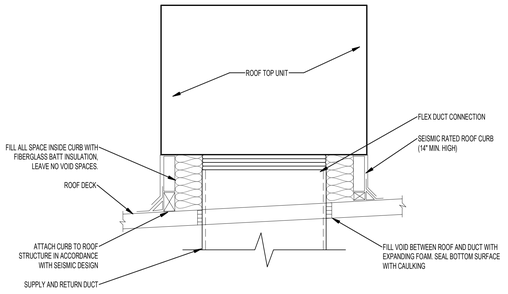
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ENLARGED MECHANICAL PLANS

Sheet Number

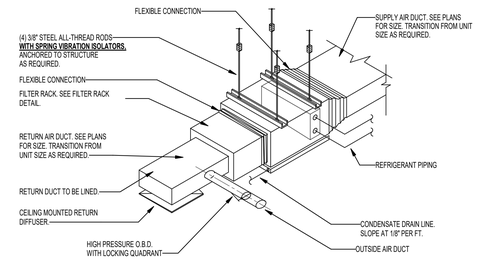
MH402

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Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/MECH 2025.095.00 Alpine Fire Station 2022 V25.rvt



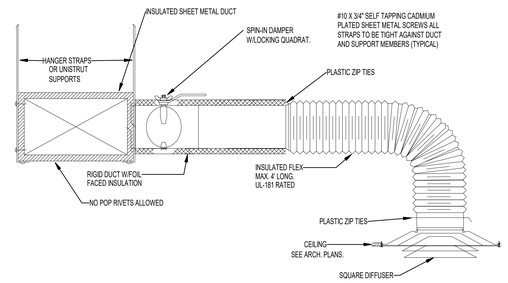
1 ROOF TOP UNIT CURB

SCALE: NONE



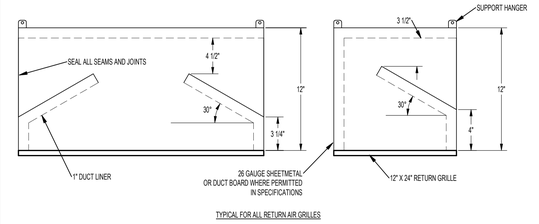
2 VRF FAN COIL UNIT WITH FILTER

SCALE: NONE



3 DIFFUSER MOUNTING DETAIL (SQUARE)

SCALE: NONE

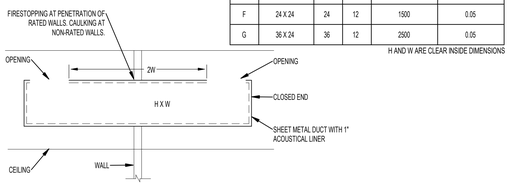


4 AIR DEVICE - RETURN AIR SOUND BOOT

SCALE: NONE

SIZE	OPENING (INXIN)	W (IN)	H (IN)	MAX. TRANSFER (CFM)	APPROX. ΔP (IN WC)
A	12 X 6	12	6	250	0.05
B	12 X 12	12	6	360	0.05
C	24 X 6	24	6	520	0.05
D	24 X 12	24	6	740	0.05
E	24 X 12	24	12	1,000	0.05
F	24 X 24	24	12	1500	0.05
G	36 X 24	36	12	2500	0.05

H AND W ARE CLEAR INSIDE DIMENSIONS

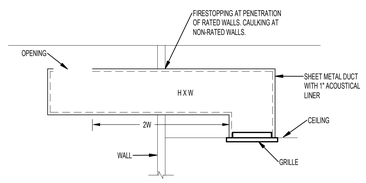


5 DUCT - TRANSFER AIR (PLENUM-PLENUM)

SCALE: NONE

SIZE	OPENING (INXIN)	W (IN)	H (IN)	GRILLE NECK (INXIN)	MAX. TRANSFER (CFM)	APPROX. ΔP (INWC)	AIR DEVICE (REFER TO SCHEDULE)
K	22 X 8	22	6	22 X 10	400	0.05	#10
L	22 X 16	22	12	22 X 22	800	0.05	#9

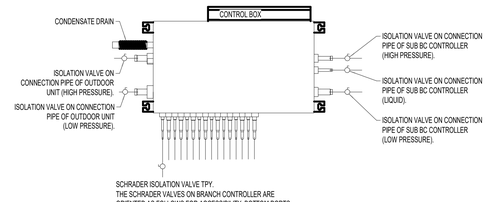
H AND W ARE CLEAR INSIDE DIMENSIONS



6 DUCT - TRANSFER AIR (CEILING GRILLE-ROOM)

SCALE: NONE

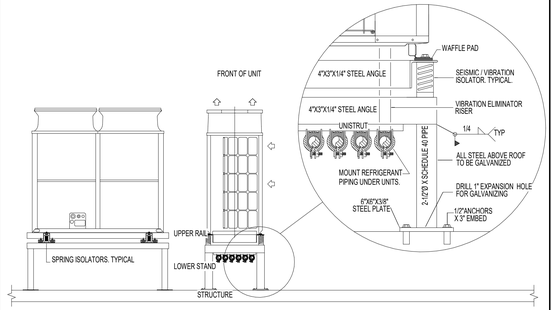
- ALL ISOLATION VALVE CONNECTIONS MUST BE BRAZED.
- NO FLARE FITTINGS WILL BE ACCEPTED.
- ADD CONDENSATE PUMP IF PROPER SLOPE CAN NOT BE MAINTAINED TO DRAIN.



SCHRADER ISOLATION VALVE TPY.
THE SCHRADER VALVES ON BRANCH CONTROLLER ARE ORIENTED AS FOLLOWS FOR ACCESSIBILITY: BOTTOM PORTS MUST BE FACING DOWN. TOP PORTS MUST BE FACING UP AND THE LEFT PORTS MUST BE FACING LEFT.

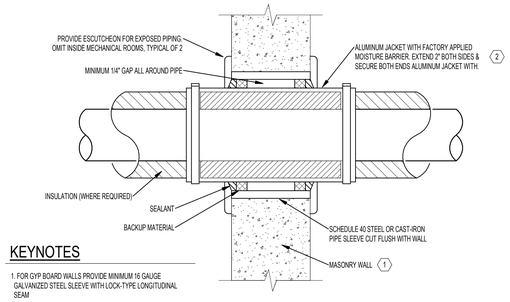
7 REFRIGERANT MANAGEMENT UNIT DETAIL

SCALE: NONE



8 MITSUBISHI - SPRING ISOLATED STAND DETAIL - SINGLE

SCALE: NONE



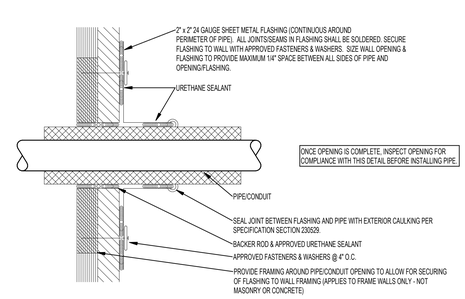
KEYNOTES

1. FOR GYP BOARD WALLS PROVIDE MINIMUM 16 GAUGE GALVANIZED STEEL SLEEVE WITH LOCK-TYPE LONGITUDINAL SEAM

2. OMIT ALUMINUM JACKET IF PIPING IS UNINSULATED

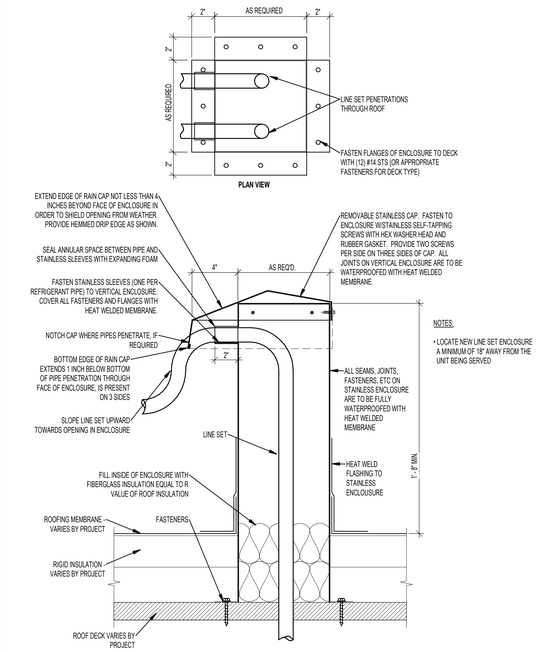
9 PIPE - INSULATION THROUGH FIRE RATED WALL

SCALE: NONE



10 PIPE SLEEVE FOR INSULATED PIPE THRU EXTERIOR WALL

SCALE: NONE



NOTES:

- LOCATE NEW LINE SET ENCLOSURE A MINIMUM OF 18" AWAY FROM THE UNIT BEING SERVED

11 LINE SET ENCLOSURE

SCALE: NONE

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

MECHANICAL DETAILS

Sheet Number

MH501

ENERGY RECOVERY UNIT (ERV)

PLAN CODE	LOCATION	UNIT AIRFLOW AND STATIC PRESSURE				ERV FAN SYSTEMS						HX TYPE	ENERGY RECOVERY PERFORMANCE								ELECTRICAL (SINGLE POINT CONNECTION)				BOD DIMENSIONS		MANUFACTURER / MODEL NO.
		OA / SA		EA / RF		EXHAUST FAN			SUPPLY FAN				OUTDOOR AIR		SUPPLY AIR		RETURN AIR		EXHAUST AIR								
		AIRFLOW (CFM)	ESP (IN-WC)	AIRFLOW (CFM)	ESP (IN-WC)	QTY	BHP	MOTOR HP	QTY	BHP	MOTOR HP		SUMMER / WINTER (DB - °F)	SUMMER / WINTER (WB - °F)	SUMMER / WINTER (DB - °F)	SUMMER / WINTER (WB - °F)	SUMMER / WINTER (DB - °F)	SUMMER / WINTER (WB - °F)	SUMMER / WINTER (DB - °F)	SUMMER / WINTER (WB - °F)	POWER	FLA / MCA	MOP	DISCONNECT	L x W x H (IN)	WEIGHT (LBS)	
ERV-1	PLENUM	340	0.5	810	0.5	1	0.11	1/2	1	0.12	1/2	ENTHALPY CORE	98.3 / 9.3	62.6 / 6.8	81.3 / 51.3	60.5 / 41.2	75.0 / 72.0	61.9 / 54.9	92.0 / 29.7	64.1 / 28.1	115V / 1Φ	- / 14.4	20.0	DIV 26	54.8 x 28.9 x 43.9	377	VALENT ERC-E1-L-F
ERV-2	PLENUM	790	0.5	790	0.5	1	0.45	1/2	1	0.32	1/2	ENTHALPY CORE	98.3 / 9.3	62.6 / 6.8	83.3 / 46.8	60.6 / 38.3	75.0 / 72.0	61.9 / 54.9	90.1 / 34.3	64.1 / 31.5	115V / 1Φ	- / 14.4	20.0	DIV 26	54.8 x 28.9 x 43.9	377	VALENT ERC-E1-L-F
ERV-3	PLENUM	780	0.5	780	0.5	1	0.43	1/2	1	0.32	1/2	ENTHALPY CORE	98.3 / 9.3	62.6 / 6.8	83.3 / 46.8	60.6 / 38.3	75.0 / 72.0	61.9 / 54.9	90.1 / 34.3	64.1 / 31.5	115V / 1Φ	- / 14.4	20.0	DIV 26	54.8 x 28.9 x 43.9	377	VALENT ERC-E1-L-F
ERV-4	ROOF	810	0.25	810	0.25	1	0.39	1/2	1	0.28	1/2	ENTHALPY CORE	98.3 / 9.3	62.6 / 6.8	83.4 / 46.6	60.5 / 38.2	75.0 / 72.0	61.9 / 54.9	90.0 / 34.5	64.1 / 31.7	208V / 1Φ	- / 22.1	25.0	DIV 26	95.3 x 28.9 x 43.9	516	VALENT ERC-E1-L-F

REMARKS

1	PROVIDE FACTORY DISCONNECT AND CONVENIENCE OUTLET
2	PROVIDE A 3-PHASE FAILURE MONITOR FOR EQUIPMENT
3	DISCONNECT BY DIV 26, SINGLE POINT POWER CONNECTION
4	PROVIDE FACTORY INSTALLED VFD FOR SUPPLY AIR FAN, EXHAUST AIR FAN AND ERV WHEEL
5	PROVIDE FACTORY INSTALLED DISCHARGE AIR TEMPERATURE CONTROL, SUPPLY FAN 0-10 VDC INPUT CONTROL, AND EXHAUST FAN STATIC PRESSURE CONTROLS WITH BACNET COMMUNICATION CARD
6	PROVIDE 18" INSULATED CURB
7	PROVIDE 2" MERV-8 SUPPLY AND RETURN AIR FILTERS
8	PROVIDE SEISMIC BRACE SPRING VIBRATION ISOLATORS
9	PROVIDE WITH MOTORIZED DAMPERS FOR INTAKE AND EXHAUST AIR STREAMS

VRF OUTDOOR CONDENSING UNIT (ODU)

PLAN CODE	INDOOR UNITS	NOMINAL COOLING CAPACITY (MBH)	ADJUSTED COOING CAPACITY (MBH)	SEER / COP	NOMINAL HEATING CAPACITY (MBH)	ADJUSTED HEATING CAPACITY (MBH)	REFRIGERANT TYPE	STAGES	ELECTRICAL			DIMENSIONS (NOTE 3)		MANUFACTURER / MODEL NO.
									POWER	MCA	MOCP	L x W x H (IN)	WEIGHT (LBS)	
ODU-1	FCU-1 - FCU-17	192.0	188.9	12.95 / 4.31	215.0	210.0	R410A	1	208V / 3Φ	66.0	110	37 x 30 x 72	662	MITSUBISHI / PURY-HP192YSNU-A1
ODU-2	FCU-18 – FCU-20	144.0	148.8	12.1 / 4.22	160.0	157.9	R410A	1	208V / 3Φ	54.0	90	49 x 30 x 72	609	MITSUBISHI / PURY-HP144YSNU-A1

REMARKS

1	DESIGN AMBIENT TEMPERATURES: SUMMER → 97°F DB / 62°F WB | WINTER → 5°F DB
2	EACH ODU MODULE REQUIRES SEPARATE ELECTRICAL CONNECTION; DISCONNECT BY DIV 26
3	PROVIDE AE-200A MASTER CONTROLLER WITH BACNET COMPATIBILITY
4	COP IS BASED ON 47°F AMBIENT CONDITION

GRILLES, REGISTERS & DIFFUSERS (GRD)

PLAN CODE → GRILLE CFM

PLAN CODE	TYPE & DUTY	FACE SIZE	NECK SIZE	CEILING TYPE	MAX CFM	MAX TP (IN WC)	NC LEVEL MAX	MIN THROW T50 (FT)	MANUFACTURER & MODEL NO.
1	ROUND CONE DIFFUSER	18"Ø	8"Ø	DUCT MOUNTED	280	0.08	27	9	PRICE RCD
2	ROUND CONE DIFFUSER	22.5"Ø	10"Ø	DUCT MOUNTED	435	0.08	27	11	PRICE RCD
3	ROUND CONE DIFFUSER	27"Ø	12"Ø	DUCT MOUNTED	630	0.08	27	13	PRICE RCD
4	SQUARE CONE DIFFUSER	24" x 24"	8"Ø	MATCH CEILING	245	0.06	22	8	PRICE SCD
5	SQUARE CONE DIFFUSER	24" x 24"	10"Ø	MATCH CEILING	380	0.06	22	10	PRICE SCD
6	SIDEWALL SUPPLY GRILLE	16" x 24"	16" x 24"	MATCH SURFACE	245	0.07	19	28	PRICE 510
7	PERFORATED RETURN GRILLE	12" x 24"	10" x 22"	MATCH CEILING	670	0.12	22	N/A	PRICE 10
8	PERFORATED EXHAUST GRILLE	8" x 6"	8" x 6"	MATCH CEILING	156	0.17	25	N/A	PRICE 10
9	PERFORATED EXHAUST GRILLE	10" x 10"	10" x 10"	MATCH CEILING	360	0.17	25	N/A	PRICE 10

REMARKS

1	VERIFY FRAME TYPE OF ALL AIR DEVICES WITH ARCHITECTURAL REFLECTED CEILING PLAN BEFORE ORDERING
2	COORDINATE DIFFUSER NECK SIZE WITH DUCT SIZE ON FLOOR PLANS PRIOR TO ORDERING
3	NOMINAL SIZE

RADIANT PANEL - ELECTRIC (RCP)

PLAN CODE	ELECTRICAL		L x W x H (IN)	MANUFACTURER	MODEL NO.
	POWER	HEAT			
RCP-1	208V / 1Φ	500W	48 x 24 x 1	MARKEL	CP805

REMARKS

1	PROVIDE WALL MOUNTED THERMOSTAT
2	SEE CEILING PLANS FOR MOUNTING
3	COLOR SECTION BY ARCHITECH
4	DISCONNECT BY DIV 26

WALL HEATER - ELECTRIC (WH)

PLAN CODE	ELECTRICAL			L x W x H (IN)	MANUFACTURER	MODEL NO.
	POWER	HEAT	AMPS (A)			
WH-1	208V / 1Φ	1500	5.41	48 x 24 x 1	BROAN	174

REMARKS

1	PROVIDE WALL MOUNTED THERMOSTAT
2	SEE FLOOR PLANS FOR MOUNTING
3	COLOR SECTION BY ARCHITECH
4	DISCONNECT BY DIV 26

VRF DUCTED FAN COIL UNIT (FCU)

PLAN CODE	CONNECTED ODU	LOCATION	SUPPLY AIR FLOW (CFM)	OA AIR FLOW (CFM)	COOLING					HEATING			SOUND (dBA)	ELECTRICAL		DIMENSIONS		MANUFACTURER / MODEL NO.
					NOMINAL CAPACITY (BTUH)	ADJUSTED TOTAL CAPACITY (BTUH)	ADJUSTED SENSIBLE CAPACITY (BTUH)	EAT DB / WB (°F)	LAT DB (°F)	NOMINAL (BTUH)	EAT DB (°F)	LAT DB (°F)		POWER	MCA	L x W x H (IN)	WEIGHT (LBS)	
FCU-1	ODU-1	DECON 124	370	340	12,000	10,280	7,660	80 / 67	60	13,500	70	99	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P12NMAU-E4
FCU-2	ODU-1	DAYROOM 120	1306	260	48,000	41,118	30,791	80 / 67	56	54,000	70	105	≤ 45	208V / 1Φ	4.38	55 x 29 x 10	86	MITSUBISHI / PEFY-P48NMAU-E4
FCU-3	ODU-1	TURNOUT 125	494	440	15,000	12,850	10,530	80 / 67	58	17,000	70	99	≤ 45	208V / 1Φ	2.88	36 x 29 x 10	58	MITSUBISHI / PEFY-P15NMAU-E4
FCU-4	ODU-1	MED STOCK 121	300	40	6,000	5,140	5,140	80 / 67	63	6,700	70	89	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P06NMAU-E4
FCU-5	ODU-1	CORRIDOR 115	370	50	12,000	10,280	7,660	80 / 67	60	13,500	70	99	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P12NMAU-E4
FCU-6	ODU-1	GYM 114	1306	180	48,000	41,118	30,791	80 / 67	56	54,000	70	105	≤ 45	208V / 1Φ	4.38	55 x 29 x 10	86	MITSUBISHI / PEFY-P48NMAU-E4
FCU-7	ODU-1	TOOL ROOM 126	300	260	6,000	5,140	5,140	80 / 67	63	6,700	70	89	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P06NMAU-E4
FCU-8	ODU-1	LAUNDRY 116	300	80	6,000	5,140	5,140	80 / 67	63	6,700	70	89	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P06NMAU-E4
CAS-1	ODU-1	DORM 1 108	390	20	12,000	10,280	7,905	80 / 67	60	13,500	70	99	≤ 45	208V / 1Φ	0.35	23 x 23 x 9	37	MITSUBISHI / PLFY-P12NCMU-ER4
CAS-2	ODU-1	DORM 2 107	280	20	5,000	4,280	4,120	80 / 67	65	5,600	70	87	≤ 45	208V / 1Φ	0.24	23 x 23 x 9	29	MITSUBISHI / PLFY-P05NFMU-E
CAS-3	ODU-1	DORM 3 106	280	20	5,000	4,280	4,120	80 / 67	65	5,600	70	87	≤ 45	208V / 1Φ	0.24	23 x 23 x 9	29	MITSUBISHI / PLFY-P05NFMU-E
CAS-4	ODU-1	DORM 4 105	280	20	5,000	4,280	4,120	80 / 67	65	5,600	70	87	≤ 45	208V / 1Φ	0.24	23 x 23 x 9	29	MITSUBISHI / PLFY-P05NFMU-E
CAS-5	ODU-1	DORM 5 104	280	20	5,000	4,280	4,120	80 / 67	65	5,600	70	87	≤ 45	208V / 1Φ	0.24	23 x 23 x 9	29	MITSUBISHI / PLFY-P05NFMU-E
CAS-6	ODU-1	DORM 6 103	280	20	5,000	4,280	4,120	80 / 67	65	5,600	70	87	≤ 45	208V / 1Φ	0.24	23 x 23 x 9	29	MITSUBISHI / PLFY-P05NFMU-E
FCU-15	ODU-1	LOBBY 101	494	20	15,000	12,850	10,530	80 / 67	58	17,000	70	99	≤ 45	208V / 1Φ	2.88	36 x 29 x 10	58	MITSUBISHI / PEFY-P15NMAU-E4
FCU-16	ODU-1	CAPT OFFICE 113	370	20	12,000	10,280	7,660	80 / 67	60	13,500	70	99	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P12NMAU-E4
FCU-17	ODU-2	KITCHEN 135	300	100	6,000	5,140	5,140	80 / 67	63	6,700	70	89	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P06NMAU-E4
FCU-18	ODU-2	STORAGE 136	370	50	12,000	10,280	7,660	80 / 67	60	13,500	70	99	≤ 45	208V / 1Φ	1.75	28 x 29 x 10	47	MITSUBISHI / PEFY-P12NMAU-E4
FCU-19	ODU-2	COMMUNITY ROOM 130A	2048	140	72,000	56,670	45,730	80 / 67	57	80,000	70	99	≤ 45	208V / 3Φ	5.6	50 x 45 x 19	221	MITSUBISHI / PEFY-P72MNHU-4
FCU-20	ODU-2	COMMUNITY ROOM 130B	2541	190	96,000	75,600	58,550	80 / 67	57	108,000	70	102	≤ 45	208V / 3Φ	7.12	50 x 45 x 19	221	MITSUBISHI / PEFY-P96NHU-E

REMARKS

1	DISCONNECT BY DIV 26
2	INDOOR UNITS TO BE BACNET COMPATIBLE FOR CONTROLS COMMUNICATION, TO BE PROVIDED WITH BACNET CARD

REFRIGERANT MANAGEMENT UNIT (BC-)

PLAN CODE	DUTY	QUANTITY OF PORTS	CONNECTED CAPACITY (BTUH)	ELECTRICAL		MAX. DIMENSIONS			SOUND PRESSURE (dBA)	MANUFACTURER	MODEL NO.	REMARKS
				VOLT/PH	MCA (AMPS)	WIDTH (INCHES)	HEIGHT (INCHES)	WEIGHT (LBS)				
BC-1	ODU-1	16	192,000	208 / 1	1.6	45	10	153	73	MITSUBISHI	CMB-P1016NU-KA2	PROVIDE BV-SERIES BALL VALVES, FULL PORT, 700 PSIG WORKING PRESSURE, RATED FOR REFRIGERANT TYPE
BC-2	ODU-2	8	144,000	208 / 1	0.8	36	10	106	74	MITSUBISHI	CMB-P108NU-JA1	PROVIDE BV-SERIES BALL VALVES, FULL PORT, 700 PSIG WORKING PRESSURE, RATED FOR REFRIGERANT TYPE

FAN - DESTRATIFICATION (DF)

PLAN CODE	DUTY	METHOD OF CONTROL	ELECTRICAL				MAX. DIMENSIONS		MANUFACTURER	MODEL NO.	REMARKS
			VOLTS	FLA	PHASE	CURRENT (AMPS)	DIAMETER (FT)	WEIGHT (LBS)			
DF-1	APPARATUS BAY	SWITCH	208	3.6	1	10	8	75	BIG ASS FANS	ESSENCE	DISCONNECT BY DIVISION 26. UNIT PROVIDED WITH CONTROLS FROM MANUFACTURER.
DF-1	APPARATUS BAY	SWITCH	208	3.6	1	10	8	75	BIG ASS FANS	ESSENCE	DISCONNECT BY DIVISION 26. UNIT PROVIDED WITH CONTROLS FROM MANUFACTURER.

JOB SITE ELEVATION: 4,950 FT

UNLESS OTHERWISE NOTED, ALL SCHEDULE DATA IS AT JOBSITE ELEVATION.

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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Original Issue	04.16.2026
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Sheet Title

MECHANICAL SCHEDULES

Sheet Number

MH601



1 OVERALL ZONE PLAN

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

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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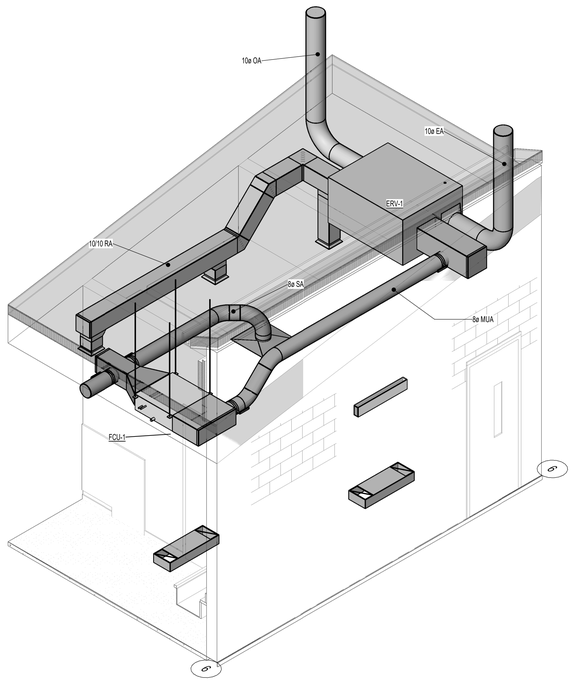
STEPHEN E. CONNOR 187524 04/16/2026 STATE OF UTAH LICENSED PROFESSIONAL ENGINEER

Sheet Title

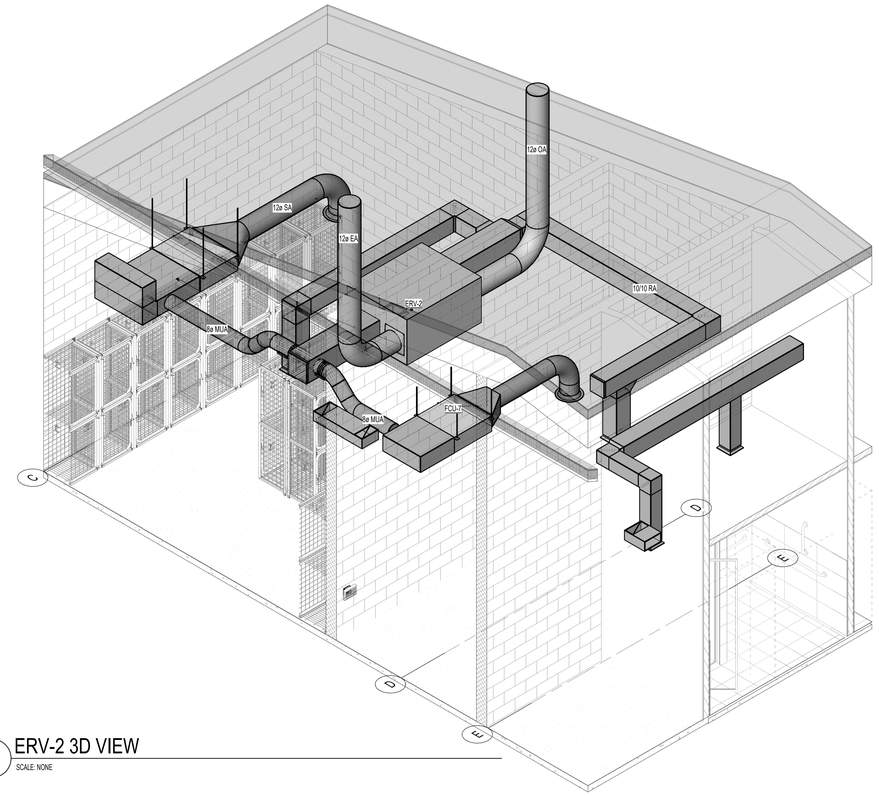
LEVEL 1
TEMPERATURE
CONTROL ZONE

Sheet Number

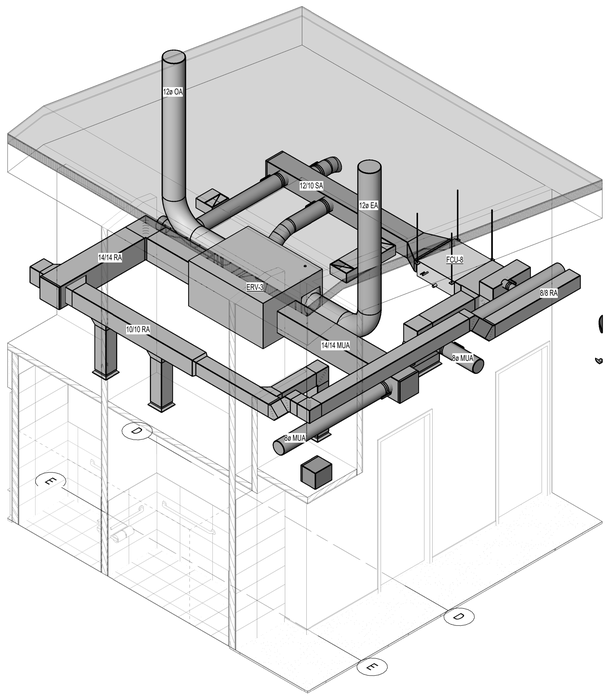
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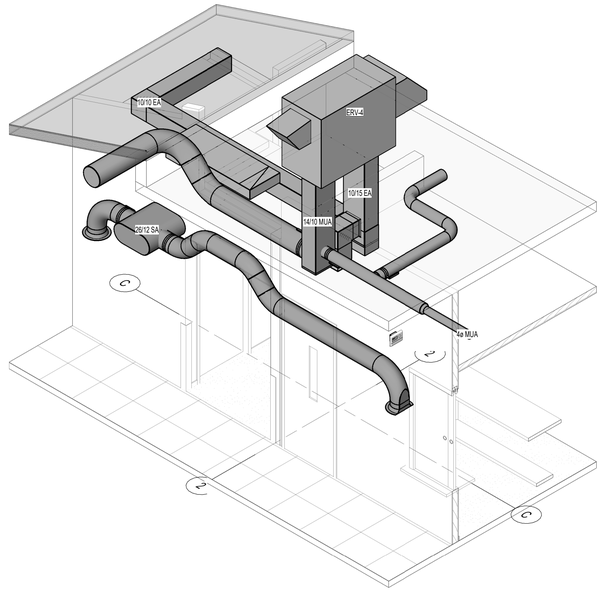
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SCALE: NONE



2 ERV-2 3D VIEW
SCALE: NONE



3 ERV-3 3D VIEW
SCALE: NONE



4 ERV-4 3D VIEW
SCALE: NONE

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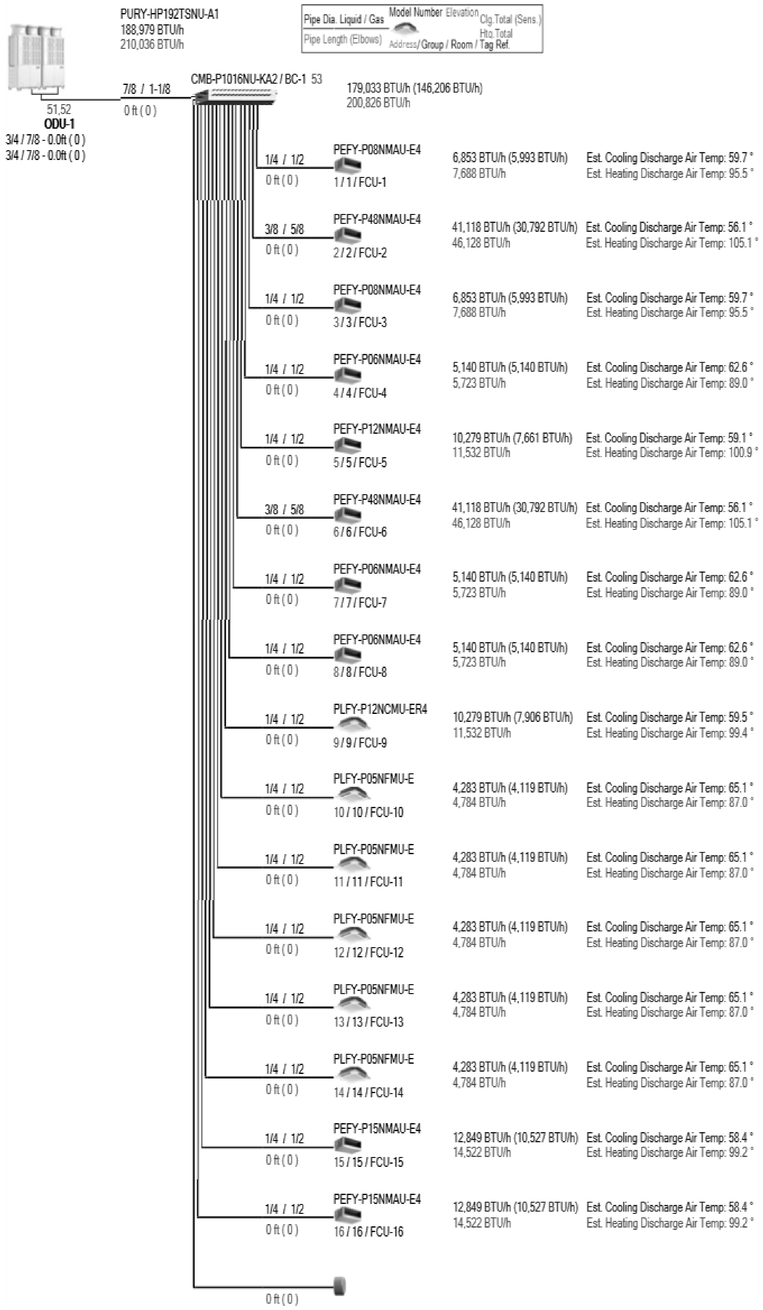
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MECHANICAL 3D VIEWS

Sheet Number

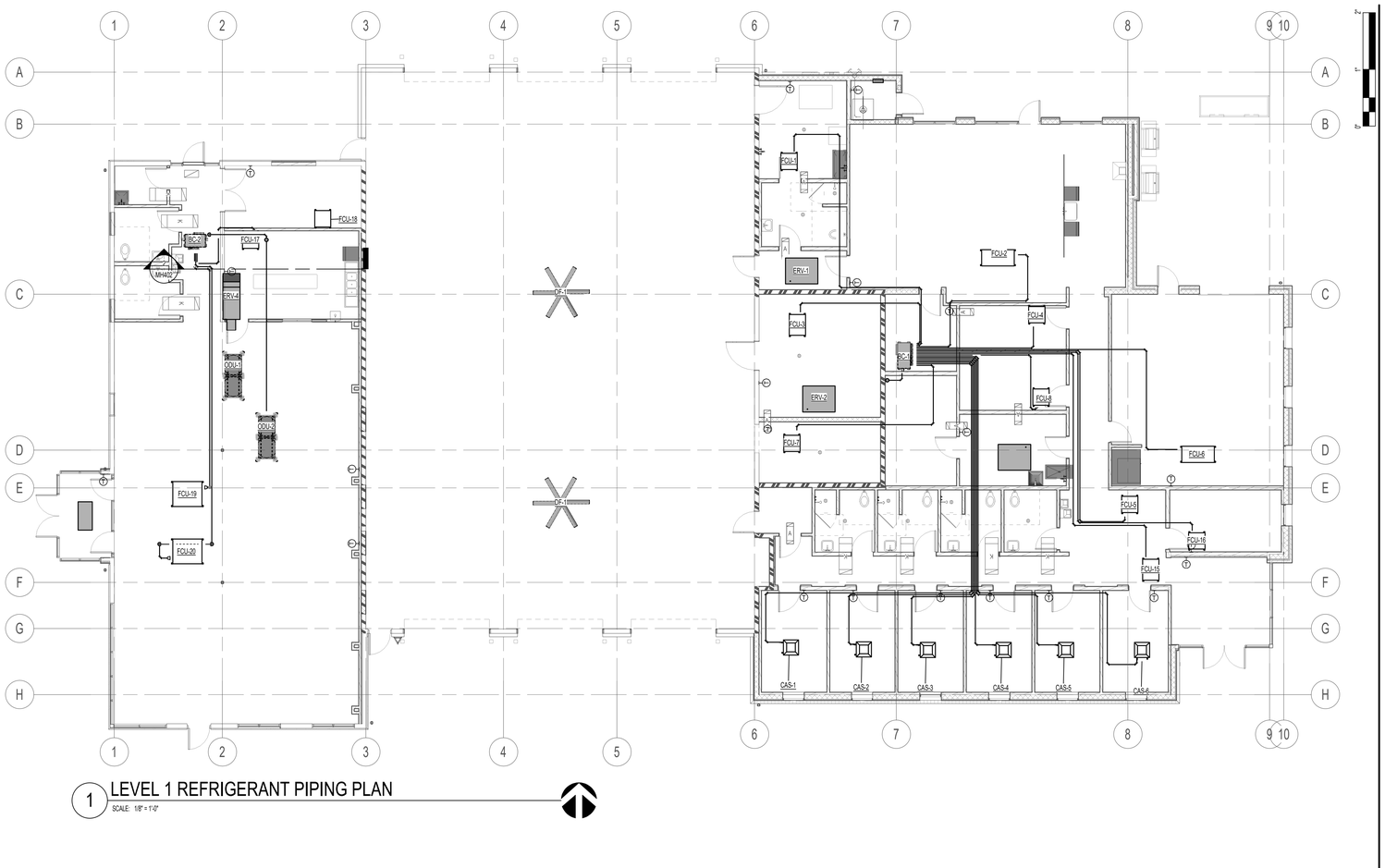
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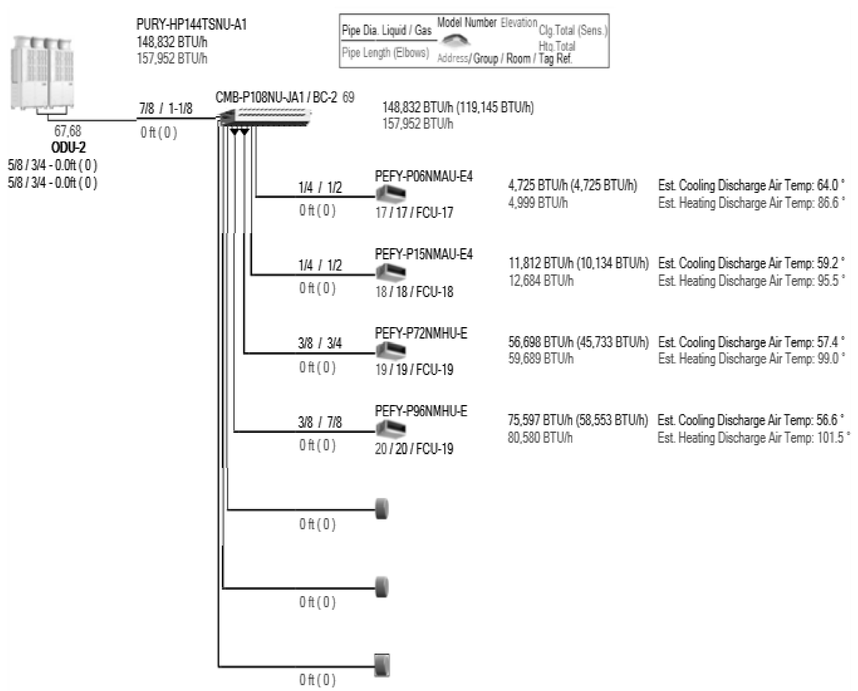
ODU-1 PIPING DIAGRAM

SCALE: NONE



1 LEVEL 1 REFRIGERANT PIPING PLAN

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



ODU-2 PIPING DIAGRAM

SCALE: NONE

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Sheet Title

LEVEL 1
REFRIGERANT PIPING
PLAN

Sheet Number

MP112

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PLUMBING LEGEND

NOTE: NOT ALL SYMBOLS WILL BE USED ON ALL SHEETS.

GATE VALVE		CONDENSATE DRAIN	——X" D——
OS & Y PATTERN GATE VALVE		DOMESTIC COLD WATER	——X" DCW——
BALL VALVE		DOMESTIC HOT WATER	—X" DHW—
BUTTERFLY VALVE		DOMESTIC HOT WATER CIRCULATION	X" DHWC
MOTORIZED ACTUATOR	M M	GREASE WASTE ABOVE GRADE	——X" GW——
GAS COCK		GREASE WASTE BELOW GRADE	— X" GW —
PLUG VALVE		NATURAL GAS	——X" G——
CHECK VALVE (SWING OR LIFT AS REQ'D)		OVERFLOW DRAIN	——X" OD——
SOLENOID VALVE		ROOF DRAIN	——X" RD——
AUTOMATIC CONTROL VALVE (2-WAY)		SANITARY (PLBG) VENT	— — — X" V — — —
AUTOMATIC CONTROL VALVE (3-WAY)		SANITARY WASTE ABOVE GRADE	——X" W——
PRESSURE REDUCING VALVE		SANITARY WASTE BELOW GRADE	— — X" W — —
P&T RELIEF VALVE		LABORATORY SANITARY (PLBG) VENT	— — — X" LV— — —
AIR VENT (AUTOMATIC)		LABORATORY SANITARY WASTE ABOVE GRADE	——X" LW——
CURB COCK		LABORATORY SANITARY WASTE BELOW GRADE	— — X" LW — —
STRAINER W/ BLOW DOWN HOSE FITTING		COMPRESSED AIR	——X" CA——
CALIBRATED BALANCE VALVE		TEMPERED WATER	——X" T——
VENTURI FLOW METER		ARGON	——X" AR——
PET COCK OR GAUGE COCK		CARBON DIOXIDE	——X" CO2——
PRESSURE GAUGE W/ GAUGE COCK		DEIONIZED WATER	——X" DI——
THERMOMETER		DEIONIZED WATER CIRCULATION	——X" DIC——
TEMPERATURE & PRESSURE TEST PLUG		FUEL OIL RETURN	——X" FOR——
IN-LINE PUMP		FUEL OIL SUPPLY	——X" FOS——
FLOW SWITCH	F	HELIUM	——X" HE——
AQUASTAT	A	HYDROGEN	——X" H——
FLOW METER	FM	INDUSTRIAL WATER (NON-POTABLE)	——X" IW——
TEMPERATURE SENSING WELL	T	INDUSTRIAL COLD WATER (NON-POTABLE)	——X" ICW——
HOSE BIBB OR SILLCOCK		INDUSTRIAL HOT WATER (NON-POTABLE)	-X" IHW-
YARD HYDRANT	H	INDUSTRIAL HOT WATER CIRCULATION (NON-POTABLE)	X" IHWC
FLOOR DRAIN		LIQUEFIED PETROLEUM GAS	——X" LPG——
FLOOR SINK		MEDICAL AIR	——X" MA——
MANHOLE		NITROGEN	——X" N——
WALL CLEANOUT		NITROUS OXIDE	——X" N2O——
FLOOR OR GRADE CLEANOUT		OXYGEN	——X" O2——
GRADE CLEANOUT WITH CONCRETE PAD		REVERSE OSMOSIS	——X" RO——
VENT THROUGH THE ROOF		VACUUM	——X" VAC——
REDUCED PRESSURE BACKFLOW PREVENTER	RPBP	WATER TREATMENT	——X" WT——
EXPANSION JOINT		HEAT TRACING	
EXPANSION PIPE CONNECTION		POINT OF CONNECTION	
DIRECTION OF FLOW		POINT OF REMOVAL	
ELBOW DOWN		DETAIL TAG	DETAIL NO. / DRAWING NO.
ELBOW UP		KEYED NOTE	X
PIPE CAP		SECTION CUT LINE	SECTION NO. / DRAWING NO. — SIM — A101
REDUCER		ACCESS PANEL	
PIPE TEE	DOWN UP		
UNION			

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS WILL BE USED ON SHEETS.

AD	ACCESS DOOR
AF	AIRFOIL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
BI	BACKWARD INCLINE
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU/H	BRITISH THERMAL UNITS PER HOUR
CAP	CAPACITY
CAS	COMBUSTION AIR SUPPLY
CBV	CALIBRATED BALANCE VALVE
CFM	CUBIC FEET PER MINUTE
CV	CONSTANT VOLUME
CV	CONTROL VALVE
DB	DRY BULB
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DN	DOWN
DSN	DOWN SPOUT NOZZLE
DW	DISHWASHER
E	EXISTING
EA	EACH OR EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EFF	EFFICIENCY
ELEV	ELEVATION
ENCL	ENCLOSURE
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FO	FLAT OVAL
FPM	FEET PER MINUTE
FS	FLOOR SINK
FT	FEET
FV	FACE VELOCITY
GA	GAUGE
GAL	GALLON
GD	GARAGE DRAIN
GEA	GREASE EXHAUST AIR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
HR	HOUR
HT	HEIGHT
IN	INCH
IN WC	INCHES OF WATER COLUMN
IN WG	INCHES OF WATER GAUGE
L	LAVATORY OR LOUVER
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS
MECH	MECHANICAL
MIN	MINIMUM
MPSA	MEDIUM PRESSURE SUPPLY AIR
MUA	MAKE-UP AIR
MVD	MANUAL VOLUME DAMPER
NC	NOISE CRITERIA OR NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PD	PRESSURE DROP
PG	PROPYLENE GLYCOL
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
RLF	RELIEF AIR
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SA	SUPPLY AIR OR SHOCK ARRESTOR
SEN	SENSIBLE
SF	SQUARE FEET
SIM	SIMILAR
SL	SEA LEVEL
SP	STATIC PRESSURE
SS	SERVICE SINK OR STAINLESS STEEL
TA	TRANSFER AIR
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP.	TYPICAL
U	URINAL
V	VENT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VENT	FLUE VENT
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
VTR	VENT THROUGH THE ROOF
W	WASTE
W	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WPD	WATER PRESSURE DROP
WT	WEIGHT
Ø	ROUND OR DIAMETER

DRAWING INDEX - PLUMBING

#	SHEET NAME
PD112	LEVEL 1 PLUMBING DEMO PLAN
PL112	LEVEL 1 PLUMBING PLAN
PL131	ROOF PLUMBING PLAN
PL401	ENLARGED PLUMBING PLANS
PL402	ENLARGED PLUMBING PLANS
PL501	PLUMBING DETAILS
PL601	PLUMBING SCHEDULES
PL801	PLUMBING ISOMETRICS

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Sheet Title

PLUMBING LEGEND, SYMBOLS & ABBREVIATIONS

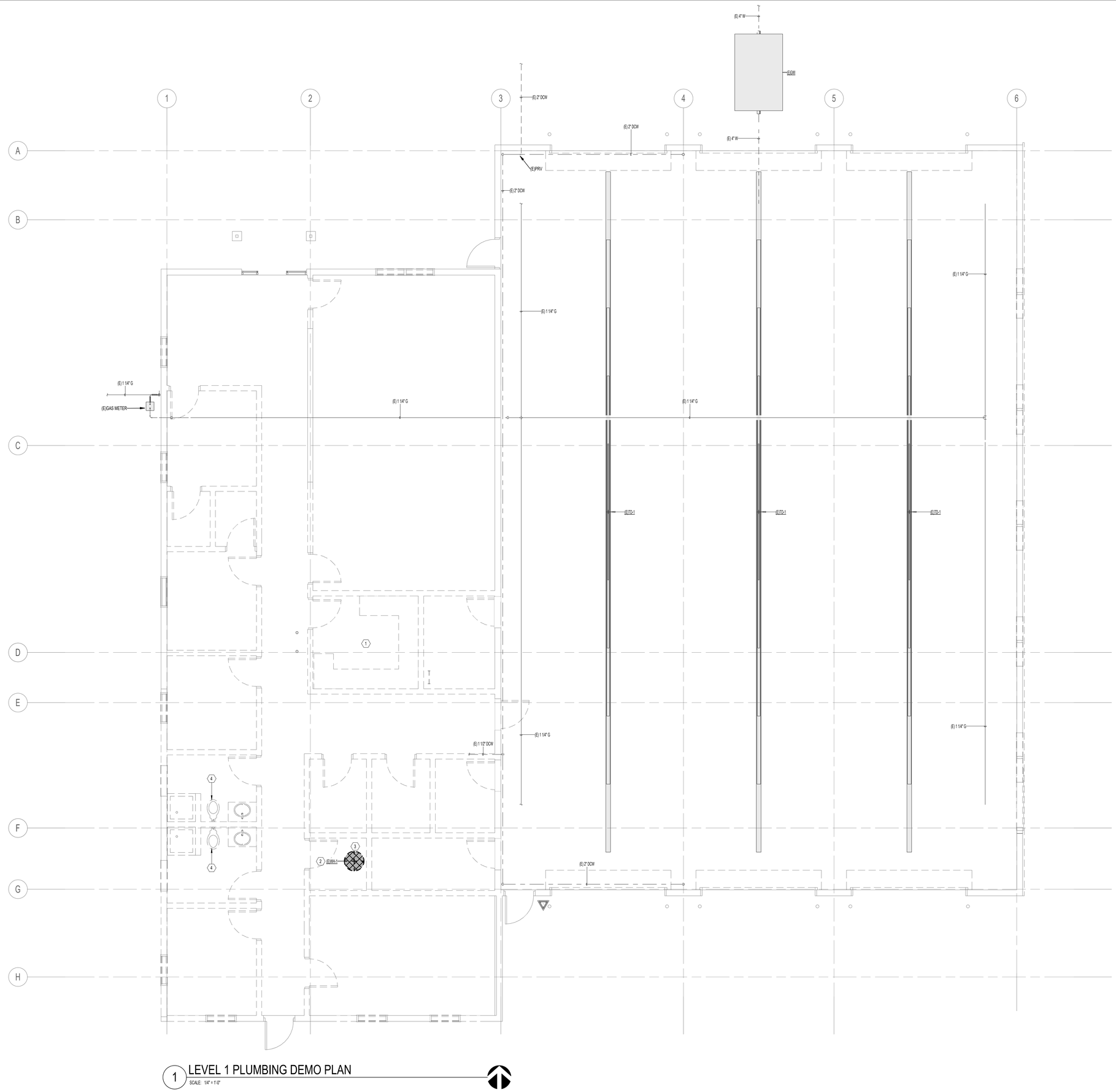
Sheet Number

PL001

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1 LEVEL 1 PLUMBING DEMO PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. EXISTING PLUMBING PIPING ROUTING ON THIS PLAN IS NOT EXACT. FIELD VERIFY EXACT ROUTING.
2. ALL ITEMS SHOWN LIGHT ARE EXISTING.
3. ALL ITEMS SHOWN DARK AND DASHED ARE TO BE DEMOLISHED.

KEYED NOTES

1 EXISTING KITCHEN FIXTURES ARE TO BE DEMOLISHED. CUT DCW & DHW PIPING INTO CEILING, CAP & ABANDON. WASTE PIPING IS TO BE CUT BACK BELOW FLOOR, CAP & ABANDON. VERIFY EXISTING CONDITIONS.

2 EXISTING WATER HEATER TO BE RELOCATED TO NEW JANITOR CLOSET. CUT DCW & DHW PIPING INTO CEILING, CAP & ABANDON.

3 EXISTING JANITOR SINK TO BE DEMOLISHED. CUT DCW & DHW PIPING INTO CEILING, CAP & ABANDON. WASTE PIPING IS TO BE CUT BACK BELOW FLOOR, CAP & ABANDON. VERIFY EXISTING CONDITIONS.

4 EXISTING RESTROOM FIXTURES ARE TO BE DEMOLISHED. CUT DCW & DHW PIPING INTO CEILING, CAP & ABANDON. WASTE PIPING IS TO BE CUT BACK BELOW FLOOR, CAP & ABANDON. VERIFY EXISTING CONDITIONS.

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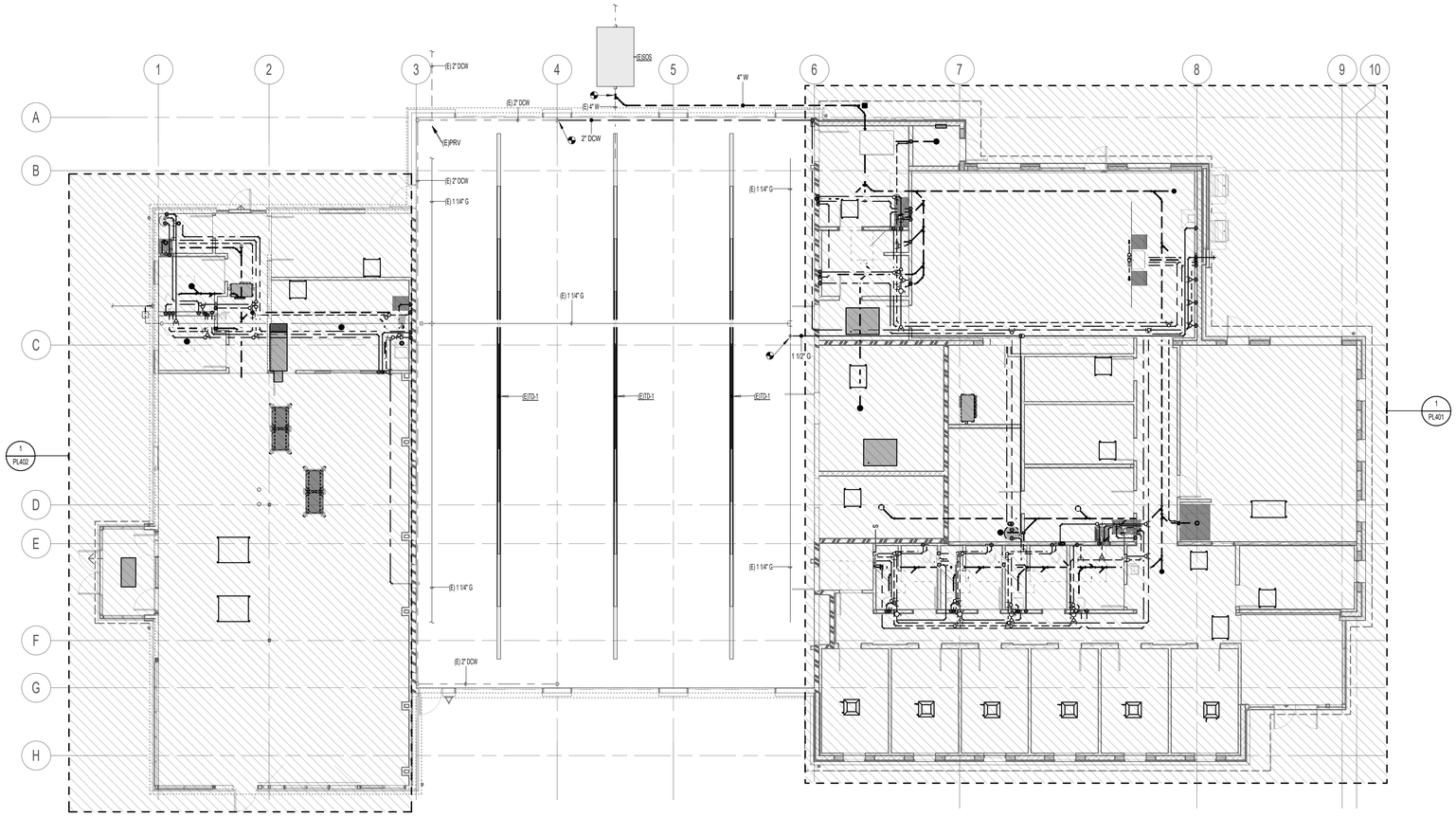
STEPHEN L. CONNOR
187524
04/16/2026
STATE OF UTAH
LICENSED PROFESSIONAL ENGINEER

Sheet Title

LEVEL 1 PLUMBING DEMO PLAN

Sheet Number

PD112



1 LEVEL 1 PLUMBING PLAN

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

GENERAL NOTES

1. ALL ITEMS SHOWN LIGHT ARE EXISTING.
2. ALL ITEMS SHOWN DASHED AND HATCHED ARE TO BE DEMOLISHED.
3. ALL ITEMS SHOWN DARK AND SOLID ARE NEW.
4. ALL FLOOR DRAINS AND FLOOR SINKS TO BE PROVIDED WITH TRAP PRIMERS OR TRAP GUARD. VERIFY WITH LOCAL AHJ FOR COMPLIANCE.
5. ALL VALVES TO BE LOCATED ABOVE ACCESSIBLE CEILINGS.
6. PROVIDE ACCESS PANELS AS REQUIRED.
7. EACH FIXTURE TO HAVE SEPARATE ISOLATIONS VALVES FOR HOT AND COLD WATER.
8. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND DO NOT ROUTE PIPING OVER ELECTRICAL EQUIPMENT.
9. ALL PIPING TO BE HELD TIGHT TO BOTTOM OF STRUCTURE.
10. OFFSET AND TRANSITION PIPING AS REQUIRED.
11. CONTRACTOR TO COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
12. ALL FIRE PROTECTION PIPING TO BE SIZED BY FIRE PROTECTION CONTRACTOR.
13. ALL SANITARY WASTE, ROOF DRAINS, AND OVERFLOW DRAINS 2-1/2" AND SMALLER TO BE SLOPED AT 1/4" PER LINEAR FOOT. PIPES 3" AND LARGER TO BE SLOPED AT 1/8" PER LINEAR FOOT.
14. WHERE INDIVIDUAL OUTLET PIPING SIZE IS NOT SHOWN, SEE PLUMBING SCHEDULE SIZE.
15. DO NOT ROUTE OR LOCATE ANY PLUMBING PIPE OR EQUIPMENT OVER ANY ELECTRICAL EQUIPMENT.
16. NO PIPE TO BE RUN OVER ANY ELECTRICAL OR COMMUNICATION ROOMS.
17. CONTRACTOR SHALL PROVIDE ALL INCIDENTAL OFFSETS REQUIRED FOR COMPLETE OPERATIONAL MECHANICAL SYSTEM.
18. ALL WATER CONNECTIONS TO SINKS, LAVS AND CLOSETS SHALL BE MADE WITH A 1/2" CONNECTION UNLESS OTHERWISE NOTED.

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Sheet Title

LEVEL 1 PLUMBING PLAN

Sheet Number

PL112

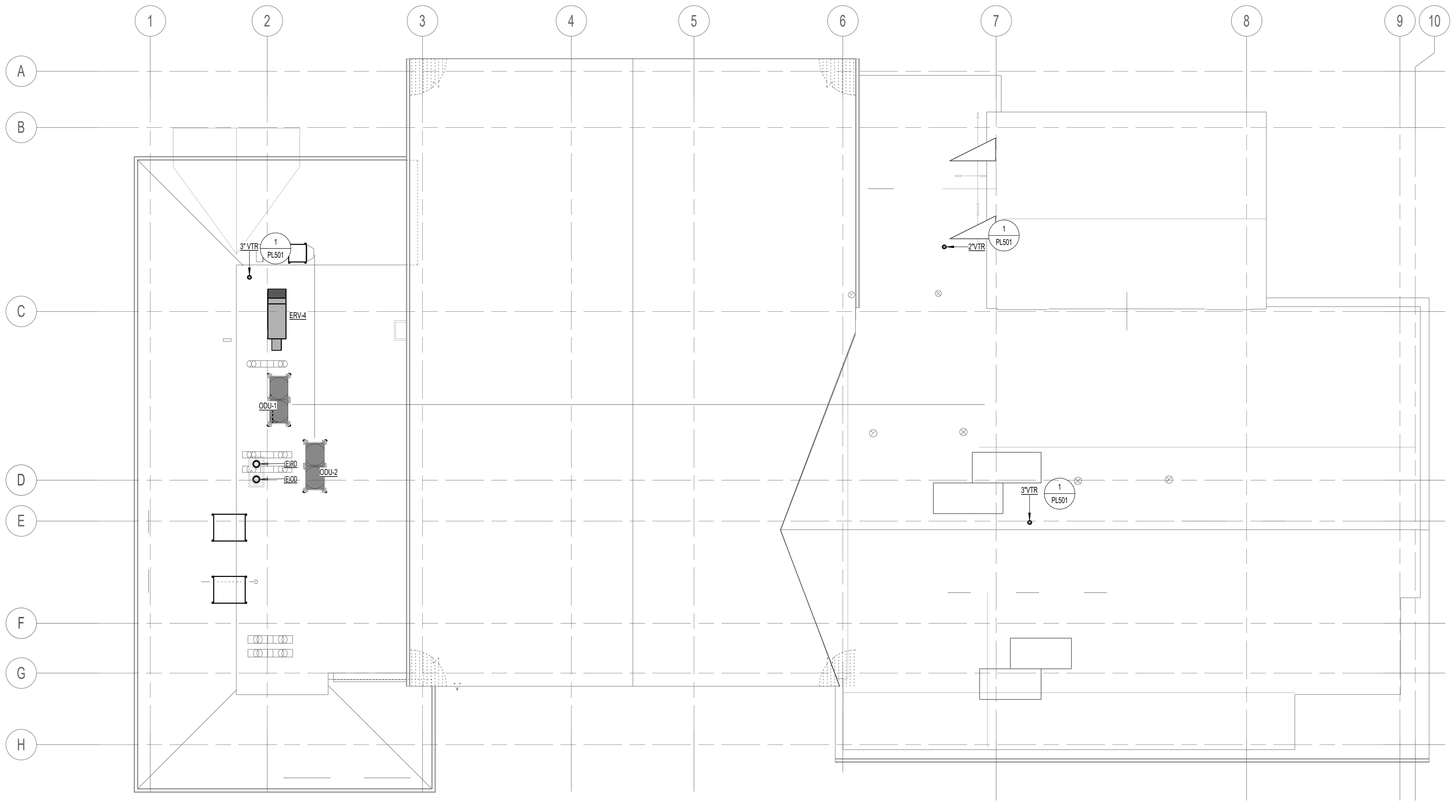
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GENERAL NOTES

1. ALL ITEMS SHOWN LIGHT ARE EXISTING.
2. ALL ITEMS SHOWN DASHED AND HATCHED ARE TO BE DEMOLISHED.
3. ALL ITEMS SHOWN DARK AND SOLID ARE NEW.
4. ALL FLOOR DRAINS AND FLOOR SINKS TO BE PROVIDED WITH TRAP PRIMERS OR TRAP GUARD. VERIFY WITH LOCAL AHJ FOR COMPLIANCE.
5. ALL VALVES TO BE LOCATED ABOVE ACCESSIBLE CEILINGS.
6. PROVIDE ACCESS PANELS AS REQUIRED.
7. EACH FIXTURE TO HAVE SEPARATE ISOLATIONS VALVES FOR HOT AND COLD WATER.
8. CONTRACTOR TO COORDINATE WITH ELECTRICAL AND DO NOT ROUTE PIPING OVER ELECTRICAL EQUIPMENT.
9. ALL PIPING TO BE HELD TIGHT TO BOTTOM OF STRUCTURE.
10. OFFSET AND TRANSITION PIPING AS REQUIRED.
11. CONTRACTOR TO COORDINATE ALL INSTALLATIONS WITH OTHER TRADES.
12. ALL FIRE PROTECTION PIPING TO BE SIZED BY FIRE PROTECTION CONTRACTOR.
13. ALL SANITARY WASTE, ROOF DRAINS, AND OVERFLOW DRAINS 2-1/2" AND SMALLER TO BE SLOPED AT 1/4" PER LINEAR FOOT. PIPES 3" AND LARGER TO BE SLOPED AT 1/8" PER LINEAR FOOT.
14. WHERE INDIVIDUAL OUTLET PIPING SIZE IS NOT SHOWN, SEE PLUMBING SCHEDULE SIZE.
15. DO NOT ROUTE OR LOCATE ANY PLUMBING PIPE OR EQUIPMENT OVER ANY ELECTRICAL EQUIPMENT.
16. NO PIPE TO BE RUN OVER ANY ELECTRICAL OR COMMUNICATION ROOMS.
17. CONTRACTOR SHALL PROVIDE ALL INCIDENTAL OFFSETS REQUIRED FOR COMPLETE OPERATIONAL MECHANICAL SYSTEM.
18. ALL WATER CONNECTIONS TO SINKS, LAVS AND CLOSETS SHALL BE MADE WITH A 1/2" CONNECTION UNLESS OTHERWISE NOTED.



1 ROOF PLUMBING PLAN
SCALE: 1/8" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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ROOF PLUMBING PLAN

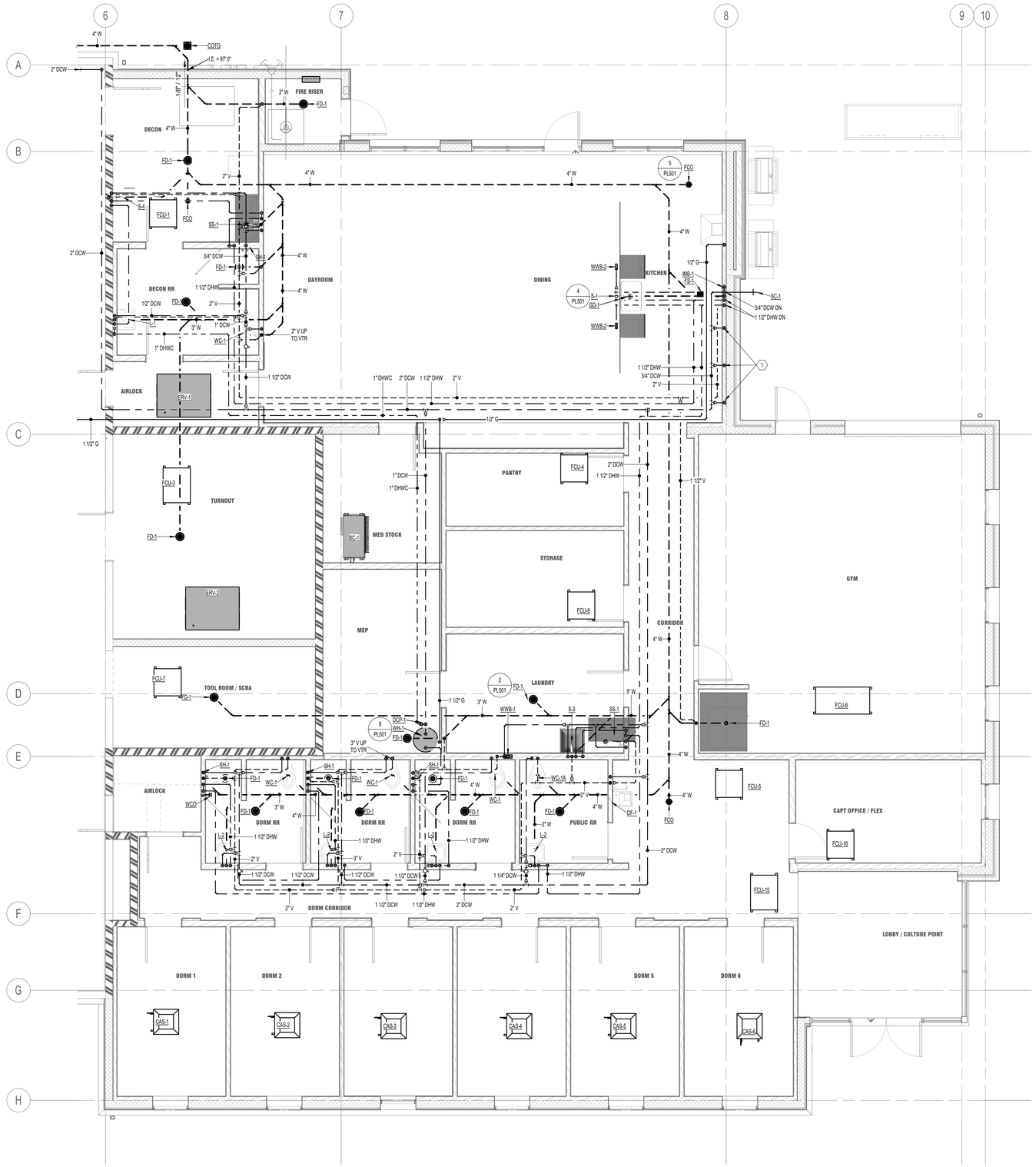
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6
7
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9
10
A
B
C
D
E
F
G
H
COTG
I.E. = 97' 0"
FIRE RISER
FD-1
DECON
DECON RR
DAYROOM
DINING
KITCHEN
AIRLOCK
TURNOUT
MED STOCK
PANTRY
STORAGE
MEP
CORRIDOR
GYM
LAUNDRY
TOOL ROOM / SCBA
DORM RR
PUBLIC RR
DORM CORRIDOR
CAPT OFFICE / FLEX
LOBBY / CULTURE POINT
DORM 1
DORM 2
DORM 5
DORM 6
FCO
FCU-1
FCU-3
FCU-4
FCU-5
FCU-6
FCU-7
FCU-8
FCU-15
FCU-16
FRV-1
ERV-2
SC-1
WC-1
WC-1A
WC-2
WWB-1
WWB-2
WCO
SH-1
SS-1
S-1
S-3
L-1
L-2
WH-1
DCP-1
IMB-1
FS-1
GD-1
OF-1
CAS-1
CAS-2
CAS-3
CAS-4
CAS-5
CAS-6
2" DCW
1 1/2" G
1" DHWC
1 1/2" DHW
2" V
4" W
3" W
1 1/2" DCW
3/4" DCW
1/2" DCW
1 1/4" DCW
3/4" DCW DN
1 1/2" DHW DN
2" V UP TO VTR
3" V UP TO VTR
1/2" G
1 1/2" V
2" W
1/2" DHW
1 1/2" DCW
2" DCW
1 1/2" DHW
2" V
1" DCW
1" DHWC
1 1/2" G
3" W
3" V
4" W
2" W
1 1/2" DHW
1 1/2" DCW
1 1/4" DCW
2" V
2" DCW
1 1/2" DHW
1 1/2" DCW
2" V
1 1/2" DCW
1 1/2" DHW
2" DCW
2" V
1 1/2" DCW
1 1/2" DHW
2" V
1 1/2" DCW
1 1/2" DHW
2" DC

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GENERAL NOTES

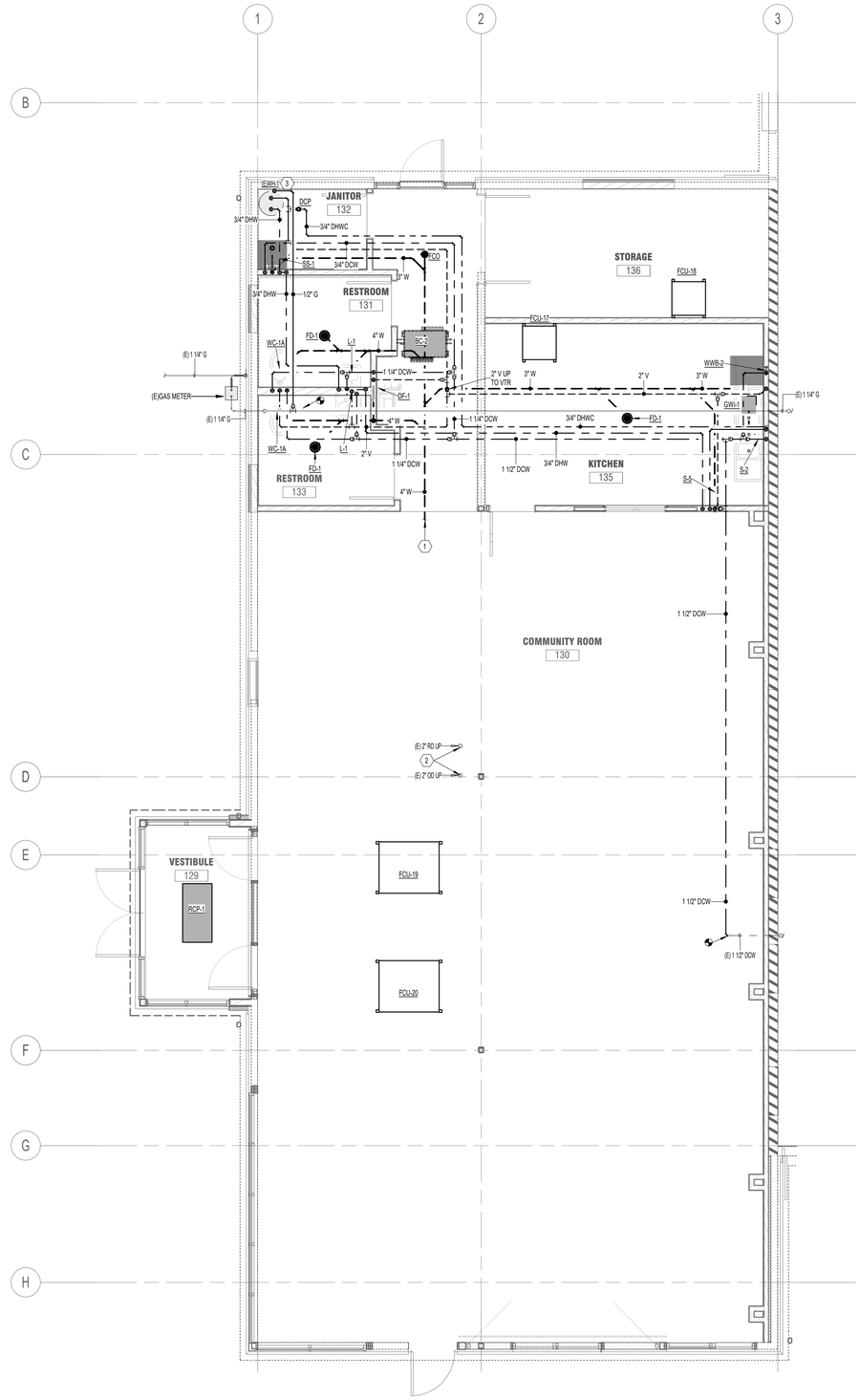
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KEYED NOTES

1 CONNECT NEW 4" WASTE PIPING TO NEAREST EXISTING 4" WASTE. VERIFY EXISTING CONDITIONS

2 EXISTING ROOF DRAIN AND OVERFLOW ROUTING TO REMAIN. VERIFY EXISTING CONDITIONS.

3 EXISTING WATER HEATER RELOCATED TO NEW JANITOR CLOSET.



1 ENLARGED PLUMBING PLAN - REMODEL AREA

SCALE: 1/4" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

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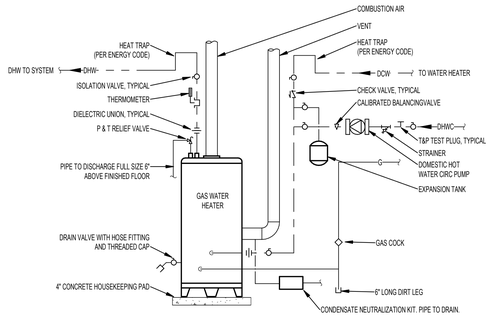
ENLARGED PLUMBING PLANS

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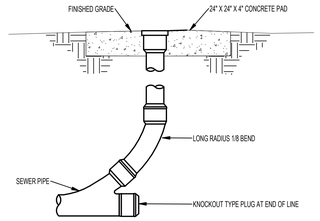
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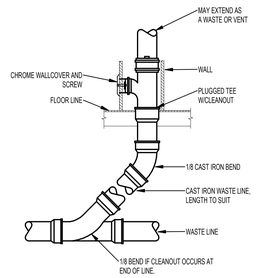
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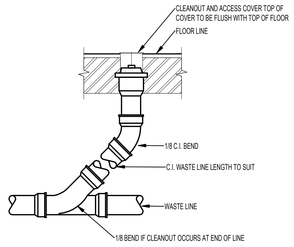
8 WATER HEATER PIPING (NG, CONDENSING, FLOOR MOUNTED)
SCALE: NONE



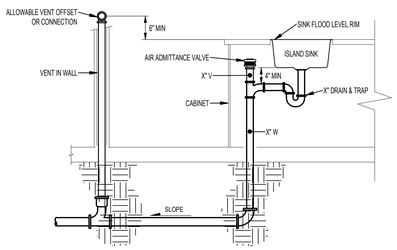
7 CLEANOUT - GRADE
SCALE: NONE



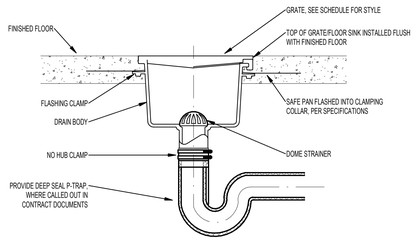
6 CLEANOUT - WALL
SCALE: NONE



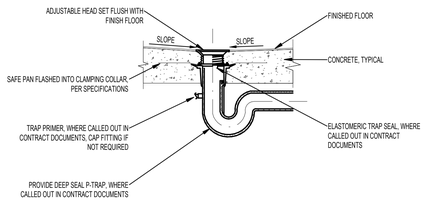
5 CLEANOUT - FLOOR
SCALE: NONE



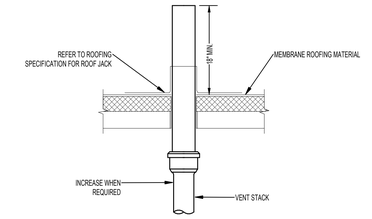
4 ISLAND SINK AIR ADMITTANCE VENT
SCALE: NONE



3 FLOOR SINK - SUSPENDED SLAB
SCALE: NONE



2 FLOOR DRAIN - SUSPENDED SLAB
SCALE: NONE



1 VENT THROUGH ROOF
SCALE: NONE

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PLUMBING DETAILS

Sheet Number

PL501

GAS WATER HEATER SCHEDULE (GWH)

PLAN CODE	INPUT (BTU/HR)	THERMAL EFFICIENCY	STORAGE CAPACITY (GAL)	HEATER RECOVERY (100°F RISE)	1ST HOUR RATING	3-HR AVE	STORAGE TEMP	MAX DIMENSIONS		ELECTRICAL POWER	OPERATING WEIGHT (LBS)	MANUFACTURER & MODEL NO	REMARKS
								DIAMETER (IN)	HEIGHT (IN)				
GWH-1	500,000	95%	119	576	659		140	33.25	75.75	120V - 60Hz	1842	A.O. SMITH BTH-500(A)	ALL

1. PROVIDE WITH UPPER AND LOWER SEISMIC STRAPS WITH TWO 5/16" LAG SCREWS HAVING 2" OF EMBED AT EACH CONNECTION LOCATION
2. PROVIDE DCP-1 OR EQUIVALENT CIRCULATION PUMP
3. PROVIDE WITH ET-1 OR EQUIVALENT EXPANSION TANK
4. PROVIDE WITH CONCENTRIC VENT KIT

DOMESTIC CIRCULATION PUMP SCHEDULE (DCP)

PLAN CODE	TYPE	FLOW (GPM)	HEAD (FT)	FLUID TEMP (°F)	MOTOR			TOTAL WEIGHT (LBS)	MANUFACTURER & MODEL NO.	REMARKS
					RPM	SIZE (HP)	VOLT/PH			
DCP-1	INLINE CIRCULATOR	2.4	30	110	3725	0.09	115/1	15	BELL&GOSSET ECOCIRC	ALL

1. BALANCE DOMESTIC HOT WATER CIRCULATION LINE. PROVIDE BALANCING VALVE. PROVIDE P&T PORT ON INLET AND DISCHARGE OF PUMP
2. PROVIDE WITH BRONZE, PLASTIC OR STAINLESS STEEL IMPELLER AND STAINLESS STEEL BODY
3. PROVIDE WITH PROTECTION AGAINST DRY-RUN CONDITION
4. PROVIDE WITH CHECK-TROL ISOLATION FLOW CONTROL FLANGE
5. PROVIDE WITH AQUASTAT. REFER ALSO TO SPEC 230900 § 3.6_G_1 FOR SEQUENCE OF OPERATION

EXPANSION TANK SCHEDULE (ET)

PLAN CODE	WATER TEMP °F	TANK VOLUME (GAL)	MAX DIMENSIONS		OPERATING WEIGHT (LBS)	MANUFACTURER & MODEL NO.
			DIA (IN)	HIGHT (IN)		
ET-1	140	2.3	10	14	22	BELL & GOSSETT PTA-5

GREASE INTERCEPTOR SCHEDULE (GWI)

PLAN CODE	FLOW RANGE	GREASE LBS	INLET/ OUTLET	MAX. DIMENSIONS (FT.)	MANUFACTURER & MODEL NO.	REMARKS
GWI-1	10 GPM	20	3"	14 1/2"W X 16 5/8"L X 11 7/8"H	JOSAM 60103H	-

PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	ROUGH IN SIZE				MANUFACTURER & MODEL NO.	REMARKS
		CW	HW	WASTE	VENT		
WC-1A	ADA WATER CLOSET FLOOR MOUNT / FLUSH VALVE	1	—	4	2	TOILET: AMERICAN STANDARD 'MADERA' 3043001.020 FLUSH VALVE: AMERICAN STANDARD 6047.161.002	FLOOR MOUNTED, VITREOUS CHINA, WHITE,16.5" RIM HEIGHT ADA COMPLIANT, TOP SPUD, FLUSHOMETER, 1.6 GPF SEAT: HEAVY DUTY OPEN FRONT LESS COVER WITH EVERCLEAN® SURFACE & SELF-SUSTAINING HINGES 5901100SS.020
WC-1	WATER CLOSET FLOOR MOUNT / FLUSH VALVE	1	—	4	2	TOILET: AMERICAN STANDARD 'MADERA' 2234001.020 FLUSH VALVE: AMERICAN STANDARD 6047.161.002	FLOOR MOUNTED , VITREOUS CHINA. WHITE, FLUSHOMETER, 1.6 GPF SEAT: HEAVY DUTY OPEN FRONT LESS COVER WITH EVERCLEAN® SURFACE & SELF-SUSTAINING HINGES 5901100SS.020
L-1	LAVATORY WALL MOUNT	1/2	1/2	2	1-1/2	AMERICAN STANDARD DECORUM 9024.004EC FAUCET: AMERICAN STANDARD KENRIDGE 1037032950 PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	WALL MOUNT, RECTANGULAR LAVATORY, VITREOUS CHINA, 4" CENTER-SET, FAUCET WITH BRUSHED NICKEL FINISH, 1.2 GPM
L-2	LAVATORY UNDERMOUNT	1/2	1/2	2	1-1/2	AMERICAN STANDARD STUDIO 0614.300 FAUCET AMERICAN STANDARD COLONY PRO 7078.202 PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	RECTANGULAR UNDER COUNTER MOUNT SINK, VITREOUS CHINA, CHROME FAUCET WITH POP-UP DRAIN 1.2 GPM
SH-1	SHOWER	1/2	1/2	2	1-1/2	AMERICAN STANDARD SPECTRA VERSA 1029120000 PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	SHOWER SYSTEM KIT, SHOWER HEAD AND HAND SHOWER, 1.8 GPM
S-1	KITCHEN SINK	1/2	1/2	2	1-1/2	BOWL: AMERICAN STANDARD VAULT K-25939 FAUCET: DELTA 9659-DST PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	UNDERMOUNT SINK, SINGLE COMPARTMENT, RECTANGULAR, STAINLESS STEEL, SINGLE HANDLE PULL DOWN FAUCET, 1.8 GPM
S-1A	KITCHEN SINK COMMUNITY BUILDG	1/2	1/2	2	1-1/2	BOWL: KOHLER VAULT K-3821 FAUCET: DELTA 9659-DST PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	UNDERMOUNT SINK, SINGLE COMPARTMENT, RECTANGULAR, STAINLESS STEEL, SINGLE HANDLE PULL DOWN FAUCET, 1.8 GPM
GD-1	GARBAGE DISPOSAL	—	—	2	—	INSINKERATOR BADGER 5XP	120V 3/4 HP. REFER TO ARCHITECTURAL PLANS
S-2	3 COMPARTMENT SINK	1/2	1/2	2	1-1/2	ADVANCE TABCO REGALINE SINK, STANDARD 93-3-54-18RL FAUCET: ADVANCE TABCO K-116 PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	THREE COMPARTMENT 2 DRAINBOARDS 91" LENGTH, STAINLESS STEEL, WALL MOUNT PRE-RINSE FAUCET
S-3	LAUNDRY SINK	1/2	1/2	3	1-1/2	ELKAY WELDBILT WNSF8124 FAUCET: AMERICAN STANDARD 8344.012 PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	SINGLE COMPARTMENT FREE STANDING UTILITY SINK, STAINLESS STEEL, WALL-MOUNTED FAUCET WITH TOP BRACE, CHROME FINISH, VACUUM BREAKER
S-4	DECON SINK	1/2	1/2	2	1-1/2	ELKAY ESS4924RW6C PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	WALL MOUNTED, SINGLE BOWL, STAINLESS STEEL SERVICE SINK. INCLUDES FAUCET - LK940GN08TSH AND DRAIN - LK18B. 1.5 GPM
	KITCHEN HAND WASH SINK	1/2	1/2	2	1-1/2	ELKAY CHS1716C PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE	WALL HUNG, SINGLE BOWL, STAINLESS STEEL SINK KIT
SS-1	MOP SINK	1/2	1/2	3	1-1/2	PROFLO PFMB3624S FAUCET: CHICAGO FAUCET 897-PMRCF	36X24X10 MOP SINK BASIN, MOLDED HIGH DENSITY COMPOSITE BASIN, WALL-MOUNTED FAUCET WITH TOP BRACE, CHROME FINISH, INTEGRAL SUPPLY STOPS AND, VACUUM BREAKER.
DF-1	DRINKING FOUNTAIN	1/2	—	2	1-1/2	ELKAY #LZSTL8WSSP-PF BOTTLE FILLER #EZWSR	WALL MOUNT BI-LEVEL, ADA, BOTTLE FILLER WATER COOLER, STAINLESS STEEL, CHILLING CAPACITY OF 8.0 GPH, POWER: 115V/60Hz
IMB-1	ICE MAKER WALL BOX	1/2	—	—	—	—	GUY GRAY MIB3AB
WWB-1	WASHER WALL BOX	1/2	1/2	2	—	OATEY QUADTRO 38330	WASHING MACHINE OUTLET BOX, QUARTER TURN, VIEGA PROPRESS CONNECTION, NO HAMMER STANDARD PACK
WWB-2	DISHWASHER WALL BOX	1/2	—	2	—	OATEY MODA 37904	DISHWASHER OUTLET BOX STANDARD PACK
SC-1	SILL COCK	3/4	—	—	—	WOODFORD MODEL B65	FREEZELESS, ANTI-SIPHON SILL COCK WITH AUTOMATIC DRAINING. CHROME FINISHED BOX AND DOOR.
FD-1	FLOOR DRAIN	—	—	2	1 1/2	J.R. SMITH MANUFACTURING COMPANY FIG. 2005Y-NB-U-M. DUCO CAST IRON FLOOR DRAIN	SEE PLANS FOR OUTLET SIZE. STRAINER GRATE MUST BE HEEL PROOF. PROVIDE WITH DEEP SEAL TRAP GUARD, OR EQUAL.
FS-1	FLOOR SINK	—	—	2	1 1/2	J.R. SMITH MANUFACTURING COMPANY FIG. 3150-Y-ASB SQUARE FLOOR SINK	FLOOR SINK SHALL BE OF CAST IRON CONSTRUCTION WITH ENAMEL INTERIOR FINISH, MINIMUM INTERIOR DIMENSIONS OF 12"x12"xH"D. PROVIDE WITH NICKEL BRONZE GRATE AND DEEP SEAL P-TRAP. OR EQUAL.
WCO FCO COTG	WALL CLEANOUT FLOOR CLEANOUT CLEANOUT TO GRADE	—	—	SEE PLANS	—	ZURN Z1441 ZURN Z1400 ZURN Z1400-B	—

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Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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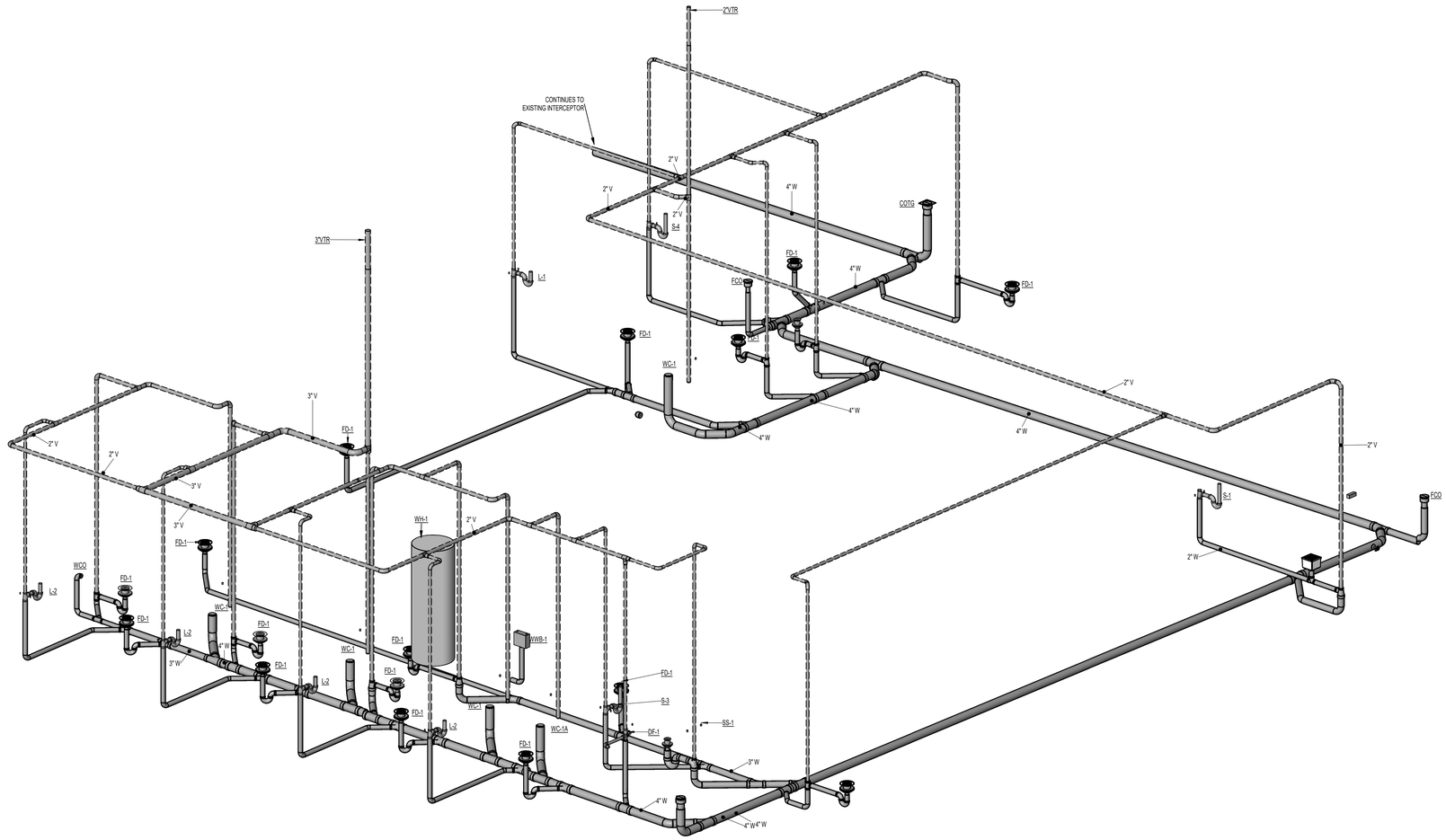
Sheet Title

PLUMBING SCHEDULES

Sheet Number

PL601

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1 WASTE AND VENT ISOMETRIC - NEW ADDITION
SCALE: NONE

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Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Sheet Title

PLUMBING ISOMETRICS

Sheet Number

PL801

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LIGHTING SYMBOLS

1. LIGHT FIXTURE SYMBOLS ARE GENERAL IN NATURE AND MAY BE SHOWN ON THE DRAWINGS IN VARIOUS SIZES AND SHAPES. REFER TO THE LIGHT FIXTURE SCHEDULE FOR SPECIFICATION INFORMATION.
2. ARROWS INDICATE AIMING DIRECTION.

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	ARM-MOUNTED SINGLE-HEAD LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	ARM-MOUNTED DOUBLE-HEAD LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	POST-TOP SINGLE-HEAD, LIGHT FIXTURE AND POLE	AS SPECIFIED OR DETAILED	
	WALL-MOUNTED FIXTURE	AS SPECIFIED OR DETAILED	REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
	LIGHT BOLLARD	AS SPECIFIED OR DETAILED	
	FLOOD LIGHT	AS SPECIFIED OR DETAILED	
	RECESSED WALL FIXTURE OR STEP LIGHT	AS SPECIFIED OR DETAILED	REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHT
	LIGHT FIXTURES	AS SPECIFIED OR DETAILED	
	WALL-MOUNTED LINEAR LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	LINEAR WALL WASHER	AS SPECIFIED OR DETAILED	
	RECESSED DOWN LIGHT	AS SPECIFIED OR DETAILED	
	RECESSED WALL-WASHER OR DIRECTIONAL DOWNLIGHT	AS SPECIFIED OR DETAILED	
	SURFACE OR PENDANT-MOUNTED LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	TRACK OR MONO-POINT LIGHT FIXTURE	AS SPECIFIED OR DETAILED	
	WALL SCONCE	AS SPECIFIED OR DETAILED	
	LINEAR PENDANT LIGHT FIXTURE	CEILING	
	EGRESS LIGHT FIXTURE	AS SPECIFIED OR DETAILED	THIS IS AN EXAMPLE OF AN EGRESS LIGHT FIXTURE. EGRESS LIGHT FIXTURES ARE HALF-SHADED DIAGONALLY
	EMERGENCY (NON-EGRESS) LIGHT FIXTURE	AS SPECIFIED OR DETAILED	THIS IS AN EXAMPLE OF AN EMERGENCY (NON-EGRESS) LIGHT FIXTURE. EMERGENCY FIXTURES ARE FULLY-SHADED.
	CEILING MOUNTED EXIT SIGN	CEILING	DARKENED PORTION OF SIGN INDICATES FACE(S); ARROW(S) INDICATE CHEVRON DIRECTION(S)
	WALL-MOUNTED EXIT SIGN	WALL ABOVE DOOR	
	WALL-MOUNTED EXIT SIGN W/ EMERGENCY LIGHT FIXTURE	WALL ABOVE DOOR	
IN	CEILING MOUNTED IN USE SIGN	CEILING	
IN	WALL-MOUNTED IN USE SIGN	WALL ABOVE DOOR	
TC	TIME CLOCK		
	EMERGENCY LIGHT FIXTURE	AS NOTED	
P	ELECTRIC PHOTOCELL	N/A	MOUNT ON ROOF FACING NORTH SKY
XXXX	LIGHT FIXTURE CALLOUT (LETTER DENOTES FIXTURE TYPE)		

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
T	BEAM DETECTOR - TRANSMITTER	4" BELOW CEILING TO TOP OF DETECTOR	
R	BEAM DETECTOR - RECEIVER	4" BELOW CEILING TO TOP OF DETECTOR	
EOL	END OF LINE RESISTOR	PER MANUF. REC.	
T	TAMPER SWITCH	AT VALVE	
W	WATER FLOW INDICATOR	ON FIRE RISER	
FSD	FIRE/SMOKE DAMPER		
X	HEAT DETECTOR	CEILING	SUBSCRIPT INDICATES SPECIFIC REQUIREMENTS/OPTIONS: 'SB' DEVICE WITH SOUNDER BASE 'R' DEVICE WITH ADDRESSABLE RELAY 'RES' DEVICE HAS 120V. SMOKE ALARM W/BATTERY BACKUP
CO X	CARBON MONOXIDE DETECTOR		
X	SMOKE DETECTOR		
X	HEAT DETECTOR	WALL MOUNTED: MAX 12" FROM BOTTOM OF CEILING	
CO X	CARBON MONOXIDE DETECTOR		
X	SMOKE DETECTOR		
D	DUCT SMOKE DETECTOR	SIDE OF DUCT	
F	FIRE ALARM MANUAL STATION		
Z	CONTROL MODULE	AT DEVICE(S) TO BE CONTROLLED	
I	MONITOR MODULE	AT DEVICE(S) TO MONITOR	
R	FAN SHUTDOWN RELAY	AT CONTROL PANEL	
D	MAGNETIC DOOR HOLDER	COORDINATE WITH DOOR INSTALLER	COORDINATE WITH DOOR INSTALLER; SUBSCRIPT 'I' INDICATES TO MOUNT AT FLOOR LEVEL
WF	WATER FLOOD CONTROL	FLOOR	
H	AUDIO HORN	INDOOR - REFER TO TYPICAL ADA AND EQUIPMENT MOUNTING HEIGHT DETAIL. OUTDOOR - 120" FROM FINISH FLOOR TO LENS.	SUBSCRIPT 'WP' INDICATES THAT A WEATHER PROOF BACK BOX IS REQ. NUMERIC SUBSCRIPT INDICATES CANDELA RATING OF STROBE (I.E. - 15, 75, 110)
	FIRE ALARM VISUAL STROBE		
	FIRE ALARM AUDIO/VISUAL HORN/STROBE		
	CEILING MOUNTED FIRE ALARM AUDIO/VISUAL HORN/STROBE		
S	FIRE ALARM AUDIO SPEAKER		
S	CEILING MOUNTED FIRE ALARM AUDIO SPEAKER		
	FIRE ALARM AUDIO/VISUAL SPEAKER/STROBE		
F	FIRE FIGHTERS TELEPHONE JACK	+48"	
	FIRE PROTECTION SPRINKLER RISER BELL	+90"	FURNISHED BY FIRE PROTECTION CONTRACTOR AND INSTALLED AND CONNECTED BY DIV. 26
FACP	FIRE ALARM CONTROL PANEL		
ASD	ASD CONTROL PANEL		

TELEPHONE / DATA SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	TELEPHONE OUTLET	+18"	
	DATA OUTLET	+18"	
	COMBINATION TELEPHONE/DATA OUTLET	+18"	
	TELEPHONE TERMINAL BOARD	TOP AT 72"	
	WIRELESS ACCESS POINT	CEILING	
W	WIRELESS ACCESS POINT	SEE PLANS	
E	EMERGENCY PHONE	SEE PLANS	

VIDEO SURVEILLANCE SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	BULLET STYLE VIDEO SURVEILLANCE CAMERA	SEE PLANS	SUBSCRIPT DENOTES DEGREES OF MONITORED AREA
	BULLET STYLE VIDEO SURVEILLANCE CAMERA	WALL	
	DOME STYLE VIDEO SURVEILLANCE CAMERA	SEE PLANS	
	DOME STYLE VIDEO SURVEILLANCE CAMERA	WALL	

WIRING DEVICE SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	SPLIT-WIRED DUPLEX RECEPTACLE	+18"	
	SIMPLEX RECEPTACLE	+18"	
	DUPLEX RECEPTACLE	+18"	
	FOURPLEX RECEPTACLE	+18"	
	125/250V RECEPTACLE	+18"	RANGE – NEMA 14-50R DRYER – NEMA 14-30R
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	+18"	
	GROUND FAULT CIRCUIT INTERRUPTER FOURPLEX RECEPTACLE	+18"	
	EMERGENCY DUPLEX RECEPTACLE	+18"	
	EMERGENCY FOURPLEX RECEPTACLE	+18"	
	DUPLEX RECEPTACLE W/(2) 3.1A, 5VDC USB PORTS	+18"	
	MULTI-OUTLET ASSEMBLY	4" ABOVE BACKSPLASH	
	POWER / TELEPHONE POLE	FLOOR/CEILING	
(4-PLEX)	CORD DROP	REFER TO FLOOR PLANS	REFER TO DETAIL. REFER TO PLANS.
(4-PLEX)	CORD REEL	REFER TO FLOOR PLANS	REFER TO DETAIL. REFER TO PLANS.
(5-20R)	SPECIAL PURPOSE OUTLET	+18"	SUBSCRIPT IN PARENTHESIS INDICATES NEMA CONFIGURATION IF SHOWN. REFER TO DRAWINGS AND/OR EQUIPMENT SCHEDULES. CONFIRM EXACT CONFIGURATION WITH OWNER PRIOR TO INSTALLATION.

LIGHTING CONTROLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
S	SINGLE-POLE TOGGLE SWITCH	+48"	
S[a]	SINGLE-POLE TOGGLE SWITCH	+48"	"a" LOWER CASE LETTER SPECIFIES ZONE
S3	THREE-WAY TOGGLE SWITCH	+48"	
S4	FOUR-WAY TOGGLE SWITCH	+48"	
SK	KEY-OPERATED SINGLE-POLE TOGGLE SWITCH	+48"	
SP	SINGLE-POLE TOGGLE SWITCH WITH PILOT LIGHT	+48"	
SDIM	DIMMER SWITCH	+48"	RATE DIMMER SWITCH FOR MAXIMUM POSSIBLE WATTAGE
STIM	TIMER SWITCH	+48"	
SOS	OCCUPANCY SENSOR WALL SWITCH	+48"	
SD OS	OCCUPANCY SENSOR WALL SWITCH WITH DIMMING	+48"	
SXYZ LV#	LOW VOLTAGE SWITCH	+48"	REFER TO SWITCH DETAILS FOR MORE INFORMATION "#" SPECIFIES TYPE
S3PM	3-POSITION MOMENTARY CONTACT SWITCH	+48"	REFER TO DETAIL UP-ON; CENTER-NEUTRAL; DOWN-OFF
S3PN	3-POSITION MAINTAINED CONTACT SWITCH	+48"	UP-ON; CENTER-OFF; DOWN-ON
[a]	OCCUPANCY SENSOR	CEILING	"a" LOWER CASE SPECIFIES ZONE
[a]	WALL MOUNTED OCCUPANCY SENSOR	+48"	"a" LOWER CASE SPECIFIES ZONE
	DAYLIGHT SENSOR	CEILING	"a" LOWER CASE LETTER SPECIFIES ZONE
CP# LV#K	LOW-VOLTAGE SWITCH CONNECTED TO LIGHTING CONTROL PANEL	+48"	CP# REPRESENTS LIGHTING CONTROL PANEL IDENTIFIER LV# SPECIFIES TYPE K INDICATES KEYED SWITCH REFER TO SWITCH DETAILS FOR MORE INFORMATION
CP#	OCCUPANCY SENSOR CONNECTED TO LIGHTING CONTROL PANEL	CEILING	CP# REPRESENTS LIGHTING CONTROL PANEL IDENTIFIER
CP#	DAYLIGHT SENSOR CONNECTED TO LIGHTING CONTROL PANEL	CEILING	CP# REPRESENTS LIGHTING CONTROL PANEL IDENTIFIER
LC.OO	LIGHTING CONTROL SEQUENCE OF OPERATIONS IDENTIFIER		REFER TO SEQUENCE OF OPERATIONS SCHEDULE FOR ADDITIONAL INFORMATION
PDLZ	PRIMARY DAYLIGHT ZONE		
SDLZ	SECONDARY DAYLIGHT ZONE		

BRANCH CIRCUITING SYMBOLS

SYMBOL	DESCRIPTION	REMARKS
	BRANCH CIRCUIT HOME RUN TO PANEL	ARROWS: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS REQUIRED.
	BRANCH CIRCUITING (U.N.O.) CONTINUATION	
	CONDUIT STUB-IN	CAP AND MARK
	INCOMING SERVICE	
	UNDERGROUND FEEDER	
	JUNCTION BOX	MOUNT AS NOTED. SUBSCRIPT 'F' INDICATES TO PROVIDE A FLOOR BOX WITH BLANK COVERPLATE.
	BRANCH CIRCUITING (U.N.O.) TURNED UP OR TOWARDS OBSERVER.	
	BRANCH CIRCUITING (U.N.O.) TURNED DOWN OR AWAY FROM OBSERVER.	
	2 CIRCUIT, BRANCH CIRCUIT HOME RUN TO PANEL	ARROWS: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS REQUIRED.
	3 CIRCUIT, 4 WIRE BRANCH CIRCUIT HOME RUN TO PANEL	ARROWS: NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS REQUIRED.

ACCESS CONTROL SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
REX	REQUEST-TO-EXIT MOTION DETECTOR	CEILING	
S	ELECTROMAGNETIC DOOR STRIKE	DOOR	
SS	SEISMIC SENSOR	DOOR	
D	MAGNETIC DOOR CONTACT SWITCH	DOOR	
M	MAGNETIC LOCK	DOOR	
OHS	OVERHEAD SECURITY	DOOR	
OHD	OVERHEAD DOOR CONTACT	DOOR	
EH	ELECTRIFIED HINGE	DOOR	
EL	ELECTRIFIED LEVER	DOOR	
EP	ELECTRIFIED PANIC HARDWARE	DOOR	
G	GLASS BREAK HARDWARE	CEILING/WALL	
PS	POWER SUPPLY	CEILING/WALL	
K	INTEGRATED LOCK	+46"	
PP	PUSH PLATE FOR AUTOMATIC DOOR OPERATOR	+46"	
ADO	AUTOMATIC DOOR OPERATOR	DOOR	
KP	KEYPAD	+48"	
CK	CARD READER / KEYPAD	+48"	
MK	MAGNETIC STRIP CARD READER / KEYPAD	+48"	
CR	CARD READER	+48"	
MR	MAGNETIC STRIP CARD READER	+48"	

GENERAL SYMBOLS

SYMBOL	DESCRIPTION	REMARKS
XX	KEYED NOTE	
1 E-1	DETAIL REFERENCE	TOP NUMBER INDICATES DETAIL NUMBER; BOTTOM LETTER-NUMBER INDICATES DRAWING SHEET WHERE DETAIL IS SHOWN. WHERE NOT SPECIFICALLY REFERENCED, DETAIL IS GENERAL IN NATURE AND SHALL APPLY WHERE APPLICABLE.
2 E-2	ELEVATION REFERENCE	TOP NUMBER INDICATES ELEVATION NUMBER; BOTTOM LETTER-NUMBER INDICATES WHERE ELEVATION IS SHOWN.
3 E-2	SECTION REFERENCE	TOP NUMBER INDICATES ELEVATION NUMBER; BOTTOM LETTER-NUMBER INDICATES WHERE ELEVATION IS SHOWN.
100	ARCHITECTURAL ROOM NUMBER	
AHU 1	EQUIPMENT NAME / NUMBER	TOP NUMBER ABBREVIATES EQUIPMENT NAME OR TYPE; BOTTOM NUMBER INDICATES EQUIPMENT NUMBER. REFER TO EQUIPMENT SCHEDULE.
1	REVISION NUMBER	USED TO DENOTE CHANGES EITHER ISSUED BY ADDENDUM OR DURING CONSTRUCTION AND TO DENOTE RECORD DRAWING CHANGES.
	REVISION CLOUD	USED TO DENOTE AREAS, DEVICES, EQUIPMENT DETAILS, ETC. AFFECTED BY THE REVISION.
	BREAKLINE	USED TO BREAK DRAWINGS.
LCD-###	LIGHTING CONTROL WIRING DIAGRAM CALLOUT	

ELECTRONIC SYSTEM GENERAL SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
PANEL NAME	ELECTRONIC SYSTEM PANELBOARD (SURFACE MOUNT)	TOP AT 72"	ELECTRONIC SYSTEMS MAY INCLUDE BUT ARE NOT SPECIFICALLY LIMITED TO, TELEPHONE, DATA, TELEVISION, LIGHTING CONTROL, CLOCKS, FIRE ALARM, ACCESS CONTROL, SECURITY, CCTV, SOUND SYSTEM, NURSE CALL, OR INTERCOM.
PANEL NAME	ELECTRONIC SYSTEM PANELBOARD (FLUSH MOUNT)	TOP AT 72"	
	ELECTRONIC SYSTEM TERMINAL BOARD	TOP AT 72"	
	TWO POST DATA RACK		
	FOUR POST DATA RACK		
	FLOOR MOUNTED DATA CABINET		
	LARGE DATA CABINET		
	WALL MOUNTED DATA CABINET		

EQUIPMENT AND CONTROL SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
T	MANUAL STARTER WITH THERMAL OVERLOAD(S)	AT EQUIPMENT	
	ELECTRIC MOTOR		
	NON-FUSED DISCONNECT SWITCH	+60"	
F	FUSED DISCONNECT SWITCH	+60"	
	CIRCUIT BREAKER AND ENCLOSURE	+60"	
	MAGNETIC STARTER	+60"	
	COMBINATION MAGNETIC STARTER / FUSED DISCONNECT	+60"	
	COMBINATION MAGNETIC STARTER / NON-FUSED DISCONNECT	+60"	
	COMBINATION MAGNETIC STARTER / MOTOR CIRCUIT PROTECTOR (MCP)	+60"	
VFD	COMBINATION VARIABLE FREQUENCY DRIVE / MOTOR CIRCUIT PROTECTOR (MCP)	FLOOR OR WALL AS SPECIFIED	TOP AT +72" IF WALL MOUNTED
	LOW-VOLTAGE SYSTEM CONTROL PANEL	TOP AT +72"	SEE FLOOR PLANS AND RISER DIAGRAMS FOR ADDITIONAL INFORMATION.
	LOAD CENTER (SURFACE-MOUNTED)	TOP AT +72"	14"W X 3"D
	LOAD CENTER (FLUSH-MOUNTED)	TOP AT +72"	14"W X 3"D
	LIGHTING AND APPLIANCE PANELBOARD (SURFACE-MOUNTED)	TOP AT +72"	20"W X 6"D
	LIGHTING AND APPLIANCE PANELBOARD (FLUSH-MOUNTED)	TOP AT +72"	20"W X 6"D
	POWER DISTRIBUTION PANELBOARD	WALL OR RACK MOUNTED	THESE SYMBOLS ARE GENERAL IN NATURE AND MAY VARY IN SIZE AND SHAPE TO SUIT APPLICATION. CROSS HATCHING INDICATES "MAIN PANELBOARD OR SWITCHBOARD" NAME IS INDICATED IN SEMI-QUOTES (I.E. 'L2A', 'MDP')
	SWITCHBOARD	PAD MOUNTED	
T-#	WET TYPE TRANSFORMER	PAD MOUNT	
T-#	DRY TYPE TRANSFORMER	PAD MOUNT	
T-#	DRY TYPE TRANSFORMER	WALL MOUNT	
	METER BASE	TOP AT +72"	
PB	PULL BOX		
	UTILITY POLE		
	OPEN - STOP - CLOSE SWITCH	+60"	FURNISH SWITCH UNLESS FURNISHED BY ANOTHER DIVISION. INSTALL AND CONNECT COMPLETE. REFER TO RELATED SPECIFICATION SECTIONS.
T	HVAC THERMOSTAT	+60"	PROVIDED BY DIVISION 23
	HAND - OFF - AUTO SWITCH	+60"	
GF	GROUND FAULT PROTECTION		
EV	ELECTRIC VEHICLE CAR CHARGING STATION	FLOOR	
S	PAD MOUNTED UTILITY SWITCHGEAR		
SE	PAD MOUNTED UTILITY SECTIONALIZER		

TELEVISION SYSTEM SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	TELEVISION OUTLET	+18"	
	ANTENNA	ROOF	

LIGHTNING PROTECTION SYMBOLS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	UNIVERSAL AIR TERMINAL		
	MECHANICAL TYPE CABLE TO CABLE CONNECTION		
	EXOTHERMIC TYPE CABLE TO CABLE CONNECTION		
	EXOTHERMIC TYPE CABLE TO GROUND ROD CONNECTION		
	BOND TO TYPICAL BODY OF INDUCTANCE		
TR	THRU-ROOF PENETRATION		

ELECTRICAL SYMBOL SCHEDULE GENERAL NOTES

1. MOUNT ALL OUTLETS, DEVICES, AND EQUIPMENT AT HEIGHTS INDICATED BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. UNLESS NOTED OTHERWISE, HEIGHTS ARE GIVEN FROM FINISHED FLOOR TO CENTER OF OUTLET BOX.
2. WHERE OUTLETS, DEVICES, AND EQUIPMENT ARE NOTED BY SUBSCRIPTS, REFER TO ABBREVIATION SCHEDULE FOR DEFINED REQUIREMENTS.
3. WHERE OUTLETS, DEVICES AND EQUIPMENT ARE NOTED BY THE SUBSCRIPT 'A', MOUNT AT 4" ABOVE COUNTER. IF COUNTER HAS A BACK SPLASH, MOUNT AT 4" ABOVE BACK SPLASH. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND COORDINATE WITH CASEWORK SUPPLIER.
4. NOT ALL ELECTRICAL SYMBOLS MAY BE USED.

ABBREVIATION SCHEDULE

NOTE: NOT ALL ABBREVIATIONS MAY BE USED.

A	ABOVE COUNTER
A	AMP OR AMPS
ACC	ACCESS CONTROL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONVENIENCE OUTLETS
COMM	COMMUNICATIONS
CU	COPPER
(D)	DEMOLISH
DAS	DISTRIBUTED ANTENNA SYSTEM
(E)	EXISTING
EA	EACH
EG	EQUIPMENT GROUND
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELEC	ELECTRICAL
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENT	ELECTRIC NONMETALLIC TUBING
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FMC	FLEXIBLE METAL CONDUIT
FO	FIBER OPTIC
FOB	FREIGHT ON BOARD
FTL	FEED-THROUGH LUGS
GEC	GROUNDING ELECTRODE CONDUCTOR
GND	GROUND CONDUCTOR
H	HOSPITAL GRADE
HOA	HAND-OFF-AUTO
HP	HORSE POWER
HZ	HORIZONTALLY MOUNTED
IBT	INTERSYSTEM BONDING TERMINATION BAR
ID	INTRUSION DETECTION
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INS	INSULATED
ISO	ISOLATED
KCMIL	KILO CIRCULAR MIL
KVA	KILO VOLT AMPERES
KW	KILOWATTS
LFNC	LIQUID-TIGHT NONMETAL CONDUIT
LS	LONG-TIME, SHORT-TIME
LSI	LONG-TIME, SHORT-TIME INSTANTANEOUS
LSIG	LONG-TIME, SHORT-TIME INSTANTANEOUS GROUND FAULT
LTG	LIGHTING
MBJ	MAIN BONDING JUMPER
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MV	MEDIUM VOLTAGE
MW	MICROWAVE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OC	ON CENTER(S)
OCP	OVER CURRENT PROTECTION
OCPD	OVER CURRENT PROTECTION DEVICE
PA	PUBLIC ADDRESS
PH	PHASE
PV	PHOTOVOLTAIC
PWR	POWER
QTY	QUANTITY
R	REMOVE
REF	REFRIGERATOR
REQ	REQUIREMENTS
RGC	RIGID GALVANIZED METALLIC CONDUIT
RMC	RIGID METAL CONDUIT
RMP	ROCKY MOUNTAIN POWER
RNC	RIGID NONMETALLIC CONDUIT
(RR)	REMOVE AND RELOCATE
S	SURFACE MOUNTED
SBJ	SYSTEM BONDING JUMPER
SCP	SECURITY CONTROL PANEL
SFL	SUB-FEED LUGS
SPD	SURGE PROTECTIVE DEVICE
SS	SURGE SUPPRESSION
SSBJ	SUPPLY SIDE BONDING JUMPER
TGB	TELECOMMUNICATION GROUNDING BUS BAR
TMGB	TELECOMMUNICATION MAIN GROUNDING BUS BAR
TR	TAMPER RESISTANT
TTB	TELEPHONE TERMINAL BOARD
TYP	TYPICAL
UF	UNDER FLOOR
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
USB	UNIVERSAL SERIAL BUS
VSS	VIDEO SURVEILLANCE SYSTEM
W	WITH
W/O	WITHOUT
WP	WEATHER PROOF
WR	WEATHER RESISTANT
XFMR	TRANSFORMER

VOLTAGE DROP UPSIZING CHART FOR 20AMP , SINGLE PHASE LIGHTING BRANCH CIRCUITS
120 VOLTS, 10A MAX LOAD, 3% VD

LENGTH (FT)	CONDUCTOR SIZE	CONDUIT SIZE
0-90	(3)#12	3/4"
91-150	(3)#10	3/4"
150-230	(3)#8	3/4"
230-360	(3)#6	1"
>360	(3)#4	1-1/2"

PROVIDE BRANCH CIRCUIT CONDUCTORS IN SIZES SUCH THAT VOLTAGE DROP FOR BRANCH CIRCUITS DO NOT EXCEED 3% AT THE FARTHEST FIXTURE. INCREASE CONDUCTORSIZES (AND CONDUITS WHERE TO COMPLY WITH NEC CONDUIT FILL REQUIREMENTS) AS NECESSARY TO ACCOMMODATE THIS REQUIREMENT.

VOLTAGE DROP UPSIZING CHART FOR 20AMP , SINGLE PHASE BRANCH CIRCUITS
120 VOLTS

LENGTH (FT)	CONDUCTOR SIZE	CONDUIT SIZE
0-80	(3)#12	3/4"
81-125	(3)#10	3/4"
126-200	(3)#8	3/4"
201-320	(3)#6	1"
>320	(3)#4	1-1/2"

PROVIDE BRANCH CIRCUIT CONDUCTORS IN SIZES SUCH THAT VOLTAGE DROP FOR BRANCH CIRCUITS DO NOT EXCEED 3% AT THE FARTHEST OUTLET. INCREASE CONDUCTOR SIZES (AND CONDUITS WHERE TO COMPLY WITH NEC CONDUIT FILL REQUIREMENTS) AS NECESSARY TO ACCOMMODATE THIS REQUIREMENT. CALCULATIONS SHALL BE BASED ON THE FOLLOWING:

1. APPLIANCE AND EQUIPMENT BRANCH CIRCUITS: NAMEPLATE OR NEC REQUIRED LOAD.
2. 120V CONVENIENCE OUTLET BRANCH CIRCUITS - AS PER TABLE ABOVE.
3. USE THE NEC METHOD TO CALCULATE VOLTAGE DROP.

GENERAL PROJECT NOTES

1. DIVISION 26000 CONTRACTOR IS RESPONSIBLE FOR READING AND APPLYING WHAT IS IN THE SPECIFICATIONS TO THIS PROJECT. ANYTHING THAT IS NOT INCLUDED ON THE PROJECT THAT IS CALLED OUT IN THE SPECIFICATION SHALL BE LISTED ON THE SUBSTANTIAL COMPLETION PUNCHLIST. THE CONTRACTOR WILL BE REQUIRED TO REMEDY THESE DEFICIENCIES WITHOUT ADDITIONAL COSTS TO OWNER. THERE WILL BE NO EXCEPTIONS.
2. THE CONTRACTOR MAY SCHEDULE A PRE-CONSTRUCTION MEETING. AT THEIR DISCRETION, WITH THE ELECTRICAL ENGINEER TO REVIEW THE DRAWINGS AND SPECIFICATIONS. THE MEETING SHALL BE A MAXIMUM OF ONE HOUR AND SHALL TAKE PLACE AT THE ENGINEER'S OFFICE.
3. THE FOLLOWING ITEMS ARE SOME OF THE REQUIREMENTS THAT ARE LISTED IN THE SPECIFICATIONS. THESE ITEMS ARE NOT ALL INCLUSIVE AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO ALL REQUIREMENTS OF THE SPECIFICATIONS:
   A. INSULATED THROAT CONNECTORS OR PLASTIC BUSHINGS SHALL BE UTILIZED FOR ALL CONDUIT SIZED USED ON THIS PROJECT.
   B. THE CONTRACTOR IS RESPONSIBLE FOR UPSIZING CONDUCTORS FOR VOLTAGE DROP PER THE NEC REGARDLESS OF WHETHER IT IS SHOWN ON THE PLANS OR NOT.
   C. THE CONTRACTOR SHALL LABEL ALL ELECTRICAL EQUIPMENT AS IT IS CALLED OUT IN THE SPECIFICATIONS.
   D. THE CONTRACTOR SHALL PROVIDE SEISMIC SUPPORT AND BRACING FOR ALL LIGHT FIXTURES AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE LOCAL AND NATIONAL CODES.
4. THE CONTRACTOR SHALL FOLLOW THE PANELBOARD SCHEDULES AS INDICATED IN THE DRAWINGS. EACH CIRCUIT BREAKER HAS BEEN ASSIGNED TO SPECIFIC AREA OF THE BUILDING. NO DEVIATION WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ELECTRICAL ENGINEER.
5. THE CONTRACTOR SHALL INSTALL THE WIRE SIZES AS CALLED OUT ON THE ONE-LINE DIAGRAM, EQUIPMENT SCHEDULES, VOLTAGE DROP TABLES, AND ELECTRICAL SPECIFICATIONS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE WIRE IS SIZED LARGE ENOUGH TO ALLOW FOR VOLTAGE DROP.
6. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL OVERCURRENT DEVICES FOR THE ACTUAL MECHANICAL EQUIPMENT SUPPLIED ON THE JOB, PRIOR TO RELEASE OF ANY ELECTRICAL DISTRIBUTION EQUIPMENT. CONTACT THE ELECTRICAL ENGINEER WITH ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING THE BID, AND SHALL EXAMINE ALL PHYSICAL CONDITIONS WHICH MAY BE MATERIAL TO THE PERFORMANCE OF HIS WORK. NO ADDITIONAL PAYMENTS WILL BE ALLOWED TO THE CONTRACTOR AS A RESULT OF EXTRA WORK MADE NECESSARY BY HIS FAILURE TO DO SO. ANY CASE OF DISCREPANCY OR LACK OF CLARITY SHALL BE PROMPTLY IDENTIFIED TO THE OWNER'S REPRESENTATIVE AND THE ENGINEER FOR CLARIFICATION.

SHEET INDEX

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EG505	LIGHTNING PROTECTION DETAILS
EG506	ACCESS CONTROL DOOR ROUGH-IN DETAILS
ES101	SITE PLAN - ELECTRICAL
ES102	SITE PLAN - PHOTOMETRY
EE101	DEMOLITION AND LIGHTING
EE201	POWER AND SYSTEMS
EE301	OVERALL ROOF PLAN
EE701	POWER ONE-LINE DIAGRAM
EE702	LIGHTING DETAILS AND DIAGRAMS
EE801	LIGHTING FIXTURE SCHEDULE & CONTROLS
EE803	ELECTRICAL SCHEDULES
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EY702	SYSTEMS RISER DIAGRAMS
EA101	AUDIO VISUAL
EA401	AUDIO VISUAL ELEVATIONS
EA601	AUDIO VISUALRISERS & EQUIP LISTS

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ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

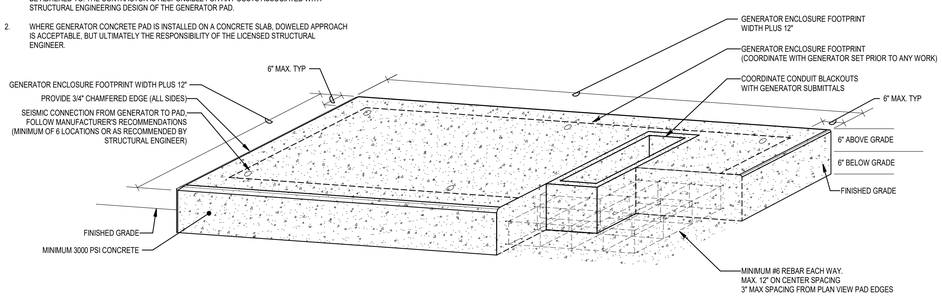
Num.	Description	Date

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NOTES:

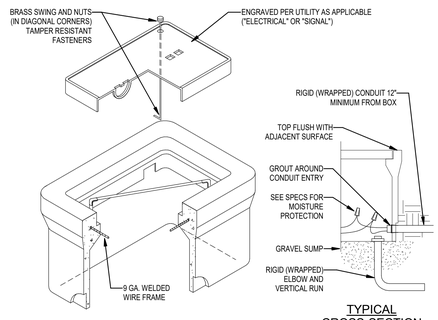
1. GENERATOR PAD SHOWN IS FOR BIDDING PURPOSES ONLY. AFTER SELECTION OF GENERATOR BY CONTRACTOR, THE PAD SHALL BE DESIGNED, CERTIFIED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. GENERAL DETAILS OF THE PAD SHALL BE ADHERED TO. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH STRUCTURAL ENGINEERING DESIGN OF THE GENERATOR PAD.
2. WHERE GENERATOR CONCRETE PAD IS INSTALLED ON A CONCRETE SLAB, DOWELED APPROACH IS ACCEPTABLE, BUT ULTIMATELY THE RESPONSIBILITY OF THE LICENSED STRUCTURAL ENGINEER.



7 GENERATOR CONCRETE PAD DETAIL
SCALE: NTS

NOTES:

1. SIZE BOX IN ACCORDANCE WITH ALL NEC REQUIREMENTS



4 CONCRETE JUNCTION BOX
SCALE: NTS

NOTES:

1. PROVIDE 6" MIN. OF PEA GRAVEL BELOW BOX.
2. PROVIDE 1-1/2" PVC AS SHOWN FOR LOOPING CABLE.
3. PROVIDE RIGID GALVANIZED STEEL (RGS) ELBOWS WITH APPROVED PIPE WRAPS.
4. ORIENTATION AND NUMBER OF CONDUITS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND WILL VARY ACCORDING TO SPECIFIC LOCATION.

APPLICATION TIERS
REFER TO DRAWINGS

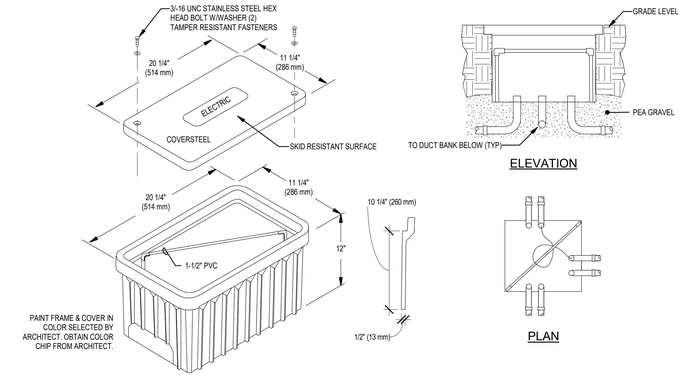
LD: LIGHT DUTY PEDESTRIAN TRAFFIC ONLY

T5: TIER 5 SIDEWALK APPLICATIONS WITH A SAFETY FACTOR FOR OCCASIONAL NON-DELIBERATE VEHICULAR TRAFFIC

T8: TIER 8 SIDEWALK APPLICATIONS WITH A SAFETY FACTOR FOR NON-DELIBERATE VEHICULAR TRAFFIC

T15: TIER 15 DRIVEWAY, PARKING LOT AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE HEAVY VEHICULAR TRAFFIC

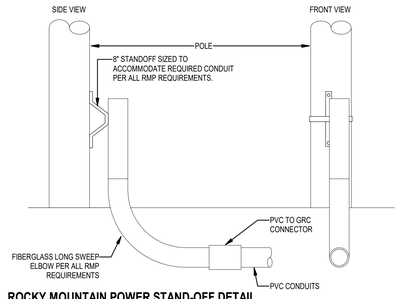
T22: TIER 22 DRIVEWAY, PARKING LOT AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL NON-DELIBERATE HEAVY VEHICULAR TRAFFIC



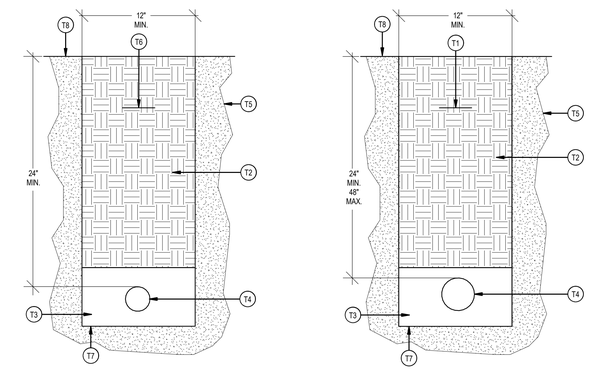
6 IN-GRADE HDPE JUNCTION BOX
SCALE: NTS

ROCKY MOUNTAIN POWER REQUIREMENTS:

THE CONTRACTOR SHALL PROVIDE 1ST STANDOFF, LONG SWEEP FIBERGLASS ELBOW, AND CONDUIT AS REQUIRED BY ROCKY MOUNTAIN POWER FOR A COMPLETE INSTALLATION. ROCKY MOUNTAIN POWER WILL INSTALL STANDOFF AND CONDUIT ONTO POLE. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ROUGH-IN.



3 ROCKY MOUNTAIN POWER STAND-OFF DETAIL
SCALE: NTS

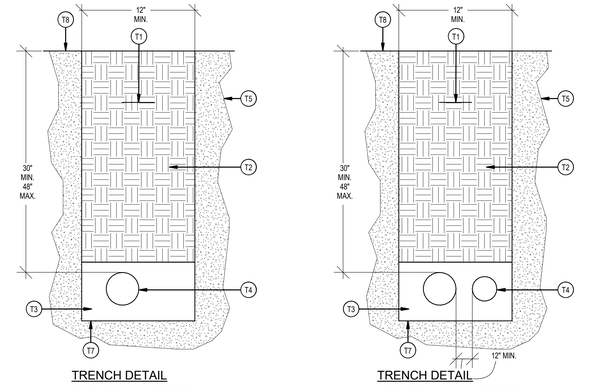


TRENCHING KEYED NOTES:

- T1 MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- T2 CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- T3 BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- T4 ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC. REFER TO ONE-LINE DIAGRAM FOR NUMBER AND SIZE OF CONDUITS.
- T5 UNDISTURBED EARTH.
- T6 MARKER TAPE WITH TRACER WRITE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- T7 TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SITE FLAT (HORIZONTAL) WITH THE GROUND.
- T8 FINISHED GRADE.

TRENCHING KEYED NOTES:

1. PROVIDE 1/4" NYLON ROPES IN ALL CONDUITS.
2. HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
3. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
4. REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR FOR ADDITIONAL INFORMATION.
5. VERIFY ALL REQUIREMENTS WITH UTILITES PRIOR TO TRENCHING.



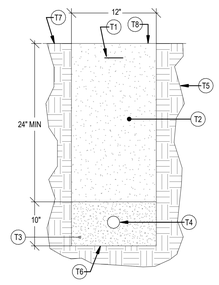
5 TRENCHING DETAILS
SCALE: NTS

TRENCHING GENERAL NOTES:

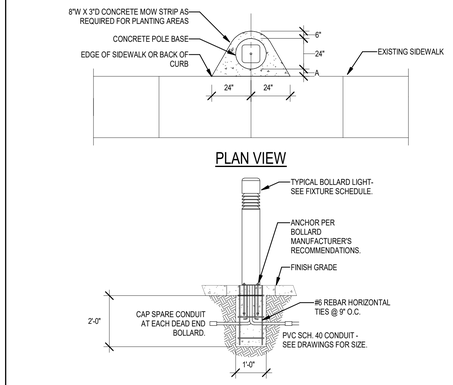
1. PROVIDE 1/4" NYLON PULL ROPES IN ALL CONDUITS.
2. ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.

TRENCHING KEYED NOTES:

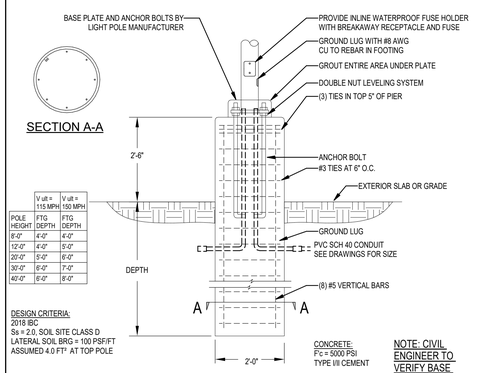
- T1 MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- T2 CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- T3 BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- T4 ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 MINIMUM 1" PVC. REFER TO PLANS FOR QUANTITY AND SIZE.
- T5 UNDISTURBED EARTH.
- T6 TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SITE FLAT (HORIZONTAL) WITH THE GROUND.
- T7 FINISHED GRADE.
- T8 PATH/REPAIR TO MATCH EXISTING SURFACE.



8 SITE LIGHTING TRENCHING DETAIL
SCALE: NTS



2 LIGHT BOLLARD BASE
SCALE: NTS



POLE HEIGHT	V ult = 115 MPH FTG DEPTH	V ult = 150 MPH FTG DEPTH
8'-0"	4'-0"	4'-0"
12'-0"	4'-0"	5'-0"
20'-0"	5'-0"	6'-0"
30'-0"	6'-0"	7'-0"
40'-0"	6'-0"	8'-0"

DESIGN CRITERIA:
2018 IBC
Ss = 2.0, SOIL SITE CLASS D
LATERAL SOIL BRG = 100 PSF/FT
ASSUMED 4.0 FT² AT TOP POLE

CONCRETE:
F'c = 5000 PSI
TYPE I/II CEMENT

NOTE: CIVIL ENGINEER TO VERIFY BASE DETAIL

1 POLE BASE DETAIL 30" - AREA
SCALE: NTS

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

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ELECTRICAL DETAILS

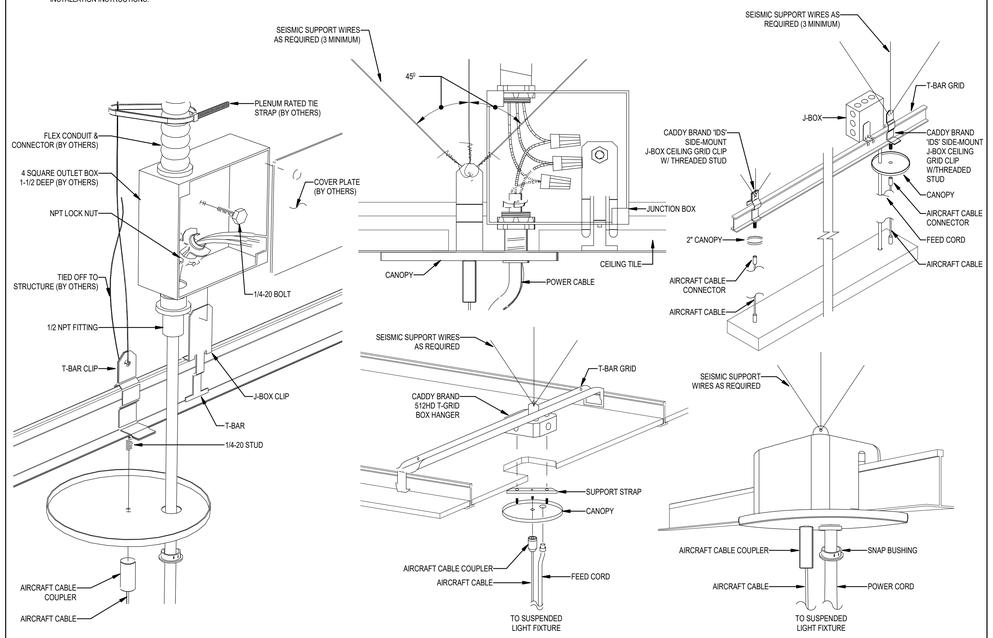
Sheet Number

EG501

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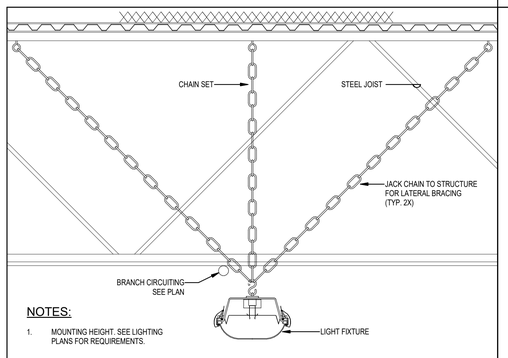
NOTES:

1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.



NOTE:
SIMILAR CONSTRUCTION/MOUNTING TO BE USED ON NON-POWER FEED SUPPORT

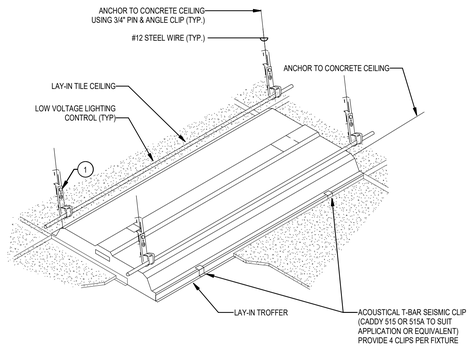
4 TYPICAL SUSPENDED LIGHT FIXTURE MOUNTING DETAIL
SCALE: NTS



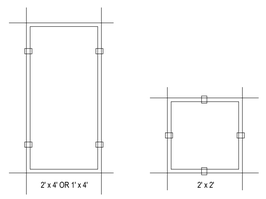
NOTES:

1. MOUNTING HEIGHT: SEE LIGHTING PLANS FOR REQUIREMENTS.

6 TYPICAL CHAIN HUNG LIGHT FIXTURE MOUNTING DETAIL
SCALE: NTS

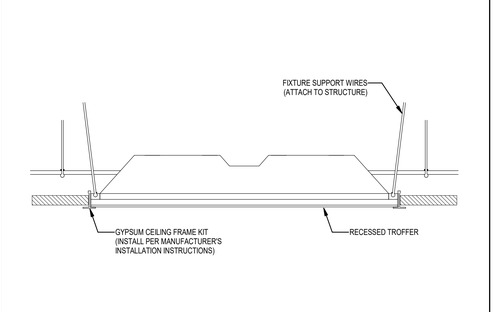


1 PROVIDE J-HOOKS WITH ROD/WIRE CLIP (CADDY 124Z34 OR APPROVED EQUIVALENT) IN QUANTITIES AS MAY BE REQUIRED FOR ROUTING OF LOW VOLTAGE LIGHTING CONTROL CABLES. INSTALL SUPPORTS AND CLIPS 12" ABOVE RECESSED LAY-IN LIGHT FIXTURES. SECURE CABLES AT A SPACING OF NOT MORE THAN 60" ON CENTERS. SUPPLEMENT WITH J-HOOKS SUSPENDED CABLES AT A SPACING OF NOT MORE THAN 60" ON CENTERS. SUPPLEMENT WITH J-HOOKS SUSPENDED BY ALL-THREAD AS MAY BE REQUIRED TO MEET SPACING CRITERIA. INSTALLATION SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE NEC 300.11. ALL CABLES SHALL BE ROUTED IN A NEAT WORKMANLIKE MANNER PARALLEL AND PERPENDICULAR TO CEILING GRIDS.

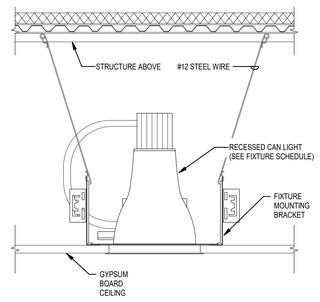


SUPPORT CLIP ARRANGEMENT DIAGRAMS

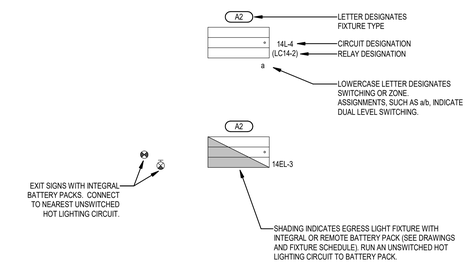
3 TYPICAL LAY-IN GRID LIGHT FIXTURE MOUNTING DETAIL
SCALE: NTS



5 TYPICAL GYPSUM CEILING RECESSED TROFFER MOUNTING DETAIL
SCALE: NTS



2 TYPICAL RECESSED CAN GYPSUM CEILING MOUNTING DETAIL
SCALE: NTS



1 TYPICAL LIGHT FIXTURE LABELING AND CIRCUITING CONVENTION DETAIL
SCALE: NTS

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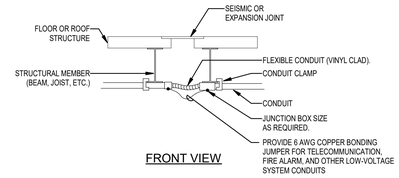
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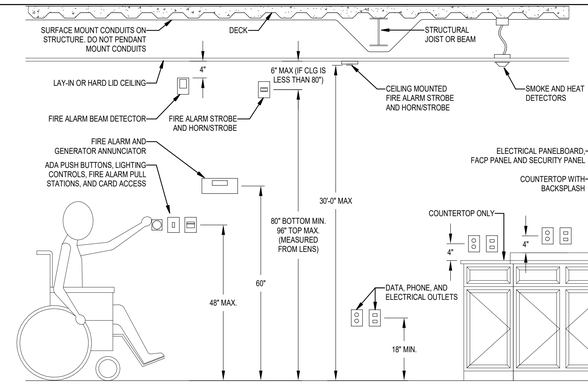
NOTES:

1. TIE WIRE SHALL NOT BE USED AS A COMPONENT OF ANY RACEWAY HANGER SYSTEM.



FRONT VIEW

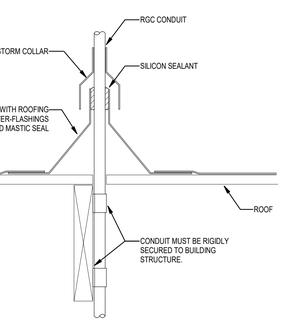
11 TYPICAL EXPANSION JOINT DETAIL
SCALE: NTS



NOTES:

1. MOUNT ALL OUTLETS, DEVICES, AND EQUIPMENT AT HEIGHTS INDICATED BELOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. UNLESS NOTED OTHERWISE, HEIGHTS ARE GIVEN FROM FINISHED FLOOR TO CENTER OF OUTLET BOX.
2. WHERE OUTLETS, DEVICES AND EQUIPMENT ARE NOTED BY THE SUBSCRIPT 'A', MOUNT AT 4" ABOVE COUNTER. IF COUNTER HAS A BACK SPLASH, MOUNT AT 4" ABOVE BACK SPLASH. REFER TO ARCHITECTURAL INTERIOR ELEVATIONS AND COORDINATE WITH CASEWORK SUPPLIER.

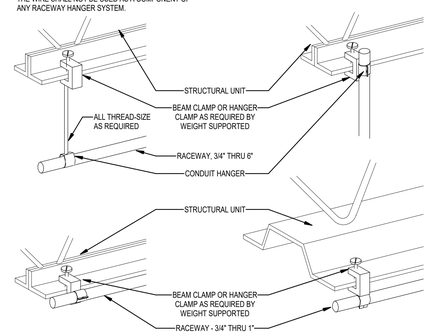
4 TYPICAL ADA AND EQUIPMENT MOUNTING HEIGHT DETAIL
SCALE: NTS



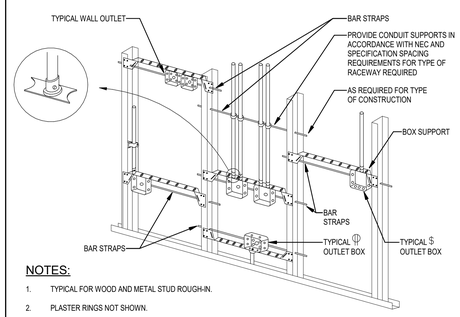
10 CONDUIT THROUGH ROOF FLASHING DETAIL
SCALE: NTS

NOTES:

1. THE WIRE SHALL NOT BE USED AS A COMPONENT OF ANY RACEWAY HANGER SYSTEM.



7 TYPICAL SINGLE RACEWAY SUPPORT DETAILS
SCALE: NTS



NOTES:

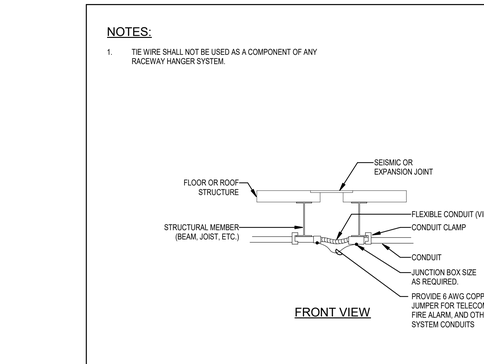
1. TYPICAL FOR WOOD AND METAL STUD ROUGH-IN.
2. PLASTER RINGS NOT SHOWN.
3. LOCATE ALL OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH ALL APPLICABLE SHOP DRAWINGS.
4. OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS OR PARTITIONS IN THE SAME STUD SPACE MUST BE SEPARATED BY A MINIMUM OF 24" HORIZONTAL DISTANCE.

3 TYPICAL ROUGH-IN REQUIREMENTS
SCALE: NTS

NOTES:

1. SUPPORT FROM WALL 12 INCHES ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE.
2. PROVIDE IN MAIN TELECOMMUNICATION ROOM.
3. EXTEND BONDING CONDUCTOR BACK TO MAIN ELECTRICAL SERVICE BONDING BAR.
4. SEE SPECIFICATION SECTION 260452 FOR DETAILS. PROVIDE MANUFACTURER AND PART NUMBER INDICATED OR APPROVED EQUIVALENT.

HARDWARE DETAIL



HCAJC1/2

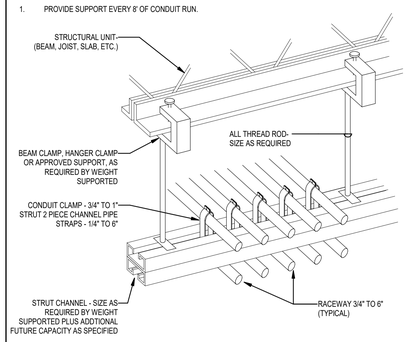
HARGER
301 ZIEGLER DRIVE
GRAYSLAKE, IL 60030
(847) 548-8700

PART NO. GBI14212TGB
BICSI CU GROUND BAR ASSEMBLY

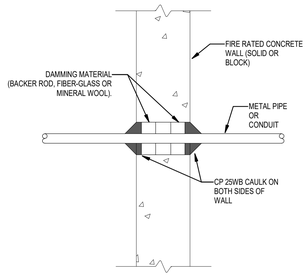
9 TELECOMMUNICATIONS GROUNDING BUS BAR - TMGB
SCALE: NTS

NOTES:

1. PROVIDE SUPPORT EVERY 8' OF CONDUIT RUN.



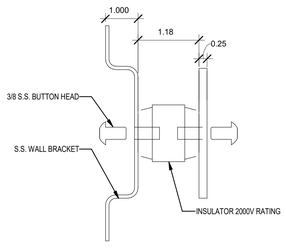
6 TYPICAL MULTIPLE RACEWAY SUPPORT DETAIL
SCALE: NTS



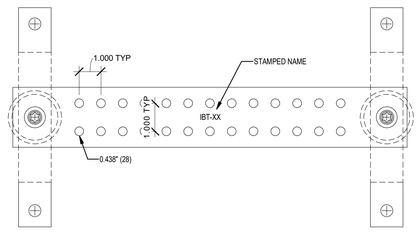
2 TYPICAL CONCRETE WALL PENETRATION DETAIL
SCALE: NTS

NOTES:

1. SUPPORT FROM WALL 12 INCHES ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE.
2. CLEAN ALL SURFACES TO BRIGHT METAL AND USE ANTIOXIDANT JOINT COMPOUND PRIOR TO MAKING ANY CONNECTIONS.



SIDE VIEW

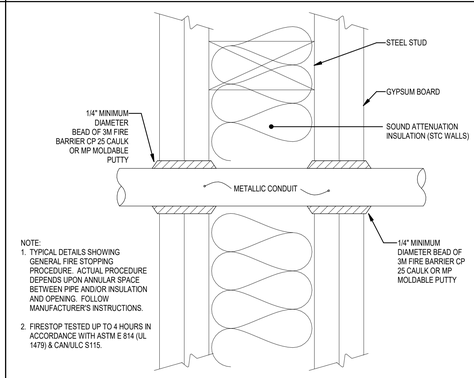


FRONT VIEW

8 INTERSYSTEM BONDING TERMINATION GROUNDING BUS BAR DETAIL - IBT
SCALE: NTS



5 TYPICAL OUTLET CONVENTION
SCALE: NTS



NOTE:
1. TYPICAL DETAILS SHOWING GENERAL FIRE STOPPING PROCEDURE. ACTUAL PROCEDURE DEPENDS UPON ANNULAR SPACE BETWEEN PIPE AND/OR INSULATION AND OPENING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
2. FIRESTOP TESTED UP TO 4 HOURS IN ACCORDANCE WITH ASTM E 814 (UL 1479) & CAN/ULC S115.

1 TYPICAL GYPBOARD WALL PENETRATION DETAIL
SCALE: NTS

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ENV:2025-252

CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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04/16/2026

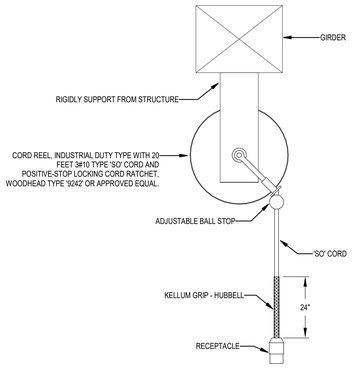
Sheet Title

ELECTRICAL DETAILS

Sheet Number

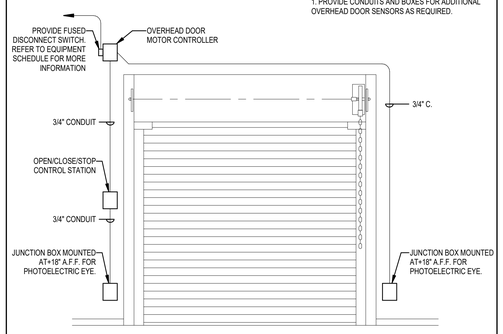
EG503

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/2025-269-ELEC_CENTRAL_V25.rvt
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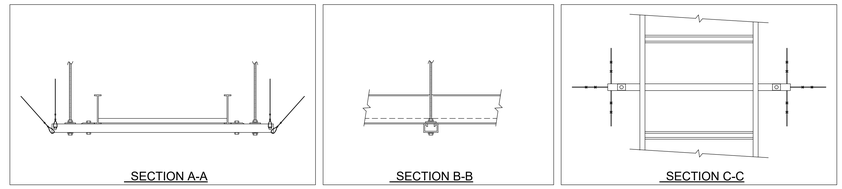
12 CORD REEL DETAIL
SCALE: NTS

NOTE:
1. PROVIDE CONDUITS AND BOXES FOR ADDITIONAL OVERHEAD DOOR SENSORS AS REQUIRED.



11 OVERHEAD DOOR DETAIL
SCALE: NTS

OHS (SYMBOL)

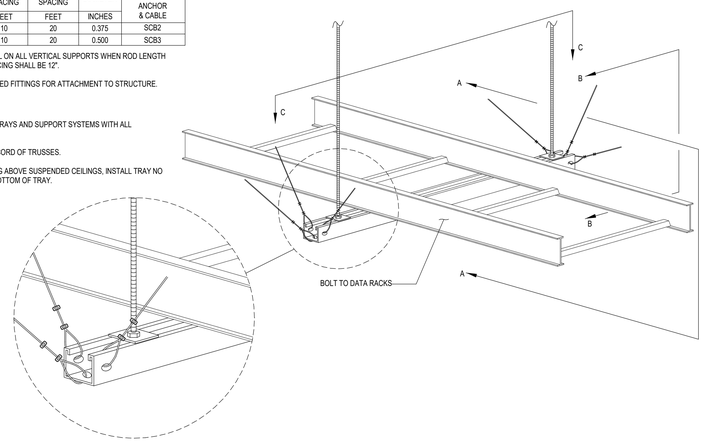


NOTES:
1. PROVIDE LONGITUDINAL AND LATERAL SUPPORT SPACING IN ACCORDANCE WITH THE FOLLOWING:

MAXIMUM CABLE TRAY PLUS CABLE WT.	VERTICAL SUPPORT SPACING	LATERAL SUPPORT SPACING	LONGITUDINAL SUPPORT SPACING	ROD DIAMETER	CABLE BRACE SWIVEL ANCHOR & CABLE
POUNDS/FOOT	FEET	FEET	FEET	INCHES	
25	10	10	20	0.375	SCB2
50	10	10	20	0.500	SCB3

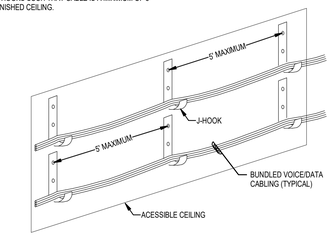
2. PROVIDE METAL FRAMING CHANNEL ON ALL VERTICAL SUPPORTS WHEN ROD LENGTH EXCEEDS 14". STIFFENER CLIP SPACING SHALL BE 12".
3. SEE SPECIFICATIONS FOR APPROVED FITTINGS FOR ATTACHMENT TO STRUCTURE.

GENERAL NOTES:
1. COORDINATE ROUTING OF CABLE TRAYS AND SUPPORT SYSTEMS WITH ALL DIVISIONS.
2. DO NOT SUPPORT FROM BOTTOM CORD OF TRUSSES.
3. WHERE CABLE TRAYS ARE ROUTING ABOVE SUSPENDED CEILINGS, INSTALL TRAY NO MORE THAN 6" FROM CEILING TO BOTTOM OF TRAY.



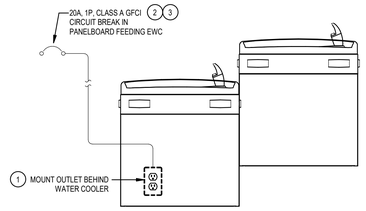
4 SEISMIC BRACING FOR CABLE TRAY/CABLES
SCALE: NTS

NOTE:
1. MOUNT J-HOOKS SUCH THAT CABLE IS A MINIMUM OF 3" ABOVE FINISHED CEILING.

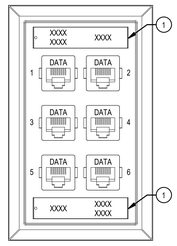


10 TYPICAL WALL MOUNTED J-HOOK DETAIL
SCALE: NTS

KEYED NOTES: (#)
1. COORDINATE LOCATION OF JUNCTION BOX WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.
2. SEE FLOOR PLAN FOR CIRCUIT NUMBERS.
3. CIRCUIT BREAKER MUST BE CAPABLE OF BEING LOCKED IN OPEN POSITION AS PER NEC 422.31(B).



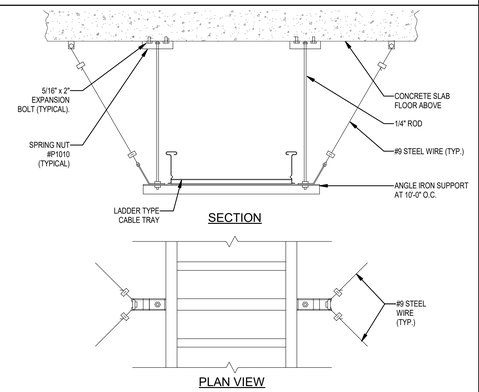
7 ELECTRIC WATER COOLER DETAIL
SCALE: NTS



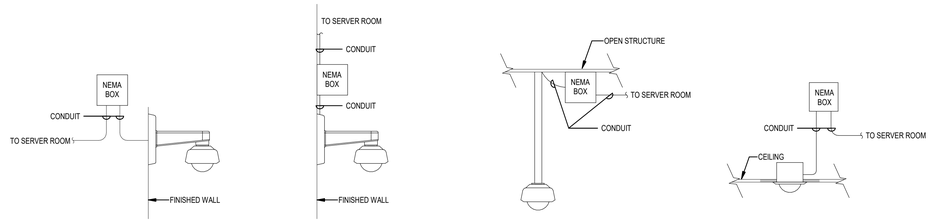
KEYED NOTES: (#)
1. PROVIDE A MACHINE PRINTED LABEL PERMANENTLY FIXED TO THE FACEPLATE. FORMAT SHALL BE "FA-AN" WHERE THE LABEL MATCHES THE PATCH PANELIDC LABEL FOR EXAMPLE "1A-B01" = TELECOM ROOM A, PATCH PANEL B, PORT 01.

GENERAL NOTES:
1. THE DETAILS INDICATED ON THE DRAWINGS ARE NOT INTENDED TO IMPLY SPECIFIC MANUFACTURERS OR OUTLET TYPES. THEY ARE MERELY INTENDED TO DESCRIBE THE DESIGN INTENT. THOSE MANUFACTURERS LISTED IN THE SPECIFICATIONS MAY BE USED. IT IS UNDERSTOOD THAT EQUIPMENT MAY VARY SLIGHTLY BY MANUFACTURER.
2. REFER TO OUTLET DETAILS FOR ALL PORT QUANTITIES AND FACEPLATE TYPES.

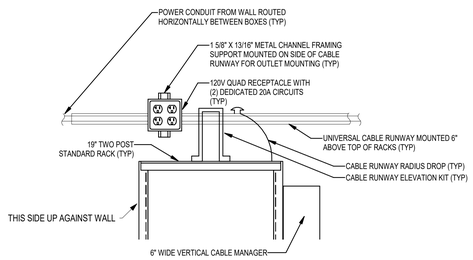
9 OUTLET LABELING REQUIREMENTS KEY PLAN
SCALE: NTS



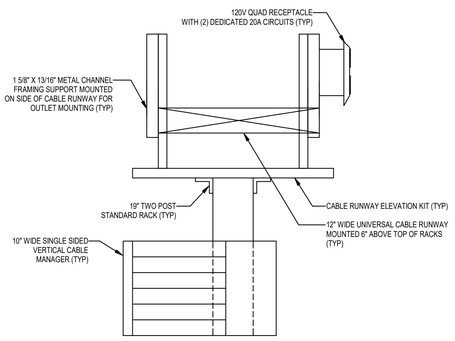
6 TYPICAL CABLE TRAY SUSPENSION DETAIL
SCALE: NTS



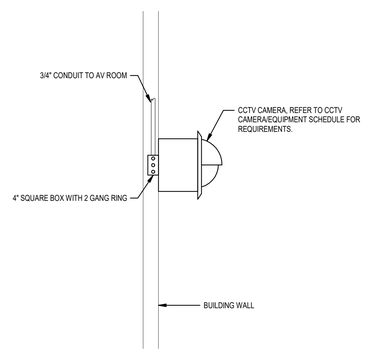
3 TYPICAL CAMERA MOUNTING DETAIL
SCALE: NTS



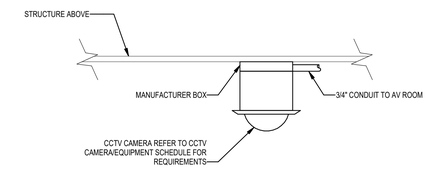
8 TYPICAL TELECOM ROOM RACK OUTLET MOUNTING DETAIL FRONT VIEW
SCALE: NTS



5 TYPICAL TELECOM ROOM RACK OUTLET MOUNTING DETAIL SIDE VIEW
SCALE: NTS



2 EXTERIOR WALL MOUNTED CAMERA DETAIL
SCALE: NTS



1 EXTERIOR CEILING SURFACE MOUNTED CAMERA DETAIL
SCALE: NTS

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ENV:2025-252

CITY OF ALPINE

ALPINE FIRE STATION

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Revisions

Num.	Description	Date

Project Number	25116
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Sheet Title

ELECTRICAL DETAILS

Sheet Number

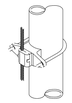
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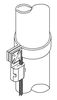
#234 - U-BOLT PIPE BONDING CLAMP

10 BOND DETAIL 5
SCALE: NTS



#235 - PIPE BONDING CLAMP

9 BOND DETAIL 4
SCALE: NTS



#231 - PIPE BONDING STRAP

8 BOND DETAIL 3
SCALE: NTS



#217 - TINNED BONDING PLATE

7 BOND DETAIL 2
SCALE: NTS

A



AIR TERMINAL

1/2" X 12" LONG SOLID ALUMINUM STEEL

IPC #A331
ROBBINS #A24
THOMPSON #A55
VFC #A71

B



CONCEALED AIR TERMINAL BASE ASSEMBLY

CONSISTS OF 1/2" X 12" SOLID ALUMINUM RISER BAR. CABLE CONNECTOR CLAMPS UNDER PRESSURE TO RISER BAR AND CABLE. UNDER ROOF NUT AND LEAD SEALING WASHER FOR ABOVE THE ROOF. INCLUDES ADAPTER FOR 1/2" POINTS WHICH SCREW ON LEAD WASHER.

IPC #A331
ROBBINS #A24
THOMPSON #A55
VFC #A71

C



GROUND ROD

3/4" X 10' COPPERCLAD

IPC #579
ROBBINS #97-10
THOMPSON #TL3410
VFC #3410

D



SMOOTH TWIST ALUMINUM CABLE

24 STRAND, 14 GAUGE CABLE, 96,500 CIRCULAR MILS.

IPC #A24
ROBBINS #A3
THOMPSON #A24
VFC #A24S

E

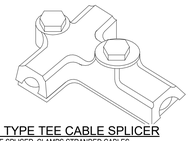


SMOOTH TWIST COPPER CABLE

32 STRAND, 14 GAUGE CABLE, 65,500 CIRCULAR MILS.

IPC #32S
ROBBINS #1
THOMPSON #32
VFC #32

F

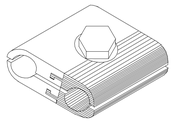


PRESSURE TYPE TEE CABLE SPLICER

PRESSURE TYPE TEE SPLICER. CLAMPS STRANDED CABLES THROUGH 2/0. FINISHED COMPLETE WITH TWO HEX BOLTS AND WASHERS.

IPC #304
ROBBINS #664
THOMPSON #706
VFC #207

G



BIMETAL PARALLEL CLAMPS

COPPER TO ALUMINUM BIMETALLIC CLAMP MADE OF CAST ALUMINUM AND BRONZE INHERENTLY MOLDED AS ONE UNIT FOR SPLICING STANDARD ALUMINUM CABLE TO COPPER CABLE THROUGH 2/0 SIZE

IPC #306A
ROBBINS #63B
THOMPSON #240X
VFC #233

H

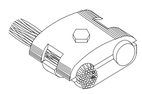


COPPER LOOP FASTENER

FITS STANDARD CABLES THROUGH 2/0 COPPER, 1/2" WIDE FOR ONE NAIL OR WOOD SCREWS.

IPC #121A
ROBBINS #72
THOMPSON #165
VFC #251

J

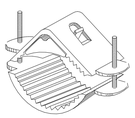


LARGE BRONZE CLAMP

HEAVY DUTY, FOR CLAMPING TWO STANDARD CABLES THROUGH 2/0 AND/OR THROUGH 5/8" RODS.

IPC #297A
ROBBINS #52
THOMPSON #141
VFC #212

K

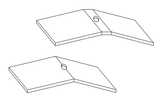


PIPE CLAMP

ADJUSTABLE TINNED BRONZE CLAMP FOR BONDING TO PIPES. FITS PIPES 1 1/4" TO 2 1/4" O.D.

IPC #306A
ROBBINS #63B
THOMPSON #240X
VFC #233

L

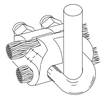


FLASHING SADDLE

FLEXIBLE ALUMINUM 3 1/8" WIDE FLASHING SADDLE. FITS ALL PITCHED ROOFS.

ROBBINS #A121FS
THOMPSON #A682X

M

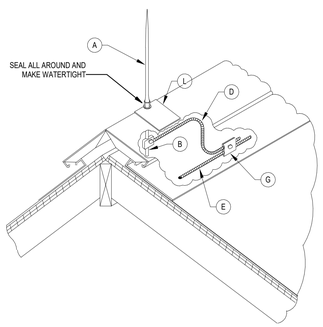


PERPENDICULAR GROUND ROD AND CABLE CLAMP

COPPER BRONZE FOR CONNECTING ONE OR TWO HORIZONTAL CABLES THROUGH 2/0 TO ANY SIZE GROUND ROD THROUGH 3/4".

IPC #28U
ROBBINS #99A
THOMPSON #493
VFC #305

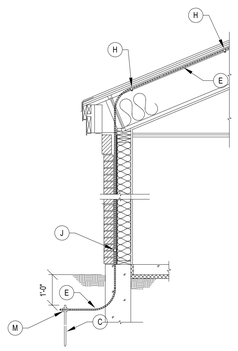
N



CONCEALED AIR TERMINAL INSTALLATION DETAIL

SCALE: N.T.S.

P



CABLE INSTALLATION DETAIL

SCALE: 1/2" = 1'-0"



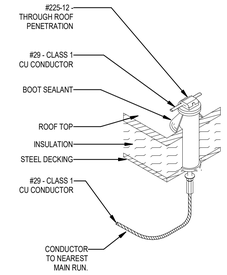
#216 - BUS TERMINAL

6 BOND DETAIL
SCALE: NTS

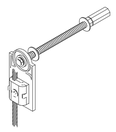


#204 - PARALLEL CLAMP

5 SPLICE DETAIL
SCALE: NTS

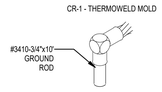


4 THROUGH ROOF DETAIL
SCALE: NTS

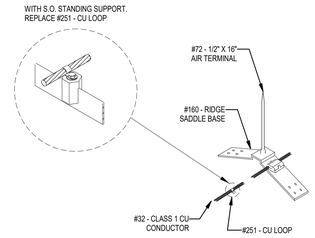


#225-12 - THRU WALL, 12"

3 PENETRATION DETAIL
SCALE: NTS



2 GROUND ROD DETAIL
SCALE: NTS



1 AIR TERMINAL DETAIL
SCALE: NTS

GENERAL & INSTALLATION NOTES:

1. LOCATE AIR TERMINALS AS SHOWN. TAKE CARE TO INSURE THAT ALL POINTS ARE WITHIN 2'-0" OF OUTSIDE BUILDING EDGE, OUTSIDE CORNERS, & RIDGE ENDS, AND THAT MAXIMUM SPACE DOES NOT EXCEED 20'-0", AND THAT MINIMUM PROJECTION ABOVE OBJECT PROTECTED IS 10", (POINTS PROJECTING 24" MAY BE SPACED @ 25' MAX).
2. MAINTAIN HORIZONTAL OR DOWNWARD COURSING OF MAIN CONDUCTOR AND INSURE THAT ALL BENDS HAVE AT LEAST AN 8" RADIUS AND DO NOT EXCEED 90 DEGREES.
3. ATTACH ALL EXPOSED ROOD, DOWNLEAD AND BONDING CABLES AT 3'-0" ON CENTER MAXIMUM. VERIFY COMPATIBILITY OF ADHESIVE ON MEMBRANE ROOF APPLICATION PRIOR TO INSTALLATION.
4. GROUND ELECTRODES SHALL BE INSTALLED AS SHOWN BUT IN NO INSTANCE SHALL THEY BE LESS THAN 1'-0" BELOW GRADE AND 2'-0" FROM FOUNDATION WALL. DRIVEN RODS SHALL PENETRATE EARTH AT LEAST 10'-0".
5. BOND TO WATER SERVICE AND OTHER PIPING SYSTEMS AS SHOWN AND AS REQUIRED BY CODES.
6. INTERCONNECT LIGHTNING PROTECTION GROUND TO ELECTRIC, TELEPHONE, AND OTHER BUILDING GROUND SYSTEMS AS SHOWN OR AS REQUIRED BY CODE.
7. SYSTEM SHALL BE INSTALLED AS SHOWN TO INSURE PROPER CODE COMPLIANCE AND SYSTEM CERTIFICATION. ANY MAJOR VARIANCE SHALL ENTAIL RESUBMITTAL AND NEW APPROVAL.
8. 'AS BUILD' DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE WITH CERTIFICATION PROCEDURES
9. ALL MATERIALS TO BE UNDERWRITER'S LABORATORIES APPROVED WITH 'A' LABELS ON CONDUCTORS @ 10'-0" INTERVALS AND 'B' LABELS ON ALL AIR TERMINALS.
10. COMPLETED INSTALLATION AS SHOWN SHALL BEAR U.L. MASTER LABEL 'C' TO BE SECURED BY SYSTEM INSTALLER PER UL96A.
11. ALL MATERIALS SHOWN AND INTENDED FOR USE ARE TO BE SUPPLIED BY VFC LIGHTNING PROTECTION INC., 1409 SOUTH 600 WEST UNIT A, WOODS CROSS UTAH 84087-0077. ALL PART #'S ARE VFC PART #'S.
12. INSTALLATION SHALL COMPLY IN ALL RESPECTS TO L.P.I. CODE 175. INSTALLATION SHALL BE MADE OR UNDER THE SUPERVISION OF AN L.P.I. CERTIFIED MASTER INSTALLER.

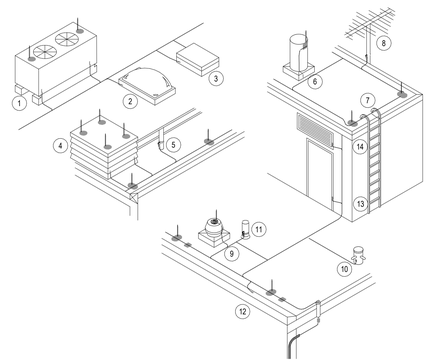
BONDING NOTES: (#)

A. ITEMS 1-10 ARE TYPICAL BODIES OF CONDUCTANCE AS NOTED
BELOW. USE FULL SIZE CONDUCTOR & APPROPRIATE FITTING
SHOWN FOR CONNECTION.

B. ITEM 11(PLUMBING STACK) REQUIRES BONDING WITH MAIN SIZE
CABLE ONLY IF WITH 6'-0" OF SYSTEM.

C. ITEMS 12-14 ARE TYPICAL BODIES OF INDUCTANCE AS NOTED BELOW. USE SECONDARY SIZE SMALLER CONDUCTOR & APPROPRIATE FITTING SHOWN FOR CONNECTION. (ITEM 12 TYPICALLY OCCURS AT EACH DOWN-LEAD AND ROOF LEVEL CHANGE AS SHOWN).

D. BONDING CONNECTIONS AND FITTINGS SHOWN ARE TYPICAL EXAMPLES-MAKE ALL CONNECTIONS REQUIRED TO MEET CODE AS NOTED BELOW. ADJUST FITTING TYPE AS REQUIRED TO SUIT FIELD CONDITIONS.



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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
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ALEKSANDAR KANKOVIC
STATE OF UTAH
04/16/2026

Sheet Title

LIGHTNING PROTECTION DETAILS

Sheet Number

EG505

12 LIGHTNING PROTECTION INSTALLATION DETAILS
6" = 1'-0"

11 LIGHTNING PROTECTION
6" = 1'-0"

ACCESS CONTROL COORDINATION REQUIREMENTS:

CODE REFERENCES AND REQUIREMENTS:
2016 NFPA 101 - LIFE SAFETY CODE
- 7.2.1.5.6(5) REQUIRES THAT LOSS OF POWER WILL UNLOCK THE ELECTRICALLY CONTROLLED DOOR HARDWARE.
  7.2.1.6.2.(4) REQUIRES THAT ACTIVATION OF THE BUILDING FIRE ALARM SYSTEM UNLOCK ALL DOORS LOCATED IN THE PATH OF EGRESS. 2016 NFPA 80 - FIRE DOORS AND OTHER OPENING PROTECTIVES

2016 NFPA 60 - FIRE DOORS AND OTHER OPENING PROTECTIVES
- 6.1.3.4 REQUIRES THAT POWER OPERATED FIRE DOORS HAVE A RELEASING DEVICE TO AUTOMATICALLY RELEASE POWER UPON FIRE ALARM.
- 6.4.4.3.3 REQUIRES THAT FIRE RATED DOORS BE POSITIVELY LATCHED TO MAINTAIN THE FIRE RATING, ALL ELECTRIC STRIKES USED IN FIRE RATED DOORS MUST BE FAIL SECURE.

2012 IBC - INTERNATIONAL BUILDING CODE
- 1010.1.9.8 REQUIRES ELECTROMAGNETICALLY LOCKED DOORS HAVE A SENSOR RELEASE SWITCH EITHER AUTOMATIC OR BY A READILY ACCESSIBLE WALL MOUNTED PUSHBUTTON TO RELEASE THE LOCK WITHIN 5' OF THE DOOR.

INTEGRATION WITH FIRE ALARM
ALL MAGNETIC LOCKS SHALL BE UNLOCKED DURING A GENERAL FIRE ALARM. THIS ACTION IS NOT REQUIRED IF SYSTEM IS IN ALARM BY MEANS OF A MANUAL PULL STATION. AUTOMATIC DETECTION DEVICES SUCH AS SMOKE DETECTORS OR SPRINKLER FLOW REQUIRE UNLOCKING AND THE DOOR MUST REMAIN UNLOCKED UNTIL FIRE ALARM SYSTEM RESET. CONTRACTOR SHALL INCLUDE ALL FIRE ALARM INTERFACE EQUIPMENT SUCH AS ADDRESSABLE CONTROL MODULES OR BY CONTACT CLOSURE SIGNALING TO THE ACCESS CONTROL PANELS AS NECESSARY TO MEET THE CODE REQUIREMENTS. ALL DOORS IN STAIRWELLS MUST ALLOW FOR RE-ENTRY.

TO ENSURE A COMPLETE AND OPERATING ACCESS CONTROL SYSTEM AND TO ELIMINATE DELAYS, INSUFFICIENT OR UNNECESSARY WORK BY ALL OF THE ENTITIES INVOLVED, THE FOLLOWING STEPS SHALL BE COMPLETED. THE FAILURE TO DO SO RESULTING IN ADDED COSTS AND LOST TIME WILL BE BORN SOLELY BY THE CONTRACTOR. NO ADDITIONAL PAYMENTS WILL BE MADE BY THE OWNER TO COVER WORK DESCRIBED BELOW.

DURING THE BIDDING PROCESS:
1. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE FLOORPLAN DRAWINGS AND DETAILS ON THIS SHEET. THE FLOORPLANS WILL INDICATE WHICH DOORS HAVE ACCESS CONTROL EQUIPMENT REQUIRING ROUGH-IN. DEVICE LOCATIONS REQUIRING JUNCTION BOXES WILL BE SHOWN ON THE FLOORPLANS, BUT ALL CONDUIT AND HARDWARE REQUIREMENTS CAN ONLY BE DETERMINED BY REFERRING TO THE SPECIFIC DOOR ROUGH-IN DETAILS AND THE ARCHITECTURAL DOOR HARDWARE SPECIFICATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DOOR HARDWARE SCHEDULE, DOOR HARDWARE SPECIFICATIONS, AND DEFINED EGRESS PATHS. IDENTIFY ACCESS CONTROLLED DOORS LOCATED IN FIRE RATED WALLS AND IN PATHS OF EGRESS REQUIRING ADDITIONAL CONTROL DEVICES.
3. THE ELECTRICAL CONTRACTOR SHALL VERIFY WHICH DOORS USING AN ELECTRIFIED EXIT DEVICE WILL REQUIRE 120V AT THE DOOR. THIS IS MANUFACTURER SPECIFIC AND MUST BE CONFIRMED WITH THE GENERAL CONTRACTOR ACCORDING TO WHICH HARDWARE SUPPLIER BEING USED.

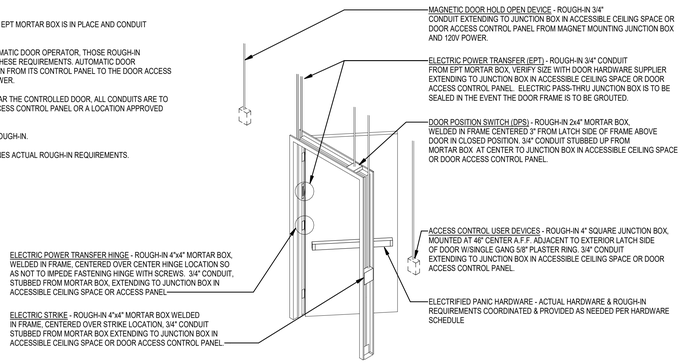
POST-BID, DURING THE SUBMITTAL PROCESS:
4. DURING THE SUBMITTAL PROCESS, THE ELECTRICAL CONTRACTOR SHALL REVIEW THE APPROVED DOOR HARDWARE SUBMITTAL TO CONFIRM THE FINAL HARDWARE SETS PRIOR TO ANY ROUGH-IN. ANY QUESTIONS SHALL BE ISSUED BY FORMAL RFI.
5. MEET WITH THE ACCESS CONTROL VENDOR TO REVIEW ALL FINAL INTEGRATION AND ROUGH-IN REQUIREMENTS. ONLY AFTER CONFIRMING THE FINAL DOOR HARDWARE AND ACCESS CONTROL SYSTEM REQUIREMENTS SHALL ANY ROUGH-IN WORK BEGIN.

GENERAL NOTES:

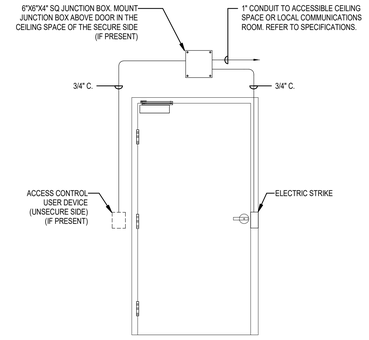
1. THE DOOR DETAILS SHOWN BELOW ARE GENERAL ROUGH-IN DETAILS AND NOT ALL DEVICES SHOWN MAY BE PRESENT FOR EACH DOOR. CONTRACTOR SHALL REFER TO THE DOOR HARDWARE SCHEDULE IN THE ARCHITECTS DRAWINGS AND SPECS TO DETERMINE WHAT DEVICES ARE PRESENT FOR EACH DOOR REQUIRING CARD ACCESS DOOR EQUIPMENT.
2. NOT ALL DOOR STYLE DETAILS SHOWN BELOW MAY BE INCLUDED IN THE PROJECT.
3. ALL CONDUIT SHALL BE CONCEALED UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
4. THE DOOR ROUGH-IN INFORMATION SHOWN ON THESE DRAWINGS ARE SCHEMATIC IN NATURE AND CANNOT ACCOUNT FOR ALL SPECIFIC VENDOR REQUIREMENTS, OR ACTUAL DOOR HARDWARE PROVIDED. COORDINATE SPECIFIC LOCATIONS WITH SECURITY CONTRACTOR AND APPROVED DOOR HARDWARE SCHEDULES PRIOR TO ROUGH-IN. CONTRACTOR IS RESPONSIBLE FOR A COMPLETE CONDUIT RACEWAY SYSTEM AT THE DOOR AND BACK TO LOCAL ELECTRICAL ROOM.
5. IF REX IS NOT INCLUDED IN DOOR HANDLE OR EXIT DEVICE, PROVIDE BOX FOR WALL MOUNTED REX DEVICE. VERIFY WITH DOOR HARDWARE PRIOR TO ROUGH-IN.
6. PROVIDE CONDUIT AND DEVICE BACK BOX ROUGH-IN AT ALL CARD READER DOOR LOCATIONS. CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED AND ALL BOXES SHALL BE 4 SQUARE WITH A SINGLE GANG MUD RING FOR DEVICES OR JUST A SINGLE GANG BOX IF INSTALLED AT THE DOOR FRAME.
7. A SINGLE FIRE ALARM CONTROL MODULE MAY BE USED TO CONTROL THE POWER TO MULTIPLE DOORS IF COORDINATED WITH THE ACCESS CONTROL SYSTEM VENDOR TO WIRE DOORS SEPARATE FROM OTHER DOORS TOGETHER ON THE SAME POWER SUPPLY LOOP.
8. IF NO ACCESSIBLE CEILING SPACE IS NEAR THE CONTROLLED DOOR, ALL CONDUITS ARE TO BE RUN CONTINUOUS TO THE DOOR ACCESS CONTROL PANEL UNLESS A LOCATION IS DETERMINED TO BE ACCEPTABLE TO THE ENGINEER PRIOR TO INSTALLATION.

GENERAL NOTES:

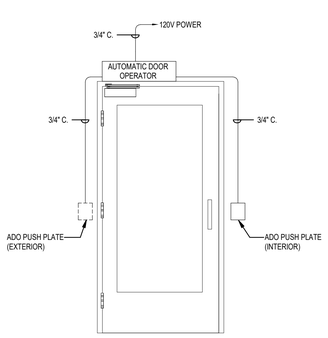
1. IF DOOR IS TO BE GROUTED MAKE SURE EPT MORTAR BOX IS IN PLACE AND CONDUIT CONNECTED AND SEALED.
2. IF DOOR IS TO BE EQUIPPED WITH AUTOMATIC DOOR OPERATOR, THOSE ROUGH-IN PROVISIONS SHALL BE IN ADDITION TO THESE REQUIREMENTS. AUTOMATIC DOOR OPERATORS SHALL HAVE COMPLETE RUN FROM ITS CONTROL PANEL TO THE DOOR ACCESS CONTROL PANEL AND INCLUDE 120V POWER.
3. IF NO ACCESSIBLE CEILING SPACE IS NEAR THE CONTROLLED DOOR, ALL CONDUITS ARE TO BE RUN CONTINUOUS TO THE DOOR ACCESS CONTROL PANEL OR A LOCATION APPROVED BY THE OWNER.
4. FOR DOUBLE DOORS, DUPLICATE THE ROUGH-IN.
5. DOOR HARDWARE SCHEDULE DETERMINES ACTUAL ROUGH-IN REQUIREMENTS.



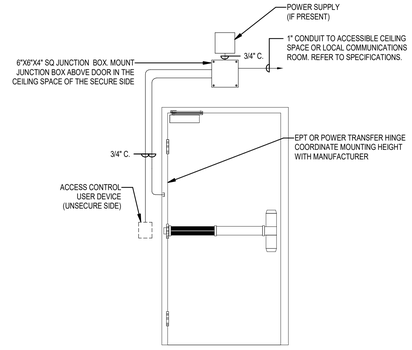
8 TYPICAL BOX AND CONDUIT REQUIREMENTS ROUGH-IN DETAIL
SCALE: NTS



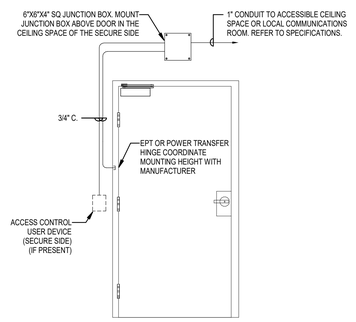
3 TYPICAL ELECTRIC STRIKE ROUGH-IN DETAIL
SCALE: NTS
(S) (SYMBOL)



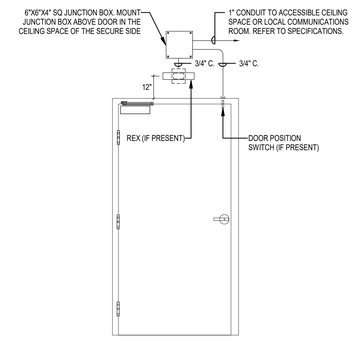
4 TYPICAL AUTOMATIC DOOR OPERATOR ROUGH-IN DETAIL
SCALE: NTS
ADO (SYMBOL)



7 TYPICAL ELECTRIFIED PANIC HARDWARE ROUGH-IN DETAIL
SCALE: NTS
EPP (SYMBOL)



5 TYPICAL ELECTRIFIED LEVER ROUGH-IN DETAIL
SCALE: NTS
EL (SYMBOL)



2 TYPICAL DOOR POSITION SWITCH ROUGH-IN DETAIL
SCALE: NTS
D (SYMBOL)

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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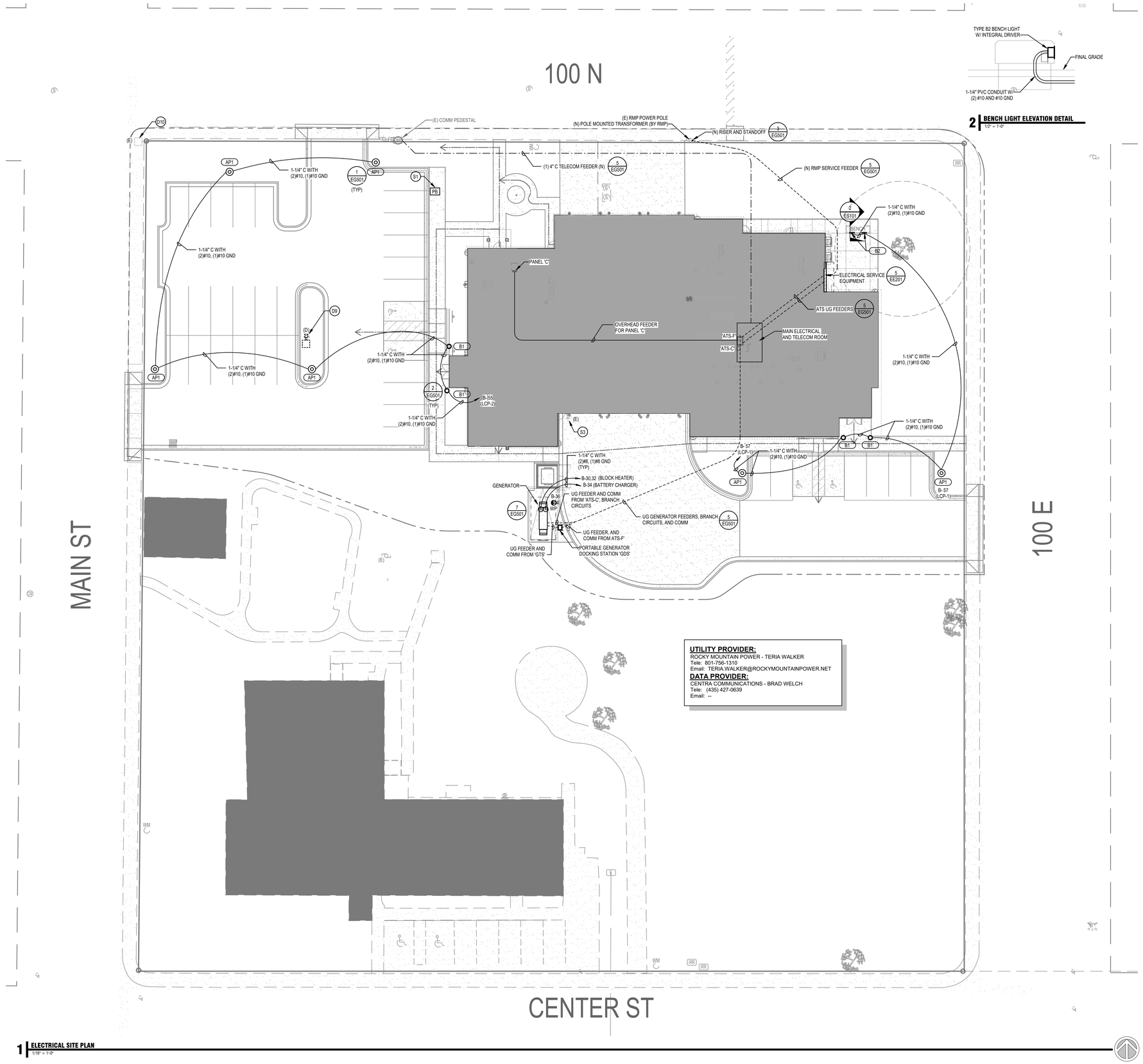
Sheet Title

ACCESS CONTROL DOOR ROUGH-IN DETAILS

Sheet Number

EG506

Current as of: 4/15/2026 2:18:17 PM
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 2022/2025-269-ELEC_CENTRAL_V25.rvt



1 ELECTRICAL SITE PLAN
1/16" = 1'-0"

2 BENCH LIGHT ELEVATION DETAIL
1/2" = 1'-0"

UTILITY PROVIDER:
ROCKY MOUNTAIN POWER - TERIA WALKER
Tele: 801-756-1310
Email: TERIA.WALKER@ROCKYMOUNTAINPOWER.NET

DATA PROVIDER:
CENTRA COMMUNICATIONS - BRAD WELCH
Tele: (435) 427-0639
Email: --

SITE GENERAL NOTES:

1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS, PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 6" BELOW THE BUILDING FLOOR SLAB.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GRC OR HDPE OR FIBERGLASS AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GRC OR HDPE OR FIBERGLASS AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
9. ALL SITE LIGHTING AND SITE BRANCH CIRCUITS TO BE MINIMUM #10 AWG COPPER. UPSIZE CONDUIT AND WIRE FURTHER AS REQUIRED FOR VOLTAGE DROP, TO MAINTAIN NO MORE THAN 5% FROM SERVICE.

GENERAL DEMOLITION NOTES:

1. UNLESS SPECIFICALLY NOTED OTHERWISE, REMOVE ALL ELECTRICAL ITEMS SHOWN IN DARK AND DASHED LINES. LIGHT AND SOLID ITEMS ARE TO REMAIN. DEMOLITION ITEMS ARE SHOWN TO GIVE A BASIC DESCRIPTION OF THE EXTENT OF DEMOLITION WORK, BUT MAY NOT BE INCLUSIVE. PROVIDE DEMOLITION WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
   - A. DISCONNECT AND REMOVE ANY/ALL FIXTURES, DEVICES, EQUIPMENT, ETC. REQUIRED FOR PROPER COMPLETION OF THE WORK WHETHER SHOWN OR NOT.
   - B. RELOCATE, REWIRE, AND/OR RECONNECT ANY/ALL FIXTURES, DEVICES, EQUIPMENT, ETC. THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION.
   - C. LEAVE ALL EXISTING FIXTURES, DEVICES, EQUIPMENT, ETC. IN PORTIONS OF THE BUILDING NOT BEING REMODELED, IN WORKING CONDITION. RESTORE ALL INTERRUPTED BRANCH CIRCUITS, FEEDERS, ETC.
   - D. REMOVE AND DISPOSE OF ALL RACEWAYS, CONDUCTORS, BOXES, DEVICES, EQUIPMENT, ETC. THAT ARE NOT TO BE REUSED. TERMINATE AT ACCESSIBLE JUNCTION BOX BY PROVIDING PROPER KNOCK-OUT CLOSURE, TAPE CONDUCTORS, LABEL AS "SPARE" WITH CIRCUIT NO., ZONE NO, OR OTHER CHARACTERISTIC IDENTIFYING SOURCE.
   - E. EXISTING RACEWAYS MAY BE REUSED, IF IN PLACE, WHERE POSSIBLE, AND WHERE IN COMPLIANCE WITH THE SPECIFICATIONS AND THE INTENT OF THE CONTRACT DOCUMENTS. UPGRADE AND OR PROVIDE NEW CONDUIT SUPPORTS WHERE NECESSARY FOR ALL RACEWAYS BEING REUSED. ENSURE INTEGRITY OF EXISTING RACEWAYS BEFORE REUSE.
   - F. CONCEAL ALL RACEWAY AND WIRING IN EXISTING WALLS, CEILINGS, FLOORS, ETC. THE USE OF WIREMOLD IS PERMITTED ONLY WHERE SPECIFICALLY NOTED ON DRAWING.
   - G. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOFS, ETC.
   - H. COORDINATE WITH OWNER WHAT EQUIPMENT SHOULD BE DISPOSED OF AND WHAT EQUIPMENT IS TO BE RETURNED TO OWNER.
   - I. FIRE ALARM SYSTEM MUST REMAIN OPERATIONAL DURING ALL PHASES OF CONSTRUCTION.

UTILITY COORDINATION REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS, WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER, ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

UTILITY REQUIREMENTS:

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.
2. VERIFY AND COMPLY WITH ALL POWER UTILITY AND LOCAL REQUIREMENTS.
3. INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY POWER UTILITY AND LOCAL ISP.
4. ALL 90 DEGREE BENDS MUST HAVE 36" RADIUS MINIMUM SWEEP.
5. ELBOWS ON THE PRIMARY SIDE OF THE UTILITY TRANSFORMER MUST BE PVC MATERIAL.
6. ALL CONDUIT TERMINATIONS SHALL UTILIZE PLASTIC BUSHINGS AND BE SEALED TO PREVENT DEBRIS FROM PLUGGING THE END.
7. ALL STREETLIGHT CONDUITS SHALL BE 3".
8. ALONG WITH CONDUITS EXTENDING TO SECONDARY JUNCTION BOXES, EACH TRANSFORMER PAD AND SECONDARY BOX SHALL HAVE (10) FOOT CONDUIT STUB-OUTS FOR INTERCONNECTION TO ADJACENT HOMES.
9. PRIOR TO BACKFILLING, THE CONTRACTOR MUST NOTIFY THE POWER COMPANY (435-654-2913) FOR TRENCH INSPECTION AND GPS OF CONDUITS.
10. POWER WILL NOT BE CONNECTED UNLESS A TRENCH INSPECTION HAS BEEN PERFORMED AND APPROVED.
11. USE ONLY RIGID GALVANIZED STEEL OR GRAY ELECTRICAL GRADE PVC CONDUIT FOR PRIMARY AND SECONDARY FEEDERS INCLUDING STREETLIGHTING.

KEYED NOTES

D9 DEMOLISH POLE LIGHT AND ASSOCIATED CONDUIT AND CONDUCTORS BACK TO ORIGINATION POINT.

D10 PROTECT AND MAINTAIN EXISTING LIGHT FIXTURE ON UTILITY POLE.

S1 PROVIDE 1" CONDUIT FOR FUTURE EV CHARGER COMMS TO MEP ROOM AND (1) 1-1/4" CONDUIT FOR FUTURE EV CHARGER POWER TO PANEL C. PROVIDE PULL STRING AND LABEL CONDUIT IN EQUIPMENT ROOMS "FOR EV CHARGER". LOCATE IN-GRADE BOX AS REQUIRED TO LEAVE ROOM BETWEEN STALLS FOR FUTURE EV CHARGER.

S3 EXTEND EXISTING CONDUIT(S) FOR EXISTING TO REMAIN ANTENNA TO NEW COMMUNICATIONS ROOM. MOPA TO RUN AND TERMINATE CABLING AS NECESSARY TO RESTORE FULL FUNCTIONALITY.

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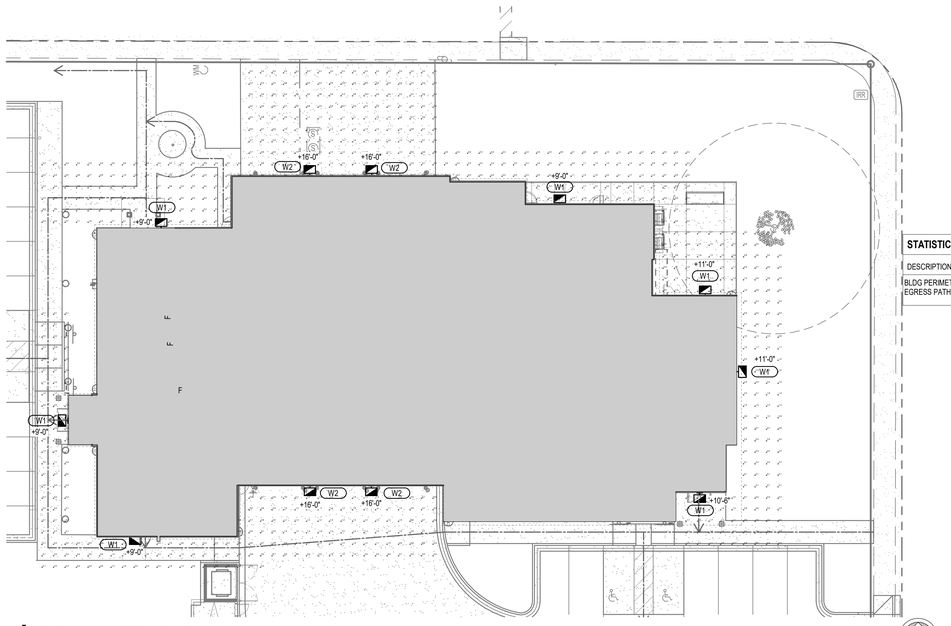
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SITE PLAN - ELECTRICAL

Sheet Number

ES101

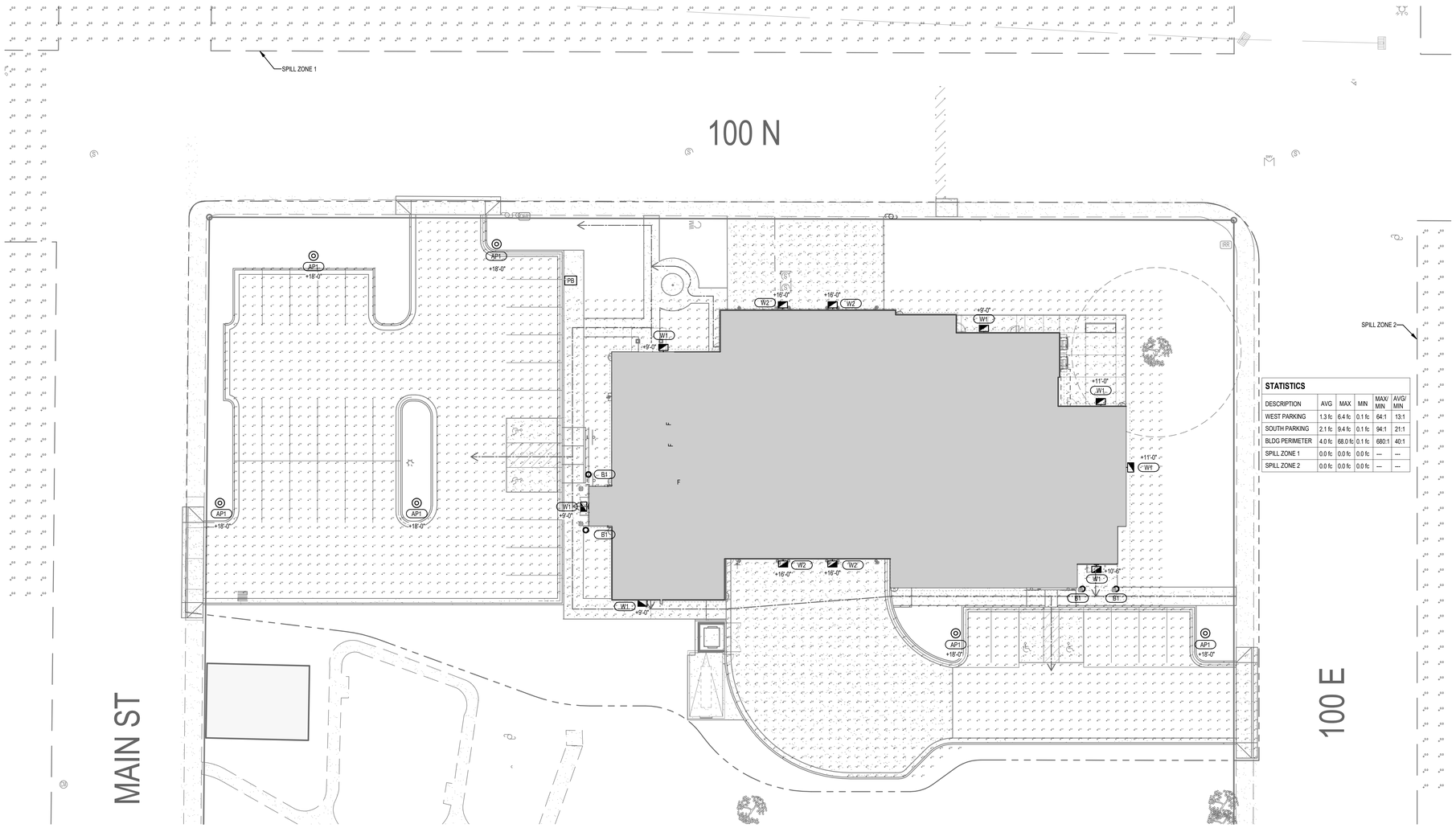
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STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/ MIN	AVG/ MIN
BLDG PERIMETER & EGRESS PATHWAYS	0.9 fc	2.7 fc	0.1 fc	27:1	9:1

2 PHOTOMETRY - EMERGENCY POWER
1/16" = 1'-0"



STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/ MIN	AVG/ MIN
WEST PARKING	1.3 fc	6.4 fc	0.1 fc	64:1	13:1
SOUTH PARKING	2.1 fc	9.4 fc	0.1 fc	94:1	21:1
BLDG PERIMETER	4.0 fc	68.0 fc	0.1 fc	680:1	40:1
SPILL ZONE 1	0.0 fc	0.0 fc	0.0 fc	---	---
SPILL ZONE 2	0.0 fc	0.0 fc	0.0 fc	---	---

1 PHOTOMETRY - NORMAL POWER
1/16" = 1'-0"

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

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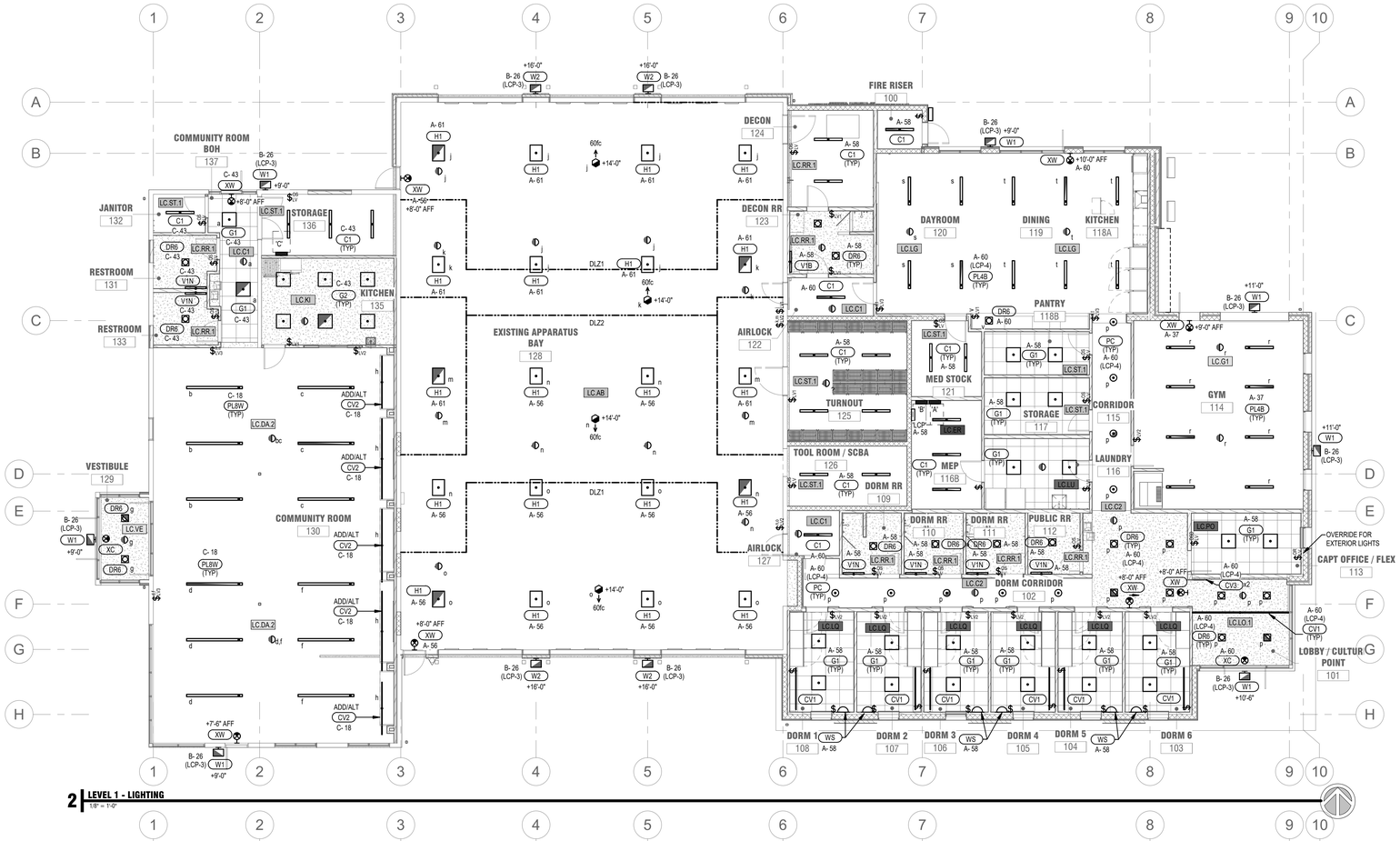
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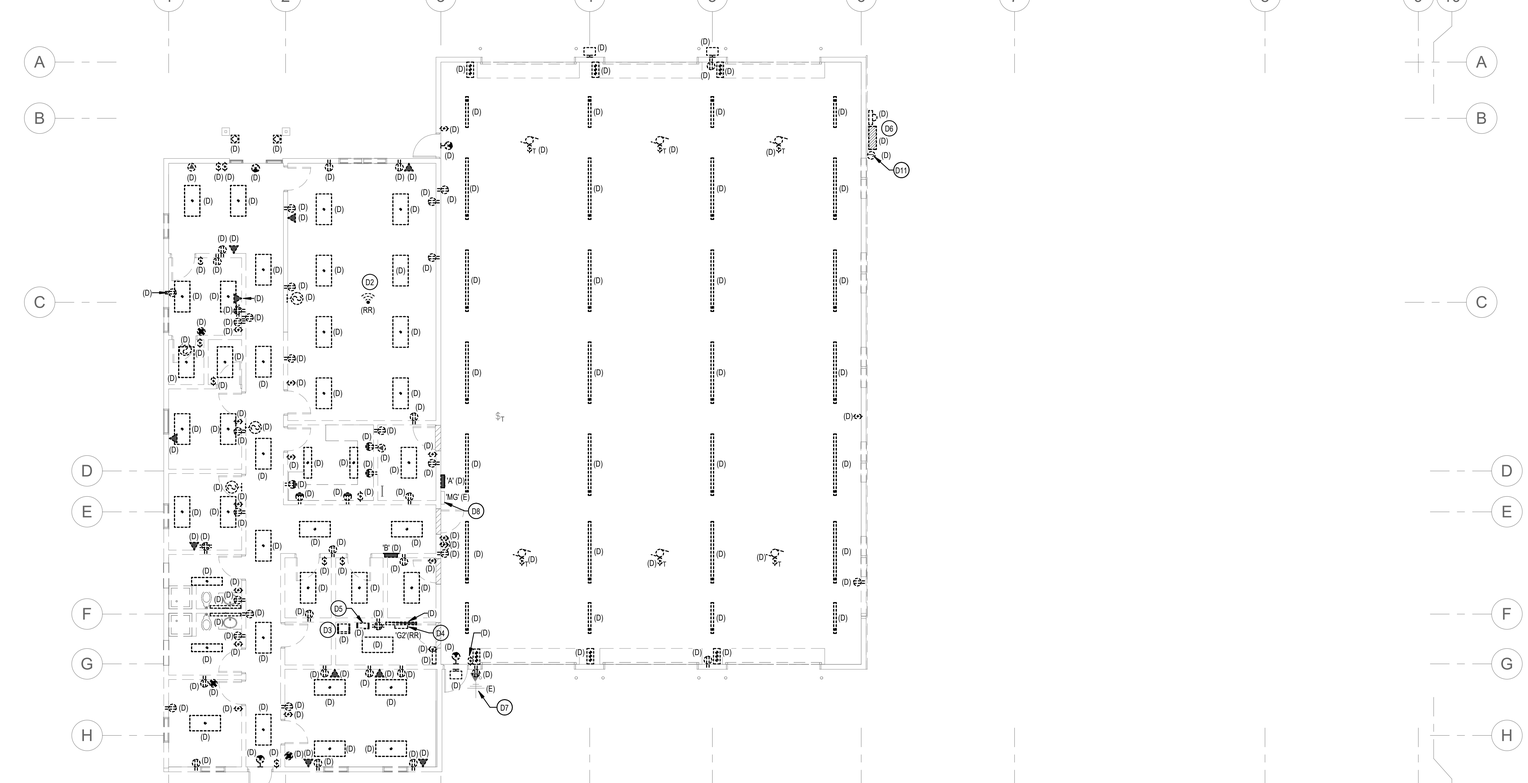
SITE PLAN - PHOTOMETRY

Sheet Number

ES102



2 LEVEL 1 - LIGHTING
1/8" = 1'-0"



1 LEVEL 1 - DEMOLITION - ELECTRICAL
1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. UNLESS SPECIFICALLY NOTED OTHERWISE, REMOVE ALL ELECTRICAL ITEMS SHOWN IN DARK AND DASHED LINES. LIGHT AND SOLID ITEMS ARE TO REMAIN. DEMOLITION ITEMS ARE SHOWN TO GIVE A BASIC DESCRIPTION OF THE EXTENT OF DEMOLITION WORK, BUT MAY NOT BE INCLUSIVE. PROVIDE DEMOLITION WORK IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
   - A. DISCONNECT AND REMOVE ANY/ALL FIXTURES, DEVICES, EQUIPMENT, ETC. REQUIRED FOR PROPER COMPLETION OF THE WORK WHETHER SHOWN OR NOT.
   - B. RELOCATE, REWIRE, AND/OR RECONNECT ANY/ALL FIXTURES, DEVICES, EQUIPMENT, ETC. THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION.
   - C. LEAVE ALL EXISTING FIXTURES, DEVICES, EQUIPMENT, ETC. IN PORTIONS OF THE BUILDING NOT BEING REMODELED, IN WORKING CONDITION. RESTORE ALL INTERRUPTED BRANCH CIRCUITS, FEEDERS, ETC.
   - D. REMOVE AND DISPOSE OF ALL RACEWAYS, CONDUCTORS, BOXES, DEVICES, EQUIPMENT, ETC. THAT ARE NOT TO BE REUSED. TERMINATE AT ACCESSIBLE JUNCTION BOX BY PROVIDING PROPER KNOCK-OUT CLOSURE, TAPE CONDUCTORS, LABEL AS "SPARE" WITH CIRCUIT NO., ZONE NO, OR OTHER CHARACTERISTIC IDENTIFYING SOURCE.
   - E. EXISTING RACEWAYS MAY BE REUSED, IF IN PLACE, WHERE POSSIBLE, AND WHERE IN COMPLIANCE WITH THE SPECIFICATIONS AND THE INTENT OF THE CONTRACT DOCUMENTS. UPGRADE AND OR PROVIDE NEW CONDUIT SUPPORTS WHERE NECESSARY FOR ALL RACEWAYS BEING REUSED. ENSURE INTEGRITY OF EXISTING RACEWAYS BEFORE REUSE.
   - F. CONCEAL ALL RACEWAY AND WIRING IN EXISTING WALLS, CEILINGS, FLOORS, ETC. THE USE OF WIREMOLD IS PERMITTED ONLY WHERE SPECIFICALLY NOTED ON DRAWING.
   - G. DO NOT PENETRATE STRUCTURAL ELEMENTS OF FLOORS, WALLS, CEILINGS, ROOFS, ETC.
   - H. COORDINATE WITH OWNER WHAT EQUIPMENT SHOULD BE DISPOSED OF AND WHAT EQUIPMENT IS TO BE RETURNED TO OWNER.
   - I. FIRE ALARM SYSTEM MUST REMAIN OPERATIONAL DURING ALL PHASES OF CONSTRUCTION.

LIGHTING GENERAL NOTES:

1. REFER TO LIGHTING DETAILS SHEETS FOR TYPICAL CONTROL WIRING DIAGRAMS. PROVIDE COMPLETE SYSTEM WITH ALL REQUIRED CONDUIT, WIRING, SWITCHES, SENSORS, POWER PACK, ETC.
2. LOCATE POWER PACKS AND ROOM CONTROLLERS ABOVE ACCESSIBLE CEILING NEAR ROOM ENTRANCES.
3. CONFIRM ALL LOCATIONS OF LIGHT FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE UNSWITCHED HOT FOR ALL EMERGENCY LIGHTS AND BATTERY PACKS.

KEYED NOTES (#)

- D2 REMOVE DEVICE AND SET ASIDE FOR REUSE. DEMOLISH ASSOCIATED CONDUCTORS AND CONDUIT BACK TO ORIGINATION POINT.
- D3 REMOVE EXISTING EQUIPMENT IN DATA CABINET, SET ASIDE AND PROTECT FOR REUSE. DEMOLISH CABINET AND ASSOCIATED EQUIPMENT CABLING AND CONDUIT.
- D4 DISCONNECT AND REMOVE DISPATCH PANEL AND RELATED EQUIPMENT. SET ASIDE AND PROTECT FOR REUSE. DEMOLISH EQUIPMENT CABLING, CONDUIT, AND TELEPHONE TERMINAL BOARD.
- D5 DISCONNECT AND REMOVE UPS, SET ASIDE AND PROTECT FOR REUSE.
- D6 RMP TO DE-ENERGIZE AND DISCONNECT SERVICE. CONTRACTOR TO DEMOLISHED PANELS, CONDUIT, AND CONDUCTORS BACK TO POWER POLE.
- D7 DISCONNECT RADIO ANTENNA FROM COMMUNICATIONS ROOM. PROTECT CABLING FOR REUSE
- D8 DISCONNECT AND DEMOLISH FEEDER FOR MAGNEGRIP EXHAUST REMOVAL SYSTEM PANEL 'MG'. PROTECT PANEL AND BRANCH FEEDERS FOR REUSE.
- D11 DISCONNECT AND DEMOLISH IRRIGATION CONTROL PANEL POWER FEEDER BACK TO ORIGINATION POINT. CONTROL PANEL TO BE RELOCATED BY OWNER.

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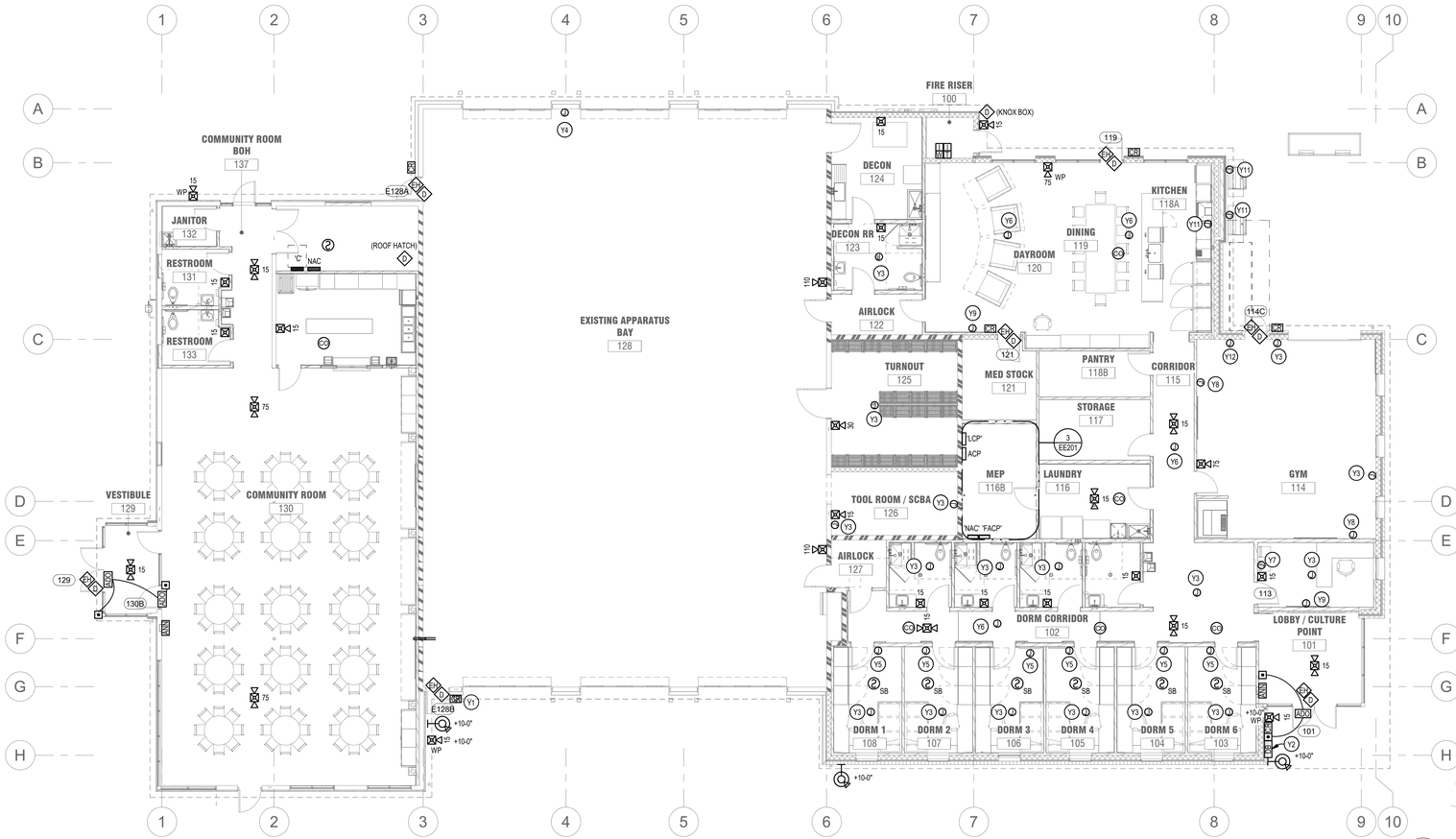
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DEMOLITION AND LIGHTING

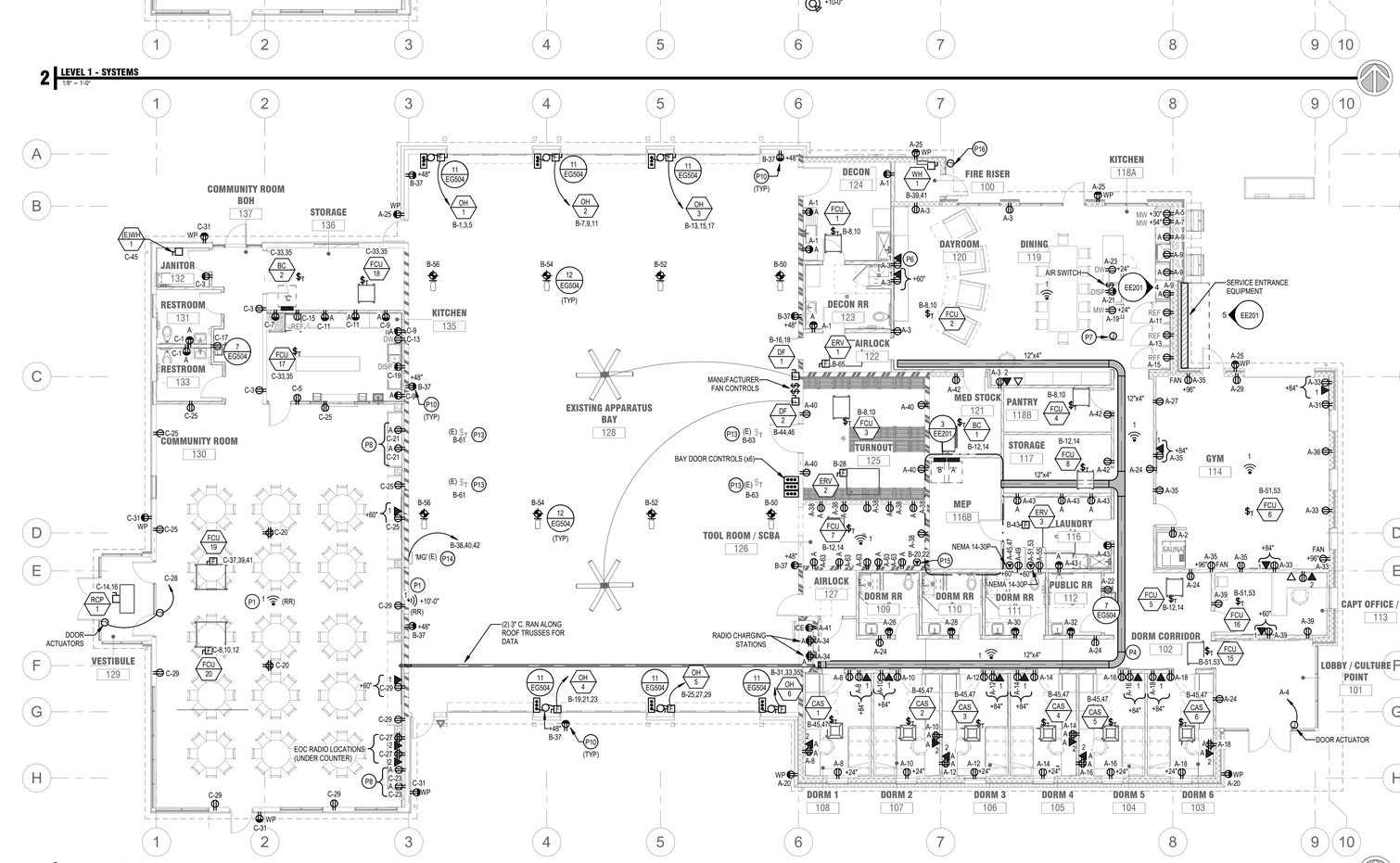
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EE101

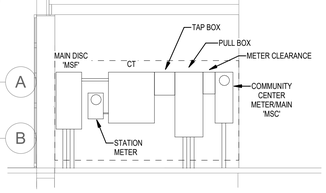
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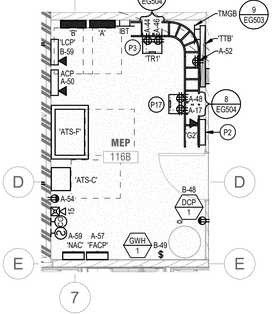
2 **LEVEL 1 - SYSTEMS**
1/8" = 1'-0"



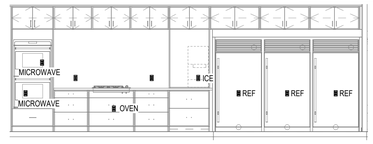
1 **LEVEL 1 - POWER**
1/8" = 1'-0"



5 **ELECTRICAL GEAR ELEVATION**
1/4" = 1'-0"



3 **ENLARGED MEP 116B - ELECTRICAL**
1/4" = 1'-0"



4 **KITCHEN 118A ELEVATION**
1/4" = 1'-0"

POWER GENERAL NOTES:

1. ALL 120V, 20AMP OUTLETS THAT ARE WITHIN 6' OF ANY SINK SHALL BE GFCI.
2. THE DIVISION 26 CONTRACTOR SHALL DETERMINE THE EXACT ROUTING OF ALL CONDUITS IN THE FIELD. THIS PLAN REPRESENTS A SCHEMATIC REPRESENTATION OF DEVICE LOCATIONS AND CONDUIT RUNS.

TELECOMMUNICATION GENERAL NOTES:

1. NO EXPOSED COMMUNICATIONS CONDUIT ALLOWED IN BUILDING UNLESS APPROVED IN ADVANCED BY OWNER/ARCHITECT.
2. ALL TELECOMMUNICATIONS OUTLETS SHALL BE LABELED IN ACCORDANCE WITH TIA/EIA 606-B. LABELING SHALL BE PROVIDED AT BOTH THE OUTLET AND THE TERMINATING END IN THE COMMUNICATIONS ROOM.
3. ALL DATA OUTLETS SHALL COMPLY WITH TIA/EIA 568. 1-D, AND TIA/EIA 569-D, AND BE WIRED IN ACCORDANCE WITH TIS/EIA T568-C.2.
4. ALL CONDUIT FOR TELECOMMUNICATIONS PURPOSES SHALL BE EMT AND SHALL BE SIZED PER ANSI/TIA/EIA 569-D. MINIMUM CONDUIT SIZE FOR ANY TELECOMMUNICATIONS CABLE SHALL BE 1". CONDUIT SHALL NOT BE FILLED TO GREATER THAN 50% OF IT'S MAXIMUM CABLE CARRYING CAPACITY.
5. THE DIVISION 27 CONTRACTOR SHALL DETERMINE THE EXACT ROUTING OF ALL CONDUITS IN THE FIELD. THIS PLAN REPRESENTS A SCHEMATIC REPRESENTATION OF DEVICE LOCATIONS. CONDUIT, AND CABLE TRAY RUNS.

SYSTEMS GENERAL NOTES:

1. COORDINATE ALL WALL MOUNTED LOCATIONS WITH THE ARCHITECT.
2. DO NOT LOCATE ANY FIRE ALARM DEVICES BEHIND DOORS OR SHELVING. REFER TO THE ARCHITECTURAL DRAWINGS FOR SHELVING LOCATIONS.
3. THE DIVISION 28 CONTRACTOR SHALL DETERMINE THE EXACT ROUTING OF ALL CONDUITS IN THE FIELD. THIS PLAN REPRESENTS A SCHEMATIC REPRESENTATION OF DEVICE LOCATIONS, AND CONDUIT RUNS.
4. ALL CONDUITS THAT TERMINATE ABOVE THE CEILING SHALL TERMINATE WITH NYLON BUSHING.
5. CONTRACTOR SHALL COORDINATE ALL CEILING MOUNTED DEVICES WITH THE LIGHTING PLANS. RELOCATE DEVICES AS NECESSARY. RELOCATED DEVICES SHALL COMPLY WITH ALL NFPA SPACING REQUIREMENTS.
6. ALL FIRE ALARM DEVICE LOCATIONS, EQUIPMENT LOCATIONS, RISER DIAGRAM, ETC., ARE SCHEMATIC IN NATURE AND ARE SHOWN TO PROVIDE INTENT OF THE FIRE ALARM SYSTEM TO BE PROVIDED. FIRE ALARM SYSTEM SUPPLIER SHALL PROVIDE BID AND SHOP DRAWINGS THAT INCLUDE A FULL CODE COMPLIANT DESIGN INCLUDING ALL NOTIFICATION AND INITIATION DEVICES REQUIRED WHETHER SHOWN OR NOT.

KEYED NOTES (#)

P1 RELOCATE EXISTING DEVICE TO THIS LOCATION. RUN NEW CONDUIT AND CONDUCTORS AS NECESSARY TO RESTORE DEVICE TO FULL FUNCTIONALITY.

P2 RELOCATE AND DISPATCH PANEL AND RELATED EQUIPMENT TO NEW TELEPHONE TERMINAL BOARD. RUN NEW CONDUIT AND CONDUCTORS AS NECESSARY TO RESTORE PANEL TO FULL FUNCTIONALITY.

P3 RELOCATE DATA EQUIPMENT AND UPS FROM DEMOLISHED CABINET AND IT SPACE TO NEW RACK. RUN NEW CONDUIT AND CONDUCTORS AS NECESSARY TO RESTORE EQUIPMENT TO FULL FUNCTIONALITY.

P4 PROVIDE BASKET TYPE CABLE TRAY WITH SOLID BOTTOM SIZED AS SHOWN. PROVIDE BONDING JUMPER AT ALL JOINTS.

P6 PROVIDE 1.25" SMURF TUBE RACEWAY BETWEEN OUTLETS AND BACK OF TV.

P7 STUB 1" CONDUIT WITH PULL STRING FROM PANEL 'A' FOR FUTURE COUNTER ISLAND OUTLET(S).

P8 INSTALL OUTLETS IN MILLWORK. COORDINATE WORK WITH MILLWORK SUPPLIER.

P10 ELECTRICAL INSTALLATION FROM FINISHED FLOOR TO +18" A.F.F. SHALL COMPLY WITH CLASS 1 DIV 2 PER ALL NEC REQUIREMENTS. ALL CONDUIT THAT IS RUN BELOW THE FLOOR SLAB AND UP INTO EQUIPMENT, DEVICES, JUNCTION BOXES, PANELS, ETC. SHALL BE CONTINUOUS FROM THE ELBOW BELOW GRADE TO THE EQUIPMENT, ETC.

P13 RUN NEW BRANCH CIRCUIT WIRIING TO EXISTING GAS UNIT HEATERS IN APPARATUS BAY FROM NEW PANEL IN MEP ROOM. REUSE EXISTING DISCONNECT.

P14 RUN NEW FEEDER TO PANEL 'MG' FROM MEP ROOM FOR EXISTING APPARATUS BAY EXHAUST SYSTEM.

P15 VERIFY SPECIALTY OUTLET NEMA CONFIGURATION WITH NEW OWNER PROVIDED COMPRESSER.

P16 PROVIDE 120V CONTROL POWER AND DATA FOR RELOCATED IRRIGATION CONTROLS. VERIFY LOCATION WITH OWNER BEFORE ROUGH-IN.

P17 MOPA PROVIDED 2-POST RACK FOR MOPA PROVIDED EQUIPMENT.

Y1 REFER TO SPEC SECTION 087100 "DOOR HARDWARE" FOR LIST OF ELECTRIFIED HARDWARE AT THE INDICATED DOOR. REFER TO ACCESS CONTROL ROUGH-IN DETAILS FOR TYPICAL HARDWARE ROUGH-IN. COORDINATE EXACT ROUGH-IN REQUIREMENTS WITH DOOR HARDWARE SUPPLIER PRIOR TO WORK.

Y2 PROVIDE A WEATHER RATED SINGLE-GANG BOX AT ADA ACCESSIBLE HEIGHT WITH 1/2" EMT CONDUIT TO ACCESSIBLE CEILING/PLENUM SPACE OR IT ROOM. COORDINATE EXACT LOCATION WITH FIRE CHIEF.

Y3 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING TO MOPA PROVIDED SPEAKER OR STROBE. ROUTE TO CABLE TRAY OR ACCESSIBLE PATHWAY BACK TO COMM ROOM. COORDINATE WITH MOPA FOR EXACT SPEAKER LOCATION.

Y4 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING FROM COMM ROOM TO A SINGLE GANG BOX AT EXISTING GAMMA SIGNS.

Y5 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING FROM CEILING SPACE TO A 4-GANG BOX AT +58" LOCATED ABOVE OR NEXT TO THE LIGHT SWITCH FOR THE MOPA PROVIDED DORM ROOM REMOTES.

Y6 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING FROM IT ROOM TO PENDANT SPEAKER. TERMINATE IN A SINGLE-GANG BOX. COORINDATE WITH MOPA FOR EXACT LOCATION.

Y7 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING FROM ACCESSIBLE CEILING/PLENUM TO A 4" SQUARE, 2-1/8" DEEP BOX WITH SINGLE-GANG MUD RING. MOUNT AT STANDARD SWITCH HEIGHT.

Y8 PROVIDE 3/4" EMT CONDUIT WITH PULL STRING AND SINGLE-GANG BOX FROM EACH STROBE LOCATION TO ACCESSIBLE PLENUM SPACE. MOUNT AT SAME HEIGHT AS FIRE ALARM STROBES AND LABELED USDD STROBES.

Y9 PROVIDE 3/4" RACEWAY OR CONDUIT FROM PLENUM CEILING TO RECESSED OUTLET ON WALL IN FIRE CHIEF OFFICE. FIRE DEPARTMENT TO DETERMINE EXACT LOCATION.

Y11 PROVIDE 1/2" OR 3/4" EMT CONDUIT FROM ACCESSIBLE CEILING/PLENUM TO A SINGLE-GANG BOX MOUNTED AT COUNTER RECEPTACLE HEIGHT FOR RESET SWITCH PROVIDED AND INSTALLED BY MOPA.

Y12 PROVIDE 3/4" EMT CONDUIT WITH PULLSTRING TO ACCESSIBLE CEILING/PLENUM TO A 4" SQUARE, 2-1/8" DEEP BOX WITH TWO-GANG MUD RING FOR VOLUME CONTROL AND BLUETOOTH RECEIVER.

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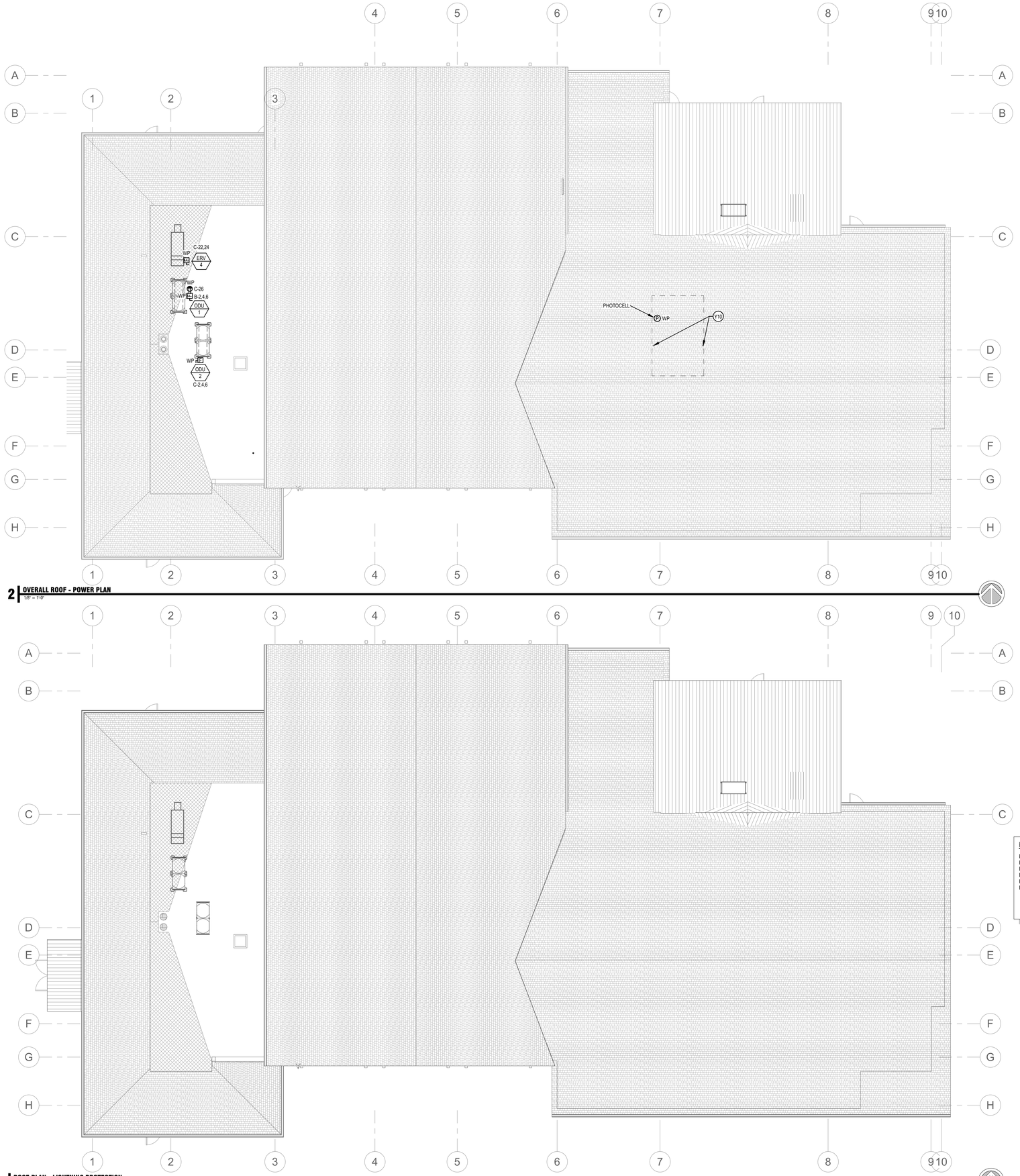
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POWER AND SYSTEMS

Sheet Number

EE201

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2 **OVERALL ROOF - POWER PLAN**
1/8" = 1'-0"

1 **ROOF PLAN - LIGHTNING PROTECTION**
1/8" = 1'-0"

NOTE:

PROVIDE AIR TERMINALS, CONDUCTORS, GROUND RODS ETC. AS REQUIRED PER NFPA 780, UL96, AND LIGHTNING PROTECTION SPECIFICATIONS FOR A COMPLETE LIGHTNING PROTECTION SYSTEM. TIE NEW LIGHTNING PROTECTION SYSTEM TO EXISTING SYSTEM. REFER TO LIGHTNING PROTECTION DETAILS ON SHEET EG505.

POWER GENERAL NOTES:

1. ALL 120V, 20AMP OUTLETS THAT ARE WITHIN 6' OF ANY SINK SHALL BE GFCI.
2. THE DIVISION 26 CONTRACTOR SHALL DETERMINE THE EXACT ROUTING OF ALL CONDUITS IN THE FIELD. THIS PLAN REPRESENTS A SCHEMATIC REPRESENTATION OF DEVICE LOCATIONS AND CONDUIT RUNS.

KEYED NOTES (#)

Y10 PROVIDE (2) 3" RMC CONDUITS ROUTED FROM IT ROOM AND STUBED TO ROOF A MINIMUM OF 10' APART. ROOF PENETRATIONS SHOULD BE PLACED TO RESULT IN THE MOST DIRECT AND PRACTICAL PATHWAY TO THE IT ROOM AS POSSIBLE. CONDUIT SHOULD EXTEND A MINIMUM OF 30" ABOVE THE ROOF MEMBRANE AND ANCHORED TO THE BUILDING TO FACILITATE ON HOLDING ADDITIONAL ANTENNAS AND MAST UP TO 50LBS EACH.

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OVERALL ROOF PLAN

Sheet Number

EE301

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ONE-LINE SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
'A'	LIGHTING AND APPLIANCE PANEL BOARD	'A'	DISTRIBUTION PANEL	'A'	LOAD CENTER
	CIRCUIT BREAKER		CIRCUIT BREAKER ENCLOSED		SPARE
	NORMALLY OPEN CONTACT		NORMALLY CLOSED CONTACT		THERMAL OVERLOAD
	MOTOR	K	KEY INTERLOCK	C	RELAY COIL
	TRANSFORMER		DISCONNECT SWITCH		DISCONNECT SWITCH FUSED
	CAM LOCK MALE		CAM LOCK FEMALE	G	GENERATOR
	MUSHROOM PUSH BUTTON	PF	PHASE FAILURE RELAY	M	METER
	AUTOMATIC TRANSFER SWITCH		GROUND		GUTTER
	FUSED SWITCH		COMBINATION MCP STARTER WITH THERMAL OVERLOAD		COMBINATION FUSIBLE STARTER WITH THERMAL OVERLOAD
	POWER FACTOR CORRECTION CAPACITOR & ENCLOSURE		STANDARD SWITCHED WAY		GROUND RODS
	LIGHTNING PROTECTION		CT CABINET		PULLING SECTION
	CURRENT TRANSFORMER	SPD	SURGE SUPPRESSION DEVICE	GND N	GROUND AND NEUTRAL
	COLD WATER PIPE		BUILDING STEEL		CONCRETE ENCASED ELECTRODE
	ISOLATION AUTOMATIC TRANSFER SWITCH				MAIN SWITCHBOARD
	BUS BAR				GROUND SLEEVE

FEEDER SCHEDULE

FEEDER	TYPE	# OF SETS	CONDUIT DIAMETER	CONDUCTOR #	CONDUCTOR SIZE	EQ GND COND	ISOLATED GROUND	SYSTEM BONDING
A200	4S	1	2-1/2	4	250	6	-	-
A400	4S	2	2-1/2	4	250	3	-	-

FEEDER GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW ONE-LINE DIAGRAM AND CONFIRM FEEDER WIRE SIZES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID. IF DISCREPANCIES EXIST, CONTRACTOR SHALL PROVIDE CORRECT WIRE SIZE BASED ON ACTUAL BREAKER SIZE AND ANY VOLTAGE DROP ADJUSTMENTS. SEE NEC 210.19, 215.2, 250.112, AND 310.15.
2. ALL GROUNDING WIRES SHOWN IN FEEDER SCHEDULE ARE COPPER WIRES.
3. ALL SYSTEM BONDING JUMPER CONDUCTORS SHOWN ARE TO BE RUN IN EACH PARALLEL FEEDER SET

TRANSFER SWITCH SCHEDULE

NAME	VOLTAGE	POLES	WIRES	AMPERAGE	WITHSTAND CURRENT RATING	NEMA RATING	TRANSFER DELAY	BYPASS	TRANSITION
ATS-C	120/208 V	4	4	200 A	42000 A	NEMA 1	60 SEC	N	OPEN
ATS-F	120/208 V	4	4	400 A	42000 A	NEMA 1	30 SEC	Y	OPEN

GENERAL ONE-LINE NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE OWNER PRIOR TO BIDDING AND PROVIDE EQUIPMENT RATING ACCORDINGLY. SUBMIT FAULT CURRENT CALCULATIONS WITH SHOP DRAWINGS SUBMITTAL.
2. PROVIDE FULL LENGTH VERTICAL BUSSING IN ALL SWITCHBOARDS, DISTRIBUTION PANELBOARDS, AND PANELBOARDS.
3. COORDINATE SPACE WITH ALL OTHER TRADES TO MAINTAIN ALL CODE-REQUIRED CLEARANCES.

SELECTIVE COORDINATION REQUIREMENTS:

A. CONTRACTOR SHALL PROVIDE ALL OF THE FOLLOWING FOR EMERGENCY, LEGALLY REQUIRED STANDBY, OPTIONAL STANDBY, AND NORMAL POWER SYSTEMS:
   a. FAULT CURRENT ANALYSIS.
   b. ARC-FLASH STUDY.
   c. SELECTIVE COORDINATION STUDY AND SETTINGS OF ALL ADJUSTABLE TRIP OVERCURRENT PROTECTION DEVICES.

B. THE POWER SYSTEMS MUST BE SELECTIVELY COORDINATED (DOWN TO THE SMALLEST OVERCURRENT PROTECTIVE DEVICE) TO THE FOLLOWING LEVELS:
   a. EMERGENCY SYSTEM TO 0.1 SECONDS
   b. LEGALLY REQUIRED SYSTEM TO 0.1 SECONDS
   c. OPTIONAL STANDBY SYSTEM TO 1 SECOND
   d. NORMAL POWER SYSTEM TO EXTENT POSSIBLE

C. CONTRACTOR SHALL PROVIDE ELECTRONIC SOLID STATE ADJUSTABLE TRIP (LSI) CIRCUIT BREAKERS, AND/OR CIRCUIT BREAKERS WITH LARGER FRAME SIZES AS NECESSARY TO ENSURE PROPER SELECTIVE COORDINATION. REFER TO SPECIFICATIONS FOR ADDITIONAL SELECTIVE COORDINATION REQUIREMENTS ON EMERGENCY, LEGALLY REQUIRED STANDBY, AND OPTIONAL STANDBY POWER SYSTEMS.

D. A PRELIMINARY SELECTIVE COORDINATION STUDY AND DEVICE SETTINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. NO ELECTRICAL EQUIPMENT SUBMITTAL SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SUBMITTING THE PRELIMINARY SELECTIVE COORDINATION STUDY AND DEVICE SETTINGS OF THE PROPOSED ELECTRICAL DISTRIBUTION EQUIPMENT AND ASSOCIATED OVERCURRENT DEVICES. THE STUDY SHALL BE SUBMITTED FOR REVIEW BY THE ELECTRICAL ENGINEER AND OWNER TO ENSURE CONFORMANCE TO THE CONSTRUCTION DOCUMENTS. NO ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE RELEASED UNTIL THE SELECTIVE COORDINATION STUDY SHOWS PROPER COORDINATION OF ALL SYSTEM ELEMENTS.

E. AT THE END OF THE PROJECT A COMPLETE FAULT CURRENT, ARC-FLASH, AND SELECTIVE COORDINATION STUDY SHALL BE SUBMITTED FOR REVIEW. NO ARC FLASH LABELS SHALL BE APPLIED TO ANY EQUIPMENT UNTIL THE STUDY IS REVIEWED AND ACCEPTED.

F. ONCE PRELIMINARY SELECTIVE COORDINATION STUDY IS COMPLETED, THE WITHSTAND RATING FOR THE AUTOMATIC TRANSFER SWITCHES (ATS) SHALL BE COORDINATED WITH THE SPECIFIC BREAKERS FEEDING ATS THAT ARE PROVIDED.

G. CONTRACTOR SHALL ADJUST PROTECTIVE DEVICE SETTINGS ACCORDING TO RECOMMENDED SETTINGS PROVIDED BY THE FINAL COORDINATION STUDY. FIELD ADJUSTMENTS SHALL BE COMPLETED BEFORE THE PUNCH LST WALKTHROUGH.

FEEDER GENERAL NOTES:

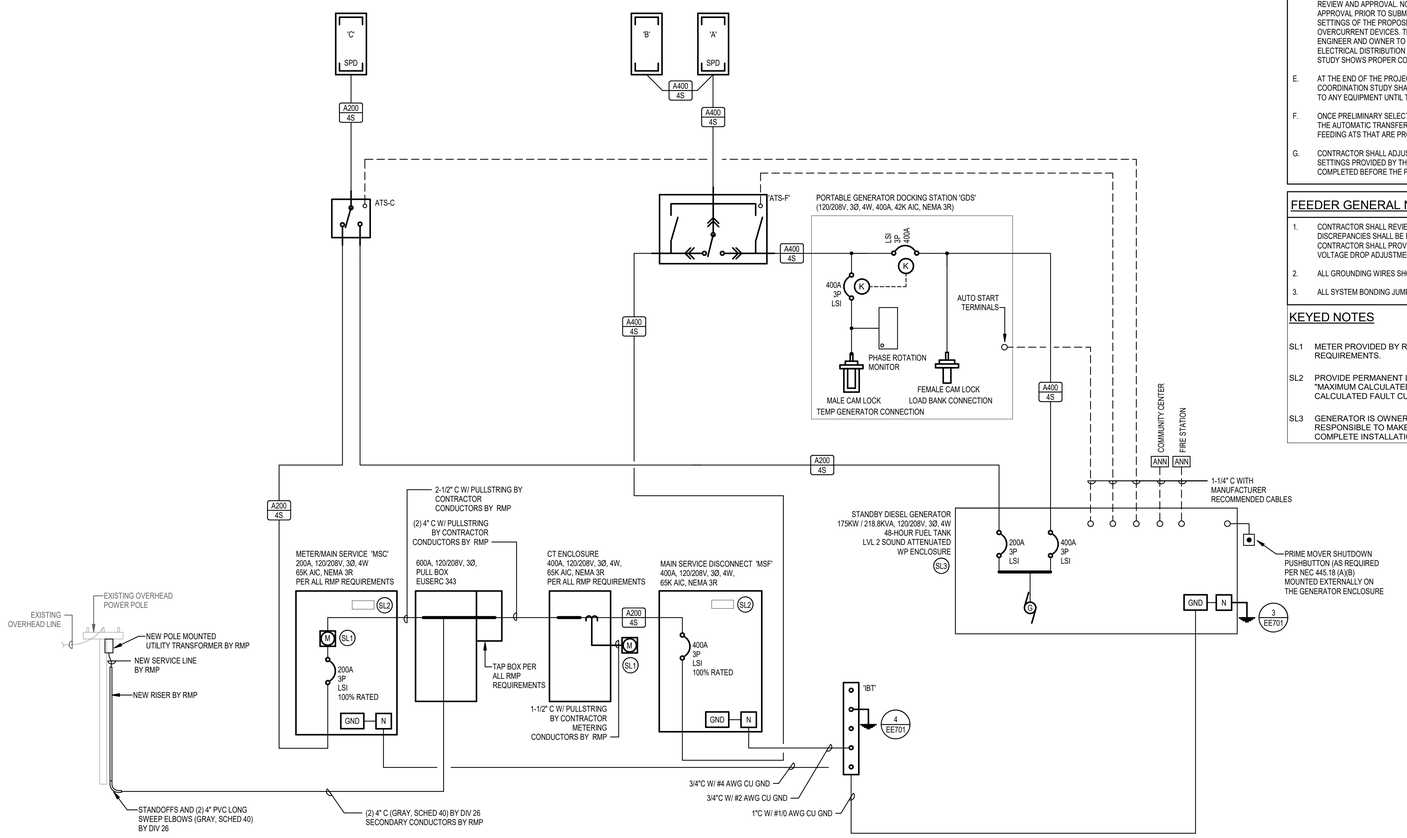
1. CONTRACTOR SHALL REVIEW ONE-LINE DIAGRAM AND CONFIRM FEEDER WIRE SIZES. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID. IF DISCREPANCIES EXIST, CONTRACTOR SHALL PROVIDE CORRECT WIRE SIZE BASED ON ACTUAL BREAKER SIZE AND ANY VOLTAGE DROP ADJUSTMENTS. SEE NEC 210.19, 215.2, 250.112, AND 310.15.
2. ALL GROUNDING WIRES SHOWN IN FEEDER SCHEDULE ARE COPPER WIRES.
3. ALL SYSTEM BONDING JUMPER CONDUCTORS SHOWN ARE TO BE RUN IN EACH PARALLEL FEEDER SET

KEYED NOTES

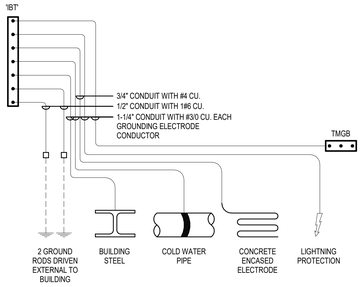
SL1 METER PROVIDED BY RMP AND METER BASE PROVIDED BY DIVISION 26 PER ALL RMP REQUIREMENTS.

SL2 PROVIDE PERMANENT LABEL ON MAIN SERVICE EQUIPMENT. LABEL SHALL READ "MAXIMUM CALCULATED FAULT CURRENT OF ____ A CALCULATED ON __/__/__." CALCULATED FAULT CURRENT TO BE PROVIDED BY ELECTRICAL CONTRACTOR.

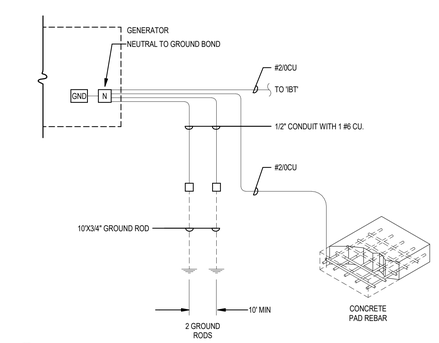
SL3 GENERATOR IS OWNER PROVIDED AND CONTRACTOR INSTALLED. CONTRACTOR IS RESPONSIBLE TO MAKE ALL THE FINAL CONNECTIONS NECESSESSARY FOR A COMPLETE INSTALLATION.



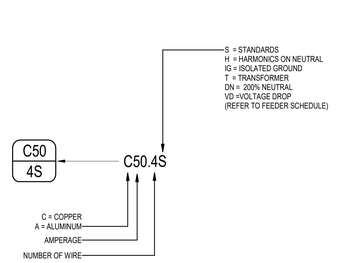
1 POWER SINGLE LINE DIAGRAM
1/2" = 1'-0"



4 IBT GROUNDING DETAIL
SCALE: NTS



3 GENERATOR GROUNDING DETAIL
SCALE: NTS



2 FEEDER DETAIL
SCALE: NTS

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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04/16/2026

Sheet Title

POWER ONE-LINE DIAGRAM

Sheet Number

EE701

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Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 2026/2025-269-ELEC_CENTRAL_V25.rvt

LIGHTING GENERAL NOTES:

1. REFER TO LIGHTING DETAILS SHEETS FOR TYPICAL CONTROL WIRING DIAGRAMS. PROVIDE COMPLETE SYSTEM WITH ALL REQUIRED CONDUIT, WIRING, SWITCHES, SENSORS, POWER PACK, ETC.
2. LOCATE POWER PACKS AND ROOM CONTROLLERS ABOVE ACCESSIBLE CEILING NEAR ROOM ENTRANCES.
3. CONFIRM ALL LOCATIONS OF LIGHT FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE UNSWITCHED HOT FOR ALL EMERGENCY LIGHTING CONTROLLERS OR EM BATTERY PACKS.
5. INDICATED LOCATIONS OF OCCUPANCY AND DAYLIGHT SENSORS ARE APPROXIMATE LOCATIONS AND QUANTITIES. PROVIDE SENSOR LOCATIONS, QUANTITIES, AND TYPES AS RECOMMENDED BY THE MANUFACTURER. PROVIDE COMPLETE PRODUCT DATA AND SHOP DRAWINGS INDICATING THE PROPOSED TYPES, COVERAGE PATTERNS, LOCATIONS, QUANTITIES, ETC.
6. COORDINATE THE LOCATION OF ALL CEILING SENSORS WITH CEILING GRIDS, LIGHT FIXTURES, CEILING DIFFUSERS, SPRINKLER HEADS, ETC.
7. ALL LIGHT FIXTURES IN DAYLIGHT ZONES SHALL BE AUTOMATICALLY DIMMED PER DAYLIGHT SENSOR; PROVIDE ADDITIONAL RELAYS, ROOM CONTROLLERS, AND/OR DRIVERS AS REQUIRED FOR THE FIXTURES IN THE DAYLIGHT ZONES TO OPERATE INDEPENDENTLY FROM THE REST OF THE LIGHTING IN THE SPACE.

LIGHTING CONTROL SYSTEM REQUIREMENTS:

NETWORKED LOW-VOLTAGE LIGHTING CONTROL SYSTEMS:

PROVIDE A DIGITAL, DISTRIBUTED INTELLIGENT, NETWORKED LOW-VOLTAGE LIGHTING CONTROL SYSTEM FOR ALL AREAS IDENTIFIED IN THE LIGHTING CONTROLS MATRIX. REFER TO SPECIFICATIONS FOR SYSTEM REQUIREMENTS.

PROVIDE LIGHTING CONTROL RELAY PANELS AS INDICATED ON THE ELECTRICAL DRAWINGS. RELAY PANELS SHALL BE TIED INTO THE NETWORKED LOW VOLTAGE LIGHTING CONTROL SYSTEM.

STANDALONE LOW VOLTAGE LIGHTING CONTROL SYSTEMS:

PROVIDE DIGITAL STANDALONE LOW VOLTAGE LIGHTING CONTROL SYSTEMS IN ALL AREAS NOT IDENTIFIED AS NETWORKED OR LINE-VOLTAGE CONTROLS IN THE LIGHTING CONTROLS MATRIX. REFER TO SPECIFICATIONS FOR SYSTEM REQUIREMENTS.

LINE-VOLTAGE LIGHTING CONTROLS:

PROVIDE LINE-VOLTAGE LIGHTING CONTROLS FOR ALL AREAS IDENTIFIED IN THE LIGHTING CONTROLS MATRIX. REFER TO SPECIFICATIONS FOR SYSTEM REQUIREMENTS.

SET OCCUPANCY SENSOR TO HAVE A 10 MINUTE DELAY. TIMER SWITCHES SHALL GIVE OCCUPANTS THE ABILITY TO SELECT FROM 2, 5, 10, 15, 30, OR 60 MINUTES.

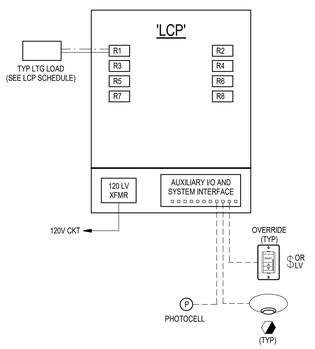
ZONING REQUIREMENTS:

1. COORDINATE WITH OWNER/ARCHITECT ON PROGRAMMING SCENES (PER ZONING SHOWN ON DRAWINGS). EACH STANDALONE SYSTEM SHALL BE PROGRAMMED TO REVERT BACK TO ITS NORMAL "ON" POSITION ONE HOUR AFTER SELECTING A SCENE OR RAISING OR LOWERING A LIGHTING ZONE
2. EGRESS LIGHT FIXTURES IN EACH ZONE SHALL BE PROVIDED WITH A RELAY PACK/ROOM CONTROLLER UL 924 LISTED FOR EMERGENCY OPERATIONS. SEE EMERGENCY OPERATIONS BELOW.
3. EACH ROOM OR AREA SHALL BE CONSIDERED A SEPARATE ZONE. UNLESS NOTED OTHERWISE. PLEASE NOTE THAT SOME ROOMS HAVE MULTIPLE ZONES. REFER TO THE LIGHTING PLANS FOR DELINEATED LIGHTING ZONES.
4. DIFFERENT LIGHT FIXTURE TYPES IN EACH ZONE SHALL HAVE SEPARATE POWER PACKS.
5. POWER PACKS SHALL BE RATED IN AMPERAGES AND VOLTAGES AS MAY BE REQUIRED TO SUIT APPLICATION.
6. PROVIDE A MINIMUM OF AT LEAST 10% EXTRA POWER PACKS OF EACH SIZE AND TYPE UTILIZED AND ZONE AS MAY BE DIRECTED BY THE ELECTRICAL ENGINEER.

DIMMING LEADS: PROVIDE DIMMING LEADS TO ALL FIXTURES.

EMERGENCY OPERATION (BATTERY PACKS): PROVIDE A UL 924 LISTED 1400 LUMEN, 90 MINUTE EMERGENCY BATTERY PACK (BODINE B50, OR APPROVED EQUAL). REFER TO FLOOR PLANS, LIGHTING DETAILS, AND LIGHT FIXTURES SCHEDULE. ALL EGRESS LIGHT FIXTURES SHALL BE SWITCHED OFF WITH OTHER NORMAL POWERED LIGHT FIXTURES DURING NORMAL OPERATION, BUT POWERED "FULL ON" DURING AN EMERGENCY OPERATION.

BIDDING REQUIREMENTS (OWNER SPECIFIC MANUFACTURERS): BIDDERS SHALL BREAK OUT THE LIGHT FIXTURE PACKAGE SEPARATE FROM THE LIGHTING CONTROL SYSTEM. ALL SPECIAL FEATURES PERTAINING TO LIGHTING CONTROLS ASSOCIATED WITH THE LIGHT FIXTURES SHALL BE CONSIDERED LIGHTING CONTROLS. BIDDERS WHO DO NOT CONFORM TO THIS REQUIREMENT MAY BE DISQUALIFIED.



7 **LCP RISER DIAGRAM**
SCALE: NTS

LIGHTING CONTROL PANEL LCP

	ELECTRICAL INFO					
RELAY	PANEL	CKT	LOCATION	CONTROL	PROGRAMMING	DIMMING
LCP-1	B	57	SITE LIGHTING EAST	PHOTOCELL	G	0-10V
LCP-2	B	55	SITE LIGHTING WEST	PHOTOCELL	G	0-10V
LCP-3	B	26	EXTERIOR BUILDING LIGHTS	PHOTOCELL	G	0-10V
LCP-4	A	60	STATION CORRIDORS AND DAYROOM	G2 PANEL	H	0-10V

LCP-5 THROUGH LCP-8 ARE SPARES

PROGRAMMING REQUIREMENTS

A - TIME ON (6:00 AM) - TIME OFF (7:00 PM), 2 HOUR OVERRIDE AT LOW VOLTAGE SWITCH
B - TIME ON (5:00 AM) - TIME OFF (10:00 PM)
C - MANUAL ON - TIME OFF (5:30 PM)
D - MANUAL ON - MANUAL OFF - SWEEP OFF AT END OF DAY (5:30 PM)
E - TIME ON (7:30 AM) - MANUAL OFF - SWEEP OFF AT END OF DAY (5:30 PM)
F - PHOTO CELL ON - PHOTO CELL OFF
G - PHOTO CELL ON/OFF - DIM TO 50% BETWEEN (10:00 PM-6:00AM), 2 HOUR OVERRIDE AT LOW VOLTAGE SWITCH
H - LOCAL OCCUPANCY ON/OFF - 50% ON WITH MOPA SYSTEM ALARM. REVERT TO NORMAL PROGRAMMING AFTER A PERIOD OF TIME DESIGNATED BY THE FIRE CHIEF.

GENERAL NOTES:
1. PROGRAM SYSTEM TO MEET REQUIREMENTS OF 2021 IBC & 2021 IECC.
2. CONFIRM SWITCHING SCHEME WITH OWNER PRIOR TO PROGRAMMING SYSTEM.
3. INCLUDE A FINE TUNING VISIT WITHIN 3 MONTHS OF BUILDING OCCUPANCY AT OWNER'S REQUEST TO MAKE MINOR ADJUSTMENTS.
4. PROVIDE 0-10V DIMMING TO ALL LIGHTING ZONES.

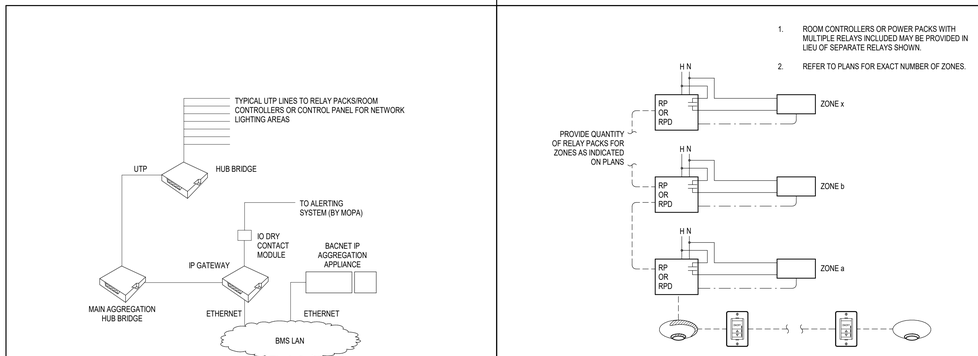
LIGHTING WIRING DIAGRAMS

SYMBOL	DESCRIPTION	MOUNTING	REMARKS
	LIGHT SWITCH	+48"	
	LOW VOLTAGE LIGHT SWITCH	+48"	
	WALL MOUNT GRAPHIC TOUCH PAD CONTROLLER	+48"	
	OCCUPANCY SENSOR OR VACANCY SENSOR (AS NOTED ON PLANS)	CEILING	
	DIGITAL DAYLIGHT SENSOR	CEILING	
a	NORMAL POWER LIGHTING LOAD	CEILING	"a" LOWER CASE LETTER SPECIFIES ZONE
a	EMERGENCY POWER LIGHTING LOAD	CEILING	"a" LOWER CASE LETTER SPECIFIES ZONE
H N XX	RP: RELAY PACK RP-D: DIMMING RELAY PACK LC: RECEPTACLE LOAD CONTROLLER	ABOVE ACCESSIBLE CEILING	RELAYS MAY BE COMBINED IN ROOM CONTROLLER OR POWER PACKS.
EM H N N H EXX	ER: EMERGENCY RELAY PACK ER-D: EMERGENCY DIMMING RELAY PACK	ABOVE ACCESSIBLE CEILING	RELAYS MAY BE COMBINED IN ROOM CONTROLLER OR POWER PACKS. MUST BE UL 924 RATED FOR EMERGENCY LOADS.
———	3/4"C WITH LIGHTING BRACH CIRCUIT WIRING		
— · — · —	3/4"C WITH 0-10V DIMMING WIRING		
- - - - -	3/4"C WITH CAT 5 CABLING		

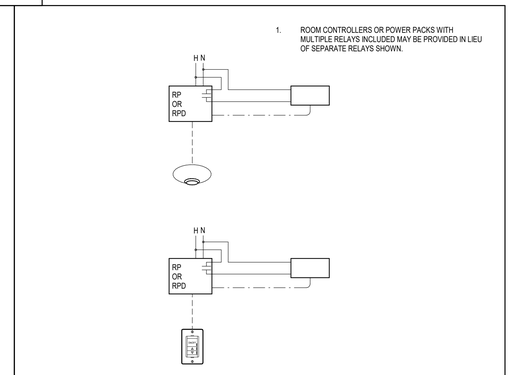
LIGHTING CONTROL NOTES

1. PROGRAMMING SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.
2. CONTRACTOR SHALL MODIFY PROGRAMMING AND PRESET SCENES AS REQUESTED BY OWNER.
3. PROVIDE FINE TUNING PROGRAMMING MODIFICATIONS AS REQUESTED BY THE OWNER WITHIN 6 MONTHS AFTER BUILDING OCCUPANCY.
4. IN ADDITION TO PRESET SCENES PROVIDE INDIVIDUAL CONTROL FOR EACH ZONE.
5. ALL WIRING DIAGRAMS ARE GENERAL IN NATURE. SPECIFIC CONFIGURATION AND QUANTITIES DUE TO MANUFACTURER AVAILABILITY WILL VARY. CONTRACTOR MUST PROVIDE ALL REQUIRED PARTS OF THE SYSTEM TO PERFORM AS INTENDED.
6. REFER TO FLOOR PLANS FOR EXACT DEVICE COUNT, DEVICE TYPE, QUANTITY OF POWER PACKS, AND PHOTOCELL SETTINGS.

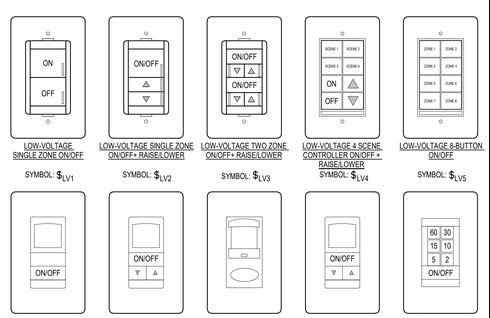
6 **LCP STANDARD LIGHTING WIRING DIAGRAM**
SCALE: NTS



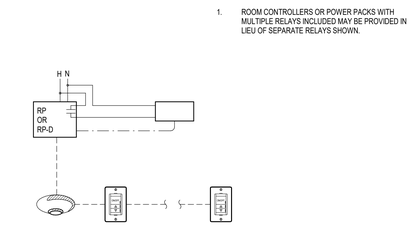
4 **LOW VOLTAGE WIRING DIAGRAM EMERGENCY WITH 3+ ZONES**
SCALE: NTS



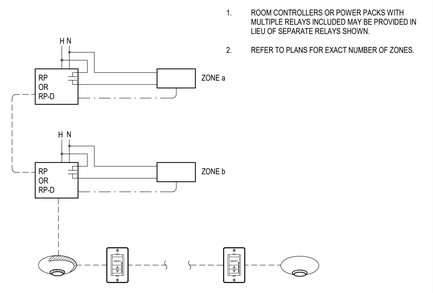
2 **LOW VOLTAGE WIRING DIAGRAM**
SCALE: NTS



5 **LIGHTING CONTROL WALL SWITCH DETAILS**
SCALE: NTS



3 **TYPICAL LOW-VOLTAGE CEILING SENSOR WIRING DIAGRAM**
SCALE: NTS



1 **TYPICAL LOW-VOLTAGE WITH TWO ZONES**
SCALE: NTS

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CITY OF ALPINE

ALPINE FIRE STATION

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Revisions

Num.	Description	Date

Project Number	25116
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04/16/2026

Sheet Title

LIGHTING DETAILS AND DIAGRAMS

Sheet Number

EE702

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STANDARD SEQUENCE OF OPERATIONS

ROOM DESIGNATIONS		OCCUPANCY SENSOR					TIME SWITCH				CONTROLS							
ROOM TYPE I.D.	ROOM TYPE	AUTO ON OCCUPANCY	MANUAL ON (VACANCY)	AUTO OFF (TIMEOUT)	AUTO PARTIAL OFF	AUTO OFF AFTER HOURS	TIME ON	TIME OFF	PHOTOCELL ON	PHOTOCELL OFF	MANUAL OVERRIDE SWITCH	RECEPTACLE CONTROL	NETWORKED LOW-VOLTAGE CONTROLS	STANDALONE LOW-VOLTAGE CONTROLS	LINE-VOLTAGE CONTROLS	TASK TUNED LIGHT LEVEL FC	SEQUENCE OF OPERATIONS
LC.AB	APPARATUS BAY	100%		20 MIN							X			X		50	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS. 2 ZONES OF CONTINUOUS DIMMING DAYLIGHTING CONTROL WHERE > 150W OF LIGHTING WITHIN PRIMARY DAYLIGHT ZONE OR > 300W OF LIGHTING COMBINED IN BOTH DAYLIGHT ZONES.
LC.C1	CORRIDOR 1	100%		20 MIN										X		25	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS.
LC.C2	CORRIDOR 2	100%		20 MIN									X	X		10	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS. 50% ON WITH MOPA ALARM.
LC.DA.2	DINING AREA (COMMUNITY ROOM)		X	20 MIN							X			X		30	MANUAL ON, AUTO OFF WITH VACANCY SENSOR. LOCAL ON/OFF/DIMMING CONTROL.
LC.ER	ELECTRICAL ROOM										X				X	50	MANUAL ON, MANUAL OFF.
LC.G1	GYM (FITNESS ROOM)		X	20 MIN							X			X		30	MANUAL ON, AUTO OFF WITH VACANCY SENSOR. LOCAL ON/OFF/DIMMING CONTROL.
LC.KI	KITCHEN										X			X		50	MANUAL ON, MANUAL OFF.
LC.LG	LOUNGE		X	20 MIN							X		X	X		25	MANUAL ON, AUTO OFF WITH VACANCY SENSOR. LOCAL ON/OFF/DIMMING CONTROL. 50% ON WITH MOPA ALARM.
LC.LO.1	LOBBY (GENERAL)	100%		20 MIN									X	X		25	AUTO ON/OFF WITH OCCUPANCY SENSOR. 50% ON WITH MOPA ALARM
LC.LO	LIVING QUARTERS										X				X	30	MANUAL ON, MANUAL OFF.
LC.LU	LAUNDRY		X	20 MIN							X			X		30	MANUAL ON, AUTO OFF WITH VACANCY SENSOR. LOCAL ON/OFF/DIMMING CONTROL.
LC.PO	PRIVATE OFFICE		X	20 MIN							X			X		30	MANUAL ON, AUTO OFF WITH VACANCY SENSOR. LOCAL ON/OFF/DIMMING CONTROL.
LC.RR.1	RESTROOM (SINGLE OCCUPANT)	100%		20 MIN							X			X		20	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS.
LC.ST.1	STORAGE (SMALL)	100%		20 MIN							X			X		15	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS. LOCAL ON/OFF CONTROL.
LC.VE	VESTIBULE	100%		20 MIN										X		15	AUTO ON TO 100% WITH OCCUPANCY SENSORS, AUTO OFF WITH OCCUPANCY SENSORS.

NOTES:

1. ALL LIGHTING CONTROLS ARE TO BE LOW-VOLTAGE UNLESS LINE-VOLTAGE IS SELECTED.
2. IF A GENERATOR OR INVERTER IS PRESENT, LINE-VOLTAGE EMERGENCY LIGHTS WILL REQUIRE A GENERATOR TRANSFER DEVICE, BODINE GTD OR EQUIVALENT. OTHERWISE BATTERY PACKS ARE TO BE PROVIDED.
3. ADJUST THE DEFAULT MAXIMUM LIGHT LEVELS IN EACH SPACE. VALUES LISTED ARE AVERAGE FOOT CANDLE LEVELS ON THE TASK SURFACE. PROVIDE DIMMING LEADS TO EACH FIXTURE WHETHER THE ROOM HAS A DIMMER SWITCH OR NOT.
4. IF VENDING MACHINE HAS PERISHABLE ITEMS, DO NOT TIE TO LIGHTING CONTROL SYSTEM.
5. UTAH STATE AMENDMENTS HAVE REMOVED THE REQUIREMENT FOR RECEPTACLE CONTROL. FOR OTHER STATES THAT REQUIRE IT, PROVIDE SPLIT CONTROLLED RECEPTACLES IN ENCLOSED OFFICES, OPEN OFFICES, CONFERENCE ROOMS, COPY ROOMS, BREAKROOMS AND CLASSROOMS.

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	LIGHT SOURCE	ELECTRICAL VOLTAGE	ELECTRICAL LOAD	APPROVED MANUFACTURERS	CATALOG NUMBER	COMMENTS/NOTES
AP1	DESCRIPTION: AREA POLE LIGHT DIMENSION: MOUNTING: POLE MATERIAL: ALUMINUM COLOR: BLACK LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: TYPE V	LAMP TYPE: LED LUMENS: 7500 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	75	KING LUMINAIRE	K137-P4AR-V-75(SSL)-7030	
B1	DESCRIPTION: PATHWAY LIGHT BOLLARD DIMENSION: 42"H 5-3/4" SQUARE MOUNTING: GROUND MATERIAL: ALUMINUM COLOR: BLACK LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 1100 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	11	EVERGREEN LIGHTING	VIR-11-42-6-L20-CSM-TBR-CA-35K	
B2	DESCRIPTION: EXTERIOR CONCRETE BENCH LIGHT DIMENSION: 12"W 4"H MOUNTING: CASE IN CONCRETE MATERIAL: ALUMINUM COLOR: BLACK LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 474 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	11	VISTA (OR APPROVED EQUIVALENT)	1503-AB-B-30-MV-010-CP-FT	
C1	DESCRIPTION: STRIP LIGHT DIMENSION: 48L" 3"W MOUNTING: SURFACE MATERIAL: COLOR: LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 4100 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	8 /FT	METALUX (OR APPROVED EQUIVALENT)	4SNX-41SL-LW-UNV-L835-CD1-U	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
CV1	DESCRIPTION: COVE LIGHT IN LOBBY DIMENSION: 10'L X 1.6" X 2.4" MOUNTING: COVE MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 500LM/FT DIMMING: 0-10V COLOR TEMP: 4000K	120 V	8 /FT	IO (OR APPROVED EQUIVALENT)	CS-SL-9SCT-120-ID-UNV-W-SA-STD-XF	
CV2	DESCRIPTION: MILLWORK COVE LIGHT DIMENSION: MOUNTING: RECESSED MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: DIMMING: COLOR TEMP:	120 V	8 /FT	TL (OR APPROVED EQUIVALENT)	EMB1SW/3.0-30K-DRY-STD-DF-S1-BW-CLS-WH-CL2-SP-ST-XX	ADD/ALTERNATE
CV3	DESCRIPTION: COVE LIGHT FOR LOBBY SIGNAGE DIMENSION: 10'L X 1.6" X 2.4" MOUNTING: COVE MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 350LM/FT DIMMING: 0-10V COLOR TEMP: 3000K	120 V	8 /FT	TL (OR APPROVED EQUIVALENT)	ATOM-02-SW-XX-XX-XX-XX	
DR6	DESCRIPTION: 6" RECESSED DOWNLIGHT DIMENSION: 6" ROUND MOUNTING: RECESSED MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: N/A LENS REFLECTOR DISTRIBUTION TYPE: WIDE	LAMP TYPE: LED LUMENS: 2000 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	16	HALO (OR APPROVED EQUIVALENT)	HO620D010 HM60525835 61MDH	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
G1	DESCRIPTION: 2X2 LAY IN FIXTURE DIMENSION: 2' X 2' MOUNTING: LAY-IN GRID MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 4000 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	26	METALUX (OR APPROVED EQUIVALENT)	24CZ2-35-UNV-L835-CD1-U	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
G2	DESCRIPTION: 2X2 PANEL DIMENSION: 2' X 2' MOUNTING: GYP CEILING MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 4000 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	26	METALUX (OR APPROVED EQUIVALENT)	22MMS-L3C3-UNV	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
H1	DESCRIPTION: HIGH BAY DIMENSION: 18"L 2-1/2" H 12-1/4" W MOUNTING: SURFACE MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS:12,000 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	76	METALUX (OR APPROVED EQUIVALENT)	SPHB-12-W-UNV-L840-CD-U	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
PC	DESCRIPTION: PENDANT CYLINDAR DOWNLIGHT DIMENSION: 6" MOUNTING: SUSPENDED MATERIAL: ALUMINUM COLOR: WHITE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: WIDE	LAMP TYPE: LED LUMENS: DIMMING: COLOR TEMP:	120 V	32	ALPHABET (OR APPROVED EQUIVALENT)	BETA-6R-20LM-40K-60D-NL-WH-WH-AC6-UNV-DIM10	PROVIDE WITH 'EM7-ITS' BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
PL4B	DESCRIPTION: 4' SUSPENDED LINEAR PENDANT DIMENSION: 48"L 3"W 5.57"H MOUNTING: SUSPENDED MATERIAL: EXTRUDED ALUMINUM, COLOR: BLACK LENS MATERIAL: SATIN COAT LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 6200 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	7 /FT	NEO RAY (OR APPROVED EQUIVALENT)	S123DP-C775D835-C4JBB-4F0-1-UDD-F-B	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
PL8W	DESCRIPTION: 8' SUSPENDED LINEAR PENDANT DIMENSION: 96"L 3"W 5.57"H MOUNTING: SUSPENDED MATERIAL: EXTRUDED ALUMINUM, COLOR: WHITE LENS MATERIAL: SATIN COAT LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 6200 DIMMING: 0-10V COLOR TEMP: 4000K	120 V	7 /FT	NEO RAY (OR APPROVED EQUIVALENT)	S123DP-C775D835-C4JBW-8F0-1-UDD-F-W	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
V1B	DESCRIPTION: 3' HORIZONTAL VANITY LIGHT DIMENSION: 24"L 3"H 3/4"D MOUNTING: WALL MATERIAL: FABRICATED METAL COLOR: BLACK LENS MATERIAL: ACRYLIC, FROSTED LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 1200 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	5 /FT	AFX (OR APPROVED EQUIVALENT)	BRCV2403LAJUDBK	
V1N	DESCRIPTION: 3' HORIZONTAL VANITY LIGHT DIMENSION: 24"L 3"H 3/4"D MOUNTING: WALL MATERIAL: FABRICATED METAL COLOR: SATIN NICKEL LENS MATERIAL: ACRYLIC, FROSTED LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: 1200 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	5 /FT	AFX (OR APPROVED EQUIVALENT)	BRCV2403LAJUDSN	
W1	DESCRIPTION: EXTERIOR WALL PACK DIMENSION: 12-1/4"W 7-7/8"H 6-9/16D MOUNTING: WALL MATERIAL: DIE CAST ALUMINUM, COLOR: BRONZE LENS MATERIAL: N/A LENS REFLECTOR DISTRIBUTION TYPE: TYPE IV WIDE	LAMP TYPE: LED LUMENS: 3814 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	27	MCGRAW EDISON (OR APPROVED EQUIVALENT)	GKO-PB2A-730-U-T4W-BZ	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
W2	DESCRIPTION: EXTERIOR WALL PACK BAY DOORS DIMENSION: 12-1/4"W 7-7/8"H 6-9/16D MOUNTING: WALL MATERIAL: DIE CAST ALUMINUM, COLOR: BRONZE LENS MATERIAL: N/A LENS REFLECTOR DISTRIBUTION TYPE: TYPE III	LAMP TYPE: LED LUMENS: 7785 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	58	MCGRAW EDISON (OR APPROVED EQUIVALENT)	GKO-PB2C-730-U-T3-BZ	PROVIDE WITH BATTERY PACK FOR EMERGENCY LIGHTS MARKED ON PLANS
WS	DESCRIPTION: DORMITORY BED SCONCE DIMENSION: MOUNTING: WALL MATERIAL: COLOR: LENS MATERIAL: LENS REFLECTOR DISTRIBUTION TYPE:	LAMP TYPE: LED LUMENS: 1500 DIMMING: N/A COLOR TEMP: 3000K	120 V	15	ABOVE ALL (OR APPROVED EQUIVALENT)	SMCL-2SSP-SW90-4-15-SMK-MBK	
XC	DESCRIPTION: CEILING MOUNTED EXIT SIGN DIMENSION: 13"W 9-5/8"H 3-1/2" D MOUNTING: CEILING MATERIAL: EXTRUDED ALUMINUM, COLOR: SATIN ALUMINUM W/ GREEN LETTERS LENS MATERIAL: N/A LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: N/A DIMMING: N/A COLOR TEMP: N/A	120 V	2	EMERGI-LITE (OR APPROVED EQUIVALENT)	PAG6	
XW	DESCRIPTION: WALL MOUNTED EXIT SIGN DIMENSION: 13"W 9-5/8"H 3-1/2" D MOUNTING: WALL MATERIAL: EXTRUDED ALUMINUM, COLOR: SATIN ALUMINUM W/ GREEN LETTERS LENS MATERIAL: N/A LENS REFLECTOR DISTRIBUTION TYPE: N/A	LAMP TYPE: LED LUMENS: N/A DIMMING: N/A COLOR TEMP: N/A	120 V	2	EMERGI-LITE (OR APPROVED EQUIVALENT)	PAG6	

LIGHT FIXTURE GENERAL NOTES

1. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
2. CONFIRM MOUNTING HEIGHTS AND LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS AND / OR ARCHITECT.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE REQUIREMENTS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO RELEASE.
5. ALL LIGHT FIXTURES ARE TO BE 3500K FOR INTERIOR APPLICATIONS AND 4000K FOR EXTERIOR APPLICATIONS, UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
6. ALL LIGHT FIXTURES ARE TO BE A MINIMUM OF 80 CRI UNLESS OTHERWISE NOTED IN THE FIXTURE DESCRIPTION.
7. ALL LED SOURCES MUST MEET L80 AT 50,000 HRS MINIMUM UNLESS OTHERWISE NOTED.
8. CONFIRM ALL MOUNTING REQUIREMENTS WITH ARCHITECT PRIOR TO RELEASE.
9. ALL LIGHT FIXTURES ARE TO HAVE AN EFFICACY OF 80 LUMENS PER WATT MINIMUM.

BIDDING REQUIREMENTS

1. BID ONLY PRODUCTS THAT ARE SPECIFIED OR APPROVED BY ADDENDUM.
2. PACKAGING OF LIGHT FIXTURES WITH OTHER SYSTEMS IS NOT ALLOWED AND MUST BE BID SEPARATELY. I.E. LIGHT FIXTURES, THEATRICAL LIGHTING, SPORTS LIGHTING AND ALL LIGHTING CONTROLS.
3. WHEN ONLY ONE PRODUCT IS APPROVED FOR BIDDING, THE PRICE FOR THAT ITEM SHALL BE BROKEN OUT SEPARATELY WHEN SUBMITTING PRICING TO VARIOUS DISTRIBUTORS AND / OR CONTRACTOR.
4. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, THE DESCRIPTION SHALL GOVERN.

LIGHT FIXTURE PRIOR APPROVAL REQUIREMENTS

1. PRIOR APPROVAL IS REQUIRED BEFORE BIDDING THIS PROJECT.
2. PRIOR APPROVALS SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) WORKING DAYS BEFORE BID TIME. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD SHALL BE REJECTED.
3. ITEMS THAT ARE SUBMITTED AND HAVE BEEN APPROVED WILL BE LISTED IN THE ADDENDUM(S). VERBAL APPROVALS WILL NOT BE GIVEN ON ANY ITEM.
4. IT IS NOT THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER TO NOTIFY THE SUBMITTING PARTY OF ERRORS IN THE SUBMITTAL. NOTIFICATION OF ERRORS BY THE ELECTRICAL ENGINEER PRIOR TO ISSUANCE OF THE ADDENDUM(S) MAY NOT BE GIVEN.
5. PRIOR APPROVALS SHALL CONSIST OF CUT SHEETS DESCRIBING THE PRODUCTS BEING SUBMITTED AS EQUIVALENTS. ALL SPECIFICATION INFORMATION SHALL BE CLEARLY MARKED. PRODUCTS WITHOUT PHOTOMETRIC DATA WILL NOT BE APPROVED.
6. LIGHTING PACKAGES WILL BE REVIEWED FOR GENERAL PROJECT COMPLIANCE ONLY. AN IN-DEPTH REVIEW OF ANY ALTERNATE FIXTURES WILL BE DONE DURING THE SUBMITTAL REVIEW PROCESS. ANY FIXTURES THAT ARE NOT TRULY EQUAL, AND / OR DO NOT COMPLY WITH ALL OF THE REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS, WILL NOT BE APPROVED. IF EQUIMENT IS DISAPPROVED FOR BIDDING, CONTRACTOR SHALL SUPPLY SPECIFIED EQUIPMENT AT NO EXTRA COST TO THE OWNER.

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CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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Stamp

PROFESSIONAL ENGINEER
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ALEKSANDAR RANKOVIC
STATE OF UTAH
04/16/2026

Sheet Title

LIGHTING FIXTURE SCHEDULE & CONTROLS

Sheet Number

EE801

Current as of: 4/15/2026 2:18:31 PM
Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/2025-269-ELEC_CENTRAL_V25.rvt

PANELBOARD SCHEDULE

PANEL NAME: B

MOUNTING: RECESSED
ENCLOSURE: NEMA 1
DOOR TYPE: DOOR-IN-DOOR
VOLTAGE: 120/208 Wye
PHASE: 3
WIRES: 4
Min. A.I.C. RATING: 22,000A
LOCATION: MEP 116B
MAIN TYPE: MLO
BUS RATING: 400 A
MCB RATING: N/A
BUS MATERIAL: AL
FEED FROM: A
SPD: CAT A
NEUTRAL RATING: 100%
ISOLATED GROUND: N/A

BRANCH BREAKERS

KEYED NOTE	CIRCUIT DESCRIPTION	AMP	POLE	LOAD TYPE	CKT #	A	B	C	CKT #	LOAD TYPE	POLE	AMP	CIRCUIT DESCRIPTION	KEYED NOTE
	GARAGE DOOR (OH-1)	20 A	3	M	1	793 VA	7926 VA		2	M	3	110 A	CONDENSING UNIT (ODU-1)	
--	--	--	--	--	3		793 VA	7926 VA	4	--	--	--	--	--
--	--	--	--	--	5			793 VA	6	--	--	--	--	--
	GARAGE DOOR (OH-2)	20 A	3	M	7	793 VA	1002 VA		8	M	2	20 A	FAN COILS (FCU-1,2,3,4)	
--	--	--	--	--	9		793 VA	1002 VA	10	--	--	--	--	--
--	--	--	--	--	11			793 VA	12	M	2	20 A	FAN COILS (FCU-5,6,7,8)	
	GARAGE DOOR (OH-3)	20 A	3	M	13	793 VA	752 VA		14	--	--	--	--	--
--	--	--	--	--	15		793 VA	374 VA	16	M	2	20 A	FAN (DF-1)	
--	--	--	--	--	17			793 VA	374 VA	18	--	--	--	--
	GARAGE DOOR (OH-4)	20 A	3	M	19	793 VA	2284 VA		20	K	2	30 A	SCBA COMPRESSER	
--	--	--	--	--	21		793 VA	2284 VA	22	--	--	--	--	--
--	--	--	--	--	23			793 VA	180 VA	24	E	1	20 A	IRRIGATION CONTROLS
	GARAGE DOOR (OH-5)	20 A	3	M	25	793 VA	421 VA		26	L	1	20 A	LIGHTING	
--	--	--	--	--	27		793 VA	1728 VA	28	M	1	20 A	ENERGY RECOVERY (ERV-2)	
--	--	--	--	--	29			793 VA	750 VA	30	E	2	30 A	GEN BLOCK HEATER
	GARAGE DOOR (OH-6)	20 A	3	M	31	793 VA	750 VA		32	--	--	--	--	--
--	--	--	--	--	33		793 VA	1200 VA	34	E	1	20 A	GEN BATTERY CHARGER	
--	--	--	--	--	35			793 VA	180 VA	36	CO	1	20 A	REC GENERATOR
	REC APPARATUS BAY	20 A	1	CO	37	1260 VA	1667 VA		38	L	3	30 A	EXHAUST PANEL	
	WALL HEATER (WH-1)	20 A	2	M	39		750 VA	1667 VA	40	--	--	--	--	--
--	--	--	--	--	41			750 VA	1667 VA	42	--	--	--	--
	ENERGY RECOVERY (ERV-3)	20 A	1	M	43	1728 VA	374 VA		44	M	2	20 A	FAN (DF-2)	
	DORM (FCU-9 TO 14)	20 A	2	M	45		161 VA	374 VA	46	--	--	--	--	--
--	--	--	--	--	47			161 VA	75 VA	48	M	1	20 A	RECIRC PUMP
	GAS WATER HEATER (GWH-1)	20 A	1	M	49	120 VA	1000 VA		50	E	1	20 A	BAY CORD REELS	1
	FAN COIL (FCU-6,15,16)	20 A	2	M	51		1055 VA	1000 VA	52	E	1	20 A	BAY CORD REELS	1
--	--	--	--	--	53			1055 VA	1000 VA	54	E	1	20 A	BAY CORD REELS	1
	SITE LIGHTING	20 A	1	L	55	322 VA	1000 VA		56	E	1	20 A	BAY CORD REELS	1
	SITE LIGHTING	20 A	1	L	57		194 VA	0 VA	58	--	2	20 A	-SPARE-	
	LCP	20 A	1	L	59			500 VA	0 VA	60	--	--	--	--
1	WEST BAY EXISTING UNIT...	20 A	1	M	61	240 VA	0 VA		62	--	1	20 A	-SPARE-	
1	EAST BAY EXISTING UNIT...	20 A	1	M	63		240 VA	0 VA	64	--	1	20 A	-SPARE-	
	ENERGY RECOVERY (ERV-1)	20 A	1	M	65			1728 VA	0 VA	66	--	1	20 A	-SPARE-	
	-SPACE ONLY-	--	1	--	67	--	--		68	--	1	--	-SPACE ONLY-	
	-SPACE ONLY-	--	1	--	69		--	--	70	--	1	--	-SPACE ONLY-	
	-SPACE ONLY-	--	1	--	71			--	--	72	--	1	--	-SPACE ONLY-	
	TOTAL CONNECTED LOAD PER PHASE (VA)					25600 VA	24710 VA	21853 VA						
	TOTAL CONNECTED CURRENT PER PHASE (AMPS)					217 A	210 A	182 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	6880 VA	100.00%	6880 VA		
KITCHEN	4567 VA	100.00%	4567 VA	**Total Conn. Load:**	72163 VA
LIGHTING	6437 VA	125.00%	8046 VA	**25% OF LARGEST MOTOR:**	
Motor	52839 VA	111.25%	58784 VA	**Total Est. Demand:**	79717 VA
RECEPTACLE	1440 VA	100.00%	1440 VA	**Total Conn. Current:**	200 A
				Total Est. Demand Current:	221 A

PANELBOARD SCHEDULE

PANEL NAME: A

MOUNTING: RECESSED
ENCLOSURE: NEMA 1
DOOR TYPE: DOOR-IN-DOOR
VOLTAGE: 120/208 Wye
PHASE: 3
WIRES: 4
Min. A.I.C. RATING: 22,000A
LOCATION: MEP 116B
MAIN TYPE: MLO
BUS RATING: 400 A
MCB RATING: N/A
BUS MATERIAL: AL
FEED FROM:
SPD: CAT A
NEUTRAL RATING: 100%
ISOLATED GROUND: N/A

BRANCH BREAKERS

KEYED NOTE	CIRCUIT DESCRIPTION	AMP	POLE	LOAD TYPE	CKT #	A	B	C	CKT #	LOAD TYPE	POLE	AMP	CIRCUIT DESCRIPTION	KEYED NOTE
	REC DECON	20 A	1	CO	1	720 VA	1200 VA		2	E	1	20 A	REC SAUNA	
	REC DAY ROOM/DINING	20 A	1	CO	3		1080 VA	180 VA	4	E	1	20 A	PWR DOOR ACTUATOR	
1	KITCHEN MIRCOWAVE	20 A	1	K	5			1500 VA	0 VA	6	--	1	20 A	-SPARE-	
1	KITCHEN MIRCOWAVE	20 A	1	K	7	1500 VA	900 VA		8	CO	1	20 A	REC DORM 1	
	REC KITCHEN COUNTER TOP	20 A	1	CO	9			720 VA	900 VA	10	CO	1	20 A	REC DORM 2	
1	KITCHEN FRIDGE	20 A	1	K	11			1200 VA	900 VA	12	CO	1	20 A	REC DORM 3	
1	KITCHEN FRIDGE	20 A	1	K	13	1200 VA	900 VA		14	CO	1	20 A	REC DORM 4	
1	KITCHEN FRIDGE	20 A	1	K	15			1200 VA	900 VA	16	CO	1	20 A	REC DORM 5	
	TELECOM RACK	20 A	1	CO	17			360 VA	900 VA	18	CO	1	20 A	REC DORM 6	
1	KITCHEN ISLAND MW	20 A	1	K	19	1500 VA	360 VA		20	CO	1	20 A	REC EXTERIOR	
1	KITCHEN ISLAND DISP	20 A	1	M	21		1176 VA	180 VA	22	CO	1	20 A	WATER COOLER	1,6
1	KITCHEN ISLAND DW	20 A	1	K	23			1200 VA	900 VA	24	CO	1	20 A	REC LOBBY/CORRIDOR	
	REC EXTERIOR	20 A	1	CO	25	720 VA	180 VA		26	CO	1	20 A	REC DORM RR	
	STAIR CLIMBER	20 A	1	CO	27		180 VA	180 VA	28	CO	1	20 A	REC DORM RR	
	REC GYM TREADMILL	20 A	1	E	29			1200 VA	180 VA	30	CO	1	20 A	REC DORM RR	
	REC GYM TREADMILL	20 A	1	E	31	1200 VA	180 VA		32	CO	1	20 A	REC PUBLIC RR	
	REC GYM	20 A	1	CO; E	33			1360 VA	720 VA	34	CO	1	20 A	REC RADIO CHARGING	
	REC GYM	20 A	1	CO; E	35			1220 VA	180 VA	36	CO	1	20 A	REC GYM	
	LIGHTS GYM	20 A	1	L	37	216 VA	1080 VA		38	CO	1	20 A	REC TOOL/SCBA	
	REC CAPT OFFICE/FLEX	20 A	1	CO	39		720 VA	720 VA	40	CO	1	20 A	REC TURNOUT	
	ICE MACHINE	20 A	1	E	41			1200 VA	540 VA	42	CO	1	20 A	REC MED/PANT/STOR	
1	REC LAUNDRY	20 A	1	CO	43	900 VA	360 VA		44	CO	1	20 A	REC TTB	
1	CLOTHES DRYER	40 A	2	K	45		2500 VA	360 VA	46	CO	1	20 A	TELECOM RACK	
--	--	--	--	--	47			2500 VA	360 VA	48	CO	1	20 A	TELECOM RACK	
1	CLOTHES WASHER	20 A	1	E	49	1500 VA	500 VA		50	L	1	20 A	ACESS CONTROL PANEL	
1	CLOTHES DRYER	40 A	2	K	51		2500 VA	360 VA	52	CO	1	20 A	REC TTB	
--	--	--	--	--	53			2500 VA	180 VA	54	CO	1	20 A	REC MEP	
1	CLOTHES WASHER	20 A	1	E	55	1500 VA	764 VA		56	L	1	20 A	BAY LIGHTING	
	FACP	20 A	1	E	57		0 VA	1517 VA	58	L	1	20 A	LTG SM ROOMS	
	NAC	20 A	1	E	59			0 VA	900 VA	60	L	1	20 A	LTG OPEN AREAS/HALLS	
	APPARATUS BAY LTG	20 A	1	L	61	760 VA	0 VA		62	--	1	20 A	-SPARE-	
	REC TOOL ROOM	20 A	1	CO	63		900 VA	0 VA	64	--	1	20 A	-SPARE-	
	-SPARE-	20 A	1	--	65			0 VA	0 VA	66	--	1	20 A	-SPARE-	
	-SPARE-	20 A	1	--	67	0 VA	0 VA		68	--	3	60 A	SPD	
	-SPARE-	20 A	1	--	69		0 VA	0 VA	70	--	--	--	--	--
	-SPARE-	20 A	1	--	71			0 VA	0 VA	72	--	--	--	--	--
	TOTAL CONNECTED LOAD PER PHASE (VA)					43741 VA	43063 VA	39773 VA						
	TOTAL CONNECTED CURRENT PER PHASE (AMPS)					369 A	363 A	331 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	16360 VA	100.00%	16360 VA		
KITCHEN	23867 VA	65.00%	15514 VA	**Total Conn. Load:**	126577 VA
LIGHTING	11094 VA	125.00%	13868 VA	**25% OF LARGEST MOTOR:**	
Motor	54015 VA	111.01%	59960 VA	**Total Est. Demand:**	121321 VA
RECEPTACLE	21240 VA	73.54%	15620 VA	**Total Conn. Current:**	351 A
				Total Est. Demand Current:	337 A

MECHANICAL EQUIPMENT SCHEDULE

UNIT NAME			ELECTRICAL INPUT					FEEDER							STARTER/DISCONNECT/CONNECTION TO UNIT								
TYPE	No.	DESCRIPTION	LOAD	TYPE	VOLTS	PHASE	AMPS	QTY	CONDUIT SIZE	WIRE QTY	WIRE SIZE	WIRE EQPT GND	NOTE	STARTER SIZE	OCP SIZE	OCP POLE	DISCONNECT SIZE	DISCONNECT POLE	ENCLOSURE	REMARKS
(E)WH	1	EXISTING GAS WATER HEATER	1	MCA	120 V	1	1 A	1	3/4"	2	12	12	9A	-	-	-	30	1	NEMA 1	
BC	1	CIRCULATION FAN	1.6	MCA	208 V	1	1.6 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
BC	2	CIRCULATION FAN	0.8	MCA	208 V	1	0.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	1	CASSETT	0.35	MCA	208 V	1	0.4 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	2	CASSETT	0.24	MCA	208 V	1	0.2 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	3	CASSETT	0.24	MCA	208 V	1	0.2 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	4	CASSETT	0.24	MCA	208 V	1	0.2 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	5	CASSETT	0.24	MCA	208 V	1	0.2 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
CAS	6	CASSETT	0.24	MCA	208 V	1	0.2 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
DCP	1	CIRC PUMP	0.075	KVA	120 V	1	0.6 A	1	3/4"	2	12	12	13A	-	-	-	-	-	-	
DF	1	DESTRATIFICATION FAN	3.6	FLA	208 V	1	3.6 A	1	3/4"	2	12	12	10A	-	20	2	30	2	NEMA 1	
DF	2	DESTRATIFICATION FAN	3.6	FLA	208 V	1	3.6 A	1	3/4"	2	12	12	10A	-	20	2	30	2	NEMA 1	
ERV	1	ENERGY RECOVERY UNIT	14.4	FLA	120 V	1	14.4 A	1	3/4"	2	12	12	10A	-	20	1	30	1	NEMA 1	
ERV	2	ENERGY RECOVERY UNIT	14.4	FLA	120 V	1	14.4 A	1	3/4"	2	12	12	10A	-	20	1	30	1	NEMA 1	
ERV	3	ENERGY RECOVERY UNIT	14.4	FLA	120 V	1	14.4 A	1	3/4"	2	12	12	10A	-	20	1	30	1	NEMA 1	
ERV	4	ENERGY RECOVERY UNIT	22.1	FLA	208 V	1	22.1 A	1	3/4"	2	10	10	10A	-	30	2	30	2	NEMA 3R	
FCU	1	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	2	FAN COIL UNIT	4.38	MCA	208 V	1	4.4 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	3	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	4	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	5	FAN COIL UNIT	2.13	MCA	208 V	1	2.1 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	6	FAN COIL UNIT	4.38	MCA	208 V	1	4.4 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	7	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	8	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	15	FAN COIL UNIT	2.88	MCA	208 V	1	2.9 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	16	FAN COIL UNIT	2.88	MCA	208 V	1	2.9 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	17	FAN COIL UNIT	1.75	MCA	208 V	1	1.8 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	18	FAN COIL UNIT	2.88	MCA	208 V	1	2.9 A	1	3/4"	2	12	12	1A	-	-	-	1HP	2	NEMA 1	
FCU	19	FAN COIL UNIT	5.6	MCA	208 V	3	5.6 A	1	3/4"	3	12	12	10A	-	20	3	30	3	NEMA 1	
FCU	20	FAN COIL UNIT	7.12	MCA	208 V	3	7.1 A	1	3/4"	3	12	12	10A	-	20	3	30	3	NEMA 1	
GWH	1	GAS WATER HEATER	1	FLA	120 V	1	1 A	1	3/4"	2	12	12	15A	-	20	1	30	1	-	
ODU	1	OUTDOOR CONDENSING UNIT	66	MCA	208 V	3	66 A	1	1 1/4"	3	2	8	10A	-	90	3	100	3	NEMA 3R	
ODU	2	OUTDOOR CONDENSING UNIT	54	MCA	208 V	3	54 A	1	1 1/4"	3	4	8	10A	-	70	3	100	3	NEMA 3R	
OH	1	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
OH	2	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
OH	3	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
OH	4	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
OH	5	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
OH	6	OVERHEAD DOOR	1.5	HP	208 V	3	6.6 A	1	3/4"	3	12	12	10A	-	10	3	30	3	NEMA 1	
RCP	1	RADIANT CEILING PANEL	0.5	KVA	208 V	1	2.4 A	1	3/4"	2	12	12	9A	-	-	-	30	2	NEMA 1	
WH	1	WALL HEATER	1.5	KVA	208 V	1	7.2 A	1	3/4"	2	12	12	9A	-	-	-	30	2	NEMA 1	

STARTER/DISCONNECT/CONNECTION AT UNIT NOTES:

1. MANUAL STARTER WITH THERMAL OVERLOAD
2. MANUAL STARTER WITH THERMAL OVERLOAD PROTECTION & LOW VOLTAGE RELAY / CONTACTOR FOR ATC CONTROL.
3. COMBINATION MAGNETIC STARTER / FUSED DISCONNECT
4. COMBINATION MAGNETIC STARTER / MOTOR CIRCUIT PROTECTOR (MCP)
5. COMBINATION MAGNETIC STARTER / NON-FUSED DISCONNECT.
6. COMBINATION VARIABLE FREQUENCY DRIVE / MOTOR CIRCUIT PROTECTOR (MCP)
7. MAGNATIC STARTER
8. REDUCED VOLTAGE STARTER
9. NON-FUSED DISCONNECT SWITCH
10. FUSED DISCONNECT SWITCH
11. ENCLOSED CIRCUIT BREAKER
12. DIRECT CONNECTION
13. DUPLEX RECEPTACLE OUTLET
14. SPECIAL PURPOSE OUTLET
15. TOGGLE SWITCH
16. PILOT SWITCH
17. FUSED ELEVATOR SWITCH
18. MOTOR RATED SWITCH
19. CONTROL PANEL

A. FURNISHED, INSTALLED & CONNECTED UNDER DIVISION 26.
B. FURNISHED & INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTIONS UNDER DIVISION 26
C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26
D. FURNISHED, INSTALLED & CONNECTED UNDER ANOTHER DIVISION
E. FURNISHED BY OWNER, INSTALLED & CONNECTED BY DIVISION 26

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND SIZE FEEDER, STARTER, DISCONNECT AND OVERCURRENT PROTECTION IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OF ACTUAL EQUIPMENT SUPPLIED.
2. ALL CONDUCTORS USED SHALL BE COPPER.
3. ELECTRICAL CONTRACTOR SHALL REVIEW MECHANICAL DRAWINGS FOR ANY ADDITIONAL REQUIREMENTS PRIOR TO BID.
4. ELECTRICAL CONTRACTOR SHALL REVIEW OTHER TRADE SUBMITTALS FOR ANY EQUIPMENT REQUIRING CONNECTION BY ELECTRICAL CONTRACTOR AND COORDINATE ALL REQUIREMENTS PRIOR TO ROUGH-IN.
5. SIZE ALL FUSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PANELBOARD SCHEDULE

PANEL NAME: C

MOUNTING: SURFACE
ENCLOSURE: NEMA 1
DOOR TYPE: DOOR-IN-DOOR
VOLTAGE: 120/208 Wye
PHASE: 3
WIRES: 4
Min. A.I.C. RATING: 10,000A
LOCATION: STORAGE 136
MAIN TYPE: MLO
BUS RATING: 225 A
MCB RATING: N/A
BUS MATERIAL: AL
FEED FROM:
SPD: CAT A
NEUTRAL RATING: 100%
ISOLATED GROUND: N/A

BRANCH BREAKERS

KEYED NOTE	CIRCUIT DESCRIPTION	AMP	POLE	LOAD TYPE	CKT #	A	B	C	CKT #	LOAD TYPE	POLE	AMP	CIRCUIT DESCRIPTION	KEYED NOTE
	GFI RESTROOMS 131/133	20 A	1	CO	1	360 VA	6485 VA		2	M	3	90 A	CONDENSING UNIT (ODU-2)	
	REC JAN. HALL STORAGE	20 A	1	CO	3		540 VA	6485 VA	4	--	--	--	--	--
	REC KITCHEN ISLAND	20 A	1	CO	5			180 VA	6485 VA	6	--	--	--	--
	KITCHEN FOOD WARMER	20 A	1	K	7	1500 VA	855 VA		8	M	3	20 A	FAN COIL (FCU-20)	
	REC KITCHEN COUNTER TOP	20 A	1	CO	9		540 VA	855 VA	10	--	--	--	--	--
	REC KITCHEN COUNTER TOP	20 A	1	CO	11			360 VA	855 VA	12	--	--	--	--
	REC KITCHEN DW	20 A	1	K	13	1200 VA	250 VA		14	M	2	20 A	HEAT PANEL (RCP-1)	
1	REC KITCHEN FRIDGE	20 A	1	K	15			1200 VA	250 VA	16	--	--	--	--
1	WATER COOLER	20 A	1	E	17			600 VA	1093 VA	18	L	1	20 A	LTG COMMUNITY ROOM	
1	REC KITCHEN DISP	20 A	1	M	19	1176 VA	720 VA		20	CO	1	20 A	REC COMMUNITY ROOM 130	
	REC FOOD WARMING	20 A	1	CO	21		360 VA	2298 VA	22	M	2	20 A	ENERGY RECOVERY (ERV-4)	
	REC FOOD WARMING	20 A	1	CO	23			360 VA	2298 VA	24	--	--	--	--
	REC COMMUNITY ROOM	20 A	1	CO	25	1080 VA	180 VA		26	CO	1	20 A	REC ROOF	
	REC RADIO CHARGING	20 A	1	CO	27		720 VA	360 VA	28	E	1	20 A	PWR DOOR ACTUATORS	
	REC COMMUNITY ROOM	20 A	1	CO	29			1080 VA	0 VA	30	--	1	20 A	-SPARE-	
	REC EXTERIOR	20 A	1	CO	31	720 VA	0 VA		32	--	1	20 A	-SPARE-	
	FAN COILS (FCU-17, 18)	20 A	2	M	33		565 VA	0 VA	34	--	1	20 A	-SPARE-	
--	--	--	--	--	35			565 VA	0 VA	36	--	1	20 A	-SPARE-	
	FAN COIL (FCU-19)	20 A	3	M	37	672 VA	0 VA		38	--	1	20 A	-SPARE-	
--	--	--	--	--	39		672 VA	0 VA	40	--	1	20 A	-SPARE-	
--	--	--	--	--	41			672 VA	0 VA	42	--	1	20 A	-SPARE-	
	LTG COMMUNITY CNTR	20 A	1	L	43	374 VA	0 VA		44	--	1	20 A	-SPARE-	
	(E) GAS WATER HEATER	20 A	1	M	45		120 VA	0 VA	46	--	1	20 A	-SPARE-	
	-SPARE-	20 A	1	--	47			0 VA	0 VA	48	--	1	20 A	-SPARE-	
	-SPARE-	20 A	1	--	49	0 VA	--		50	--	1	--	-SPACE ONLY-	
	-SPARE-	20 A	1	--	51		0 VA	--	52	--	1	--	-SPACE ONLY-	
	-SPARE-	20 A	1	--	53			0 VA	--	54	--	1	--	-SPACE ONLY-	
	-SPACE ONLY-	--	1	--	55	--	0 VA		56	--	3	60 A	SPD	
	-SPACE ONLY-	--	1	--	57		--	0 VA	58	--	--	--	--	--
	-SPACE ONLY-	--	1	--	59			--	0 VA	60	--	--	--	--	--
	TOTAL CONNECTED LOAD PER PHASE (VA)					15572 VA	14965 VA	14549 VA						
	TOTAL CONNECTED CURRENT PER PHASE (AMPS)					130 A	125 A	121 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL TOTALS	
EQUIPMENT	960 VA	100.00%	960 VA		
KITCHEN	3900 VA	90.00%	3510 VA	**Total Conn. Load:**	45086 VA
LIGHTING	1467 VA	125.00%	1834 VA	**25% OF LARGEST MOTOR:**	
Motor	31559 VA	115.41%	36423 VA	**Total Est. Demand:**	49927 VA
RECEPTACLE	7200 VA	100.00%	7200 VA	**Total Conn. Current:**	125 A
				Total Est. Demand Current:	139 A

PANEL LEGEND

B	A
	C

PANELBOARD SCHEDULE KEYED NOTE:

1. PROVIDE CLASS A GROUND FAULT INTERRUPTER TYPE CIRCUIT BREAKER.
2. PROVIDE ARC FAULT CIRCUIT INTERRUPTER TYPE CIRCUIT BREAKER.
3. PROVIDE 30 MILLIAMPERE EQUIPMENT GROUND FAULT PROTECTOR TYPE CIRCUIT BREAKER.
4. PROVIDE SHUNT TRIP CIRCUIT BREAKER WITH 120 V COIL.
5. PROVIDE HACR RATED CIRCUIT BREAKER.
6. PROVIDE HANDLE CLAMP FOR HOLDING CIRCUIT BREAKER IN THE "ON" OR "OFF" POSITION.
7. PROVIDE SWITCHING RATED CIRCUIT BREAKER.
8. PROVIDE NEW CIRCUIT BREAKER IN EXISTING PANELBOARD (WHERE PANEL IS LABELED AS EXISTING) OF SAME MANUFACTURER AND A.I.C. RATING AS EXISTING.
9. EXISTING LOAD.

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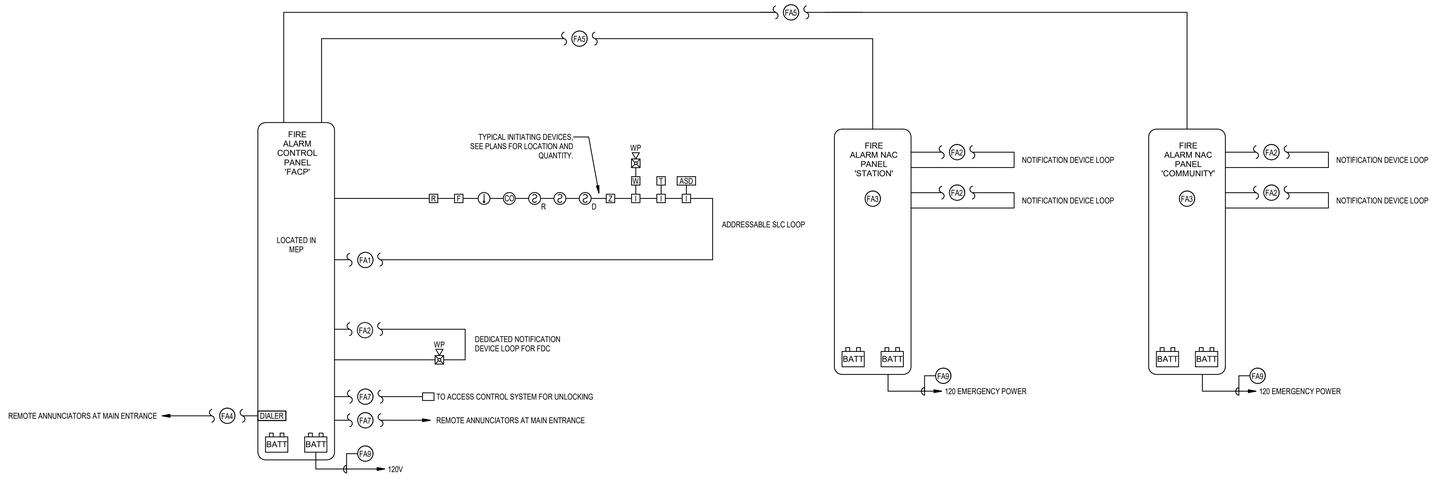
Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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FIRE ALARM SCOPE MATRIX						
ITEM	FURNISHED BY		INSTALLED BY		CONNECTED AND TESTED BY	
	OWNER	CONTRACTOR	OWNER	CONTRACTOR	OWNER	CONTRACTOR
FIRE ALARM DEVICES (SMOKE DETECTORS, HORN STROBES, ETC.)		X		X		X
FIRE ALARM CABLES		X		X		X
RACEWAY - CONDUITS, BOXES, ETC.		X		X		X
ALL CONSUMABLES (TAPE, STRING, TIE-WRAPS, VELCRO, ANCHORS, BOLTS, NUTS, SCREWS, WRAP LABELS, PRINTED LABELS, ETC.)		X		X		X



1 **FIRE ALARM RISER DIAGRAM**
1/2" = 1'-0"

FIRE ALARM SYSTEM GENERAL NOTES:

1. PROVIDE ADDRESSABLE FIRE ALARM SYSTEM. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. THE SYSTEM SHALL BE PROGRAMMED SO THAT IF ANY INITIATION DEVICE IS ACTUATED, AN ALARM SIGNAL WHICH IS AUDIBLE THROUGHOUT THE BUILDING ZONES AS REQUIRED BY THE FIRE MARSHAL WILL BE ACTIVATED.
3. WIRING SHALL BE CONTINUOUS FROM ONE DEVICE TO ANOTHER. NO SPLICING IS ALLOWED. REFER TO THE SPECIFICATIONS FOR THE OWNER CABLING REQUIREMENTS.
4. PROVIDE FIRE ALARM MAP OF THE BUILDING SHOWING ALL FIRE ALARM SYSTEM DEVICES. MAP TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
   - A. EXACT LOCATIONS OF ALL DEVICES, FIRE ALARM CONTROL PANEL AND NAC PANELS.
   - B. ROOM NAMES
   - C. ALL DEVICE ADDRESS SHALL BE INDICATED ON THE DRAWINGS.
   - D. ALL MAPS SHALL BE 11"X17". PROVIDE ONE SET IN A SLEEVED 3 RING BINDER. DELIVER 3 RING BINDER WITH MAPS TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AS PART OF THE CLOSE DOCUMENTS. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FIRE ALARM CABLING SHALL BE RUN IN CONDUIT. MINIMUM CONDUIT SIZE SHALL BE 3/4". ALL CONDUIT, JUNCTION BOXES AND FITTINGS SHALL BE RED IN COLOR AND LABELED PER ALL OWNER STANDARDS. ALL CABLING SHALL BE RATED FOR USE IN A FIRE ALARM SYSTEM PER ALL NFPA AND NEC REQUIREMENTS.
6. THE FIRE ALARM SYSTEM SUPPLIER SHALL PROVIDE COMPUTER DRAFTED SHOP DRAWINGS OF THE ENTIRE FIRE ALARM SYSTEM USING FLOOR PLANS PROVIDED BY THE ENGINEER. SHOP DRAWINGS TO INCLUDE BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, PLANS, SECTIONS, ELEVATIONS. FINAL DEVICE LOCATIONS AND ADDRESS, CONDUIT SIZE AND ROUTING AND ALL CONDUCTOR SIZES (SEE SPEC FOR OWNER STANDARDS). TYPICAL RISERS AND CALCULATIONS WILL NOT BE ACCEPTED. ALL SHOP DRAWINGS SHALL BE PREPARED AND APPROVED BY A NICET CERTIFIED FIRE ALARM TECHNICIAN, LEVEL III OR GREATER.
7. ALL NOTIFICATION DEVICE CIRCUIT VOLTAGE DROP CALCULATIONS SHALL BE DONE IN COMPLIANCE WITH NFPA 72. THE FIRE ALARM SYSTEM SUPPLIER TO DETERMINE THE AMOUNT NOTIFICATION DEVICE CIRCUITS THAT ARE REQUIRED BASED ON THE NUMBER OF THE NOTIFICATION DEVICES SHOWN ON THE DRAWINGS. THE FIRE ALARM SUPPLIER SHALL DETERMINE THE AMOUNT OF 'NAC' PANELS THAT WILL BE REQUIRED BASED ON THE QUANTITY OF NOTIFICATION DEVICE CIRCUITS.
8. FAN SHUT DOWN RELAY(S) IN THE AIR HANDLING EQUIPMENT SHALL BE NORMALLY ENERGIZED, AND CONNECTED THROUGH AND CONTROLLED BY A NORMALLY CLOSED CONTACT IN THE FIRE ALARM PANEL, OR A NORMALLY CLOSED CONTACT OF A REMOTE RELAY UNDER SUPERVISION BY THE MAIN PANEL. THE RELAYS WILL TRANSFER ON ALARM, AND SHALL NOT RESTORE UNTIL THE PANEL IS RESET.
9. AUDIBLE ANNUNCIATION DEVICES SHALL BE SILENCE-ABLE VIA THE FACP FRONT PANEL WHILE ALLOWING VISUAL ANNUNCIATION DEVICES TO REMAIN IN ALARM.
10. SUBMIT TO THE LOCAL AUTHORITY HAVING JURISDICTION, A MINIMUM OF TWO SETS OF PLANS, COMPLETE WITH MANUFACTURER CUT SHEETS, AND BATTERY CALCULATIONS AND FIRE COMMAND CENTER LAYOUT. PLANS MUST BE INK SIGNED BY A NICET LEVEL III OR BETTER IN FIRE ALARM SYSTEMS.
11. VERIFY AND COMPLY WITH ALL CURRENT STATE, LOCAL AND NATIONAL CODES. COMPLY WITH ALL NEC AND NFPA REQUIREMENTS.
12. UPON CLOSE OUT OF THE PROJECT THE FIRE ALARM SYSTEM SUPPLIER TO PROVIDE A CD(S) WITH CAD AND PDF DRAWINGS OF THE BUILDING FIRE ALARM MAP, CAD AND PDF AS-BUILT DRAWINGS, GENERAL PROGRAMMING, SITE SPECIFIC PROGRAMMING, O&M MANUALS FOR THE FIRE ALARM SYSTEM AND A TUTORIAL ON PROGRAMMING THE SYSTEM. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
13. CONTRACTOR IS RESPONSIBLE FOR MAKING AND OBTAINING APPROVAL FOR ALL NECESSARY ADJUSTMENTS IN CIRCUITRY AS REQUIRED ACCOMMODATING THE RELOCATION OF EQUIPMENT AND/OR DEVICES WHICH ARE AFFECTED BY ANY AUTHORIZED CHANGE. ALL CHANGES SHALL BE CLEARLY INDICATED ON THE RECORD DRAWINGS.
14. FIRE RATINGS SHALL BE MAINTAINED FOR ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
15. THE POWER CIRCUIT TO THE FACP AND TO THE FIRE ALARM POWER SUPPLIES SHALL BE ON A DEDICATED 120V, 20A BRANCH CIRCUIT BREAKER, AND SHALL HAVE A RED MARKING, LOCK-ON PROVISION AND SHALL BE IDENTIFIED AS FIRE ALARM CIRCUIT CONTROL. THE LOCATION OF THE CIRCUIT DISCONNECT MEANS (CIRCUIT BREAKER) SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT.
16. POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST REMAIN SEPARATED IN CABINET. ALL POWER-LIMITED CIRCUIT WIRING MUST REMAIN AT LEAST 0.25 AWAY FROM ANY NON POWER-LIMITED CIRCUIT WIRING. FURTHERMORE, ALL POWER-LIMITED AND NONPOWER-LIMITED CIRCUIT WIRING MUST ENTER AND EXIT THE CABINET THROUGH DIFFERENT KNOCKOUTS AND/OR SEPARATE CONDUITS.
17. MAINTAIN 40 PERCENT CONDUIT FILL RATIO AS PER NEC REGULATIONS.
18. WHEN UTILIZING SHIELDED CABLES, TIE SHIELDS THROUGH AND INSULATE AT EACH JUNCTION BOX. INSULATE AND TAPE BACK TO BACK END OF JUNCTION BOX.
19. WHEN UTILIZING CLASS A CIRCUITS, SEPARATE OUTGOING AND RETURN CONDUCTORS BY A MINIMUM OF 12" WHERE RUN VERTICALLY AND 48" WHERE RUN HORIZONTALLY.
20. ALL FIRE ALARM CABLING SHALL BE ACCEPTABLE TO THE FIRE ALARM EQUIPMENT MANUFACTURER FOR THE INTENDED PURPOSE.
21. FIRE ALARM CABLE INSTALLED IN DUCTS, PLENUMS, AND OTHER SPACES USED FOR ENVIRONMENTAL AIR SHALL BE TYPE FPLP.
22. FIRE ALARM CABLES INSTALLED IN VERTICAL RUNS AND PENETRATE MORE THAN ONE FLOOR OR CABLES INSTALLED IN VERTICAL SHAFTS SHALL BE TYPE FPLR.
23. SMOKE DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER CONSTRUCTION CLEAN-UP IS COMPLETED AND FINAL.
24. LOCATE SMOKE DETECTORS A MINIMUM OF THREE(3) FEET FROM MECHANICAL DIFFUSERS.
25. PROVIDE SYNCHRONIZATION OF ALL VISUAL NOTIFICATION APPLIANCE CIRCUITS.
26. UPON COMPLETION OF THE FIRE ALARM SYSTEM INSTALLATION AND PROGRAMMING, THE INSTALLING CONTRACTOR SHALL PERFORM FINAL TESTING OF THE ENTIRE SYSTEM, PER ALL APPLICABLE CODES, AND SHALL COORDINATE AND PERFORM A FINAL FIRE ALARM INSPECTION.
27. INSTALLING CONTRACTOR SHALL PHYSICALLY, LABEL ALL INITIATING DEVICES. THESE LABELS SHALL BE IN PLACE PRIOR TO START-UP AND TESTING.

SYSTEMS GENERAL NOTES:

1. COORDINATE ALL WALL MOUNTED LOCATIONS WITH THE ARCHITECT.
2. DO NOT LOCATE ANY FIRE ALARM DEVICES BEHIND DOORS OR SHELVING. REFER TO THE ARCHITECTURAL DRAWINGS FOR SHELVING LOCATIONS.
3. THE DIVISION 28 CONTRACTOR SHALL DETERMINE THE EXACT ROUTING OF ALL CONDUITS IN THE FIELD. THIS PLAN REPRESENTS A SCHEMATIC REPRESENTATION OF DEVICE LOCATIONS, AND CONDUIT RUNS.
4. ALL CONDUITS THAT TERMINATE ABOVE THE CEILING SHALL TERMINATE WITH NYLON BUSHING.
5. CONTRACTOR SHALL COORDINATE ALL CEILING MOUNTED DEVICES WITH THE LIGHTING PLANS. RELOCATE DEVICES AS NECESSARY. RELOCATED DEVICES SHALL COMPLY WITH ALL NFPA SPACING REQUIREMENTS.
6. ALL FIRE ALARM DEVICE LOCATIONS, EQUIPMENT LOCATIONS, RISER DIAGRAM, ETC., ARE SCHEMATIC IN NATURE AND ARE SHOWN TO PROVIDE INTENT OF THE FIRE ALARM SYSTEM TO BE PROVIDED. FIRE ALARM SYSTEM SUPPLIER SHALL PROVIDE BID AND SHOP DRAWINGS THAT INCLUDE A FULL CODE COMPLIANT DESIGN INCLUDING ALL NOTIFICATION AND INITIATION DEVICES REQUIRED WHETHER SHOWN OR NOT.

KEYED NOTES (#)

- FA1 EXTEND COMMUNICATION CABLES TO ADDRESSABLE FIRE ALARM DEVICES INCLUDING SMOKE AND HEAT DETECTORS, DUCT SMOKE DETECTORS, MONITOR MODULES, CONTROL MODULES, AND MANUAL PULL STATIONS. REFER TO THE FIRE ALARM PLANS FOR QUANTITIES, DEVICE TYPES AND LOCATIONS. INCLUDE 24VDC POWER WIRING AS REQUIRED FOR CONTROL MODULES AND DUCT SMOKE DETECTORS. PROVIDE A MINIMUM OF 20% SPARE CAPACITY, PER ADDRESSABLE LOOP, FOR FUTURE USE.
- FA2 EXTEND NOTIFICATION CABLES TO FIRE ALARM HORN/STROBES AND STROBES. REFER TO THE FIRE ALARM PLANS FOR QUANTITIES, DEVICE TYPES AND LOCATIONS. PROVIDE SYNC MODULES FOR STROBES AS REQUIRED TO COMPLY WITH ALL APPLICABLE ADA CODES. CIRCUIT PER ALL MANUFACTURERS RECOMMENDATIONS. PROVIDE A MINIMUM OF 20% SPARE CAPACITY, IN FACP AND EACH NAC PANEL, FOR FUTURE USE.
- FA3 PROVIDE NOTIFICATION APPLIANCE CIRCUIT PANEL (NAC) INCLUDING HORN/STROBE AND STROBE CIRCUIT MODULES, POWER SUPPLIES, AND BATTERIES IN QUANTITY AS NEEDED TO SERVE DEVICES SHOWN ON FLOORPLANS.
- FA4 EXTEND A 3/4" CONDUIT WITH TWO (2) CAT.6 CABLES TO THE TELEPHONE TERMINAL BOARD.
- FA5 EXTEND TWO (2) 1" CONDUITS, ONE FOR COMMUNICATION CABLING AND ONE SPARE.
- FA7 EXTEND 3/4" CONDUIT WITH CABLING PER ALL MANUFACTURERS RECOMMENDATIONS.
- FA9 EXTEND A 3/4" CONDUIT WITH 2#12 AND 1#12 GND. TO PANEL SHOWN ON PLANS, IDENTIFY BREAKER WITH RED LABEL STATING "FIRE ALARM CIRCUIT".

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CITY OF ALPINE

ALPINE FIRE STATION

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Revisions

Num.	Description	Date

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Sheet Title

FIRE ALARM RISER DIAGRAM

Sheet Number

EY701

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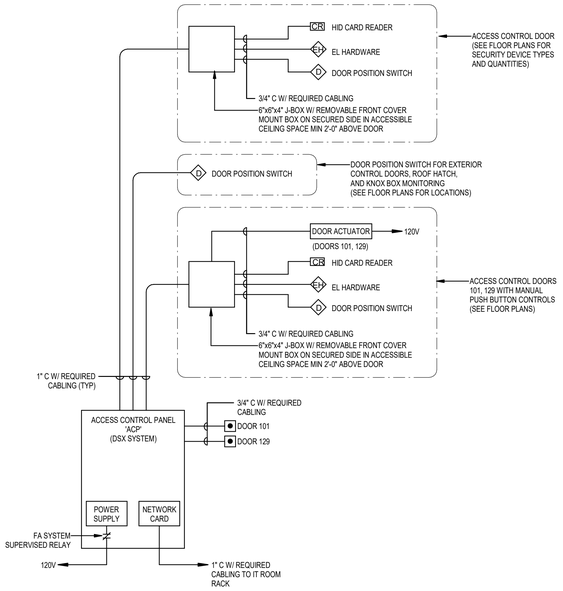
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ACCESS CONTROL SYSTEM RESPONSIBILITY MATRIX

ITEM	FURNISHED BY		INSTALLED AND TESTED BY	
	OWNER	PROJECT CONTRACTOR	OWNER	PROJECT CONTRACTOR
HEAD-END EQUIPMENT (CONTROL PANELS, SWITCHES, ETC.)		X		X
DEVICES (CARD READERS, POWER SUPPLIES, ETC.)		X		X
ALL 4-PAIR HORIZONTAL CABLING		X		X
SPECIALTY CABLING (I.E. MULTI-CONDUCTOR, SHIELDED, ETC.)		X		X
LABELING		X		X
RACEWAY (CONDUIT, BOXES, ETC.)		X		X

ACCESS CONTROL SYSTEM NOTES:

1. CONTRACTOR SHALL PROVIDE ALL REQUIRED RACEWAYS AND CONDUCTORS (CONDUITS, BOXES, WIRES, ETC.) FOR ACCESS CONTROL SYSTEM.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE ROUGH-IN LOCATIONS FOR EACH INDIVIDUAL DOOR WITH ARCHITECT AND OWNER TO ENSURE ROUGH-IN IS IN CORRECT LOCATIONS AND ON CORRECT SIDE OF DOORS.
3. COORDINATE LOCATIONS OF ALL HARDWARE WITH ARCHITECTURAL PLANS AND DOOR HARDWARE SPECIFICATIONS PRIOR TO ROUGH-IN.
4. SUBMIT ACCESS CONTROL ROUGH-IN SHOP DRAWINGS FOR REVIEW.
5. ALL ABOVE CEILING JUNCTION BOXES SHALL BE FULLY ACCESSIBLE.
6. JUNCTION BOXES IN AREAS WITH OPEN TO STRUCTURE CEILINGS SHALL BE PAINTED AS DIRECTED BY ARCHITECT.
7. ACCESS CONTROL SYSTEM MUST USE DSX SOFTWARE AND HID CARD READERS.
8. CONTRACTOR IS RESPONSIBLE TO ENSURE THIS SYSTEM BEHAVES AS AN EXPANSION OF THE ACCESS CONTROL SYSTEM AT HIGHLAND STATION AND CARD ACCESS CAN WORK BETWEEN BUILDINGS.



4 ACCESS CONTROL RISER DIAGRAM
12" = 1'-0"

VIDEO SURVEILLANCE SYSTEM RESPONSIBILITY MATRIX

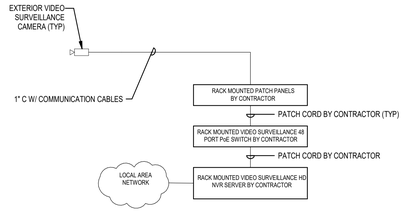
ITEM	FURNISHED BY		INSTALLED AND TESTED BY	
	OWNER	PROJECT CONTRACTOR	OWNER	PROJECT CONTRACTOR
NVR (NETWORK VIDEO RECORDER) SERVER, MONITORS, ETC.		X		X
CAMERAS AND CAMERA MOUNTING		X		X
CAMERA LICENSING		X		X
ALL 4-PAIR HORIZONTAL CABLING		X		X
LABELING		X		X
RACEWAY (CONDUIT, J-BOXES, ETC.)		X		X

VIDEO SURVEILLANCE SYSTEM NOTES:

1. REFER TO SPECIFICATIONS FOR APPROVED VIDEO SURVEILLANCE SYSTEM SOFTWARE AND CAMERA MANUFACTURERS.
2. ALL VIDEO SURVEILLANCE EQUIPMENT, DEVICES, CABLING, PROGRAMMING, ETC. SHALL BE PROVIDED BY CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE A COMPLETE RACEWAY SYSTEM FOR AS SHOWN IN THE RISER DIAGRAM.
4. THE CONTRACTOR SHALL TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN VIDEO SURVEILLANCE SYSTEM AND EQUIPMENT. CONDUCT AT LEAST TWO THREE (3) HOUR TRAINING SESSIONS.
5. CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING TO COORDINATE CONDUIT LAYOUT WITH VIDEO SURVEILLANCE SYSTEM INSTALLER. SUBMIT CONDUIT LAYOUT PLANS FOR REVIEW.

VIDEO SURVEILLANCE CAMERA SCHEDULE

CAMERA ID	DESCRIPTION	MODEL
C1	EXTERIOR DOME STYLE HDTV 1080p CAMERA OPTIMIZED IR FOR NIGHT PERFORMANCE PoE	AXIS (OR APPROVED EQUAL)



3 VIDEO SURVEILLANCE RISER DIAGRAM AND CAMERA SCHEDULE
12" = 1'-0"

TELECOMMUNICATIONS RESPONSIBILITY MATRIX

ITEM	FURNISHED BY		INSTALLED AND TESTED BY	
	OWNER	PROJECT CONTRACTOR	OWNER	PROJECT CONTRACTOR
WIRELESS ACCESS POINTS	X			X
SERVERS, SWITCHES, ACTIVE EQUIPMENT	X			X
RACK MOUNTED UPS	X			X
RACK PDUS (POWER DISTRIBUTION UNITS)		X		X
RACKS AND VERTICAL/HORIZONTAL RACK CABLE MANAGEMENT		X		X
TELECOM RACKS OR CABINETS		X		X
PATCH CORDS		X		X
FACEPLATES, JACKS, CABLING, ETC.		X		X
PATCH PANELS		X		X
ALL 4-PAIR HORIZONTAL CABLING		X		X
FIBER AND FIBER ACCESSORIES		X		X
LABELING		X		X
BUILDING ENTRANCE PROTECTORS (SURGE SUPPRESSION DEVICES)		X		X
RACEWAY (CONDUITS, BOXES, J-HOOKS, ETC.)		X		X
GROUNDING AND BONDING (BUS BARS, WIRE, ETC.)		X		X

CONDUIT SIZING SCHEDULE

TRADE SIZE	TOTAL AREA	TOTAL INTERNAL	CABLE OUTSIDE DIAMETER (INCHES) AND MAXIMUM CABLES PER CONDUIT								
INCHES	100%	DIAMETER (IN.)	0.13	0.18	0.22	0.24	0.29	0.31	0.37	0.53	0.62
1"	0.864	1.049	18	10	6	5	4	3	2	1	1
1-1/4"	1.496	1.38	32	16	11	9	6	6	4	2	1
1-1/2"	2.036	1.61	43	22	15	13	9	8	5	3	2
2"	6.356	2.067	71	37	25	21	14	12	9	4	3
2-1/2"	5.858	2.731	124	64	43	36	25	22	15	7	5
3"	8.846	3.356	187	97	65	55	37	33	23	11	8
3-1/2"	11.545	3.834	244	127	85	71	49	43	30	15	11
4"	14.753	4.334	311	162	109	91	63	55	38	19	14

1. CHART IS BASED UPON ELECTRICAL METALLIC TUBING (EMT).
2. 1" CONDUIT IS THE MINIMUM SIZE ACCEPTABLE ON THIS PROJECT.
3. PROVIDE FOR 50% FUTURE CAPACITY IN EACH CONDUIT.
4. NO MORE THAN THREE DATA OUTLETS SHALL BE FED FROM A SINGLE CONDUIT RUN. PROVIDE SEPRATE CONDUIT FOR MORE THAN THREE.
5. THIS TABLE ASSUMES A FILL FACTOR OF 40% AND A MAXIMUM OF (2) 90 DEGREE BENDS BETWEEN PULL POINTS.

COMMUNICATION CABLING SCHEDULE

DEVICE	ANSI/TIA CATEGORY	# OF CABLES PER OUTLET	JACKET COLOR	JACK COLOR	CABLE TYPE	CABLE RATING
DATA OUTLETS	CAT 6A	2	BLUE	BLUE	U/UTP	PLENUM
WIRELESS ACCESS POINTS	CAT 6A	1	BLUE	BLUE	U/UTP	PLENUM
VIDEO SURVEILLANCE CAMERAS	CAT 6A	1	YELLOW	YELLOW	U/UTP	PLENUM
A/V EQUIPMENT AND TVs	CAT 6A	1	WHITE	WHITE	U/UTP	PLENUM

MAIN ELECTRICAL ROOM

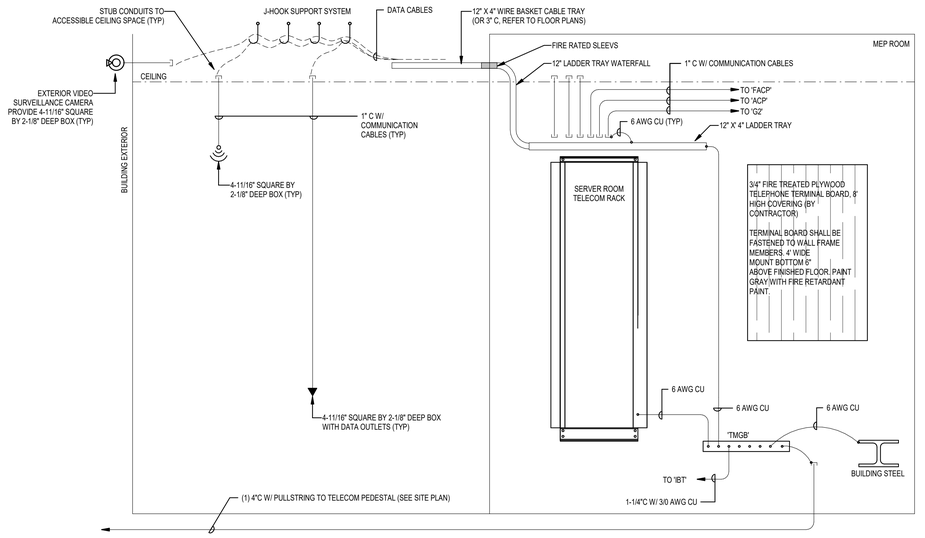
FLOOR MOUNTED RACK



TELECOM RACK GENERAL NOTES

1. ALL EQUIPMENT / CABINETS / CABLING / WIRE MANAGEMENT / ETC. BY CONTRACTOR - SEE TELECOM COORDINATION MATRIX.
2. CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING TO COORDINATE RACK EQUIPMENT LAYOUTS WITH OWNER AND ENGINEER OF RECORD.
3. CONTRACTOR SHALL COORDINATE ALL DATA/COMM REQUIREMENTS AND WORK WITH OWNER PRIOR TO ROUGH-IN OR PULLING ANY CABLING.
4. CONTRACTOR SHALL PROVIDE ALL PATCH PANELS, RACKS, FACEPLATES, JACKS, CABLES, AND ALL CABLE TERMINATIONS AS REQUIRED FOR A COMPLETE INSTALLATION.
5. ALL DATA AND COMMUNICATION CABLES SHALL BE TERMINATED AND LABELED AT BOTH ENDS. PROVIDE LABELING AS DIRECTED BY OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR TESTING ALL DATA/COMM AND FIBER CONNECTIONS TO ENSURE BICSI AND EIA/TIA STANDARDS ARE MET. PROVIDE A WRITTEN REPORT TO OWNER FOR EACH CABLE TESTED. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
7. INSTALL CABLING IN RACEWAYS AS SHOWN ON DRAWINGS, EXCEPT WITHIN CONSOLES, CABINETS, DESK, AND COUNTERS AND ACCESSIBLE CEILING SPACES. INSTALL EXPOSED CABLES PARALLEL AND PERPENDICULAR TO SURFACES OR EXPOSED STRUCTURAL MEMBERS, AND FOLLOW SURFACE CONTOURS.
8. DATA/COMM SYSTEM SUPPLIER SHALL PROVIDE COMPUTER DRAFTED SHOP DRAWINGS OF ENTIRE DATA SYSTEM USING FLOOR PLANS PROVIDED BY THE ENGINEER. SHOP DRAWINGS TO INCLUDE: PLANS, SECTIONS, ELEVATIONS, FINAL DEVICE LOCATIONS, CONDUIT SIZE AND ROUTING, AND ALL CABLE TYPES. TYPICAL RISERS WILL NOT BE ACCEPTED.

2 TELECOM RACK LAYOUT
12" = 1'-0"



1 TELECOM RISER DIAGRAM
12" = 1'-0"

TELECOMMUNICATIONS GENERAL NOTES AND GUIDELINES:

GENERAL

1. ALL PATHWAYS MUST NOT EXCEED 295' FROM THE TELECOM RACK TO THE DATA OUTLET.
2. ALL PENETRATIONS THROUGH FIRE RATED WALL SHALL BE PROVIDED WITH FIRE RATED PATHWAYS, PUTTY PADS AND FIRE CAULKING SUCH THAT THE WALL RAITING IS MAINTAINED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ACCEPTABLE CONDUIT RUNS

1. MUST NOT HAVE A BEND OVER 90 DEGREES OR AN AGGREGATE OF BENDS IN EXCESS OF 180 DEGREES BETWEEN PULL POINTS.
2. CONDUIT SEGMENTS SHALL NOT EXCEED 100' WITHOUT A PULL POINT.
3. ALL CONDUITS SHALL BE EQUIPPED WITH A PULL CORD THAT HAS A MINIMUM RATING OF 200LBS.
4. CONDUIT SHALL BE SIZED PER ANSI/TIA/EIA 569-B, WITH A MINIMUM SIZE OF 1".
5. JUNCTION BOXES ARE ALLOWED IN ACCESSIBLE LOCATIONS ONLY.
6. FLEXIBLE METALLIC AND FLEXIBLE NONMETALLIC CONDUIT ARE PROHIBITED.

PATHWAYS AND CABLE SUPPORT

1. PATHWAYS MUST HAVE ADEQUATE SUPPORT TO WITHSTAND PULLING THE CABLES.
2. PATHWAYS SHOULD BE INSTALLED AT LEAST 3" OF CLEAR VERTICAL SPACE ABOVE THE CEILING TILES AND T-BARS TO ENSURE ACCESSIBILITY, AND SHOULD AT NO POINT REST OR BE SUPPORTED BY ANY COMPONENT OF THE SUSPENDED CEILING.

GROUNDING AND BONDING

1.. PROVIDE 6 AWG CU MINIMUM BONDING JUMPER TO ALL CONDUITS, RACKS, CABINETS, AND OTHER RACEWAY AND EQUIPMENT AS REQUIRED PER EIA/TIA STANDARDS.

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CITY OF ALPINE

ALPINE FIRE STATION

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Revisions

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Sheet Title

SYSTEMS RISER DIAGRAMS

Sheet Number

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1 **LEVEL 1 - AUDIOVISUAL RCP**
1/8" = 1'-0"

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

AUDIO VISUAL GENERAL NOTES:

1. NO CHANGES SHALL BE MADE WITHOUT THE AV CONSULTANT'S WRITTEN CONSENT.
2. TO MINIMIZE SIGNAL CROSS TALK, GROUP CABLES ACCORDING TO SIGNALS BEING CARRIED. MAINTAIN SEPARATION BETWEEN POWER AND ALL OTHER CABLE GROUPS OF AT LEAST 24", AND 6" BETWEEN ALL OTHER CABLE GROUPS WHEN RUN IN PARALLEL. GROUPS SHALL BE:
   - A. POWER.
   - B. CONTROL.
   - C. VIDEO.
   - D. MIC LEVEL AUDIO CABLES (-20dBM TO +20dBM).
   - E. LINE LEVEL AUDIO CABLES (-20dBM TO +20dBM).
   - F. SPEAKER LEVEL CABLES (+20dBM OR GREATER).
   - G. DATA CABLES.
3. PROVIDE #6 AWG THHN WIRE W/ GREEN INSULATION FROM EACH AV EQUIPMENT CABINET TO THE NEAREST MAIN BUILDING GROUND. CONNECT GROUNDING WIRE TO BARE METAL ON EQUIPMENT CABINET.
4. COLORS OF ALL SOUND DEVICES THAT ARE EXPOSED, INCLUDING INPUT AND OUTPUT PLATES, VOLUME CONTROLS, SWITCHES, SPEAKERS, SPEAKER ENCLOSURES, SPEAKER MOUNTING HARDWARE, ETC. SHALL BE REVIEWED AND APPROVED BY OWNER PRIOR TO ORDERING.
5. CABLE ROUTES SHOWN ON DRAWINGS DO NOT ACTUALLY REFLECT THE RACEWAYS. THE RACEWAYS SHALL BE DETERMINED IN THE FIELD.
6. LABEL ALL THE WIRELESS HANDHELD MICROPHONES AND BELT PACKS WITH NAMES OR NUMBERS FOR EASY IDENTIFICATION.
7. REFER TO RISER DIAGRAMS AND EQUIPMENT LISTS FOR THE TYPES AND NUMBERS OF WIRES REQUIRED FOR EACH AV DEVICE.
8. EQUALIZE ALL AUDIO SYSTEMS WITH DSP PRIOR TO SYSTEM COMMISSIONING.
9. ALL CABLES IN PLENUM SPACES SHALL BE PLENUM RATED. WHEN NON-PLENUM CABLE IS SPECIFIED, IN PLENUM SPACES, INTEGRATOR SHALL SUBSTITUTE PLENUM CABLE.

KEYED NOTES (#)

AV1 TO AMPLIFIER BEHIND DISPLAY. SEE SHEET EA601.

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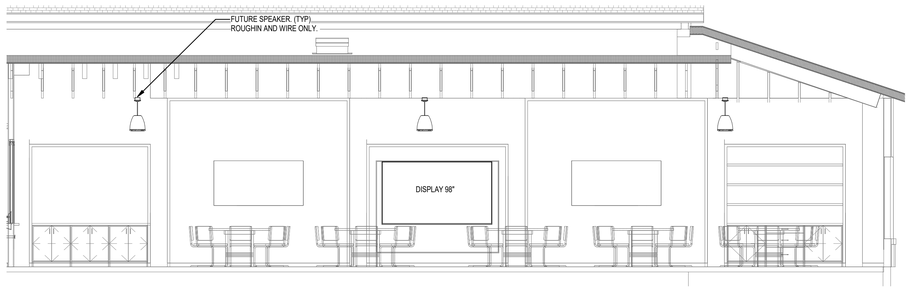
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AUDIO VISUAL

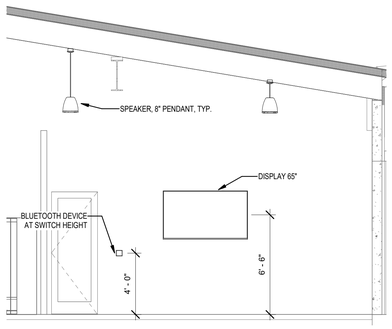
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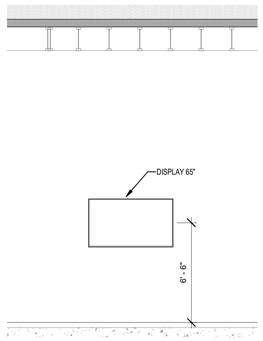
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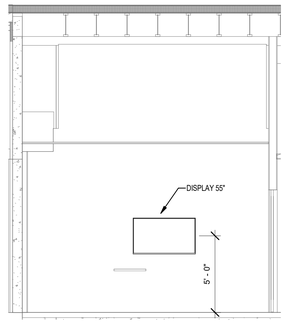
1 **COMMUNITY CENTER DISPLAY AND ELEVATION**
SCALE: **1/4" = 1'-0"**



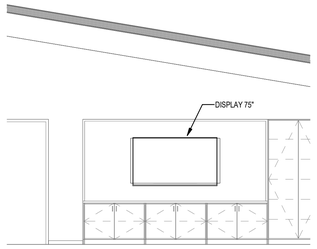
2 **GYM DISPLAY, BT, AND SPEAKER ELEVATION**
SCALE: **1/4" = 1'-0"**



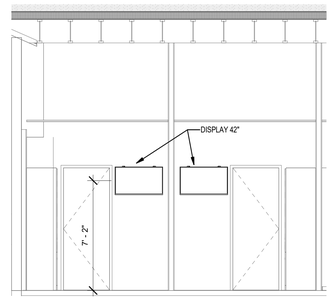
3 **GYM DISPLAY ELEVATION**
SCALE: **1/4" = 1'-0"**



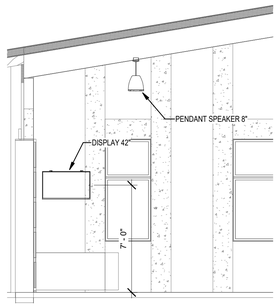
4 **CAPTAIN'S OFFICE DISPLAY ELEVATION**
SCALE: **1/4" = 1'-0"**



5 **DAY ROOM DISPLAY ELEVATION**
SCALE: **1/4" = 1'-0"**



6 **DORM ROOM DISPLAY ELEVATIONS, TYP.**
SCALE: **1/4" = 1'-0"**



7 **GYM SMALL DISPLAY AV SECTION**
SCALE: **1/4" = 1'-0"**

Original drawing is 30" x 42" Autodesk Docs://25116 - ALPINE FIRE STATION 202/2025-269-ELEC_CENTRAL_V25.rvt

Current as of: 4/15/2026 2:18:39 PM

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ENV:2025-252

CITY OF ALPINE

ALPINE FIRE STATION

50 E 100 N ALPINE, UT 84004

Revisions

Num.	Description	Date

Project Number	25116
Original Issue	04.16.2026
Project Status	CONSTRUCTION DOCUMENTS

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9808039-2202
ALEKSANDAR RANKOVIC
STATE OF UTAH
04/16/2026

Sheet Title

AUDIO VISUAL ELEVATIONS

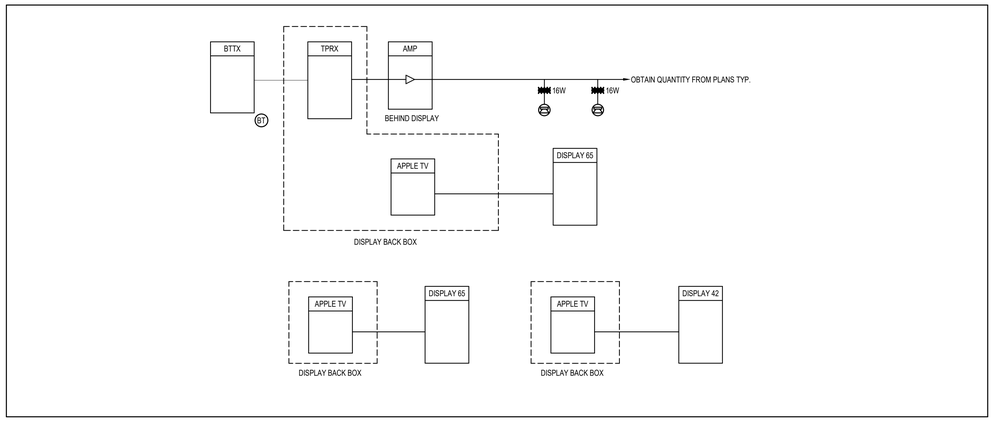
Sheet Number

EA401

AUDIO VIDEO - GYM 114 - EQUIPMENT LIST

SYMBOL	DESCRIPTION	QTY/RM	SUPPLIER	MODEL	ROUGH-IN	AV CABLE
DISPLAY65	DISPLAY 65" - MOUNT - BACKBOX -	OFP 1/DISPLAY 1/DISPLAY	LG (OFCI) CHIEF CHIEF	LG - LTM1U - PAC525FCW -	- 3/4" C TO SPEAKERS 3/4" C TO ACC. CEILING	
DISP42	DISPLAY 42" - MOUNT - BACKBOX -	OFP 1/DISPLAY 1/DISPLAY	LG (OFCI) CHIEF CHIEF	LG - MTM1U - PAC525FCW -	- 3/4" C TO SPEAKERS 3/4" C TO ACC. CEILING	
APPLE TV	APPLE TV	1/DISPLAY	APPLE (OFCI)	APPLE TV	INSTALL IN DISPLAY BACK BOX	HDMI PATCH CABLE PRE-MADE DATA PATCH CABLE, CAT6
AMP	AMPLIFER -	OFP	JBL	CSA 1120Z -	MOUNT BEHIND DISPLAY	WEST PENN 25225B
BT	BLUETOOTH TWISTED PAIR TRANSMITTER	OFP	RDL	D-BT1A	4-11/16" BOX, W/ 1 GANG MUD RING 3/4" C TO DISPLAY BACK BOX	WEST PENN 254346A
TPRX	TWISTED PAIR AUDIO RECEIVER - POWER SUPPLY -	OFP 1/EA	RDL RDL	TX-TPR2A PS-24AS	INSTALL IN DISPLAY BACK BOX	WEST PENN 254346A
16W	PENDANT SPEAKER -	OFP	SOUNDTUBE	HP82-EZ-BK COORDINATE COLOR WITH ARCHITECT		WEST PENN 25225B

OFP = OBTAIN FROM PLANS; OFCI = OWNER FURNISHED CONTRACTOR INSTALLED; A/R = AS REQUIRED; NR = NO REQUIREMENT

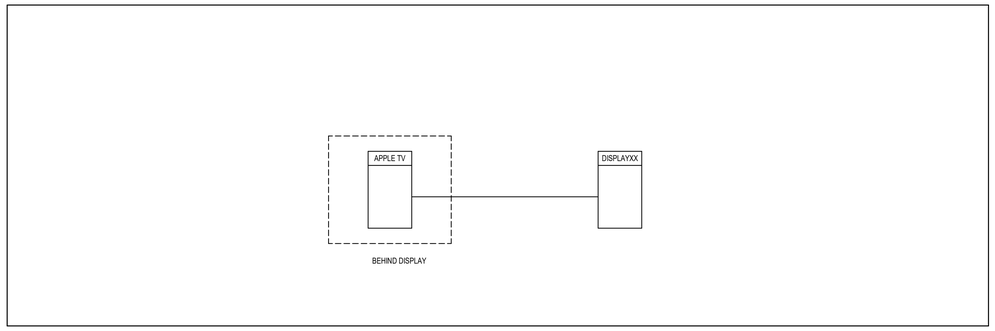


1 GYM 114 - AV RISER DIAGRAM
SCALE: NTS

AUDIO VIDEO - DISPLAYS (DORM, OFFICE, DAYROOM) - EQUIPMENT LIST

SYMBOL	DESCRIPTION	QTY/RM	SUPPLIER	MODEL	ROUGH-IN	AV CABLE
DISP42 DISPLAY55 DISPLAY75	DISPLAY 42", 55", 75" - MOUNT -	OFP 1/DISPLAY	LG CHIEF	OFCI ASSLD (OFCI) MTM1U, FOR 42" DISPLAYS ONLY (OFCI)		
APPLE TV	APPLE TV	1/DISPLAY	APPLE	OFCI	MOUNT BEHIND DISPLAY	HDMI PATCH CABLE PRE-MADE DATA PATCH CABLE, CAT6

OFP = OBTAIN FROM PLANS; OFCI = OWNER FURNISHED CONTRACTOR INSTALLED; A/R = AS REQUIRED; NR = NO REQUIREMENT

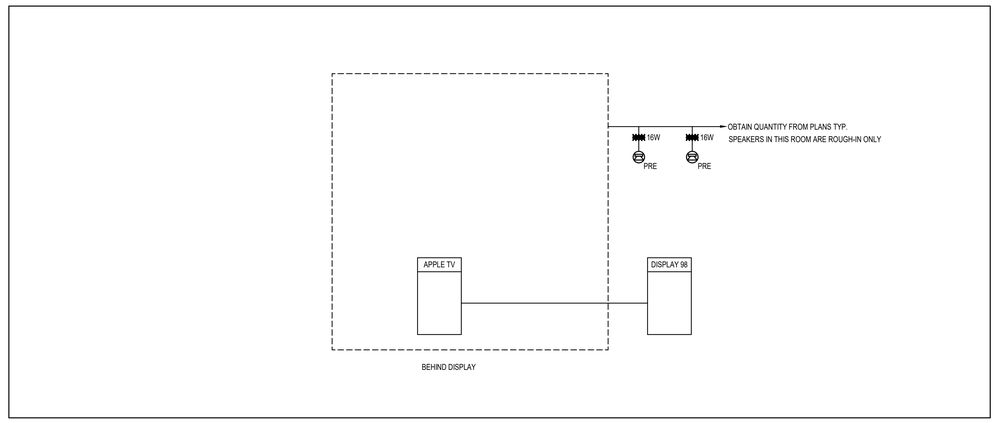


2 DISPLAYS (DORM, OFFICE, DAYROOM) - AV RISER DIAGRAM
SCALE: NTS

AUDIO VIDEO - COMMUNITY CENTER - EQUIPMENT LIST

SYMBOL	DESCRIPTION	QTY/RM	SUPPLIER	MODEL	ROUGH-IN	AV CABLE
DISPLAY98	DISPLAY 98", - WALL MOUNT, PULL OUT -	OFP	LG CHIEF	OFCI XPA1U (OFCI)		
APPLE TV	APPLE TV	1/DISPLAY	APPLE	OFCI	INSTALL BEHIND DISPLAY	HDMI PATCH CABLE PRE-MADE DATA PATCH CABLE, CAT6

OFP = OBTAIN FROM PLANS; OFCI = OWNER FURNISHED CONTRACTOR INSTALLED; A/R = AS REQUIRED; NR = NO REQUIREMENT



3 COMMUNITY CENTER - AV RISER DIAGRAM
SCALE: NTS

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STATE OF UTAH
04/16/2026

Sheet Title

AUDIO VISUALRISERS & EQUIP LISTS

Sheet Number

EA601

Current as of: 4/16/2026 7:18:31 PM

Original drawing is 30" x 42". Autodesk Docs://25116 - ALPINE FIRE STATION 2022/2025-269-ELEC_CENTRAL_V25.rvt

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Determine Alpine City's Intent to Adjust Its Common Municipal Boundary with Draper City Affecting Parcels 11:008:0012, 66:579:0003 and 66:579:0004**

FOR CONSIDERATION ON: **May 26, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Accept the proposed boundary adjustment with Draper City and move forward with the process of amending the city boundary.**

BACKGROUND INFORMATION:

At the May 12, 2026 City Council Meeting, there was a discussion and public hearing on the adjustment of a boundary line between Alpine City and Draper City, and whether the City would consider such an adjustment as an action item. It was determined during that meeting that the City would do so, which is the purpose of this item.

The original application for this boundary adjustment proposal was submitted by David Mortensen, a surveyor with Civil Science, on behalf of three property owners. The following is a summary of the request taken from an email sent by Mr. Mortensen:

- ***Project Overview***
  - *Project name: Alpine and Draper Municipal Boundary Adjustment*
  - *Property location: (address and/or parcel numbers) parcels 11:008:0003, 66:579:0003, 66:579:0004, and 11:008:0012*
  - *Brief description of the property: Parcels are vacant*
  - *High-level description of the boundary issue: There is an ambiguity between the deeded parcels and the city line. The city line overlaps parcels 11:008:0003, 66:579:0003, and 66:579:0004 as monumented on the ground.*
  - *Clear statement of what is being requested (resolution of intent to modify the boundary): We are working to make the city line to match the deeded boundary lines.*
- ***Rationale for Boundary Modification***
  - *Alignment of municipal services: We are proposing a Municipal Boundary Adjustment per Utah Code Title 10, Chapter 2, Part 9 Municipal Boundary Adjustments (Utah Code Part 10-2-9) I have attached a pdf copy of the code.*
  - *Access and connectivity considerations: No access is planned to be needed between the parcel in Draper and the parcels in Alpine.*
  - *Infrastructure efficiency: This is not applicable as we are not affecting any roadways. The lots in Alpine are utilizing the built roadway for access to the 2 parcels.*
  - *Consistency with long-term planning goals: This proposal should not affect any long-term planning.*

Draper City approved a resolution at their February 3, 2026, city council meeting acknowledging its intent to adjust the municipal boundary with Alpine City, and then subsequently adopted an ordinance to adjust the municipal boundary on April 7, 2026. If the City Council intends to

pursue the proposed boundary adjustment between Alpine and Draper, the ordinance can be created and taken under consideration for adoption as an action item at a future City Council meeting.

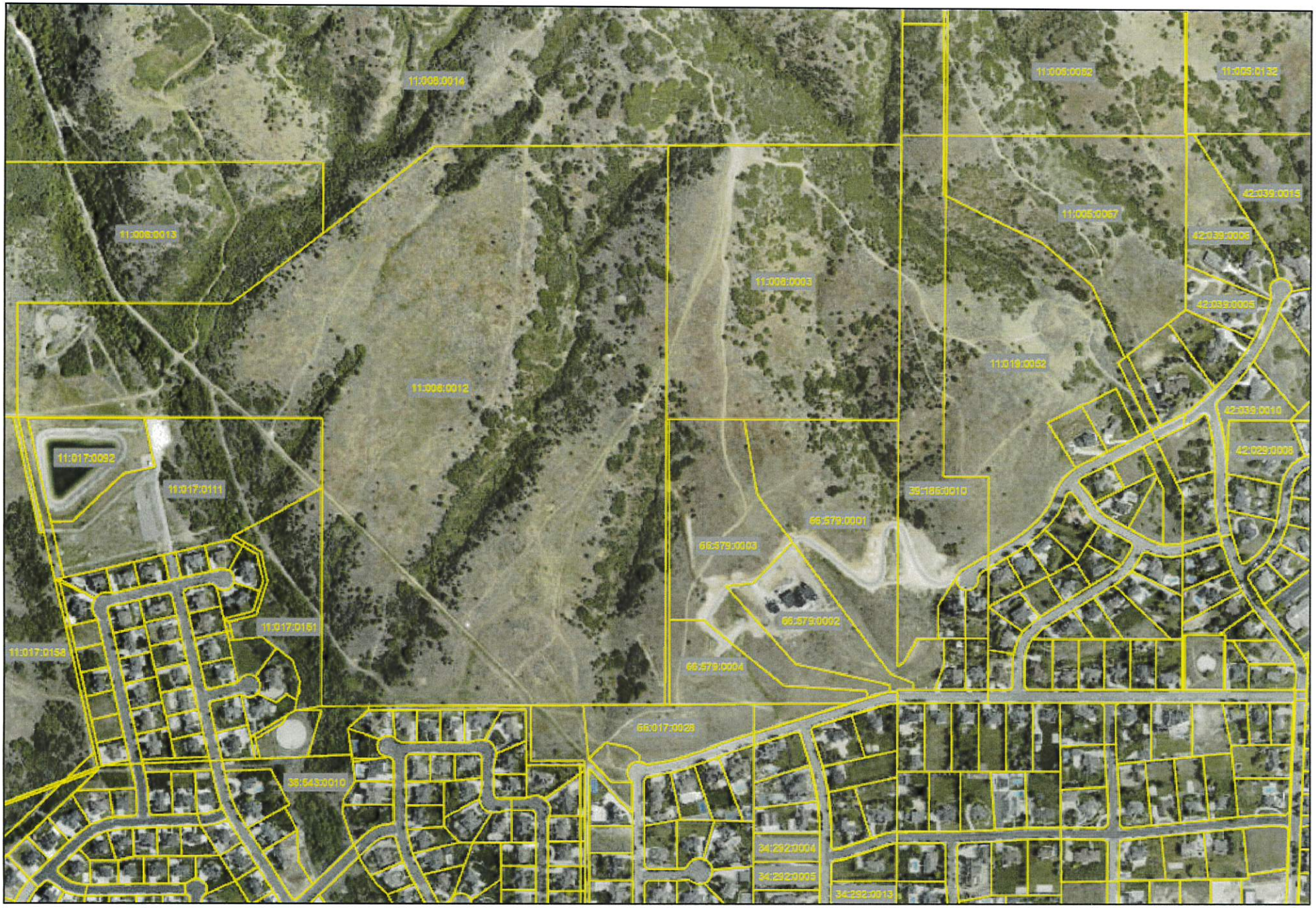
If the ordinance is adopted and the boundary adjustment is approved, a plat amendment will be required to adjust the strips of property into the lots in the Summit Pointe Plat A subdivision.

The following documents are included in the packet:

- Vicinity Map
- Map showing the Alpine-Draper Boundary Adjustment
- The completed Municipal Boundary Line Adjustment Form
- Alpine and Draper Municipal Boundary Line Plat (this plat would be recorded as the final step in the boundary adjustment process)
- Utah State Code 10-2-9 Municipal Boundary Adjustments
- Ordinance 2026-12 Adjusting the Common Boundaries between Alpine City and Draper City

STAFF RECOMMENDATION:

Staff recommends that the City Council consider approving the Action Item to adjust its common municipal boundary with Draper City.



Utah County Parcel Map

Parcel Area

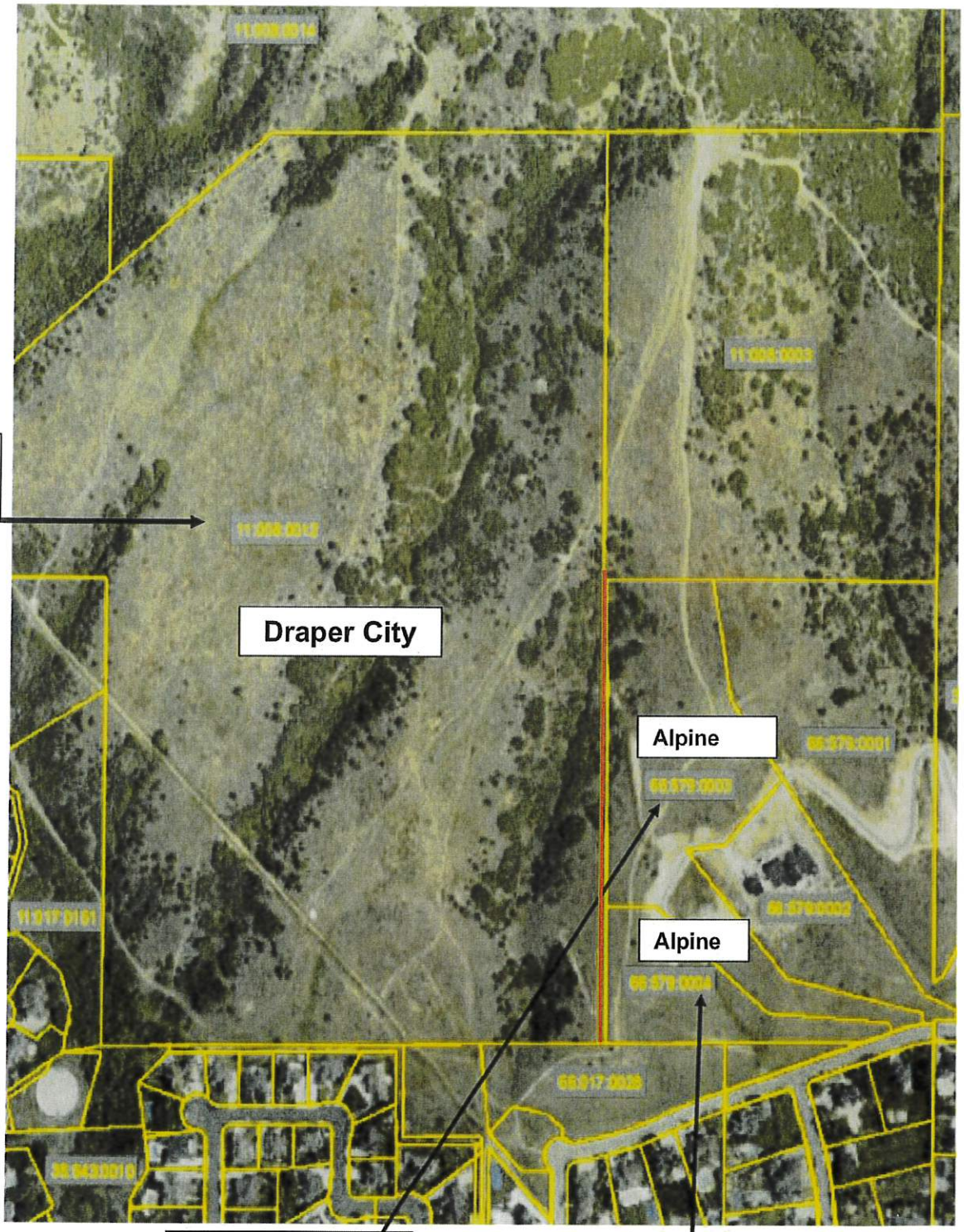
1 inch equals 752.3 feet

Date: 12/29/2025

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.

Utah County
HEART of UTAH

Map of Draper-Alpine Boundary Adjustment



Municipal Boundary Line Adjustment

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpineut.gov

The legislative body of Alpine City (City Council) and one or more other municipalities having common boundaries with Alpine City may adjust the common boundaries as provided in Section 10-2-419 of Utah Code.

Process outlined in code includes:

- Adoption of Resolution of Intent by all municipalities involved
- Public Hearing (no less than 60 days after adoption of each respective resolution)
- Public Noticing of Public Hearing for three (3) consecutive weeks in both a local newspaper and on the Utah Public Notice website
- Adoption of Ordinance by the legislative bodies of all municipalities involved

This document serves as official request for adjustment of municipal boundaries. Applicant(s) shall submit a valid site plan with application.

APPLICANT INFORMATION

Name David Mortensen Phone 801-768-7200 X 213

Address 3160 W Clubhouse Drive, Lehi Utah Email dmortensen@civilscience.com

AFFECTED PROPERTIES				
Serial number	Property Address	Property Owner	Acreage of parcel in Alpine prior to adjustment	Acreage of parcel in Alpine after adjustment
66-579-0004	935 W Lakeview Dr	Keri & David Witbeck	4.01	4.14
66-579-0003	888 W Lakeview Dr	Gerald & Melissa Pennock	10.83	11.05
11-008-0003	Alpine	Richard Hartvigsen	31.33	31.42

SITE PLAN

Boundary line adjustment shall comply with Utah State Code. Applicant(s) shall submit a site plan which includes the following:

☒ Parcel(s) clearly outlined and shown in relation to neighboring properties

☒ Legal description of parcel(s) to change municipal jurisdiction

☒ Certificate of Survey

☒ This completed application, and payment of the associated fee in accordance with the actual cost of advertising in a local newspaper, once per week for three consecutive weeks.

Applicant signature _____ Date 10-30-25

Alpine City values your privacy. We collect only the information necessary to provide requested services. Refusal to provide this information may prevent us from fulfilling your request. Your data may be shared with authorized third parties. For more details, including where your data may be stored, visit https://www.alpineut.gov/170/Recorder.

FOR CITY USE ONLY

❑ Resolution of Intent Adopted _____ ❑ Public Hearing Held _____

Actual Cost of Noticing (_____) **Amount Paid (_____)**

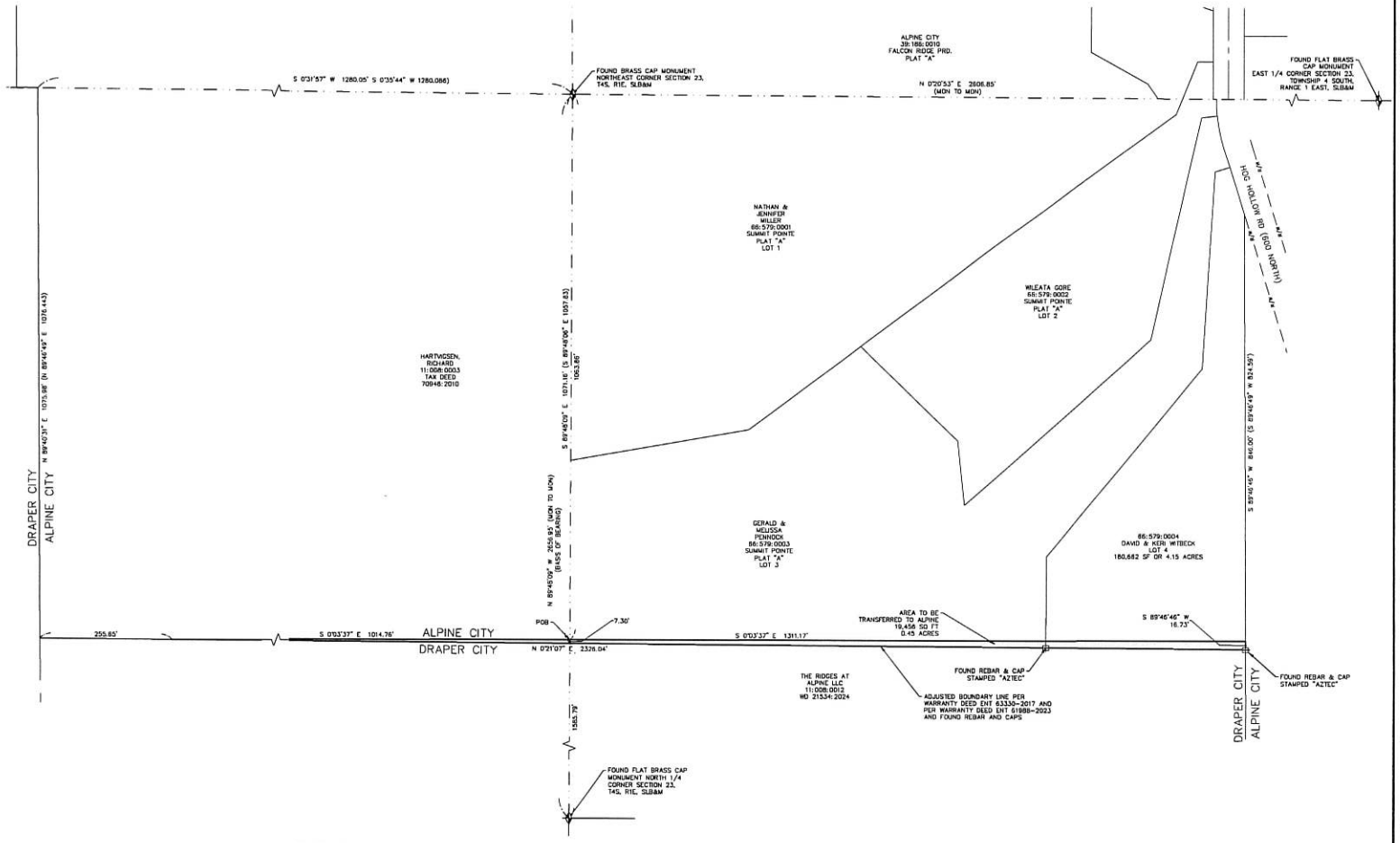
Date Fee Paid / Payment Type _____ Receipt # _____

Date of Ordinance _____

ALPINE AND DRAPER MUNICIPAL BOUNDARY ADJUSTMENT

LOCATED IN

NE 1/4 OF SECTION 23 & SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON MUNICIPAL BOUNDARY LINE BETWEEN ALPINE AND DRAPER, PER UTAH STATE CODE 10-2 PART 9, THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 89°48'06" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BETWEEN TWO SECTIONAL MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

SUMMIT POINTE PLAT "A", SIGNED BY AARON D. THOMAS, OFFICIAL PLAT, UTAH COUNTY RECORDER NO. 15628
WARRANTY DEED, RECORDED JUNE 30, 2017, AS ENTRY NO. 63330:2017
WARRANTY DEED, RECORDED MAY 17, 2018, AS ENTRY NO. 46324:2018
SWISS ONE PLANNED RESIDENTIAL DEVELOPMENT PHASE 3, ENTRY NO. 31916:2004
ALPINE VALLEY VIEW ESTATES, RECORDED ENTRY NO. 75781
TRAVERSE MOUNTAIN ANNEXATION PLAT, RECORDED MAR 17, 1998, MAP FILING NO. 3582
RECORD OF SURVEY 98-04-0483, SIGNED BY BRIAN D. JONES, SEPT 1, 1998, DATE OF SURVEY MAY 1997.
DOCUMENT ALI0550118, DESCRIPTION OF ALPINE CITY BOUNDARIES FROM "AN ACT TO INCORPORATE ALPINE CITY, UTAH COUNTY", APPROVED JANUARY 19, 1855, PAGE 788, OFFICIAL UTAH COUNTY RECORDS

LEGEND

- SECTIONAL MONUMENTATION (FOUND, TYPE, DATE, AGENCY AND LOCATION ETC, AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP).
- AREA TRANSFERRED TO ALPINE CITY

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, DAVID T MORTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6434557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS ALPINE CITY AND DRAPER CITY MUNICIPAL BOUNDARY ADJUSTMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES

10-29-2025
DATE:
CIVIL SCIENCE, INC.

DAVID T MORTENSEN REGISTERED LAND SURVEYOR UTAH LICENSE NUMBER 6434557

BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 23, AND THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N 89°48'06" W 1063.86 FEET, FROM THE NORTHEAST CORNER OF SECTION 23, AND RUNNING THENCE S 0°03'37" E 1311.17 FEET; THENCE S 89°46'46" W 16.73 FEET TO A FOUND REBAR AND CAP; THENCE N 0°21'07" E 2326.04 FEET; THENCE S 0°03'37" E 1014.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,456 SQ FT, OR 0.45 ACRES, MORE OR LESS.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, ALPINE CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN ALPINE CITY AND DRAPER CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST:
RECORDER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, DRAPER CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN ALPINE CITY AND DRAPER CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST:
RECORDER

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED

ANTHONY CANTO
UTAH COUNTY SURVEYOR

DATE

ALPINE AND DRAPER MUNICIPAL BOUNDARY LINE ADJUSTMENT

ALPINE AND DRAPER CITY BOUNDARY LINE ADJUSTMENT

LOCATED IN

NE 1/4 OF SECTION 23 & SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

DATE: 10-29-2025
FILE: 25549

SHEET 1 OF 1

Effective 5/7/2025

Part 9
Municipal Boundary Adjustments

10-2-901 Definitions.

As used in this part:

(1) "Affected area" means any area that, as a result of the boundary adjustment, is moved from within the boundary of one municipality to within the boundary of another municipality.

(2) "Annexing municipality" means a municipality whose boundary includes an affected area as a result of a boundary adjustment.

(3) "Municipal records officer" means the same as that term is defined in Section 10-2-801.

(4) "Owner of real property" means the same as that term is defined in Section 10-2-801.

Enacted by Chapter 399, 2025 General Session

10-2-902 Valuation of private real property -- Determining consent to petition or protest by owners of real property.

(1) For purposes of implementing the provisions of this part, the value of private real property shall be determined according to the provisions of Section 10-2-802.

(2) For purposes of implementing the provisions of this part requiring an owner of private real property to sign a petition or protest, determining the appropriate individual to sign the petition or protest shall be determined according to the provisions of Section 10-2-802.

Enacted by Chapter 399, 2025 General Session

10-2-903 Municipal boundary adjustment -- Notice and hearing -- Protest.

(1) The legislative bodies of two or more municipalities having common boundaries may adjust the common boundaries as provided in this section.

(2) The legislative body of each municipality intending to adjust a boundary that is common with another municipality shall:

(a) adopt a resolution indicating the intent of the municipal legislative body to adjust a common boundary; and

(b) hold a public hearing on the proposed adjustment no less than 60 days after the adoption of the resolution under Subsection (2)(a).

(3) A legislative body described in Subsection (2) shall provide notice of a public hearing described in Subsection (2)(b):

(a) for the municipality, as a class B notice under Section 63G-30-102, for at least three weeks before the day of the public hearing; and

(b) if the proposed boundary adjustment may cause any part of real property owned by the state to be within the geographic boundary of a different local governmental entity than before the adjustment, by providing written notice, at least 50 days before the day of the public hearing, to:

(i) the title holder of any state-owned real property described in this Subsection (3)(b); and

(ii) the Utah State Developmental Center Board, created under Section 26B-1-429, if any state-owned real property described in this Subsection (3)(b) is associated with the Utah State Developmental Center.

(4) The notice described in Subsection (3) shall:

(a) state that the municipal legislative body has adopted a resolution indicating the municipal legislative body's intent to adjust a boundary that the municipality has in common with another municipality;
(b) describe the area proposed to be adjusted;
(c) state the date, time, and place of the public hearing described in Subsection (2)(b);
(d) state in conspicuous and plain terms that the municipal legislative body will adjust the boundaries unless, at or before the public hearing described in Subsection (2)(b), a written protest to the adjustment is filed by:
(i) an owner of private real property that:
(A) is located within the area proposed for adjustment;
(B) covers at least 25% of the total private land area within the area proposed for adjustment; and
(C) is equal in value to at least 15% of the value of all private real property within the area proposed for adjustment; or
(ii) a title holder of state-owned real property described in Subsection (3)(b);
(e) state that the area that is the subject of the boundary adjustment will, because of the boundary adjustment, be automatically annexed to a special district providing fire protection, paramedic, and emergency services or a special district providing law enforcement service, as the case may be, as provided in Section 17B-1-416, if:
(i) the municipality to which the area is being added because of the boundary adjustment is entirely within the boundaries of a special district:
(A) that provides fire protection, paramedic, and emergency services or law enforcement service, respectively; and
(B) in the creation of which an election was not required because of Subsection 17B-1-214(3)(c); and
(ii) the municipality from which the area is being taken because of the boundary adjustment is not within the boundaries of the special district; and
(f) state that the area proposed for annexation to the municipality will be automatically withdrawn from a special district providing fire protection, paramedic, and emergency services, as provided in Subsection 17B-1-502(2), if:
(i) the municipality to which the area is being added because of the boundary adjustment is not within the boundaries of a special district:
(A) that provides fire protection, paramedic, and emergency services; and
(B) in the creation of which an election was not required because of Subsection 17B-1-214(3)(c); and
(ii) the municipality from which the area is being taken because of the boundary adjustment is entirely within the boundaries of the special district.
(5) Upon conclusion of the public hearing described in Subsection (2)(b), the municipal legislative body may adopt an ordinance approving the adjustment of the common boundary unless, at or before the hearing described in Subsection (2)(b), a written protest to the adjustment is filed with the municipal records officer by a person described in Subsection (3)(b)(i) or (ii).
(6) The municipal legislative body of an annexing municipality shall, in regards to an affected area, comply with the requirements of Section 10-2-813 in regards to the filing of notice and plat and recording a boundary adjustment as if the boundary adjustment were an annexation.
(7)
(a) An ordinance adopted under Subsection (5) becomes effective when each municipality involved in the boundary adjustment has adopted an ordinance under Subsection (5).

(b) The effective date of a boundary adjustment under this section is governed by Section 10-2-813.

Renumbered and Amended by Chapter 399, 2025 General Session

10-2-904 Bonds not affected by municipal boundary adjustment -- Payment of property taxes.

(1) A boundary adjustment under this part may not jeopardize or endanger any general obligation or revenue bond.

(2) A bondholder may require the payment of property taxes from any area that:

(a) was included in the taxable value of the municipality or other governmental entity issuing the bond at the time the bond was issued; and

(b) is no longer within the boundaries of the municipality or other governmental entity issuing the bond due to a boundary adjustment.

Enacted by Chapter 399, 2025 General Session

10-2-905 Municipal boundary adjustment effect on local districts and special service districts.

(1) a local district under Title 17B, Limited Purpose Local Government Entities -- Special Districts; or

(2) a special service district under Title 17D, Chapter 1, Special Service District Act.

Enacted by Chapter 399, 2025 General Session

ALPINE CITY

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE ALPINE CITY COUNCIL ADJUSTING THE COMMON BOUNDARIES BETWEEN ALPINE CITY AND DRAPER CITY

WHEREAS, Utah Code § 10-2-903 establishes a procedure for adjustment of the common boundaries between adjacent municipalities; and

WHEREAS, Alpine City shares certain common boundaries with Draper City; and

WHEREAS, Alpine City and Draper City each desire that certain property be transferred from one municipal jurisdiction to the other as outlined in the attached map;

WHEREAS, the City Council of Alpine City approved Resolution No. 2026-10 on March 10, 2026, stating its intent to adjust its common boundary with Draper City;

WHEREAS, the City Council of Alpine City received no valid written protests to the proposed boundary adjustment by the deadline for receiving written protests;

WHEREAS, the City Council of Alpine City held a duly noticed public hearing, in accordance with Utah Code § 10-2-903, on May 12, 2026, to consider and receive public comment on the proposed boundary adjustment;

WHEREAS, after due consideration of any public comments on the proposed boundary adjustment, the City Council of Alpine City finds that the proposed boundary adjustment is in the public interest and complies with all applicable requirements under governing law.

NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL:

SECTION 1. Boundary Adjustment. The City Council has reviewed the proposed adjustment of the boundaries between Draper City and Alpine City, wherein certain property will be removed from Draper City boundaries and annexed into Alpine City boundaries, and has determined that no valid protests were filed protesting the adjustment, the adjustment is in the public interest, and the adjustment complies with the terms of Utah Code § 10-2-903.

SECTION 2. Legal Description. The City Council hereby approves the adjustment of the mutual boundary of Draper City and Alpine City, as described above, with the new boundaries between the cities being more particularly described in the legal descriptions provided in Exhibit A, attached hereto and incorporated herein by this reference. Final survey quality control may make required technical adjustments to the exhibits before presentation to the Lieutenant Governor as required by Utah State Law.

SECTION 3. Municipal Coordination. The City Council of Alpine City hereby authorizes the Mayor, Recorder, and staff of Alpine City to coordinate with Draper City and to execute and file such notices, maps, and all documents required under the provisions of Section 10-2-903, Utah Code Ann., and other applicable sections, to complete the boundary adjustment described herein.

SECTION 4. Correction of Errors. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance and to the City codes referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 5. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

SECTION 6. Effective Date. This ordinance shall take effect when each municipality has adopted an ordinance under Utah Code § 10-2-903(5) approving the boundary adjustment. The effective date of the boundary adjustment is governed by Utah Code § 10-2-813.

[Signature Page to Follow]

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2026.

ALPINE CITY

_____
Carla Merrill, Mayor

ATTEST:

_____
DeAnn Parry, City Recorder

VOTE TAKEN:	YEA	NAY	ABSENT
Andrew Young	____	____	____
Jessica Smuin	____	____	____
Sarah Blackwell	____	____	____
Chrissy Hannemann	____	____	____
Brent Rummler	____	____	____

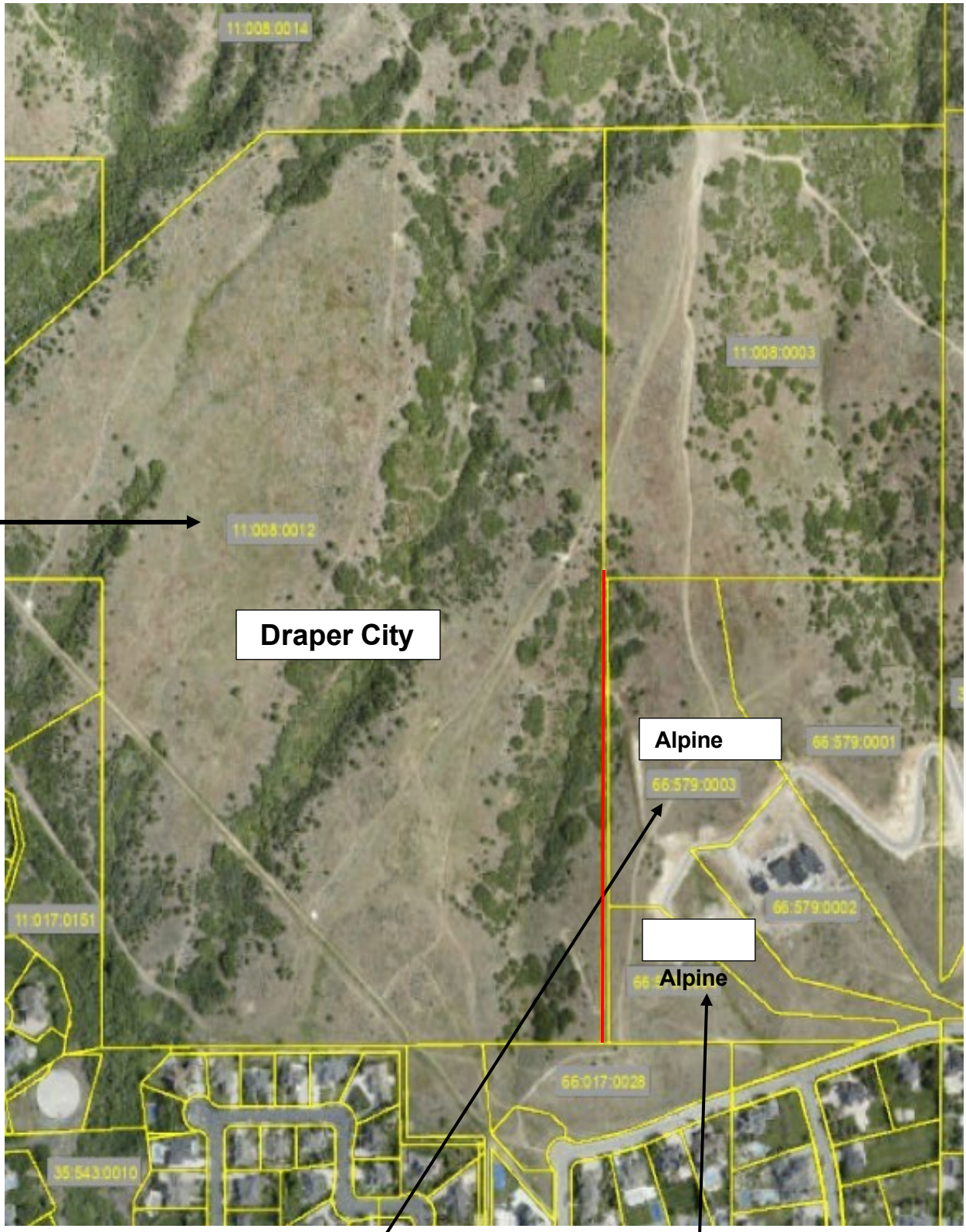
EXHIBIT A
COMMON BOUNDARY ADJUSTMENT LEGAL DESCRIPTION AND AREA MAP

Property From Draper City to Alpine City
BEING A PART OF THE NORTHEAST ¼ OF SECTION 23, AND THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N 89˚48’09” W 1063.86 FEET, FROM THE NORTHEAST CORNER OF SECTION 23, AND RUNNING THENCE S 0˚21’07” E 2326.04 FEET; THENCE S 0˚03’37” E 1311.17 FEET; THENCE S 89˚46’46” W 16.73 FEET TO A FOUND REBAR AND CAP; THENCE N 0v 21’07” E 2326.04 FEET; THENCE S 0˚03’37” E 1014.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,456 SQUARE FEET (0.45 ACRES)

Map of Draper-Alpine Boundary Adjustment



Parcel: 11:008:0012
Owner: Draper City

Key

Moved back to original boundary line

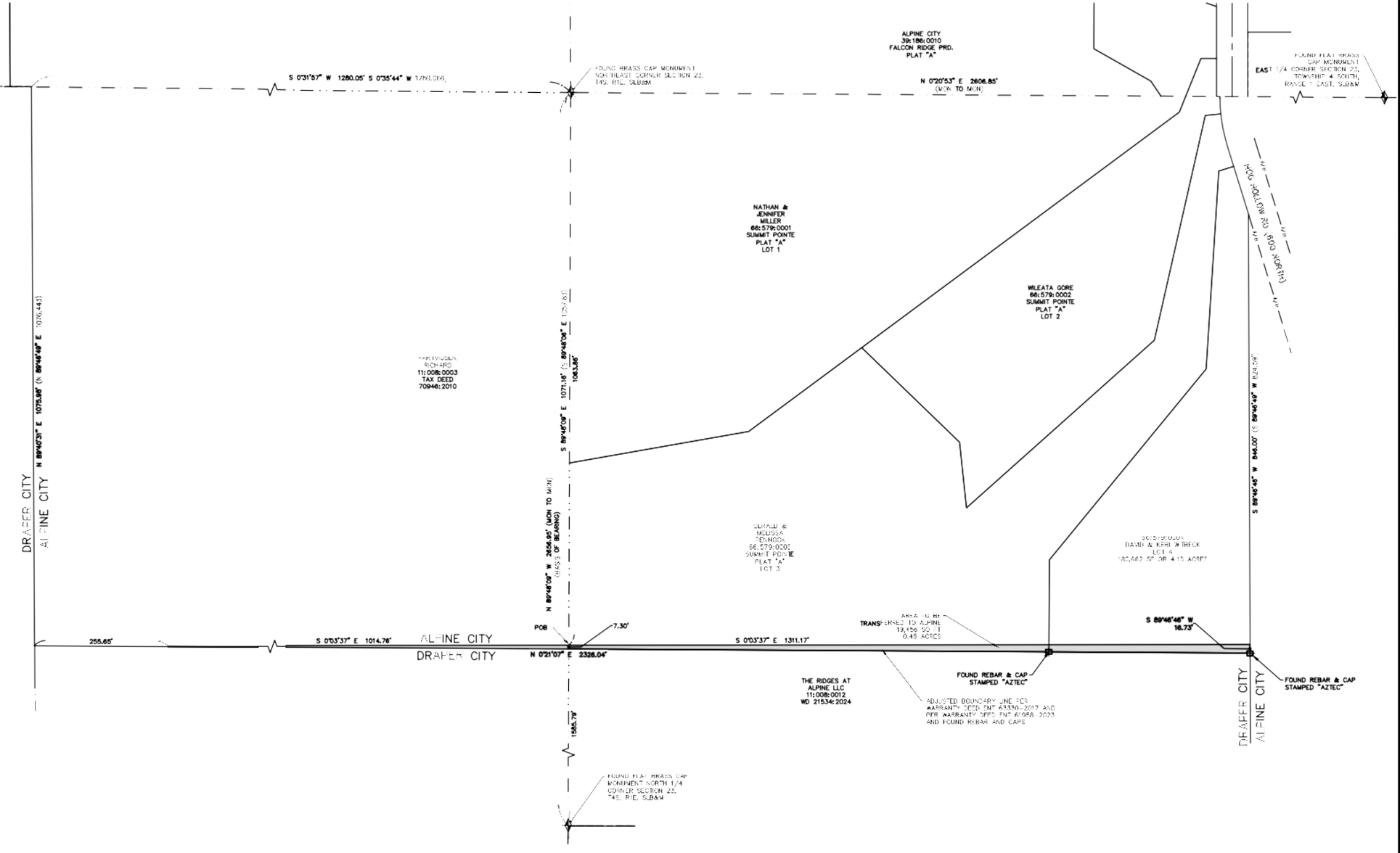
Parcel: 66:579:0003
Owner: Alpine City

Parcel: 66:579:0004
Owner: Alpine City

ALPINE AND DRAPER MUNICIPAL BOUNDARY ADJUSTMENT

LOCATED IN

NE 1/4 OF SECTION 23 & SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



NARRATIVE

3160 WEST CLUBHOUSE DRIVE LEHI, UT 84043
801.768.7200

DATE: 10-29-2025
FILE: 25548

CivilScience
Engineers / Surveyors / Solutions

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

I, DAVID T MORTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6436557 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS ALPINE CITY AND DRAPER CITY MUNICIPAL BOUNDARY ADJUSTMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES

10-29-2025

DATE:
CIVIL SCIENCE, INC.

DAVID T MORTENSEN REGISTERED LAND SURVEYOR UTAH LICENSE NUMBER 6436557

BOUNDARY DESCRIPTION

BEING A PART OF THE NORTHEAST 1/4 OF SECTION 23, AND THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N 89°48'09" W 1063.86 FEET, FROM THE NORTHEAST CORNER OF SECTION 23, AND RUNNING THENCE S 0°03'37" E 1311.17 FEET; THENCE S 89°46'46" W 16.73 FEET TO A FOUND REBAR AND CAP; THENCE N 0°21'07" E 2326.04 FEET; THENCE S 0°03'37" E 1014.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,456 SQ FT, OR 0.45 ACRES, MORE OR LESS.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, ALPINE CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN ALPINE CITY AND DRAPER CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS _____DAY OF _____, 20_____.

MAYOR _____

ATTEST:
RECORDER

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, DRAPER CITY CORPORATION, HAVE RECEIVED A REQUEST TO ADJUST THE BOUNDARY LINE SHOWN HEREON BETWEEN ALPINE CITY AND DRAPER CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING. WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE BOUNDARY LINE ADJUSTMENT SHOWN.

DATED THIS _____DAY OF _____, 20_____.

MAYOR _____

ATTEST:
RECORDER

COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED

ANTHONY CANTO
~~UTAH COUNTY SURVEYOR~~

DATE

SHEET 1 OF 1

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON MUNICIPAL BOUNDARY LINE BETWEEN ALPINE AND DRAPER, PER UTAH STATE CODE 10-2 PART 9. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 89°48'09" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; BETWEEN TWO SECTIONAL MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

SUMMIT POINTE PLAT "A", SIGNED BY AARON D. THOMAS, OFFICIAL PLAT, UTAH COUNTY RECORDER NO. 15620 WARRANTY DEED, RECORDED JUNE 30, 2017, AS ENTRY NO. 63330:2017
WARRANTY DEED, RECORDED MAY 17, 2018, AS ENTRY NO. 46324:2018
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TRAVERSE MOUNTAIN ANNEXATION PLAT, RECORDED MAR 17, 1988, MAP FILING NO. 3562
RECORD OF SURVEY 98-09-0663, SIGNED BY BRIAN D. JONES, SEPT 1, 1998, DATE OF SURVEY MAY 1997.
DOCUMENT ALI8550118, DESCRIPTION OF ALPINE CITY BOUNDARIES FROM "AN ACT TO INCORPORATE ALPINE CITY, UTAH COUNTY", APPROVED JANUARY 19, 1855, PAGE 766, OFFICIAL UTAH COUNTY RECORDS

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ALPINE AND DRAPER MUNICIPAL BOUNDARY LINE ADJUSTMENT

ALPINE AND DRAPER CITY BOUNDARY LINE ADJUSTMENT

LOCATED IN

NE 1/4 OF SECTION 23 & SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

ALPINE CITY COUNCIL AGENDA

SUBJECT: **FY2027 Budget Priorities**

FOR CONSIDERATION ON: **May 26, 2025**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review and Prioritize FY2027 Budget Projects**

BACKGROUND INFORMATION:

Staff provided a project priority matrix for the council to rank a list of projects. There are several issues that complicate this being a straight forward process, including the following:

- Not all projects or planning efforts come from the same funding pool. Some items could be funded from multiples sources.
- More direction is needed on what the ranking number mean, i.e. maybe someone used a 1 thinking that was a high priority when in reality a 10 would have been a higher priority.
- Some projects were not given rankings or no response was given at all.
- Prioritization categories and how they are weighted need to be discussed further.

At this point in the budget process, staff recommends that a discussion take place to try to determine which projects are priorities in this budget. This could mean that all projects are in but are funded at a lower amount, or that some projects are out. For future budgets, staff will work to improve the project priority matrix and start the process earlier, if this is the council's desired way of ranking projects.

The projects we are seeking prioritization for are on the matrix that is included. The individual matrices that were submitted to staff have been email separately from this packet.

STAFF RECOMMENDATION

Review and provide direction to staff on prioritization of projects for the FY2027 budget.

SAMPLE MOTION TO APPROVE:
I move to include the following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them.
Insert project priorities

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to include the following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them, with the following conditions/changes:

- **insert finding**

FY2027 Budget - General Fund Project Priority Ranking
Name:

Participants: Mayor and city council

Mayor/City Council Recommendation: score 1-10, with 10 being a higher priority.
Public Interest: score 1-10, with 10 being a higher public interest.
Safety Improvement: score 1-10, with 10 being a higher priority due to increased safety.
Cost: score 1-10, with a lower score, such as 1, indicating that the cost of a project lowers the priority of the project.

Process: Each participant will give a score of 1-10 for each project. The total weighted score from each participant for each project will be added together. The City Council can then use this priority ranking as a tool in determining projects that will be included in the FY2027 budget.

		Weighted Category					
		40%	20%	20%	20%		
Project Name	**Estimated Cost**	**Mayor/City Council Recommendation (1-10)**	**Public Interest (1-10)**	**Safety Improvement (1-10)**	**Cost (1-10)**	**Total Weighted Score**	**Rank**
General Fund Projects							
Canyon Crest Rd./Ridge Dr. Roundabout	$ 1,500,000					0	1
Installation of Raised Crosswalks	$ 100,000					0	1
Ranch Drive Extension	Planning					0	1
Sidewalk Improvements	$ 25,000					0	1
Beck's Hill Park Restoration	Parks Master Plan					0	1
Parking Lot at Peterson Park & Preservation/Gateway Transformation	Parks Master Plan					0	1
Racoon Plan	$ 3,000					0	1
Alpine Highway Easement Beautification	$ 10,000.00					0	1
Alpine History Preservation Projects	$ 20,000					0	1
Fire Prevention Projects	$ 50,000					0	1
Deer Crest Cir. Prevention Signs	$ 500					0	1
Traffic Calming	$ 50,000					0	1
Carlton Shop Improvements	$ 50,000					0	1
Resurface Burgess Park Tennis Courts	Future project					0	1
Relic Hall Improvements	Wait for grant					0	1
DUP Monument Improvements	Wait for grant					0	1

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposed Main Street & Gateway Corridor Small Area Plan Part II

FOR CONSIDERATION ON: May 26th, 2026

PETITIONER: City Staff

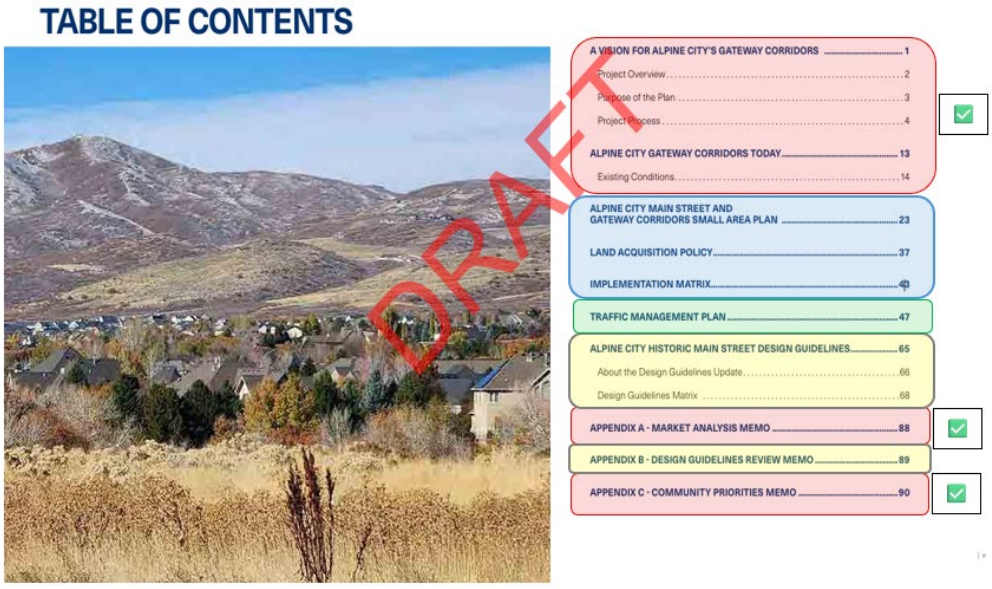
ACTION REQUESTED BY PETITIONER: Review the Proposed Draft.

Review Type: Legislative

BACKGROUND INFORMATION:
The Alpine City Main Street and Gateway Corridors Small Area Plan provides a long-term framework to guide land use, transportation, urban design, and redevelopment along Main Street and the City's primary gateway corridors. The plan focuses on improving traffic safety, multimodal mobility, and public spaces while preserving Alpine's small-town character and supporting thoughtful economic development.

The Council reviewed part I of the plan at the previous City Council meeting on April 28th, 2026. On the docket for this Council meeting is part II of the plan, as divided by Councilmember suggestion and taking time constraints into consideration. This entails review of the Alpine City Main Street and Gateway Corridors Small Area Plan, Land Acquisition Policy, and Implementation Matrix (See below). If there is sufficient time for review, Parts II and III could be combined.

Part I
Part II
Part III
Part IV



The Planning Commission decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Two public hearings were held by the commission once before and after the chapters pertaining to the Planning Commission were reviewed before a recommendation was made to the City Council.

Over the last several meetings, the Commission has reviewed the sections of the draft plan that pertain to the Planning Commission and Gateway Historic Committee. The following motions were made pertaining to each section:

- A motion was made by Michelle Schirmer and seconded by Troy Slade to recommend tabling **the Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with the conditions that the building style be defined as Utah Historic Traditional and that secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows. The motion passed unanimously, 6-0.
- Planning Commission member Troy Slade moved to recommend Tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan,** with the recommendations proposed:
    - 1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
    - 2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.
    - 3. Remove construction of a mini roundabout at 1st South and Main Street.
- MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:
    - 1. Reduce Main Street speed to 25 mph.
    - 2. Temporary no left turn during school drop off and pick up.
    - 3. Use temporary bollards instead of a permanent median for traffic safety.
    - 4. No roundabout at 120 South.
    - 5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
    - 6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
    - 7. Work with UDOT to lower speed on Alpine Highway.
- MOTION: Planning Commission member John MacKay moved to recommend Tabling **the proposed Main Street & Gateway Corridor Master Plan** with these recommendations:
    - 1. Extend the residential area to the southeast area south of the roundabout.
    - 2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, 18 and extend the area farther to the north up to the Art Center.
    - 3. Preserve agricultural and open space as identified as linear park.
    - 4. Language not consistent with residential be deleted from the Character Areas of The Field.

GENERAL PLAN REFERENCE:

- *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.* (Policy1.4 page 5)
- *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine.* (Policy 1.5 page 5)
- *Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.* (Policy 2.2 Page 7)
- Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)
- *Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.4 page 7)*
- *Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.5 page 7)*
- *The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).* (Policy 3.1 page 9)
- *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (*Policy 1.1 page 12)
- *Promote the use of roundabouts or other traffic flow options to prevent the need for stoplights, therefore maintaining the historic small-town rural atmosphere*. (Policy 1.5 page 12)
- *Seek to attract stable retail businesses that will stimulate economic growth and attract other like-minded businesses to the community.* (Policy 1.2 page 28)
- *Seek to attract new low-impact businesses that fit the character and scale of Alpine City. (Policy 1.3 page 28)*

CITY CODE REFERENCE:

- Alpine Development Code 3.07 Business Commercial Zone
- Alpine Development Code 3.11 Gateway/Historic Zone
- Alpine Development Code 3.02 TR-10,000 Zone
- Alpine Development Code 3.03 CR-20,000 Zone
- Alpine Development Code 3.04 CR-40,000 Zone

PUBLIC NOTICE:
Two Public Hearings were held as part of the Planning Commission reviews.

STAFF RECOMMENDATION:
Staff recommends that the Council take measured steps to understand and consider the Small Area Plan for Alpine's Main Street and Gateway Corridors. The Consultant hired to aid Alpine on the project is waiting on the Council's recommendations to work on changes in the Plan as necessary, with consideration of the changes proposed by the Planning Commission. No action is needed at this time.



ALPINE CITY MAIN STREET AND GATEWAY CORRIDORS SMALL AREA PLAN

November 2025



ACKNOWLEDGEMENT

PREPARED FOR

Alpine City Mountainland Association of Governments

ALPINE CITY

Ryan Robinson, Assistant City Administrator/ Planning and Zoning

MOUNTAINLAND ASSOCIATIONS OF GOVERNMENTS

Daniel Wayne

ALPINE CITY COUNCIL

Carla Merrill, Mayor

Chrissy Hannemann, Council Member

Jessica Smuin, Council Member

Brent Rummler, Council Member

Andy Spencer, Alpine Resident

PREPARED BY

DESIGN WORKSHOP

Chris Geddes, Principal-in-Charge

Marianne Stuck, Project Manager

Aishwarya Parab, Planner

Christian Weber, Market Analysis

OPTICOS DESIGN

Drew Finke

Stefan Pellegrini

TRAFFIC ENGINEERING

Michael Moule

DRAFT

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DRAFT

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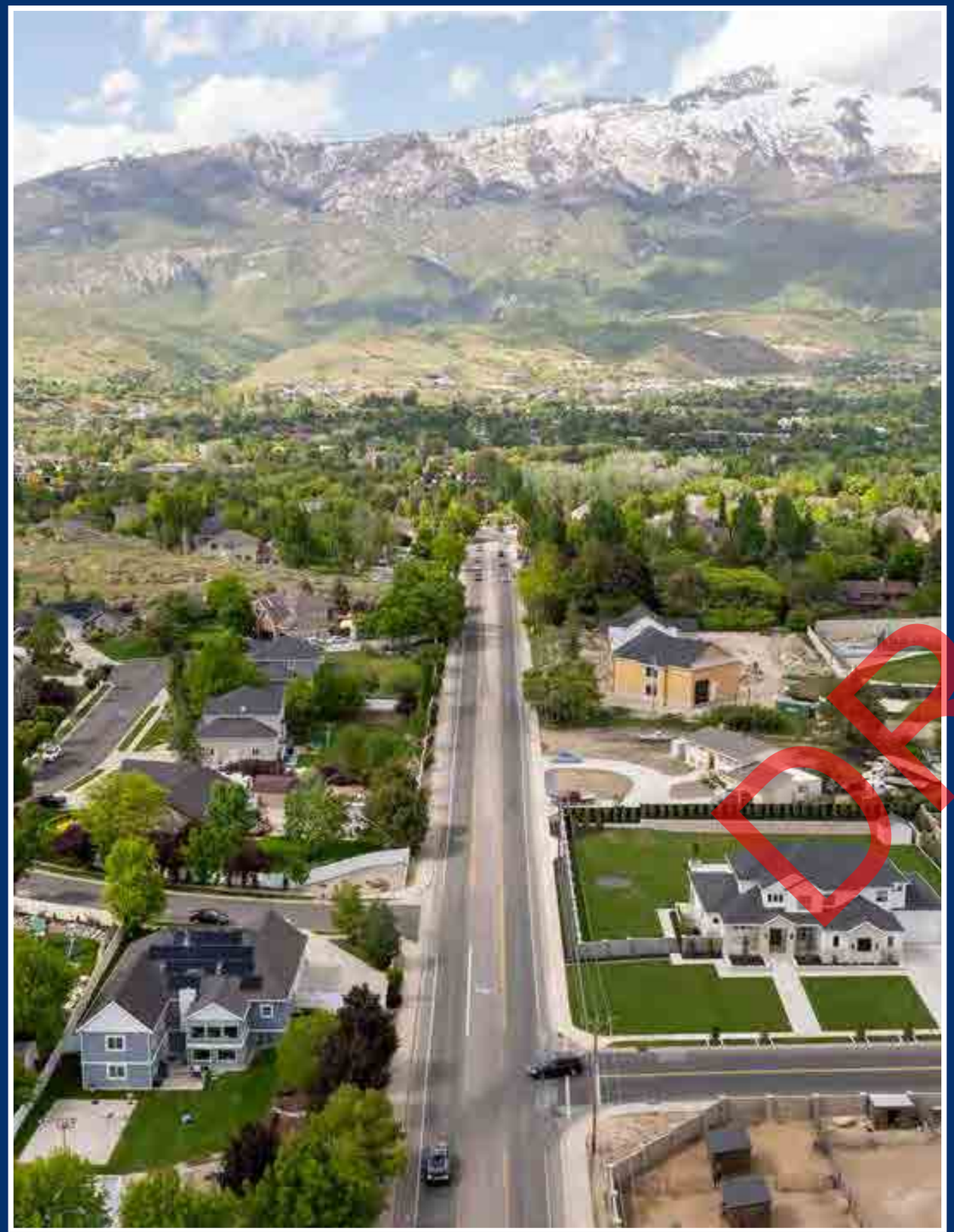
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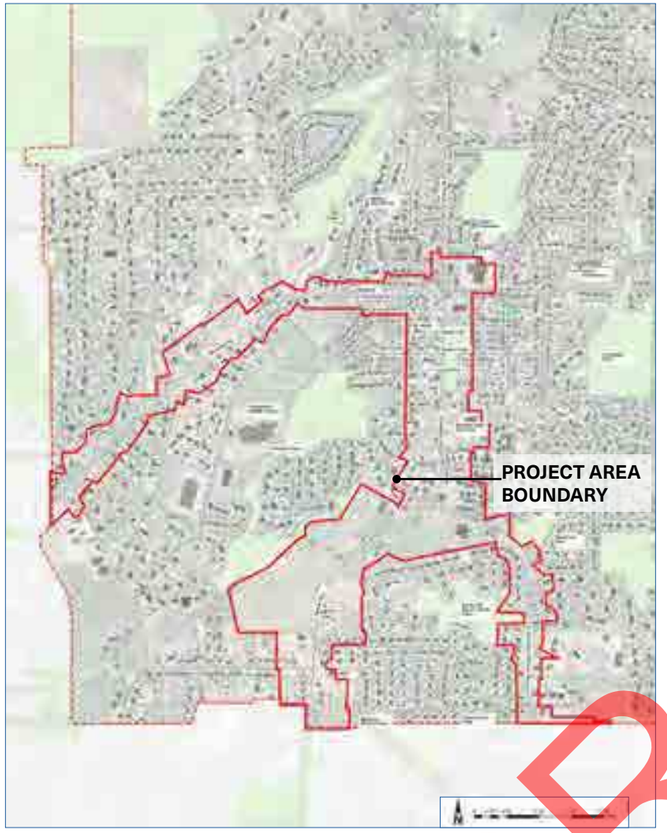
Aerial View of Alpine City

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A VISION FOR ALPINE CITY'S GATEWAY CORRIDORS

PROJECT OVERVIEW

The Alpine City Gateway Corridors Small Area Plan enhances three primary gateways to the city, along with the Main Street and downtown districts, to strengthen accessibility, design quality, and community character. The plan integrates revisions to the Historic District Design Guidelines, aligning them with current urban design goals and development needs within the Business Commercial zone. With a multidisciplinary team, this effort includes a comprehensive review and update of design standards and zoning recommendations to support cohesive growth, preservation, and revitalization in these key areas of the City, while addressing traffic management and mobility. The plan establishes a unified framework to guide development, improve connectivity, and reinforce the city's distinctive identity.



PROJECT VISION

This project creates a community-driven plan for Alpine City's Downtown and Gateway Corridors, enhances the existing Historic Downtown Gateway Design Guidelines, and provides a framework to guide growth and development. A key focus involves establishing a safe, multi-modal transportation network that emphasizes pedestrian and cyclist-friendly infrastructure.

INTRODUCTION

Alpine City is a small, picturesque community located in northern Utah County, nestled at the foot of the Wasatch Mountains. Characterized by its scenic natural setting and proximity to major recreational destinations like American Fork Canyon, Tibble Fork Reservoir, and the Lone Peak Wilderness, Alpine City offers residents immediate access to hiking, biking, and outdoor activities while maintaining a distinctly rural and small-town atmosphere. The city is located roughly 30 miles south of Salt Lake City, providing convenient access to the broader Wasatch Front metro area, yet Alpine retains a close-knit, family-oriented community identity with a strong focus on historic preservation, local agriculture, and an active outdoor lifestyle. The Main Street area and Gateway Corridors embody Alpine's commitment to a walkable, connected downtown that blends historic character with thoughtful, community-driven growth. As a primarily residential city with limited commercial corridors, Alpine places a high value on maintaining its distinct image and village-like charm amidst measured, planned development.

PURPOSE OF THE PLAN

PURPOSE

The plan provides a comprehensive framework for the growth and development of Alpine City's Main Street and Gateway Corridors, integrating community vision to balance historic preservation, economic vitality, and quality of life. It addresses land use, transportation, housing—including missing middle options—and economic strategies to create a vibrant, accessible, and sustainable downtown and gateways.

Aligned with this over arching vision, the updated Design Guidelines will provide clear, actionable standards rooted in best practices to guide development within the Business Commercial zone. The guidelines clarify language by incorporating dimensional standards to enhance usability and user-friendliness, and introduce graphics that effectively communicate the intended character and desired outcomes. Preservation of the historic character is supported through thoughtful modifications to requirements such as setbacks and parking lot standards.



PLAN ELEMENTS

ENHANCEMENT OF HISTORIC CHARACTER

The plan updates and expands the existing Historic Downtown Gateway Design Guidelines, to preserve and enhance the area's historic character while supporting appropriate development.

ECONOMIC DEVELOPMENT

The plan incorporates a Main Street economic opportunity assessment, aiming to stimulate economic growth and vitality in the downtown area.

HOUSING STRATEGY

The plan develops a housing strategy that addresses diverse housing needs and promotes a range of housing options within the area.

TRANSPORTATION IMPROVEMENTS

The plan establishes a safe, multi-modal transportation network with a strong emphasis on pedestrian and cyclist-friendly infrastructure, supporting a walkable and accessible downtown environment.

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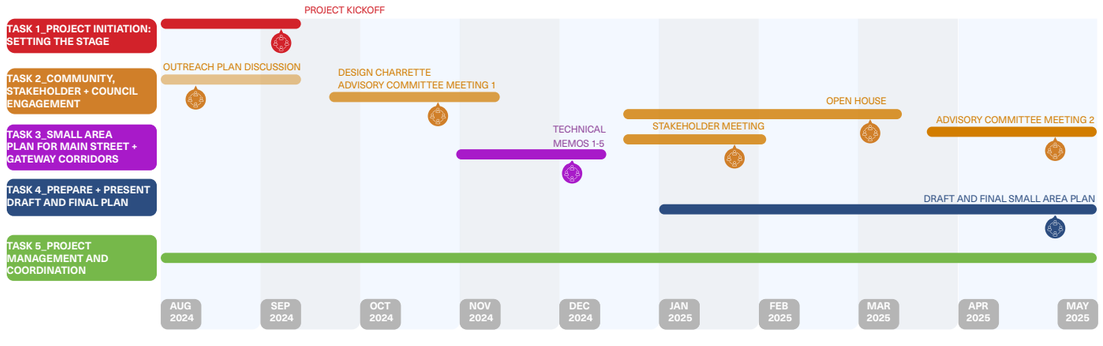
PROJECT PROCESS

OVERALL PROCESS

The Alpine City Gateway Corridors Small Area Plan development actively engaged the Alpine City community through diverse, inclusive methods such as a hands-on Workshop, focus group meetings, site visits, and two Open Houses. The community first gathered at a Design Charrette, providing broad input on key topics, including transportation, public spaces, and growth, fostering meaningful participation and dialogue.

The Workshop refined feedback and built consensus around the vision for Main Street and the Gateway Corridors. This iterative, transparent process ensured that community values and priorities directly shaped the plan, strengthened stakeholder ownership, and enabled equitable, informed decision-making.

TIMELINE



The Alpine City planning process engaged residents and stakeholders through a series of focused events. It began with a two-day Design Charrette, held as part of Workshop 1 on November 14th–15th, continued with a dedicated Stakeholder Meeting on January 30th, and culminated in an Open House on March 12th. Each milestone fostered hands-on collaboration, transparent dialogue, and direct community feedback to guide future planning, ensuring that the outcomes reflect Alpine's priorities and distinct character.



WORKSHOP 1 STAKEHOLDERS AND TECHNICAL ADVISORY COMMITTEE MEMBERS BREAKOUT SESSIONS: MAIN STREET AND CORRIDORS

1. TRANSPORTATION AND MOBILITY
2. CATALYTIC SITES AND HOUSING
3. LAND USE AND DEVELOPMENT OPPORTUNITIES
4. PLACEMAKING AND PUBLIC SPACE DESIGN

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WORKSHOP 1: ASSESS COMMUNITY PRIORITIES

Workshop 1 was a two-day, in-person Design Charrette held in November 2024 that actively engaged the Alpine City community in the visioning process for the Alpine City Gateway Corridors Small Area Plan. It promoted broad participation through meetings, presentations and Open House with the design team.

Day 1 featured Stakeholder and Technical Committee focus group meetings, a walking tour, and an evening community Open House. Existing conditions and initial concept ideas were presented, and interactive visioning exercises helped establish design goals and priorities. Day 2 involved developing design concepts and gathering community feedback through a mid-point pinup, and a closing presentation. The team collaboratively produced preliminary urban design, placemaking, and multi modal transportation frameworks and illustrative plans which were refined based on community input.

Active listening and robust participation revealed diverse opinions and helped identify shared community values. Guided exercises addressed challenges and aspirations related to transportation, public spaces, catalyst sites, and growth. Multiple feedback loops allowed iterative revisions to build consensus. All outcomes were compiled into a Community Priorities Memo summarizing key findings and values.

This process followed best practices for charrettes, which included intensive, collaborative workshops that unite stakeholders, experts, and community members to rapidly co-create design solutions through cycles of proposing, listening, and refining. It enhanced community trust, helped visualize complex issues, and translated ideas into actionable plans efficiently and inclusively.

In summary, Workshop 1 combined structured stakeholder engagement and public participation through hands-on design activities and iterative feedback, resulting in a shared community vision and initial design frameworks for the Alpine City Gateway Corridors Small Area Plan.

KEY TAKEAWAYS:

Workshop 1 focused on four key areas to understand community values and priorities for the Alpine City Gateway Corridors Small Area Plan. Stakeholders participated in the following breakout sessions and gave feedback on the following key areas: Transportation and Mobility, Catalytic Sites and Housing, Land Use and Development Opportunities, and Placemaking & Public Space Design. Interactive mapping and prioritization activities highlighted a strong community preference for focusing development in the southwest Gateway area, alongside infill housing and retail along Main Street. Transportation priorities emphasized enhancing multimodal connections, including bike lanes, shared-use paths and intersection improvements to boost safety and efficiency. Additionally, participants stressed the importance of preserving natural landscapes while accommodating growth.

In terms of placemaking, attendees identified opportunities to improve public spaces by adding shade structures, creating a local library, and developing nature play areas within the Gateway Corridors. Overall, Workshop 1 fostered collaboration and accelerated consensus-building among participants, establishing a clear, community-grounded foundation for the Alpine City Gateway Corridors Small Area Plan. This collaborative process set the stage for thoughtful, inclusive growth that balances development with Alpine's distinct character and sense of place. The outcomes from Workshop 1 provided a strong framework to guide subsequent planning phases and community engagement efforts.

COMMUNITY VALUES

Based on feedback received during the Workshop 1, the Project Team distilled the following Community Values to guide further refinement of the Alpine Main Street + Gateways Plan.

These community values represent key priorities that residents want reflected in the plan. They include celebrating and protecting the history of Alpine City, fostering an active and outdoor-oriented lifestyle, preserving family traditions, encouraging thoughtful and distinctive growth, maintaining a distinct image and agricultural identity, creating a community for all ages, supporting connectivity and walkability, and preserving the small-town feel.



HISTORY: CELEBRATE AND PROTECT

Preserve and honor Alpine's unique historical character and heritage.

ACTIVE/OUTDOOR-ORIENTED LIFESTYLE

Support a lifestyle embracing outdoor activities and wellness while preserving the small-town rural character amid thoughtful growth.

FAMILY ORIENTED

Prioritize family-friendly traditions and events that strengthen community bonds.

GROW DIFFERENTLY

Encourage thoughtful, community-aligned development that respects local character.

UNIQUE IMAGE AND AGRICULTURAL IDENTITY

Protect and promote Alpine's agricultural roots and preserve natural open spaces.

COMMUNITY FOR ALL AGES

Ensure amenities and activities serve residents across all age groups.

CONNECTED AND WALKABLE

Develop safe, convenient, and accessible pedestrian and bike networks.

SMALL TOWN FEEL

Foster a welcoming, close-knit community atmosphere.

STAKEHOLDER MEETING WITH ALPINE HIGHWAY RESIDENTS

This focused Stakeholder meeting engaged Alpine Highway residents in an in-depth discussion on existing roadway conditions and opportunities to enhance safety, character, and accessibility along the corridor. The conversation centered on shaping a street that feels safer and more connected while maintaining Alpine's small-town character.

Residents identified critical issues such as limited crossing opportunities, high vehicle speeds, and unsafe conditions for children, pedestrians, and cyclists. While recent widening and turn-lane improvements were appreciated, participants expressed a preference for a more context-sensitive cross section that accommodates all users without further expansion. They supported designs that visually slow traffic and reinforce a neighborhood-scale environment.

The group identified the southern approach as a key gateway opportunity, recommending that it begin nearer to the city boundary. Desired design elements included reduced speed limits, dark-sky-compliant lighting to improve visibility and safety, and distinctive "Welcome to Alpine" signage. Lighting improvements were considered especially important given frequent nighttime activity by cyclists and runners.

Residents also voiced openness to limited rezoning—allowing accessory dwelling units, lot splits, and small-scale commercial uses—provided that new development respects existing character. Maintaining the area's eclectic mix and promoting adaptive reuse over demolition were recurring themes. Participants supported closing sidewalk gaps but preferred minimizing park strips requiring homeowner maintenance.

Additional discussions included potential for a roundabout near the future Ranch Drive connection, resolution of nonfunctional irrigation ditches, and ensuring equitable city investment across neighborhoods. Overall, the meeting revealed strong alignment around creating a safer, more cohesive, and distinctly Alpine corridor identity.

KEY TAKEAWAYS:

- Desire to reduce travel speeds to better reflect neighborhood context and improve safety for all users.
- Interest in a more balanced street design that maintains existing width while reallocating space for pedestrians, cyclists, and local access.
- Support for defining a stronger southern gateway with coordinated landscaping, lighting, and signage elements.
- Openness to limited rezoning for ADUs, lot splits, and small-scale commercial uses that complement existing character.
- Preference for maintaining the unique, eclectic mix of homes and adaptive reuse of older properties.
- Concern about pedestrian safety and lighting at night, particularly given increased e-bike and runner activity.
- Recognition of the need for equitable city investment and sensitivity to community diversity along the corridor.

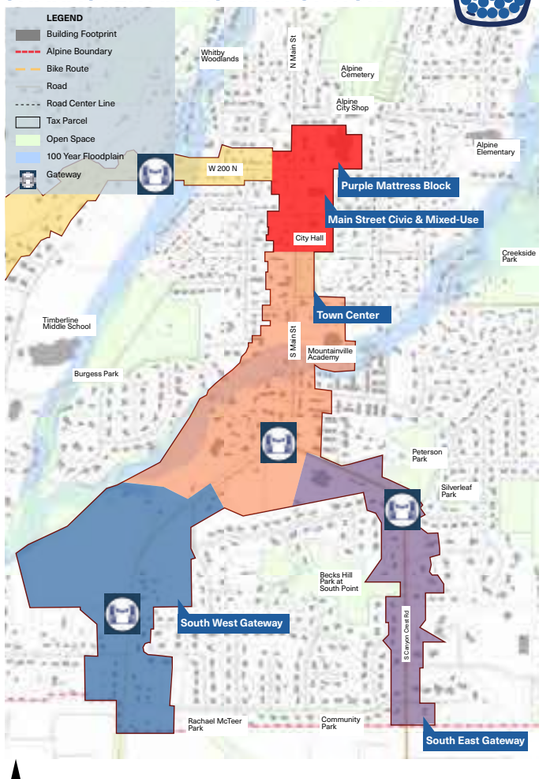
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OPEN HOUSE: COMMUNITY CONSENSUS BUILDING

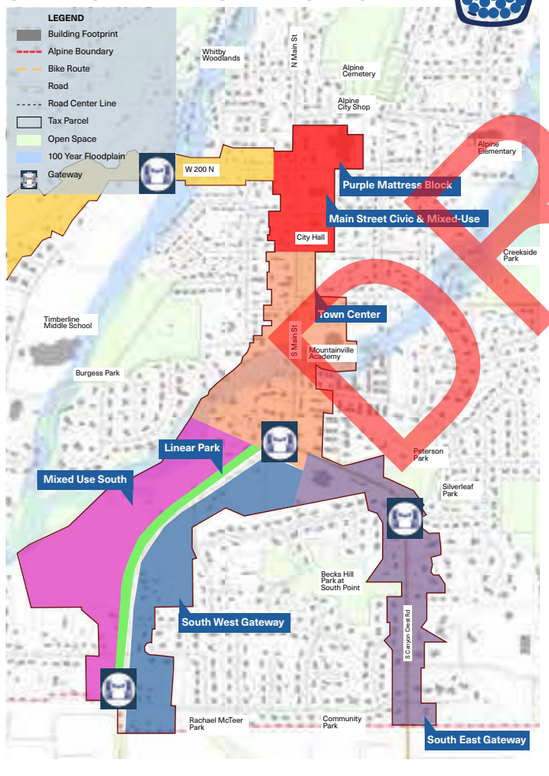
This second community engagement event held in March 2025 included an evening public presentation and a daytime Open House featuring informational boards that allowed community members to drop by, review materials, ask questions, and provide feedback directly to the team. This format encouraged broad participation and in-depth discussion. The Open House focused on a vision and goals, defined character areas, enhanced mobility and connectivity strategies, a growth strategy that is unique to Alpine city and an updated approach to Utah's Missing Middle housing initiatives.

These elements collectively established a framework to sustain Alpine City's unique identity while promoting walkable, mixed-use, and accessible downtown and Gateway Corridors. The workshop also provided a crucial opportunity to build consensus around the vision for Main Street and the Gateway Corridors, incorporating feedback received during Workshop 1. This process helped refine and finalize the Alpine City Gateway Corridors Small Area Plan to reflect community values and priorities effectively.

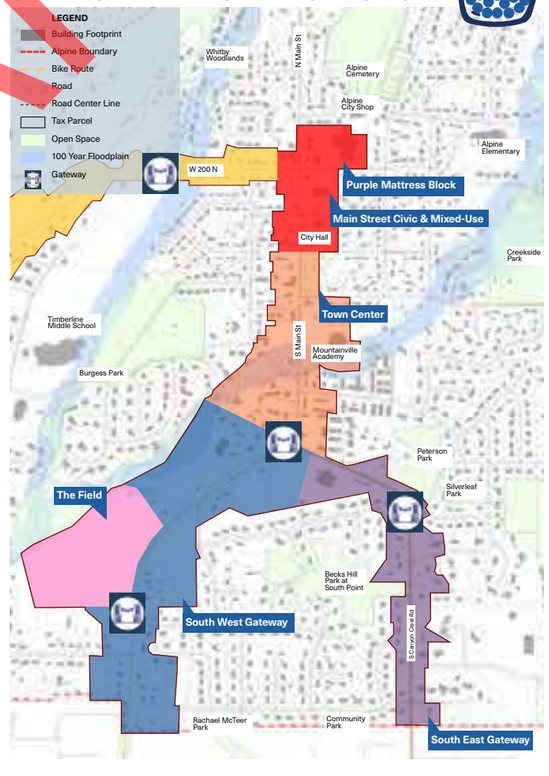
CHARACTER AREAS MAP: OPTION 1



CHARACTER AREAS MAP: OPTION 2



CHARACTER AREAS MAP: OPTION 3



N 0 0.04 0.18 0.27 Miles

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Three character area options were presented, and attendees were asked to choose their preferred one. Each option outlined different spatial and development considerations.

Option 1 delineated five distinct character areas responding to existing conditions, including the Main Street Civic & Mixed Use area as a transition zone, a Town Center as the commercial core, Southwest and Southeast Gateways that preserve agricultural character and pedestrian infrastructure, and a Northwest Gateway focused on residential and connectivity improvements.

Option 2 retained the five areas from Option 1 but added a sixth character area called Mixed-Use South along the southwest corridor. This new area introduced opportunities for mixed-use development with cultural, retail, commercial, and medium-density residential uses. A linear park was proposed to buffer between Alpine Highway and the new mixed-use area, while agricultural preservation continued east of Alpine Highway.

Option 3 was similar to Option 2 but refined the Southwest character area into a smaller new area called The Field. This gateway to Alpine City is characterized by broad views, a mix of low to medium-density residential lot types (single-family, duplex, townhome), and limited retail/services.

The exercise to gather feedback on these options resulted in Option 3 being chosen as the preferred one, reflecting community preference for including The Field as a key gateway area while maintaining a focused Town Center core north of the roundabout and balancing development with preservation.

KEY TAKEAWAYS:

Residents were interested in maintaining the character of Alpine Highway, but many understood that change may come and the community should describe a vision before hand rather than react to proposals that weren't informed by public input during this process.

There is support for community services and human comfort elements along Main Street to build on the character of the town center.



Workshop 1 served as the first opportunity to engage project stakeholders and the broader Alpine community. The session provided a platform to explore and define the shared values that make Alpine distinct. Key takeaways from Workshop 1 are summarized below.

DESIGN CHARRETTE AND OPEN HOUSE

As part of the Design Charrette, the team facilitated a series of guided exercises with stakeholders and community members to better understand challenges and aspirations related to transportation and mobility, public space design, catalyst sites, and future growth and development.



Library



Ice Rink



Bike Path



Disc Golf



Community Center



Tree Shade



Dog Park



Playground

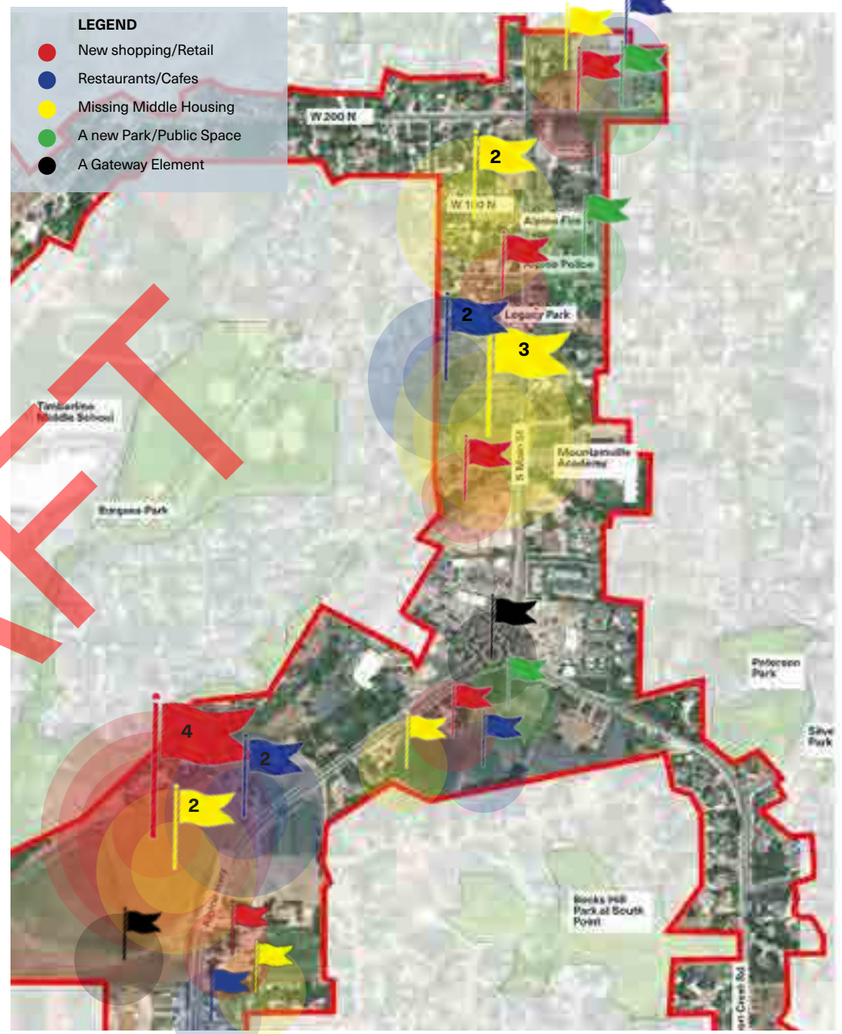


Nature Play

LEGEND

- Design Charrette
- Open House

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COMMUNITY PREFERENCES FOR PLACEMAKING AND PUBLIC SPACES

Participants identified the types of public spaces and amenities that could best enhance community life in Alpine City. Through a dot-voting exercise and idea sharing, residents expressed strong support for spaces that promote gathering, recreation, and cultural activities. Several options emerged as top priorities, including shade trees, trails, and other outdoor amenities. However, a community library was also recognized as a highly valued feature that could strengthen social connections and provide learning opportunities.

COMMUNITY PRIORITIES: LAND USE AND DEVELOPMENT OPPORTUNITIES

The “Pin Game” exercise involved stakeholders placing color-coded pins on a map to identify preferred land uses in the Gateways Corridor, such as retail, housing, parks, and public spaces. The feedback emphasized development opportunities in the southwest gateway, roundabout, and Main Street areas.



Community Mapping Activity - Workshop 1

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ALPINE CITY GATEWAY CORRIDORS TODAY

EXISTING CONDITIONS

ZONING

Alpine City's current zoning map identifies the Main Street area as the major commercial district in the city, with three residential areas that vary in density surrounding the core. Below are the key zoning districts that are part of the Alpine City Gateway Corridors Small Area Plan project boundary:

RESIDENTIAL:

The vast majority of land in Alpine City is zoned for residential purposes, mainly low-density single-family homes. There are specific zones such as CR-20,000 (half-acre lots), CR-40,000 (one-acre lots), and CE-5 (five-acre lots) that specify minimum lot sizes and densities. There is limited multi-family housing, with multi-family dwellings making up only a very small portion of land use.

BUSINESS COMMERCIAL:

Alpine has some areas designated for commercial uses including retail, offices, and services, but this category is relatively limited compared to residential and agricultural uses. Business Commercial zones are typically clustered in designated business areas, serving community needs without dominating the city's land area.

SENIOR HOUSING OVERLAY:

The Senior Housing Overlay is established to provide opportunities for housing specifically designed for seniors within Alpine City, while preserving the city's predominantly residential character. This overlay allows for thoughtfully integrated senior living developments, such as independent living, assisted living, or age-restricted communities, within designated areas that are otherwise zoned for residential use.

ACCESSORY AND MIXED USES:

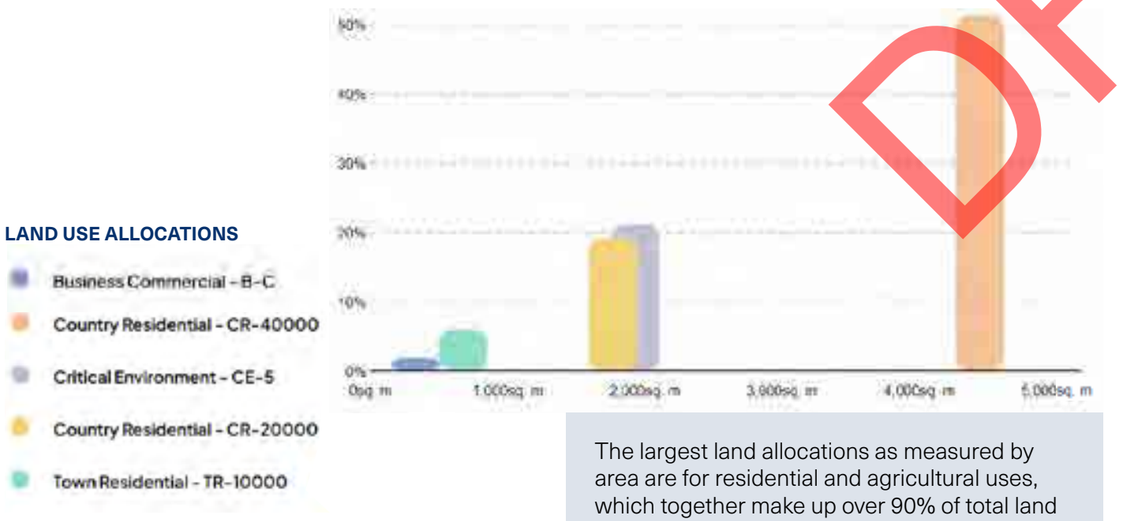
Properties may include accessory dwelling units and other permitted secondary uses as defined by code, especially within residential zones. There are also conditional uses where the Planning Commission may grant special permission, subject to compatibility reviews.

TOWN RESIDENTIAL:

The TR-10,000 zone in Alpine City, Utah, is a Town Residential district with a minimum lot size of 10,000 square feet, front setbacks of 40 feet, rear setbacks of 10 feet, and side setbacks of 5 feet, designed for higher-density single-family residential development in the historic town center area.

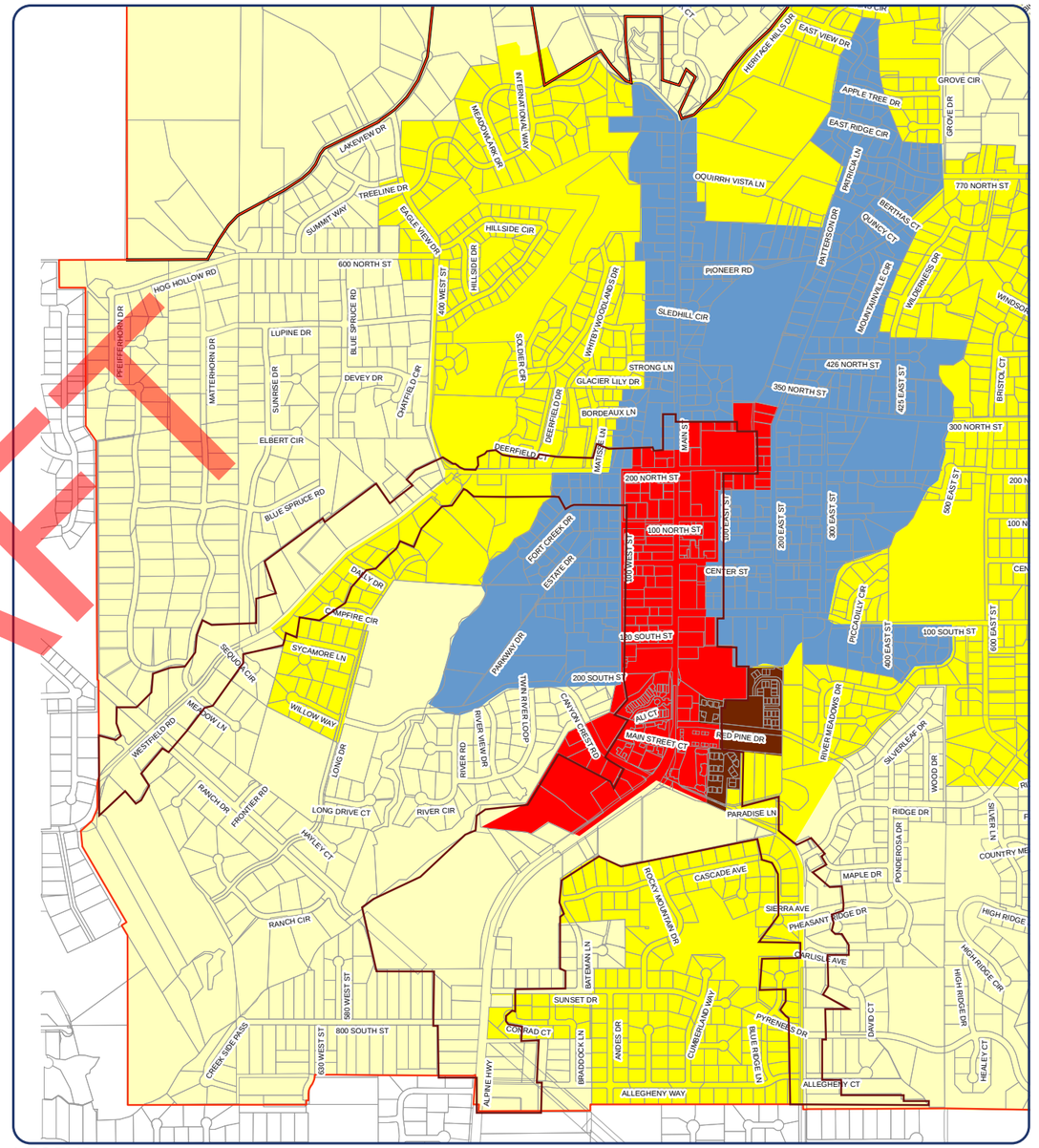
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LAND USE ALLOCATIONS



Source: Alpine, Utah Zoning Map and Land Use Data - Zoneomics

The largest land allocations as measured by area are for residential and agricultural uses, which together make up over 90% of total land in Alpine City.



ZONING MAP

LAND USE MAP

The Alpine City land use plan is a comprehensive framework guiding current and future development while preserving the city's character and quality of life. Incorporated within Alpine's 2021–2041 General Plan, it is implemented through zoning ordinances and development codes.

The plan features a detailed Land Use Map designating areas for residential, commercial, industrial, agricultural, recreational, public, and open space uses, each with specific goals for density, building form, and neighborhood character. These designations reflect Alpine's community values, geography, and lifestyle, shaping how different parts of the city function and grow over the long term.

NEIGHBORHOOD LIVING

Most of Alpine is comprised of established neighborhoods with spacious homes, quiet streets, and mature landscaping. The community's layout emphasizes privacy, scenic views, and an overall suburban-rural feel, with houses often surrounded by natural open space or agricultural lands. Multi-family housing is rare, so the city retains a distinctive low-density character.

RURAL LANDSCAPE AND HERITAGE

Much of Alpine's land supports low-density agriculture, hobby farms, orchards, and gardens, often interwoven with residential areas. These green spaces create buffers between neighborhoods, preserve the city's rural roots, and sustain habitats for local wildlife.

RECREATION AND OUTDOOR ACCESS

Open space in Alpine is not merely preserved; it is actively utilized. The city is well known for its trails, parks, and access points to mountains and creeks. Residents benefit from a network of walkable green corridors connecting neighborhoods, playgrounds, sports fields, and hiking/biking trails that extend into the foothills or toward Main Street.

COMMUNITY GATHERING SPACES AND COMMERCE

While business districts are modest, they serve as important gathering places. Main Street and select areas host local shops, and services that provide essentials and create community hubs, particularly for social events and small-town celebrations.

CIVIC AND EDUCATIONAL ANCHORS

Schools, city buildings, and churches are integrated into the fabric of Alpine, acting not just as functional facilities but as centers of civic life. These institutions host community events, youth activities, and emergency services, fostering a strong local identity.

PRESERVED NATURAL FEATURES

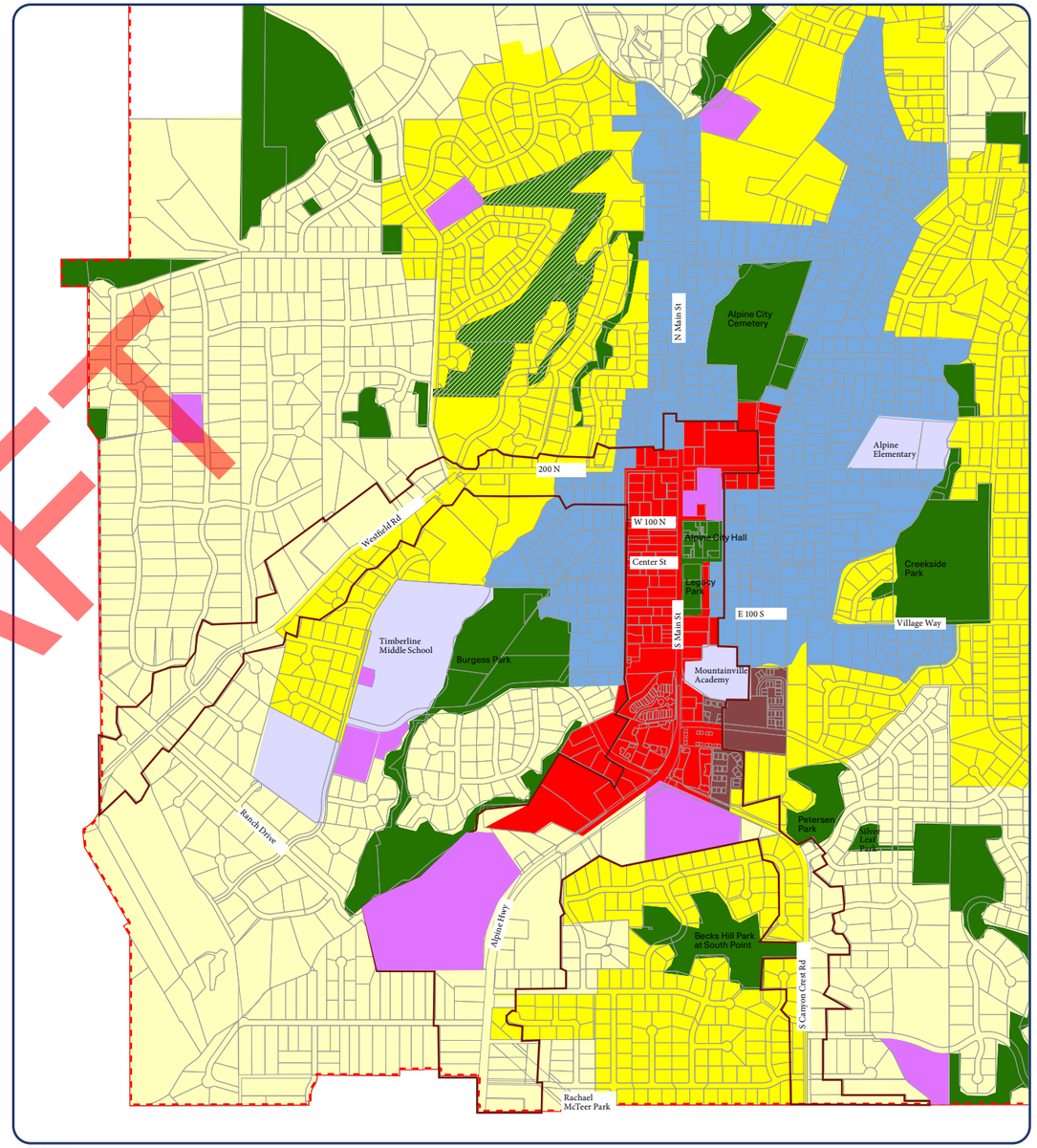
Alpine's land use deliberately protects creeks, hillsides, and view corridors. Sensitive environmental areas, like floodplains and steep slopes are left undeveloped or incorporated into the open space network, enhancing resilience and natural beauty.

EMERGING TRENDS

The city is gradually enhancing walkability and bike access, with new paths planned to connect homes to Main Street and other community destinations, addressing evolving mobility patterns while ensuring growth remains in harmony with Alpine's established character.

In summary, land use in Alpine goes far beyond regulatory zoning. It's about how land supports community life, rural heritage, outdoor living, low-density commerce, and environmental stewardship—all working together to define what makes Alpine unique.

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LEGEND

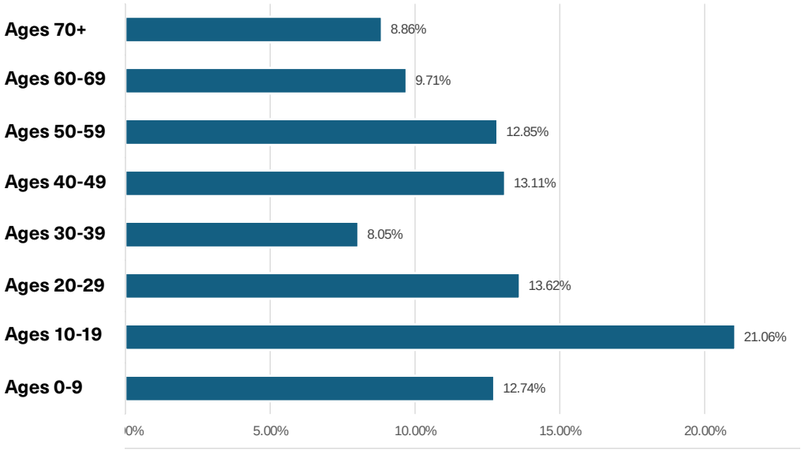
- Alpine City Boundary
- Tax Parcel
- Low Density Residential (1acre)
- Medium Density Residential (1/2 acre)
- High Density Residential (1/4acre)
- Project Area Boundary
- Business Commercial
- Public Open Space
- Private Open Space
- Church Properties
- Senior Housing Overlay Zone
- School Properties

LAND USE MAP

N 0 0.04 0.09 0.18 0.27 0.36 Miles

DEMOGRAPHIC ANALYSIS

Alpine City's demographic profile reveals a young population, with the largest age groups falling between 10–19 (21%) and 20–29 (13.6%), reinforcing the community's family-oriented character. The concentration of children, teenagers, and young adults suggests a stable base of active households with consistent needs for recreation, education, and family services.



Source: ESRI Business Analyst

2024 RACE AND ETHNICITY

Alpine City's population is predominantly White, accounting for 90.71% of residents. Hispanic residents make up 4.55%, while those identifying as two or more races represent 5.73%.

MEDIAN HOUSEHOLD INCOME

$168,392



Alpine City's median household income is $168,392, significantly higher than Utah County's median of about $100,617 and the state median. This indicates a notably affluent community with strong purchasing power supporting upscale retail demand.

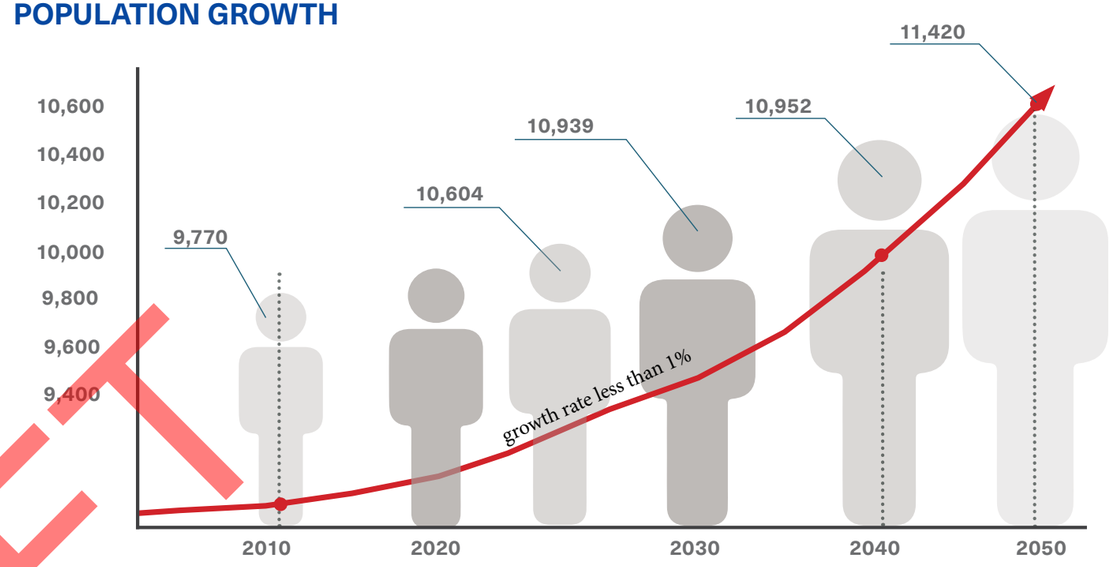
OVER 135,000 SF RETAIL CAPTURABLE DEMAND

(60%)



Based on current leakage of nearly $95.4 million, Alpine City could realistically support at least 137,990 square feet of new retail space even at a conservative 60% capture rate. This indicates clear market potential for well-planned retail development that aligns with the city's demographics and consumer preferences.

POPULATION GROWTH



Source: Mountainland Associations of Governments (MAG)

Alpine City's population growth is slow but steady, increasing from 10,604 residents in 2024 to a projected 11,420 by 2050, with an annual growth rate of less than 1 percent. This pace indicates that while the community continues to experience stable household formation, it will not face rapid or expansive development pressures.

KEY TAKEAWAYS:

The city's demographic patterns should inform future planning and guide the inclusion of amenities that cater to families and youth, such as safe and accessible pedestrian routes, informal gathering areas, playground elements, and a variety of casual dining and recreation options. Similarly, gateways should project a welcoming, community-centered identity that reflects Alpine's family-focused environment. Design elements that highlight parks, schools, trail systems, and outdoor amenities can help reinforce this sense of place and communicate the city's values to residents and visitors alike.

The current economic profile supports a downtown environment that prioritizes high-quality materials, refined architectural character, and thoughtful aesthetics. It also indicates market capacity for upscale retail, boutique shops, quality dining, and lifestyle-oriented services.

As a result of population growth projections, planning efforts should emphasize quality over quantity, focusing on timeless design, durable materials, walkable environments, and a human-scale built form. With limited growth opportunities, each development parcel becomes especially significant in shaping the city's long-term character and identity.

Alpine City is an affluent, family-centered, steadily growing community with substantial unmet retail demand. Therefore, the Small Area Plan should emphasize quality, identity, walkability, and experiences rather than rapid density or large-scale expansion. Gateways should provide strong visual cues about Alpine's character, and downtown should evolve into a vibrant, upscale community core.

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RETAIL ANALYSIS

Alpine City, situated in Utah County along the Wasatch Front, remains predominantly residential, with limited commercial zoning and only a small collection of retail and restaurant establishments. This constrained commercial footprint has resulted in significant retail leakage—an estimated $95M annually—as residents frequently shop in neighboring cities due to insufficient local options. With only $9M in annual retail sales retained in the city, Alpine loses both economic activity and potential sales-tax revenue that could otherwise support local services and improve community vitality.

Retail Leakage Findings & Demand Potential

The city's Business Commercial District contains just 12 retail and businesses, creating a mismatch between local demand and available offerings. Analysis shows the highest leakage occurring in:

- General Merchandise ($22M)
- Food & Beverage ($28M)
- Food Services & Drinking Places ($21M)
- Health/Personal Care ($3M)

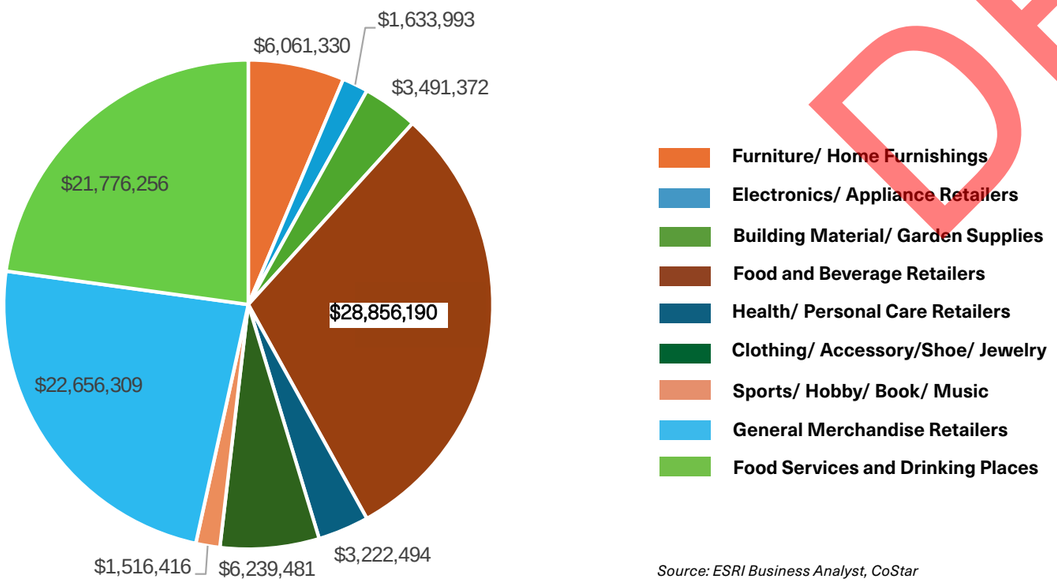
Based on standard capture rates, Alpine could reasonably support approximately 137,000 SF of retail space, demonstrating a strong capacity to absorb new retail development.

ANNUAL RETAIL SALES: $9M

ANNUAL RETAIL LEAKAGE: $95M

RETAIL SF CAPTURABLE DEMAND (60%) : 137,000 SF

The market study (see Appendix x) identifies a variety of potential tenants suited to either an experiential retail environment or as stand-alone destinations. Experiential retail—defined by a mix of restaurants, boutiques, services, and activity-oriented tenants—requires a large, cohesive footprint that allows complementary uses to co-locate. This collocation benefits businesses by encouraging longer dwell times, cross-shopping, and creating an environment where residents can accomplish multiple activities in a single trip.



Source: ESRI Business Analyst, CoStar

Given the scale of retail space Alpine could support, the city has a realistic opportunity to pursue a 100,000+ SF experiential retail development. Two areas within the city's commercial district stand out as strong candidates for redevelopment:

1. FORMER PURPLE MATTRESS FACTORY PROPERTY

If not converted to housing, this aging industrial site offers a large footprint with the potential to be repurposed into a mixed-tenant experiential center. Its existing scale makes it suitable for redevelopment without requiring significant parcel consolidation.

2. SOUTHWEST GATEWAY PARCELS

This cluster presents one of the most compelling opportunities for a master-planned retail destination. Some of the potential benefits include:

- Existing commercial zoning, minimizing entitlement hurdles
- Visibility and access from Alpine Highway, drawing customers from outside the city
- No added traffic burden on S. Main Street
- The ability to connect parking lots to neighboring office properties, enabling improved circulation and an additional access point on W Canyon Crest Road

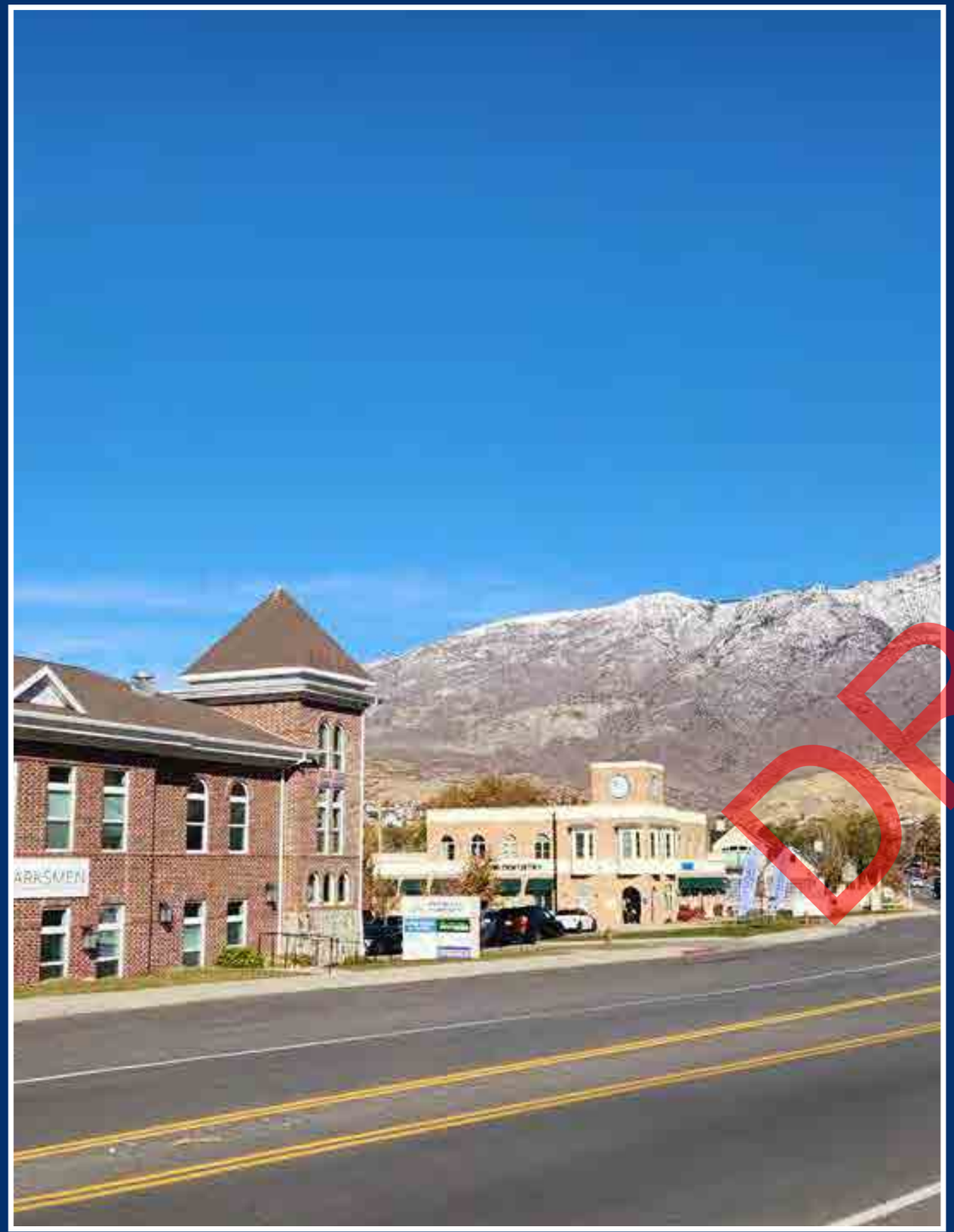


Dentist in Alpine City



Gym in Alpine City

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Aerial view of Alpine City looking toward S Main Street

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ALPINE CITY MAIN STREET AND GATEWAY CORRIDORS SMALL AREA PLAN

INTRODUCTION

Alpine City envisions a future that celebrates its rural roots, historic character, and strong community identity, while thoughtfully guiding growth to meet future needs. The Alpine Gateways Project Plan is defined by six distinct Character Areas that respond to existing conditions and create new opportunities to create a walkable and diverse community.

The following recommendations provide a strategic framework to guide the growth and development of Alpine City's Gateways. They are the product of an iterative public engagement process, with recommendations that clearly reflect the values, priorities, and concerns expressed by residents throughout Workshop 1, stakeholder meetings, and the citywide Open House. From the earliest phases of outreach, the planning team centered community participation as the guiding force in shaping the plan's development, and the resulting strategies closely mirror the themes that emerged from this dialogue.

During Workshop 1, residents and stakeholders articulated a set of core community values that created the foundation for the plan's direction. These values emphasized protecting Alpine's historic and agricultural character, maintaining the small-town feel, promoting an active and outdoor-oriented lifestyle, supporting family traditions, and encouraging distinctive, thoughtful growth. Additionally, participants stressed the importance of enhancing walkability, improving multi modal transportation options, and strengthening community connectivity. The project team distilled these themes into a series of Guiding Principles:

- Context-Sensitive Design: new development will respond to the scale, form, and character of surrounding areas.
- Walkability and Connectivity: sidewalks, trails, and bike infrastructure will connect all character areas and provide multi modal transportation alternatives.
- Gateway Identity: each entrance Corridor to the city will offer a unique experience, focusing on identity and placemaking to create recognizable gateways.



CONTEXT-SENSITIVE DESIGN

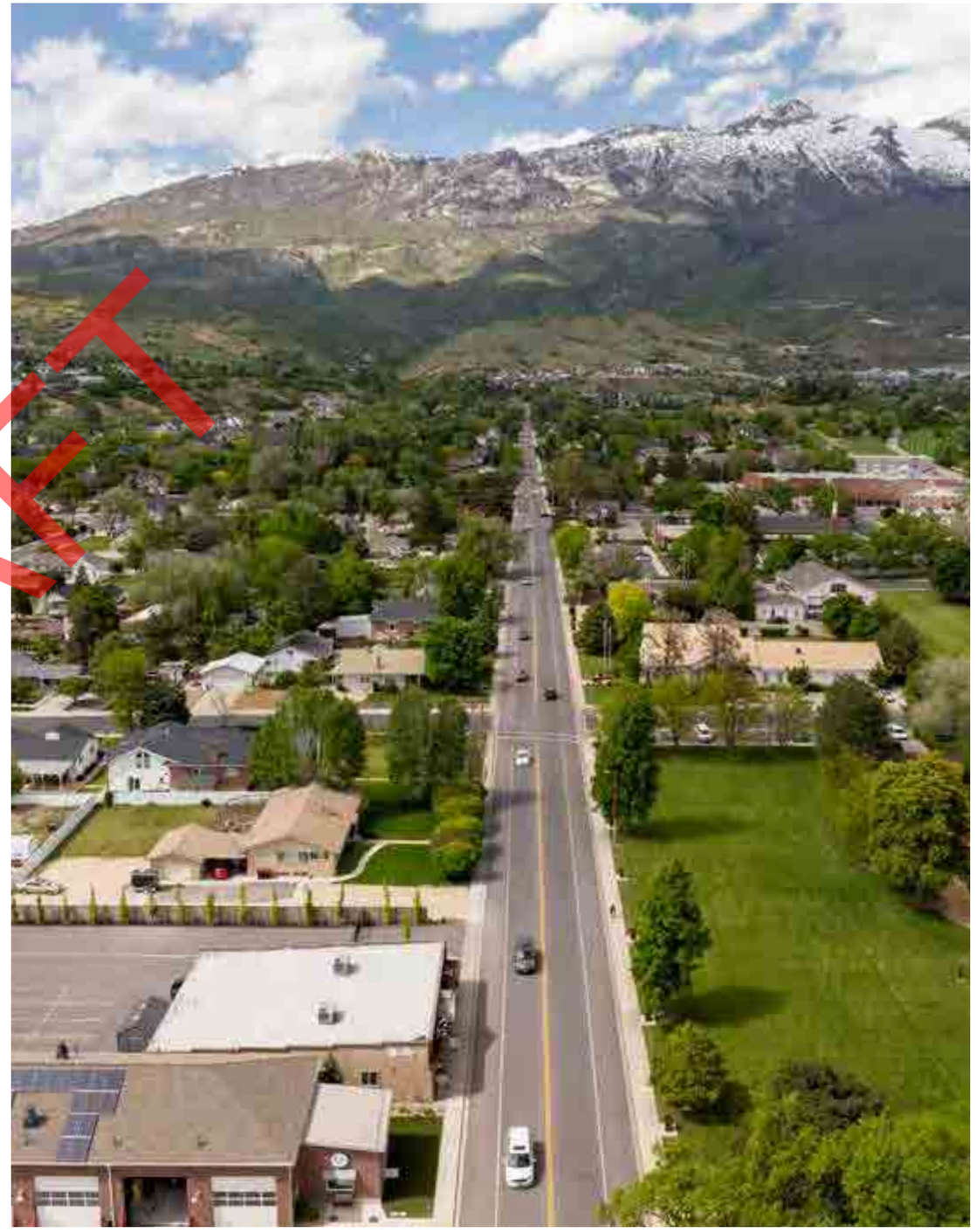


WALKABILITY AND CONNECTIVITY



GATEWAY IDENTITY

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RECOMMENDATIONS

1. SUPPORT BALANCED GROWTH IN A NEW MIXED-USE CHARACTER AREA (THE FIELD)

The new Mixed-Use South area introduces a strategic development opportunity along the southwest corridor of Alpine Highway. It will encourage a blend of medium-density housing, neighborhood-serving retail, and cultural venues, while creating an identifiable gateway to the city. Walkable design will be prioritized, complementing existing neighborhoods and green infrastructure can be incorporated along Alpine Hwy, including a low-impact stormwater system and bike lanes. This area will complement Town Center and create a smaller activity node within the city.



2. STRENGTHEN THE ROLE OF THE TOWN CENTER AREA

As the primary commercial heart of the city, Town Center will expand its offerings focusing on small business and community-focused retail, including mixed-use development with residential units above ground-floor retail or office spaces. Placemaking initiatives such as public art, event spaces, and pedestrian-friendly streetscapes should be prioritized.



3. ENHANCE MAIN STREET CIVIC AND MIXED-USE AREA

This area remains as the key civic and cultural core of Alpine City and creates a transition zone between the Town center commercial area and residential neighborhoods to the north. Historic structures and character should be maintained, and new development will follow the revised Design Guidelines being consistent with Alpine's traditional character. A mix of housing options should be promoted to support housing diversity. Civic programming should be encouraged to activate the area year-round and strengthen Alpine's community identity.



4. PRESERVE THE AGRICULTURAL AND OPEN SPACE CHARACTER OF THE SOUTHWEST GATEWAY

This area should celebrate and protect Alpine's agricultural roots, maintaining open space and low density development. New development should focus on residential uses and be sensitive to the existing rural character. Opportunities for community gardens, local markets, or agricultural education spaces can be explored that can complement the new Mixed-Use South area.



5. MAINTAIN EXISTING CONDITIONS IN THE NORTHWEST GATEWAY AND THE SOUTHEAST GATEWAY

These areas should be maintained, and limited change is proposed. As transition zones from the city's core to suburban neighborhoods, opportunities for connectivity improvements should be considered (such as new bike lanes) that provide easy access to nearby destinations and public spaces. Any future development along these two Corridors should respect the current scale and use and align with the community's vision. A new gateway feature should be considered at the west end of 200N and the south end of S Canyon Crest Rd.



6. ENHANCE THE AESTHETICS AND CHARACTER OF ALPINE HIGHWAY AS THE MAIN CORRIDOR INTO THE CITY CORE

A new Linear Park along Alpine Hwy will create an inviting and visually pleasing entrance to the city, where a cohesive planting palette can provide a special character and opportunities for public art can be explored. Native landscaping, shade trees, benches, and lighting can make this park a new feature of Alpine City while incorporating a continuous multi-use trail that connects key areas across the city



7. IMPLEMENT A UNIFIED WAYFINDING AND GATEWAY IDENTITY SYSTEM

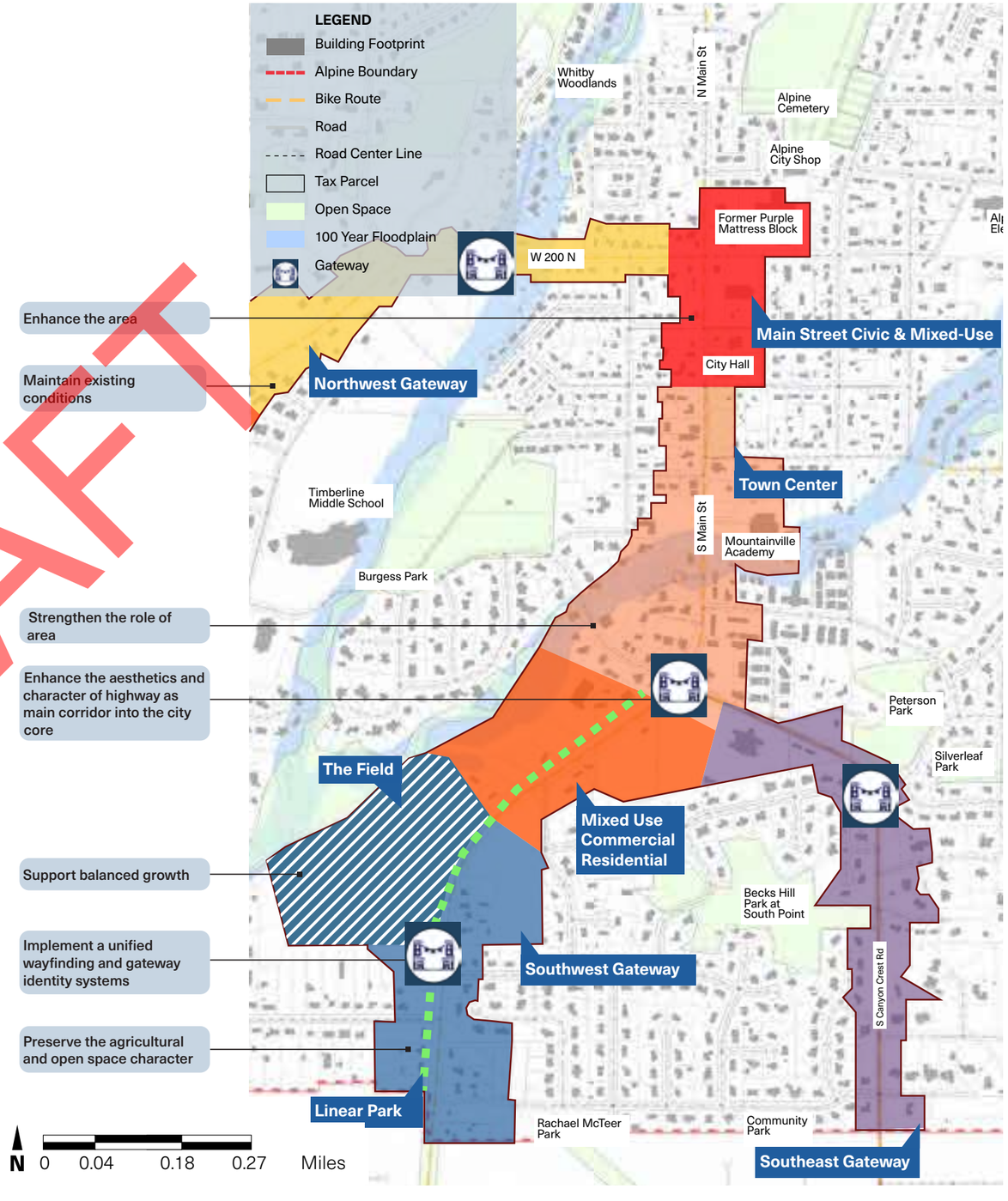
Across all gateway areas signage, branding, and wayfinding elements should be developed that reinforce Alpine's identity and enhance navigation. Gateway features like monuments, landscaping, and public art should be prioritized at the key entry points and the roundabout.

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PREFERRED CONCEPT - CHARACTER AREAS MAP

The Guiding Principles shaped the development of the Character Areas, each of which corresponds strongly to feedback gathered during mapping exercises and breakout discussions. Public input consistently highlighted the Southwest Gateway as a preferred location for accommodating new growth, particularly if the area could maintain its rural character and transition sensitively into surrounding residential neighborhoods. This direction is reflected in the plan's characterization of the Southwest Gateway as a low-density, agriculturally influenced entry corridor with expanded green buffers, detached sidewalks, and sensitive residential infill. Concerns about pedestrian and cyclist safety, repeated throughout Workshop and Stakeholder sessions, shaped mobility and public-realm recommendations across all Character Areas. The Southeast and Northwest Gateways emphasize safer crossings, trail linkages, and traffic calming, reflecting residents' priorities for improving daily mobility and creating safer routes to school. In the Town Center and along Main Street, the plan strengthens walkability, plaza spaces, and street activation to support community gathering and local businesses.

Community feedback also underscored the importance of preserving Alpine's historic identity and enhancing family-oriented amenities. Residents voiced strong support for protecting historic buildings, maintaining Main Street's traditional scale, and preserving mountain views, which directly influenced the Main Street Civic and Mixed-Use recommendations. Similarly, desires for civic gathering areas shaped the Town Center strategy, resulting in proposals for enhanced public spaces, community events, public art, and small-scale commercial offerings that reinforce Alpine's community-first character.



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CHARACTER AREAS

The proposed character areas for the Alpine Gateways project define distinct zones reflecting Alpine City's current scale, land uses, and historic identity to guide balanced growth and preservation. Core areas include: Town Center; Main Street Civic and Mixed Use; Mixed Use Commercial Residential; The Field; Southwest Gateway; Southeast Gateway; Northwest Gateway

MAIN STREET CIVIC AND MIXED USE

This area acts as the civic and cultural core of the city, creating a transition between the more traditional residential neighborhoods in the north and the commercial/mixed-use core in the south. Development in this zone should include a mix of housing types and civic and cultural uses that provide a Main Street experience that aligns in character with the scale and cadence of historic development patterns.

KEY ELEMENTS:

- Land Use Mix: Mix of housing types, low-density retail, civic buildings, and community-oriented cultural uses.
- Built Form: Smaller blocks, buildings close to the street with pedestrian-scale setbacks; storefronts, porches, and civic facades oriented towards the sidewalk.
- Overall Character: Reflective of Alpine's historic development—pitched roofs, traditional materials, and articulated façades.
- Public Realm: Pedestrian-friendly design with enhanced streetscapes, potential incorporation on planted buffers and street trees.
- Key Feature: Purple Mattress opportunity site and proximity to public facilities.
- Development Goal: Maintain small town scale, enhance connectivity, and preserve architectural consistency.







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CHARACTER AREAS

TOWN CENTER

Along Main Street and as part of the downtown core, this area is intended to serve as the commercial and social heart of Alpine, promoting vibrancy and gathering. It will strengthen its role as a dynamic, walkable district with a mix of cultural, civic, and commercial spaces. It will also include medium-density residential development.

KEY ELEMENTS:

- Land Use Mix: Retail, restaurants, office spaces, services and potential for vertical mixed-use development.
- Built Form: Compact development, first-floor activation, street-oriented buildings, public gathering spaces.
- Overall Character: Alpine's Town Center is a walkable, vibrant hub for retail, dining, and community gathering, defined by activated streetscapes and a welcoming gateway feature.
- Public Realm: Wider sidewalks that support first floor activation, street trees, traffic calming at intersections and enhanced pedestrian crossings, bicycle parking
- Development Goal: Enhance placemaking, encourage mixed-use infill, and support year-round activity.
- Wayfinding & Identity: Gateway element at the roundabout that reinforces this area as the recognizable "town center" of Alpine.







CHARACTER AREAS

TEXT FOR MIXED USE COMMERCIAL RESIDENTIAL

MIXED USE COMMERCIAL RESIDENTIAL

XXXXX

KEY ELEMENTS:

- XXXX
- XXXX
- XXXX

2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, 18 and extend the area farther to the north up to the Art Center.

3. Preserve agricultural and open space as identified as linear park.

4. Language not consistent with residential be deleted from the Character Areas of The Field.

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CHARACTER AREAS

THE FIELD

Taking advantage of a large opportunity site, The Field represents the gateway to Alpine City, with broad vistas to the Wasatch range beyond. With topography that falls from Alpine Highway towards the river, it preserves the existing character of the Alpine Highway frontage while allowing for additional infill development on the western portion of the property. Low to medium density development is anticipated, making room for missing middle housing typologies as well as some retail. This area is envisioned as a rural-inspired entrance to the city that protects open views and farming heritage.

KEY ELEMENTS:

- Land Use Mix: Clustered development, medium density housing and local-serving retail.
- Built Form: Clustered development, larger setbacks from roads; emphasis on preserving mountain views and low-profile structures.
- Overall Character: Fields and open space preserved along roadways; potential for community gardens or heritage farms.
- Public Realm: Residential roads with large green buffers and detached sidewalks, street trees, bike paths. Integrate a trail system along the edge and connect to the downtown area and other destinations in Alpine City.
- Development Goal: Incorporate housing diversity and some density while respecting the natural and agricultural character of Alpine City.
- Wayfinding & Identity: Rustic signage, native landscaping, and rural fencing to create a distinct entry into Alpine.







CHARACTER AREAS

SOUTHWEST GATEWAY

The Southwest Gateway defines one the main entrance to the city, preserving and celebrating its agricultural character, with open spaces and broad development setbacks reinforcing Alpine's traditional development pattern. New residential development could include single-family or divided entry twin homes.

KEY ELEMENTS:

- Land Use Mix: Large-lot single-family homes.
- Built Form: Homes oriented towards the street, garages minimized in front setbacks.
- Overall Character: Traditional residential neighborhood with agricultural character.
- Public Realm: Large green buffers and detached sidewalks, street trees, bike paths.
- Development Goal: Emphasis on single-family development and large lot development.
- Wayfinding & Identity: Cohesive planting palette along the Corridor including large street trees. Gateway monument at the future intersection of Ranch Drive and Alpine Hwy.

1. Extend the residential area to the southeast area south of the roundabout.







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CHARACTER AREAS

SOUTHEAST GATEWAY

The Southeast Gateway will continue existing development patterns respecting the low-density residential character, while enhancing neighborhood connectivity with pedestrian- and bike-friendly infrastructure.

KEY ELEMENTS:

- Land Use Mix: Single-family residential, infill development that matches existing single-family scale; opportunities for townhomes and accessory dwelling units (ADUs).
- Built Form: Driveway to adjacent neighborhoods, homes oriented towards the street, garages minimized in front setbacks.
- Overall Character: Traditional residential neighborhood.
- Public Realm: Detached sidewalks, green buffers, street trees, safe crossings, and traffic calming to support walking and biking. Pocket parks and gathering areas are integrated into new development. Trails connecting the Corridor with adjacent parks.
- Development Goal: Emphasis on low-density, single-family development and limited infill development.
- Wayfinding & Identity: Gateway element at the south end of the Corridor.



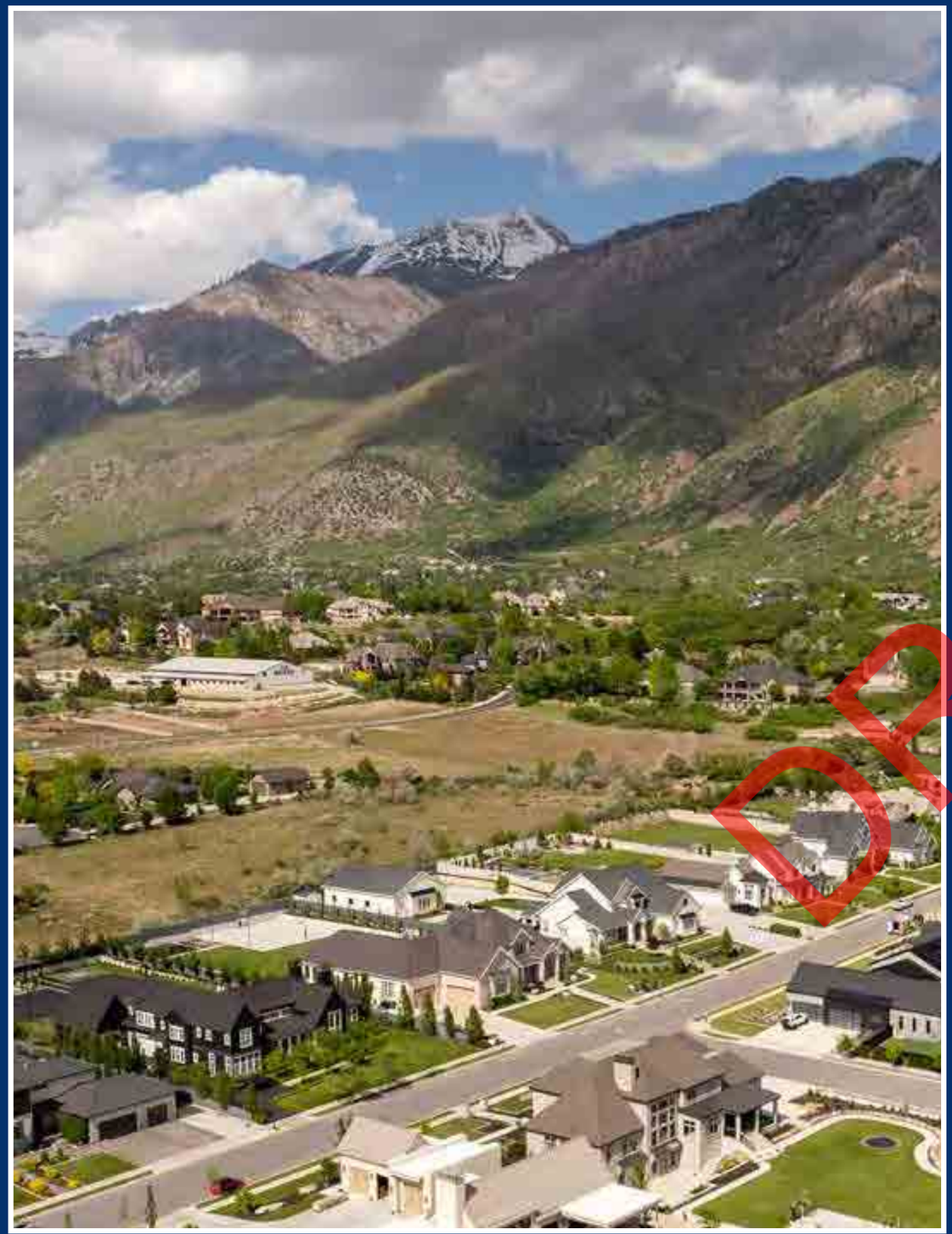
NORTHWEST GATEWAY

This area will maintain its residential identity, focusing on improved walkability and bike access to Main Street. Emphasis will be placed on walkability, trail linkages, and residential development that responds to existing scale and typologies.

KEY ELEMENTS:

- Land Use Mix: Single-family residential.
- Built Form: Larger lots, detached houses, larger setbacks.
- Overall Character: Low density traditional residential neighborhood.
- Public Realm: New or improved trail and sidewalk networks linking neighborhoods to schools, parks, and Main Street. Dedicated bike lanes and safe routes for children to schools or recreational areas.
- Development Goal: Emphasis on single-family development that celebrates the neighborhood character and identity.
- Wayfinding & Identity: Gateway element at the west end of the Corridor.





Aerial View of Alpine City

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LAND ACQUISITION POLICY

LAND ACQUISITION POLICY

The Land Acquisition Strategy is a fundamental component of urban planning designed to systematically identify, prioritize, and secure land parcels that support the community's long-term vision and development objectives. By adopting a structured and proactive approach, the strategy ensures that land purchases align with community growth and revitalization priorities, enabling future development opportunities that benefit the entire area. Establishing clear goals across short-, mid-, and long-term horizons provides guidance for implementation, accountability, and progress measurement. This approach also facilitates the prioritization of properties, identification of funding mechanisms, and cultivation of relationships with property owners, setting the stage for successful acquisition and development readiness. Underpinning this strategy, tools like a land acquisition matrix enable decision-makers to evaluate properties against transparent criteria reflecting strategic alignment, cost, feasibility, market demand, economic impact, environmental considerations, and regulatory factors, thereby promoting informed, consistent, and sustainable land procurement decisions

GOALS

The Land Acquisition Strategy aims to establish a structured, proactive approach to identifying and securing land parcels that align with the community's long-term vision and land use objectives. By strategically purchasing key properties, the program supports future development opportunities consistent with the community's growth and revitalization goals. While the overarching intent centers on aligning land purchases with community priorities, defining clear short-, mid-, and long-term goals helps guide implementation, ensure accountability, and measure progress. These goals provide a roadmap for prioritizing properties, identifying funding mechanisms, and advancing toward acquisition and development readiness.

SHORT-TERM GOAL:

a. To identify a short list of highest priority properties to purchase

b. Identify funding mechanisms to help with the purchase of these priority properties (i.e. increase sales/lodging tax by fraction of %) ,

c. Begin building relationship with priority property owners and demonstrate interest

MID-TERM GOAL:

a. Implementing new funding mechanisms as needed

b. Identifying potential planning/ development partners for various planned projects

LONG-TERM GOAL:

a. Execute the purchase of priority properties

b. Begin preparing development application materials

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LAND ACQUISITION MATRIX

This land acquisition matrix was developed for Alpine City as a tool to guide decision-making in the acquisition of land parcels for redevelopment. As opportunities arise to revitalize the town's urban areas, it becomes essential to evaluate potential land purchases systematically to ensure they align with broader community goals. The matrix helps prioritize acquisitions that support city objectives and ensures that decisions are not made arbitrarily but based on consistent, transparent criteria that reflect long-term benefits and feasibility.

CRITERIA

The matrix evaluates each property based on seven key criteria, each addressing an aspect of successful redevelopment. These include:

- **Strategic Alignment (20%):** Assesses how well the acquisition supports existing city plans and priorities.
- **Cost of Acquisition and Infrastructure (20%):** Evaluates if the price and required site work are within acceptable limits.
- **Development Potential and Feasibility (15%):** Considers zoning, infrastructure access, and overall ease of development.
- **Market Demand (15%):** Analyzes the need for the proposed use based on current market conditions.
- **Economic Impact (10%):** Measures the ability to generate tax revenue, jobs, and economic stimulation.
- **Environmental Constraints (10%):** Identifies potential environmental risks that may raise costs or limit development.
- **Regulatory and Political Feasibility (10%):** Considers the ease of obtaining necessary approvals and potential for community support or opposition.

WEIGHTED SCORE

Each criterion is assigned a percentage weight based on its importance to Alpine City's redevelopment goals. When evaluating a property, each criterion is scored on a scale from 1 to 3, where 3 is excellent, 2 is neutral, and 1 is poor. The weighted score is calculated by multiplying each criterion's score by its weight and summing the results. This approach ensures that more critical factors have a larger influence on the final decision.

WHAT EACH SCORE MEANS

The final weighted score helps categorize the property's potential for acquisition:

2.5 OR HIGHER:

Recommended for Purchase. The site offers high value with minimal challenges and aligns well with city goals.

2.0 TO 2.5:

Case by Case. The property may be viable depending on project-specific factors or if mitigations are possible for noted challenges.

BELOW 2.0:

Not Recommended. The site has significant drawbacks or costs that likely outweigh its potential benefits.

LAND ACQUISITION POLICY

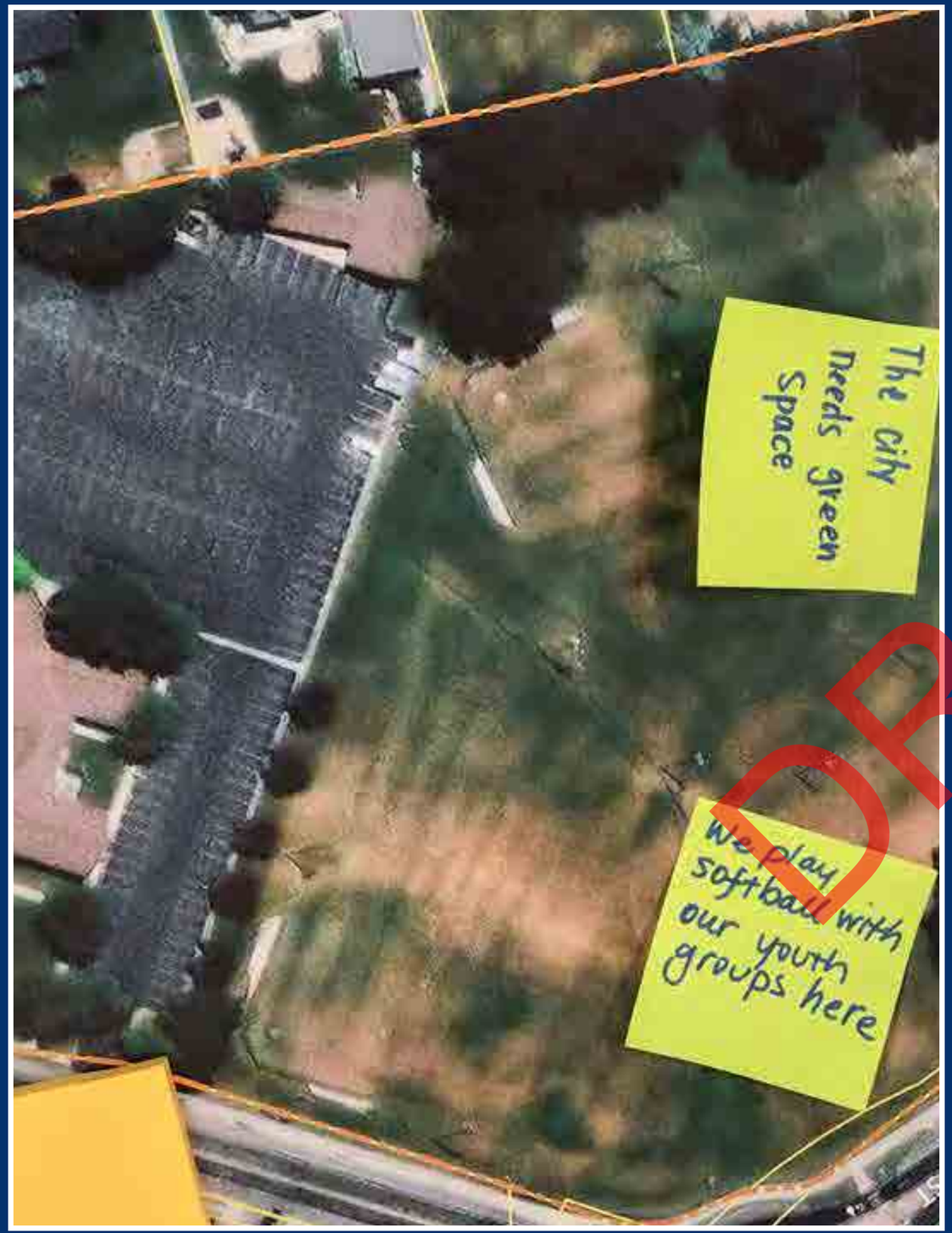
CRITERIA	WEIGHT (%)	SCORE(1-3)	WEIGHTED SCORE
Strategic Alignment Does the acquisition align with the city's comprehensive/master plan, economic development strategy, housing goals, or needs?	20%	0	0
Cost of Acquisition and Infrastructure Purchase price is within 10% of market value/ acre, limited demolition, remediation, or other site preparation costs	20%	0	0
Development Potential and Feasibility Suitability for intended use, including zoning, infrastructure availability (roads, utilities, etc.), and ease of site development.	15%	0	0
Market Demand Need for the type of development (housing, commercial, industrial, parks) based on market trends and demand analysis.	15%	0	0
Economic Impact Potential to create jobs, increase tax revenue, stimulate investment, or support local businesses.	10%	0	0
Environmental Constraints Lack of presence of wetlands, floodplains, contaminated land, or other environmental issues that could increase costs or limit development.	10%	0	0
Regulatory and Political Feasibility Likelihood of securing necessary approvals, permits, rezoning, or overcoming community opposition.	10%	0	0
Total Score	**100%**	**0**	**0**

Score
3 = Excellent (high value, minimal challenges)
2 = Neutral
1 = Poor (significant challenges, high costs, or low impact)

Weighted Score
2.5 + = Recommended for Purchase
2.0 - 2.5 = Case by Case
< 2.0 = Not Recommended

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Workshop 1 Community Engagement

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IMPLEMENTATION MATRIX

IMPLEMENTATION MATRIX

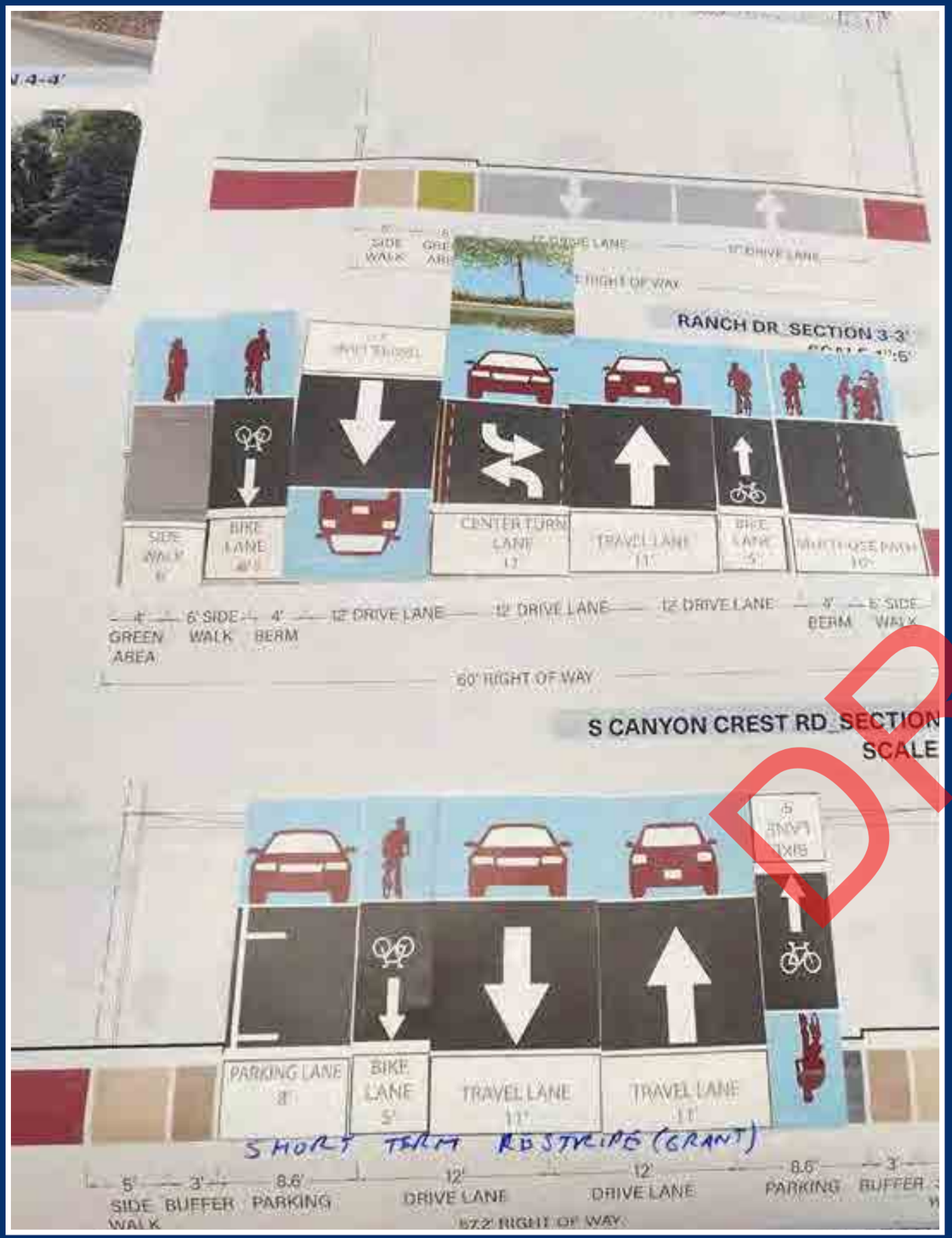
This chapter establishes a clear roadmap for transforming Alpine City's Gateway Corridors and Main Street vision into measurable outcomes. The Implementation Matrix that follows outlines priority actions and investments—covering gateway enhancements, streetscape and mobility improvements, historic preservation updates, and public realm projects—needed to fulfill the plan's objectives. Each action is organized by implementation phase and identifies responsible parties and potential funding sources. By coordinating public, private, and community initiatives, the matrix serves as a practical tool to guide city decision-making, allocate resources effectively, and phase improvements in alignment with Alpine's long-term vision and community values.

1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
2. Remove the first two lines in the Operations and Safety Section. Remove raised median by Mountainville Academy.
3. Remove construction of a mini roundabout at 1st South and Main Street.

PHASE	ACTION ITEM	RESPONSIBLE PARTY	FUNDING/ FINANCING	RELATED RECOMMENDATIONS	UTA / OTHER PARTNERS
Policy and Regulatory Actions					
1	Adopt Land Use Acquisition program into city's code.	Alpine City		**1, 4**	
1	Map priority view corridors along Alpine Hwy. to preserve open space and agricultural views.	Alpine City		**4, 6**	
1	Adopt updated Historic Main Street Design Guidelines.	Alpine City		**3**	
1	Evaluate zoning revisions for the different Character Areas area to align with proposed land uses and development patterns (i.e. clustered development in the Southwest Character Area)	Alpine City		**4, 5**	
2	Prepare development framework for the Mixed-Use South area integrating neighborhood-scale retail and medium-density housing.	City Economic Development, Property Owners	TIF (CRA), Private Investment	**1**	Property Owners
3	Review zoning for Town Center area to include requirements for public space amenities	Alpine City		**2**	
3	Evaluate long-term opportunities for redevelopment of underutilized parcels along Gateway Corridors.	City Council, Planning Dept.	Private Investment, EDA Grant	**2, 5**	EDA
Traffic Operations and Safety Measures:					
1	Implement restriping on Main Street to create bike lanes by narrowing travel lanes and removing on-street parking.	Alpine City, UDOT	TAP	**3**	**X**
1	Install raised median and left-turn restrictions at Mountainville Academy to address peak-hour congestion and safety.	Alpine City, UDOT	Safe Routes to School	**X**	**X**
1	Conduct feasibility study for gateway corridor enhancements, including traffic calming and landscape improvements along key entries to Alpine City.	Alpine City, UDOT	Transportation Alternatives (TAP), WFRC TLC	**6, 7**	**X**
2	Construct mini-roundabout at Main Street and 100 South to manage turning movements and improve flow.	Alpine City, UDOT	CMAQ, General Fund	**3**	**X**
Land Acquisition and Open Space:					
1	Acquire easements as needed along Alpine Hwy. for trail connectivity and new Linear Park	Alpine City		**4, 6**	

PHASE	ACTION ITEM	RESPONSIBLE PARTY	FUNDING/ FINANCING	RELATED RECOMMENDATIONS	UTA / OTHER PARTNERS
Street and Pedestrian Infrastructure Improvements:					
1	Evaluate and upgrade non-compliant curb ramps and sidewalks on Main Street.	Public Works	CDBG, State ADA Grants	**3**	–
1	Add bike lane markings on recommended streets by TMP	Alpine City		**3**	
1	Improve pedestrian crossings along Main Street and Canyon Crest Rd. per TMP recommendations	Alpine City		**3**	
1	Identify missing sidewalk links along Main Street, Alpine Hwy., Canyon Crest Rd., 200 N to improve walkability and access	Alpine City, UDOT, Utah Trail Network	Transportation Alternatives (TAP), State Parks Partnership	**3**	**X**
2	Add marked crosswalks and RRFBs at high-volume intersections along Main Street	Public Works	TAP, Safety Grants	**3**	**X**
3	Implement streetscape improvements for Main Street, including ADA enhancements, lighting, and street furniture.	Alpine City, Public Works	TIF (CRA), WFRC TLC	**3, 7**	–
3	Build shared use path on east side of Main Street and west side of Alpine Highway for bicycle and pedestrian access.	Alpine City, UDOT	Transportation Alternatives, CID	**3, 6**	**X**
3	Construct linear park improvements along Alpine Highway, including sidewalks, wayfinding, and native landscaping.	Alpine City, UDOT	Federal Recreational Trails Program (RTP), CID	**6, 7**	**X**
Maintenance and Program Actions:					
2	Develop design concept for gateway monument at Ranch Dr. and Aline Hwy.	Alpine City, Local Artists	Community Improvement District (CID), General Fund	**7**	Arts Council
2	Develop facade improvement program to support small businesses along Main Street.	Alpine City, Chamber of Commerce	Community Reinvestment Area Funds, General Fund	**2**	Chamber
3	Establish corridor maintenance program to ensure landscape, signage, and pedestrian infrastructure upkeep.	Public Works, City Volunteers	General Fund, Volunteer Partnerships	**6, 7**	**X**

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Community Workshop 1 – "Re-Imagine the Right-of-Way"

TRAFFIC MANAGEMENT PLAN

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This chapter builds on other studies and documents for the Alpine City, including the Alpine Transportation Master Plan (January 2023) and the Alpine and Highland Active Transportation Plan (May 2023). However, this traffic management plan provides a more focused look at Main Street and the three Gateway Corridors (Alpine Highway, Canyon Crest Road, and Westfield Road), providing more specificity and detailed recommendations to manage motor vehicle traffic while supporting and encouraging safe and accessible active transportation.

The traffic management plan recommendations are organized around four main areas within the project boundary: 1. Main Street; 2. Alpine Highway.; 3. Canyon Crest Road; and 4. Westfield Road and 200 W. For each area, recommendations are grouped in the various types of mobility: bicycles, pedestrians, cars, and intersection improvements.

1. MAIN STREET

Main Street is a two-lane undivided street with paved shoulders, classified as an arterial street between the existing roundabout and 200 North and as a collector street between 200 North and Fort Canyon Road, where Main Street becomes Heritage Hills Drive. It currently has lane widths 12' wide and variable width shoulders that are sometimes used for on-street parking. Between the existing roundabout and 200 North, the curb-to-curb width varies from 42' to 44', with paved shoulders varying from 9' to 10'. Between 200 North and Fort Canyon Road, the curb-to-curb width is 38', with shoulders 7' wide. The Transportation Master Plan indicates that Main Street has approximate daily traffic of 13,300 vehicles per day between the roundabout and 100 South, 10,000 vehicles between 100 South and 200 North, and 5,400 vehicles north of 200 North.

BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends on-street bicycle facilities on Main Street in the form of bicycle lanes. The city has funding programmed to restripe Main Street for bicycle lanes. Therefore, the short-term recommendation is to restripe to create bicycle lanes by narrowing lane widths to 11' and eliminating parking on the west side of the street. Bicycle lane widths would vary from to eight feet wide between the roundabout and 200 North and five feet wide between 200 North and Fort Canyon Road.



Maintain parking on east side by City Hall/ Park

MAIN STREET , ROUNDABOUT TO 200N (SHORT TERM)

Based on the public involvement conducted for the Alpine City Gateway Corridors Small Area Plan, the long-term recommendation for Main Street is to construct a shared use path 10' wide on the east side of Main Street between the roundabout and 200 North. The proposed short-term bicycle lanes would remain north of 200 North. The shared use path would be provided by moving the curb on the east side of the street, thereby narrowing the curb-to-curb width to 38' would allow travel lanes 11' wide and parking lanes eight feet wide. This design would restore parking on both sides of the street to be consistent with the redevelopment proposed in this Alpine City Gateway Corridors Small Area Plan.



MAIN STREET , ROUNDABOUT TO 200N (LONG TERM)

Recreational road cyclists and some bike commuters will continue to use the roadway instead of the shared use path, sharing the travel lanes with motorists; this use is compatible with target speeds of 20 to 25 miles per hour, as discussed below under speed management.

PEDESTRIAN FEATURES

The existing sidewalks on Main Street provide adequate space for walking. Long-term, the shared use path on the east side would provide additional width, albeit shared with some bicyclists. Most curb ramps and driveway approaches along Main Street are not compliant with the Americans with Disabilities Act (ADA). An evaluation of all sidewalks along Main Street is recommended to identify and catalog all non-compliant features to inform a future project to bring Main Street into compliance with the ADA.

There are existing marked crosswalks across Main Street at some intersections along Main Street, but typically only one crosswalk per intersection, except at the all-way stop at 200 North. Marked crosswalks are recommended across Main Street on both sides of the minor street at four-way intersections and at least one side of the minor street at T intersections. At the offset intersections of Main Street with 120 South and 100 South, the existing marked crosswalk on the south side of 120 South is recommended to remain, along with a new marked crosswalk on the north side of 200 South. For most of Main Street, the volumes and speeds are anticipated to be low enough such that additional crosswalk enhancements such as flashing beacons are unnecessary; However, rectangular rapid flashing beacons (RRFBs) are recommended at the crosswalks at 120 South and Red Pine Drive, due to higher motor vehicle volumes and heavier use by pedestrians.

As part of the long-term project to install a shared use path on the east side of the street, curb extensions are recommended at the intersections along Main Street from Red Pine Drive to 200 North. These curb extensions would push the curb and gutter out to the edge of the parking lane at crosswalks, reducing crossing distance and opening up sight lines between pedestrians and motorists, which are otherwise restricted by parked vehicles.

MANAGING MOTOR VEHICLE TRAFFIC

MOUNTAINVILLE ACADEMY

During the public involvement process, traffic issues on and around Main Street related to the arrival and dismissal times at Mountainville Academy were regularly mentioned as the most significant traffic congestion and traffic safety concern within Alpine. Some of the issues described or observed are as follows

- Cars queued on the northbound shoulder of Main Street, waiting to turn into the school, blocking bicycle travel and creating sight-distance issues.
- A long queue of northbound vehicles at the crosswalk at 120 South; the queue often extends past the main entrance to the school, creating a double row of stopped vehicles at the school entrance.
- A queue of southbound vehicles waiting to turn left into the school; this queue sometimes extends into and beyond the crosswalk at 120 South.
- Left-turn movements from southbound Main Street to the school turning between stopped vehicles in the northbound queue; these vehicles present a potential danger to pedestrians on the east sidewalk, since sight lines are blocked by the queued northbound vehicles.
- Left-turn movements from the school to southbound Main Street are challenging for motorists, due to the northbound and southbound queues mentioned above.
- With queues of traffic in both directions, the school crossing at 120 South can be challenging for children to use, even with the presence of the crossing guard.

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PROHIBITION OF LEFT TURN MOVEMENTS

Previous traffic studies have recommended prohibiting left-turn movements in and out of the school during arrival and dismissal times. However, it is difficult to enforce time-of-day signs unless there is a police presence at all arrival and dismissal times.

A full-time prohibition of left-turn movements is recommended at the driveways to Mountainville Academy, including the main driveway as well as the smaller driveway to the north. The prohibition would need to be physically enforced by a raised median. In the short term, a plastic or rubber curb or traffic separator with flexible delineators is recommended, as shown below.



Flexible delineator with rubber curb

Flexible delineators alone would be even easier to implement, as shown below.



Flexible delineator with rubber curb

Prohibiting left-turn movements will force vehicles accessing Mountainville Academy to adjust their routes within Alpine. Since most drivers dropping or picking up students tend to go back to where they started their trip, drivers entering Mountainville Academy from the south will need to turn right to the north, then find a way to head back to the south. Similarly, drivers accessing Mountainville Academy from the north will need to find a way to turn around and access the school from the south. Some drivers will attempt to make U-turns on Main Street, which is legal under Utah Traffic Code if the U-turn can be made safely and without interfering with other traffic. Other drivers will filter through other streets within Alpine, increasing traffic volumes on some local streets in Alpine. By using temporary curbs and/or delineators, the City of Alpine can test the left-turn prohibition and make a determination as to whether increased U-turns and traffic on other streets is a reasonable trade off for reducing congestion and increasing safety on Main Street near the school.

PARK AND WALK

During dismissal times at Mountainville Academy, a significant number of school children were observed walking to Legacy Park, where they would meet parents and other caregivers parked on the streets adjacent to the park. This activity is an example of a school area congestion management strategy called “park and walk”. Park and walk is most useful during afternoon dismissal, as it allows caregivers to arrive early, park their vehicles, and relax, rather than waiting in a queue of idling vehicles. Meanwhile, their students enjoy a few minutes’ walk and fresh air, often including socializing with friends and family in the park before heading home. The fact that so many families naturally utilize this strategy is a testament to the friendly, neighborhood feel of Alpine.

Afternoon school congestion is typically worse than morning congestion because caregivers must wait until students are dismissed in large groups; therefore, park and walk is most beneficial in the afternoon, as it is being used already. However, park and walk during school arrival can also help reduce morning traffic congestion while providing students the benefits of fresh air and exercise. As an additional strategy to reduce traffic congestion on Main Street, Alpine could encourage more park and walk activity during both arrival and dismissal, via outreach to the school and its families, or by sponsoring or encouraging small events or activities in the park.

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INTERSECTION IMPROVEMENTS

Except as it relates to Mountainville Academy traffic as discussed above, intersections along Main Street experience minimal congestion or other issues. However, there are some recommendations that could help manage school traffic and improve intersections overall.

MAIN STREET AT 100 SOUTH AND 120 SOUTH

These two T-intersections are less than 90’ apart, edge to edge. During school arrival and dismissal, both streets are used by drivers dropping off and picking up students. If left-turn movements are prohibited at the school entrances, these two streets will likely be most impacted by additional traffic, as they are the closest streets north of the school leading west and east.

At 120 South, the City of Alpine may want to consider prohibiting northbound left-turn and U-turn movements on Main Street at 120 South during school arrival and dismissal times. When all vehicles are forced to turn right out of the school, many drivers will want to turn left on 120 South. These left-turn movements, combined with the school crossing at the intersection, may create enough congestion to cause gridlock in front of the school. In addition, vehicles making this left turn would end up on Canyon Crest Road not far from Timberline Middle School, possibly contributing to congestion there. However, without southbound vehicles attempting to enter Mountainville Academy, it is possible that the existing congestion at 120 South will be diminished. For the initial prohibition of left-turn movements at Mountainville Academy, left-turn movements are recommended to be permitted at 120 South; however, the Main Street and 120 South intersection and nearby streets should be monitored during arrival and dismissal times to evaluate whether a part time turn prohibition is useful.

A mini-roundabout should be considered for the intersection of Main Street and 100 South; a roundabout would manage the intersection’s traffic and provide a convenient location for drivers accessing Mountainville Academy from the south to make U-turn movements. The existing footprint of the intersection will accommodate a roundabout with an inscribed circle diameter of approximately 60’, which would allow for U-turn movements by passenger vehicles and package delivery trucks. One concern is that school traffic could back up into the roundabout, causing the roundabout to fail. However, with no left turns to the school, the primary remaining source for this backup is the school crossing at 120 South; the fact that this crosswalk has a crossing guard should help mitigate the potential for roundabout blockages. It is possible to build mini-roundabouts using temporary materials such as rubber or plastic curbs and separators, to reduce costs and expedite implementation. However, care must be taken when using temporary materials for roundabouts; as the aesthetics of these materials have sometimes proven to be off-putting, resulting in public discontent with the installation.

MAIN STREET AT 200 NORTH

The all-way stop at this intersection works well to control existing flows of traffic and interrupt potential speeding traffic on Main Street, because the traffic volumes on all four legs are reasonably well balanced. However, as the city continues to grow and redevelop, this intersection should be monitored for increased congestion; a primary consideration is potential redevelopment of the vacant parcel one block east of the intersection. A mini-roundabout could be a good long-term solution at this intersection; an inscribed circle diameter of 70 to 75’ fits within the existing intersection footprint.

SPEED MANAGEMENT

The current posted speed limit for Main Street is 30 miles per hour between the roundabout and 200 North, and 25 miles per hour north of 200 North. The recommended target speed for Main Street is 25 miles per hour, or perhaps 20 miles per hour in the core area after redevelopment, due to additional retail businesses and denser on-street parking. The “target speed” is the preferred speed for motor vehicles to travel on a street; ideally posted speed matches target speed. For Main Street, the primary speed management recommendation is narrow lanes with bike lanes (short-term) or on-street parking (long-term), as shown in the cross sections above. Narrower travel lanes encourage slow speeds and provide space for other cross-sectional elements, while still sufficient for the mix of traffic in Alpine. These lane widths may feel uncomfortably narrow to some drivers; however, this design is intentional, as the reduced width encourages slower vehicle speeds, particularly in area adjacent to on-street parking.

The curb extensions described above for pedestrian crossing also contribute to speed management. During some times of day, parking densities might be light, negating the narrow feel created by 11-foot travel lanes and 8-foot parking lanes. Curb extensions maintain the constrained environment even when few or no vehicles are parked. Curb extensions should be placed at all intersections and other pedestrian crossing locations; on long blocks, curb extensions could also be placed mid-block to provide continuity of the road narrowing while doubling as a place for street trees, other landscaping, hardscape, or street furniture like bike racks, signs, and benches.

The proposed mini-roundabout at 120 South would also provide for traffic calming, restricting speeds to approximately 15 to 20 miles per hour at the intersection.

2. ALPINE HIGHWAY

Between the city limit and the existing roundabout, Alpine Highway is a two-lane undivided street with a center turn lane and paved shoulders, classified as an arterial street. Alpine Highway is under Utah Department of Transportation (UDOT) jurisdiction; it has generous lane and shoulder widths for a roadway within a city, with travel lanes 12 to 13' wide, a 14-foot center turn lane, and 10-foot shoulders, for approximately 60' total width. The Transportation Master Plan indicates that Alpine Highway carries approximately 14,900 to 15,800 vehicles per day within the Alpine City limits, making it the highest-volume gateway.

BICYCLE FACILITIES

The shoulders of Alpine Highway are marked as bicycle lanes, with approximate 10-foot widths and bicycle lane symbols spaced at approximately 1000' or at each intersection. Because Utah law previously did not prohibit parking in bicycle lanes, vehicles have historically been parked in the bicycle lanes, especially on the east side of the roadway. The Alpine and Highland Active Transportation Plan recommends an off-street bicycle facility on Alpine Highway. Building on this recommendation, a 12' wide shared use path is recommended to be constructed on the west side of Alpine Highway; this can be accomplished by using the existing right-of-way between the curb and the property line, and by working with UDOT to reduce travel lane and shoulder widths. In addition, restriping Alpine Highway is recommended to create buffered bike lanes.

While it may seem redundant to have both buffered bike lanes and a shared use path on Alpine Highway, these facilities are for different user groups. The buffered bike lanes would be used by recreational road cyclists, especially those in groups, as well as some commuters; the shared use path would be used by children and families traveling to school and other nearby destinations, or for more relaxed recreational riding.

A shared use path crossing of Alpine Highway is recommended on the north side of 800 South, with a raised median providing a refuge for path users. This location will connect directly with the future Power Line Trail, as recommended in the Alpine and Highland Transportation Plan.

PEDESTRIAN FEATURES

Alpine Highway has intermittent sidewalks within the City of Alpine. On the east side, the sidewalk is nearly continuous, except for a short segment at the south end, between the city limit and the power line. On the west side, there are shorter segments of sidewalk, which are recommended to be widened and connected to construct the shared use path recommended for that side of the street.

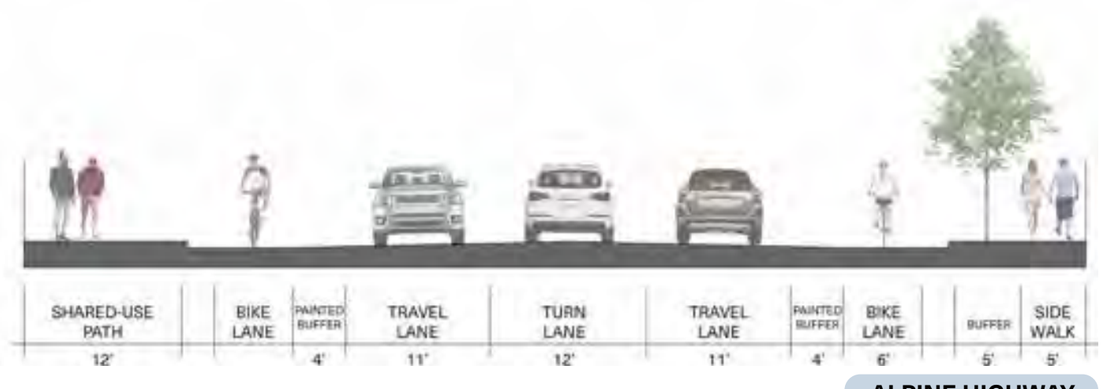
There are currently no marked pedestrian crosswalks across Alpine Highway, except the crosswalk at the existing roundabout. Additional marked crosswalks are recommended to assist pedestrians with crossing the street, as follows:

- As discussed under bicycle facilities, a raised median with shared use path crossing is recommended on the north side of 800 South. The median and crosswalk could be a short-term improvement to provide a pedestrian crossing prior to the construction of the shared use path. Raised median refuges split the crossing task into two steps, so pedestrians only need to be concerned with one direction of travel at a time; additionally, medians have been shown to reduce pedestrian crossing crashes by about 40 percent. Rectangular rapid flashing beacons (RRFBs) are recommended at this crosswalk.
- As discussed in more detail below, a roundabout is recommended at the location where the extension of Ranch Drive would connect to Alpine Highway. Marked crosswalks should be installed across all legs of this new roundabout, including both legs of Alpine Highway. Crosswalks at roundabouts are typically very safe and convenient for pedestrians, due to the slow travel speeds through the roundabout and splitter islands that act as pedestrian refuge islands.
- To provide additional crossing opportunities for pedestrians, another crosswalk is recommended at Bateman Lane. This crosswalk would provide pedestrian access between the neighborhoods served by Bateman Lane and the Alpine Art Center and nearby businesses. This crosswalk could be placed on either the north or south side of Bateman Lane; the north side would be more convenient for pedestrians, while the south side could include a median refuge, enhancing safety without blocking the left-turn lane to Bateman Lane. RRFBs are recommended at this crosswalk.

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

As shown in the Alpine Transportation Master Plan, Ranch Drive is intended to be extended across the existing agricultural parcel to Alpine Highway. A roundabout is recommended for this future intersection, to control turning movements, reduce speeds along Alpine Highway, improve safety, and provide an enhanced gateway to Alpine. Extension of Ranch Drive and construction of this roundabout is a long-term recommendation, intended to be implemented when the agricultural parcel is developed.



ALPINE HIGHWAY

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SPEED MANAGEMENT

The current posted speed limit on Alpine Highway is 45 miles per hour at the south city limit, dropping to 40 miles per hour midway between 800 South and Sunset Drive. These speeds make it challenging to provide a safe and comfortable environment for people walking and biking and are inconsistent the type of development anticipated by this Alpine City Gateway Corridors Small Area Plan. However, reducing speed limits alone is unlikely to have a measurable effect on how fast people drive on Alpine Highway, without also implementing speed management techniques.

The construction of a roundabout where Ranch Drive will connect to Alpine Highway is by far the best tool to manage speeds through this corridor, since travel speeds through roundabouts are typically 15 to 20 miles per hour. With this new roundabout and the existing roundabout bookending most of Alpine Highway within the City, a target speed of 30 to 35 miles per hour should be achievable, consistent with the development recommendations of the Alpine City Gateway Corridors Small Area Plan. However, since this roundabout is a long-term solution that won't happen until the agricultural parcel is developed, other solutions should be considered.

Because Alpine Highway is a UDOT facility, speed management will be more difficult to implement than on other streets in the City. However, UDOT would likely allow narrowing travel lanes from 12' to 11' and narrowing the center turn lane from 14' to 12'. While lanes of this width won't manage speeds as well as narrower lanes, there should be some benefit. Lane width reduction will also facilitate implementation of improved pedestrian and bicycle facilities, as discussed above. When Alpine Highway is next resurfaced, lane widths could be restriped to those shown in the cross section above, perhaps using a wider buffer for the bike lanes to use up the additional space.

Available online imagery shows that vehicles are occasionally parked along Alpine Highway, usually on the east side, apparently associated with activities at the nearby orchard and antique store. Recent State legislation prohibits parking in bicycle lanes, making this parking illegal. The properties along Alpine Highway all appear to have ample adequate space for parked vehicles.

Raised medians or short median islands are recommended to replace the center turn lane at locations where there are no left-turn movements from Alpine Highway to driveways and minor streets. Medians or islands are an effective speed management technique due to their narrowing effect, especially within curved roadways or when introduced as gateways. The following locations are recommended for consideration of raised medians or islands.

- At the north side of 800 South, extending approximately 110' north, ending before the first driveway. This median island is the best location to serve as a gateway to Alpine; it is adjacent to the existing Alpine 1850 sign; similar signage and other hardscape or landscape features could be used in the median to highlight this primary entrance to the City. As mentioned above, this median would also serve as a refuge for pedestrians crossing the street here, as well as for users of the future Power Line Trail.
- From approximately 550' north of Sunset Drive to Bateman Lane. An opening in the median would need to be provided for the private driveway that serves 526 through 542 Alpine Highway. Left-turn pockets would need to be provided for that driveway and the southernmost driveway serving Burgess Orchards. Because this median would cover most of the long curve in Alpine Highway, it would be especially effective at reducing travel speeds. At Bateman Lane, this median could also serve as a refuge for pedestrian crossings.



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3. CANYON CREST ROAD

Canyon Crest Road is a two-lane undivided arterial street with paved shoulders; from the city limit to Ridge Drive, it also has a two-way left-turn lane. Canyon Crest Road has lane widths varying from 11.5 to 13' and shoulder widths varying from 4.5' to 8'. The total curb-to-curb width is 44' south of Ridge Drive and 36' northwest of Ridge Drive; additional width is provided for turn lanes approaching Ridge Drive and Main Street. The Transportation Master Plan (2023) indicates that Canyon Crest Road carries nearly as much traffic into and out of the City as Alpine Highway, with daily traffic volumes of 14,800 at the City limit, 11,700 between Healey Boulevard and Ridge Drive, and 8,500 between Ridge Drive and Main Street. All intersections along Canyon Crest Road within Alpine have one- or two-way stop control, except for the roundabout at Main Street.



BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends an off-street shared use path on Canyon Crest Road, and funding for a path is being provided through MAG. The recommended width for the shared use path is 12' as measured from the back of curb, allowing necessary obstructions such as signs to be placed near the curb without making the path too narrow. Paved shoulders marked as bike lanes are also recommended, to accommodate cyclists who want to travel at higher speeds and are comfortable riding closer to motor vehicle traffic. The bike lanes will also buffer the sidewalk and shared use path from motor vehicles.

PEDESTRIAN FEATURES

The existing sidewalks on Canyon Crest Road provide adequate space for walking, and the proposed shared use path will enhance the pedestrian environment. The proposed shared use path will also fill the current pedestrian facility gap on the northeast side of the street between Ridge Drive and Paradise Cove Lane. Like Main Street, many of the curb ramps and driveway approaches along Canyon Crest Road are not ADA-compliant. Reconstruction of ramps and driveways to achieve ADA compliance is recommended with the shared use path project.

Between the city limits and Main Street, the only marked crosswalks across Canyon Crest Road are the crosswalk at the roundabout and a crosswalk at Ridge Drive. The crosswalk at the roundabout appears to be well-designed, ADA-compliant, and easy for pedestrians to use due to the low speeds and pedestrian refuge inherent at roundabouts. However, the existing crosswalk at Ridge Drive is in the middle of a curve, which limits sight distance. In addition, the lack of additional marked crosswalks makes it challenging for people to cross Canyon Crest Road. Away from signalized intersections, pedestrians are legally allowed to cross streets at any location, as long as they first yield to vehicular traffic on the roadway. However, at 8,000 to 15,000 vehicles per day, it can be challenging to find sufficient gaps in traffic. By law, motorists are required to yield to pedestrians at unmarked crosswalks, which exist at intersections along Canyon Crest Road. However, yield rates by motorists are significantly lower at unmarked crosswalks than marked crosswalks.

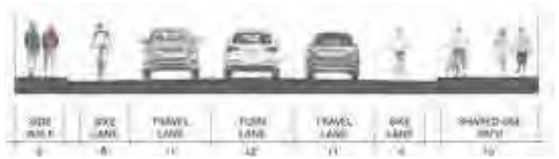
A sight distance study for the crosswalk at Ridge Drive is recommended. Ideally, the study would look at both the stopping sight distance for eastbound motorists to the crosswalk, as well as decision sight distance for pedestrians waiting to cross. At 35 miles per hour, the necessary stopping sight distance per the American Association of State Highway and Transportation Officials is 250'. Measurements in Google Earth indicate that the sight distance between the eye location of a southeast-bound driver and a pedestrian waiting at the west curb to cross the street is approximately 225'. A physical measurement by an engineer would likely confirm sight distance that is less than desirable, which is potentially a significant safety issue.

The recent installation of rectangular rapid flashing beacons (RRFBs) at this intersection helps with the sight distance concern: when a pedestrian on the west side of Canyon Crest Road activates the flashing beacons, the beacon on the east side of the intersection is in the line of sight for southeast-bound drivers well before the pedestrian is in the line of sight. The beacon warns drivers to look for pedestrians, but this leaves plenty of room for driver error. An advance warning sign with an additional RRFB is recommended on Canyon Crest Road northwest of the intersection with Ridge Drive, located approximately at the beginning of the curve. The RRFB would supplement the existing sign and plaque.

The sight distance problem at this crosswalk would also be addressed by installation of a roundabout or all-way stop control, as discussed below under intersection improvements.

Marked crosswalks are recommended at other locations on Canyon Crest Road within Alpine, to be implemented as part of the funding available through MAG. Crosswalk locations are best determined by identifying intersections that serve a larger number of houses and any other pedestrian-generating land uses, then confirming that no sight distance or other safety issues preclude a crosswalk. At T intersections south of Ridge Drive, median refuges could be provided to improve safety and ease of crossing for pedestrians. The following locations should be considered for possible marked crosswalks:

- Healey Boulevard serves a significant amount of housing and other land uses; a median refuge could be installed on the south side of the intersection, although this might make left turn movements from Healey Boulevard to Canyon Crest Road more difficult.
- A marked crosswalk was formerly located at Carlisle Avenue, but it was removed due to concerns about sight distance and vehicle speeds. A marked crosswalk just south of Carlisle Avenue would serve people that use the trail network in Beck's Hill Park, as well as residents of Carlisle Avenue and Pheasant Ridge Drive. The hill crest in this area limits sight distance, but sight distance is better at Carlisle Avenue than it is at Pheasant Ridge Drive. A median refuge could be installed at this crosswalk, which would mitigate the potential sight distance concerns. RRFBs could also mitigate the sight distance concerns and could be mounted higher than the minimum mounting height to ensure continuous visibility of the beacons for approaching motorists. A sight distance study should be conducted prior to marking this crosswalk, to measure the actual physical sight distance between motorists and pedestrians.
- Paradise Cove Lane may also be a good location for a crosswalk. Paradise Lane provides pedestrian access to Petersen Park and the church likely generates additional pedestrian traffic.



CANYON CREST ROAD

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

CANYON CREST ROAD AT RIDGE DRIVE

Based on field observations and discussions with City staff and residents, this T-intersection represents one of the more challenging traffic concerns in Alpine. At times, the left-turn movement from Ridge Drive to Canyon Crest Road is challenging to make, resulting in delays and queued traffic. In addition, as mentioned above, the sight lines are limited for pedestrians crossing from the west side of Canyon Crest Road.

In the short term, there are two possible recommendations for this intersection:

Option 1 is to provide a left turn merge lane on Canyon Crest Road for vehicles turning left from Ridge Drive, creating a "high-T" intersection, which allows drivers to make the left turn in two stages, yielding first to northbound vehicles on Canyon Crest Road, then yielding separately to southbound vehicles before merging. While drivers can currently use the two-way left-turn lane for this purpose, many drivers are waiting for gaps in both directions of travel before starting their turns. Marking channelizing lines through the intersection will encourage more drivers to use the turn lane, reducing delay. Flexible delineators or plastic curbs with delineators can be added to the channelizing lines to further encourage this movement. The image below shows this option, along with restriping the lanes on Canyon Crest Road to 11' lane widths and marking bicycle lanes on Canyon Crest Road.



Proposed high-T design at Canyon Crest Road and Ridge Drive with left-turn merge lane and restriping

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Option 2 is to convert the intersection to an all-way stop. The poor sight lines for pedestrian crossings would be one of the primary reasons to make this conversion. Traffic counts should first be conducted to see if the intersection meets all-way stop warrants; even if the traffic volumes don't warrant an all-way stop, the sight distance concerns may make this a reasonable option. The drawing below shows an all-way stop with narrowed lanes and marked bicycle lanes on Canyon Crest Road.

Long term, a roundabout should be considered for this intersection. From the Transportation Master Plan, the estimated average daily traffic at this intersection was 11,800 in 2023, with 12,600 estimated in 2030; these volumes would easily be managed by a roundabout, eliminating nearly all delay for Ridge Drive. A roundabout would improve safety for all users, mitigating the safety concerns caused by the roadway curvature and pedestrian sight distance concerns. Given that the City has purchased the property on the northeast corner of the intersection, one option is to build a full-size roundabout by utilizing that parcel. A roundabout with an inscribed circle diameter of 130' is shown below. A roundabout of this size fits well in the recently purchased lot, and the the approach roadways are well-aligned for a roundabout centered as shown. However, with its large footprint, a roundabout of this size would have a relatively high cost. It would also be possible to install a mini-roundabout within the existing intersection footprint at a much lower cost, with an inscribed circle diameter of approximately 70'. This is relatively small for a mini-roundabout, so there would be concerns about turning movements by large vehicles, and other geometric challenges; for example, it may be difficult to achieve the desired speed control at the roundabout. However, at approximately 13,000 vehicles per day, a mini-roundabout would have excellent traffic operations. If the City decides to pursue a roundabout at this location in the future, a design with an inscribed circle diameter of 105' to 110' should be evaluated as a means to balance cost, usability by large vehicles, safety, and traffic operations.

All-way stop intersection

CANYON CREST ROAD AT HEALEY BOULEVARD

The Healey Boulevard intersection carries more vehicular traffic than the Ridge Drive intersection; the estimated average daily traffic at this intersection was 15,400 in 2023, with 16,000 estimated in 2030. Similar to the Ridge Drive intersection, drivers can currently use the two-way left-turn lane to make left turns from Healey Boulevard to Canyon Crest Road in two stages. In the short term, marking a dedicated left turn merge lane to create a high-T intersection here would similarly encourage two-stage turns and reduce delay. However, a high-T intersection would eliminate the possibility of adding a median refuge for pedestrians at this intersection, as discussed above.

Long term, this intersection is another candidate for a mini-roundabout. A full-size roundabout with a non-mountable central island is not feasible without taking significant property. A mini-roundabout with an inscribed circle diameter of 60 to 65' would be possible within the existing footprint of the intersection. At this size, it would be difficult to achieve speed control for southbound vehicles and turn movements by trucks would sweep across most of the roundabout. As an alternative, property could be obtained from the existing residential parcels on the northeast and southeast corners of the intersections. If the amount of property outside of the existing wall on the property on the southeast corner ("corner clips") were taken from both parcels, a mini-roundabout with an inscribed circle diameter of approximately 90' would be feasible. At this size, speed control would be more achievable, trucks would be able to turn more easily, and roundabout operations would be improved.

Proposed roundabout at Canyon Crest Road and Ridge Drive

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SPEED MANAGEMENT

The current posted speed limit on Canyon Crest Road within Alpine is 35 miles per hour. There are several locations with limited sight distance on Canyon Crest Road, including pedestrian crossing sight distance at Ridge Drive as described earlier, as well as intersection and pedestrian crossing sight distance at several intersections due to a hill crest between Carlisle Avenue and Pyrenees Drive. Slower speeds result in reduced sight distance needed for safe turning movements and street crossings. If motorists travel slower, the required sight distance is shorter and safety is improved for all users, reducing both crash likelihood and crash severity, especially for vulnerable users such as pedestrians and bicyclists. Given regular use by pedestrians and bicyclists, a target speed of 30 miles per hour is recommended for Canyon Crest Road. However, lowering the speed is unlikely to have a measurable effect on how fast people drive on Canyon Crest Road, without also managing speeds through physical measures.

Travel lanes 11 feet wide encourage slower speeds while providing sufficient space for occasional large vehicles. However, narrow lanes created only by paint are only partially effective.

Roundabouts at the intersections of Canyon Crest Road with Ridge Drive and Healey Boulevard, as discussed above under intersection improvements, would be the most effective speed management tool for Canyon Crest Road. By design, roundabouts restrict speeds to approximately 15 to 20 miles per hour.

Raised medians are recommended on Canyon Crest Road south of Ridge Drive, within the existing center turn lane, at locations where there are no turning movements that need to use the turn lane. Ideally, these raised medians would be constructed in concrete, with landscape or hardscape features to make them more visible and improve speed reduction. However, temporary features like plastic curbs or flexible delineators could be used in the short term at less cost. As discussed above under pedestrian features, raised medians could be used at potential marked crosswalk locations to both reduce travel speeds and provide pedestrian refuge. The following are possible locations for raised medians on Canyon Crest Road:

- North of Sierra Avenue, for about 100' to the nearest driveway.
- At the south side of the intersection with Carlisle Avenue, serving as a pedestrian refuge and continuing south approximately 250'.
- North of Pyrenees Drive, for about 100' to the nearest remaining driveway.
- South of Healey Boulevard; this median could serve as a pedestrian refuge, but this would need to be weighed against the installation of a designated merge lane for left-turn movements from Healey Boulevard. Alternatively, there would be room for a short section of raised median midblock between Healey Boulevard and Allegheny Way.
- From the south city limit to a point approximately 100' north, south of the left-turn lane for Allegheny Way. This location could serve as a gateway to Alpine.

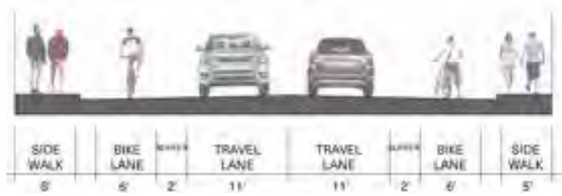
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4. WESTFIELD ROAD AND 200 NORTH

Westfield Road is a two-lane undivided collector street with paved shoulders. Parking is not currently prohibited but will be prohibited when bikes are added on Westfield Road, but there are typically no parked vehicles. The curb-to-curb width of Westfield Road varies from 38' to 40', with travel lanes 11' wide. Approximately one mile from the city limit, Westfield Road intersects 200 North, which extends this Gateway Corridor to Main Street. 200 North has a curb-to-curb width of 38', with lane widths 11' to 12' wide. Vehicles are regularly parked on the shoulders of 200 North, especially on the south side. This is the least-used Gateway Corridor in Alpine, with daily traffic volumes of 4,700 on Westfield Road and 5,400 on 200 North, according to the Transportation Master Plan (2023). There is an existing all-way stop at the intersection of Westfield Road, 200 North, and 400 West.

BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends an off-street shared use path on Westfield Road and on-street bicycle lanes on 200 North. There appears to be enough street right-of-way to construct a shared use path on Westfield Road, especially on the northwest side of the street. However, Westfield Road could easily be restriped with buffered bike lanes, while focusing funds for shared use paths at other locations, for example the proposed Power Line Trail and along Canyon Crest Road, Alpine Highway, and Main Street. Buffered bike lanes are recommended for Westfield Road, with travel lanes 11' wide, bicycle lanes six feet wide, and painted buffers two to three feet wide. Delineators or other separators could be used to increase comfort for cyclists, provided that maintenance equipment is available to sweep the bicycle lane if physically separated.



WESTFIELD ROAD

On 200 North, traditional marked bicycle lanes are recommended, while retaining parking on the south side of the street.

PEDESTRIAN FEATURES

The existing sidewalks on Westfield Road and 200 North provide adequate space for walking; in some locations there is a planting strip between the roadway and the sidewalks, improving comfort for pedestrians and making it easier to comply with the Americans with Disabilities Act. Like other streets, many of the curb ramps along Westfield Road and 200 North are not compliant. Where there is a planter strip, driveway approaches on Westfield Road appear to be ADA-compliant, but where there is no planter strip, Westfield Road driveways are mostly non-compliant. On 200 North, most driveways appear to be ADA-compliant, both at locations with and without planter strips.

Along Westfield Road, there are existing uncontrolled marked crosswalks at Ranch Drive and Sycamore Lane as well as marked crosswalks across all four legs of the four-way stop at the intersection of Westfield Road and 200 North. There are no marked crosswalks across 200 North between Westfield Road and Main Street. A marked crosswalk is recommended across Westfield Road at Dally Drive, improving the network of crossing opportunities. A marked crosswalk is recommended across 200 North at the west side of its intersection with 100 West; this crosswalk would improve pedestrian access between neighborhoods north of 200 North and Burgess Park, Timberline Middle School, and Westfield Elementary School.

The crosswalk at Sycamore Lane is the primary crosswalk serving Timberline Middle School, so it is already equipped with rectangular rapid flashing beacons (RRFBs). The crosswalk at Ranch Drive is good future candidate for RRFBs, given its proximity to Westfield Elementary School and as a crossing for the Power Line Trail. Given the relatively low vehicular volumes on Westfield Road and 200 North, high-visibility markings with appropriate warning signs are sufficient for the proposed uncontrolled crosswalks at Dally Drive and 100 West. As traffic volumes continue to increase within Alpine, these crosswalks should be monitored to determine whether rectangular rapid flashing beacons should be implemented.

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

In the short term, no intersection improvements are recommended for Westfield Road or 200 North. However, as Alpine continues to grow, some intersections should be monitored for possible improvements. First, the intersection of Westfield Road and 200 North could be converted to a mini-roundabout in the future. An inscribed circle diameter of 70' could fit within the existing intersection, or a larger roundabout could be constructed by using property corner clips on each corner.

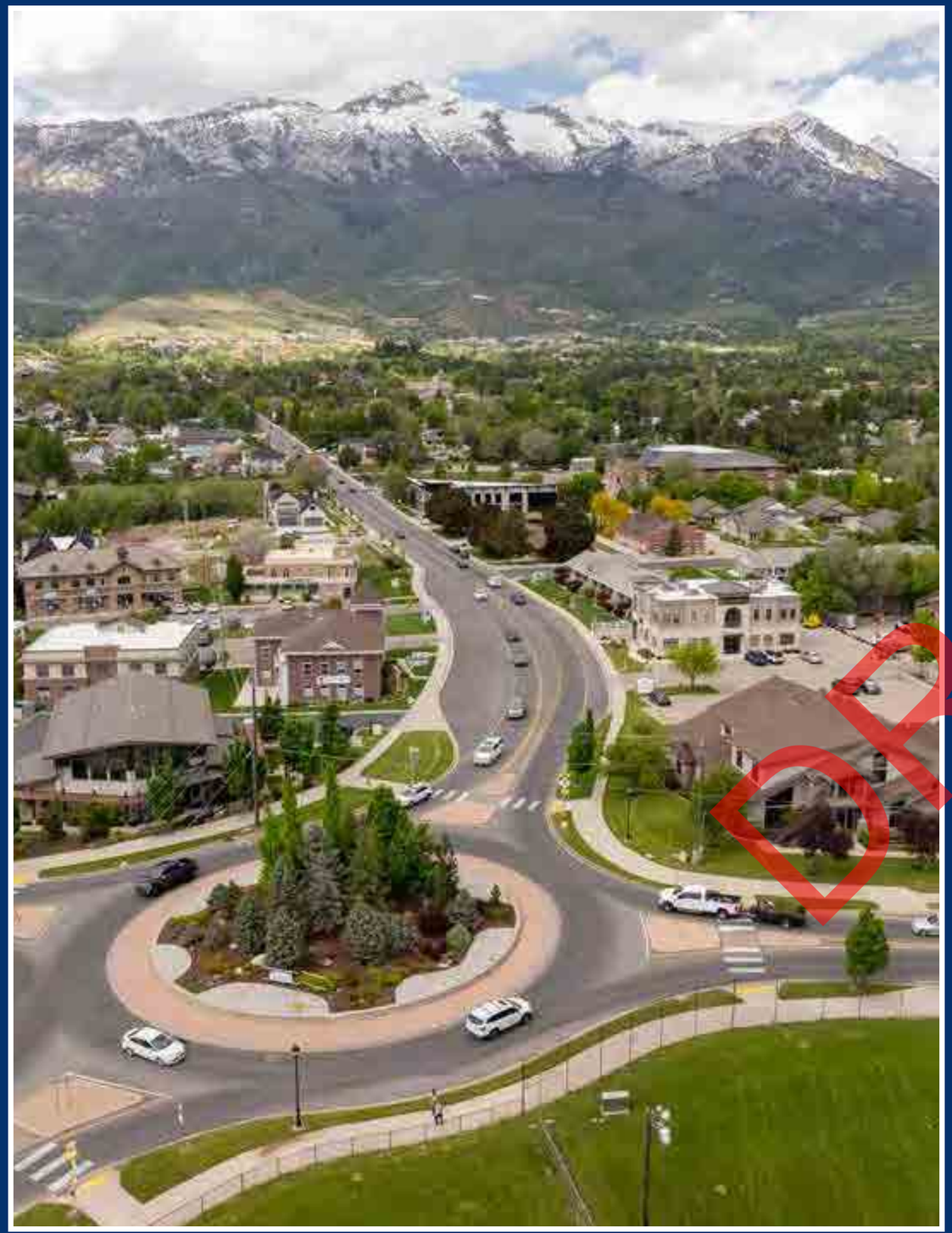
When Ranch Drive is extended to connect to Alpine Highway as part of the development of the large agricultural parcel, the intersection of Westfield Road and Ranch Drive is likely to experience significantly more traffic volume and turning movements. The traffic impact analysis for the development should analyze future conditions at this intersection and recommend possible improvements to be implemented as part of the development, including installation of all-way stop control or a roundabout. Within the existing intersection footprint, a mini-roundabout would have a diameter of just 60'. A traditional roundabout could be constructed by utilizing the power line right-of-way and possibly small amounts of property from the two adjacent properties west and south of the intersection.

SPEED MANAGEMENT

The lane widths of 11' recommended above under bicycle facilities will help control speeds on Westfield Road and 200 North. A possible future roundabout at Ranch Drive would also act as a gateway to Alpine and set the tone for speeds along Westfield Road in the City of Alpine.

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Aerial view of Alpine City looking toward S Main Street

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ALPINE CITY HISTORIC MAIN STREET DESIGN GUIDELINES

ABOUT THE DESIGN GUIDELINES UPDATE

The following Design Guidelines replace the existing Gateway Historic Design Standards and direct the development of properties to ensure that new projects result in high quality public realm and architectural character that is aligned with the vision of Alpine's City Main Street.

The updated Design Guidelines build upon the existing standards while expanding their content to reflect a more comprehensive urban design vision for the Gateway Historic District. Much of what defines Alpine's character remains central, including the preservation of historic building forms, materials, and architectural features, as well as a continued emphasis on creating a pedestrian-friendly environment. These long-standing priorities are a key component of the updated Guidelines that provide a framework for developers and property owners on expected character and ensure that new development remains compatible with Alpine's historic context while supporting a walkable, human-scaled public realm.

These Guidelines are also framed by the Main Street and Gateway Corridors Small Area Plan that moves beyond a purely preservation-based approach to embrace a broader, multi modal and mixed-use urban design structure that can better shape future growth. The revised Guidelines introduce clear dimensional standards, including setbacks, articulation intervals, build-to lines, and parking placement requirements, to provide clearer direction and greater consistency in how development supports the community's vision.

DEFINE ALPINE'S CITY CHARACTER

Defining the character of Main Street Alpine City by developing Design Guidelines will provide future development with form based measures that are easily understood and graphically communicated. The following Design Guidelines are intended to provide clear standards that encourage new buildings to sensitively respond to their context, local aesthetics, and existing patterns of development, while promoting consistency, structure, and character that is unique to Alpine's City Main Street area.

DESIGN GUIDELINES ARE TOOLS

Design Guidelines are tools used to ensure that development meets the intended vision for Alpine City Main Street, and that new buildings meet the performance metric of a successful town core environment. They provide clear standards for creating strong neighborhoods, setting expectations for the quality and character of the public realm and the way in which buildings interface with it. Perhaps most importantly, Design Guidelines are a way of protecting investment and the desired character of a community.

DESIRED OUTCOMES

Design Guidelines are recommended for Alpine City Main Street for a number of reasons. When properly followed and administered, they can preserve and enhance the qualities that make the town center a beloved place in the eyes of Alpine residents and a desirable destination for visitors. They can enhance property values and improve the quality of new development, and Guidelines can protect the Alpine Historic Main Street area from development that is incompatible with the goals of this Plan. These Design Guidelines encourage limited increased density when compared to surrounding residential areas of the city in the town center and are aligned with the vision for limited growth established by the Master Plan. They strive to take the qualities of the best historic buildings as a point of reference for future development. They encourage building design and massing that reflect and enhance the qualities of the built environment to which Alpine residents feel deeply connected.

HOW TO USE THESE GUIDELINES

The Design Guidelines are based on an overlay of two character areas that serve to complement the current zoning. These districts describe the character and use of different areas of downtown based on current use or function, desired type of new or redevelopment, and the way in which the scale of downtown transitions to adjacent neighborhoods. Associated illustrations are provided below to describe the character, density, and development type for each district. The Guidelines are organized in a simple matrix format that allows landowners and developers to easily discern what requirements and characteristics are associated with the particular character areas that their property occupies.

Disclaimer: Building forms shown in the following pages are not characteristic of allowed building forms. They are used simply to illustrate the features being specified in the drawing.



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DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
DESIGN GUIDELINES SECTIONS	**BUILD FORM AND MASSING**		
	Horizontal Setback - Front	20' min / 35' max If adjacent structures have a smaller setback, try to match North of 200 N: 25'-30' min	15' min. / 20' max. (build-to-line) 30' max for residential uses
	Horizontal Setback - Side	10' min Corner side yards: 20' min	6'-8' min. If same ownership min. 0' Corner side yards: 20' min
	Building Length	Max. 60' for individual buildings at front lot line	Max. 80' for individual buildings at front lot line
	Building Articulation	Required. Maximum length of blank wall: 20' Provide variation in building articulation a minimum of every 20'	Required. Maximum length of blank wall: 15'-20' on street side Provide variation in building articulation a minimum of every 30'
	Activated Ground Floor	Allowable ground floor uses: cultural, professional and personal services, office, residential, retail and restaurants	Allowable ground floor uses: retail, restaurants, cultural, civic, office. Residential: max 40% at front lot line
	Building Entries	Ground floor entries at max. every 40' on retail/ commercial frontages	Ground floor entries at max. every 30' on retail/ commercial frontages

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WHAT REMAINS THE SAME

- Respect for adjacent building scale, massing, and orientation.
- Orientation towards the street.
- Avoid large uninterrupted building widths.

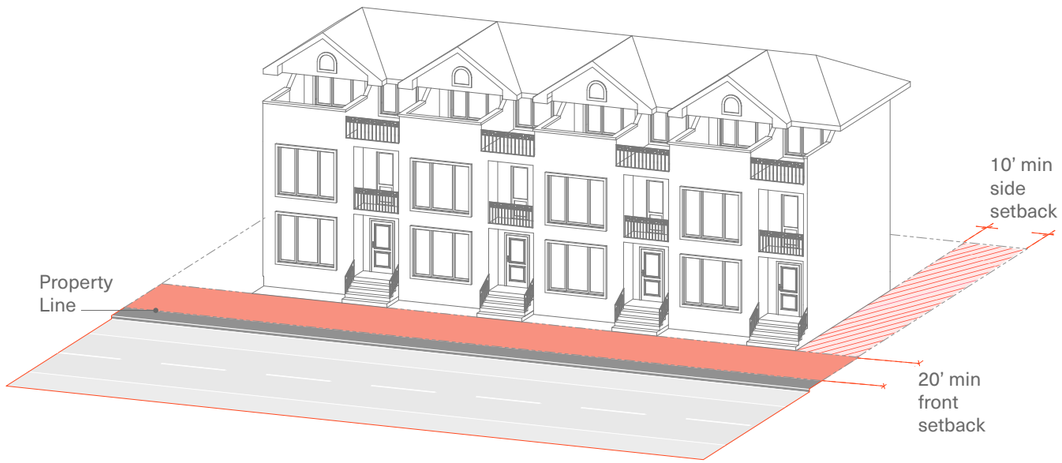
WHAT CHANGES

- Precise front and side setbacks by Character Area
- Building Length & Articulation requirements: Max building length at front lot line/ Required articulation
- Maximum distance between building entries

MAIN STREET MIXED USE FRONT AND SIDE SETBACK

The Horizontal Setback for the Front in Main Street's Civic and Mixed Use district ranges from 20 to 35', adjusted to match smaller adjacent setbacks, with a minimum of 25 to 30' north of 200 N. Side setbacks require a minimum of 10', and corner side yards have a 20-foot minimum.

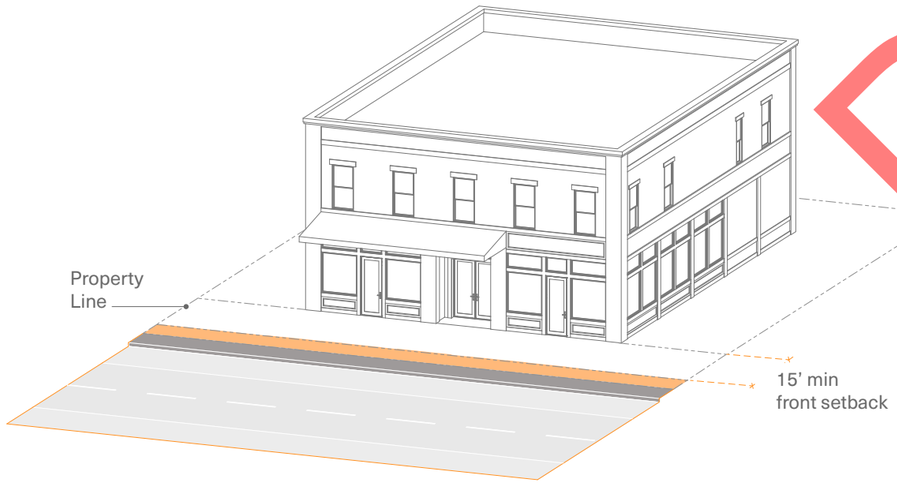
These setback requirements are part of the broader built form and massing standards intended to create a cohesive streetscape that aligns with surrounding development patterns and ensures appropriate spacing between buildings for both aesthetic and functional urban design.



TOWN CENTER FRONT AND SIDE SETBACK

The Horizontal Front Setback in Town Center district ranges from 15' to 20', with a build-to-line approach allowing up to 30' for residential uses. Shared ownership can reduce the minimum front setback to zero; otherwise, it's six to eight feet. Side setbacks require at least 20' for corner side yards to ensure spacing.

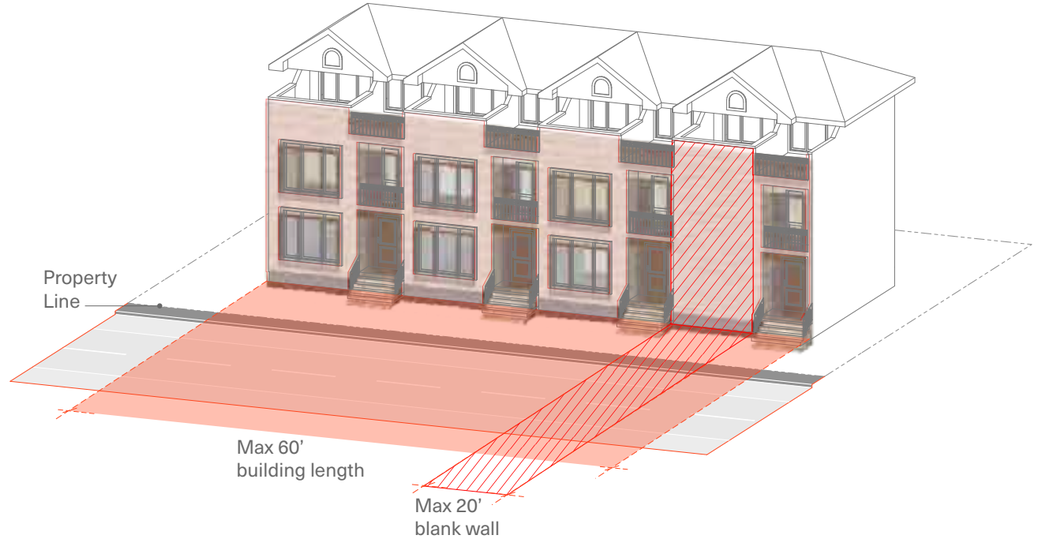
These standards support overall building form and massing, fostering a unified streetscape that respects adjacent development and provides appropriate separation for visual appeal and functional design. These guidelines also promote pedestrian-friendly environments and enhancing street-level interaction.



MAIN STREET MIXED USE BUILDING LENGTH AND ARTICULATION

The maximum building length at the front lot line in Main Street's Civic and Mixed Use district is limited to 60' for individual buildings. In addition, building articulation is required to ensure that no blank wall exceeds 20' in length, with variations in building articulation provided at a minimum every 20'.

These guidelines create a cohesive streetscape with proper rhythm and scale, enhancing pedestrian comfort and promoting a vibrant, human-scale public realm. They foster social interaction and community vitality by creating accessible, attractive, engaging public spaces that support a strong sense of place.



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TOWN CENTER BUILDING LENGTH AND ARTICULATION

The maximum building length at the front lot line in the designated area is limited to 80’ for each building. Building articulation is mandatory, with no blank wall exceeding 15 to 20’ along the street-facing side. Additionally, variations in articulation must appear at least every 30’.

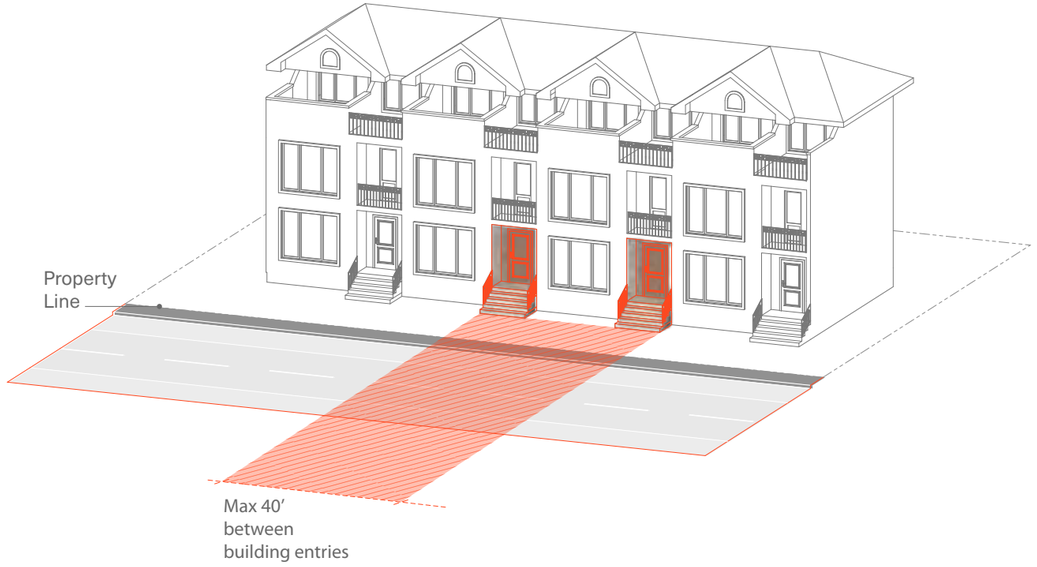
These standards establish a harmonious streetscape rhythm and scale, improving pedestrian comfort and contributing to a lively, human-scaled public environment. This approach encourages social engagement and strengthens community identity by creating inviting, accessible, and dynamic public spaces.



MAIN STREET MIXED USE BUILDING ENTRIES

Ground floor entries must be provided at intervals no greater than every 40’ along all retail and commercial frontages.

This spacing ensures active pedestrian engagement, encourages interaction between buildings and the street, and promotes a vibrant streetscape. Consistent and frequent access points support accessibility and create a welcoming environment that enhances the urban experience. Such entry placement fosters social interaction, increases business visibility, and contributes to a dynamic public realm benefiting pedestrians and the surrounding community.

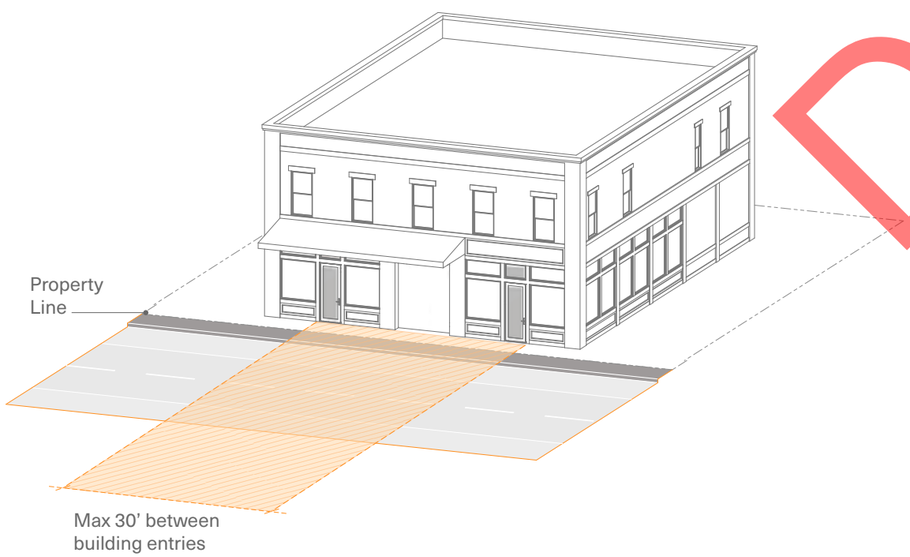


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TOWN CENTER BUILDING ENTRIES

Ground floor entries shall be provided at intervals not exceeding 30’ along all retail and commercial frontages.

This spacing is intended to promote active pedestrian engagement, enhance the connection between buildings and the street, and cultivate a vibrant, pedestrian-friendly streetscape characteristic of a thriving town center. Well-positioned entries foster social interaction, boost business visibility, and contribute to a dynamic public realm that supports a lively community and encourages walking, gathering, and commerce throughout the town center.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	HEIGHT		
	Maximum Height	34’ - 3 stories Min. 6’ step back after 2nd story	34’ - 3 stories Min. 6’ step back after 2nd story
	EXTERIOR WALLS AND SURFACES (INCLUDES MATERIALS)		
	Primary Materials	Wood, masonry, brick, stone	Wood, masonry, brick, stone, glass for storefronts
	Secondary Materials	Glass, architectural concrete	Glass, metal panels, architectural concrete
	Prohibited Materials	NA	Stucco, EIFS, siding
	Glazing (Reflective Glass)	Ground floor: none allowed Upper floors: none allowed	Ground floor: none allowed Non-reflective glass storefronts encouraged Upper floors: 25% max
	Mechanical Equipment Requirements (Screening)	Required. Mechanical equipment to be placed on roof tops, side, or back of buildings	
	WINDOWS AND DOORS		
	Ground Floor Transparency	Minimum 40% for non-residential	Minimum 60% for non-residential
	Fenestration	Punched window openings required Arched windows allowed	Match cadence and height of fenestration with adjacent buildings
	Balconies	Recessed balconies allowed on front or side. Projecting balconies allowed on rear. Balconies may not extent into the ROW. Minimum depth of 5’ and width of 6’ required for balconies	

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WHAT REMAINS THE SAME

- New construction should respect surrounding historic building heights
- Same primary materials encouraged

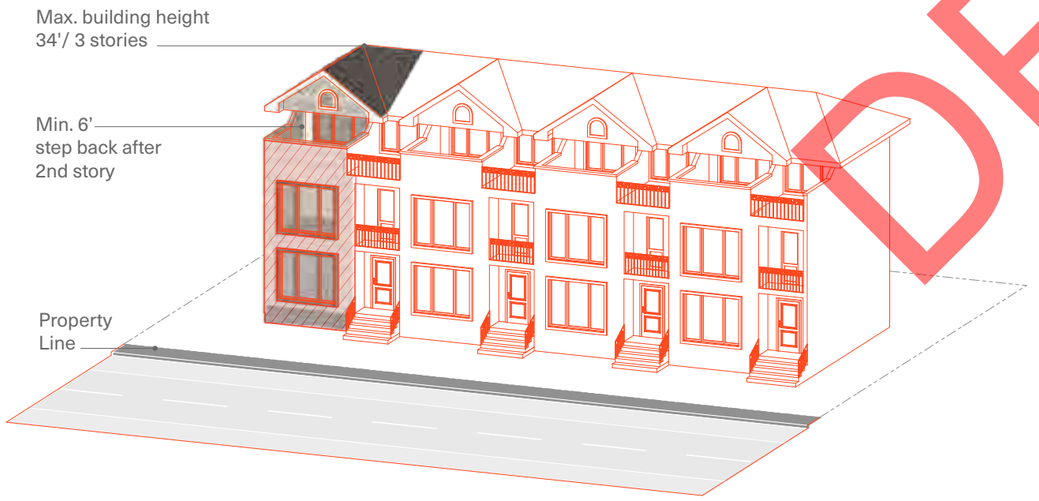
WHAT CHANGES

- Height tied to Character Areas as part of build-form expectations
- Primary and secondary materials introduced/ fenestration requirements

MAIN STREET MIXED USE BUILDING HEIGHT

Buildings along retail and commercial frontages have a maximum height of 34' (3 stories). A minimum 6-foot step-back is required after the second story to reduce visual bulk and maintain a human-scale streetscape.

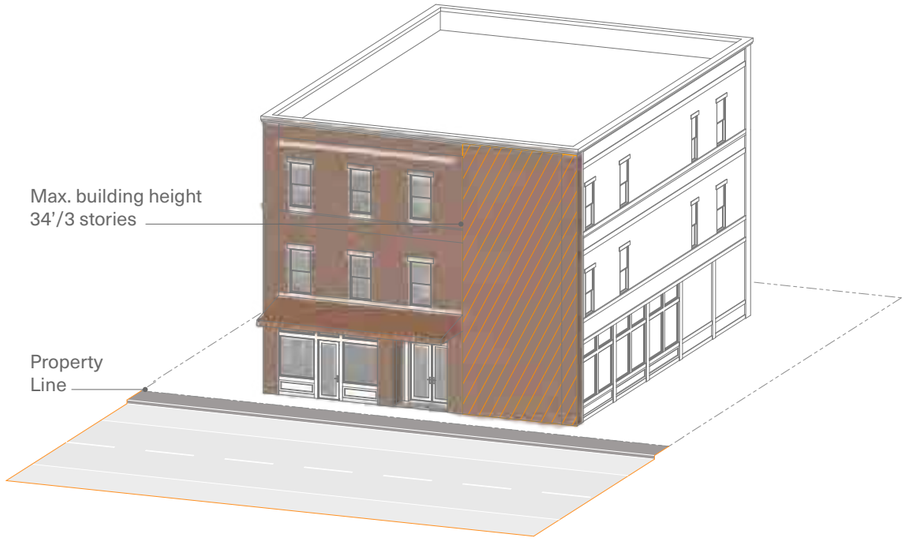
These height and step-back standards improve sunlight and air circulation at street level, creating a more comfortable and inviting urban environment. Together, they contribute to a balanced streetscape that supports both functional and aesthetic urban design goals, enhancing the overall pedestrian experience and neighborhood character.



TOWN CENTER BUILDING HEIGHT

Buildings along retail and commercial frontages in the Town Center district are restricted to a maximum height of 34' (3 stories). This reduces visual bulk and maintain a human-scale streetscape.

These height and step-back requirements ensure ample sunlight reaches the street level while promoting natural airflow, resulting in a comfortable and welcoming atmosphere for pedestrians. This design strategy cultivates a cohesive streetscape that carefully balances practical functionality with visual appeal, enriching the pedestrian experience and strengthening the unique character of the district.



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TOWN CENTER GROUND FLOOR TRANSPARENCY AND FENESTRATION

The Town Center district design prioritizes ground floor transparency of at least 60% for non-residential spaces to foster visual connections and active street engagement. Windows and openings align with the rhythm, height, and proportions of adjacent buildings, ensuring architectural harmony.

This strategy creates a cohesive urban fabric, enhances the pedestrian experience, and supports vibrant commercial activity, demonstrating a balance between transparency and aesthetic integration in the district.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	ROOFING		
	Roof Types	Gabled roof forms	Gabled roofs encouraged for commercial and mixed-use buildings Flat roofs allowed only for commercial buildings. Cornice required for flat roofs
	PUBLIC REALM STANDARDS		
	Sidewalks (* see street sections for dimensions)	Min. 6'/ When possible include a 4' planted buffer	Min. 6'/ When possible include a 4' planted buffer or amenity zone
	Trees	When possible include at max. 30' O.C.	Required at max. 30' O.C. for all land use types
	Landscaping	Turf grass not allowed	Turf grass not allowed
	ACCESSORY DWELLING UNITS		
	ADU's	Allowed. Detached ADU's to be considered when aligning with MMH study and guidelines	Allowed. Detached ADU's to be considered when aligning with MMH study and guidelines
	Setbacks from Primary Structure	20' min	30' min
	Maximum ADU Height	14' - 1 story	24' - 2 stories
	Maximum Size	800 sf	800 sf Larger ADU's allowed as long as sf is less than 70% of principal dwelling unit
	LARGE LOT STANDARDS (LARGER THAN 2 ACRES)		
	Required Development	For lots larger than acres (2) acres in size the entire site should be developed. However, if an applicant is not prepared to develop the entire site at one time, the buildings shall be clustered to one portion of the lot to ensure the street wall is maintained, and to leave a portion of the lot available for potential additional phases of development	
	Setbacks	10' min	15' min

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WHAT REMAINS THE SAME

- Requirement for streetscape elements (planters, furniture, trees).
- Encouragement of gathering spaces

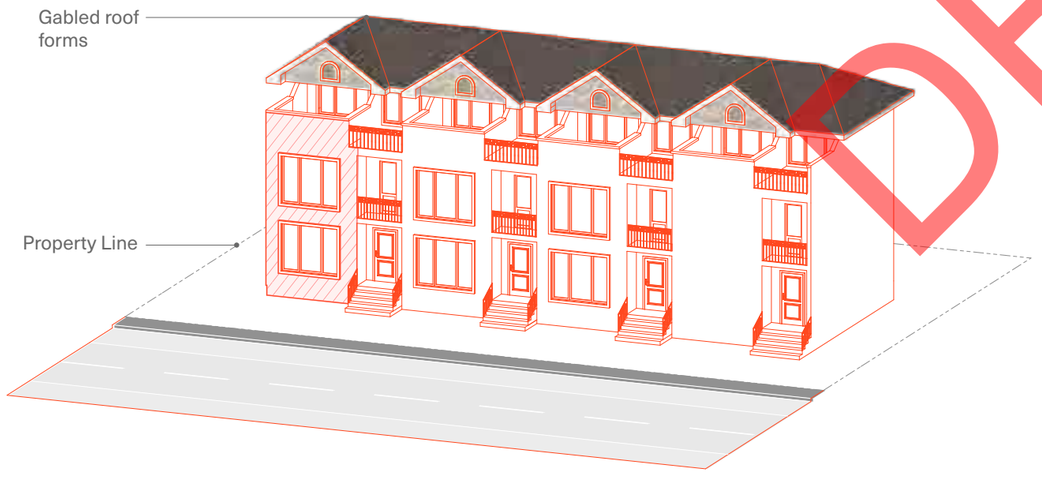
WHAT CHANGES

- Public Realm standards introduced with district specific requirements
- ADU standards/ Large Lot standards introduced

MAIN STREET MIXED USE ROOFING

In Main Street's Civic and Mixed Use district, buildings with gabled roofs greatly enhance the architectural character and pedestrian experience.

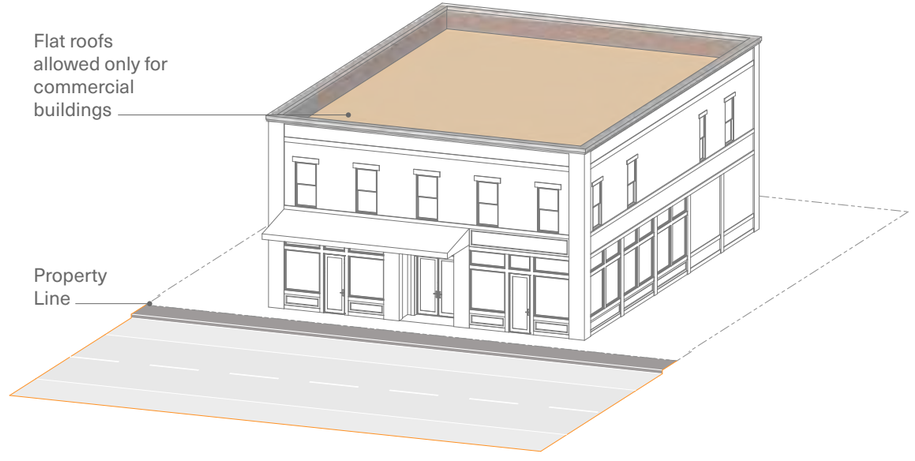
Their classic pitched forms create an engaging roofline that adds rhythm and variety to the streetscape. Gabled roofs establish a welcoming frontage that encourages pedestrian activity. They also provide flexible upper-level spaces often used for residential or office purposes above retail, supporting the mixed-use nature of the area. Overall, gable roofing fosters a balanced urban environment with visual interest, human scale, and functional diversity.



TOWN CENTER ROOFING

In the Town Center district, both gabled and flat roofs are allowed on commercial and mixed-use buildings for their significant contribution to the area's architectural character and pedestrian-friendly environment. Flat roofs can make commercial buildings easy to identify and allow for more floor heights and therefore flexible use.

The timeless pitched form of gabled roofs brings rhythm and visual interest to the streetscape, fostering an inviting and dynamic frontage that supports active pedestrian engagement. These roof styles also create adaptable upper-floor spaces, ideal for residential or office uses above ground-floor retail, reinforcing the district's mixed-use objectives.

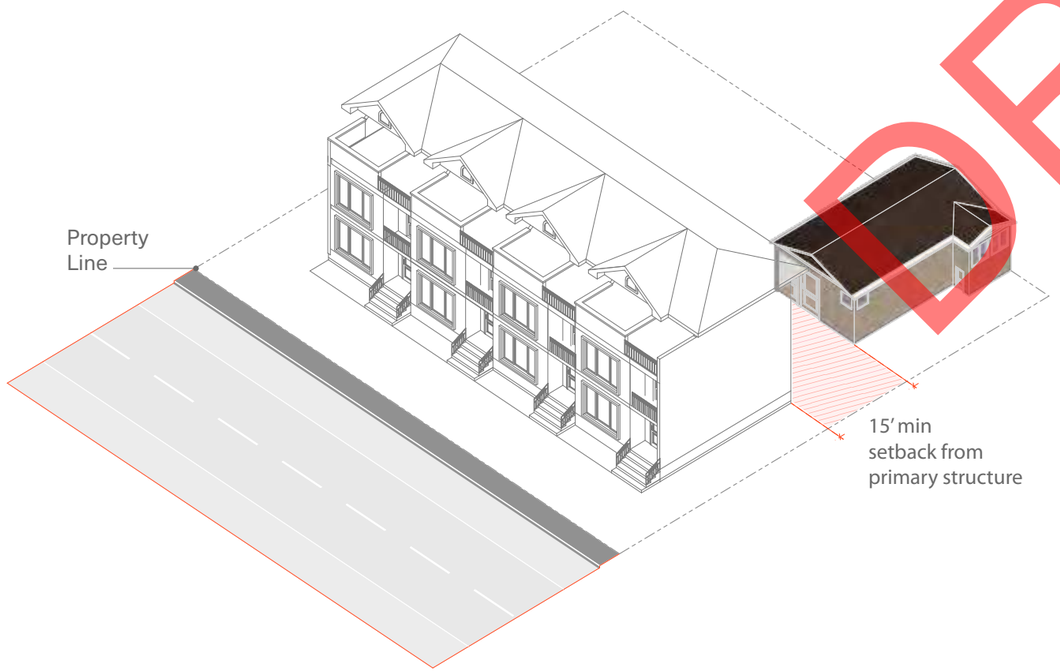


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MAIN STREET MIXED USE SECONDARY DWELLING UNITS

In designated zones permitting Secondary Dwelling Units (ADUs), detached ADUs will be considered following alignment with the MMH study and established guidelines.

A minimum setback of 15' from the primary structure is required to ensure adequate separation, privacy, and safety. These provisions support diverse housing options while maintaining neighborhood character and community values effectively. Detached ADUs contribute to increased density and offer flexible, affordable, and sustainable living arrangements.

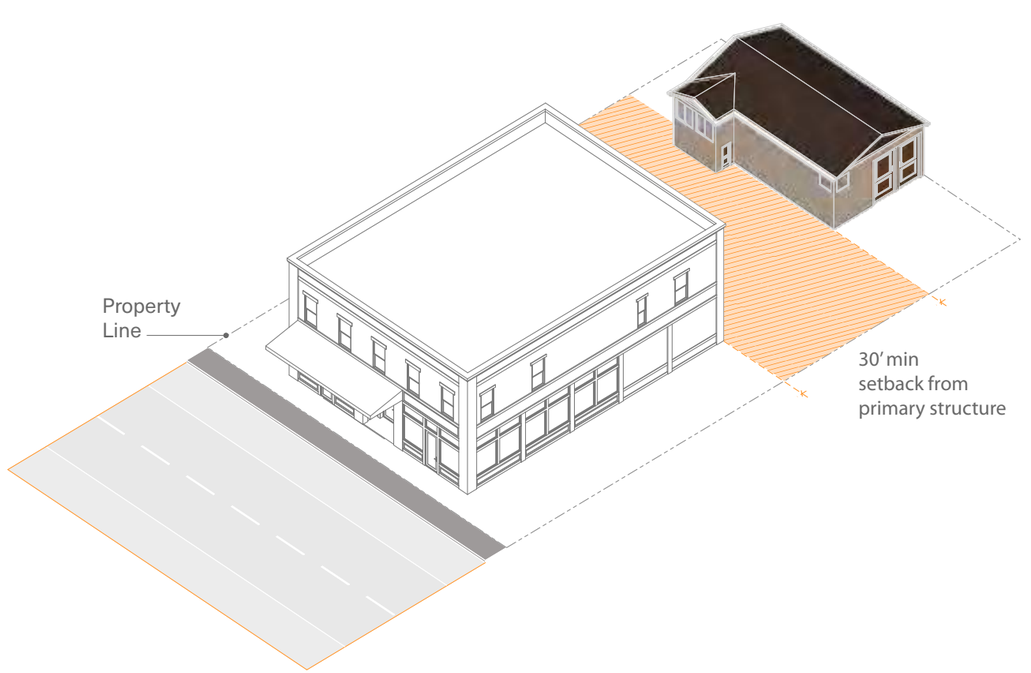


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TOWN CENTER SECONDARY DWELLING UNITS

In designated zones permitting Secondary Dwelling Units (ADUs), detached ADUs will be considered following alignment with the MMH study and established guidelines.

A minimum setback of 30' from the primary structure is mandated to ensure adequate separation, privacy, and safety. These requirements promote a variety of housing options while maintaining the character and values of the town center community. Detached ADUs enable increased density without sacrificing open space, supporting flexible, affordable, and sustainable living solutions.



MAIN STREET MIXED USE LARGE LOT STANDARDS

For lots larger than two acres, development standards require the entire site to be developed, but if not done all at once, buildings must be clustered in one area to maintain a consistent street wall and preserve space for future phases.

This clustering enhances urban design by ensuring a cohesive street front that improves pedestrian experience and visual continuity while allowing adaptability. For Main Street Mixed Use district large lots, a minimum 40% lot coverage ensures efficient land use without sacrificing flexibility, balancing walkability, growth potential, and a unified streetscape.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	PARKING		
	Location	Should be placed on the side or behind buildings No surface parking allowed at front lot line	Should be placed on the side or behind buildings. Max. 35% surface parking allowed at front lot line
	Driveways	Maximum 15' wide on one side of lot	Maximum 24' wide on one side of lot
	Setbacks and Screening	Follow existing code	Min. 15' planted buffer from adjacent sidewalk or street
	SIGNAGE AND WAYFINDING		
	Materials	Sign materials should be sturdy and generally match the materiality and character of the building. Wood is encouraged. Plastic, vinyl, and similar materials are prohibited Allowed	
	Aesthetics	Signage is to be developed with a pedestrian focus; should be aesthetically pleasing; and support the overall character of Alpine City's Main Street district.	

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WHAT REMAINS THE SAME

- New construction should respect surrounding historic building heights
- Same primary materials encouraged

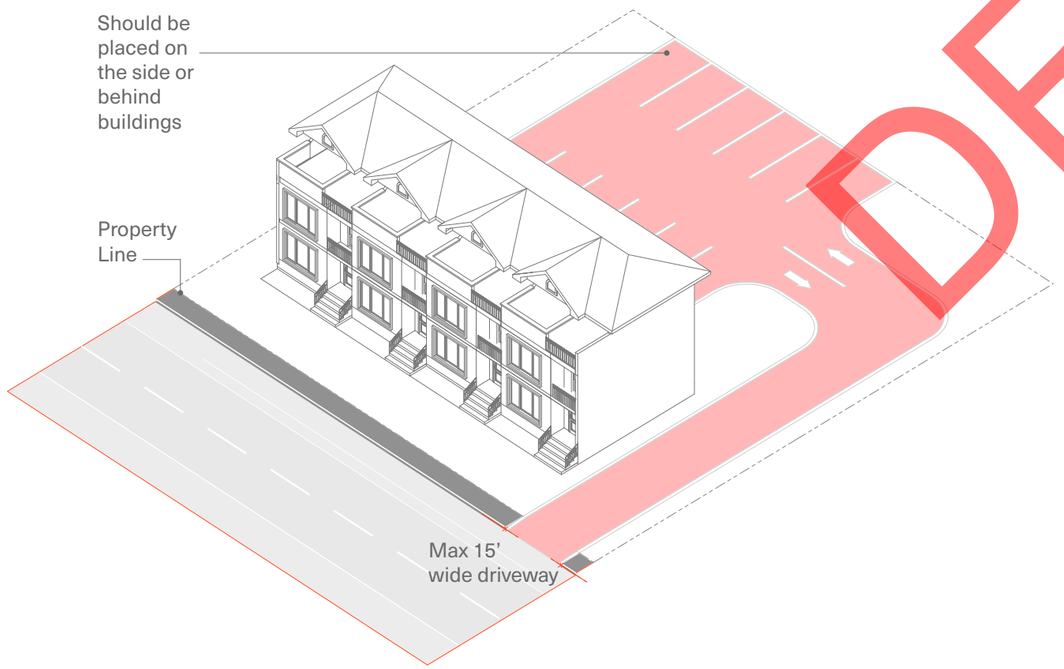
WHAT CHANGES

- Height tied to Character Areas as part of build-form expectations
- Primary and secondary materials introduced/ fenestration requirements

MAIN STREET MIXED USE PARKING

The parking approach for Main Street Civic and Mixed Use District emphasizes placing surface parking on building sides or rear, with no parking at the front lot line, and limiting driveways to 15’ on one side. Setbacks and screening follow existing codes.

This enhances urban design by prioritizing pedestrian-friendly streetscapes, reducing visual clutter and pedestrian-vehicle conflicts. Avoiding front parking encourages active building frontages and safer, attractive urban environments, supporting sustainable, mixed-use development. This design promotes better access, aesthetics, and functionality in urban planning.

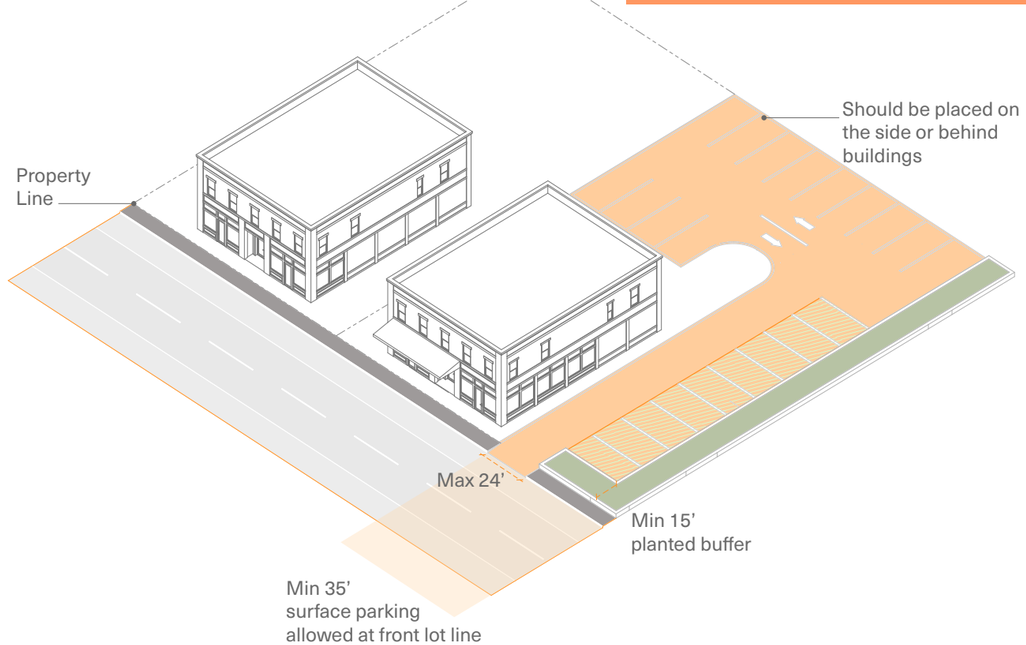


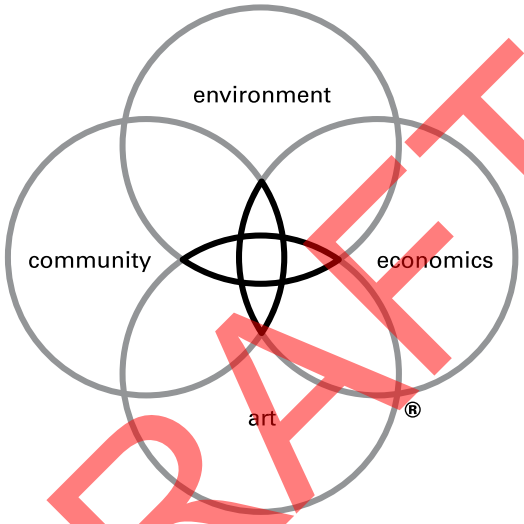
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TOWN CENTER PARKING

The Town Center district parking approach locates surface parking to the side or rear of buildings, limiting front lot line parking to 35% or less. Driveways are restricted to 24’ wide on one side. A minimum 15-foot planted buffer separates parking from sidewalks or streets, following setback and screening requirements.

This design reduces visual clutter and pedestrian-vehicle conflicts, enhances active building frontages, and creates safer, more attractive public spaces, fostering a vibrant, functional urban environment that encourages community interaction and improves overall streetscape quality.





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DW LEGACY DESIGN®

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities. It is the foundation of the firm's workshop culture and guides all projects.

APPENDIX A - MARKET ANALYSIS MEMO

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DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services
Environmental Graphic Design

1390 Lawrence Street
Suite 100
Denver, Colorado 80204
303.623.5186
designworkshop.com

MEMORANDUM

To:

From: Design Workshop

Date: 11/01/2024

Project Name: Alpine City Main Street and Gateway Corridors

Project #: 8316

Subject: Alpine City Retail Analysis

Copy To:

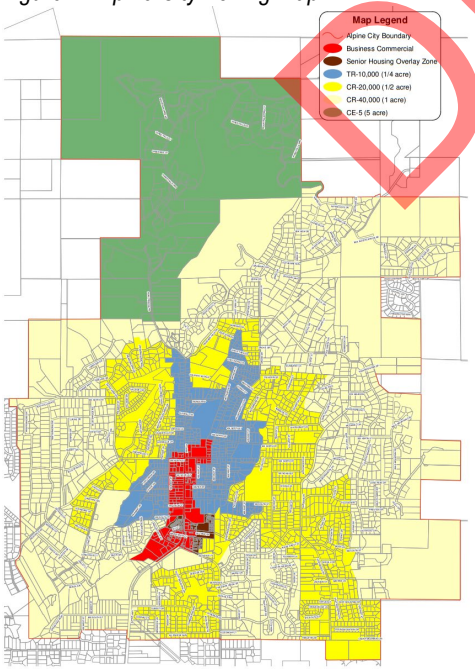
Introduction

Alpine, Utah is located in Utah County against the slopes of the Wasatch Mountain Range. It is located approximately 32 miles southeast of Salt Lake City, about a 35-minute drive via I-15, and is located about 20 miles north of Provo, providing easy access to both urban centers. The majority of the land within the city is zoned for residential use at varying densities ranging from ¼ acre lots to 5 acre lots. The Business Commercial District has a small footprint compared to the Residential District and only has 12 retail and restaurant businesses serving the Alpine population. Figure 1 displays Alpine City's zoning map.[1]

Retail leakage occurs when residents of a community spend money outside their local area due to insufficient local retail options. In Alpine, Utah, the limited availability of business and commercial spaces has resulted in notable retail leakage. With few retail stores or service options available locally, residents often travel to nearby cities to fulfill their shopping needs. This not only means lost sales for potential local businesses but also impacts the local economy, as sales tax revenue that could circulate within the community flows outward instead.

The purpose of this study is to quantify the extent of Alpine's retail leakage by assessing the spending that is currently going elsewhere. This data will then guide recommendations for the amount and type of commercial space that could be supported by Alpine's population, aiming to recapture some of this spending. By analyzing the demographics of the city, the study will also identify potential retail tenants that could be successful in Alpine City. This approach seeks to address unmet local demand, improving the city's economic vitality and reducing the need for residents to shop outside the community.

Figure 1: Alpine City Zoning Map



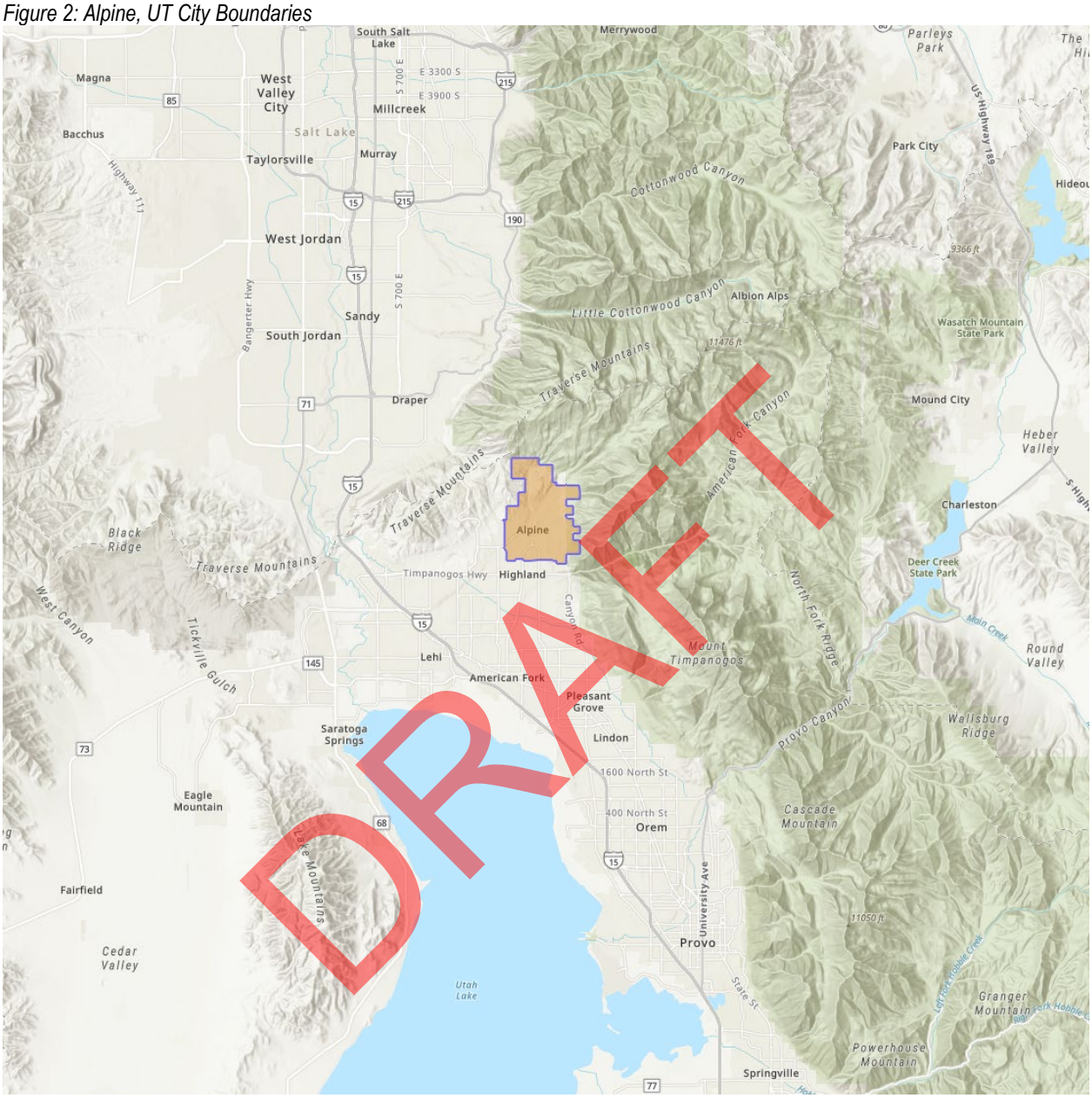
Source: Alpine Planning and Zoning Department

[1] Zoning.mxd

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Identification of Study Area
For the purpose of this study, demographics, existing retail performance, and retail leakage calculations all utilized Alpine City boundaries to remain consistent with one another. Figure 2 outlines the study area.[2]

Figure 2: Alpine, UT City Boundaries



Source: ESRI Business Analyst

Demographics
The area's demographics provide essential insights into the characteristics and trends of the local population. Analyzing population trends can forecast future demand for services or products, guiding investment decisions. Income and employment data can assess the area's purchasing power, helping determine the products and services in line with residents' financial capabilities. The following sections outline the population, age, income, and race and ethnicity statistics in the selected study area.

[2] ESRI Business Analyst

Population[3]

Between 2010 and 2020, Alpine City's population grew modestly from 9,770 to 10,251, with a compound annual growth rate (CAGR) of 0.48%. This growth rate increased slightly in the following years, with a projected CAGR of 0.80% from 2020 to 2024, bringing the population to an estimated 10,604 by 2024. Looking ahead to 2029, the population is expected to reach 10,939, growing at a CAGR of 0.62% from 2024 to 2029. By 2040, population is projected to increase to approximately 10,952 and increase to 11,420 by 2050.

Table 1: Population Trends

Population	Alpine City, UT
2010 Total Population	9,770
2020 Total Population	10,251
2010-2020 Population: Compound Annual Growth Rate	0.48%
2024 Total Population	10,604
2020-2024 Population: Compound Annual Growth Rate	0.80%
2029 Total Population	10,939
2024-2029 Population: Compound Annual Growth Rate	0.62%
2040 Total Population	10,952
2029-2040 Population: Compound Annual Growth Rate	0.01%
2050 Total Population	11,420
2040-2050 Population: Compound Annual Growth Rate	0.42%

Source: ESRI Business Analyst

Age[4]

Alpine City's population is predominantly young, with 12.74% of residents under age 10 and 21.06% in the 10-19 range, indicating a strong presence of children and teenagers. Young adults aged 20-29 make up 13.62% of the population, while those in their 30s represent 8.05%. Middle-aged adults are well-represented, with 13.11% of residents aged 40-49 and 12.85% aged 50-59. Older adults, including 9.71% aged 60-69 and 8.86% aged 70 and above, constitute a smaller portion. This demographic mix highlights a youthful community with a large presence of families.

Table 2: Age Distribution

Age	Alpine City, UT
2024 Total Population Age 0-9 (%)	12.74%
2024 Total Population Age 10-19 (%)	21.06%
2024 Total Population Age 20-29 (%)	13.62%
2024 Total Population Age 30-39 (%)	8.05%
2024 Total Population Age 40-49 (%)	13.11%
2024 Total Population Age 50-59 (%)	12.85%
2024 Total Population Age 60-69 (%)	9.71%
2024 Total Population Age 70+ (%)	8.86%

Source: ESRI Business Analyst

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[3] ESRI Business Analyst
[4] Ibid

Income[5]

Alpine City has a high median household income of $168,392. The median household income is projected to increase to $184,636 by 2029. 38.3% of households earn $200,000 or more, while 21.51% have incomes between $150,000 and $199,999. Households with incomes from $100,000 to $149,999 make up 14.39%, and those earning $75,000 to $99,999 account for 6.77%. Lower-income households are less common, with only 5.31% earning under $15,000, and similarly small percentages in other low- and mid-range brackets. This income distribution suggests a largely affluent community with a concentration in the upper-income tiers.

Table 3: Income Distribution

Income	Alpine City, UT
2024 Median Household Income	$168,392
2029 Median Household Income	$184,636
2024 Household Income less than $15,000 (%)	5.31%
2024 Household Income $15,000-$24,999 (%)	0.80%
2024 Household Income $25,000-$34,999 (%)	3.81%
2024 Household Income $35,000-$49,999 (%)	3.74%
2024 Household Income $50,000-$74,999 (%)	5.38%
2024 Household Income $75,000-$99,999 (%)	6.77%
2024 Household Income $100,000-$149,999 (%)	14.39%
2024 Household Income $150,000-$199,999 (%)	21.51%
2024 Household Income $200,000 or greater (%)	38.30%

Source: ESRI Business Analyst

Race and Ethnicity[6]

Alpine City's population is predominantly White, accounting for 90.71% of residents. Hispanic residents make up 4.55%, while those identifying as two or more races represent 5.73%. Other racial groups have smaller representations, including 1.21% Asian, 0.50% Black or African American, 0.31% Pacific Islander, and 0.25% American Indian or Alaska Native.

Table 4: Race and Ethnicity

Race and Ethnicity	Alpine City, UT
2024 White Population (%)	90.71%
2024 Black/African American Population (%)	0.50%
2024 American Indian/Alaska Native Population (%)	0.25%
2024 Asian Population (%)	1.21%
2024 Pacific Islander Population (%)	0.31%
2024 Other Race Population (%)	1.28%
2024 Population of Two or More Races (%)	5.73%
2024 Hispanic Population (%)	4.55%

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[5] Ibid
[6] Ibid

Tapestry Groups[7]

Psychographics, or the study and classification of people according to their behaviors other psychological criteria, can be used to determine preferences and habits of groups of people. Using a blend of demographic data, ESRI has developed behavioral groups, called Tapestry Segments, which can be used to assess characteristics, spending habits, lifestyle choices, and other preferences of these specified groups of people. Table 5 provides an overview of the tapestry groups that exist within Alpine City. The Professional Pride group accounts for 57% of the Alpine City population, the largest of the five. The Top Tier, Savvy Suburbanites, and Pleasantville groups account for approximately 17%, 11%, and 12%, respectively. The following section provides an overview of these tapestry groups.

Table 5: Tapestry Group Distribution

Tapestry	Alpine City, UT
2024 Top Tier (1A) Tapestry Adult Population (%)	17.37%
2024 Professional Pride (1B) Tapestry Adult Population (%)	57.27%
2024 Savvy Suburbanites (1D) Tapestry Adult Population (%)	11.44%
2024 Pleasantville (2B) Tapestry Adult Population (%)	12.23%

Source: ESRI Business Analyst

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Top Tier

The residents of the Top Tier demographic are affluent, highly educated professionals who have achieved significant career success and financial security, with an average net worth exceeding $3 million. They tend to be older, and many have transitioned to consulting roles or own their own businesses. With incomes more than triple the US average, they enjoy a lifestyle centered on luxury, from upscale home maintenance and high-end personal care to frequent, extravagant vacations. Their spending reflects a commitment to comfort, convenience, and quality, indulging in amenities that enhance their well-being and highlight their success.

These Top Tier consumers prioritize quality, exclusivity, and convenience in their spending. They favor high-end retailers and are willing to pay full price for items that reflect their status and taste, often shopping at stores like Nordstrom and Macy's, as well as online at Amazon. Their spending habits include frequent use of personal services, from day spas and upscale salons to professional housekeeping and property maintenance. Leisure and travel are key interests, and they indulge in luxury accommodations and premium travel services, including limousines and rental cars for comfort and convenience. With a preference for brands that offer a refined experience, they are loyal to companies that match their lifestyle, whether that's in fashion, home goods, or entertainment. Their choices are guided by a desire for high-quality, reliable, and luxurious products that complement their affluent, sophisticated lifestyle.

Professional Pride

Professional Pride consumers are well-educated, dual-income families who have achieved financial stability through diligent work and smart investments. With an average net worth of $1.6 million and household incomes over twice the national average, these families enjoy a comfortable, upscale suburban lifestyle. Despite their busy work schedules and long commutes, they prioritize their children's needs and maintain well-organized routines. They are financially savvy, investing for the future through retirement accounts and securities, and they protect their assets with comprehensive insurance coverage. Their homes are newer and frequently updated, reflecting pride in their achievements and a commitment to creating an ideal living environment.

These consumers are practical yet willing to invest in quality, particularly when it comes to their homes, where they take on smaller DIY projects but contract out major renovations. They shop heavily online, with Amazon as a go-to, and are careful credit users, spending on cards but typically paying off balances. Technology is seamlessly integrated into their lives, with the latest devices for every family member, and they actively use them for reading, fitness, and entertainment. Professional Pride families are also wellness-focused, outfitting their homes with gyms and regularly visiting salons and spas. Their spending choices are purposeful, driven by a desire to balance convenience, quality, and long-term value as they continue to build and enjoy their secure, well-rounded lifestyle.

Savvy Suburbanites

Savvy Suburbanites are well-educated, financially secure families, often made up of empty nesters or parents with adult children still at home. Living in established neighborhoods outside urban centers, they enjoy a comfortable suburban lifestyle that blends a love for home improvement and outdoor activities. These residents are invested in maintaining and enhancing their homes, frequently engaging in DIY remodeling projects and gardening, though they're not averse to hiring contractors when needed. They

[7] Ibid

appreciate cultural experiences, fine food, and wine, often seeking out organic and natural products for cooking at home, embodying a mix of suburban comfort with a taste for urban amenities.

These consumers are active and health-conscious, engaging in sports like skiing and golf and spending on quality sports equipment and fitness gear. Financially, they are informed and resourceful, actively investing while managing various forms of debt, including mortgages and home equity lines. They favor practical, family-oriented vehicles such as SUVs and minivans, and rely on personal services like housekeeping to support their busy lives. With a preference for quality and sustainability, they're thoughtful spenders who value both function and lifestyle, making investments that enhance their comfort, health, and long-term well-being.

Pleasantville

Pleasantville residents are established, financially secure suburban homeowners, mostly located in older neighborhoods in the Northeast and parts of California. These slightly older, settled couples often live in single-family homes, many of which require ongoing maintenance and upgrades. With higher incomes and a substantial net worth, they prioritize maintaining their homes through home improvement and remodeling projects, frequently hiring contractors to handle the work. Their suburban lifestyle is balanced by a mix of leisure activities, from sports and gardening to enjoying movies and cultural events.

In terms of retail spending, Pleasantville consumers prefer quality and convenience. Their shopping habits are diverse, spanning from high-end retailers to discount stores, with a significant amount of purchases made online. They invest in quality home services, opting for bundled TV, internet, and phone packages, and often subscribe to premium entertainment channels like HBO and Showtime. Financially savvy, they use the internet for paying bills, managing investments, and online shopping. They value both practicality and indulgence, frequently spending on gardening supplies, event tickets, and travel, including beach visits and theme parks. Their spending habits are marked by a commitment to comfort, quality, and maintaining a well-rounded, enjoyable lifestyle.

Existing Retail Inventory and Tenancy[8]

Alpine City has 45,400 square feet of retail space across 9 properties. All retail properties are centrally located along N Main St within the commercial district. Eleven tenants occupy these spaces across various industries including Finance and Insurance, Services, Health Care, Retail, and Arts, Entertainment, and Recreation. Tenants include banks, finance and insurance companies, a donut shop, gas stations, and a supermarket. Approximately 1/3 of existing retail space is Class B while the remaining 2/3 is Class C. Existing retail buildings have an average year built of 1976. The existing inventory is old and outdated and lacks modern amenities to attract new and exciting businesses and tenants.

Class B buildings offer more utilitarian space without special attractions. It will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition. It will typically not have the abundant amenities and location that a class A building will have. This is generally considered to be more of a speculative investment. They therefore attract a wide range of users with average rents.

Class C buildings are generally older buildings that offers basic space. These properties have below-average maintenance and management, mixed or low tenant prestige, and inferior mechanical/electrical systems. As with Class B buildings, they lack prestige and must depend chiefly on lower prices to attract tenants and investors.

Table 6: Existing Tenant Overview

Address	SF Occupied	Industry	Secondary Type	Store Type	NAICS
113 S Main St	4,773	Finance and Insurance	Bank	Bank	Commercial Banking - 522110
400 S Main St	3,583	Retailer	Service Station		
416 S Alpine Hwy	2,296	Health Care and Social Assistance	Freestanding		
60 W Main Street Ct	2,200	Health Care and Social Assistance	Health Club		
15 E 200 N	1,765	Finance and Insurance		Finance Company	Securities Brokerage - 523120
416 S Alpine Hwy	1,263	Retailer	Freestanding	Donut Shop	Baked Goods Stores - 445291
40 W Main St	1,250	Finance and Insurance		Insurance	Direct Property and Casualty Insurance Carriers - 524126
400 S Main St	1,000	Retailer	Service Station	Gasoline Station	Other Gasoline Stations - 457120
62 S Main St	N/A	Services	Freestanding		
375 S Main St	N/A	Arts, Entertainment, and Recreation	Storefront Retail/Office		Amusement and Recreation Industries - 713990
400 S Main St	N/A	Retailer	Service Station	Supermarket	Convenience Retailers - 445131

Source: CoStar

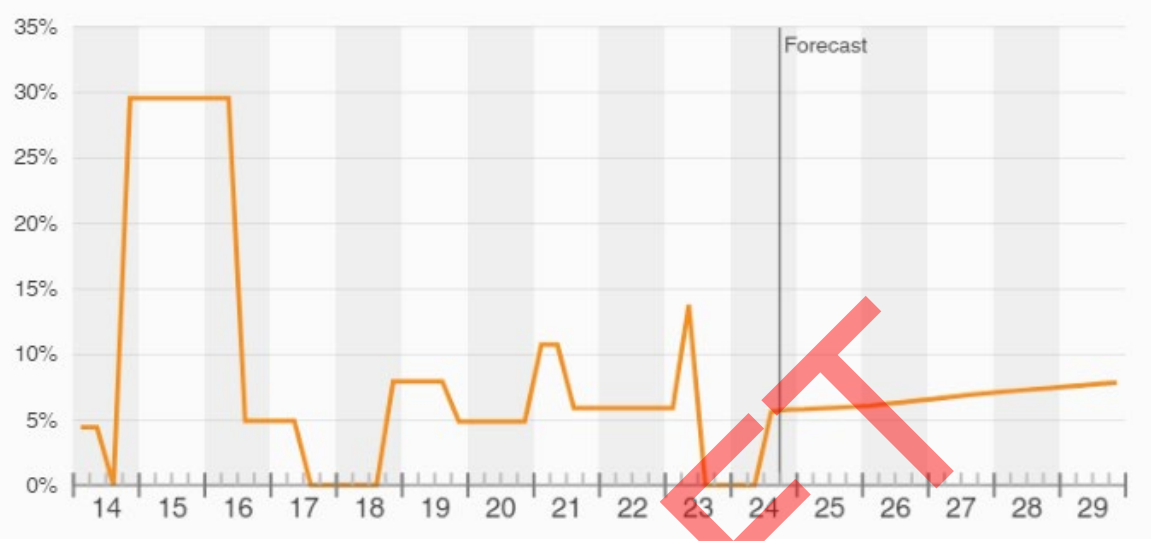
[8] CoStar

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Existing Retail Vacancy Trends[9]

Vacancy rates for retail space within Alpine City have typically ranged from between 4.85% and 21.21% over the last ten years with an average of 11.55%. Given the small size of the market, vacancy rates are volatile and experience drastic shifts when tenants vacate properties. Vacancy rates nearly reached 30% between 2014 and 2016 before dropping to nearly 0%, since then, rates have remained below 15%, dropping to 0% in 2023. It is projected that vacancy rates will remain steadily below 10% over the next five years.

Figure 3: Existing Retail Vacancy Trends

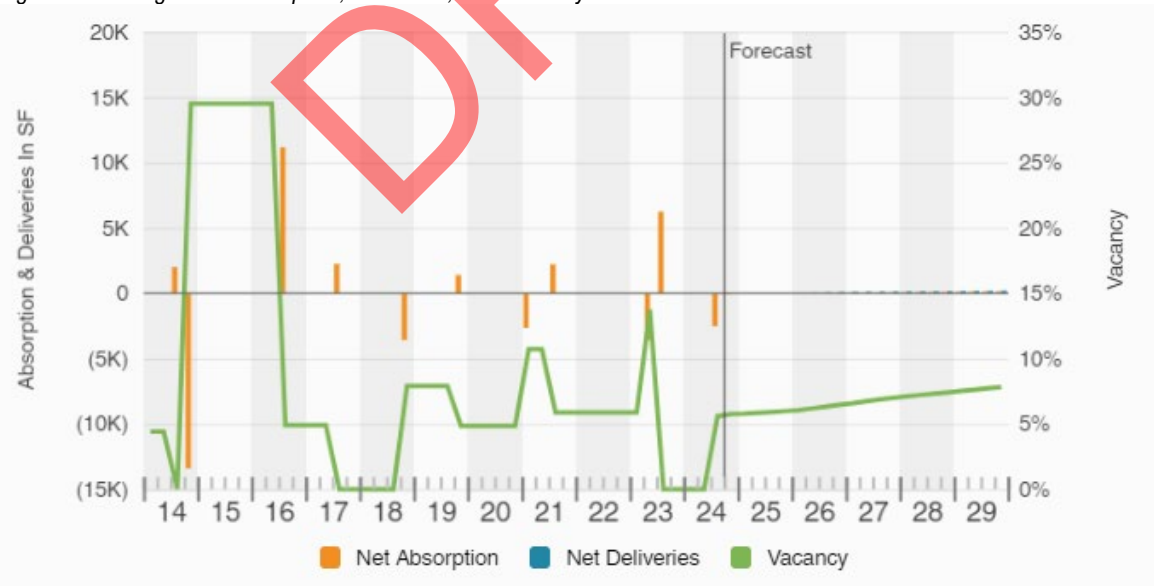


Source: CoStar

Existing Retail Absorption, Deliveries, and Vacancy Trends[10]

Absorption of retail space has typically ranged from (6,113 SF) to 6,198 SF annually. This means that almost all space that was vacated annually was reabsorbed by another tenant entering the space within the same year. Alpine City has not experienced any new deliveries since 2014, indicating a stagnant retail market that has not grown to meet the demands of the population. Turnover rates are low for the existing space as exemplified by an average tenancy of 8 years for current tenants in the market.

Figure 4: Existing Retail Absorption, Deliveries, and Vacancy Trends



Source: CoStar

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[9] Ibid
[10] Ibid

Existing Retail Market and Asking Rental Rates[11]

Market rental rates have increased by 31% since 2014 from $15.76 per square foot to current rates of $20.64 per square foot. Market rental rates are expected to continue to rise to approximately $22.50 per square foot by 2029. Available asking rental rates were measured from 2016 to 2022 where they dropped from $22 per square foot to $15.84 per square foot. This decline in asking rates is likely due to landlords offering rent concessions to tenants to incentivize occupying the space. This is a sign of an unattractive market from a tenant perspective that may not experience suitable customer traffic.

Figure 5: Market and Asking Rental Rates



Source: CoStar

Retail Leakage Analysis[12]

As previously mentioned, retail leakage occurs when residents of a community spend money outside their local area due to insufficient local retail options. To measure the leakage in Alpine City, sales and expenditure data from the NAICS was utilized. The NAICS (North American Industry Classification System) code is a standardized classification system used in the U.S., Canada, and Mexico to categorize businesses by industry for the purpose of collecting, analyzing, and publishing economic data. The following retail classifications were utilized for this study:

- 2024 Furniture/Home Furnishings (NAICS4491)
- 2024 Electronics/Appliance Retailers (NAICS4492)
- 2024 Bldg Material/Garden Equipment & Supply (NAICS444)
- 2024 Food & Beverage Retailers (NAICS445)
- 2024 Health/Personal Care Retailers (NAICS456)
- 2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)
- 2024 Sports/Hobby/Book/Music/Misc (NAICS459)
- 2024 General Merchandise Retailers (NAICS455)
- 2024 Food Service & Drinking Places (NAICS722)

Example store types of each NAICS code are shown in Table 7.

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[11] Ibid
[12] NAICS

Table 7: Example Stores by NAICS Code

NAICS Code	
2024 Furniture/Home Furnishings (NAICS4491)	2024 Health/Personal Care Retailers (NAICS456)
Furniture Stores	Health and Personal Care Stores
Home Furnishings Stores	Pharmacies and Drug Stores
Floor Covering Stores	Cosmetics, Beauty Supplies, and Perfume Stores
Window Treatment Stores	Optical Goods Stores
2024 Electronics/Appliance Retailers (NAICS4492)	Food Supplement Stores
Electronics and Appliance Stores	2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)
Household Appliance Stores	Clothing Stores
Electronics Stores	Clothing Accessories Stores
2024 Bldg Material/Garden Equip&Suppl (NAICS444)	Shoe Stores
Home Centers	Jewelery Stores
Paint and Wallpaper Stores	Luggage and Leather Goods Stores
Hardware Stores	2024 Sports/Hobby/Book/Music/Misc (NAICS459)
Lawn and Garden Equipment and Supplies Stores	Sporting Goods Stores
Outdoor Power Equipment Stores	Hobby, Toy, and Game Stores
Nursery, Garden Center, and Farm Supply Stores	Sewing, Needlework, and Piece Goods Stores
2024 Food & Beverage Retailers (NAICS445)	Musical Instrument and Supplies Stores
Grocery Stores	Book Stores
Supermarkets	2024 General Merchandise Retailers (NAICS455)
Convenience Stores	Department Stores
Specialty Food Stores	Florists
Meat Markets	Gift, Novelty, and Souvenir Stores
Fish and Seafood Markets	Pet Stores
Fruit and Vegetable Markets	Art Dealers
Baked Goods Stores	2024 Food Srv & Drinking Places (NAICS722)
Confectionary and Nut Stores	Drinking Places (Bars)
Beer, Wine, and Liquor Stores	Restaurants

Source: NAICS

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An analysis was conducted of the sales data of each existing retail business located in Alpine City within these NAICS categories to determine the total sales volume of each NAICS category in 2024. With that, spending data was collected for residents of Alpine City to understand the total expenditure volume within each NAICS category. The expenditure volume was then subtracted from the sales volume to determine the retail leakage for each category. Table 8 provides a summary of the sales, expenditures, and leakage for each NAICS category in Alpine City.

Table 8: Retail Leakage by NAICS Code

NAICS Code	Retail Sales	Retail Expenditures	Retail Leakage
2024 Furniture/Home Furnishings (NAICS4491) Sales	$0	$6,061,330	$6,061,330
2024 Electronics/Appliance Retailers (NAICS4492) Sales	$0	$1,633,993	$1,633,993
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	$5,072,000	$8,563,372	$3,491,372
2024 Food & Beverage Retailers (NAICS445) Sales	$382,000	$29,227,190	$28,845,190
2024 Health/Personal Care Retailers (NAICS456) Sales	$704,000	$3,926,494	$3,222,494
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	$0	$6,239,481	$6,239,481
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	$981,000	$2,497,416	$1,516,416
2024 General Merchandise Retailers (NAICS455) Sales	$0	$22,656,309	$22,656,309
2024 Food Srv & Drinking Places (NAICS722) Sales	$1,981,000	$23,757,256	$21,776,256
Total	**$9,120,000**	**$104,562,841**	**$95,442,841**

Source: ESRI Business Analyst

Total retail sales for all sectors amount to $9,120,000, while total retail expenditures reach $104,562,841, resulting in a substantial retail leakage of $95,442,841. This leakage indicates potential for retail expansion to capture consumer spending that currently occurs outside the area. The sectors with the highest retail leakage are General Merchandise Retailers ($22,656,309), followed by Food & Beverage Retailers ($28,845,190), Food Services & Drinking Places ($21,776,256), and Health/Personal Care Retailers ($3,222,494). This data suggests that all NAICS categories that were analyzed have significant unmet demand locally, presenting potential opportunities for investment and expansion in the region.

Supportable Retail Footprint[13]

To quantify the retail leakage into a square footage demand value, an average sales value for the United States was calculated using data from both ESRI Business Analyst and CoStar. The average sales volume per square foot in the United States according to these sources is approximately $415 per square foot. Retail leakage was divided by the constant sales per square foot value to arrive at an approximate square footage of demand for each NAICS category. Total retail demand based on leakage is approximately 230,000 square feet.

Table 9: Total Retail Square Footage Demand

NAICS Code	Retail Leakage	Average Sales Per SF	Retail SF Demand
2024 Furniture/Home Furnishings (NAICS4491) Sales	$6,061,330	$415	14,606
2024 Electronics/Appliance Retailers (NAICS4492) Sales	$1,633,993	$415	3,937
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	$3,491,372	$415	8,413
2024 Food & Beverage Retailers (NAICS445) Sales	$28,845,190	$415	69,506
2024 Health/Personal Care Retailers (NAICS456) Sales	$3,222,494	$415	7,765
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	$6,239,481	$415	15,035
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	$1,516,416	$415	3,654
2024 General Merchandise Retailers (NAICS455) Sales	$22,656,309	$415	54,594
2024 Food Srv & Drinking Places (NAICS722) Sales	$21,776,256	$415	52,473
Total	**$95,442,841**	**$415**	**229,983**

Source: ESRI Business Analyst, CoStar

A Market Area is the geographic area in which a development can be expected to draw the majority of users from. Market areas are generally divided into two geographic regions, a primary market area and secondary market area. A primary market area is where the development can expect to draw 60%-80% of users from, while a secondary market area is where the development can expect to draw from 20%-40% of users. In this analysis, Alpine City is the primary market for new retail space being introduced to the market. As a result, it is likely that new retail offerings within Alpine City will likely only be able to capture 60%-80% of the retail leakage. Alpine City can likely support between 137,990 square feet and 183,986 square feet of retail space based on the percentage of total demand that can be captured.

Table 10: Supportable Retail Square Footage Based on Capturable Demand

NAICS Code	Retail SF Demand	Primary Market (60% Capture Rate)	Primary Market (80% Capture Rate)	Capturable Retail Square Footage
2024 Furniture/Home Furnishings (NAICS4491) Sales	14,606	8,763	11,684	8,763 - 11,684
2024 Electronics/Appliance Retailers (NAICS4492) Sales	3,937	2,362	3,150	2,362 - 3,150
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	8,413	5,048	6,730	5,048 - 6,730
2024 Food & Beverage Retailers (NAICS445) Sales	69,506	41,704	55,605	41,704 - 55,605
2024 Health/Personal Care Retailers (NAICS456) Sales	7,765	4,659	6,212	4,659 - 6,212
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	15,035	9,021	12,028	9,021 - 12,028
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	3,654	2,192	2,923	2,192 - 2,923
2024 General Merchandise Retailers (NAICS455) Sales	54,594	32,756	43,675	32,756 - 43,675
2024 Food Srv & Drinking Places (NAICS722) Sales	52,473	31,484	41,978	31,484 - 41,978
Total	**229,983**	**137,990**	**183,986**	**137,990 - 183,986**

Source: ESRI Business Analyst, CoStar

Tapestry Preference Summary[14]

ESRI's tapestry groups were utilized to provide a list of potential successful tenants that could be included with the development of new retail space. The Top Tier, Professional Pride, Savvy Suburbanites, and Pleasantville groups represent affluent, well-educated households living in comfortable suburban environments, each with preferences that reflect their success and values. Top Tier consumers are high-net-worth individuals who indulge in a luxurious lifestyle, focusing on exclusive experiences, premium travel, and high-end services that highlight their achievements. Professional Pride families, often dual income, prioritize financial stability and well-being, investing in quality home improvements, technology, and wellness to enjoy a balanced, upscale lifestyle. Savvy Suburbanites, many of whom are empty nesters or parents with adult children, blend suburban comfort with a taste for urban amenities, spending on DIY home projects, outdoor activities, and sustainable, high-quality products. Pleasantville residents, mostly in settled neighborhoods, maintain their homes through upgrades and enjoy a mix of practical and indulgent purchases, including leisure activities, travel, and cultural experiences. Across all groups, there is a shared commitment to comfort, quality, and a lifestyle that balances practicality with enjoyment, each aligning their spending with values of security, sophistication, and well-being.

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[13] Ibid

[14] ESRI Business Analyst

Experiential Retail Opportunity

Alpine City's affluent and well-established demographic provides an ideal opportunity for experiential retail offerings, catering to consumers who seek immersive, high-quality shopping experiences. Retail clustering, the strategic grouping of stores with complementary or diverse offerings in a concentrated area, creates a vibrant shopping environment, drawing customers with a mix of brands and experiences. Experiential retail, which focuses on engaging customers through events, interactive displays, and personalized service, goes beyond traditional shopping by creating experiences that create social engagement. Together, retail clustering and experiential retail can create a lively, high-end shopping destination tailored to the tastes of Alpine City's sophisticated clientele. The following trends can be considered when developing experiential retail offerings in seasonal communities.

- **Identity**: Experiential retail centers should have an identifiable image. The identity should be reinforced by providing for consistency in quality of signage, store fronts and merchants.
- **Sense of Place**: Create ambiance through effective lighting and seating strategies and the creation of a "sense of place".
- **Variety of Stores**: Successful retail districts provide variety in terms of stores and the merchandise or services provided by various stores. The degree of retail variety will greatly impact the quality of the visitor experience.
- **Retail as Entertainment**: The retail environment and opportunities should be fun and entertaining. Retail centers may introduce elements of entertainment through the design of the physical space as well as the inclusion of specific entertainment-oriented tenants, such as shops that show how products are made or bakeries that have a visible kitchen for customers to watch the process.
- **Save the Best for Food**: The best locations, in terms of pedestrian traffic, visibility and convenience, should be identified for restaurants and bars. Food drives retail.
- **Make It Special**: Offer ongoing special events and activities. Create reasons for visitors and the public to explore.
- **Reflect Demographic Profile**: The tenant mix must meet the consumer demands of its customers.

If Alpine City intends to attract luxury and high-end tenants that align with the demographic profile of the city, high-quality and heavily trafficked spaces that create a memorable retail experience must be provided. The abovementioned trends can help to guide experiential retail developments.

Potential Experiential Retail Tenants

Experiential retail tenants within Alpine City should reflect the spending habits and preferences of the local population. A creative mix of tenants, good merchandising and comfortable ambiance drives experiential retail in successful retail developments. Tenants should address the needs and interests of each market segment including year-round residents and tourists. Offerings should include both common retail purchases as well as indulgences which offer special opportunities that shoppers cannot easily find. Common resident groups prioritize quality, natural products, and home improvement. They also favor quality and classic fashion and focusing on home projects. The most affluent groups enjoy an active, well-funded retirement, investing in health and luxury products. To reflect these spending preferences and opportunities for retail experiential retail and retail clustering, a list of relevant retail offerings and potential tenants was curated. These offerings provide a well-rounded mix of tenants that aim to provide opportunities for customers to spend time at multiple stores or restaurants during their visit. Table 11 provides an overview of these potential tenants.

Table 11: Potential Experiential Retail Tenants

Potential Experiential Retail Tenant Examples			
Tenant Group / Example Tenants	**Approximate SF Footprint**	**Tenant Group / Example Tenants**	**Approximate SF Footprint**
2024 Furniture/Home Furnishings (NAICS4491)	8,763 - 11,684 SF	2024 Health/Personal Care Retailers (NAICS456)	4,659 - 6,212
Pottery Barn	10,000 SF	Med Spa	4,500 SF
Crate & Barrel	12,000 SF	Ulta Beauty	5,000 SF
West Elm	8,500 SF	Local Apothecary	2,000 SF
Anthropologie	10,000 SF	Local Eyewear Store	3,000 SF
2024 Food & Beverage Retailers (NAICS445)	41,704 - 55,605 SF	2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)	9,021 - 12,028
Whole Foods	40,000 SF	Patagonia	5,000 SF
Tader Joes	12,000 SF	Lululemon	5,000 SF
Total Wine & More	20,000 SF	Tiffany & Co	2,000 SF
Sprouts Farmers Market	25,000 SF	J. Crew	5,000 SF
2024 Food Srv & Drinking Places (NAICS722)	31,484 - 41,978	2024 Sports/Hobby/Book/Music/Misc (NAICS459)	2,192 - 2,923
Local Fine Dining Restaurants	4,000 SF	Local Bookstore / Café	5,000 SF
Gourmet Delis	2,500 SF	Local Music Store	5,000 SF
Artisan Bakeries	3,000 SF	Local Ski and Gear Shop	3,000 SF
Wine Bar / Cocktail Lounge	5,000 SF	Local Florist	2,500 SF

Source: Design Workshop

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Relevant Stand-Alone Tenants

Alpine City's leakage within the Electronics/Appliance, Building Material/Garden Equipment and Supply, and General Merchandise NAICS categories present opportunities for additional relevant retail offerings. Given the required footprint for these tenants and their inapplicability to experiential retail developments, these potential retail offerings have been categorized as stand-alone retail opportunities. The potential tenants and retail offerings remain relevant to the demographic profiles and spending habits of Alpine City residents. Table 12 provides an overview of these relevant stand-alone tenants.

Table 12: Potential Stand-Alone Retail Tenants

Potential Stand-Alone Tenant Examples			
Tenant Group / Example Tenants	Approximate SF Footprint	Tenant Group / Example Tenants	Approximate SF Footprint
2024 Electronics/Appliance Retailers (NAICS4492)	2,362 - 3,150 SF	2024 General Merchandise Retailers (NAICS455)	32,756 - 43,675
Apple Store	3,000 SF	Target	40,000 SF
Best Buy	2,500 SF	Costco Wholesale Club	80,000 SF
Micro Center	3,000 SF	Big O Tires	10,000 SF
Bose or Sonos Stores	2,000 SF	Car Dealership	25,000 SF
2024 Bldg Material/Garden Equip&Suppl (NAICS444)	5,048 - 6,730 SF		
Home Depot Garden Center	5,000 SF		
Lowes Garden Center	6,000 SF		
Ace Hardware	6,000 SF		
Tractor Supply Co.	6,500 SF		

Source: Design Workshop

Potential Sales Tax Revenue[15]

Alpine City's sales tax rate as of 2024 is 7.45%, 1.11% of which comes directly from Alpine City. If new retail offerings are able to capture between 60% and 80% of retail spending from residents of Alpine City, the city could likely receive between $635,000 and $850,000 annually in sales tax revenue.

Conclusions

Alpine City's retail leakage analysis highlights an opportunity for new retail development to capture a significant portion of local consumer spending currently directed outside the area. With $95.4 million in unmet demand, particularly in the general merchandise, food and beverage, food services, and health and personal care sectors, there is a clear need for a modernized retail footprint. This demand translates into an estimated need for 230,000 square feet of retail space, of which Alpine City could realistically support between 138,000 and 184,000 square feet. Targeted tenant selection, aligned with the preferences of affluent, quality-focused consumer segments identified through ESRI's tapestry groups, can further enhance the appeal of new retail offerings. By addressing these gaps, Alpine City has potential to revitalize its retail sector and meet the evolving needs of its residents.

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[15] Alpine City

APPENDIX B - DESIGN GUIDELINES REVIEW MEMO

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MEMORANDUM

To: Alpine City

From: Design Workshop

Date: December 2, 2024

Project Name: Main Street & Gateways Corridor

Project #: 8316

Subject: Historic District Design Guidelines Review Analysis

This report is the first step in the update of the existing Historic Main Street Design Guidelines. It is intended to provide a review of the existing regulations and identify opportunities for improvement.

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I. Introduction

Project Overview and Purpose

Alpine City utilizes their current Historic District Design Guidelines to guide future development along Main Street in the current Business Commercial zone. The Design Guidelines establish high level standards for development along Main Street and have not been updated since being adopted in November of 2015.

Design Workshop is preparing a small area master plan for the Gateways Corridor area that includes Main Street, and has completed a review of the existing Design Guidelines, which is intended to inform how Alpine City should update this document and how this could be incorporated into future zoning updates.

Along with these recommendations, the analysis also considers other suggested updates to improve usability for the general public, applicants, and decision makers.

Overall Process

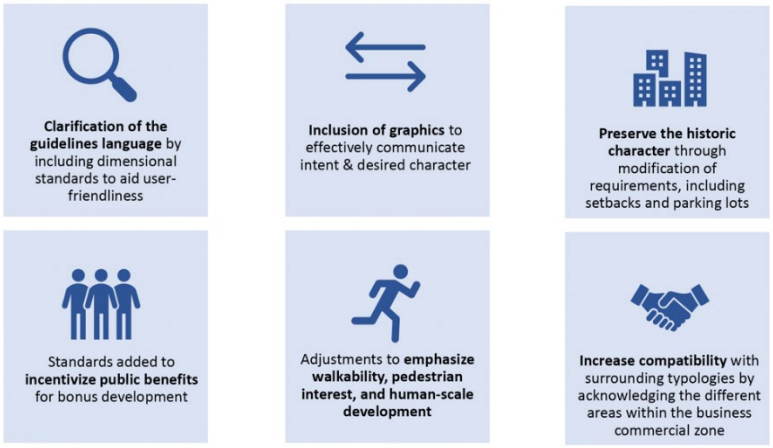
As part of the 2024 Alpine City Main Street & Gateway Corridors Small Area Plan, the city is including a revision to their Historic District Design Guidelines. This update will create a framework to direct future development in the area and align with the vision from the community for Main Street and the Historic District. The opportunity was provided for the community to share feedback on existing conditions and effectiveness of the current Design Guidelines, and how to create a document that will help achieve the goals and vision for Alpine City.

Guiding Principles

In addition to seeking to incorporate the community's direction from the Main Street & Gateway Corridors Small Area Plan into the updated Design Guidelines, the following seven principles should guide this revision. These are based on best practices for codes and policy documents:

1. Strengthen the existing Design Guidelines based on a strategic vision for Alpine City and the Gateways Corridor area that preserves and enhances the existing character of Main Street.
2. Create a document with clear language and standards that do not require interpretation.
3. Include graphics to effectively communicate desired outcomes.
4. Provide clear processes that do not over-complicate reviews & allow for a more streamlined application and approval process.
5. Build off the Small Area Plan engagement and community feedback - do not duplicate those efforts.
6. Consider incentives to advocate for Design Guidelines standards implementation and support from the development community.

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Integrate the Gateways Corridor Small Area Plan

As the Design Guidelines update is part of the larger Alpine City Main Street & Gateways Corridor project, the ideas that will guide the plan should be included in the proposed revisions, focusing specially on Main Street and the desired character the community wants for this historic area. This will include recommendations both for the build form and the public realm.

Incorporating the Small Area Plan through purpose statements or even direct quotes is one way to ensure the specific direction of this document is included and linked to different requirements.

Add New Graphics

The current Historic District Design Guidelines include a few graphics to help articulate provisions and desired outcomes. Many graphics are pictures of existing buildings and do not appear to have been created specifically for this document. As part of modernizing these regulations, the revised Design Guidelines should utilize graphics to illustrate dimensional relationships, building and site planning concepts, and even environmental considerations to help explain standards that are sometimes difficult for casual or non-technical users to understand.

II. High Priority Topics

Through discussions with city staff, local leadership, and initial community feedback, a recommendation to include the following key topics when updating the Design Guidelines document has been identified:

Incorporate dimensional requirements to Build Form & Massing standards

Clarify Building Placement standards (maximum front yard setbacks)

Incorporate Surface Parking Lot standards

Incorporate active First Floor Uses standards

Clarify Public Realm standards

Incorporate standards for Secondary Dwelling Units/ ADU's

Incorporate Large Lot standards

Incorporate Lighting, Signage & Wayfinding standards

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III. Current Design Guidelines Sections

The purpose and intent of the Gateway Historic District Design Guidelines is to create a "village of mixed uses, promote a pedestrian friendly atmosphere, provide excellence in landscaping and architecture, in a setting that honors and preserves the past while promoting the future". While this shows a clear vision of what the character of the Gateway Historic District should be, the eight criteria established in the document lacks clear direction on how this intent can be achieved and relays heavily on mimicking and matching existing buildings. On the other hand, the current approval process requires all projects to go through a Planning Commission review, which requires a longer application time and leaves decision making to the criteria of Planning Commission members.

The design criteria defined in the current Guidelines includes:

Relation to the Surrounding Area (Massing, Scale, Orientation)

Height

Exterior Walls and Surfaces

Windows and Doors

Exterior Trim and Decorative Detailing

Roofing

Materials – Texture, Color, Finishes

Streetscaping

IV. Design Guidelines Update Suggestions by Section

It is anticipated that a complete revision of the Gateway Historic District Design Guidelines may be needed. While certain sections, definitions, and standard recommendations will remain, a full reorganization is recommended. In this portion of the analysis, each individual section is summarized with a focus on opportunities to update the content. The proposed reorganization will be completed as part of the updated outline that will be provided in a future deliverable.

Section 1: Relation to Surrounding Area

This section provides high-level recommendations for new construction related to massing, scale and orientation. In general, these standards refer to compatibility with surrounding buildings, scale and character, but lack clear dimensional standards and graphics to communicate desired outcomes.

Options to Consider for Guidelines Update

1. Redefine this section as Build Form & Massing standards.
2. As surrounding buildings can change, incorporate dimensional standards that reflect the community vision for the Alpine City Main Street and Historic District area.
3. Define maximum setbacks, maximum blank wall dimensions, horizontal building articulation, and building entries on primary facades.
4. Incorporate a section on Activated Ground Floor, with recommended uses and a required %. Consider incentives for additional ground floor uses that generate pedestrian activity and bring vibrancy to the area.
5. Incorporate a new section that establishes guidelines for surface parking lots, regulating location in the parcel and establishing a maximum percentage allowed at the front lot line. Consider incorporating landscape buffering requirements when a parking lot partially faces Main Street.
6. Dimensional flexibility for new development can be incorporated when needed to retain a historic resource on a parcel, or flexibility in land uses to enable the adaptive re-use of a historic structure. This could be written as an administrative review or a variation reviewed by the Planning Commission.

Section 2: Height

Section 2 refers to maximum heights established by zoning regulations and recommends compatibility of new buildings with historic structures. It does allow “creative historic design elements” to be considered.

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Options to Consider for Guidelines Update

1. Clearly define maximum heights in floors and feet.
2. Consider incorporating height incentives when complying with a large number of guidelines.

Section 3: Exterior Walls and Surfaces

This section encourages the use of stone, wood, or stucco as a primary exterior material, while prohibiting vinyl and CMU products.

Options to Consider for Guidelines Update

1. Define desired primary and secondary materials.
2. Consider incorporating glazing standards and screening standards.
3. Update images to communicate desired materials aesthetics.
4. Review other potential prohibited materials and incorporate to list.

Section 4: Windows and Doors

Section 4 defines overall desired orientation and character of windows and incorporates one standard related to ground floor transparency. It also encourages the use of awnings or canopies over doors if buildings have no front yard setback.

Options to Consider for Guidelines Update

1. Consider defining desired window proportions to assure a vertical orientation versus a horizontal one.
2. Incorporate standards on type of opening (for example “punched” versus “non-punched”)
3. Define % for minimum ground floor transparency for retail uses.
4. If awnings and canopies are encouraged when a build-to-line situation exists, define maximum encroachment allowed over the ROW.
5. Study the regulation of curtain walls or large transparent surfaces.

Section 5: Exterior Trim and Decorative Detailing

This section defines very high-level standards and does not provide clear direction on desired aesthetic or minimum requirements when it comes to exterior trims and decorative detailing.

Options to Consider for Guidelines Update

1. Consider incorporating more defined recommendations and include a series of images that represent desired trimming and decorative detailing.

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Section 6: Roofing

Section 6 defines desired rooflines as "traditional" and gable roofs (for smaller structures) while also allowing flat roofs when appropriate. It also includes standards on mechanical equipment location and primary façade horizontal articulation.

Options to Consider for Guidelines Update

1. A clearer definition should be considered on the desired type of rook\f that aligns with the preservation of the desired character of Main Street.
2. Mechanical equipment requirements should be moved to Section 1 or 3.
3. Horizontal articulation standards should be defined and moved to Section 1 or Section 3.
4. Include more images and graphics that communicate the desired roof aesthetics, type, and proportions.

Section 7: Materials – Texture, Color, Finishes

This section defines desired color palettes as well as texture and finishes for new constructions. It includes a requirement on cornices, window frames, ornamental details, signs, and storefronts.

Options to Consider for Guidelines Update

1. Standards on signage should be moved to a different section.

Section 8: Streetscaping

Section 8 includes a requirement to include a street feature every 30' feet and defines what those features can be. It also encourages the installation of plazas or gathering spaces, planters with trees or shrubs, and benches in strategic areas.

Options to Consider for Guidelines Update

1. Define clear public realm standards, with minimum dimensions and desired sidewalk zones.
2. Define public realm materials.
3. Incorporate standards on tree planting, green areas, and irrigation.
4. Incorporate standards on standard streetlight fixture type and desired spacing.

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New Proposed Sections

Secondary Dwelling Units

Consider incorporating a section on Secondary Dwelling Units and ADU's and include language on applicability, property egress, setbacks from primary structure, maximum size, and lot size.

Large Lot Standards

Define dimensional requirements like setbacks, minimum lot coverage, accessibility, entrances, etc. for lots larger than 5 acres.

Parking Standards

Define overall parking standards in order to reduce or prevent traffic congestion and address the need for on-street parking areas, off-street parking and loading facilities. The standards should outline applicability, location, dimensional requirements for spaces, maneuvering space requirements, surfacing, parking lot-run-off, accessible spaces, required parking space minimums, and credits for multiple-use parking facilities and/or mixed-use development. They should also include parking lot landscaping standards. A future policy update could include revising parking minimums and incorporating parking maximums.

Signage & Wayfinding Standards

Define standards for signage to be appropriate in the Main Street context, including materials, overall aesthetics, and maximum allowed signs per building or tenant. The city should consider developing wayfinding standards for public directional signage and incorporate these into the revised Historic District Design Guidelines.

V. Conclusion and Next Steps

The current Historic District Design Guidelines provide very loose direction for development and leave all of the provisions to the criteria of Planning Commission review. All sections require significant updates to meet current best practices and align with the overall vision for the Gateways Corridors Small Area Plan

Clearly defining requirements and dimensional standards in the Design Guidelines is one way to ensure the values identified as being important by the community apply to new development.

The existing zoning overlay to which the Design Guidelines apply, should be revised and potentially refined in sub-areas that better aligned with existing uses, future development opportunities, and unique character of each one of the Corridors and sections of Main Street.

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APPENDIX C - COMMUNITY PRIORITIES MEMO

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Main Street + Gateway Corridors Plan

Alpine, UT | November 22, 2024

Workshop 1 Community Priorities Memo

Executive Summary

Workshop 1 provided an opportunity for initial engagement of project stakeholders and the Alpine community at large. During the workshop, Project Team members emphasized listening, and good community participation surfaced a diversity of specific opinions. The workshop provided a venue to dig deeper to identify shared values that make Alpine unique. Workshop 2 will be an important opportunity to build consensus around the vision for Main Street and Gateway Corridors based on the feedback received over the course of Workshop 1. Workshop 1 proceedings are detailed below, and an overview of community values and priorities surfaced at the workshop are described in this memo.

Project Statement

The Alpine City Main Street and Gateway Corridors Project seeks to create a community-driven plan for Alpine City's downtown and gateway corridors, enhancing the existing Historic Downtown Gateway Design Guidelines and providing a framework for future growth and development. A crucial element is creating a safe, multi-modal transportation network emphasizing pedestrian and cyclist-friendly infrastructure.

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Overview of Workshop 1

Day 1: Thursday, November 13

Walking Tour



Figure 1 Walking tour participants pause to discuss traffic challenges along Main Street.

Starting from City Hall, the Project Team, City staff, Technical Advisory Committee and key Stakeholders walked along Main Street south to Bateman Lane, and along Canyon Crest to Petersen Park before returning to city Hall to regroup via Red Pine Drive. During the tour the group paused at multiple locations to discuss challenges and opportunities within the project area. Sharing knowledge and ideas, along with documenting the project area through photography, were important outcomes of the Walking Tour.

Design Charrette with Stakeholders and Technical Advisory Committee

Stakeholders and Technical Advisory Committee members were split into topic-specific breakout groups facilitated by Project Team members with expertise in the topic assigned to that group. These breakout groups provided an informal venue to gather initial feedback on key issues, opportunities, and potential design strategies for Main Street and the Corridors. Breakout group topics included:

- Transportation and Mobility
- Catalytic Sites and Housing
- Land Use and Development Opportunities
- Placemaking and Public Space Design

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Combined Alpine Main Street + Gateway Corridors and State Missing Middle Housing Toolkit Open House



Figure 2 Community members spoke with the Project Team and participated in interactive exhibits during the Open House on Day 1 of the Workshop.

Community members were welcomed to an informational open house from 5-7pm to learn about the project, review outputs from the earlier Design Charrette and share their vision for Main Street. The open house format was used to make it convenient for community members to drop in at their convenience. To avoid "planning fatigue," the open house included content from both the Alpine Main Street + Gateway Corridors project and the State's Missing Middle Housing Toolkit project. Project Team members from both projects were in attendance to engage with the community, answer questions, and gather input. The Missing Middle Housing Toolkit was explained through a series of posters onto which community members were invited to attach Post-it notes with comments. The Main Street + Gateway Corridors project engaged community members using a variety of hands-on exhibits including:

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- "Re-Imagine the Right-of-Way," where community members were invited to use cards showing different street design elements to create their ideal design for Main Street.
- A pinboard map where community members were invited to place color-coded flags corresponding to land uses and placemaking features they would like to see in specific locations along project corridors.
- Voting for public space design and programming elements by placing dots on photos of features that the community would like to see in public spaces within the Project Area.
- Building type "playing cards" that community members were invited to place within catalytic opportunity sites to show what sort of development intensity and uses would be desirable were those sites to develop in the future.

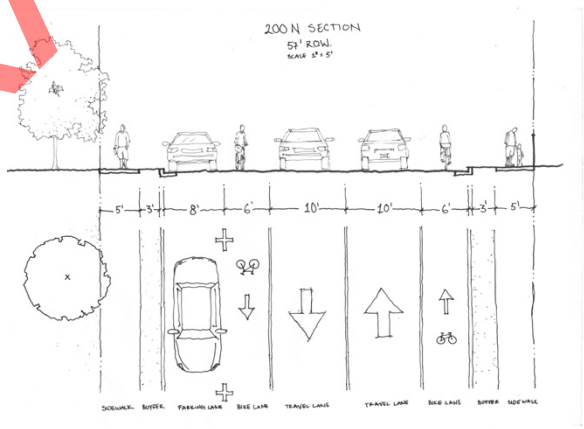


Figure 3 A proposed alternative cross section for Main Street developed by the Project Team based on a configuration created using the "Re-Imagine the Right-of-Way" exercise.

Day 2: Friday, November 14

Mid-Point Pinup

Attendees of the Walking Tour and Charrette on Day 1 were invited back to review community feedback from the Open House and to discuss specific issues with the Project Team. Members of the Project Team continued to develop initial concepts in a "design in public" setting, while materials from the Open House and some initial concepts developed by the Project Team were set out for the Pinup.

Final Presentation and Recap

Members of the Project Team presented a slideshow documenting feedback received over the course of Workshop 1. The presentation descried outcomes of each activity and provided a summary of the Workshop, including a list of Community Values distilled from feedback received so-far.

Community Values

Based on feedback received over the course of the two-day workshop, the Project Team has distilled the following Community Values that can be used to guide further refinement of the Alpine Main Street + Gateways Plan.

- History: Celebrate and Protect
- Active/Outdoor-Oriented Lifestyle
- Connected and Walkable
- Unique Image and Identity
- Agricultural Identity/Local
- Small Town Feel
- Grow Differently
- Community for All Ages
- Family / "Save the Parade"

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Community Priorities for Main Street

Based on feedback received over the course of the two-day workshop, the Project Team has distilled the following Community Values that can be used to guide

Create an environment where everyday community interactions occur organically.

Community members and stakeholders expressed a strong desire for a greater sense of community in Alpine. Events such as Alpine Days and Trick or Treat on Main Street bring the community together, but outside those occasions there are few opportunities for casual encounters and community togetherness. Attractions along Main Street such as opportunities for shopping and dining could provide for more spontaneous encounters among community members and could help to define a focal point where community gatherings can occur throughout the year.

Provide a comprehensive, connected network of sidewalks, paths, and bike lanes to give people convenient, safe alternatives to automobile travel.

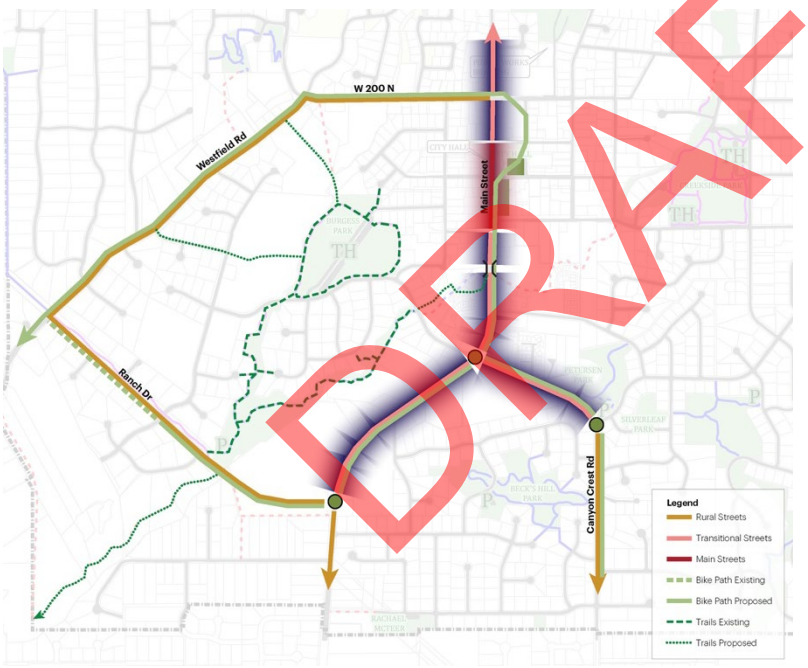


Figure 4 This conceptual diagram shows how a comprehensive network of multi-modal streets and pathways can provide better access to Main Street for people walking and riding bikes. The diagram additionally shows how different context zones along Main Street and the Gateway Corridors could inform variations in street design, placemaking approaches, and building form and style.

Alpine is an active community that values outdoor-oriented lifestyles. While many residents enjoy walking and biking for recreational or athletic purposes, a lack of dedicated facilities in town keep people from walking and biking for everyday transportation. Longtime residents remembered when children were able to get around on foot safely but note that the automobile-oriented design of many Alpine streets could make this dangerous today. Modifying street designs to create a network of complete streets will make getting around on foot and by bike safer and more convenient and will improve access to Main Street from nearby neighborhoods.

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Create opportunities where small, local, community-serving businesses can thrive.

Many workshop participants expressed a desire for dining options in Alpine, such as a coffee shop, café, and/or diner. Many of these same participants also expressed an understanding of the challenges faced by past Alpine businesses which have closed. Some of the priorities identified in this section, such as establishing a cohesive identity for Alpine and creating a strategic vision for infill were identified as possible means by which to support small businesses in Alpine. Successful businesses not only provide amenities and services to Alpine residents, but can also bolster the city's tax base and reduce "leakage," whereby residents of Alpine spend money in other communities.

Use wayfinding, branding, signage, and design guidelines to establish a cohesive identity for Alpine that reflects community values.

Existing gateway signage does not express the qualities that make Alpine a unique and special place. Other signage, such as temporary event signage, street signs, etc. are not designed in a cohesive manner and don't reinforce a consistent brand for the community. Gateway monuments and informational and wayfinding signage are an effective way to establish a consistent visual identity throughout Alpine that can use design elements to express qualities that are core to Alpine's identity. Coupled with more robust Design Guidelines that provide more specific guidance for building design, these strategies strengthen Alpine's "sense of place."

Create a strategic vision and update zoning regulations and design guidelines to guide infill and redevelopment to deliver housing options and amenities for Alpine residents.

When current landowners decide to sell or redevelop their property, existing zoning standards and design guidelines may not lead to the type of development that the Alpine community wants for Main Street. Workshop participants expressed a desire for any new development to reinforce Alpine's small town, agricultural character. Additionally, new development should provide access to housing, services, and amenities that do not already exist in Alpine to prevent community members from having to leave town.

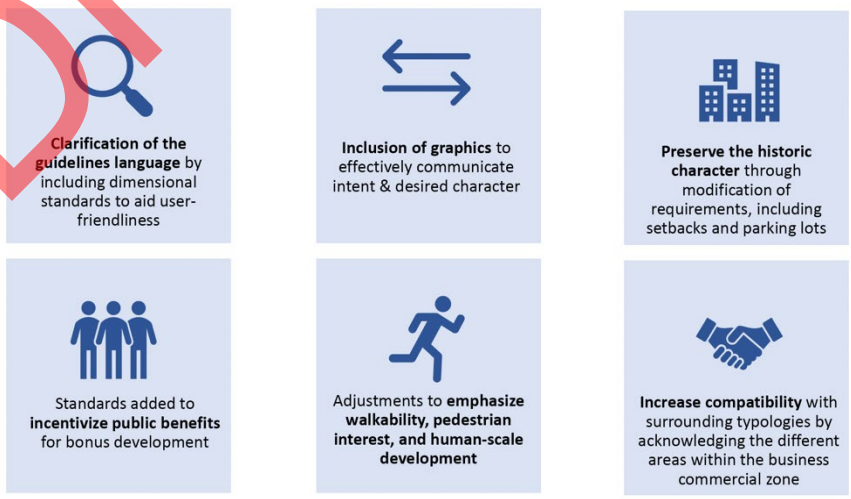


Figure 5 Strengthening the existing Design Guidelines based on a strategic vision and identity for Alpine can help to guide infill and redevelopment so that it is consistent with community values.

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Coordinate public and private investment around the City Hall block to create a center of activity and civic life that anchors the northern end of Main Street.

The City Hall block includes important historic buildings and serves as a center of civic life in Alpine. As such, it forms a natural anchor for the northern end of Main Street. Future public investment in and around the City Hall block should consider how it can catalyze private investment nearby that will serve the Alpine community by providing for community needs and supporting the City's tax base. Investments made to facilities and open spaces on the City Hall block should be used as an opportunity to

Next Steps

The Project Team will continue to review input gathered during the first workshop, as summarized in this document. In February, members of the Project Team will return to Alpine for a second workshop focused on community consensus building. Based on feedback received over the course of the project, the Project Team will create a draft plan document and updated Design Guidelines for Main Street and the Gateway Corridors. Following additional feedback, the draft plan will be finalized into a Final Plan Document. Amendments to the General Plan Land Use and Development Code will be drafted as needed, according to the vision articulated in the plan.

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