



***NOTICE OF A WORK SESSION WITH STAFF,  
A PUBLIC HEARING AND A REGULAR MEETING  
OF THE VINEYARD TOWN COUNCIL  
March 9, 2016 at 6:00 PM***

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Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm, Public Hearings and Regular Meeting starting at 7:30 pm, on Wednesday, March 9, 2016, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

**AGENDA**

**6:00 PM      WORK SESSION WITH STAFF**

**1. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:** Planning Commission Chair Wayne Holdaway

**2. COUNCILMEMBERS' REPORTS**

**Nate Riley – Mayor Pro-tem – January - March**

- Economic Advisory Committee
- Utah Lake Technical Committee

**Julie Fullmer – Mayor Pro-tem – April - June**

- Youth Council
- Branding Committee
- Town Special Events
- Orem Community Hospital Board

**Dale Goodman – Mayor Pro-tem – July - September**

- Public works – Park/Trails/Roads/Buildings
- Timpanogos Special Service District - Board Member

**Tyce Flake – Mayor Pro-tem – October - December**

- Planning and Zoning
- ULCT Legislative Policy Committee

**3. MAYOR'S REPORT**

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

**4. AGENDA REVIEW**

Town Council will review the items on the agenda.

## 5. ITEMS REQUESTED FOR FUTURE AGENDAS

- Pavilion/Town Hall Rental
- Chapter 9 Part 9–450 Solicitors, Canvassers, Peddlers And Itinerant Merchants

### 7:30 PM REGULAR SESSION

#### 1. CALL TO ORDER/PRAAYER

#### 2. CONSENT ITEMS:

- a) Approval of the January 25, 2016 Retreat Minutes

#### 3. STAFF REPORTS

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Deputy Collin Gordon
- Planner – Aric Jensen
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

#### 4. OPEN SESSION: *Citizens’ Comments (Please see note below)* (15 minutes)

#### 5. BUSINESS ITEMS:

##### 5.1 DISCUSSION AND ACTION – Train Station Concept Plan (10 minutes)

Jacob Young with Civil Solutions will present the updated Train Station Concept Plan. The Mayor and Town Council will take appropriate action.

##### 5.2 PUBLIC HEARING – WatersEdge Zone Amendment

The Applicant from Flagship Homes is requesting an amendment to the WatersEdge Zone Plan to amend the existing fencing plan. The Mayor and Town Council will possibly move to approve by Ordinance the amendment to the code. (This item was continued from the January 13, 2016 and the February 10, 2016 Town Council meetings).

##### 5.3 PUBLIC HEARING – East Lake Warehouses Davies Development

Conditional Use Permit and Site Plan Review for office warehouse buildings in the I-1 Zone. The Mayor and Town Council will take appropriate action.

##### 5.4 DISCUSSION AND ACTION – Preliminary and Final Subdivision Application (10 minutes)

Brant Tuttle on behalf of Lakeview Holdings requests Preliminary and Final Subdivision Plat approval of the Eastlake Warehouse Condominiums Plat located at 426 and 456 E. 1750 N. The Mayor and Town Council will take appropriate action.

##### 5.5 DISCUSSION AND ACTION – Preliminary and Final Subdivision Application (10 minutes)

Greg and Brian Bird on behalf of UCELLO, Inc. request Preliminary and Final Subdivision Plat approval for the Vine Apartments Plat located at 255 Mill Road, Vineyard UT. The Mayor and Town Council will take appropriate action.

**5.6 DISCUSSION AND ACTION – Authorization for the Sleepy Ridge HOA to sell or deed property to Lance and Donna Ford** (10 minutes)

Lance and Donna Ford are requesting a letter from the town authorizing the Sleepy Ridge HOA to sell or deed the “common area” land parcel #45:454:0364 to them to build a portion of their home on. The remainder of their home will be in Orem on parcel #45:436:0132. The Mayor and Town Council will take appropriate action.

**5.7 DISCUSSION AND ACTION – Authorization for the Sleepy Ridge HOA to sell or deed property to Vincent A & Crystal Camberlango 45:454:0365** (10 minutes)

Sleepy Ridge HOA Chair Julie Fullmer is requesting a letter from the town authorizing the Sleepy Ridge HOA to sell or deed the “common area” land parcel #45:454:0365 to Vincent & Crystal Camberlango # 45:454:0303. The Mayor and Town Council will take appropriate action.

**5.8 DISCUSSION AND ACTION – Rail Spur Line Agreement** (10 minutes)

Town Attorney David Church will present the Union Pacific Spur Line Removal Agreement. The Mayor and Town Council will take appropriate action.

**6. CLOSED SESSION**

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

**7. ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is March 23, 2016

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** March 8, 2016 at 4:30 PM

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer  
**P. SPENCER, TOWN CLERK/RECORDER**



## COMMUNITY DEVELOPMENT

**DATE:** March 09, 2016  
**FROM:** Aric Jensen; Town Planner  
Don Overson; Public Works Director  
**TO:** Town Council  
**ITEM:** PUBLIC HEARING; Water's Edge Zone Text Amendment and Sign Plan  
**APPLICANT:** Bronson Tatton/Flagship Homes

### **BACKGROUND AND ANALYSIS:**

Earlier this year, the Council reviewed and considered several amendments to the Waters Edge Special District zoning designation. The Council subsequently passed an ordinance to add a master sign plan and to create a senior housing overlay zone, but deferred on approving a revision to the master fence plan to allow the applicant more time to provide fencing samples.

As a brief reminder, the proposed fencing plan is the result of collaboration between the applicant and the Town Planner and Town Engineer. The objective was to revise the fencing plan consistent with the principles of "crime prevention through environmental design (CPTED)", which encourages visibility and openness. The responsibility of the Council is to review the proposed fencing plan and determine where it is in the best interest of the community to have solid walls, semi opaque fencing, and open fencing.

Attached is a copy of the site plan as discussed at the previous Council meeting and a copy of the proposed fencing materials. The applicant will bring physical samples for the Council to review at the meeting.

### **RECOMMENDED MOTION:**

I make a motion that the Council **APPROVE** an ordinance enacting the proposed zoning text and master fencing plan amendments, with any modifications as specifically set forth.

### **ATTACHMENTS:**

Proposed Fencing Materials  
Proposed Master Fencing Plan

## 6' PRE-CAST CONCRETE WALL ON STREETS

Manufacture: Olympus Pre-Cast

Style: Custom Column/Post (Image not available)

Color: Grey



## 6' PRE-CAST CONCRETE WALL ALONG RAIL TRAIL

Manufacture: Petrified Fence

Style: Horizontal

Color: Weathered Cedar (Grey, not pictured)

Website: [www.petrifiedfence.com](http://www.petrifiedfence.com)



## 6' PRIVACY FENCE

Manufacture: Enduris

Brand: Mirage

Style: Custom Horizontal

Color: Sequoia (not pictured)

Website: [www.enduris.com](http://www.enduris.com)



## 6' CLEARVIEW/SEMI-PRIVATE FENCE

Manufacture: Enduris

Brand: Mirage

Style: Custom Horizontal

Color: Sequoia

Website: [www.enduris.com](http://www.enduris.com)



## 3' SPLIT RAIL FENCE

Manufacture: Enduris

Brand: Mirage

Style: Custom Horizontal

Color: Sequoia

Website: [www.enduris.com](http://www.enduris.com)

## WATERS EDGE | FENCING OPTIONS

These photos are representative but the not exact color or design. Physical samples will be available at the City Council meeting.



## COMMUNITY DEVELOPMENT

**DATE:** March 09, 2016  
**FROM:** Aric Jensen; Town Planner  
**TO:** Town Council  
**ITEM:** Site Plan and Conditional Use Permit; Eastlake at Geneva Office/Warehouse  
**ADDRESS:** 441 East 1750 North  
**APPLICANT:** Roger Dudley/Davies Development

### BACKGROUND AND ANALYSIS:

Mr. Roger Dudley on behalf of Davies Development, applicant, requests preliminary and final site plan approval and conditional use approval for the Eastlake at Geneva Office/Warehouse development, located at 441 East 1750 North. The proposed development is located on 2.13 acres within the I-1 zone, which allows office/warehouse developments.

The following is a summary of the proposal:

Building Size: 38,303 sq ft (no min/max)  
Building Height: Minimum 1 story/maximum 60 ft; 1 story/28 ft proposed  
Parking: Based on a standard of 1 stall for every 300 sq ft of office space, and 1 stall for each 750 sq ft of warehouse space, the project requires a minimum of 66 parking stalls. 72 stalls required; 72 stalls provided.  
Landscaping: Minimum 20% required; 20% proposed.  
Parking Lot Internal/Perimeter Landscaping: 15% required; 15% + provided.  
Front Yard Setback: 25' minimum; 30' proposed.  
Building Materials: see attached building elevations

There are some additional redline corrections that need to be made, including adding some trees and shrubs to meet the minimum requirements. These corrections can be administered by staff at the direction of the Planning Commission and Council.

As this is a conditional use application, the Council may require conditions above and beyond the minimum requirements of the Ordinance, as long as those conditions directly address a reasonably anticipated detrimental effect caused by the proposal. On March 02, 2016, the Planning Commission reviewed the proposed development, held a public hearing, and recommended approval with the findings and conditions listed in the recommended motion, below.

### RECOMMENDED MOTION:

I move that the Council grant preliminary and final site plan approval and conditional use approval for the Eastlake at Geneva office/warehouse development with the following findings and conditions:

## Findings

1. With the conditions below, the proposed site plan meets the minimum requirements of the Town Ordinances.

## Conditions

1. The applicant makes any redline corrections and pays any required fees.
2. The applicant add trees/shrubs to the landscaping plan to meet the minimum requirements

## **ATTACHMENTS:**

Proposed site plan

Proposed building elevations



# Eastlake @ Geneva

Vineyard

Utah

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	top of asphalt
	top of sidewalk
	back of top of curb
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement



NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the Vineyard Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by Vineyard Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the Vineyard City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Vineyard City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of Vineyard may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Vineyard construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer:

Davies Development  
 230 North 1200 East Suite 204  
 Lehi, Utah 84043  
 801-592-7250

Engineer:

Dudley and Associates, Inc.  
 353 East 1200 South  
 Orem, Utah 84058  
 801-224-1252

Site Data:

Zone = I -1  
 Total Area = 92992 sq. ft. 2.13 acres  
 Total number of Units = 10  
 Parking Requirements = 1/ 750 Warehouse 1/ 300 Office  
 Office Area =10,000 SF (34 Spaces)  
 Warehouse Area=28,303 (38 Spaces)  
 Spaces required = 72  
 Spaces provided = 72

Sheet Index

- 1.0 Cover Sheet
- 1.1 General Notes
- 2.0 Site Plan
- 3.0 Utility Plan
- 4.0 Grading and Drainage Plan
- 5.0 Landscaping Plan
- 6.0 Detail Sheets

**CAUTION!!! Notice to contractors**

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

	Square Footage	Acreage	Percent of total
Total Area	92992	2.13	100
Total Building / Pad Area	38303	0.88	41
Total Hard Surface Area	36520	0.84	39
Total Impervious Area	74823	1.72	80
Total Landscaped Area	18169	0.42	20

Tabulation Table

**Know what's below. 811**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-662-4111

UTILITY GENERAL NOTES

- All installation and materials shall, at a minimum, conform to Orem standards, specifications, and plans.
- The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
- Contractor shall coordinate with all utility companies for installation requirements and specifications.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Underground utilities shall be installed, inspected and approved before backfilling.
- Contractor shall notify Orem Engineering inspectors 72 hours before connecting to any existing utility.
- All fill material is to be in place and compacted before installation of proposed utilities.
- Existing utilities shall be verified in field prior to installation of any new lines.
- All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
- Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
- All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
- Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
- All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
- Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
- Drawings do not purport to show all existing utilities.
- Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
- See notice requirement under general project notes.
- The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
- All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing. If any utilities do not pass during city witness of testing due to not performing the pre-testing, a \$5000 penalty will be applied to the general contractors.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

UTILITY GENERAL NOTES

- All installation and materials shall, at a minimum, conform to Orem standards, specifications, and plans.
- The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
- Contractor shall coordinate with all utility companies for installation requirements and specifications.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Underground utilities shall be installed, inspected and approved before backfilling.
- Contractor shall notify Orem Engineering inspectors 72 hours before connecting to any existing utility.
- All fill material is to be in place and compacted before installation of proposed utilities.
- Existing utilities shall be verified in field prior to installation of any new lines.
- All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
- Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
- All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
- Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
- All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
- Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
- Drawings do not purport to show all existing utilities.
- Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
- See notice requirement under general project notes.
- The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
- All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing. If any utilities do not pass during city witness of testing due to not performing the pre-testing, a \$5000 penalty will be applied to the general contractors.

SANITARY SEWER GENERAL NOTES

- See this sheet for general project notes.
- All sanitary sewer construction shall be in conformance with Orem standards and specifications.
- All gravity sanitary sewer lines shall be in conformance with Orem standards and specifications.
- Distances for sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, groud, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- All sanitary sewer main testing shall be accordance with the Orem standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
- Compaction of all trenches within the project site must be attained and compaction results submitted to Orem Department of Public Works.
- The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
- The contractor is responsible for the following:
  - Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
  - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
  - Verification and protection of all existing utilities within the limits of construction.
  - Providing as-built drawings to Orem and engineer.
  - All permitting, development, location, connecting and inspection.
  - Verifying all standard details conform to the current Orem standards and specifications.
- For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
  - Reference architectural plans for all connections to building services and verify locations as shown.
- The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
- The contractor shall pathole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
- Sanitary sewer pipes shall be bedded in accordance with Orem standards.

STORM DRAIN GENERAL NOTES

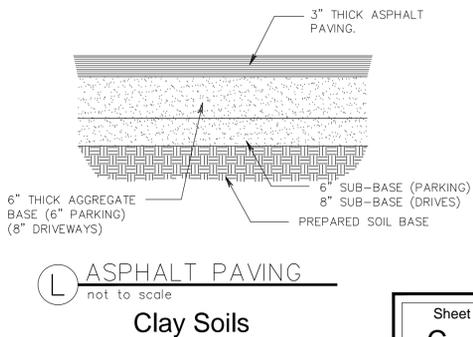
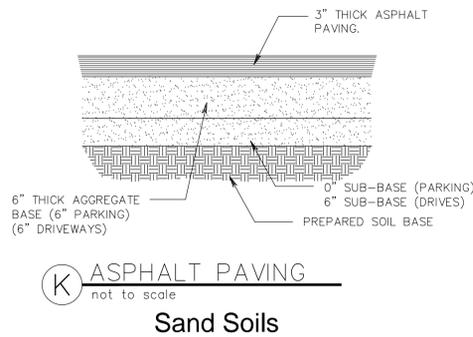
- The contractor shall be responsible for the following:
  - Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
  - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
  - Verification and protection of all existing utilities within the limits of construction.
  - Providing as-built drawings to the city and engineer.
  - All permitting, development, location, connection and inspection.
  - Scheduling all required inspections.
- All storm drain construction shall be in conformance with Orem standards, specifications, and plans.
- Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, groud, and steel shims to adjust the manhole frame to the required final grade in conformance with Orem standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
- Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
- Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
- Storm drains shall be bedded in accordance with Orem standards.

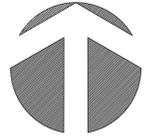
GRADING PLAN GENERAL NOTES

- Contours shown are for finished paving, sidewalk, slab, or ground adjustment to subgrade is the contractor's responsibility.
- All disturbed areas that are unsurfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
- If during the overlot grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
- Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
- If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
- On-site materials suitable for fill beneath drives and parking areas beyond 5' of the building shall be compacted in accordance with guidelines presented in the soils report.
- Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
- Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
- All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
- All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
- The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
- Grades within asphalt parking areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
- Spot elevations represent flow line or top of asphalt unless otherwise noted.
- The contractor is responsible for providing his own estimate of earthwork quantities.
- All landscaped islands shall have a crown of topsoil prior 1 landscaping. Refer to landscape plan for specifications.
- Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
- The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
- Pre cast structures may be used at contractor's option.
- Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove
- Existing grade contour intervals shown at 1 foot intervals.
- Proposed grade contour intervals shown at 1 foot intervals.
- If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
- The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
- Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
- Construction shall comply with all applicable governing codes and be constructed to same.
- Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
- Site work shall meet or exceed site specifications.
- All concrete to have a minimum 28 day compression strength of 4000 PSI.

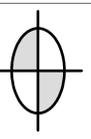
GENERAL NOTES

- All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the Orem City Public Works Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the Orem City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the Orem City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
- The contractor shall coordinate with Orem City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
- The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
- The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
- If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
- The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
- The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the Orem City Public Works Inspector at all times.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
- All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
- The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
- All work within the public right-of-way is subject to the jurisdiction of the Orem City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
- The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to Orem City before beginning any work on these streets. Contractor shall begin work only after Orem City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
- All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
- It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
- Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
- In general, limits of site work are up to (and excluding) constructing sidewalks.

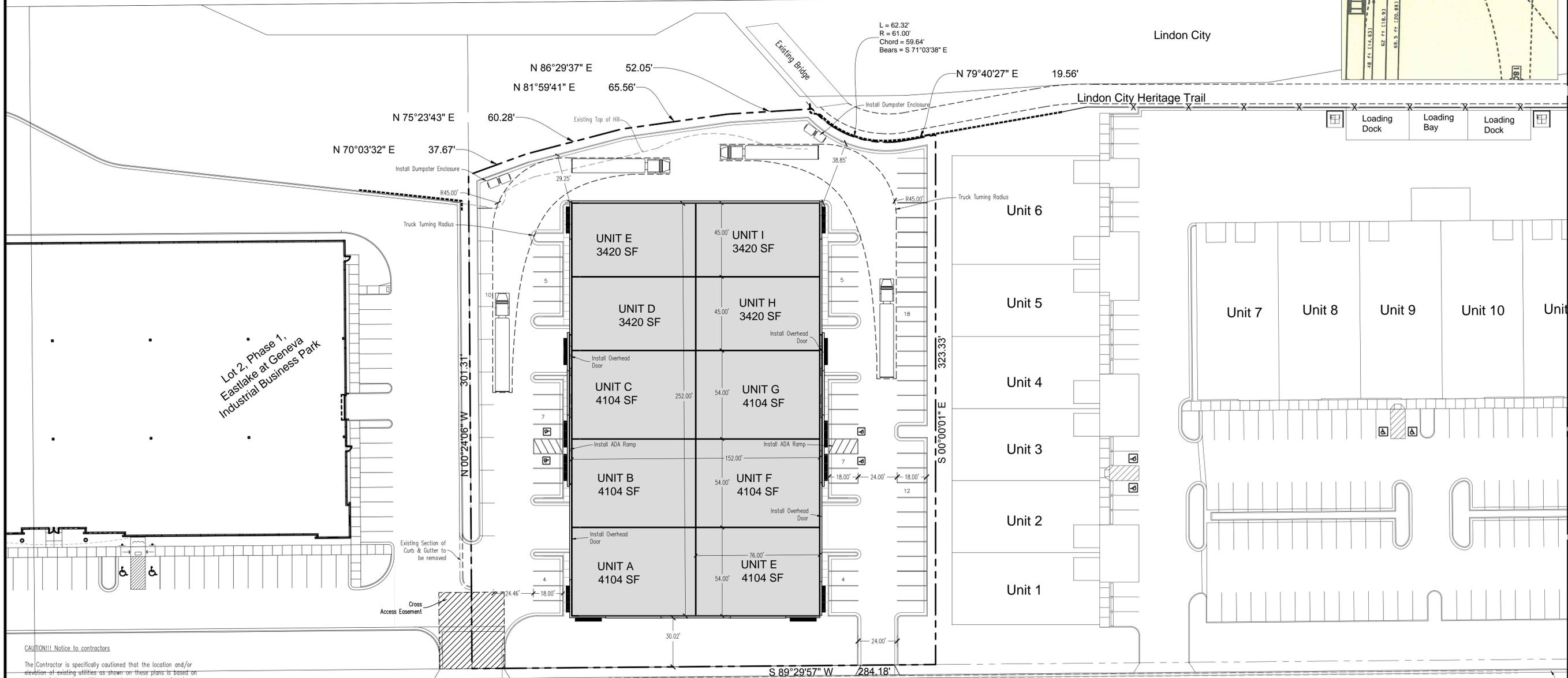
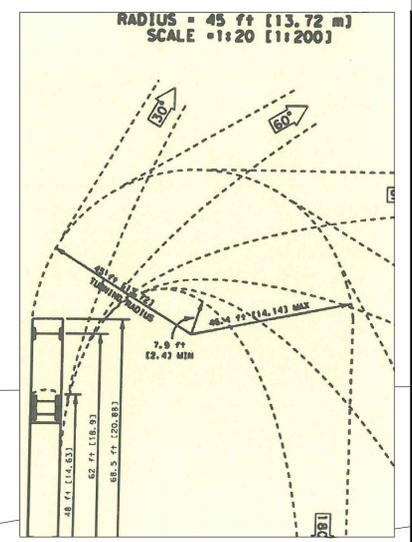




NORTH  
1" = 30'



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252



Lot 2, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

**CAUTION!!! Notice to contractors**  
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**Know what's below. 811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

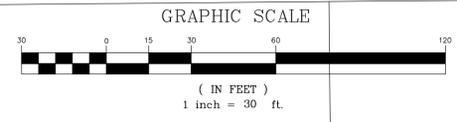
Eastlake @ Geneva  
**Site Plan**  
Utah  
Vineyard City

Revisions

No.	Description

Date  
1-7-2016  
Scale  
1"=30'  
By  
BHT  
Tracing No.  
L - 14133

Sheet No.  
**C - 2**

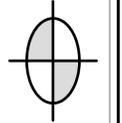


Street

1750 North Street



NORTH  
1" = 30'



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

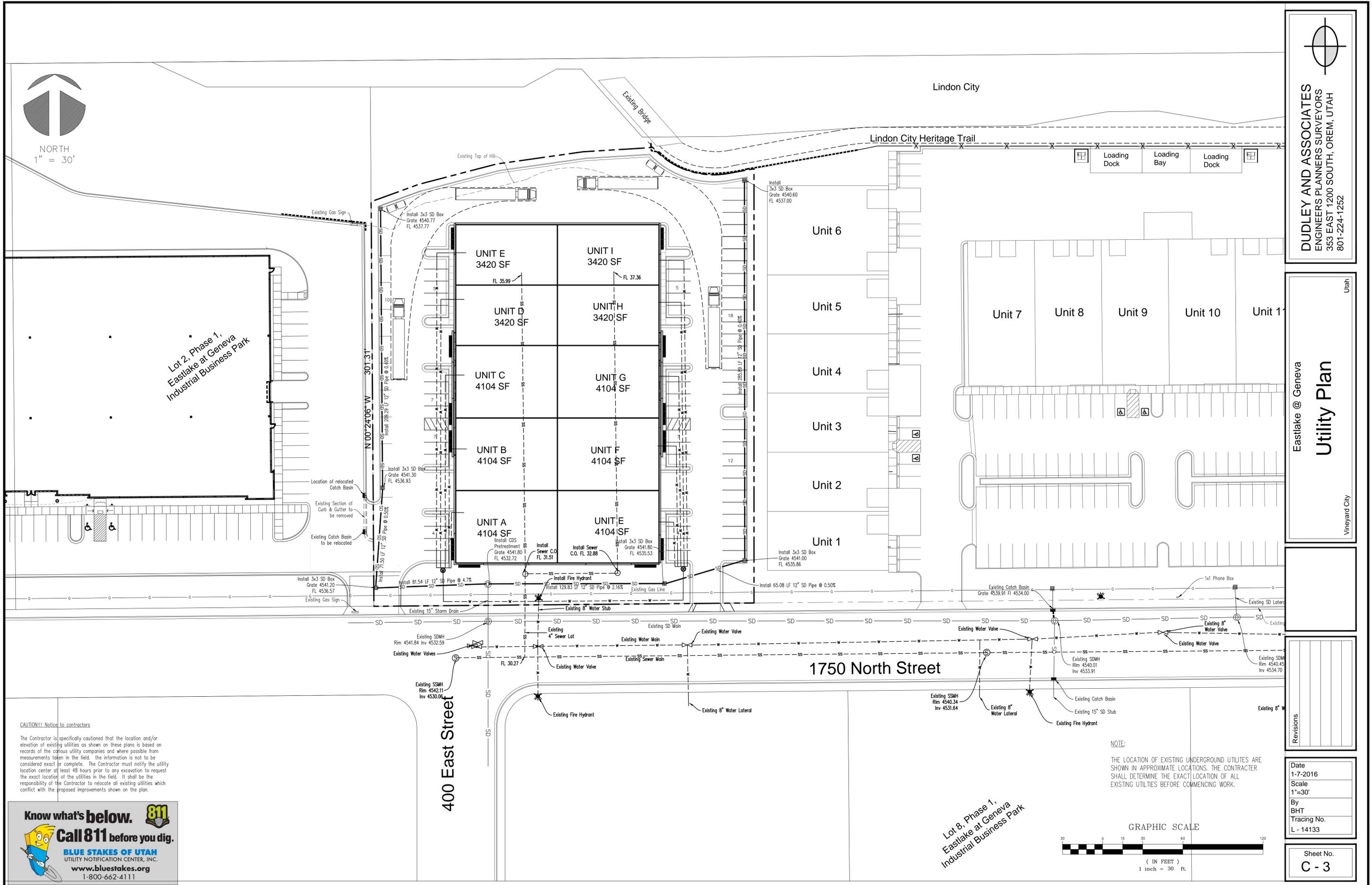
Utah  
Eastlake @ Geneva  
**Utility Plan**  
Vineyard City

Vineyard City

Revisions

Date  
1-7-2016  
Scale  
1"=30'  
By  
BHT  
Tracing No.  
L-14133

Sheet No.  
**C - 3**



Lot 2, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

Lindon City

Lindon City Heritage Trail

Loading Dock Loading Bay Loading Dock

400 East Street

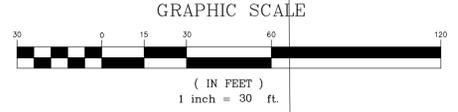
1750 North Street

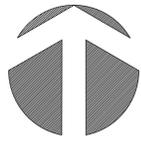
Lot 8, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

CAUTION!!! Notice to contractors  
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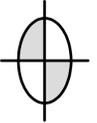
Know what's below. **811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

NOTE:  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

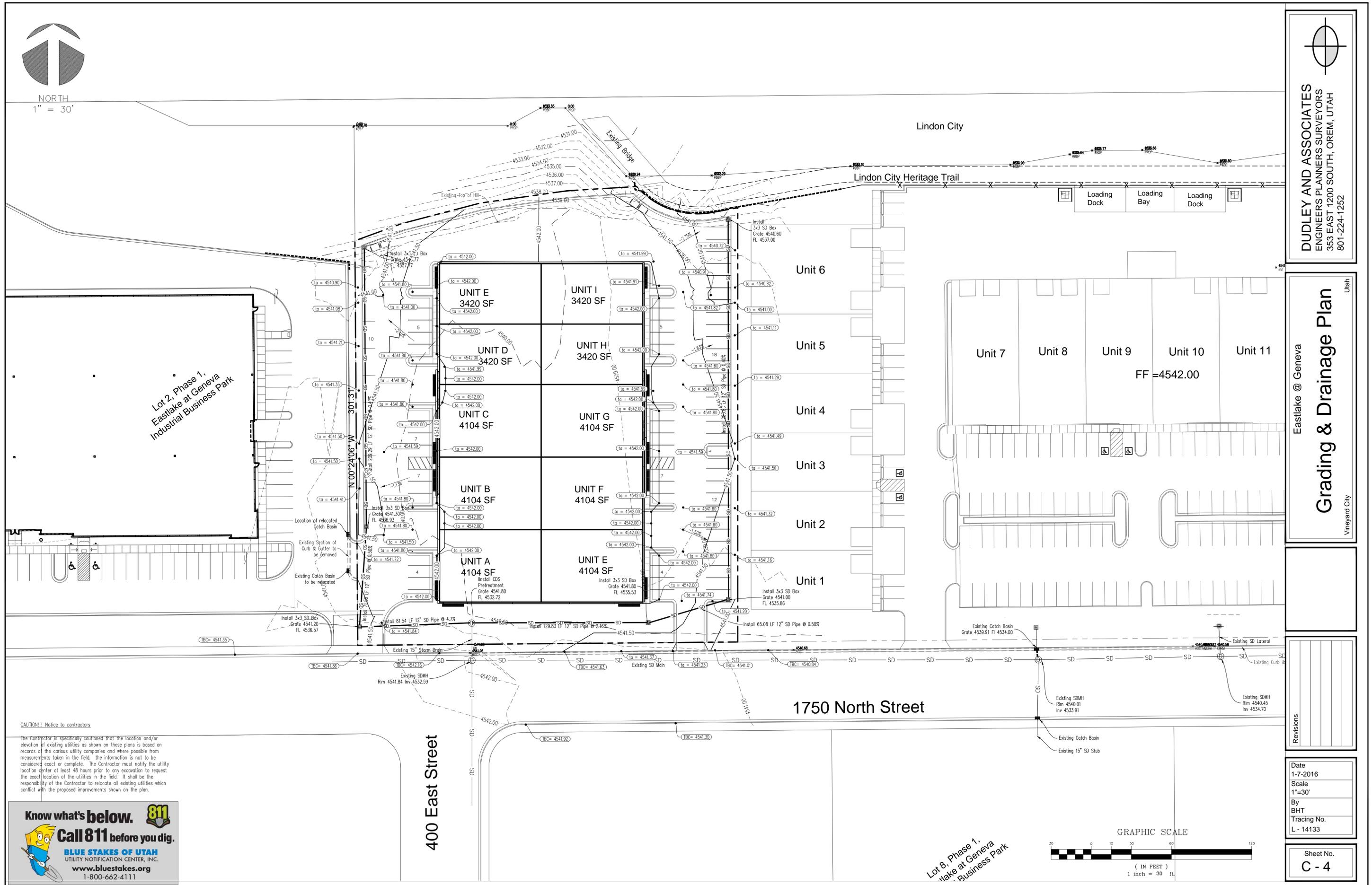




NORTH  
1" = 30'



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252



Lot 2, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

Lindon City

Lindon City Heritage Trail

Loading Dock Loading Bay Loading Dock

Unit 6

Unit 5

Unit 4

Unit 3

Unit 2

Unit 1

Unit 7 Unit 8 Unit 9 Unit 10 Unit 11

FF = 4542.00

1750 North Street

400 East Street

Lot 8, Phase 1,  
Eastlake at Geneva  
Industrial Business Park

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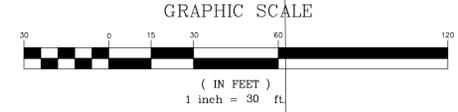
Eastlake @ Geneva  
**Grading & Drainage Plan**  
Utah  
Vineyard City

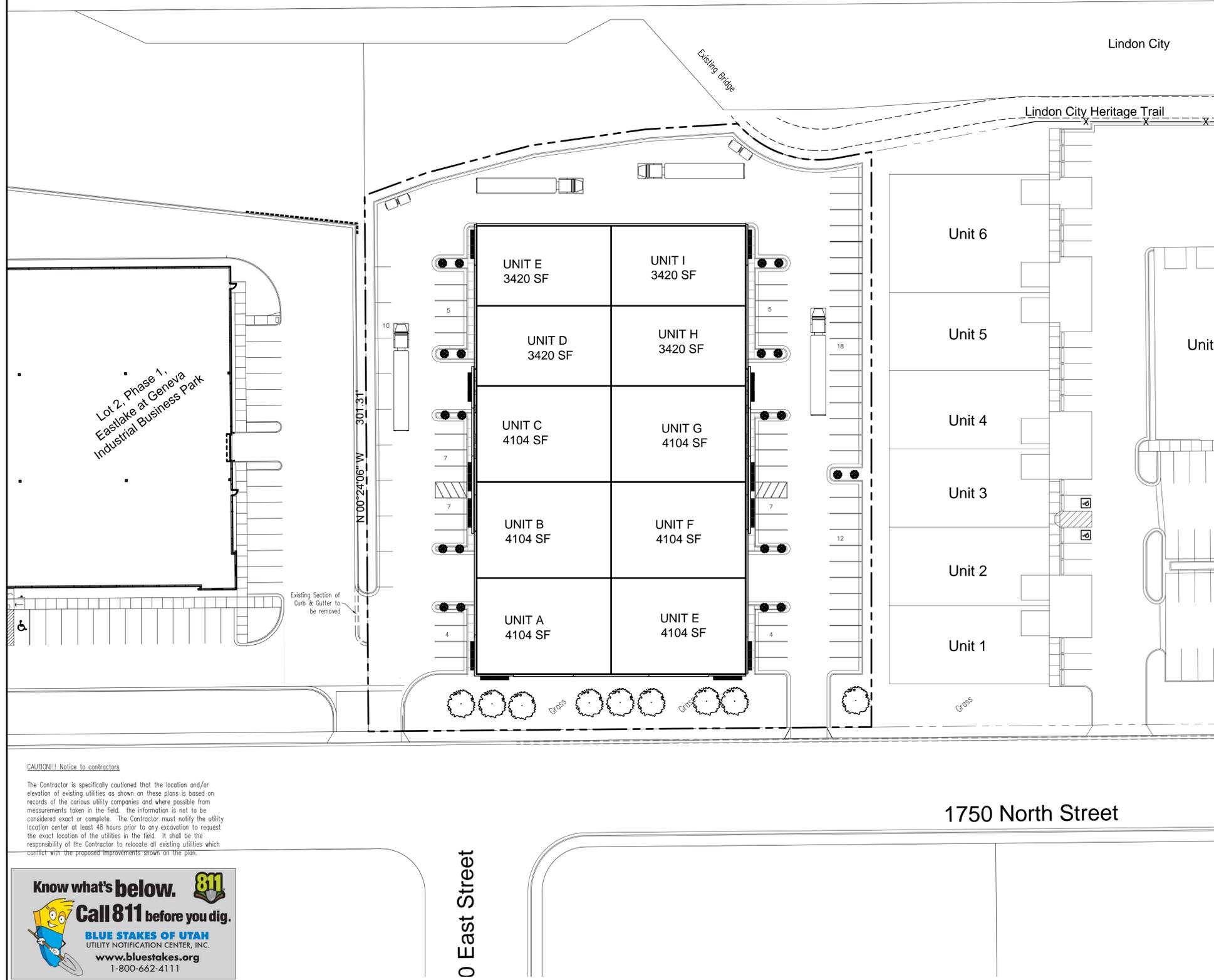
Revisions

No.	Description

Date  
1-7-2016  
Scale  
1"=30'  
By  
BHT  
Tracing No.  
L-14133

Sheet No.  
**C - 4**





### PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Capital Flowering Pear	2" CAL.	B & B	
	JAPANESE TREE LILAC SYRINGA RETICULATA	1 1/2" CAL.		
SHRUBS				
	COTONEASTER DAMMERI 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
GROUNDCOVERS				
	AEGOPODIUM PODAGRARIA VARIAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungelweed	1 Gal.	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.

#### Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

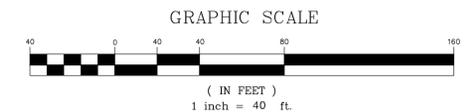
All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

#### Minimum design standards:

At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.  
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided.  
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

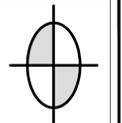
All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.



#### CAUTION!!! Notice to contractors

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 1-800-662-4111



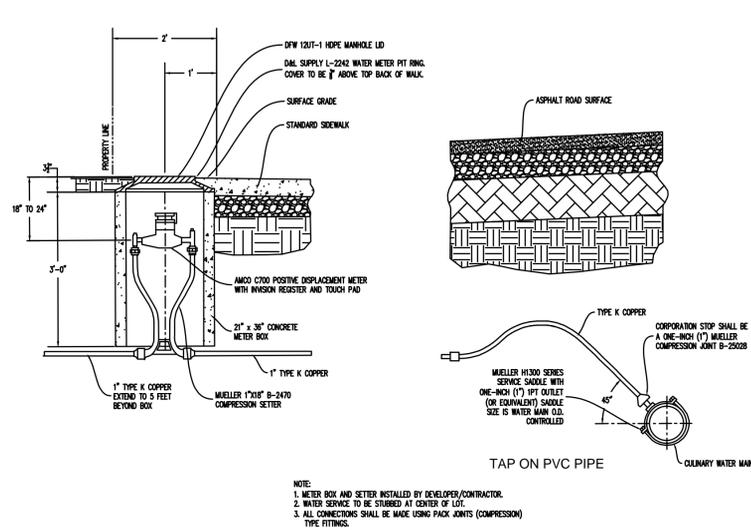
**DUDLEY AND ASSOCIATES**  
 ENGINEERS PLANNERS SURVEYORS  
 353 EAST 1200 SOUTH, OREM, UTAH  
 801-224-1252

Eastlake @ Geneva  
**Landscaping Plan**  
 Vineyard City  
 Utah

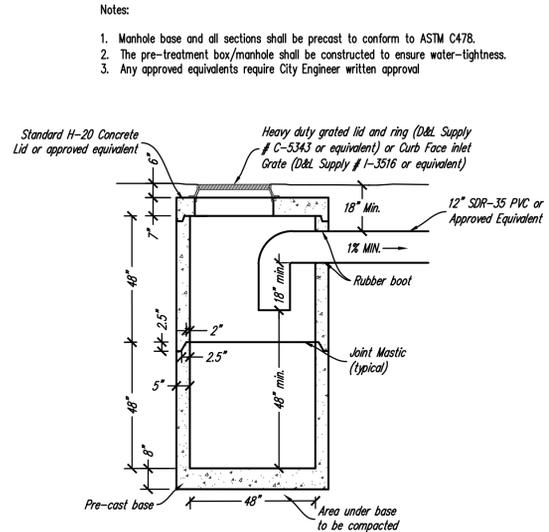
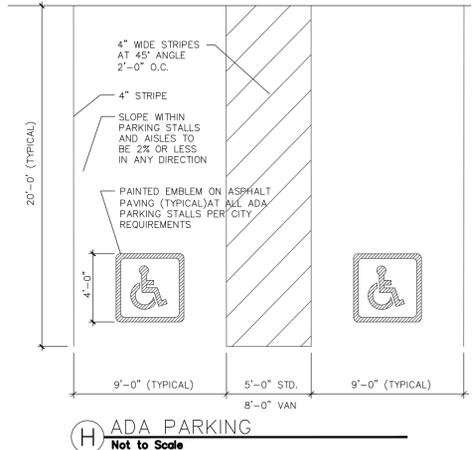
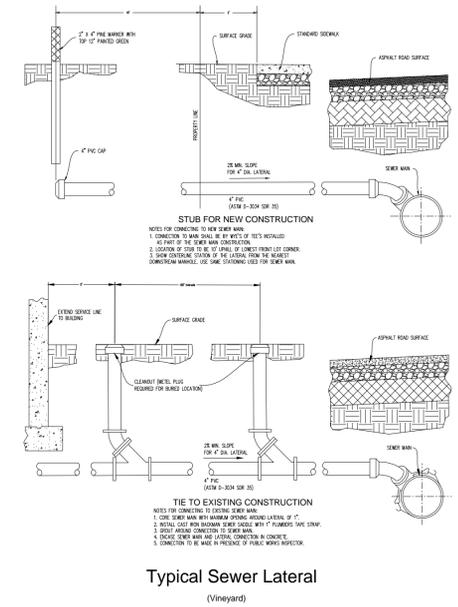
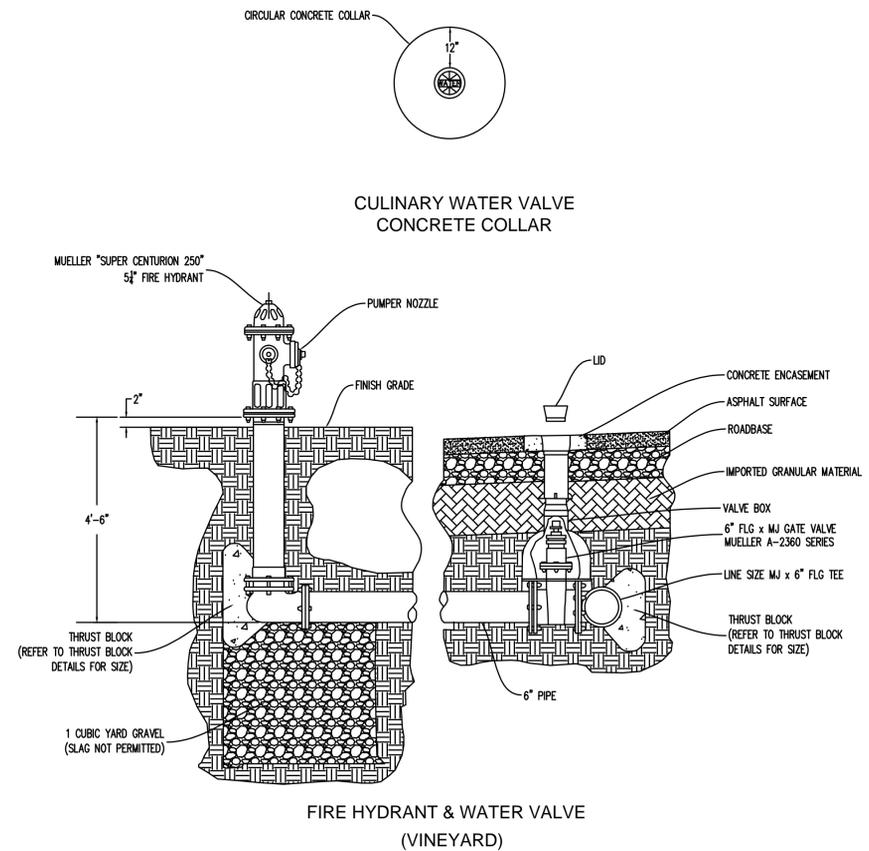
Revisions	
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Date	8-21-2014
Scale	1"=40'
By	BHT
Tracing No.	L - 4553

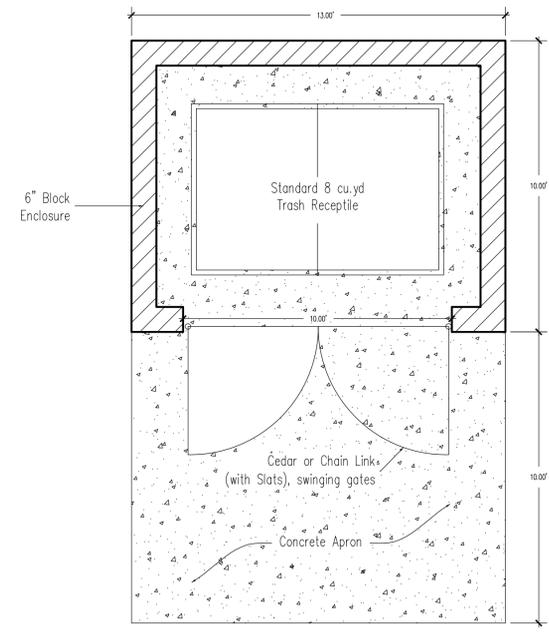
Sheet No.	<b>C - 5</b>
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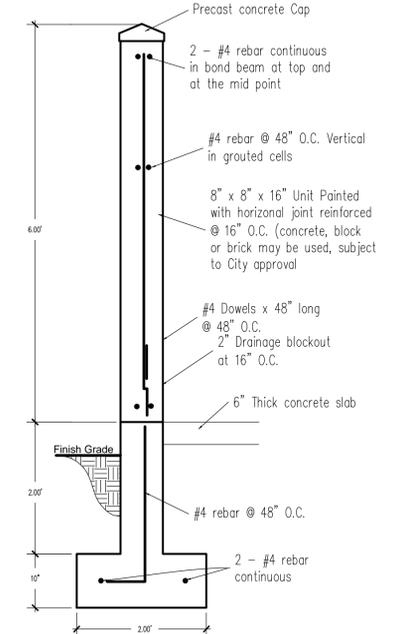
TOWN OF VINEYARD CORPORATION WATER SERVICE INFORMATION					
SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	WATER METER	CONNECTION TYPE	BYPASS
1"	21" DIA	CONCRETE	SUPPLIED BY CITY	COMPRESSION	NO



Pre-Treatment Box Cross Section



Trash Enclosure Detail



Trash Enclosure Wall Detail

- Notes:
1. Manhole base and all sections shall be precast to conform to ASTM C478.
  2. The pre-treatment box/manhole shall be constructed to ensure water-tightness.
  3. Any approved equivalents require City Engineer written approval.

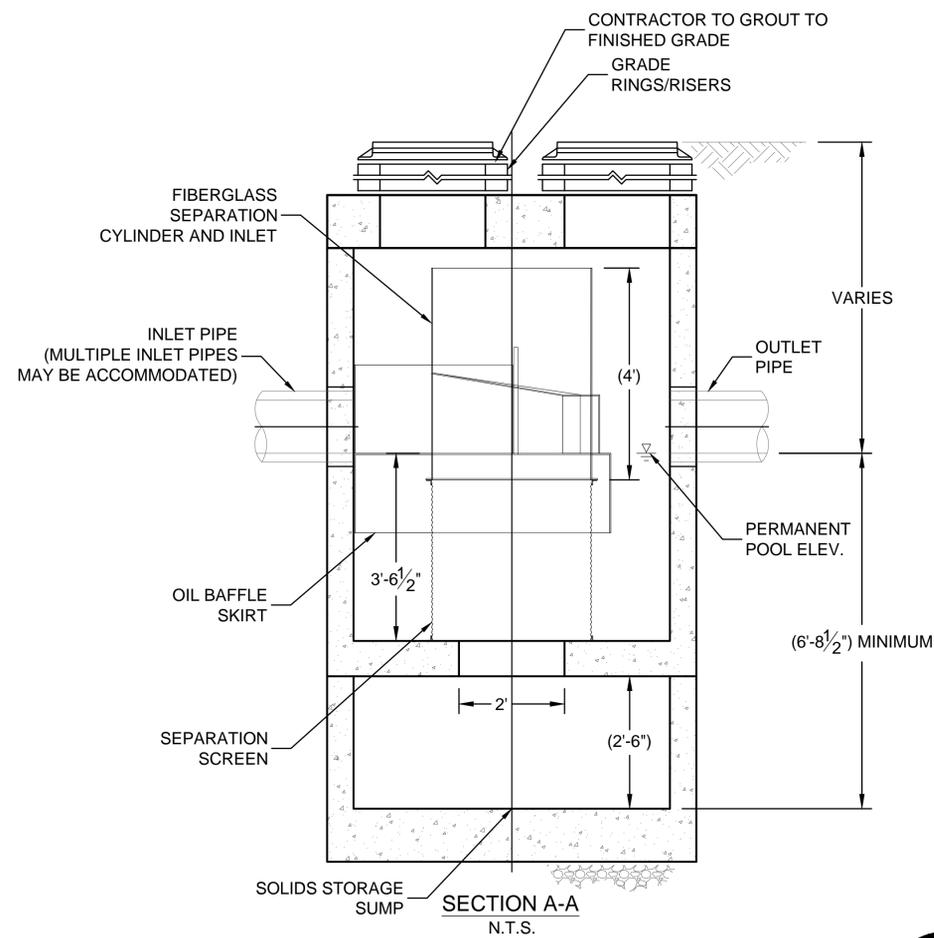
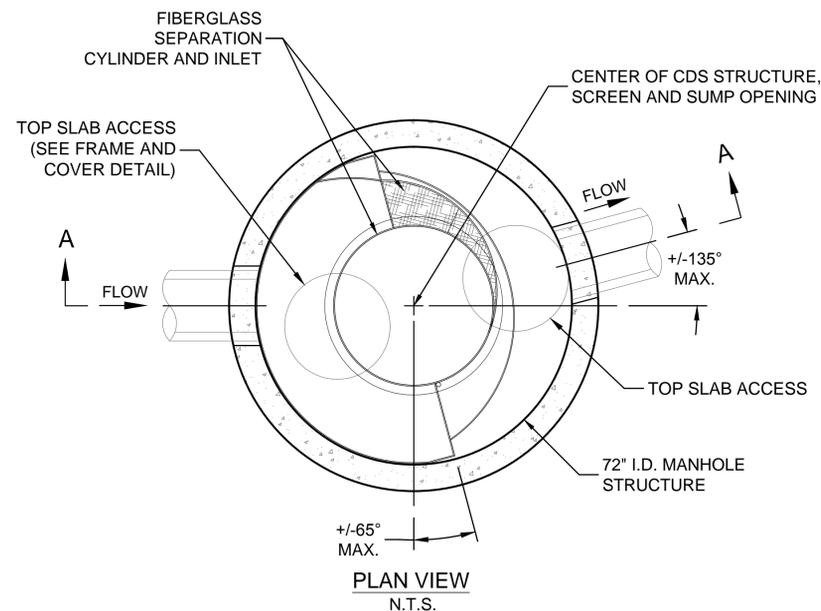
**DUDLEY AND ASSOCIATES**  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

Eastlake @ Geneva  
**Detail Sheet**  
Vineyard City  
Utah

Revisions

Date  
8-21-2014  
Scale  
1"=40'  
By  
BHT  
Tracing No.  
L - 4553

Sheet No.  
**C - 6**



DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	3030		
WATER QUALITY FLOW RATE (CFS)	3.7 CFS		
PEAK FLOW RATE (CFS)	3.7 CFS		
RETURN PERIOD OF PEAK FLOW (YRS)	25		
SCREEN APERTURE (2400 OR 4700)	*		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	4536.11	Concrete	15"
INLET PIPE 2	*	*	*
OUTLET PIPE	4536.09	RCP	15"
RIM ELEVATION		*	
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

**GENERAL NOTES**

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. [www.contechstormwater.com](http://www.contechstormwater.com)
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.

**INSTALLATION NOTES**

1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

SHEET No.  
C - 6.1



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS; OR OTHER PATENTS PENDING.



CDS3030  
PRECAST CONCRETE WATER QUALITY SYSTEM  
STANDARD DETAIL

# DAVIES WAREHOUSE

## VINEYARD, UTAH



DAVIES WAREHOUSE

### DRAWING INDEX

- T1.1 COVER SHEET
- T1.2 GENERAL NOTES
- T1.3 CODE ANALYSIS
- CIVIL DRAWINGS
- C1.1 SITE PLAN
- ARCHITECTURAL DRAWINGS
- A1.1 OVERALL FLOOR PLAN
- A1.2 ENLARGED OFFICE PLAN A
- A1.3 ENLARGED OFFICE PLAN B
- A1.4 ENLARGED OFFICE PLAN C
- A1.5 ENLARGED OFFICE PLAN D
- A1.6 UPPER WINDOW PLAN
- A1.7 ENLARGED UPPER WINDOW PLAN A
- A1.8 ENLARGED UPPER WINDOW PLAN B
- A1.9 ENLARGED UPPER WINDOW PLAN C
- A1.10 ENLARGED UPPER WINDOW PLAN D
- A1.11 ROOF PLAN
- A2.1 FRONT AND LEFT SIDE ELEVATIONS
- A2.2 REAR AND RIGHT SIDE ELEVATIONS
- A3.1 BUILDING SECTION
- A3.2 WALL SECTION
- A4.1 ROOM, DOOR, AND WINDOW SCHEDULES
- A5.1 BATHROOM ELEVATIONS AND DETAILS
- A5.2 ARCHITECTURAL DETAILS
- STRUCTURAL DRAWINGS
- S1.0 FOOTING AND FOUNDATION PLAN
- S2.0 ROOF FRAMING PLAN
- SD.1 STRUCTURAL DETAILS
- SD.2 STRUCTURAL DETAILS
- SD.3 STRUCTURAL DETAILS
- SD.4 STRUCTURAL DETAILS
- SN.1 GENERAL STRUCTURAL NOTES

### CODE SUMMARY

APPLICABLE CODE:  
 2012 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2012 NATIONAL ELECTRIC CODE

SEE STRUCTURAL CALCULATIONS FOR  
 STRUCTURAL DESIGN CRITERIA.

PROJECT LOCATION:  
 LOT: 8  
 SUBDIVISION: EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK PHASE 1  
 CITY: VINEYARD, UTAH  
 LOT SIZE: 92,260 S.F. (2.118 ACRES)

BUILDING AREAS:  
 UNIT A(2): 3,830 SF PER UNIT  
 UNIT B(4): 3,862 SF PER UNIT  
 UNIT C(2): 3,906 SF PER UNIT  
 UNIT D(2): 3,830 SF PER UNIT

TOTAL AREA: 38,580 SF

### PROJECT DIRECTORY

**ARCHITECT**  
 JZW ARCHITECTS  
 135 E CENTER STREET  
 NORTH SALT LAKE, UTAH 84054  
 (801) 936-1343

**STRUCTURAL ENGINEER**  
 4D ENGINEERS  
 483 WEST 30 NORTH  
 AMERICAN FORK, UT 84003  
 (801) 785-6083

### PROJECT INFORMATION

PROJECT #: 15131  
 PROJECT DATE OF ISSUE: FEBRUARY 1, 2016

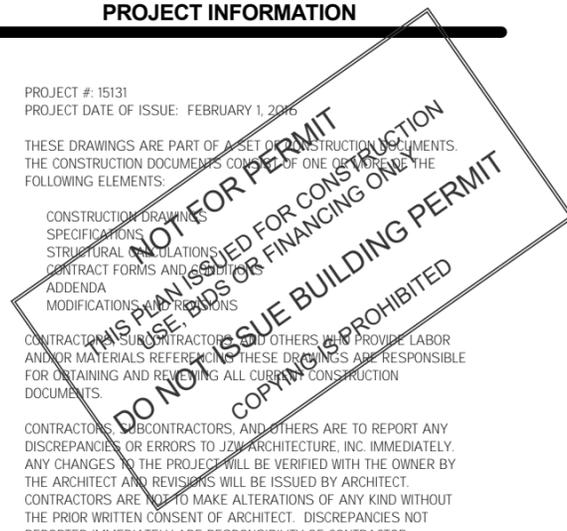
THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.  
 THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE  
 FOLLOWING ELEMENTS:

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

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

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

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



### REVISIONS:

**ISSUE DATE:**  
 FEBRUARY 2, 2016  
**PROJECT NUMBER**  
 15131

GENERAL PROJECT NOTES

- ① ALL EXTERIOR DIMENSIONS ARE TO FACE OF WALL SHEATHING, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- ② SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.

GENERAL SITE NOTES

- ① DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT LOTS.

GENERAL CONCRETE NOTES

- ① ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE 2006 INTERNATIONAL BUILDING CODE, ACI 318-95, AND LOCAL ORDINANCES.
- ② CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
- ③ CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
- ④ CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
- ⑤ SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- ⑥ ALL EXTERIOR FOOTINGS SHALL BEAR 30" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE. UNLESS NOTED OTHERWISE
- ⑦ COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH SECTIONS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
- ⑧ FOOTINGS, FOUNDATION, AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUB-BASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
- ⑨ PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
- ⑩ ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE. (FIELD BENT DOWELS MAY BE GRADE 40).
- ⑪ ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
- ⑫ ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
- ⑬ ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
- ⑭ ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
- ⑮ RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
- ⑯ PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
- ⑰ HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
- ⑱ CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ⑲ WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

- ① ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND LOCAL ORDINANCES.
- ② CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
- ③ ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
- ④ PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ARCHITECT) FOR ALL STRUCTURAL STEEL.
- ⑤ FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ARCHITECT FOR ANY VARIATIONS FROM THESE PLANS.
- ⑥ ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL BUILDING CODE.
- ⑦ ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.
- ⑧ ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
- ⑨ ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
- ⑩ ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
- ⑪ PROVIDE DOUBLE BASE PLATES AS PER SECTIONS ON FOUNDATION WALLS WITH ANCHOR BOLTS AS PER FOOTING & FOUNDATION PLAN. ANCHOR BOLTS MUST GO THROUGH BOTH BASE PLATES.
- ⑫ ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
- ⑬ CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
- ⑭ ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
- ⑮ ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- ⑯ ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAN 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
- ⑰ COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
- ⑱ ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASE PLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
- ⑲ NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
- ⑳ SEE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
- ㉑ ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.

GENERAL ENERGY EFFICIENCY NOTES

- ① INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RM BOARDS AND JOIST BEARING LOCATIONS)
- ② ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
- ③ SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
- ④ CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
- ⑤ SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.

THERMAL & MOISTURE PROTECTION NOTES

- ① PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER.
- ② APPLY ASPHALT WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- ③ PROVIDE FLASHING AT BASE OF ALL FRAMED WALLS. FLASHING TO DIRECT WATER TO EXTERIOR OF FOUNDATION WALL.

GENERAL MASONRY NOTES

- ① OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.

GENERAL WINDOW AND DOOR NOTES

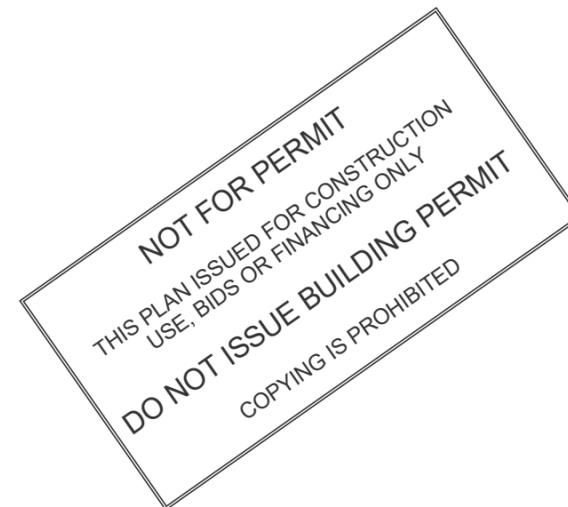
- ① ALL WINDOWS TO HAVE HEADS AT HEIGHT INDICATED ON WINDOW SCHEDULE.
- ② ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
- ③ WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
- ④ ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.

GENERAL FINISH NOTES

- ① ALL INTERIOR WALLS TO BE WRAPPED WITH 1/2" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
- ② SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
- ③ OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- ① MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
- ② IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
- ③ ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.



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No. Date

DAVIES WAREHOUSE

VINEYARD, UTAH

GENERAL NOTES

T1.2



CODE ANALYSIS

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION  
 304.1 - BUSINESS GROUP B  
 306.3 - FACTORY INDUSTRIAL F-2 LOW-HAZARD OCCUPANCY  
 CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS  
 503 - GENERAL HEIGHT AND AREA LIMITATIONS  
 503.1 - GENERAL  
 TABLE 503  
 -GROUP B - TYPE VB - ALLOWABLE = 9,000 S.F., 2 STORIES  
 -GROUP F-2 TYPE VB - ALLOWABLE = 13,000 S.F., 2 STORIES  
 -UNIT A - GROUP F-2: 11,503 S.F.  
 -UNIT B - GROUP F-2: 9,682 S.F.  
 -UNIT B - GROUP B: 1,777 S.F.  
 -UNIT C - GROUP F-2: 11,503 S.F.  
 NOTE: UNITS PROVIDED WITH FIRE WALL SEPARATION. SEE SECTION 705.  
 NUMBER OF STORIES: 1  
 508 - MIXED USE AND OCCUPANCY  
 508.3.3 SEPARATED OCCUPANCIES  
 -508.3.3.2 - ALLOWABLE AREA  
 -(9,682 S.F. / 13,000 S.F.) + (1,777 S.F. / 9,000 S.F.) = .942 - OK  
 -508.3.3.4 - SEPARATION - 2 HOUR FIRE SEPARATION PROVIDED  
 CHAPTER 6: TYPES OF CONSTRUCTION  
 602.5 - TYPE V-B CONSTRUCTION  
 -ANY MATERIAL PERMITTED BY CODE IS ALLOWABLE  
 TABLE 601  
 -NO FIRE RATING REQUIRED  
 TABLE 602  
 -SEPARATION DISTANCE EXCEEDS 30'-0" - NO FIRE RATING REQUIRED  
 CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION  
 705 - FIRE WALLS  
 705.4 - FIRE-RESISTANCE RATING - 3 HOURS  
 705.5 - HORIZONTAL CONTINUITY  
 -EXCEPTION 1 - EXTERIOR WALL HAS FIRE RATING OF 1 HOUR MIN. FOR A HORIZONTAL DISTANCE OF 4'-0"  
 705.6 - VERTICAL CONTINUITY  
 -EXCEPTION 4 - REQUIREMENTS MET  
 706 - FIRE BARRIERS  
 706.3.8 - FIRE BARRIER PROVIDED FOR SEPARATION OF MIXED-USE OCCUPANCY  
 711 - HORIZONTAL ASSEMBLIES  
 711.3 - FIRE RESISTANCE RATING REQUIRED TO BE 2 HOUR RATED SEPARATING GROUP B AND GROUP F-2 - PROVIDED.  
 712 - PENETRATIONS  
 712.3 - FIRE-RESISTANCE-RATED WALLS  
 -PENETRATIONS TO BE APPROVED PENETRATION ASSEMBLIES.  
 715 - OPENING PROTECTIVES  
 715.4 - FIRE DOOR AND SHUTTER ASSEMBLIES  
 -DOORS THROUGH 2 HOUR FIRE BARRIER TO BE 1 1/2 HOUR FIRE RATED ASSEMBLIES.  
 715.4.7 - DOOR CLOSING  
 -FIRE DOORS SHALL BE SELF CLOSING.

CHAPTER 10 - MEANS OF EGRESS  
 1004 - OCCUPANT LOAD  
 TABLE 1004.1.1  
 -UNIT A WAREHOUSE: 11,503 S.F. / 500 = 23 OCCUPANTS  
 -UNIT B WAREHOUSE: 9,682 S.F. / 500 = 20 OCCUPANTS  
 -UNIT B OFFICE: 1,777 S.F. / 100 = 18 OCCUPANTS  
 -UNIT C WAREHOUSE: 11,503 S.F. / 500 = 23 OCCUPANTS  
 1005 - EGRESS WIDTH  
 1005.1 - MINIMUM REQUIRED EGRESS WIDTH  
 -EGRESS WIDTH: OK  
 1006.1 - MEANS OF EGRESS ILLUMINATION  
 1006.2 - ILLUMINATION LEVEL  
 -REQUIREMENTS: 1 FOOTCANDLE AT FLOOR LEVEL  
 1006.3 - ILLUMINATION EMERGENCY POWER  
 -EMERGENCY LIGHTING REQUIRED IN:  
 -EXTERIOR LANDINGS  
 1007 - ACCESSIBLE MEANS OF EGRESS  
 1007.1 - ACCESSIBLE MEANS OF EGRESS PROVIDED  
 1011 - EXIT SIGNS  
 -REQUIRED AT EACH EXIT DOOR FROM UNIT 'B' WAREHOUSE AND OFFICE  
 1014 - EXIT ACCESS  
 -1014.3 - COMMON PATH OF EGRESS TRAVEL  
 -REQUIREMENTS: OK  
 1015 - EXIT AND EXIT ACCESS DOORWAYS  
 -1015.1 - EXIT OR EXIT ACCESS DOORWAYS REQUIRED  
 -TWO EXITS PROVIDED WHERE REQUIRED  
 -ONE EXIT PROVIDED FROM DIVISIONS OF UNIT A AS REQUIRED  
 -1015.2.1 - TWO EXITS OR EXIT ACCESS DOORWAYS  
 -SEPARATION DISTANCE: PROVIDED  
 1016 - EXIT ACCESS TRAVEL DISTANCE  
 -TABLE 1016.1  
 -200 FEET - OK  
 1018 - EXITS  
 -REQUIREMENTS: OK

CHAPTER 11 - ACCESSIBILITY  
 1104 - ACCESSIBLE ROUTE  
 1104.1 - SITE ARRIVAL POINTS  
 -REQUIREMENTS: OK  
 1106 - PARKING AND PASSENGER LOADING FACILITIES  
 TABLE 1106.1 - 81 STALLS PROVIDED: 4 ACCESSIBLE STALLS PROVIDED  
 1106.5 - VAN SPACE PROVIDED  
 1109 - OTHER FEATURES AND FACILITIES  
 1109.2 - TOILET AND BATHING FACILITIES  
 -REQUIREMENTS: OK  
 1109.5 - DRINKING FOUNTAINS  
 -REQUIREMENTS: OK  
 CHAPTER 12 - INTERIOR ENVIRONMENT  
 1203 - VENTILATION  
 1203.2 - ATTIC SPACES  
 -EXCEPTION: VENTILATION AREA 1/300 WITH 50% ABOVE 3'-0"  
 -TOTAL REQUIRED VENTILATION: 34,465 S.F. / 150 = 230 S.F.  
 -TOTAL VENTILATION AREA AT ROOF SOFFIT: 115 S.F.  
 -TOTAL VENTILATION AREA ABOVE 3'-0": 115 S.F.  
 CHAPTER 29 - PLUMBING SYSTEMS  
 2902 - MINIMUM NUMBER OF PLUMBING FACILITIES  
 -TABLE 2902.1  
 -WATER CLOSETS  
 -TOTAL MALE OCCUPANCY FOR UNIT B: 19 OCCUPANTS  
 -TOTAL FEMALE OCCUPANCY FOR UNIT B: 19 OCCUPANTS  
 -TOTAL WATER CLOSETS PROVIDED: 1 MALE / 1 FEMALE  
 -LAVATORIES  
 -REQUIRED: 1 MALE, 1 FEMALE - PROVIDED  
 -DRINKING FOUNTAINS  
 -REQUIRED: 1 HIGH/LOW - PROVIDED  
 -SERVICE SINK - PROVIDED

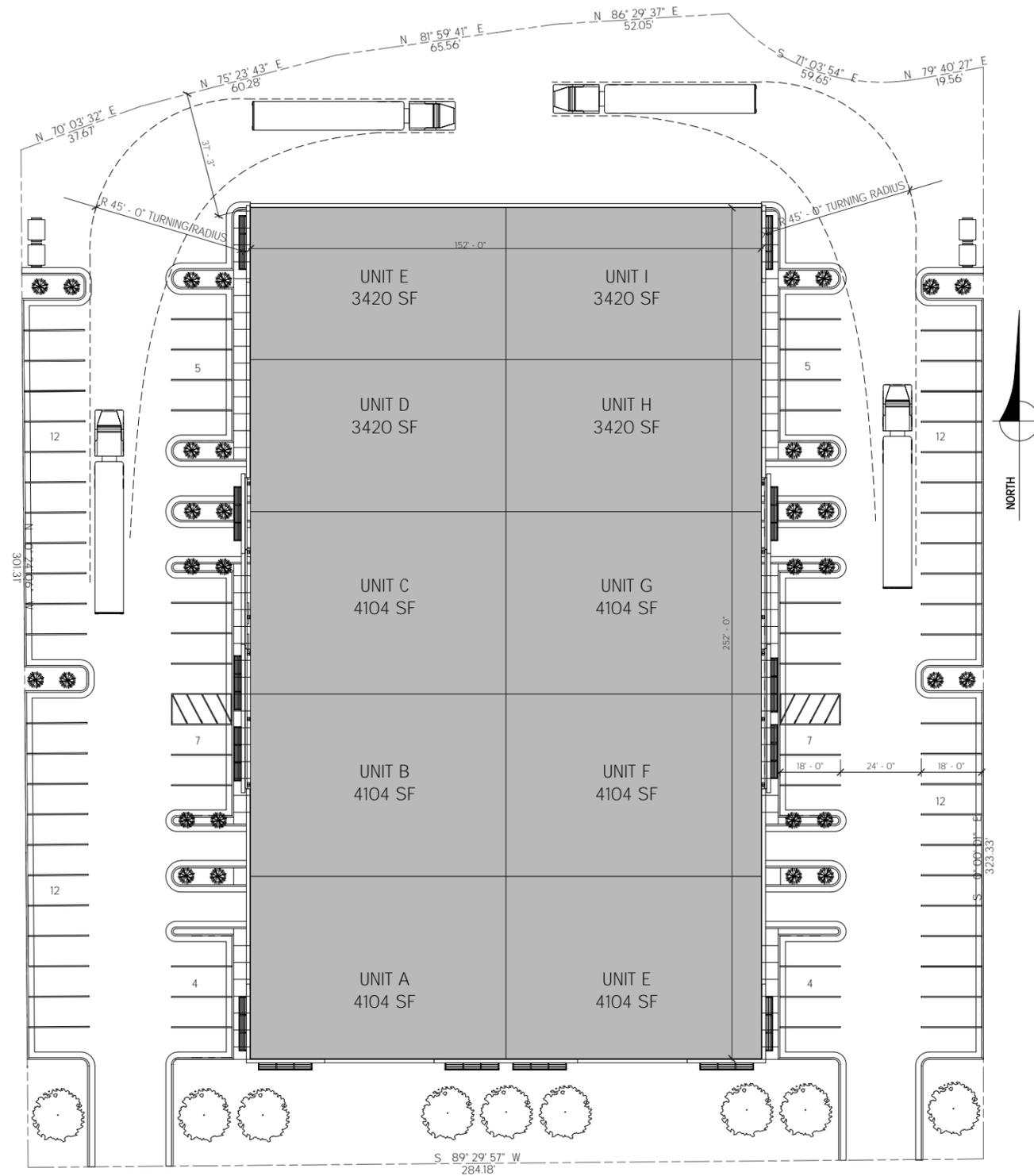
DAVIES WAREHOUSE

VINEYARD, UTAH

CODE ANALYSIS

T1.3

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BUILDING FOOTPRINT: 38,580 SF

PARKING REQUIRED:  
1 PER 1,000 S.F. FOR WAREHOUSE  
1 PER 300 S.F. FOR OFFICE

OFFICE SPACE: 10 UNITS @ 500 SF EACH  
5,000/300 = 17 STALLS

WAREHOUSE SPACE:  
33,580/1,000 = 34 STALLS

TOTAL STALLS REQUIRED: 51 STALLS  
TOTAL STALLS PROVIDED: 80 STALLS

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DAVIES WAREHOUSE  
VINEYARD, UTAH

SITE PLAN

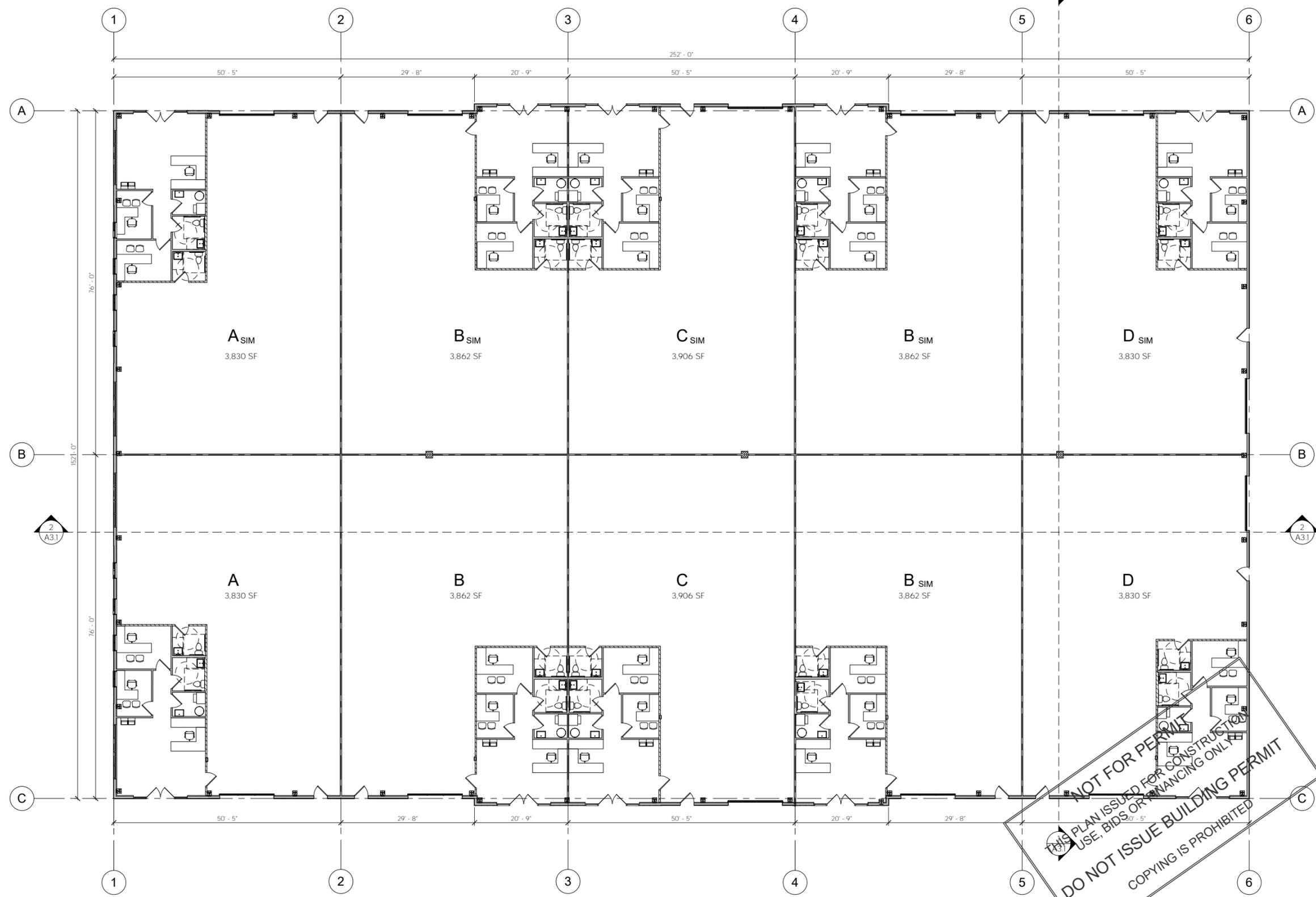
C1.1

1 SITE PLAN  
C1.1 1" = 20'-0"

DAVIES WAREHOUSE  
VINEYARD, UTAH

OVERALL FLOOR  
PLAN

A1.1



1  
A1.1  
MAIN FLOOR PLAN  
3/32" = 1'-0"

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

WALL TYPES

- 8X16 CMU WALL AS PER DETAIL AS PER STRUCTURAL
- 2X4 NON RATED WALL AS PER DETAIL 1/A5.2
- 2X6 NON RATED WALL AS PER DETAIL 2/A5.2
- 1 HOUR RATED 2X4 WALL AS PER DETAIL 3/A5.2
- 1 HOUR RATED 2X6 WALL AS PER DETAIL 4/A5.2

A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

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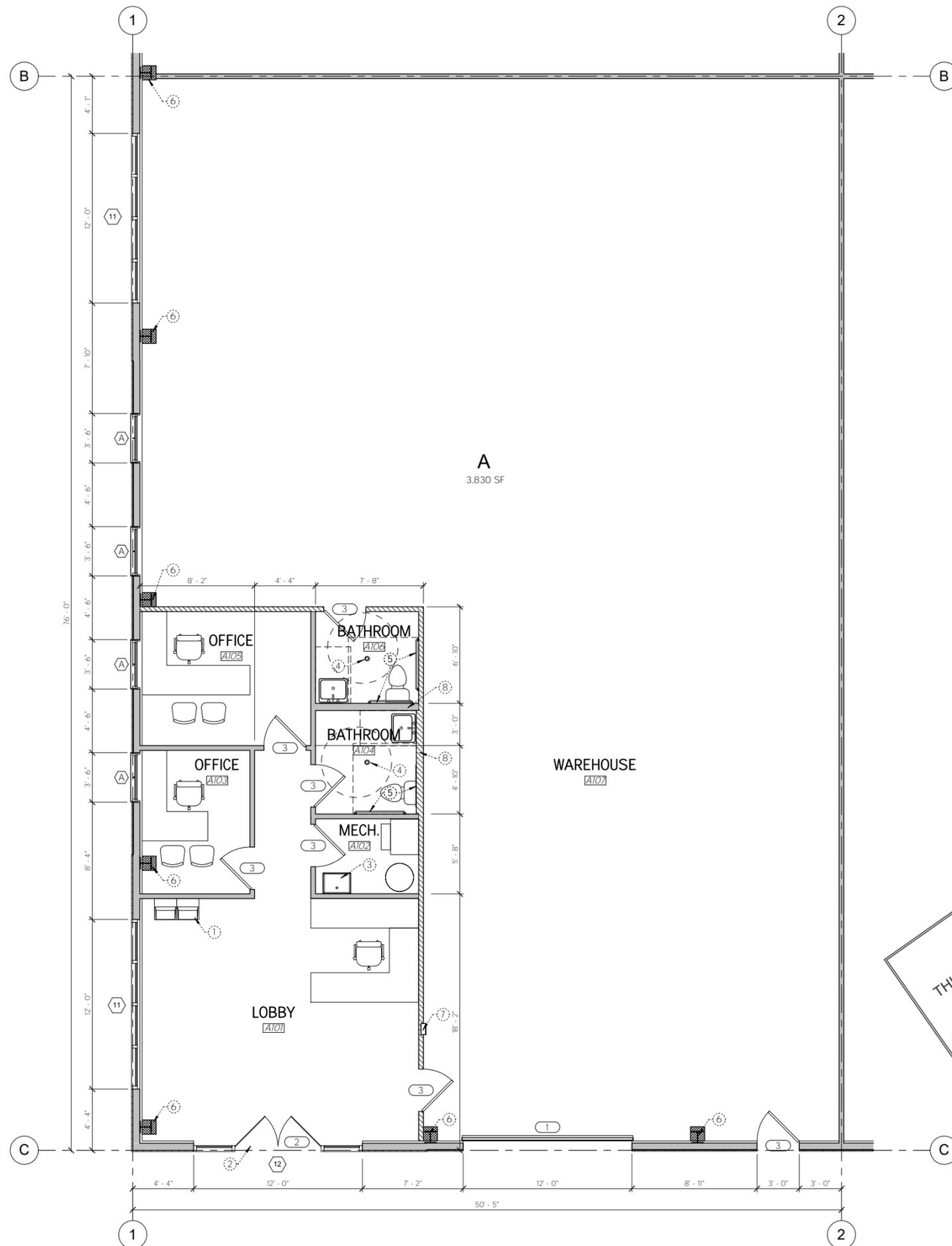
KEYED NOTES

- (1) PROVIDE HIGH / LOW DRINKING FOUNTAIN AS REQUIRED.
- (2) FULL WEATHERSTRIPED EXTERIOR DOOR UNIT, SEE DOOR SCHEDULE.
- (3) PROVIDE MOP SINK IN MECHANICAL ROOM AS REQUIRED
- (4) FLOOR DRAIN WITH TRAP AND PRIMER
- (5) GRAB BARS AS INDICATED.
- (6) COLUMN, SEE STRUCTURAL DRAWINGS.
- (7) PROVIDE FIRE EXTINGUISHER AND CABINET AS PER I.F.C.
- (8) 2X6 PLUMBING WALL

WALL TYPES

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ENLARGED OFFICE PLAN A  
1/4" = 1'-0"

DAVIES WAREHOUSE  
VINEYARD, UTAH

ENLARGED  
OFFICE PLAN A

A1.2



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

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- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

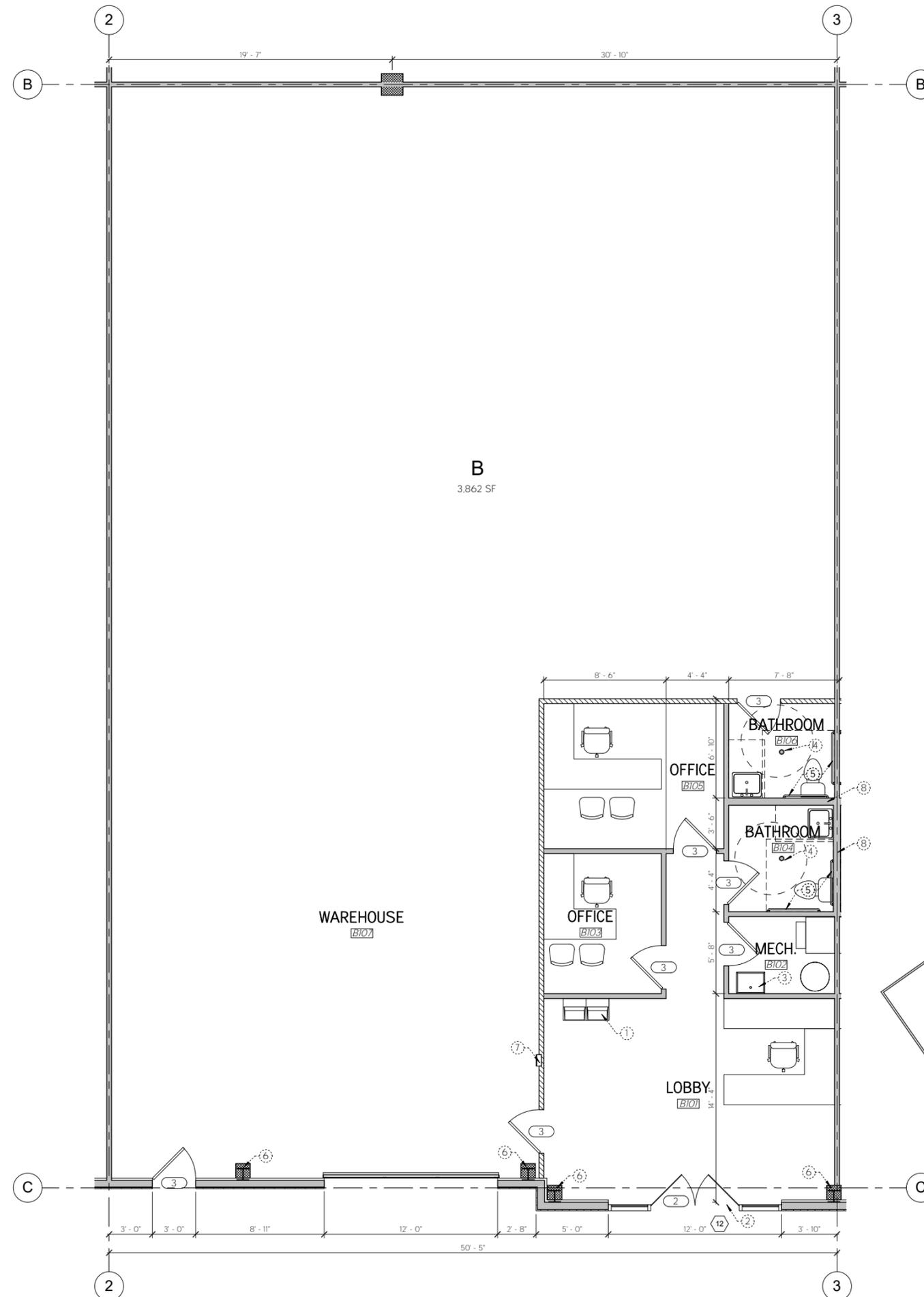
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ENLARGED OFFICE PLAN B  
1/4" = 1'-0"

DAVIES WAREHOUSE  
VINEYARD, UTAH

ENLARGED  
OFFICE PLAN B

A1.3



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

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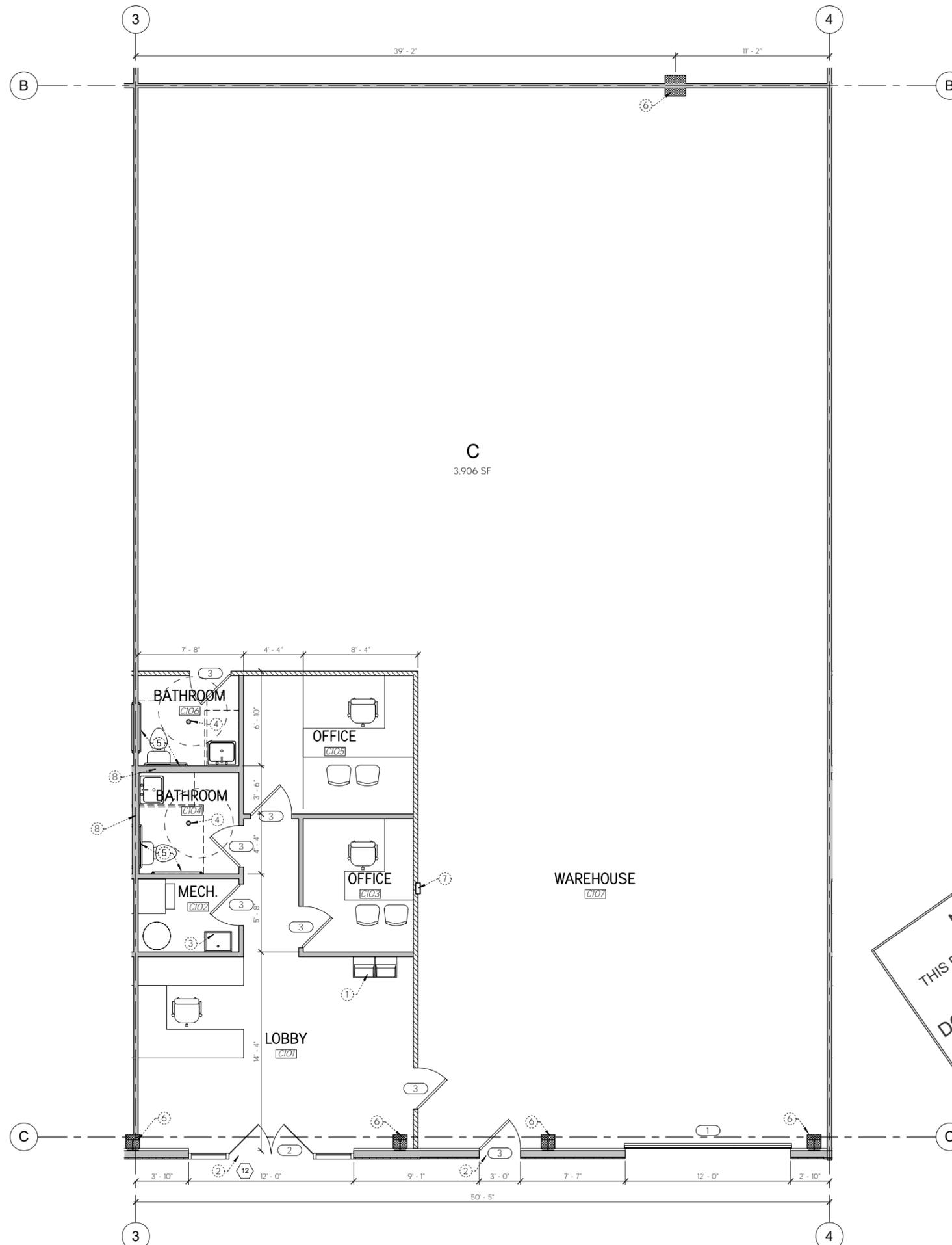
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- (2) FULL WEATHERSTRIPED EXTERIOR DOOR UNIT, SEE DOOR SCHEDULE.
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- (4) FLOOR DRAIN WITH TRAP AND PRIMER
- (5) GRAB BARS AS INDICATED.
- (6) COLUMN, SEE STRUCTURAL DRAWINGS.
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- 1-HOUR RATED 2X4 WALL AS PER DETAIL 3/A5.2
- 4-HOUR RATED 2X6 WALL AS PER DETAIL 4/A5.2

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 USE, BIDS OR FINANCING ONLY  
**DO NOT ISSUE BUILDING PERMIT**  
 COPYING IS PROHIBITED



ENLARGED OFFICE PLAN C  
1/4" = 1'-0"

DAVIES WAREHOUSE

VINEYARD, UTAH

ENLARGED OFFICE PLAN C

A1.4



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

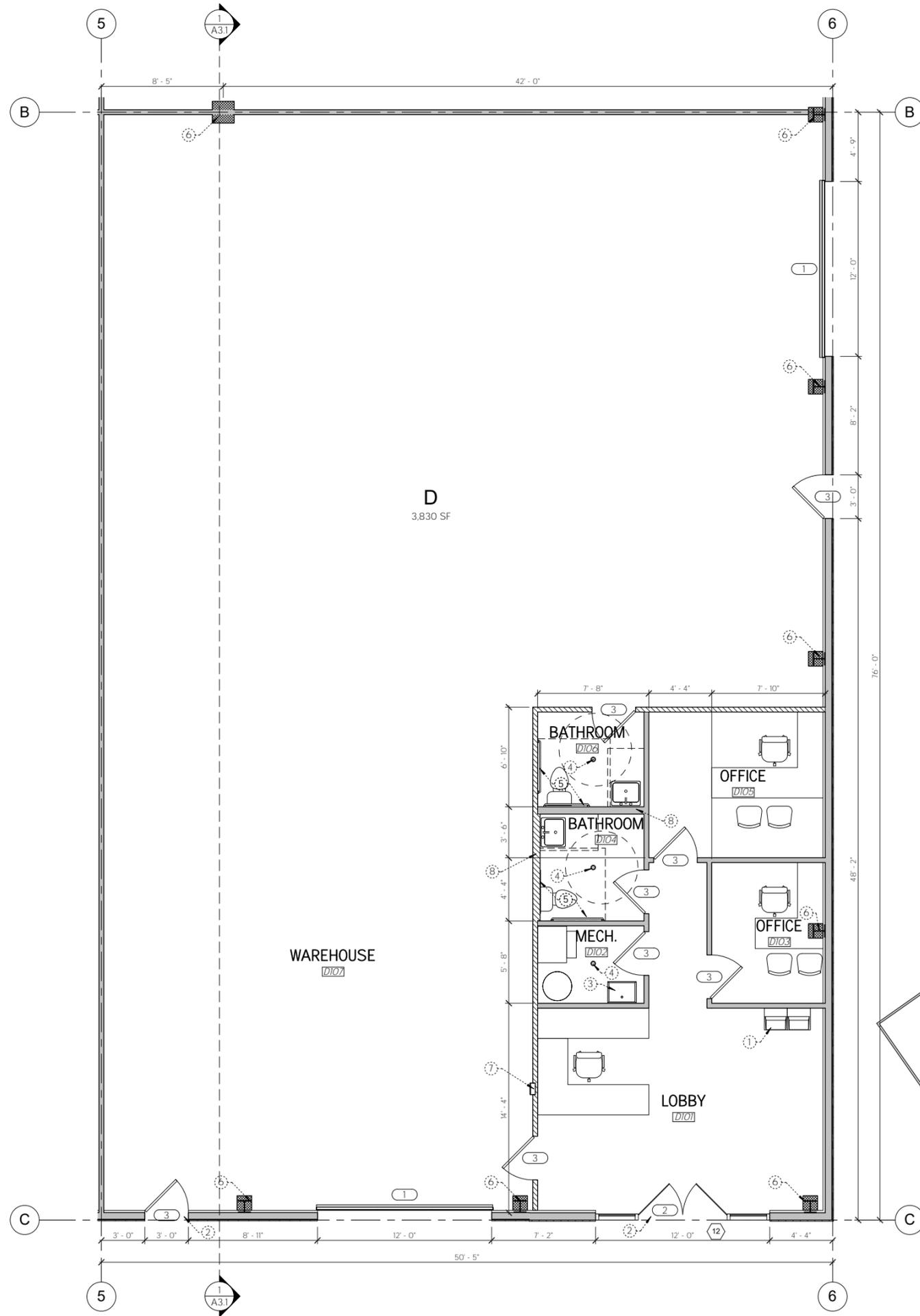
KEYED NOTES

- (1) PROVIDE HIGH / LOW DRINKING FOUNTAIN AS REQUIRED.
- (2) FULL WEATHERSTRIPED EXTERIOR DOOR UNIT, SEE DOOR SCHEDULE.
- (3) PROVIDE MOP SINK IN MECHANICAL ROOM AS REQUIRED
- (4) FLOOR DRAIN WITH TRAP AND PRIMER
- (5) GRAB BARS AS INDICATED.
- (6) COLUMN, SEE STRUCTURAL DRAWINGS.
- (7) PROVIDE FIRE EXTINGUISHER AND CABINET AS PER I.F.C.
- (8) 2X6 PLUMBING WALL

WALL TYPES

- 8X16 CMU WALL AS PER DETAIL AS PER STRUCTURAL
- 2X4 NON RATED WALL AS PER DETAIL 1/A5.2
- 2X6 NON RATED WALL AS PER DETAIL 2/A5.2
- 1 NON RATED 2X4 WALL AS PER DETAIL 3/A5.2
- 4 RATED 2X4 WALL AS PER DETAIL 4/A5.2

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1  
A1.5  
ENLARGED OFFICE PLAN D  
1/4" = 1'-0"

**DAVIES WAREHOUSE**  
**VINEYARD, UTAH**

**ENLARGED OFFICE PLAN D**

**A1.5**

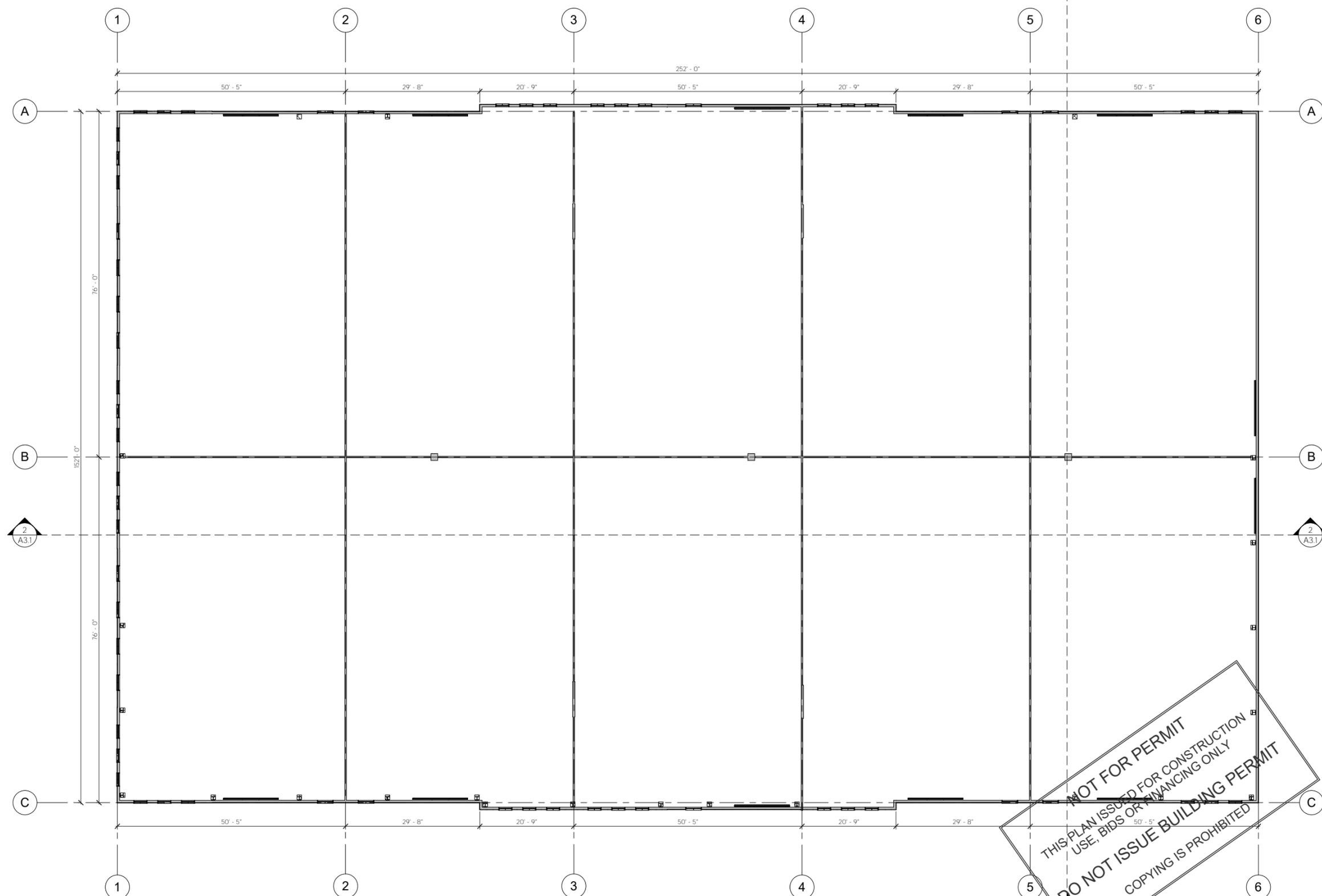


DAVIES WAREHOUSE

VINEYARD, UTAH

UPPER WINDOW PLAN

A1.6



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3  
 A1.6 **UPPER WINDOW PLAN**  
 3/32" = 1'-0"

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

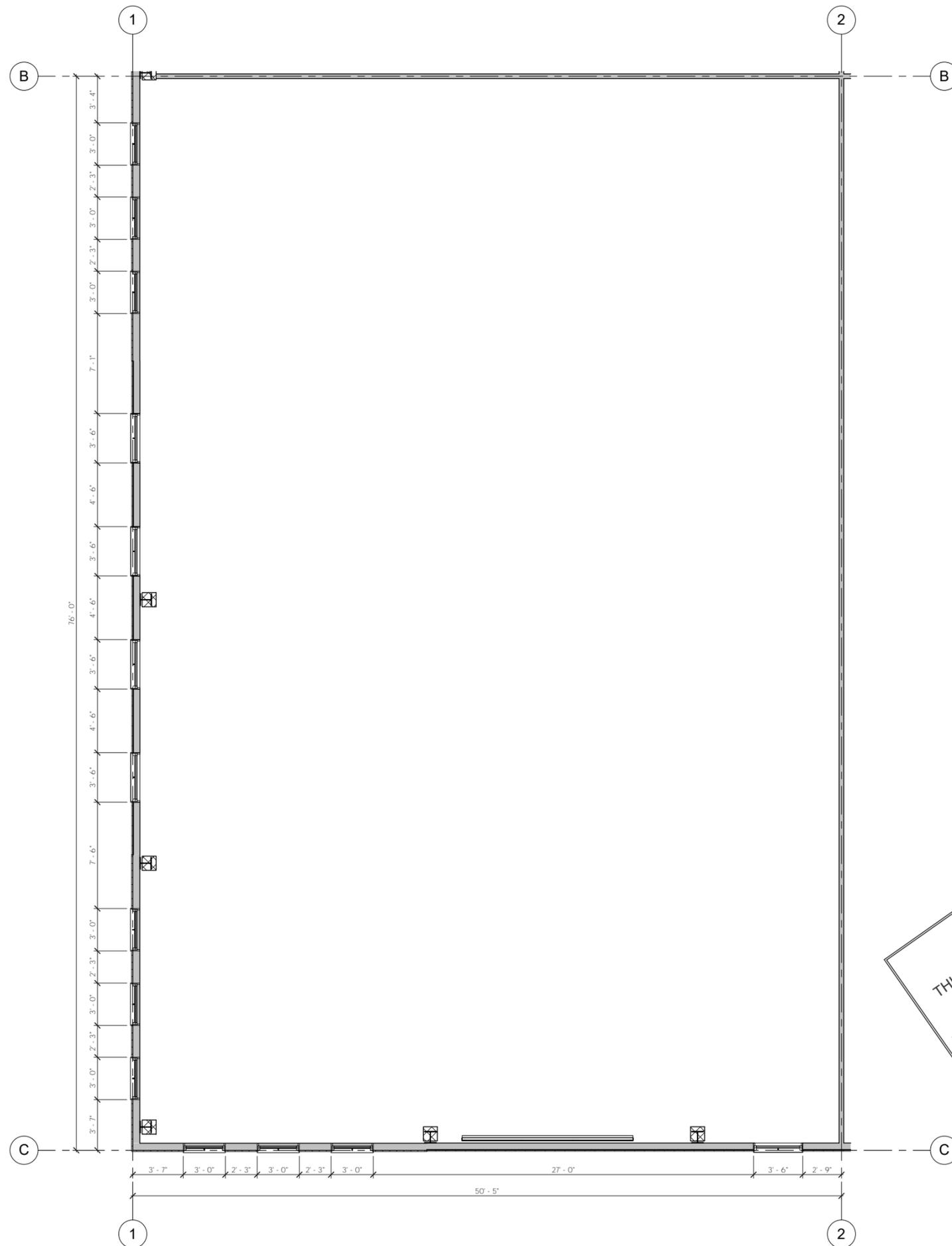
WALL TYPES

- 8X16 CMU WALL AS PER DETAIL AS PER STRUCTURAL
- 2X4 NON RATED WALL AS PER DETAIL 1/A5.2
- 2X6 NON RATED WALL AS PER DETAIL 2/A5.2
- 1 HOUR RATED 2X4 WALL AS PER DETAIL 3/A5.2
- 1 HOUR RATED 2X6 WALL AS PER DETAIL 4/A5.2

A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T12 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.



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1  
A1.7  
UPPER WINDOW PLAN A  
1/4" = 1'-0"

**DAVIES WAREHOUSE**  
VINEYARD, UTAH

**ENLARGED UPPER WINDOW PLAN A**

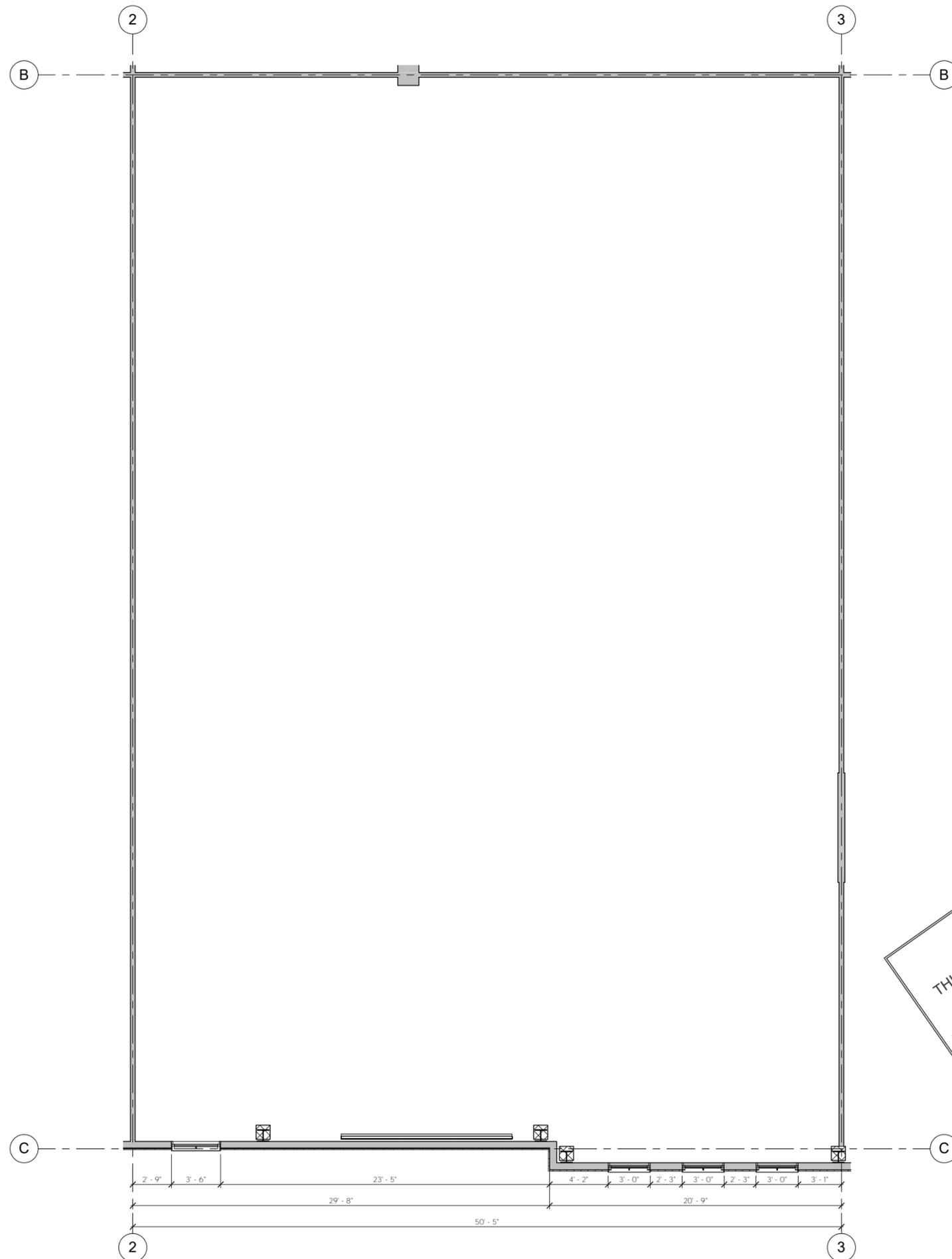
**A1.7**



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.



UPPER WINDOW PLAN B  
1/4" = 1'-0"

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DAVIES WAREHOUSE  
 VINEYARD, UTAH

ENLARGED UPPER  
 WINDOW PLAN B

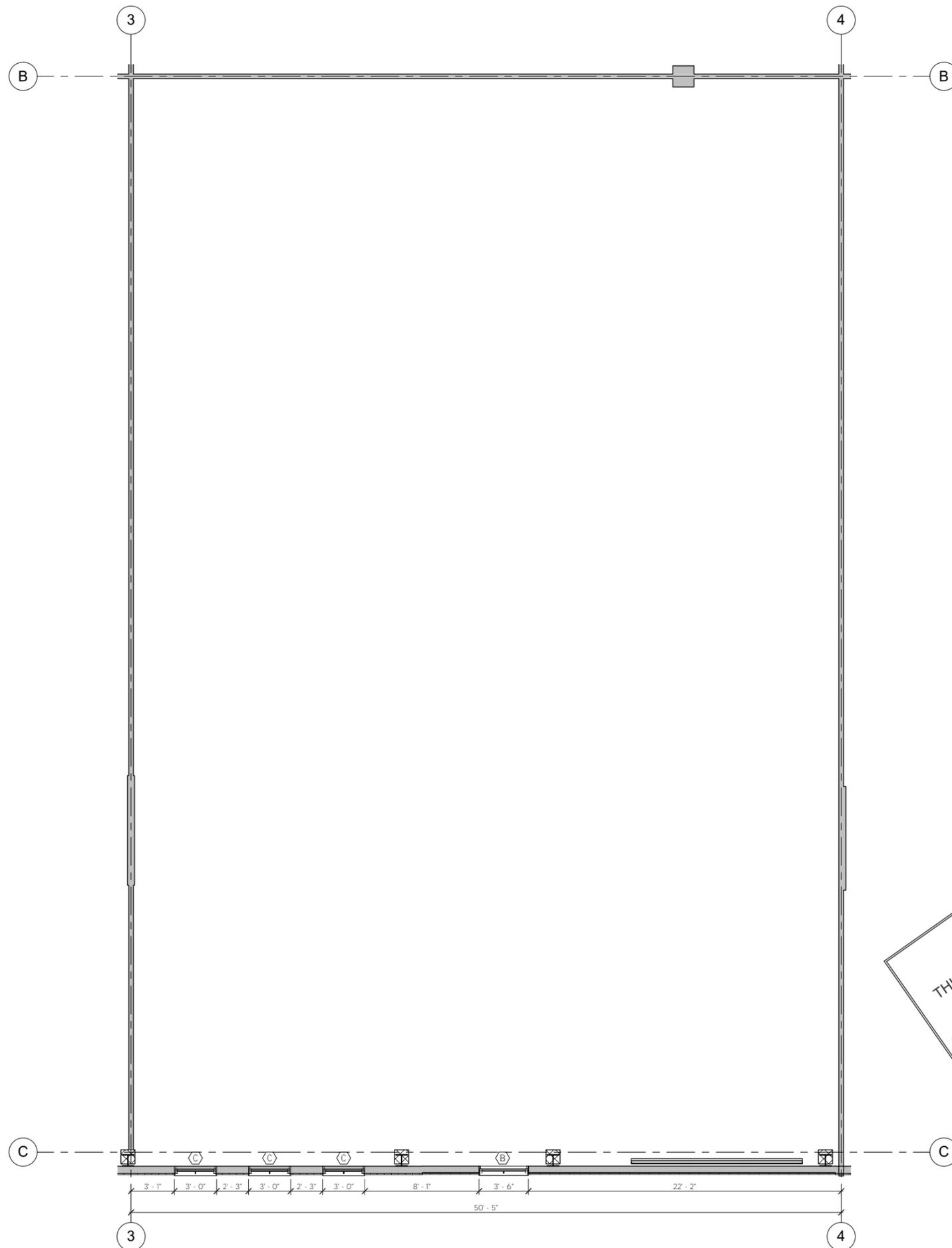
A1.8



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.



UPPER WINDOW PLAN C  
1/4" = 1'-0"

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**DAVIES WAREHOUSE**  
 VINEYARD, UTAH

**ENLARGED UPPER  
 WINDOW PLAN C**

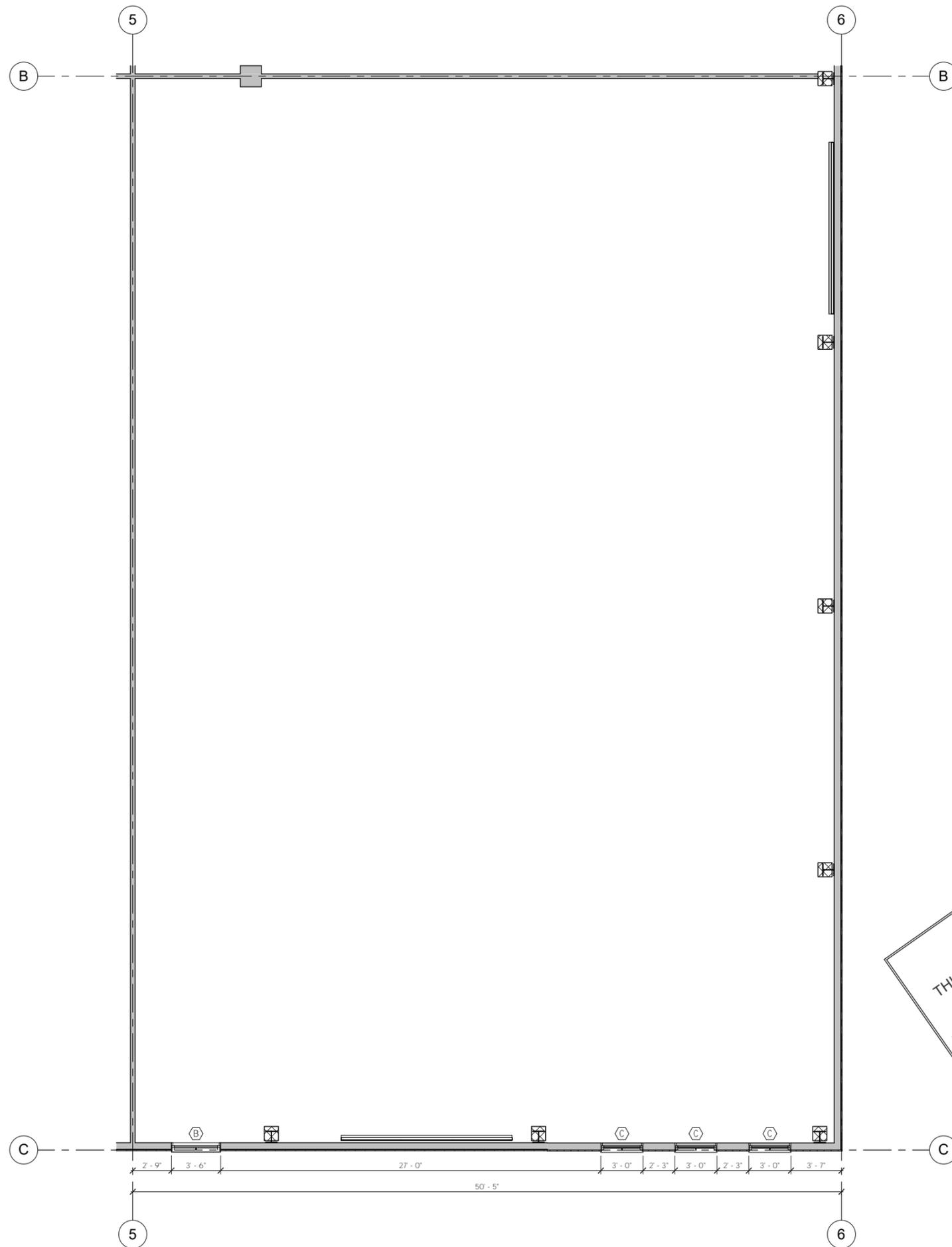
**A1.9**



A SIM	B SIM	C SIM	B SIM	D SIM
A	B	C	B SIM	D

GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS TO DOORS AND WINDOWS ARE TO SIDES OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- (C) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (D) COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.



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2  
A1.10  
UPPER WINDOW PLAN D  
1/4" = 1'-0"

**DAVIES WAREHOUSE**  
**VINEYARD, UTAH**

**ENLARGED UPPER WINDOW PLAN D**

**A1.10**



GENERAL NOTES

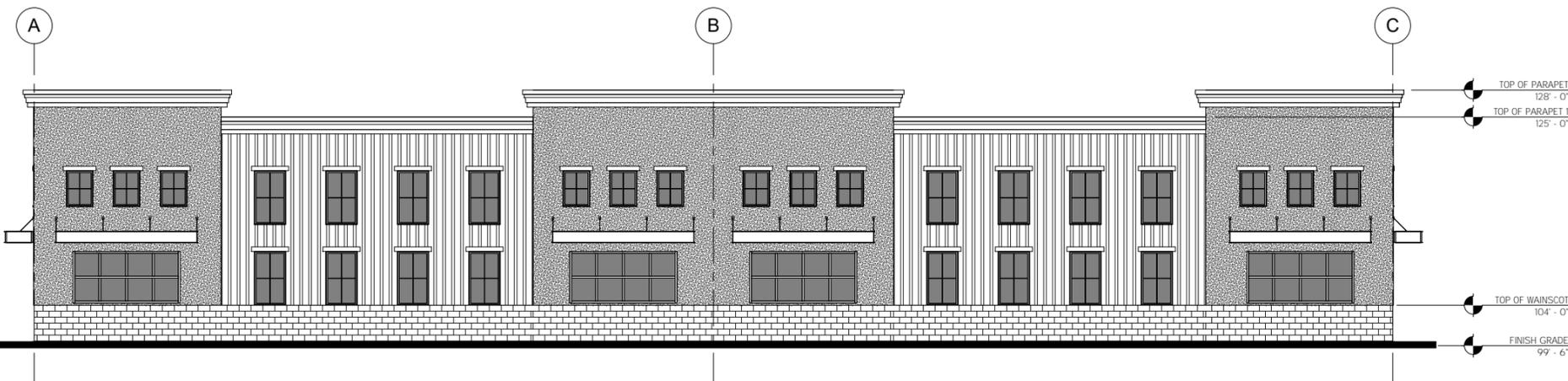
- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS
- (B) COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- (C) FINISH ROOF TO BE MEMBRANE ROOFING. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- (D) COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- (E) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (F) SEE ROOF FRAMING PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

- ① DECORATIVE C CHANNEL ABOVE WINDOW AS PER OWNER.
- ② STOREFRONT ALUMINUM WINDOW SYSTEM.
- ③ OVERHEAD DOOR AS PER FLOOR PLANS AND DOOR SCHEDULE.
- ④ STEEL CANOPY AS PER OWNER.
- ⑤ DECORATIVE TRIM. FINISH AS PER OWNER.
- ⑥ STUCCO FINISH. COLOR AS PER OWNER.
- ⑦ STEEL PLATE VENEER AS PER OWNER.
- ⑧ CMU VENEER AS PER OWNER.



3 A2.1 PERSPECTIVE FRONT/LEFT NTS



1 A2.1 FRONT ELEVATION 1/8" = 1'-0"



2 A2.1 LEFT SIDE ELEVATION 1/8" = 1'-0"

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DAVIES WAREHOUSE  
VINEYARD, UTAH

FRONT AND LEFT  
SIDE ELEVATIONS

A2.1

GENERAL NOTES

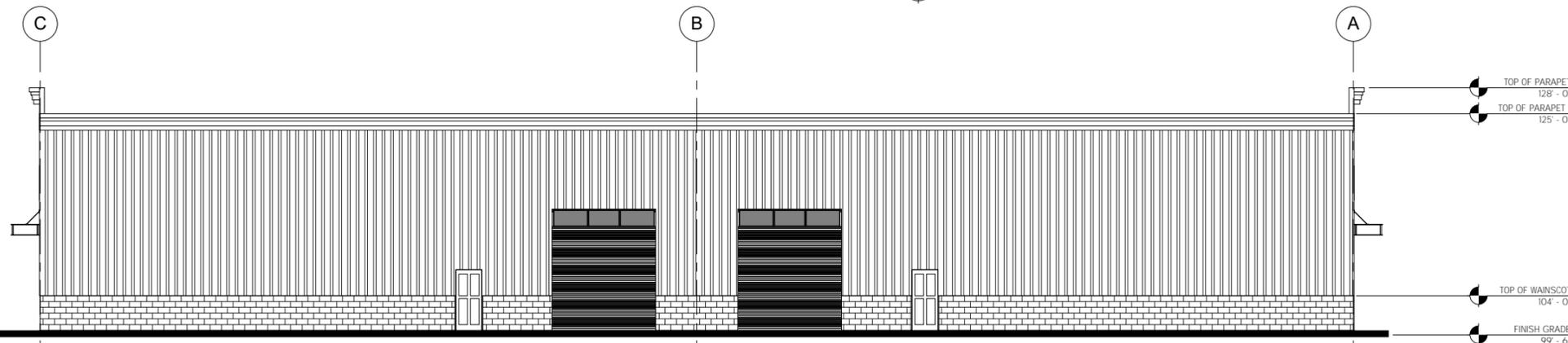
- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS
- (B) COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- (C) FINISH ROOF TO BE MEMBRANE ROOFING. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- (D) COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
- (E) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (F) SEE ROOF FRAMING PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

- ① DECORATIVE C CHANNEL ABOVE WINDOW AS PER OWNER.
- ② STOREFRONT ALUMINUM WINDOW SYSTEM.
- ③ OVERHEAD DOOR AS PER FLOOR PLANS AND DOOR SCHEDULE.
- ④ STEEL CANOPY AS PER OWNER.
- ⑤ DECORATIVE TRIM. FINISH AS PER OWNER.
- ⑥ STUCCO FINISH. COLOR AS PER OWNER.
- ⑦ STEEL PLATE VENEER AS PER OWNER.
- ⑧ CMU VENEER AS PER OWNER.



3 A2.2 PERSPECTIVE REAR/RIGHT NTS



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



1 A2.2 RIGHT SIDE ELEVATION 1/8" = 1'-0"

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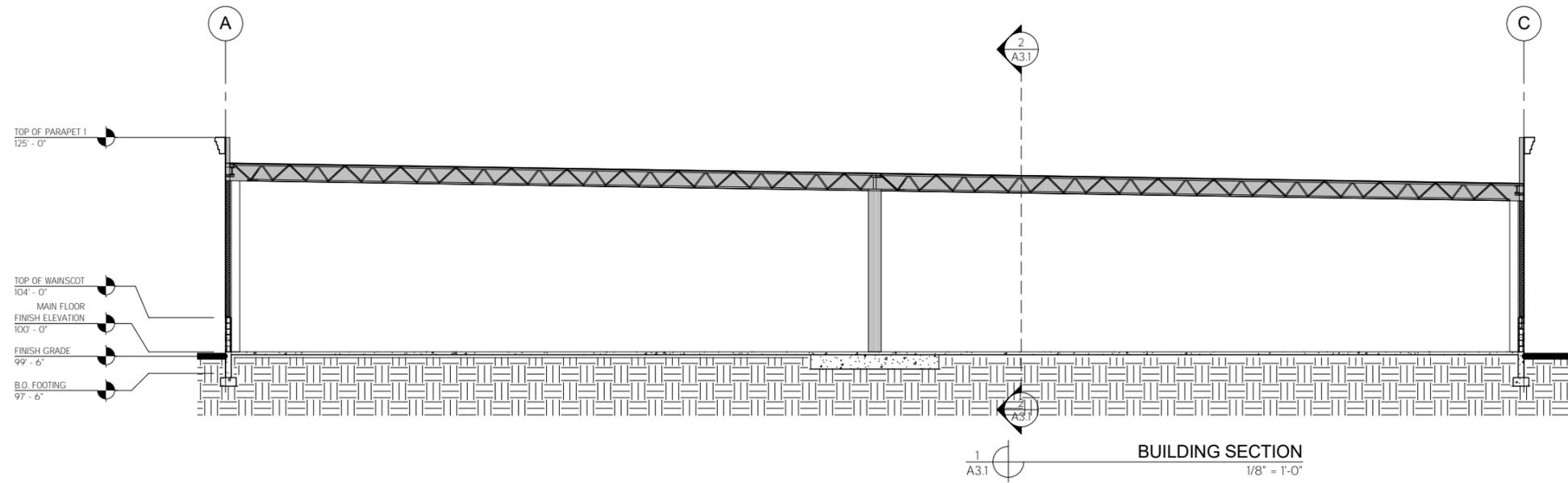
DAVIES WAREHOUSE  
 VINEYARD, UTAH

REAR AND RIGHT  
 SIDE ELEVATIONS

A2.2

GENERAL NOTES

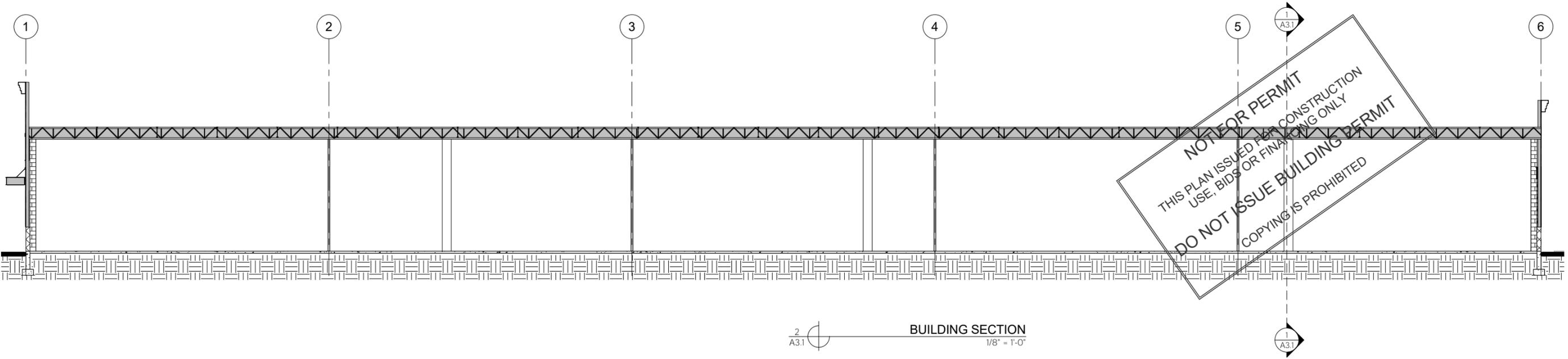
- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- (C) REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES.
- (D) ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS ELEVATIONS AND WINDOW/DOOR SCHEDULES.



DAVIES WAREHOUSE  
VINEYARD, UTAH

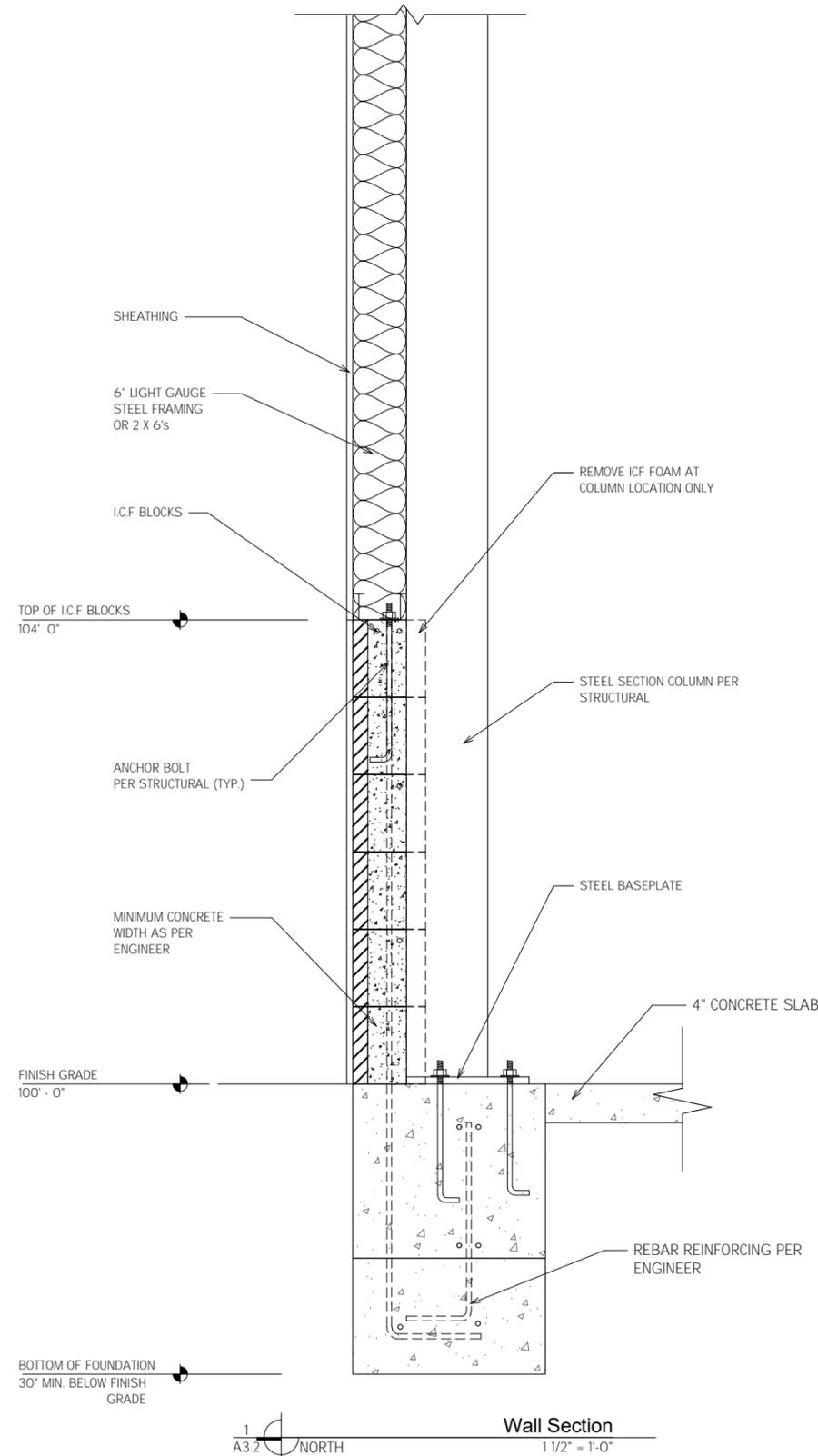
BUILDING  
SECTION

A3.1

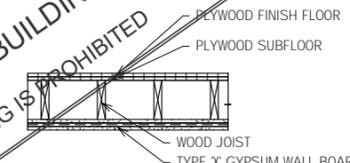


GENERAL NOTES

- (A) SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- (B) REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- (C) REFER TO ELEVATION DRAWINGS FOR ALL EXTERIOR FINISHES.
- (D) ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS ELEVATIONS AND WINDOW/DOOR SCHEDULES.



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NOTES: BASE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO 2 X 10 WOOD JOISTS 16" O.C. WITH 8D CEMENT COATED NAILS, 2 1/2" LONG, 0.113 SHANK, 19/64" HEADS, 7" O.C. RESILIENT CHANNEL 24" O.C. APPLIED AT RIGHT ANGLES TO WOOD FRAMING THROUGH BASE LAYER WITH 1 7/8" LONG SCREWS. DOUBLE CHANNEL INSTALLED AT FACE LAYER END JOINTS. FACE LAYER 5/8" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS WITH 1" TYPE S SCREWS 12" O.C. WOOD JOIST SUPPORTING 15/32" PLYWOOD SUBFLOOR AND 19/32" PLYWOOD FINISH FLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH JOINTS STAGGERED. CONSULT GYPSUM BOARD MANUFACTURER FOR OTHER FLOORING OPTIONS.

**2 HOUR FIRE RATED CEILING**  
 1/2" = 1'-0"

**DAVIES WAREHOUSE**  
**VINEYARD, UTAH**

**WALL SECTION**

**A3.2**

**ROOM SCHEDULE**

ROOM #	ROOM NAME	FLOOR	WALLS	CEILING HEIGHT	CEILING	NOTES
A101	LOBBY	CARPET	PAINT	9' - 11"	PAINT	
A102	MECH.	SEALED CONCRETE	PAINT	9' - 11"	PAINT	
A103	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
A104	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
A105	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
A106	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
A107	WAREHOUSE	SEALED CONCRETE	PAINT	19' - 0"	PAINT	
B101	LOBBY	CARPET	PAINT	9' - 11"	PAINT	
B102	MECH.	SEALED CONCRETE	PAINT	9' - 11"	PAINT	
B103	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
B104	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
B105	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
B106	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
B107	WAREHOUSE	SEALED CONCRETE	PAINT	19' - 0"	PAINT	
C101	LOBBY	CARPET	PAINT	9' - 11"	PAINT	
C102	MECH.	SEALED CONCRETE	PAINT	9' - 11"	PAINT	
C103	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
C104	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
C105	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
C106	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
C107	WAREHOUSE	SEALED CONCRETE	PAINT	19' - 0"	PAINT	
D101	LOBBY	CARPET	PAINT	9' - 11"	PAINT	
D102	MECH.	SEALED CONCRETE	PAINT	9' - 11"	PAINT	
D103	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
D104	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
D105	OFFICE	CARPET	PAINT	9' - 11"	PAINT	
D106	BATHROOM	TILE	TILE/PAINT	9' - 11"	PAINT	54" TILE WAINSCOT
D107	WAREHOUSE	SEALED CONCRETE	PAINT	19' - 0"	PAINT	

**DOOR SCHEDULE**

DOOR #	DOOR SIZE	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAM MATERIAL	FRAME FINISH	REMARKS
1	14'-0" x 12'-0"	2"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	OVERHEAD ROLLING
2	3'-0" X 7'-0"	1 3/4"	GLASS	GLASS	HOLLOW METAL	HOLLOW METAL	PAIR - 2 X (3'-0" X 7'-0")
3	3'-0" x 7'-0"	1 3/4"	WOOD	PAINT	HOLLOW METAL	PAINT	

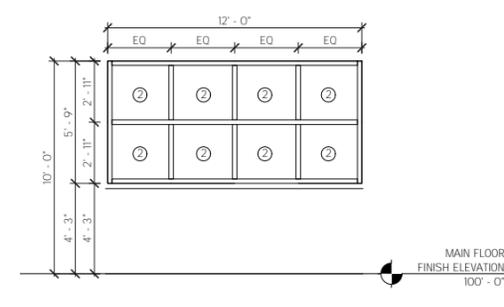
PROJECT NUMBER  
**15131**

ISSUE DATE:  
FEBRUARY 2, 2016

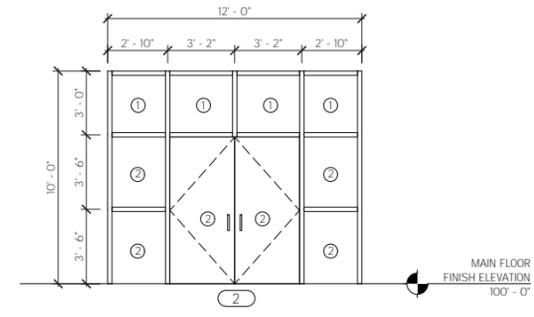
REVISIONS:  
No. Date

**GLASS TYPES**

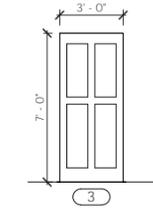
- ① 1" THICK INSULATING GLASS: 1/4" TINTED FLOAT GLASS EXTERIOR AND 1/4" CLEAR FLOAT GLASS INTERIOR WITH 1/2" AIR SPACE.
- ② 1" THICK INSULATING GLASS: 1/4" TINTED FLOAT TEMPERED GLASS EXTERIOR AND 1/4" CLEAR FLOAT TEMPERED GLASS INTERIOR WITH 1/2" AIR SPACE.



**STOREFRONT ELEVATION 1**  
1/4" = 1'-0"



**STOREFRONT ELEVATION 2**  
1/4" = 1'-0"

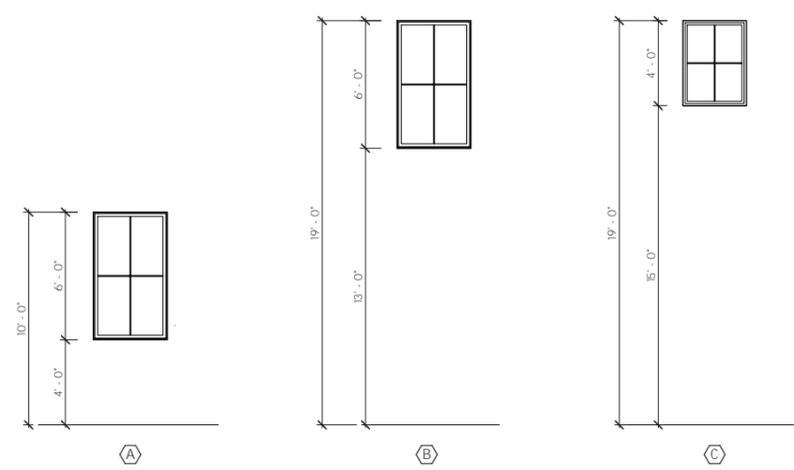


**DOOR ELEVATION**  
1/4" = 1'-0"

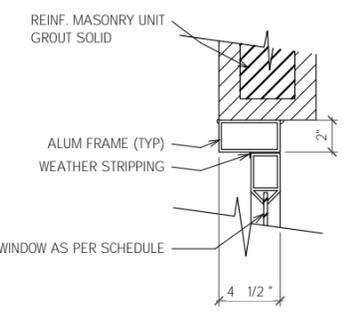
NOTE: ALL DOOR HARDWARE TO BE SELECTED BY OWNER. ALL HARDWARE TO BE LEVER TYPE HARDWARE AND IS TO MEET ALL REQUIREMENTS OF ANSI A117.1.  
NOTE: ALL GLASS IN AND AROUND DOOR TO BE TEMPERED  
NOTE: ALL DOOR FINISHES TO BE APPROVED BY OWNER

**WINDOW SCHEDULE**

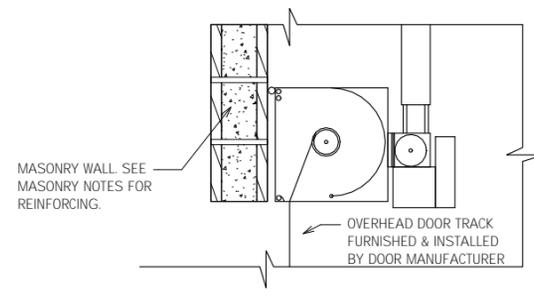
WINDOW	WIDTH	HEIGHT	TYPE	HEAD HEIGHT	REMARKS
A	3' - 6"	6' - 0"	FIXED	10' - 0"	
B	3' - 6"	6' - 0"	FIXED	19' - 0"	
C	3' - 0"	4' - 0"	FIXED	19' - 0"	



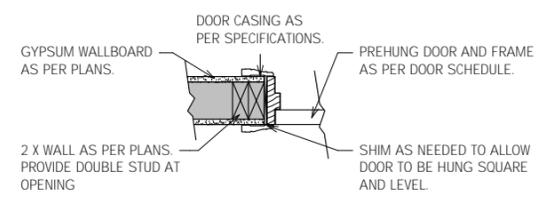
**WINDOW ELEVATION**  
1/4" = 1'-0"



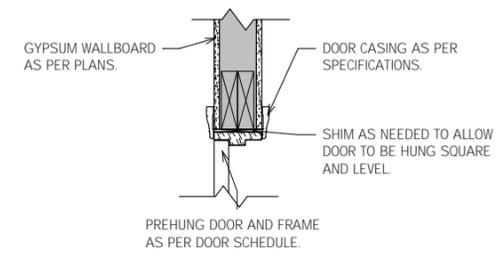
**WINDOW HEAD AND SILL**  
1 1/2" = 1'-0"



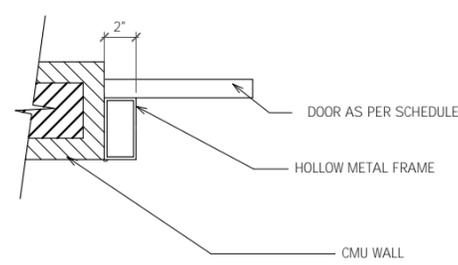
**OVERHEAD DOOR HEAD**  
1" = 1'-0"



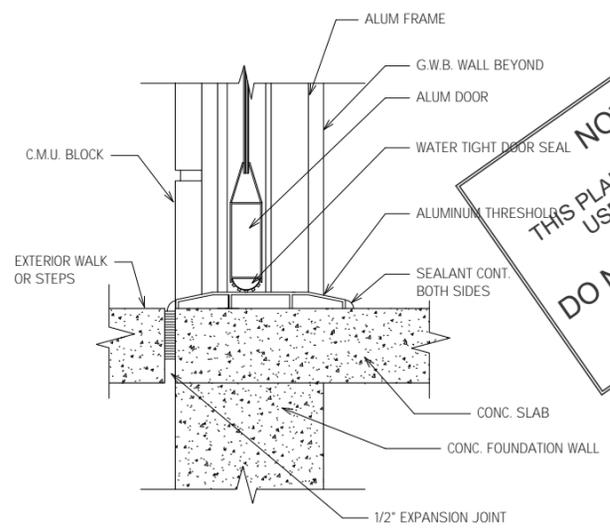
**INTERIOR DOOR JAMB**  
1 1/2" = 1'-0"



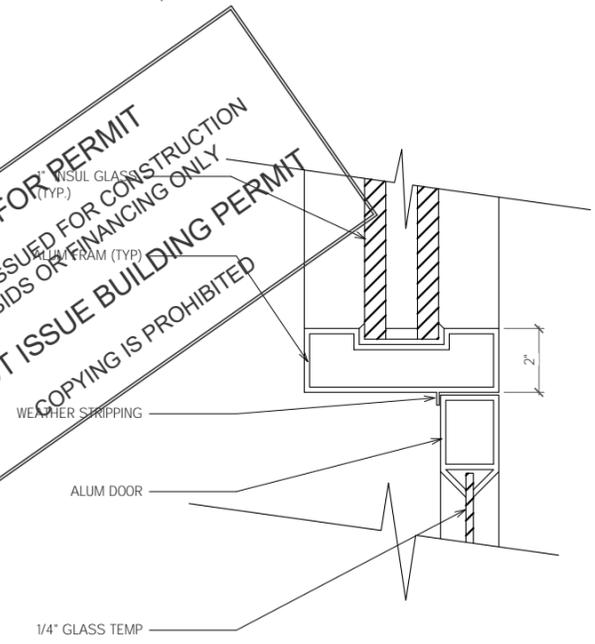
**INTERIOR DOOR HEAD**  
1 1/2" = 1'-0"



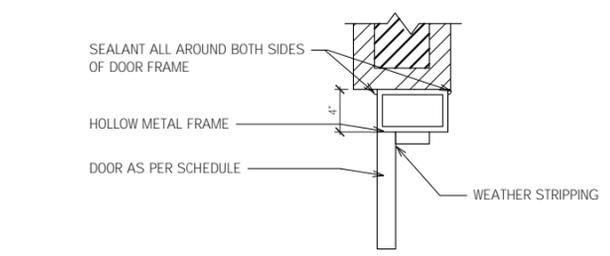
**DOOR JAMB**  
1 1/2" = 1'-0"



**ALUMINUM THRESHOLD**  
1 1/2" = 1'-0"



**ALUMINUM DOOR HEAD/JAMB**  
3" = 1'-0"



**DOOR HEAD AND SILL**  
1 1/2" = 1'-0"

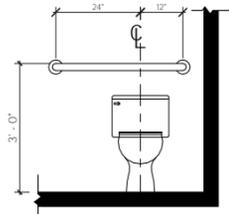
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**DO NOT ISSUE BUILDING PERMIT**  
**COPYING IS PROHIBITED**

**DAVIES WAREHOUSE**  
**VINEYARD, UTAH**

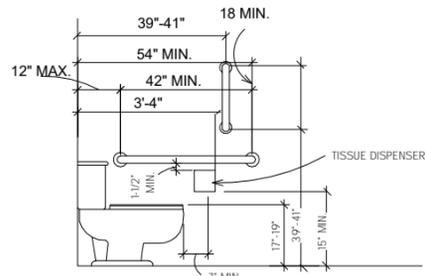
**ROOM, DOOR, AND WINDOW SCHEDULES**

**A4.1**

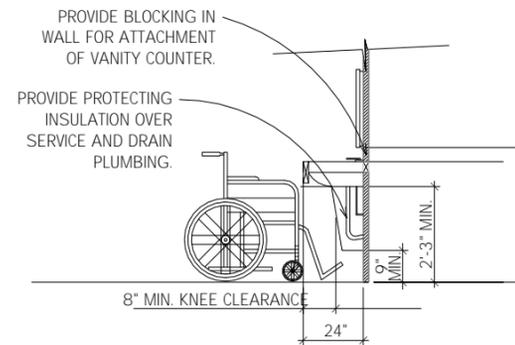




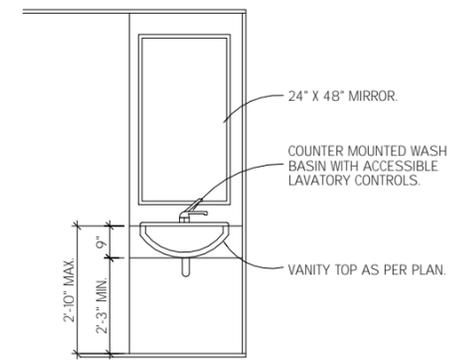
1 FORNT VIEW WATER CLOSET  
A5.1 1/2" = 1'-0"



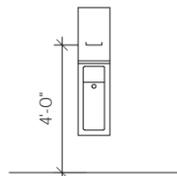
2 SIDE VIEW OF WATER CLOSET  
A5.1 1/2" = 1'-0"  
\* - 36" MIN. WHERE WALL SPACE PERMITS.  
NOTE: SOLID BLOCKING REQUIRED FOR GRAB BARS AND TISSUE DISPENSER



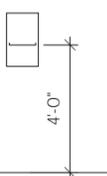
3 VANITY SECTION  
A5.1 1/2" = 1'-0"



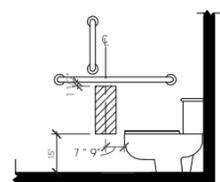
4 VANITY ELEVATION1  
A5.1 1/2" = 1'-0"



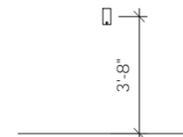
COMBINATION WASTE/  
TOWEL RECEPTACLE



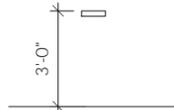
SANITARY NAPKIN  
DISPENSER



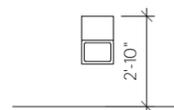
TOILET TISSUE  
DISPENSER



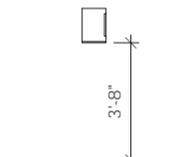
SOAP DISPENSER



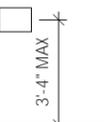
SOAP DISH



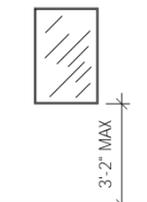
PARTITION MOUNTED  
SANITARY NAPKIN  
DISPOSAL



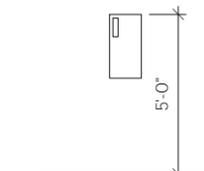
PAPER TOWEL



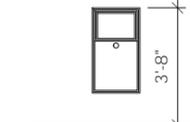
ELECTRIC HAND DRYER



MIRROR



FIRE EXTINGUISHER



WASTE RECEPTACLE



GRAB BAR



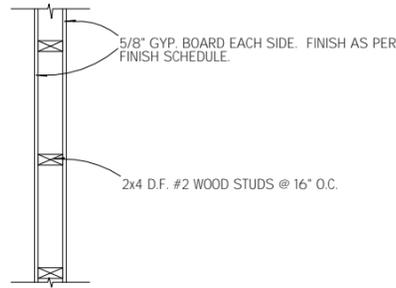
5 MOUNTING AND ROOM  
ACCESSORIES  
A5.1 3/8" = 1'-0"

NOT FOR PERMIT  
THIS PLAN ISSUED FOR CONSTRUCTION  
USE, BIDS OR FINANCING ONLY  
DO NOT ISSUE BUILDING PERMIT  
COPYING IS PROHIBITED

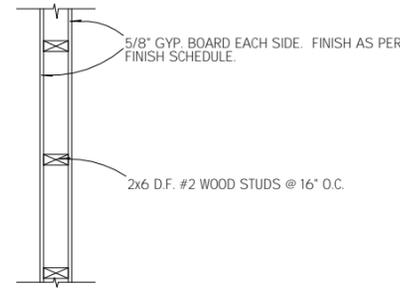
DAVIES WAREHOUSE  
VINEYARD, UTAH

BATHROOM  
ELEVATIONS AND  
DETAILS

A5.1



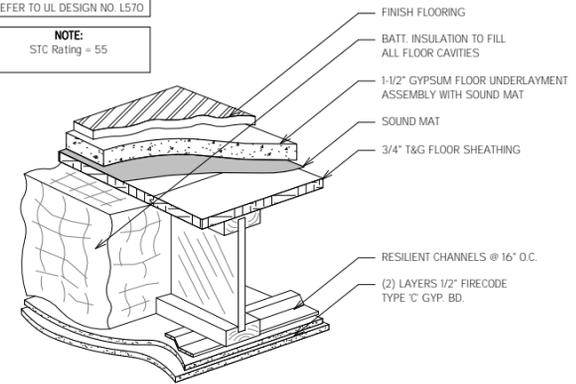
THE FRAMING CONSISTS OF NOMINAL 2X4 WOOD STUDS SPACED 16" O.C., WITH BLOCKING OF THE SAME SIZE AT MIDHEIGHT. EACH SIDE OF WALL COVERED WITH SINGLE LAYER 5/8" GYP. BOARD APPLIED EITHER PERPENDICULAR OR PARALLEL TO THE FRAMING. GYP. BOARD ATTACHED TO FRAMING USING N° 6 BY 1 1/4" BUNGLEHEAD TYPE WITH SCREWS SPACED 8" O.C. ALONG END JOINTS AND 12" O.C. IN THE FIELD. SCREWS PLACED NO CLOSER THAN 1/2" FROM END OR EDGE JOINTS. VERTICAL JOINTS ARE STAGGERED 16" O.C. AND HORIZONTAL JOINTS ARE STAGGERED 12" O.C. ON EACH SIDE. JOINTS TAPED WITH JOINT TAPE AND COVERED WITH TWO (2) COATS OF JOINT COMPOUND. SCREW HEADS ARE COVERED WITH JOINT COMPOUND.



THE FRAMING CONSISTS OF NOMINAL 2X6 WOOD STUDS SPACED 16" O.C., WITH BLOCKING OF THE SAME SIZE AT MIDHEIGHT. EACH SIDE OF WALL COVERED WITH SINGLE LAYER 5/8" GYP. BOARD APPLIED EITHER PERPENDICULAR OR PARALLEL TO THE FRAMING. GYP. BOARD ATTACHED TO FRAMING USING N° 6 BY 1 1/4" BUNGLEHEAD TYPE WITH SCREWS SPACED 8" O.C. ALONG END JOINTS AND 12" O.C. IN THE FIELD. SCREWS PLACED NO CLOSER THAN 1/2" FROM END OR EDGE JOINTS. VERTICAL JOINTS ARE STAGGERED 16" O.C. AND HORIZONTAL JOINTS ARE STAGGERED 12" O.C. ON EACH SIDE. JOINTS TAPED WITH JOINT TAPE AND COVERED WITH TWO (2) COATS OF JOINT COMPOUND. SCREW HEADS ARE COVERED WITH JOINT COMPOUND.

**NOTE:**  
1-HOUR RATED ASSEMBLY.  
REFER TO UL DESIGN NO. L570

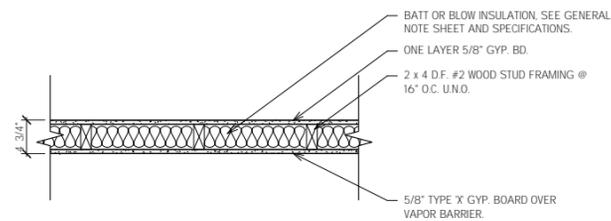
**NOTE:**  
STC Rating = 55



TYP. WOOD FRAMED RATED FLOOR/CEILING ASSEMBLY  
1 1/2" = 1'-0"

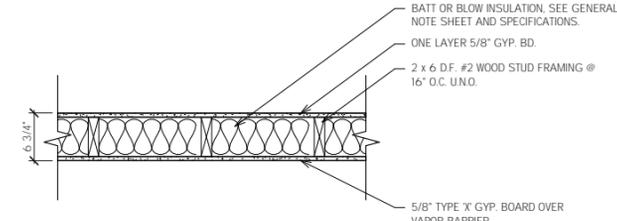
STANDARD INTERIOR NON BEARING WALL  
1" = 1'-0"

2X6 STANDARD INTERIOR NON BEARING WALL  
1" = 1'-0"



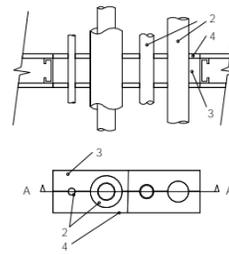
One layer 5/8" type X, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity

UL Design U305



One layer 5/8" type X, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity

UL Design U305



1. WALL ASSEMBLY:  
FIRE RESISTANT GYPSUM PANEL WALL ASSEMBLY AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITIONS DESIGN IN UL FIRE RESISTANCE DIRECTORY.
2. THROUGH PENETRANTS:  
STEEL PIPES, COPPER PIPES, POLYVINYL CHLORIDE (PVC) PIPES, ANNULAR SPACE BETWEEN PIPES AND PIPES AND PERIPHERY OF OPENING SHALL BE AS REQUIRED BY UL THROUGH-PENETRATION FIRESTOPPING SYSTEM.
3. FORMING MATERIAL:  
A. WHEN THE ANNULAR SPACE IS LESS THAN 1-1/4" (31.8 MM) A 1/2" (12.7 MM) MINIMUM DEPTH OF CP-25WB+ CAULK IS REQUIRED.  
B. WHEN THE ANNULAR SPACE IS GREATER THAN 1-1/4" (31.8 MM) A 1" (25.4 MM) MINIMUM DEPTH OF CP-25WB+ CAULK IS REQUIRED.  
COMMON BUILDING MATERIALS SUCH AS BRASS BRONZE OR ALUMINUM SHALL NOT BE USED FOR METAL PIPE APPLICATIONS.  
C. A 3/8" DEPTH 3M FIRE BARRIER CP-25WB+ CAULK.
4. ALL VOID OPENINGS SHALL BE UL CLASSIFIED FIRE STOPPING SEALING COMPOUND. APPLICATIONS RECOMMENDED BY MANUFACTURER AROUND PERIPHERY OF OPENING AS REQ. FOR FIRE RATED ASSEMBLY. NO. 5016-101 OR APPROVED EQUAL.

**NOT FOR PERMIT**  
**THIS PLAN ISSUED FOR CONSTRUCTION**  
**USE BIDS OR FINANCING ONLY**  
**DO NOT ISSUE BUILDING PERMIT**  
**COPYING IS PROHIBITED**

PIPE PENETRATION THROUGH ONE HOUR WALL  
1" = 1'-0"

2X4 - 1 HOUR WALL  
1" = 1'-0"

2X6 - 1 HOUR WALL  
1" = 1'-0"

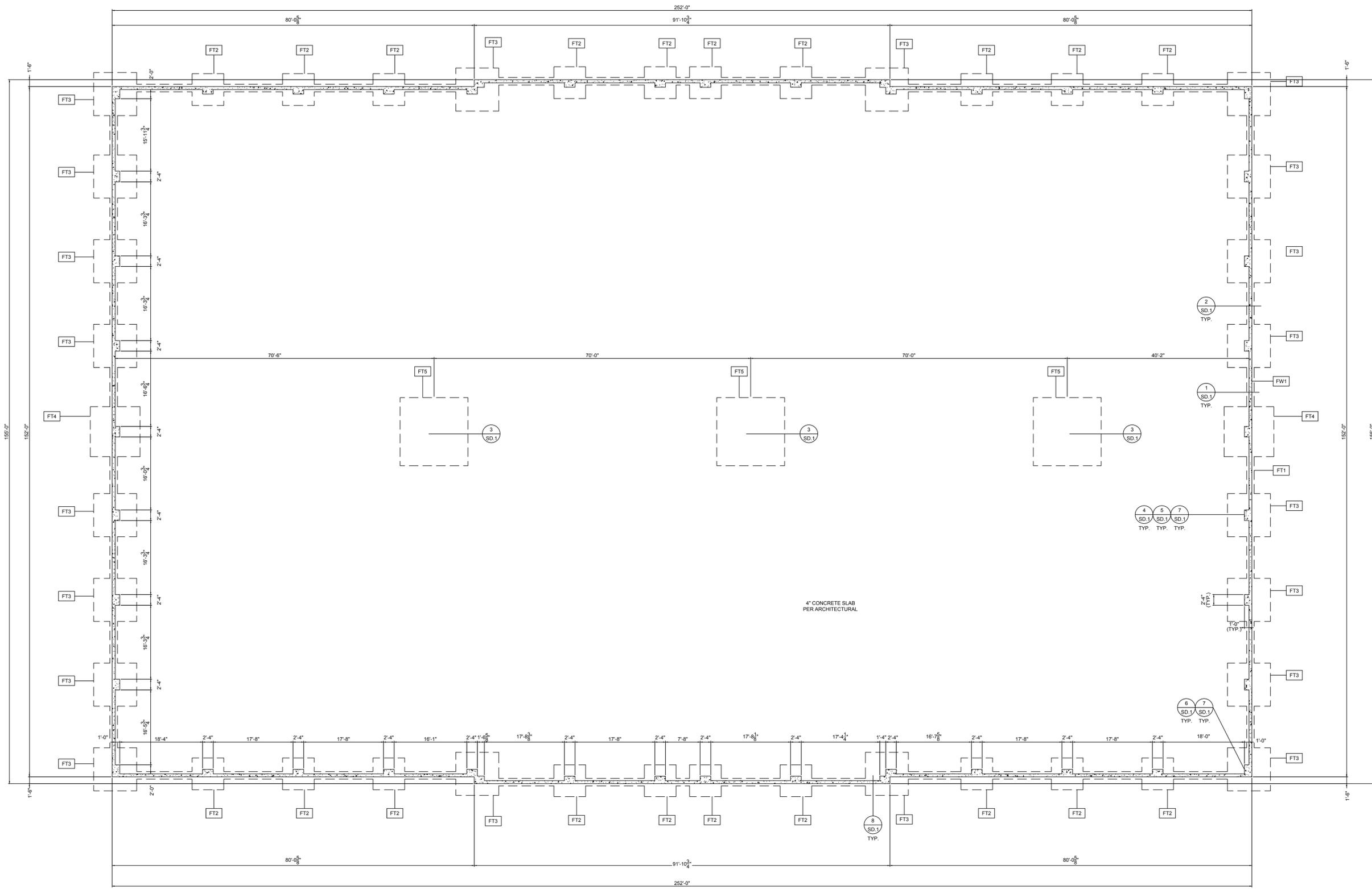
**DAVIES WAREHOUSE**  
**VINEYARD, UTAH**

**ARCHITECTURAL**  
**DETAILS**

**A5.2**



**EASTLAKE WAREHOUSE**  
 441 E. 1750 N., VINEYARD, UTAH  
 FOOTING AND FOUNDATION PLAN



ICF WALL SCHEDULE (AMVIC)								
WIDTH	HEIGHT	VERTICAL REINFORCEMENT			HORIZONTAL REINFORCEMENT			
		SIZE	GRADE	SPACING	SIZE	GRADE	SPACING	
W1	4" CORE	#4	60	24"	#4	60	24"	

NOTES:  
 1. INSTALL ICF WALL PER MANUFACTURERS RECOMMENDATIONS. SEE AMVIC INSTALLATION INSTRUCTIONS FOR CONSTRUCTION OF ICF BLOCKS  
 2. SOLID GROUT ALL CELLS

FOUNDATION WALL SCHEDULE								
WIDTH	HEIGHT	VERTICAL REINFORCEMENT			HORIZONTAL REINFORCEMENT			
		SIZE	GRADE	SPACING	SIZE	GRADE	SPACING	
FW1	8"	#4	60	24"	#4	60	(3) #4	

NOTES:  
 1. SEE GENERAL STRUCTURAL NOTES SHEET (SN.1) FOR TYPICAL FOUNDATION WALL REQUIREMENTS.  
 2. PLACE REINFORCEMENT IN CENTER OF WALL OR NEAR EACH FACE, PER PLANS (U.N.O.)  
 3. PROVIDE J-BARS TO MATCH VERTICAL WALL REINFORCEMENT

	WIDTH	LENGTH	DEPTH	CROSSWISE REINFORCEMENT				LENGTHWISE REINFORCEMENT				NOTES
				NO.	SIZE	LENGTH	SPACING	NO.	SIZE	LENGTH	SPACING	
FT1	1'-8"	CONT.	12"	-	#5	10" O.C.	EQ.	-	#5	10" O.C.	EQ.	
FT2	7'-0"	7'-0"	12"	-	#5	10" O.C.	EQ.	-	#5	10" O.C.	EQ.	
FT3	9'-6"	9'-6"	12"	-	#5	10" O.C.	EQ.	-	#5	10" O.C.	EQ.	
FT4	11'-0"	11'-0"	18"	-	#5	9" O.C.	EQ.	-	#5	9" O.C.	EQ.	PROVIDE #4 BARS @ 24" O.C. EACH WAY IN TOP 3" OF FTG
FT5	15'-0"	15'-0"	20"	-	#6	8" O.C.	EQ.	-	#6	8" O.C.	EQ.	PROVIDE #4 BARS @ 24" O.C. EACH WAY IN TOP 3" OF FTG

NOTES:  
 1. SEE GENERAL STRUCTURAL NOTES SHEET (SN.1) FOR TYPICAL FOOTING REQUIREMENTS  
 2. ALL FOOTINGS ARE TO BEAR BELOW THE FROST LINE OF THE LOCALITY (30" MIN. U.N.O.)  
 3. PROVIDE J-BARS TO MATCH VERTICAL WALL REINFORCEMENT  
 4. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS (U.N.O.)

DATE	REVISION

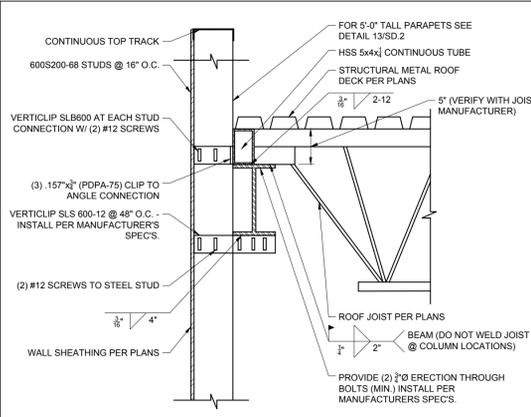
PROJECT NO: 2015-509  
 DATE: 2-8-16  
 SCALE: 3/8" = 1'-0"  
 DRAWN BY: CSJ  
 CHECKED BY: TSP

STAMP

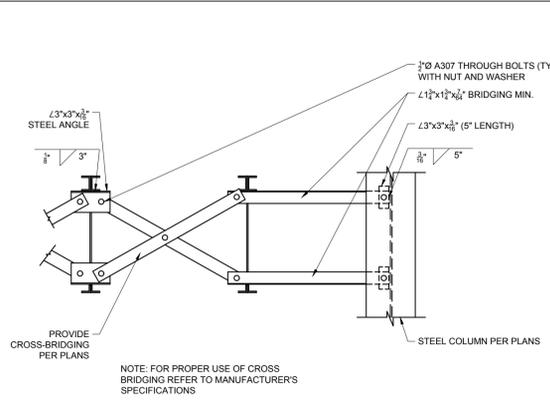
SHEET NO.  
**S1.0**



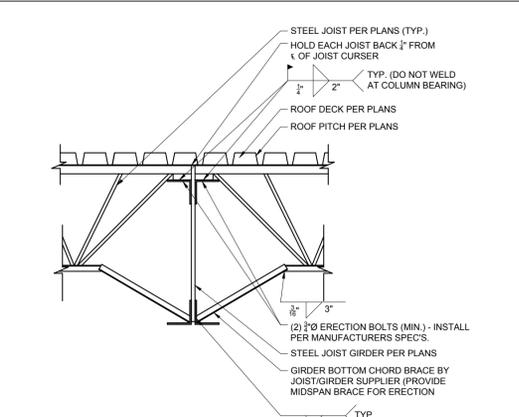




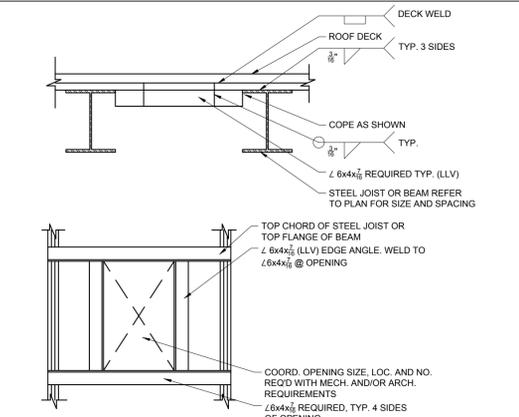
1 STEEL JOIST TO STEEL BEAM CONNECTION DETAIL



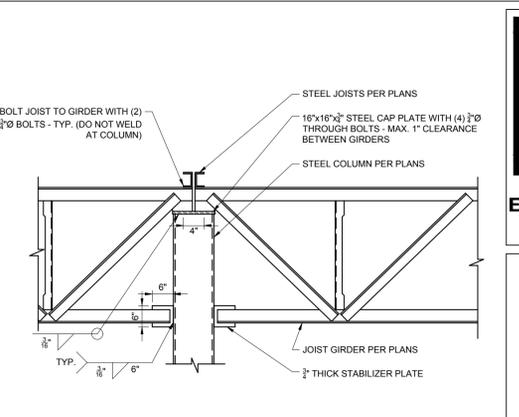
2 BOLTED CROSS BRIDGING AND WALL CONNECTION DETAIL



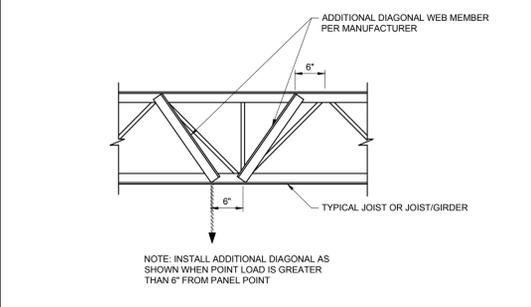
3 STEEL JOIST TO GIRDER CONNECTION DETAIL



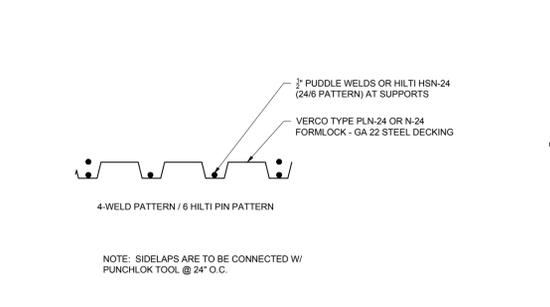
4 ROOF DECK OPENING DETAIL



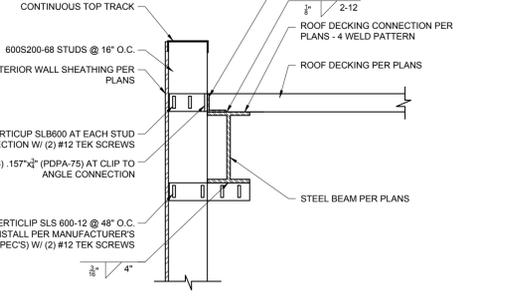
5 JOIST GIRDER TO COLUMN DETAIL



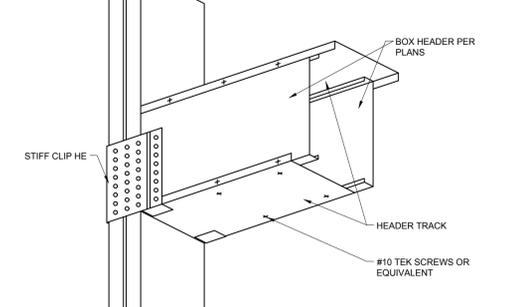
6 TYPICAL SUPPORT AT POINT LOAD



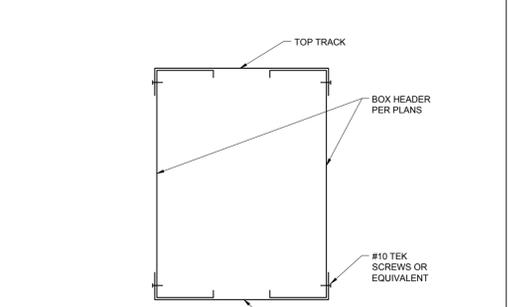
7 B-DECK WELD PATTERN CONNECTION DETAIL



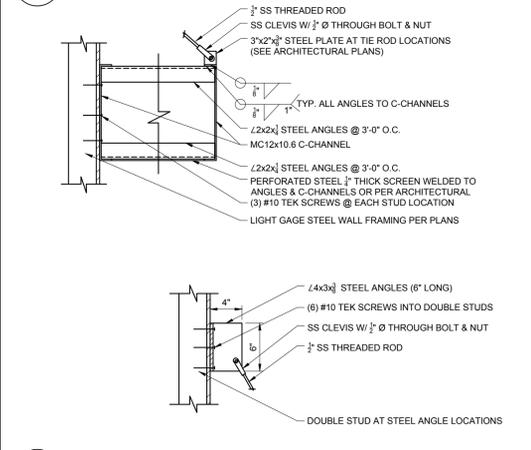
8 STEEL BEAM TO DECKING CONNECTION DETAIL



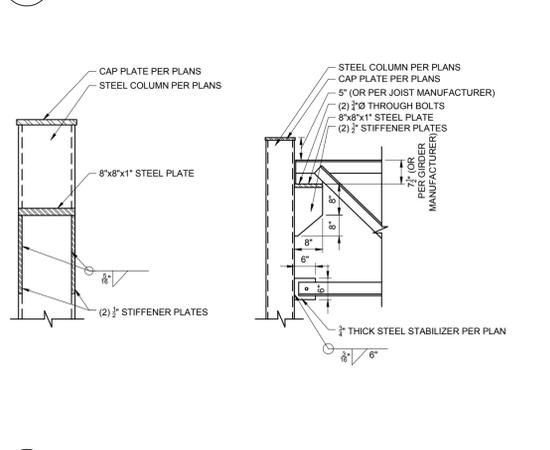
9 BOX HEADER DETAIL



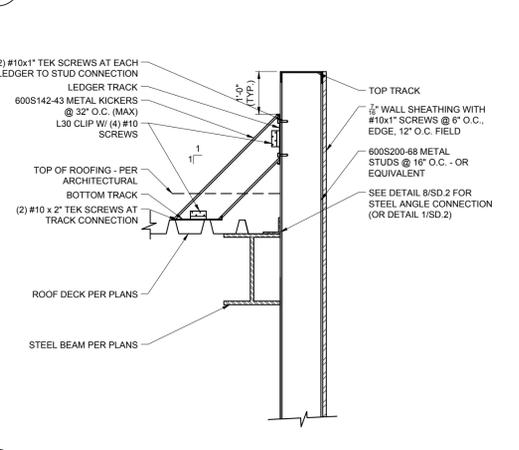
10 BOX HEADER CROSS SECTION



11 STEEL OVERHANG CONNECTION DETAILS



12 STEEL GIRDER TO GIRDER SEAT CONNECTION DETAIL



13 5'-0"+ TALL PARAPET



EASTLAKE WAREHOUSE  
441 E. 1750 N., VINEYARD, UTAH  
STRUCTURAL DETAILS

DATE	REVISION

PROJECT NO: 2015-509  
DATE: 2-8-16  
SCALE: NTS  
DRAWN BY: CSJ  
CHECKED BY: TSP

STAMP

SHEET NO.  
SD.2





**STRUCTURAL DESIGN CRITERIA**

- GOVERNING BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
- ROOF LOADING
  - ROOF DEAD LOAD ..... 20 psf
  - ROOF LIVE LOAD ..... 20 psf
  - ROOF SNOW LOAD ..... 30 psf
  - GROUND SNOW LOAD,  $P_g$  ..... 43 psf
  - FLAT ROOF SNOW LOAD,  $P_f$  ..... 30 psf
  - SNOW EXP. FACTOR,  $C_e$  ..... 1.0
  - THERMAL FACTOR,  $C_t$  ..... 1.1
  - IMPORTANCE FACTOR,  $I$  ..... 1.0
  - DRIFT SURCHARGE ..... AS NOTED ON PLANS
- WALL WEIGHT
  - WALL DEAD LOAD (FRAMING ONLY) ..... 10 psf
- SEISMIC PARAMETERS
  - SEISMIC RISK CATEGORY ..... II
  - SEISMIC DESIGN CATEGORY ..... D2
  - SPECTRAL RESPONSE ACCELERATIONS
 

$S_a$	1.20g
$S_b$	0.47g
$F_v$	1.10g
$F_h$	1.60g
$S_{d1}$	0.44g
$S_{d2}$	0.44g
  - SEISMIC FORCE RESISTING SYSTEM ..... SPECIAL MOMENT FRAME AND ROOF DIAPHRAGM
- IMPORTANCE FACTOR,  $I$  ..... 1.0
- DESIGN BASE SHEAR,  $V$  ..... 96085
- ANALYSIS PROCEDURE ..... EQUIVALENT LATERAL FORCE
- WIND PARAMETERS
  - ULTIMATE DESIGN WIND SPEED ..... 115 MPH
  - NOMINAL DESIGN WIND SPEED ..... 90 MPH
  - WIND RISK CATEGORY ..... II
  - WIND EXPOSURE ..... D
  - INTERNAL PRESSURE COEFFICIENT ..... 0.18
  - COMPONENTS & CLADDING PRESSURE ..... 16 psf
- SOILS CRITERIA
  - SOIL BEARING PRESSURE ..... 1,500 psf
  - SOIL SITE CLASS ..... D
  - FOUNDATION WIDTH ..... 30 INCHES
  - GEOTECH STUDY USED ..... NO

GENERAL: CONSTRUCTION DOCUMENTS ARE VALID FOR A SINGLE USE AT THE PROJECT LOCATION AND SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL OF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

- THE GENERAL CONTRACTOR SHALL:
  - FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ANY DISCREPANCIES WITH ACTUAL CONDITIONS AT THE SITE.
  - COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- CONTRACT DOCUMENTS:
  - DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE. UNLESS NOTED OR SHOWN OTHERWISE, THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- BUILDING CODE COMPLIANCE:
  - INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IBC DESIGNATIONS SHALL BE AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.
- CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS, AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.
  - SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS LONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES.
  - NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.
  - BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED OTHERWISE.
- OMISSIONS AND/OR CONFLICTS:
  - OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED.

- DEFERRED SUBMITTAL NOTES**
- PRE-FABRICATED METAL PLATE TRUSSES ARE TO BE SUBMITTED SUBSEQUENT TO THE TIME OF APPLICATION.
  - DEFERRED SUBMITTALS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
  - DEFERRED SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
  - DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- COLD-FORMED STEEL FRAMING**
- COLD-FORMED (LIGHT-GAGE) STEEL FRAMING SHALL CONFORM TO CURRENT EDITIONS OF IBC AND AISI STANDARDS.
  - MATERIAL:  $F_y = 33$  KSI (ASTM A1003) - U-10
  - CORROSION PROTECTION: STEEL FRAMING SHALL HAVE A METALLIC COATING COMPLYING WITH ASTM A1003.
  - FASTENING REQUIREMENTS: SCREWS FOR STEEL TO STEEL CONNECTIONS SHALL BE INSTALLED WITH A MINIMUM EDGE DISTANCE AND CENTER TO CENTER SPACING OF 3"; SELF-DRILLING TAPPING, AND CONFORM TO SAE J78. GYPSUM BOARD SHALL BE ATTACHED TO STEEL WALL FRAMING WITH MINIMUM NO. 6 SCREWS CONFORMING TO ASTM C564. FOR ALL CONNECTIONS, SCREWS SHALL EXTEND THROUGH THE STEEL A MINIMUM OF THREE EXPOSED THREADS. ALL SELF-DRILLING TAPPING SCREWS SHALL HAVE A TYPE II COATING IN ACCORDANCE WITH ASTM B633.
  - TRACKS SHALL HAVE THE SAME MINIMUM THICKNESS AS THE WALL STUDS.
  - THE FLANGES OF STEEL STUDS SHALL BE Laterally Braced In accordance with one or both of the following methods: GYPSUM BOARD OR STRUCTURAL SHEATHING; HORIZONTAL STEEL STRAPPING (1½" WIDE AND 33 MILS THICK) WITH BLOCKING AT STRAP ENDS AND SPACED VERTICALLY AT THE MID-POINT FOR WALLS UP TO 8 FEET; THIRD POINTS FOR WALLS UP TO 16 FEET; AND SPACING DETERMINED BY THE STRUCTURAL ENGINEER FOR TALLER WALLS.

- SITE PREPARATION**
- CONSTRUCTION AND SITE PLANS FOR THIS PROJECT WERE PREPARED BY OTHERS. REDWOOD ENGINEERING, INC. ASSUMES NO LIABILITY FOR THE ACCURACY, COMPLETENESS, OR CODE COMPLIANCE OF ARCHITECTURAL, ELECTRICAL, MECHANICAL OR DRAINAGE SPECS.
  - SOILS:
    - IF SOILS CONDITIONS VARY FROM THE SOILS REPORT, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT AND THE STRUCTURAL ENGINEER.
    - FON DESIGN BASED ON THE NOTED PSF SOIL BEARING CAPACITY, WE RECOMMEND THAT A LICENSED GEOTECHNICAL ENGINEER VERIFY THE SOIL BEARING CAPACITY, SLOPE STABILITY, ETC.
  - REQUIREMENTS:
    - DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL, DEBRIS, FROZEN SOIL, OR IN PONDED WATER.
    - ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, BEAMS, AND FLOOR SLABS AND REPLACED WITH 12" OF CLEAN GRANULAR FILL.
    - STRUCTURAL FILL SHALL CONSIST OF IMPORTED, WELL GRADED, GRANULAR SOIL WITH A MAXIMUM PARTICLE SIZE OF THREE INCHES, LESS THAN 30 PERCENT RETAINED ON THE #2 SIEVE, AND LESS THAN 10 PERCENT FINER MATERIAL PASSING THE NO. 200 SIEVE. THE LIQUID LIMIT OF THE FINES SHALL NOT EXCEED 35 PERCENT AND THE PLASTICITY INDEX SHALL BE BELOW 15.
    - STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM EIGHT INCH LOOSE LIFTS AND COMPACTED ON A MINIMUM OF FOUR STABLE FLOOR SLABS AND MAINTAINED BY PROPER MIXING AT A MOISTURE CONTENT WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE DETERMINED BY ASTM D 1557. COMPACT TO AT LEAST 96 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.
    - ALL STRUCTURAL FILL THAT BECOMES DISTURBED DURING CONSTRUCTION SHALL BE RE-COMPACTED PER THE COMPACTION REQUIREMENTS SPECIFIED ABOVE. IF SOFT OR PUMPING OR SWELLING IS ENCOUNTERED, THE SUB-GRADE MUST BE PROPERLY STABILIZED, DE-WATERING, PLACEMENT OF GEO-FABRIC, OR OTHER STABILIZATION MAY BE REQUIRED.
    - ALL SLABS ON GRAVEL SHALL BE UNDERLAIN BY FOUR INCHES OF FREE-DRAINING GRANULAR MATERIAL SUCH AS "PEA" GRAVEL OR THREE-QUARTERS TO ONE INCH MINUS CLEAN GRAVEL.
    - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL HAVE A 5-PERCENT SLOPE AWAY FROM THE FOUNDATION. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL HAVE A MINIMUM 2-PERCENT SLOPE.

- CONCRETE**
- CONCRETE MATERIALS, QUALITY CONTROL, AND CONSTRUCTION SHALL CONFORM WITH CURRENT EDITIONS OF IBC AND ACI 318.
  - COMPRESSIVE STRENGTH (MINIMUM SPECIFIED AT 28 DAYS)
    - FOOTINGS ..... 4,000 PSI
    - INTERIOR FLOOR SLABS ON GRADE ..... 4,000 PSI
    - EXTERIOR FLOOR SLABS ON GRADE ..... 4,000 PSI
    - SUSPENDED SLABS ..... 4,000 PSI
    - WALLS ..... 4,000 PSI

- MATERIALS
  - CEMENTS (ASTM C 150): CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL CONFORM TO THE MAXIMUM WATER-BINDER RATIO, MAXIMUM TENSILE STRENGTH AND MINIMUM COMPRESSIVE STRENGTH REQUIREMENTS OF ACI-318.
  - AGGREGATES (ASTM C 33): NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT BE LARGER THAN THE NARROWEST DIMENSION BETWEEN FORMS, NOR THE DEPTH OF SLABS, NOR THE MINIMUM CLEAR SPACING BETWEEN REINFORCING BARS OR WIRES. TENNIS BALLS SHALL NOT BE USED.
  - WATER USED IN MIXING CONCRETE SHALL BE POTABLE, CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
  - ADDMIXTURES SHALL BE SUBJECT TO PRIOR APPROVAL BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
  - CONCRETE EXPOSED TO FREEZING AND THAWING OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH AIR CONTENT INDICATED IN ACI 318. TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE PLUS/MINUS 1.5 PERCENT.
- CONSTRUCTION:
  - CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
  - FORMS AND JOISTS TO BE CHECKED WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
  - CONSTRUCTION JOINTS AND BUILD KHEADS SHALL BE FORMED WITH A KEYSAW. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
  - IF FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2# BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2 #4 x 4'-0" CORNER BARS AT EACH CORNER OF EACH OPENING.
  - NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, WALL, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
- FOOTINGS:
  - FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. (SEE THE SITE PREPARATION NOTES)
  - FOOTINGS SHALL BE CENTERED BELOW THE WALL, AND/OR COLUMN ABOVE. TYPICAL UNLESS NOTED OTHERWISE.
  - FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
  - STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
  - REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
  - EXTERIOR CONTINUOUS FOOTINGS WITHOUT CONCRETE FOUNDATION WALLS ABOVE SHALL BE REINFORCED WITH A MINIMUM OF 2-#4 LONGITUDINAL TOP BARS IN ADDITION TO REINFORCING SPECIFIED IN THE FOOTING SCHEDULE.
  - NO PENETRATIONS SHALL BE ALLOWED THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER, COLUMN, ETC. SHALL BE EXTENDED TO THE FOOTING AS REQUIRED.
  - BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).

- SLABS ON GRADE:
  - INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL.
  - CONTROL JOINT SPACING RULE OF THUMB IS 24x SLAB THICKNESS (4' SLAB = 8'-0" MAX O.C. EACH WAY), PROVIDE CONTROL JOINTS AT APPROX. 15'-0" EACH WAY (MAXIMUM).
  - SAW CUT WITHIN 6-18 HOURS OF POURING CONCRETE - 24 HOURS MAX. CONCRETE MUST BE HARD ENOUGH TO PREVENT FAVORING OF JOINT EDGES OR DISJUNCTIONS OF COARSE AGGREGATE.
  - LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 16 FEET IN EITHER DIRECTION.
- WALLS:
  - PLACE VERTICAL REINFORCING IN THE CENTER OF THE WALL (EXCEPT FOR RETAINING WALLS, OR WHEN EACH FACE IS SPECIFIED).
  - VERTICAL REINFORCING SHALL BE DOWELED TO FOOTING OR STRUCTURE BELOW AND TO STRUCTURE ABOVE WITH THE SAME SIZE BAR AND SPACING, TYPICAL, UNLESS NOTED OTHERWISE.
  - PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS. USE SAME SIZE BAR AND SPACING AS THE HORIZONTAL REINFORCING.
  - HORIZONTAL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS AND AT OPENINGS WITH A STANDARD HOOK.
  - WHEN TWO CURTAINS OF STEEL ARE REQUIRED, THE SPLICES IN THE HORIZONTAL REINFORCING OF EACH CURTAIN SHALL NOT OCCUR AT THE SAME LOCATION.
  - PROVIDE DRAINAGE AT THE BASE OF RETAINING WALLS AND AT THE BASE OF ALL BASEMENT WALLS.
  - ANCHOR BOLTS ARE TO HAVE A MIN. 7" EMBEDMENT INTO CONCRETE. PROVIDE 1 BOLT A MIN. OF 4" FROM END OF PLATE & A MAX. OF 12" FROM END OF PLATE. EACH PLATE IS TO HAVE A MIN. OF 2 BOLTS. ANCHOR BOLT SPACING IS NOT TO EXCEED 32" O.C. U.I.D. ON PLANS.
  - ANCHOR BOLT WASHERS TO BE A MINIMUM 3"x3"x.029" WITH ROUND OR SLOTTED HOLES WITH CUT WASHER AND PLACED WITHIN 1" OF SHEATHED FACE OF PLATE.

- REINFORCING STEEL**
- CODES AND STANDARDS:
    - REINFORCING STEEL SHALL COMPLY WITH:
      - CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE".
      - AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66).

- MATERIALS:
  - REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI, EXCEPT AS NOTED BELOW.
    - DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOY STEEL".
    - REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW-ALLOY STEEL".
- CONSTRUCTION:
  - REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI 318 AND IBC.
  - REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
  - REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
  - SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS. TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED. USE A CLASS B SPLICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS.
  - BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
  - REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER	2"
#8 AND SMALLER	1 1/2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

SLABS AND WALLS, #11 AND SMALLER	1 1/2"
BEAMS AND COLUMNS, MAIN REINFORCING OR TIES	1 1/2"
SLABS ON GRADE	CENTER OF SLAB

- POST INSTALLED ANCHORS**
- ADHESIVE ANCHORING SYSTEMS:
    - CONCRETE: HILTI HIT-RE 500-SD OR SIMPSON SET-XP.
    - MASONRY (GROUTED): HILTI HIT-HY 150-MAX OR SIMPSON SET.
    - STEEL REINFORCEMENT AND RODS SHALL BE EMBEDDED 10 BAR DIAMETERS UNLESS NOTED OTHERWISE IN THE STRUCTURAL DRAWING AND DETAILS WHERE 10 BAR DIAMETERS EXCEED THE MEMBER THICKNESS MINUS MINIMUM COVER. STEEL REINFORCEMENT SHALL BE EMBEDDED THE MEMBER THICKNESS MINUS MINIMUM COVER WITH A STANDARD HOOK.
    - EMBEDDED PORTIONS OF STEEL REINFORCEMENT AND RODS SHALL BE CLEAN, STRAIGHT, AND FREE OF MILL SCALE, RUST AND OTHER COATINGS THAT IMPAIR THE BOND WITH THE ADHESIVE. REINFORCEMENT MUST NOT BE BENT AFTER INSTALLATION.
  - MECHANICAL EXPANSION ANCHORS:
    - CONCRETE: HILTI KWIK BOLT T2.
    - MASONRY: HILTI KWIK BOLT S.
    - EXPANSION ANCHORS SHALL NOT BE USED IN TENSILE LOAD APPLICATIONS (E.G. HOLD-DOWNS, MOMENT FRAMES) AND MAY NOT BE USED TO SUBSTITUTE OTHER ANCHOR SYSTEMS.

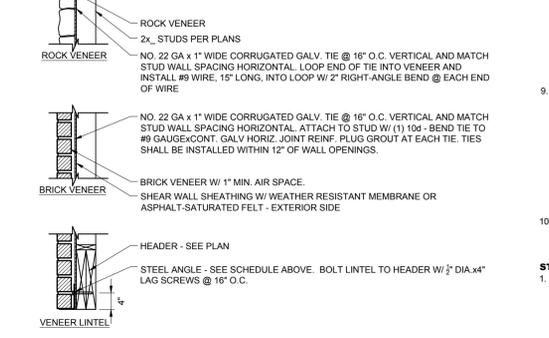
- POST INSTALLED ANCHORING SYSTEMS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. HOLE CLEANING METHOD SHALL BE BASED ON DRILLING METHOD AND BORE HOLE CONDITIONS AND SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.

- DETAIL DESIGNATION LEGEND** (ALL DETAILS MAY NOT BE USED)
- |      |     |  |
|------|-----|--|
| (XX) | TYP | USE THIS DETAIL IN ALL SIMILAR (TYPICAL) LOCATIONS ON PLANS (DETAIL MAY BE USED MORE THAN ONCE).     |
| (XX) | 1   | USE THIS DETAIL IN SPECIFIED LOCATION ONLY. DETAIL IS SPECIFIC TO A CERTAIN LOCATION NOTED ON PLANS. |

- STRUCTURAL STEEL**
- CODES AND STANDARDS:
    - STRUCTURAL STEEL WORK SHALL COMPLY WITH CURRENT EDITIONS OF IBC 2205, AISI 341, AISI 358, AND AISI 360.
  - MATERIALS:
    - STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992 GRADE 50 STEEL. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
    - STRUCTURAL TUBE STEEL SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH  $F_y \geq 46$  KSI.
    - STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, WITH A MINIMUM YIELD STRENGTH  $F_y \geq 36$  KSI.
    - HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. ALL OTHER BOLTS SHALL CONFORM TO ASTM A307 OR BETTER.
  - CONSTRUCTION:
    - FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
    - CAMBER IN BEAMS SHALL BE AS INDICATED ON PLANS.
    - PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS, EXCEPT AT AREAS OF WELDING AND/OR BOLTING.
  - BOLTED CONNECTIONS:
    - BOLT SHALL BE BEARING TYPE CONNECTIONS UNLESS NOTED OTHERWISE.
    - STEEL TO STEEL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS AND NUTS, UNLESS NOTED OTHERWISE. BOLTS SHALL CARRY THE IDENTIFYING MARK OF THREE (3) RADIAL LINES.
    - ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS AND NUTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE, INCLUDING ANCHOR BOLTS.
    - BOLTED CONNECTIONS SHALL BE TIGHTENED AND SHALL HAVE WASHERS AS REQUIRED BY AISI UNLESS NOTED OTHERWISE.
    - ENLARGING OF HOLES SHALL BE ACCOMPLISHED BY MEANS OF REAMING. DO NOT USE A TORCH ON ANY BOLT HOLES.
  - WELDED CONNECTIONS:
    - WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLER MATERIAL ELECTRODES, UNLESS NOTED OTHERWISE.
    - WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING PROCEDURES. CUTTING AND GAS CUTTING SHALL BE DONE ONE PASSES. WELDS SHALL HAVE THE SLAG REMOVED.
    - WELDING WORK SHALL COMPLY WITH THE AMERICAN WELDING SOCIETY (AWS) 'STRUCTURAL WELDING CODE' EXCLUDING ITEMS CONFLICTING WITH AISI REQUIREMENTS.

- MASONRY VENEER ANCHOR TIES**
- MASONRY VENEER MATERIALS, CONSTRUCTION, AND QUALITY SHALL CONFORM TO CURRENT IBC AND ACI 530 CODES.
  - PRODUCTS: MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
    - DOVETAIL ANCHORS.
    - DIX-TO SEISMIC CLIP INTERLOCK SYSTEM BY HOHMAN & BARNARD.
    - ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO TYPE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.
  - MAXIMUM SPACING SHALL BE 16" O.C. VERTICAL AND MATCH STUD WALL SPACING HORIZONTAL.
  - PRODUCTS: CONTINUOUS HORIZONTAL GALVANIZED #8 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES. (SEE DETAIL).

VENEER LINTELS		
OPENINGS	ANGLE SIZE (LLV)	MIN BRG
UP TO 7'-0"	3"x3"x½"	8"
7'-0" TO 9'-0"	4"x3"x½"	8"
9'-0" TO 10'-0"	5"x3"x½"	10"
>10'-0"	6"x3"x½"	12"

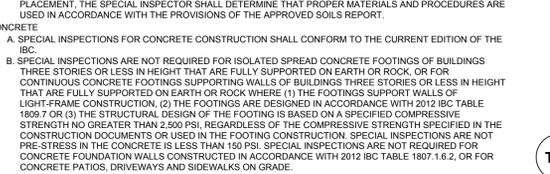


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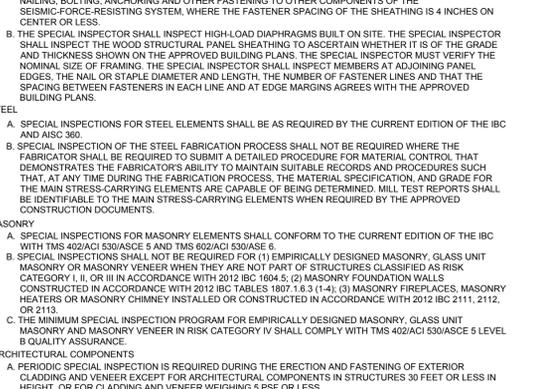
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AS REQUIRED BY THE IRC AND IBC.
- STEEL LINTELS SHALL BE SHOPCOATED WITH A RUST INHIBITIVE PAINT OR MADE OF CORROSION RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.

**TYP VENEER ANCHORAGE**

- STATEMENTS OF SPECIAL INSPECTIONS**
- SPECIAL INSPECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE IBC. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR OCCUPANCIES IN GROUP U THAT ARE ACCESSORY TO A RESIDENTIAL OCCUPANCY, AND WORK OF A MINOR NATURE, UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.
  - THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION WHERE SPECIAL INSPECTIONS ARE REQUIRED. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE. TO THE SATISFACTION OF THE BUILDING OFFICIAL. FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION OF SPECIAL INSPECTIONS.
  - SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
  - SPECIAL INSPECTIONS SHALL BE REQUIRED FOR PROPOSED WORK THAT IS, IN THE OPINION OF THE BUILDING OFFICIAL, UNUSUAL IN NATURE SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION MATERIALS AND SYSTEMS THAT ARE ALTERNATIVES TO MATERIALS AND SYSTEMS PRESCRIBED BY CODE AND MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN CODE.
  - SOILS
    - SPECIAL INSPECTIONS FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT, AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED BY THE CURRENT EDITION OF THE IBC.
    - THE APPROVED SOILS REPORT AND THE DOCUMENTS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE USED TO DETERMINE COMPLIANCE DURING FILL PLACEMENT. THE SPECIAL INSPECTOR SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED SOILS REPORT.
  - CONCRETE
    - SPECIAL INSPECTIONS FOR CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE IBC AND AISI 308.
    - SPECIAL INSPECTIONS ARE NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDINGS THREE STORES OR LESS IN HEIGHT THAT ARE FULLY SUPPORTED ON EARTH OR ROCK, OR FOR CONTINUOUS CONCOURSE WALLS OR BUILDING WALLS OR FOUNDATION WALLS OR FOUNDATION IN HEIGHT THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE (1) THE FOOTINGS SUPPORT WALLS OF LIGHT-FRAME CONSTRUCTION, (2) THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH 2012 IBC TABLE 1807.1.6.2 OR (3) THE STRUCTURE IS BASED ON THE FOOTING IS BASED ON A COMPRESSIVE STRENGTH NO GREATER THAN 2,500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THE DESIGN OF SPECIAL INSPECTIONS. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR CONCRETE FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE WITH 2012 IBC TABLE 1807.1.6.2, OR FOR CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.
  - WOOD
    - SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
    - THE SPECIAL INSPECTOR SHALL INSPECT HIGH-LOAD DIAPHRAGMS BUILT ON SITE. THE SPECIAL INSPECTOR SHALL INSPECT THE WOOD STRUCTURAL PANEL SHEATHING TO ASCERTAIN WHETHER IT IS OF THE GRADE AND THICKNESS SHOWN ON THE APPROVED BUILDING PLANS. THE SPECIAL INSPECTOR MUST VERIFY THE NOMINAL SIZE OF FRAMING. THE SPECIAL INSPECTOR SHALL INSPECT MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES AND THAT THE SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MARGINS AGREES WITH THE APPROVED BUILDING PLANS.
  - STEEL
    - SPECIAL INSPECTIONS FOR STEEL ELEMENTS SHALL BE AS REQUIRED BY THE CURRENT EDITION OF THE IBC AND AISI 360.
    - SPECIAL INSPECTION OF THE STEEL FABRICATION PROCESS SHALL NOT BE REQUIRED WHERE THE FABRICATOR SHALL BE REQUIRED TO SUBMIT A DETAILED PROCEDURE FOR MATERIAL CONTROL, THAT DEMONSTRATES THE FABRICATOR'S ABILITY TO MAINTAIN SUITABLE RECORDS AND PROCEDURES SUCH THAT, AT ANY TIME DURING THE FABRICATION PROCESS, THE MATERIAL SPECIFICATION, AND GRADE FOR THE MAIN STRESS-CARRYING ELEMENTS ARE CAPABLE OF BEING DETERMINED. MILL TEST REPORTS SHALL BE IDENTIFY FOR THE MAIN STRESS-CARRYING ELEMENTS WHEN REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS.
  - MASONRY
    - SPECIAL INSPECTIONS FOR MASONRY ELEMENTS SHALL CONFORM TO THE CURRENT EDITION OF THE IBC WITH TMS 402/422, 530/ASCE 5 AND TMS 602/622, 530/ASCE 5.
    - SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR (1) EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY OR MASONRY VENEER WHEN THEY ARE NOT PART OF STRUCTURES CLASSIFIED AS RISK CATEGORY I, II, OR III IN ACCORDANCE WITH 2012 IBC 1804.5; (2) MASONRY FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE WITH 2012 IBC TABLE 1807.1.6.3 (1-4); (3) MASONRY FIREPLACES, MASONRY HEATERS OR MASONRY CHIMNEYS INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH 2012 IBC 2111.2112, OR 2113.
    - THE MINIMUM SPECIAL INSPECTION PROGRAM FOR EMPERICALLY DESIGNED MASONRY, GLASS UNIT MASONRY AND MASONRY VENEER IN RISK CATEGORY VI SHALL COMPLY WITH TMS 402/ACI 530/ASCE 5 LEVEL B QUALITY ASSURANCE.
  - ARCHITECTURAL COMPONENTS
    - PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE ERECTION AND FASTENING OF EXTERIOR CLADDING AND VENEER EXCEPT FOR ARCHITECTURAL COMPONENTS IN STRUCTURES 30 FEET OR LESS IN HEIGHT, OR FOR CLADDING AND VENEER WEIGHING 5 PSF OR LESS.



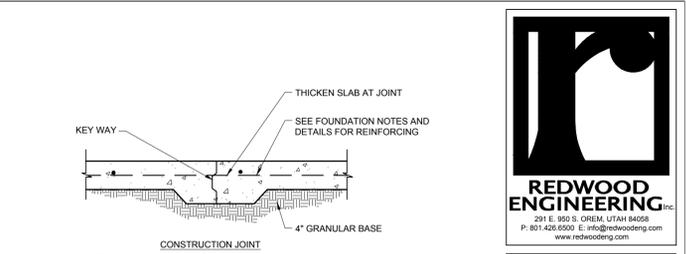
**TYP CONSTRUCTION JOINT DETAIL**



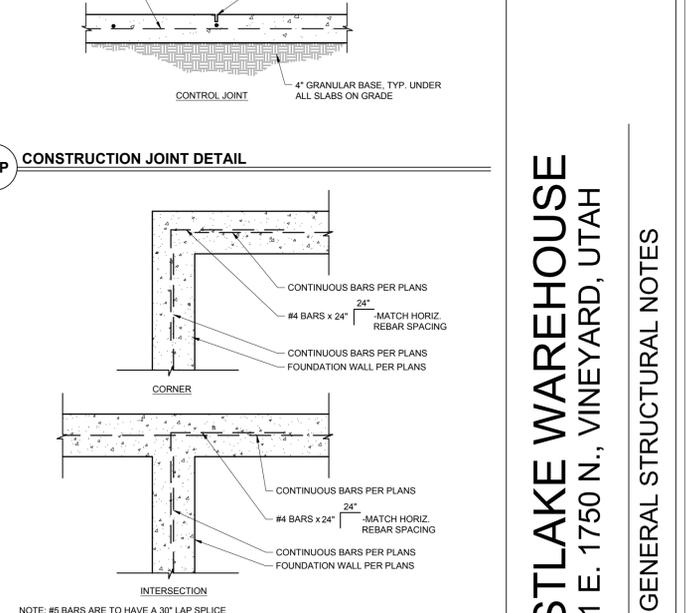
**TYP FOUNDATION REINFORCEMENT DETAIL (PLAN VIEW)**

**NOTES:**

- THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN THE CURRENT EDITION OF THE IBC FOR THOSE STRUCTURES WHERE ONE OR MORE OF THE CONDITIONS STATED IN 2012 IBC SECTION 1704 EXIST. PRIOR TO THE COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF THE STRUCTURAL OBSERVATIONS. AT THE CONCLUSION OF THE WORK, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH HAVE NOT BEEN RESOLVED.



**TYP CONSTRUCTION JOINT DETAIL**



**TYP FOUNDATION REINFORCEMENT DETAIL (PLAN VIEW)**



**EASTLAKE WAREHOUSE**  
 441 E. 1750 N., VINEYARD, UTAH  
 GENERAL STRUCTURAL NOTES

DATE	REVISION
PROJECT NO:	2015-509
DATE:	2-8-16
SCALE:	NTS
DRAWN BY:	CSJ
CHECKED BY:	TSP
STAMP	
SHEET NO.	
<b>SN.1</b>	



3  
A2.1 PERSPECTIVE FRONT/LEFT  
NTS



1  
A2.1 FRONT ELEVATION  
1/8" = 1'-0"



2  
A2.1 LEFT SIDE ELEVATION  
1/8" = 1'-0"

DAVIES WAREHOUSE  
VINEYARD, UTAH

FRONT AND LEFT  
SIDE ELEVATIONS

A2.1





## COMMUNITY DEVELOPMENT

**DATE:** March 09, 2016  
**FROM:** Aric Jensen; Town Planner  
**TO:** Town Council  
**ITEM:** Preliminary and Final Plat; Eastlake Warehouse Condominiums  
**ADDRESS:** 426 and 456 East 1750 North  
**APPLICANT:** Brant Tuttle/Lakeview Holdings Utah LLC

### BACKGROUND AND ANALYSIS:

Mr. Brant Tuttle on behalf of Lakeview Holdings Utah LLC, applicant, requests preliminary and final subdivision plat approval for the Eastlake Warehouse Condominiums plat, located at 426 and 456 East 1750 North. The project previously received site plan approval from the Council and subsequent to that was constructed in general conformance to those plans. The applicant would now like to sell individual units within the approved development, and as required by Utah Code and Town Ordinances has prepared and submitted a condominium plat for Town approval. Staff has reviewed the proposed plat and it appears to conform to the approved site plan and the buildings that have been constructed. The Planning Commission reviewed the proposal on March 02, 2016, and recommended approval with the findings and conditions below.

### PROPOSED MOTION:

I move that the Town Council grant preliminary and final subdivision plat approval for the Eastlake Warehouse Condominiums with the following findings and conditions:

#### Findings

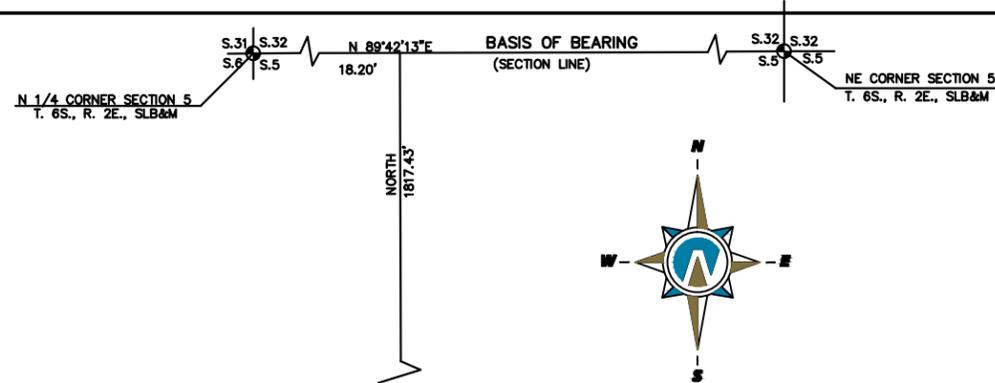
1. With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

#### Conditions

1. The applicant submits and records the required condominium declarations and related documents with the Utah County Recorder.
2. The applicant creates a property owners' association and establishes reserves as required by Utah Code.
3. The applicant makes any redline corrections and pays any required fees.

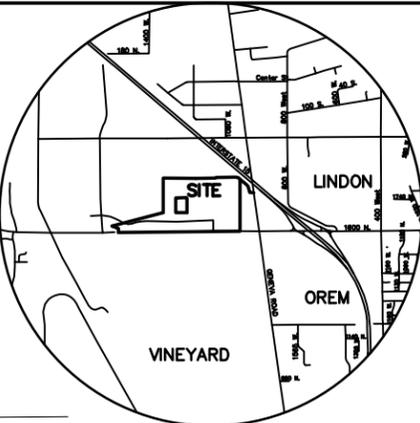
### ATTACHMENTS:

Approved Site Plan  
Proposed Subdivision Plat



**UTILITY DEDICATION**  
 THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON THIS CONDOMINIUM PLAT OF EASTLAKE WAREHOUSE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, DO CONSENT TO THE PREPARATION AND RECORDATION OF THIS CONDOMINIUM PLAT AND DO HEREBY OFFER AND CONVEY TO THE TOWN OF VINEYARD, ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "PUBLIC UTILITY EASEMENT" ON THE WITHIN CONDOMINIUM PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE POINT OF ACCESS THERETO

**RESERVATION OF COMMON AREAS**  
 THE OWNERS IN RECORDING THIS CONDOMINIUM PLAT OF EASTLAKE WAREHOUSE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS PRIVATE AND COMMON AREAS, INTENDED FOR THE USE BY THE CONDOMINIUM OWNERS IN EASTLAKE WAREHOUSE CONDOMINIUMS FOR INGRESS, BUSINESS AND OTHER RELATED ACTIVITIES. THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC BUT ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE CONDOMINIUM OWNERS IN THE EASTLAKE WAREHOUSE CONDOMINIUMS, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION IS HEREBY INCORPORATED AND MADE A PART OF THIS CONDOMINIUM PLAT AND BECOMES EFFECTIVE UPON THE DATE THAT THIS CONDOMINIUM PLAT IS RECORDED IN THE OFFICIAL RECORDS OF UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
 I, KENNETH E. BARNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172762 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH DEFINES COLUMBIA MILLWORKS OFFICE CONDOMINIUMS, CONSISTING OF TWO(2) PAGES AND IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR REESTABLISH THIS SURVEY.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
 (SEE SEAL BELOW)

**BOUNDARY DESCRIPTION**  
 A PARCEL OF LAND LOCATED IN THE NORTHEAST OF THE NORTH 1/4 QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B. & M., TOWN OF VINEYARD, UTAH, SAID PARCEL BEING LOT 10 OF EASTLAKE AT GENEVA INDUSTRIAL PARK, PHASE 1 AS RECORDED IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE N.89°42'13"E, A DISTANCE OF 18.20 FEET AND SOUTH A DISTANCE OF 1817.43 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.89°29'57"E, A DISTANCE OF 487.30 FEET; THENCE S.0.30°03"E A DISTANCE 361.77; THENCE WEST A DISTANCE OF 515.23 FEET; THENCE NORTH DISTANCE OF 332.50 TO A POINT OF CURVATURE OF A TANGENT 25.00-FOOT RADIUS CURVE TO THE RIGHT NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°29'57" AND A CHORD THAT BEARS N.44°44'59"E, A DISTANCE OF 35.20 FEET TO THE POINT OF BEGINNING

CONTAINING 184,539 S.F. OR 4.24 ACRES.

**OWNER'S CERTIFICATE AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS EASTLAKE WAREHOUSE CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 2 SHEET(S) TO BE PREPARED. DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

JOEL DAVID PILLINGS-MEMBER

**ACKNOWLEDGMENT**  
 COUNTY OF UTAH } S.S.  
 STATE OF UTAH }  
 ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE CITY COUNCIL OF THE TOWN OF VINEYARD, COUNTY OF UTAH, STATE OF UTAH, APPROVES EASTLAKE WAREHOUSE CONDOMINIUMS, IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT, HEREBY ACCEPTS THE UTILITY DEDICATION FOR OPERATION AND MAINTENANCE OF THE CULINARY WATER LINES THROUGH THE COMMON AREA UP TO AND INCLUDING THE WATER METER OF EACH BUILDING. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

APPROVED BY MAYOR \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

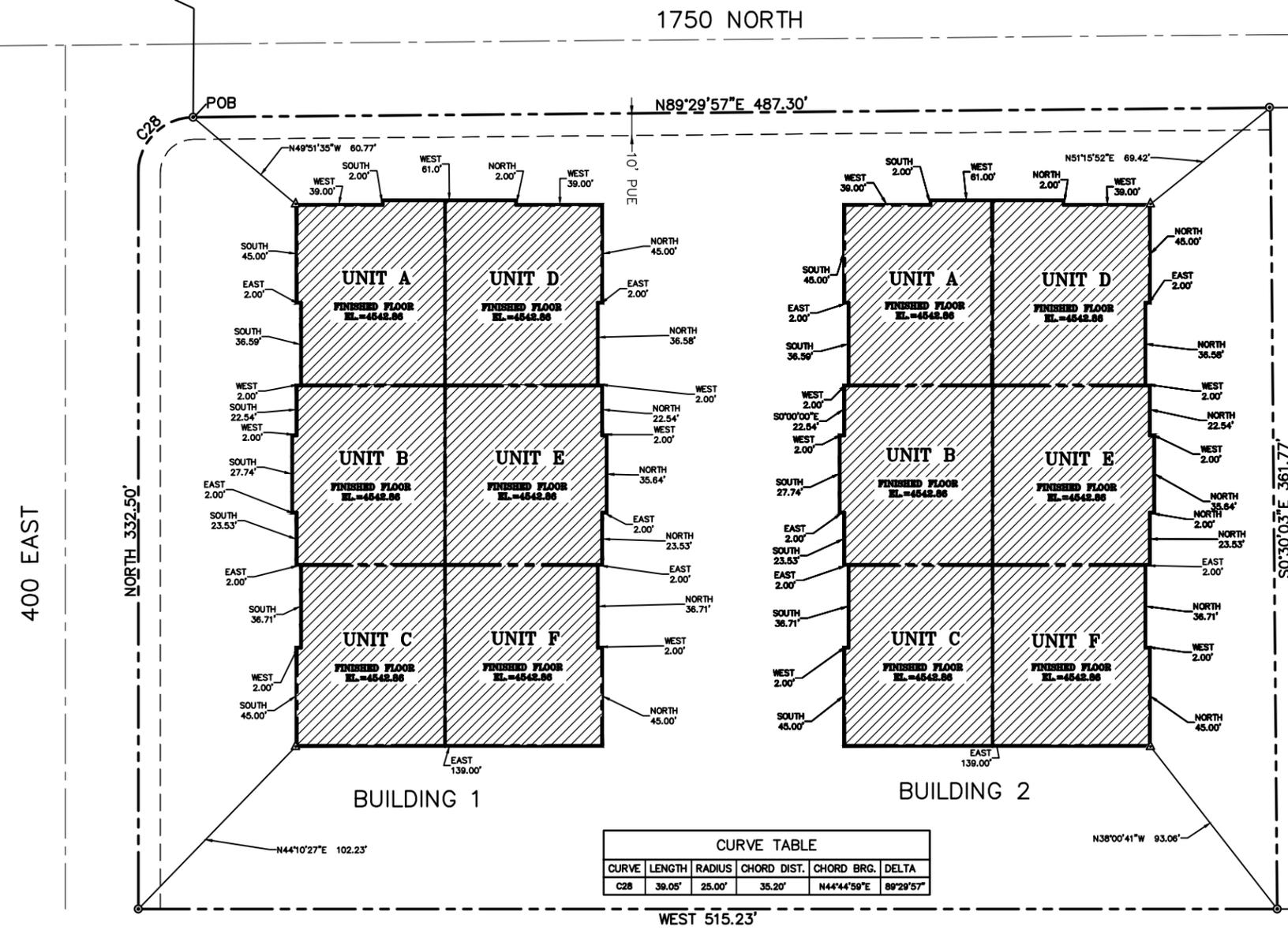
**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY THE TOWN OF VINEYARD PLANNING COMMISSION.

DIRECTOR - SECRETARY \_\_\_\_\_ CHAIRPERSON, PLANNING COMMISSION \_\_\_\_\_

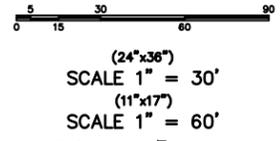
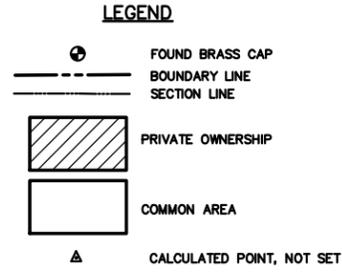
**CONDOMINIUM PLAT**  
**EASTLAKE WAREHOUSE CONDOMINIUMS**  
**A VACATION OF EASTLAKE AT GENEVA BUSINESS PARK PHASE 1 AMENDED, LOT 8 & 9**  
 SHEET 1 OF 2

TOWN OF VINEYARD \_\_\_\_\_ UTAH COUNTY, UTAH  
 SCALE: 1" = 30 FEET

SURVEYOR'S SEAL \_\_\_\_\_ NOTARY PUBLIC SEAL \_\_\_\_\_ CITY ENGINEER SEAL \_\_\_\_\_ CLERK-RECORDER SEAL \_\_\_\_\_



VICINITY MAP -NTS-



**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT  
 1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C28	39.05'	25.00'	35.20'	N44°44'59\"E	89°29'57\"

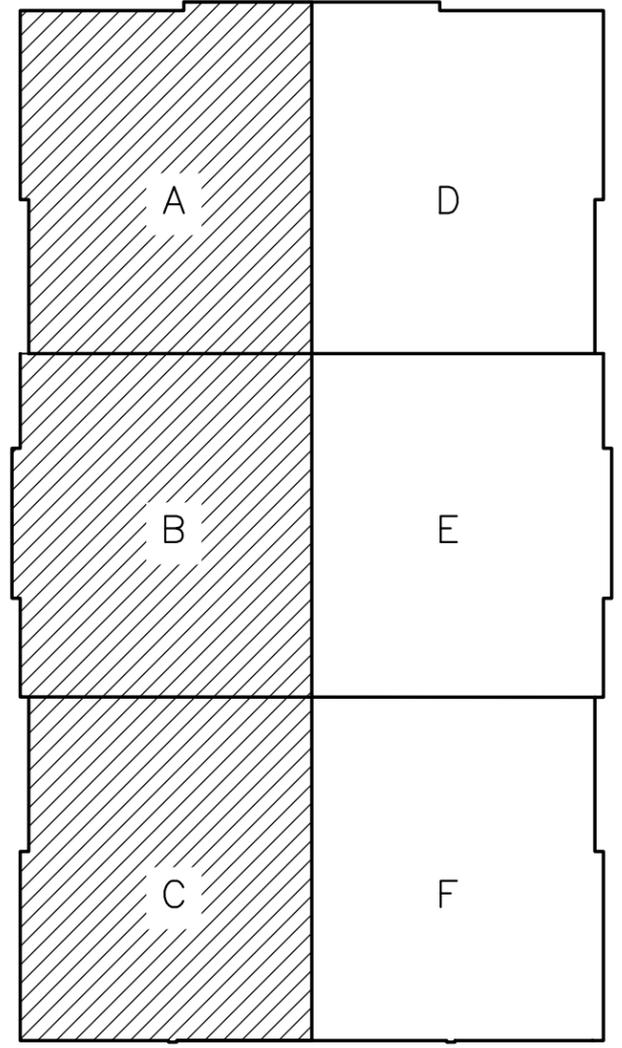
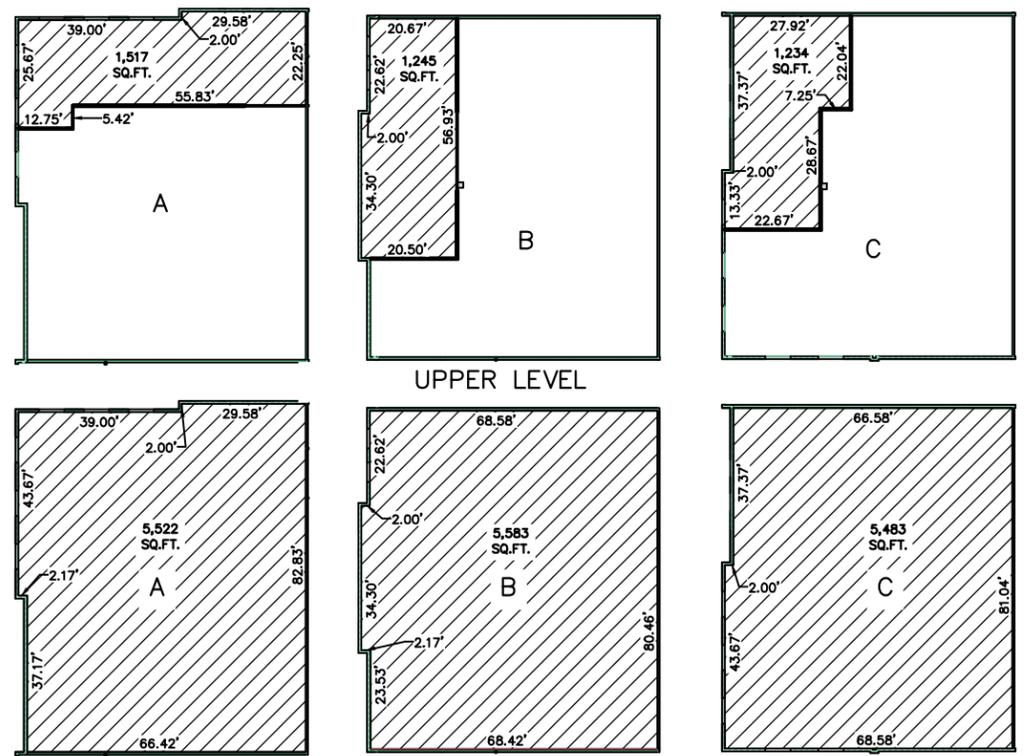
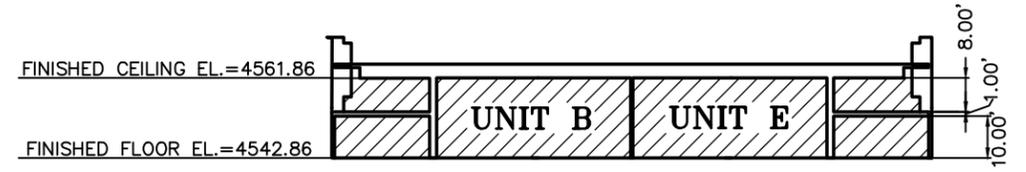
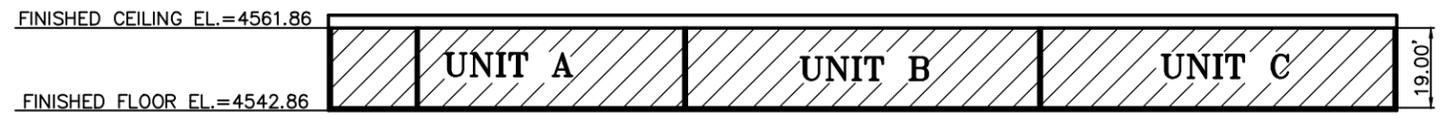
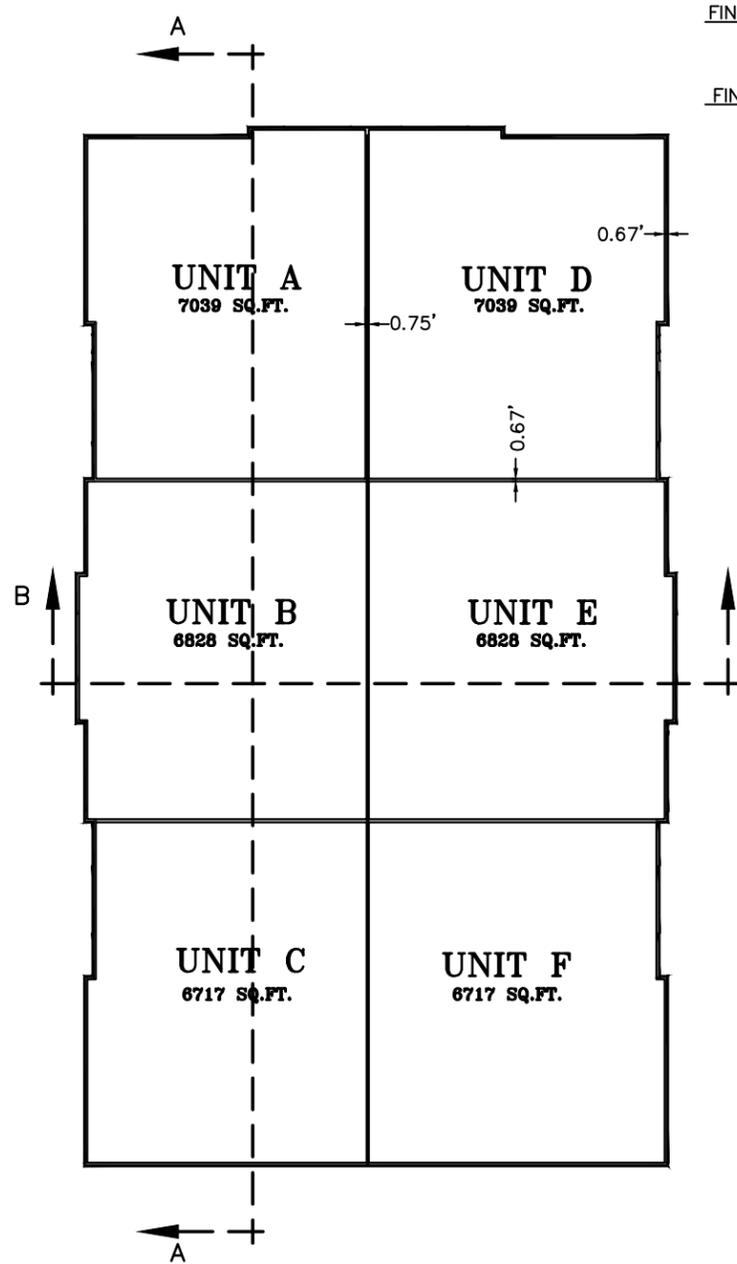
**APPROVED AS TO FORM**  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
 APPROVED \_\_\_\_\_ TOWN OF VINEYARD MAYOR

**APPROVED AS TO FORM**  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
 APPROVED \_\_\_\_\_ TOWN OF VINEYARD PLANNING COMMISSION CHAIR

**APPROVED AS TO FORM**  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
 APPROVED \_\_\_\_\_ TOWN OF VINEYARD ENGINEER

**APPROVED AS TO FORM**  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_  
 APPROVED \_\_\_\_\_ TOWN OF VINEYARD ATTORNEY

CONDITIONS OF APPROVAL



BUILDING 1 AND 2 ARE IDENTICAL

UNITS D, E AND F ARE A MIRRORED OWNERSHIP OF UNITS A, B AND C

PRIVATE OWNERSHIP

24"x36"  
SCALE 1" = 20'  
11"x17"  
SCALE 1" = 40'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH HUBBLE ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:



**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**EAST LAKE WAREHOUSE CONDOMINIUMS**

CONDO PLAT FLOOR PLAN AND SECTIONS

VINYARD, UTAH

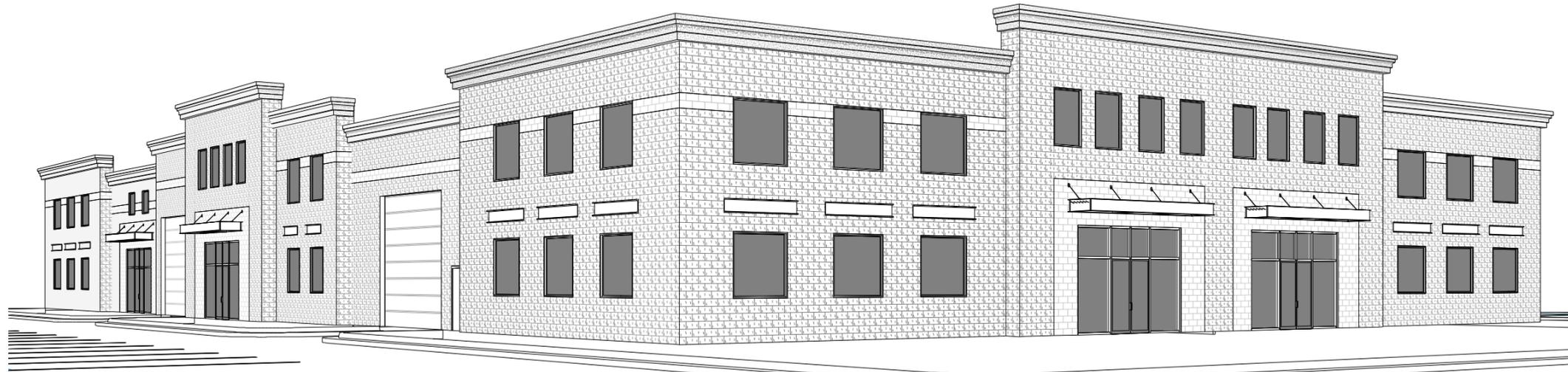
JOB NO.  
XX-XXX  
SHEET NO.  
2 OF 2

EAST LAKE WAREHOUSE

VINEYARD, UTAH

FRONT AND LEFT  
SIDE ELEVATIONS

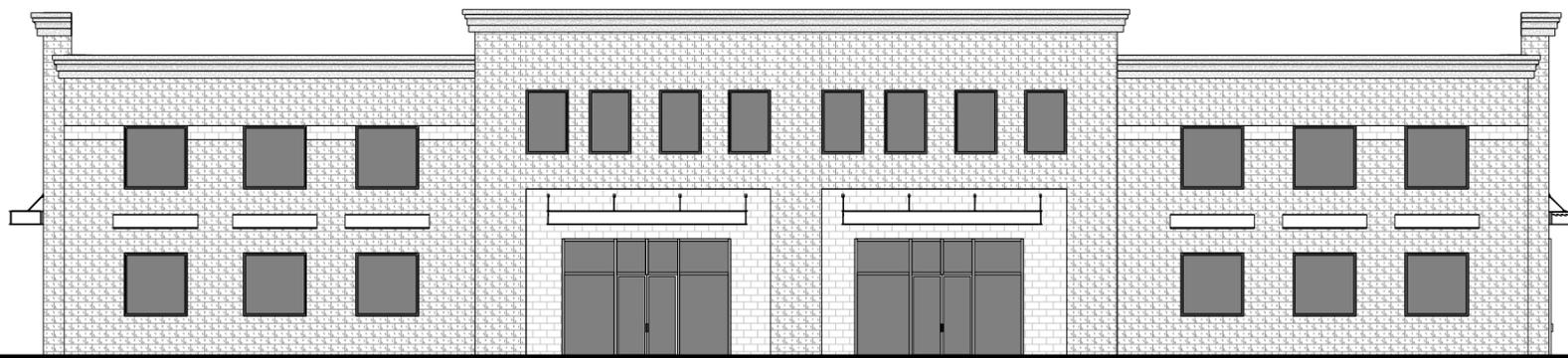
A2.1



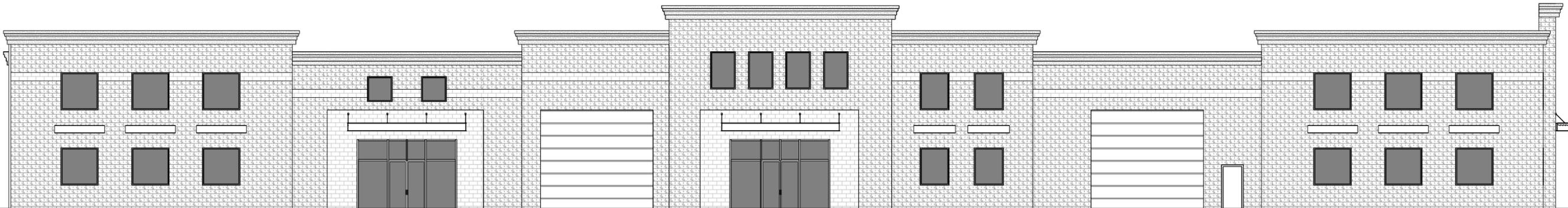
1  
A2.1  
PERSPECTIVE  
NTS

MATERIALS LEGEND

-  SPLIT FACE CMU - DARK GRAY COLOR
-  SMOOTH FACE CMU - LIGHT GRAY COLOR
-  STUCCO TRIM - SANDSTONE COLOR
-  DECORATIVE C CHANNEL - NATURAL PATINA RAW STEEL
-  METAL AWNING - NATURAL PATINA RAW STEEL



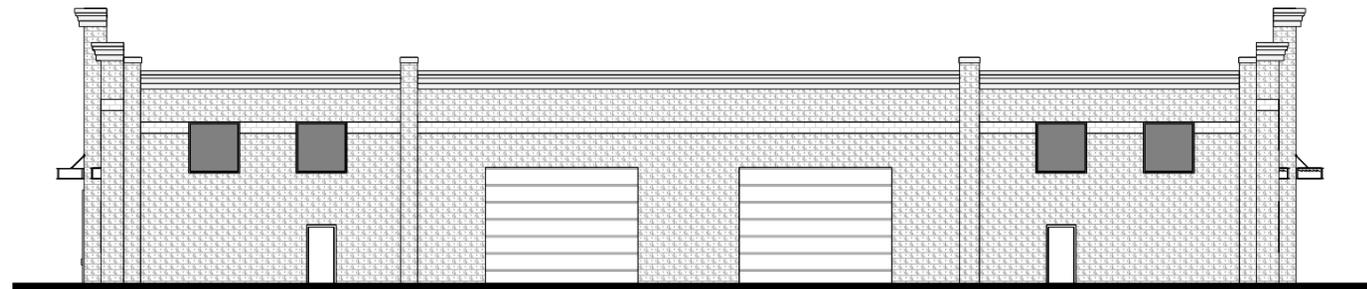
2  
A2.1  
FRONT ELEVATION  
1/8" = 1'-0"



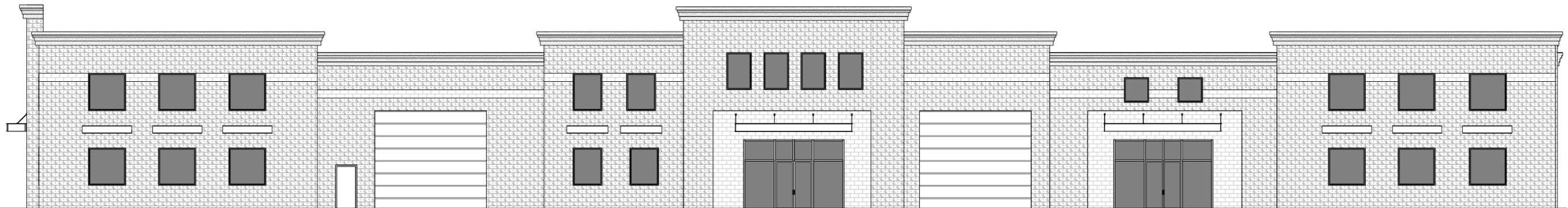
3  
A2.1  
LEFT SIDE ELEVATION  
1/8" = 1'-0"



1 PERSPECTIVE  
A2.2 NTS



2 REAR ELEVATION  
A2.2 1" = 10'-0"



3 RIGHT SIDE ELEVATION  
A2.2 1/8" = 1'-0"

MATERIALS LEGEND

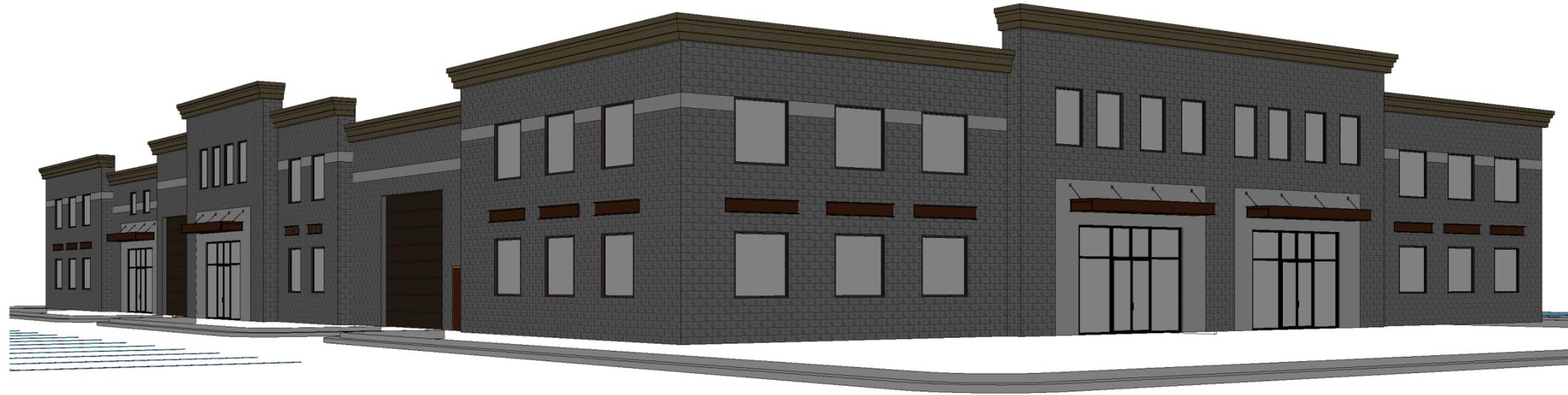
-  SPLIT FACE CMU - DARK GRAY COLOR
-  SMOOTH FACE CMU - LIGHT GRAY COLOR
-  STUCCO TRIM - SANDSTONE COLOR
-  DECORATIVE C CHANNEL - NATURAL PATINA RAW STEEL
-  METAL AWNING - NATURAL PATINA RAW STEEL

EAST LAKE WAREHOUSE

VINEYARD, UTAH

REAR AND RIGHT  
SIDE ELEVATIONS

A2.2



MATERIALS LEGEND

-  SPLIT FACE CMU - DARK GRAY COLOR
-  SMOOTH FACE CMU - LIGHT GRAY COLOR
-  STUCCO TRIM - SANDSTONE COLOR
-  DECORATIVE C CHANNEL - NATURAL PATINA RAW STEEL
-  METAL AWNING - NATURAL PATINA RAW STEEL

1  
A2.3 ————— PERSPECTIVE  
NTS



2  
A2.3 ————— PERSPECTIVE  
NTS

EAST LAKE WAREHOUSE

VINEYARD, UTAH

LANDSCAPE  
ELEVATIONS

A2.3



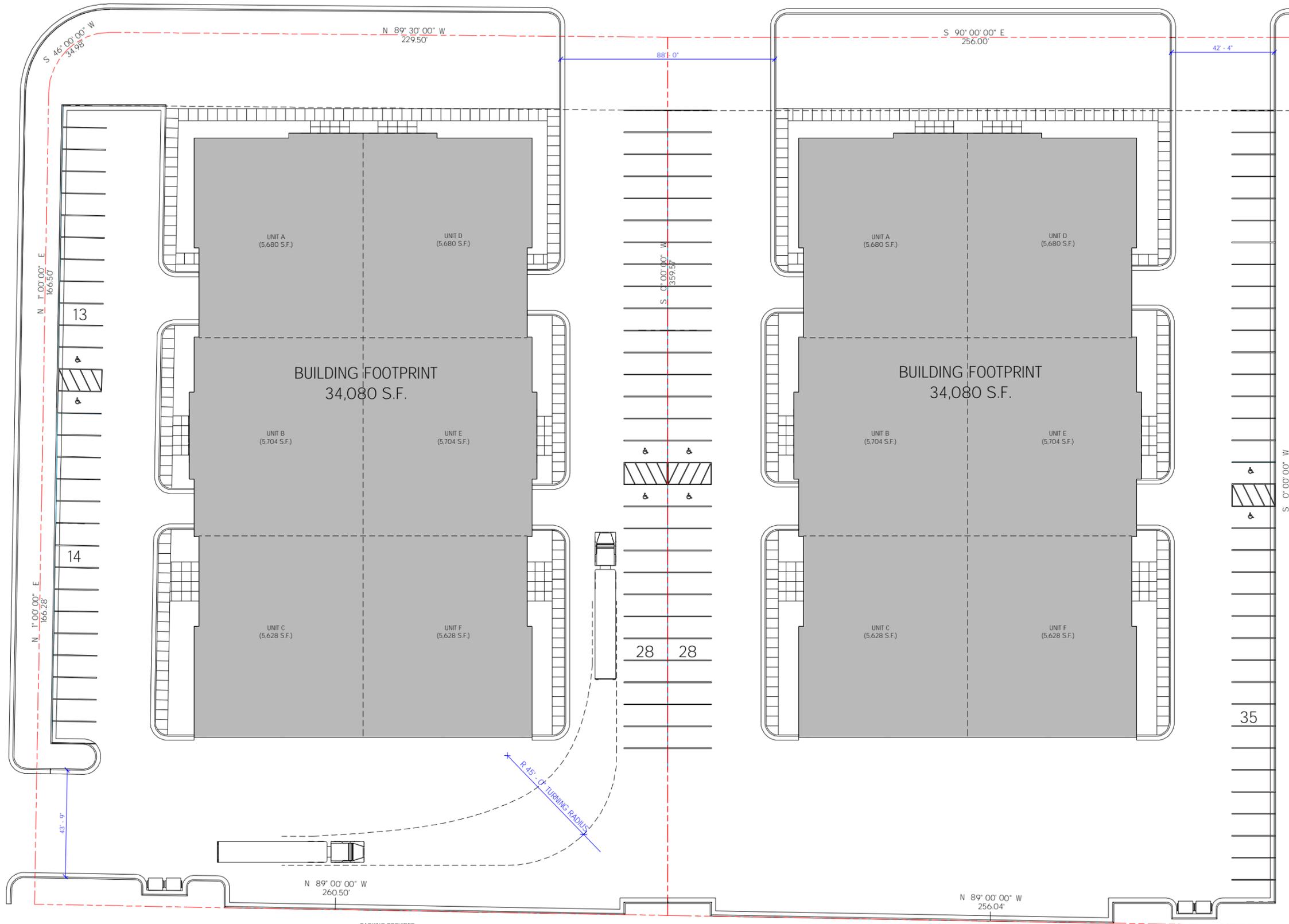
LINETYPE LEGEND

- - - - - PROPERTY LINE
- - - - - SITE SETBACK/EASEMENT LINES
- — — — SITE FEATURES
- — — — ROOF FEATURES



1750 NORTH

400 EAST



BUILDING FOOTPRINT  
34,080 S.F.

BUILDING FOOTPRINT  
34,080 S.F.

PARKING REQUIRED:  
1 PER 1000 S.F. FOR WAREHOUSE  
1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 9,000 S.F.  
9,000/300 = 30 STALLS

WAREHOUSE SPACE 25,080 S.F.  
25,080/1000 = 25 STALLS

TOTAL STALLS REQUIRED: 55 STALLS

PARKING REQUIRED:  
1 PER 1000 S.F. FOR WAREHOUSE  
1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 12,250 S.F.  
12,250/300 = 42 STALLS

WAREHOUSE SPACE 24,487 S.F.  
24,487/1000 = 22 STALLS

TOTAL STALLS REQUIRED: 63 STALLS

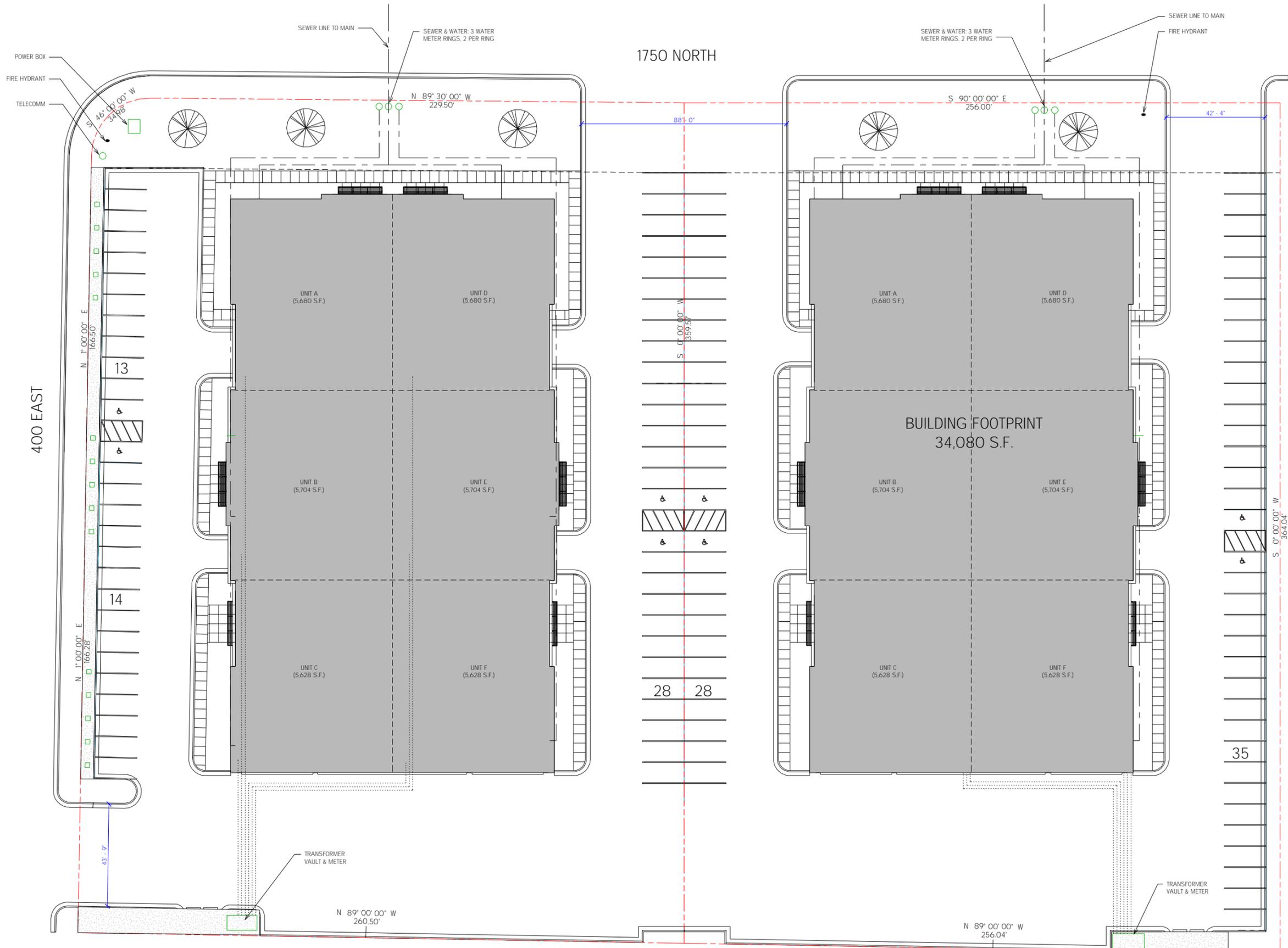
**EAST LAKE WAREHOUSE**  
**VINEYARD, UTAH**

**SITE PLAN**

**C1.1**

UTILITY LEGEND

- 12" DRAIN PIPE
- WATER LINES
- SEWER LINES
- 3'-0" X 4'-0" STORM DRAIN
- ELECTRICAL LINE
- GAS LINE
- PHONE LINE



PARKING REQUIRED:  
 1 PER 1000 S.F. FOR WAREHOUSE  
 1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 9,000 S.F.  
 9,000/300 = 30 STALLS

WAREHOUSE SPACE 25,080 S.F.  
 25,080/1000 = 25 STALLS

TOTAL STALLS REQUIRED: 55 STALLS

PARKING REQUIRED:  
 1 PER 1000 S.F. FOR WAREHOUSE  
 1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 12,250 S.F.  
 12,250/300 = 42 STALLS

WAREHOUSE SPACE 24,487 S.F.  
 21,530/1000 = 22 STALLS

TOTAL STALLS REQUIRED: 63 STALLS

**EAST LAKE WAREHOUSE**  
**VINEYARD, UTAH**

**UTILITY PLAN**

**C1.2**



EAST LAKE WAREHOUSE

VINEYARD, UTAH

LANDSCAPE PLAN

C1.3



1750 NORTH

TREE: CANADIAN MAPLE

GRASS LANDSCAPING

TREE: CANADIAN MAPLE

GRASS LANDSCAPING

RAISED PLANTER BOXES ON LOOSE ROCK BED

RAISED PLANTER BOXES ON LOOSE ROCK BED

RAISED PLANTER BOXES ON LOOSE ROCK BED

LOOSE ROCK BED

DUMPSTERS

LOOSE ROCK BED

400 EAST

13

14

28 28

35

BUILDING FOOTPRINT 34,080 S.F.

BUILDING FOOTPRINT 34,080 S.F.

UNIT A (5,680 S.F.)

UNIT D (5,680 S.F.)

UNIT B (5,704 S.F.)

UNIT E (5,704 S.F.)

UNIT C (5,628 S.F.)

UNIT F (5,628 S.F.)

UNIT A (5,680 S.F.)

UNIT D (5,680 S.F.)

UNIT B (5,704 S.F.)

UNIT E (5,704 S.F.)

UNIT C (5,628 S.F.)

UNIT F (5,628 S.F.)

N 89° 00' 00" W 260.50'

N 89° 00' 00" W 256.04'

PARKING REQUIRED:  
1 PER 1000 S.F. FOR WAREHOUSE  
1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 9,000 S.F.  
9,000/300 = 30 STALLS

WAREHOUSE SPACE 25,080 S.F.  
25,080/1000 = 25 STALLS

TOTAL STALLS REQUIRED: 55 STALLS

PARKING REQUIRED:  
1 PER 1000 S.F. FOR WAREHOUSE  
1 PER 300 S.F. FOR OFFICE

OFFICE SPACE 12,250 S.F.  
12,250/300 = 42 STALLS

WAREHOUSE SPACE 24,487 S.F.  
24,487/1000 = 22 STALLS

TOTAL STALLS REQUIRED: 63 STALLS



## COMMUNITY DEVELOPMENT

**DATE:** March 09, 2016  
**FROM:** Aric Jensen; Town Planner  
**TO:** Town Council  
**ITEM:** Preliminary and Final Plat; The Vine Apartments Plat  
**ADDRESS:** 255 North Mill Road  
**APPLICANT:** Uccello Inc, Greg and Brian Bird

### BACKGROUND AND ANALYSIS:

Greg and Brian Bird on behalf of Uccello Inc, applicant, request preliminary and final subdivision plat approval for The Vine Apartments plat, located at 255 North Mill Road. The project previously received site plan approval from the Council but has yet to be constructed. The applicant would like to sell the right to construct and own individual buildings within the approved development, and as required by Utah Code and Town Ordinances has prepared and submitted a subdivision plat for Town approval. Staff has reviewed the proposed plat and it appears to conform to the approved site plan.

The project was originally reviewed and approved as a multi-family development with a single ownership. A change to multiple owners is permitted by ordinance; however, there are several issues that need to be addressed.

1. Phasing – the applicant either needs to construct all utilities, parking, common area, etc., upfront, or submit a phasing plan to the satisfaction of the City.
2. Common Area Maintenance – the applicant must create and submit a professional owners association to manage and maintain all common areas. As this is not a proposal to create individual units, the City needs to make sure that any approval requires that all common areas be owned by a single entity and that all common areas are maintained by a single entity to avoid issues related to disparate maintenance.
3. Construction/Design – All buildings and all site improvements shall be constructed in conformance to the approved site and development plans.

The Planning Commission reviewed this proposal on March 02, 2016, and recommended approval with the conditions set forth in the recommended motion, below.

### RECOMMENDED MOTION:

I move that the Council grant preliminary and final subdivision plat approval for The Vine Apartments Plat with the following findings and conditions:

## Findings

With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

## Conditions

1. The common area is held, owned, and maintained by a single entity, and is not otherwise divided between or assigned to individual building owners.
2. All improvements are installed prior to or concurrent with the first building permit, or the applicant provides a phasing plan to the satisfaction of the City.
3. Any building, utility, site feature, and any other aspect of the project shall be constructed in conformance to the approved site and development plans.
4. The clubhouse and related improvements are constructed within **\*\*18\*\*** months of the first building permit, **\*\*and all landscaping requirements for the entire project be completed within 3 years of the first building permit.\*\***
5. The applicant submits and records the required PUD declarations and related documents with the Utah County Recorder.
6. The applicant creates a property owners' association and establishes reserves as required by Utah Code.
7. The applicant makes any redline corrections and pays any required fees.

## **ATTACHMENTS:**

Approved Site Plan

Proposed Subdivision Plat

**GENERAL NOTES**

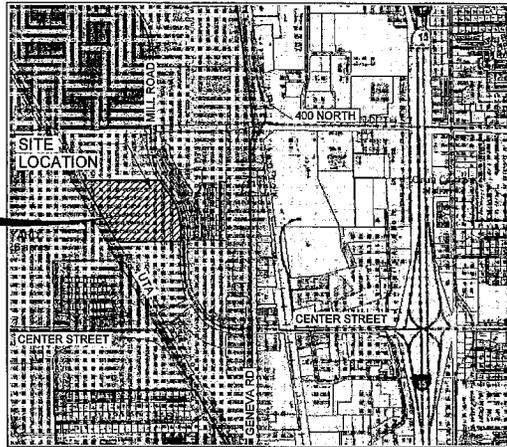
1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR:
  - (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.
  - (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMAL DISRUPTION OF SERVICE.
  - (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
  - (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.
  - (E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.
  - (F) RECORDING AS BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.
  - (G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOUES OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
5. TWO WORKING DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE 2007 EDITION OF THE CITY OF VINEYARD STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF VINEYARD WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.
9. MAINTAIN 30-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.
10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHIELDED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTEREED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE CITY OF VINEYARD ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.

# 255 MILL APARTMENTS

## VINEYARD, UTAH

OCTOBER 23, 2015

PROJECT LOCATION



VICINITY MAP

**INDEX OF SHEETS**

SHEET	DESCRIPTION
1.00	COVER
1.01	OVERALL SITE PLAN
1.02-1.04	SITE PLANS
2.00	OVERALL UTILITY PLAN
2.01-2.03	UTILITY PLANS
3.04	UTILITY EASEMENTS
3.05-3.02	UTILITY PROFILES
4.00	OVERALL GRADING PLAN
4.01-4.03	GRADING PLANS
5.00-5.02	DETAIL SHEETS
6.00	HYDROSTOR DETENTION BED 1
6.01	HYDROSTOR DETENTION BED 2
6.02	HYDROSTOR DETAIL SHEET
7.00	SWPPP
7.01	BMP
7.02	BMP
7.03	BMP

15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
  16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
  17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
  18. THE SITE WORK SHALL MEET OR EXCEED THE 2007 EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.
  19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARKS, BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF EACH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
  20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN, IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.
- NOTES:
- 1) CULINARY WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY VINEYARD CITY.
  - 2) STORM DRAIN WILL BE PROVIDED UNLESS NOTED DIFFERENTLY.
  - 3) PUBLIC UTILITY EASEMENT DEDICATED TO VINEYARD CITY FOR ENTIRE LOT LESS BLDG. FOOTPRINTS, CLUB HOUSE & C.L.W.C.D. PARCELS EASEMENTS.
  - 4) ALL VALVES SHALL BE FLANGED TO MAIN LINE WHERE POSSIBLE - I.E. FIRE HYDRANTS, VALVES, FIRE LINES.
  - 5) WATER METERS SHALL BE LOCATED IN LANDSCAPED ISLANDS AND MINIMUM 10' FROM ANY STRUCTURES, STREET LIGHTS, ETC.
  - 6) 1.5" AND LARGER METERS TO BE INSTALLED BY CONTRACTOR AT TIME OF METER SETTER INSTALLATION IN 30" HOPE CAN WITH 30" FLAT LID AND SHALL BE 15" - 20" FROM TOP OF METER CAN AFTER ADJUSTMENT TO FINAL GRADE.
  - 7) ADJUST LANDSCAPING TO ALLOW MINIMUM 10' CLEARANCE BETWEEN DEEP-ROOTED VEGETATION AND METERS AND FIRE HYDRANTS.

DEVELOPER:  
 GREG BIRD  
 RSR VENTURES  
 825 W 1100 E, SUITE 100  
 HIGHLAND, UTAH 84003  
 801-770-8800

ENGINEER/SURVEYOR:  
 M.W. BROWN ENGINEERING  
 MATT W. BROWN P.E.  
 810 EAST 770 NORTH  
 OREM, UTAH 84057

1-800-882-4111

Know what's below.  
 Call before you dig.

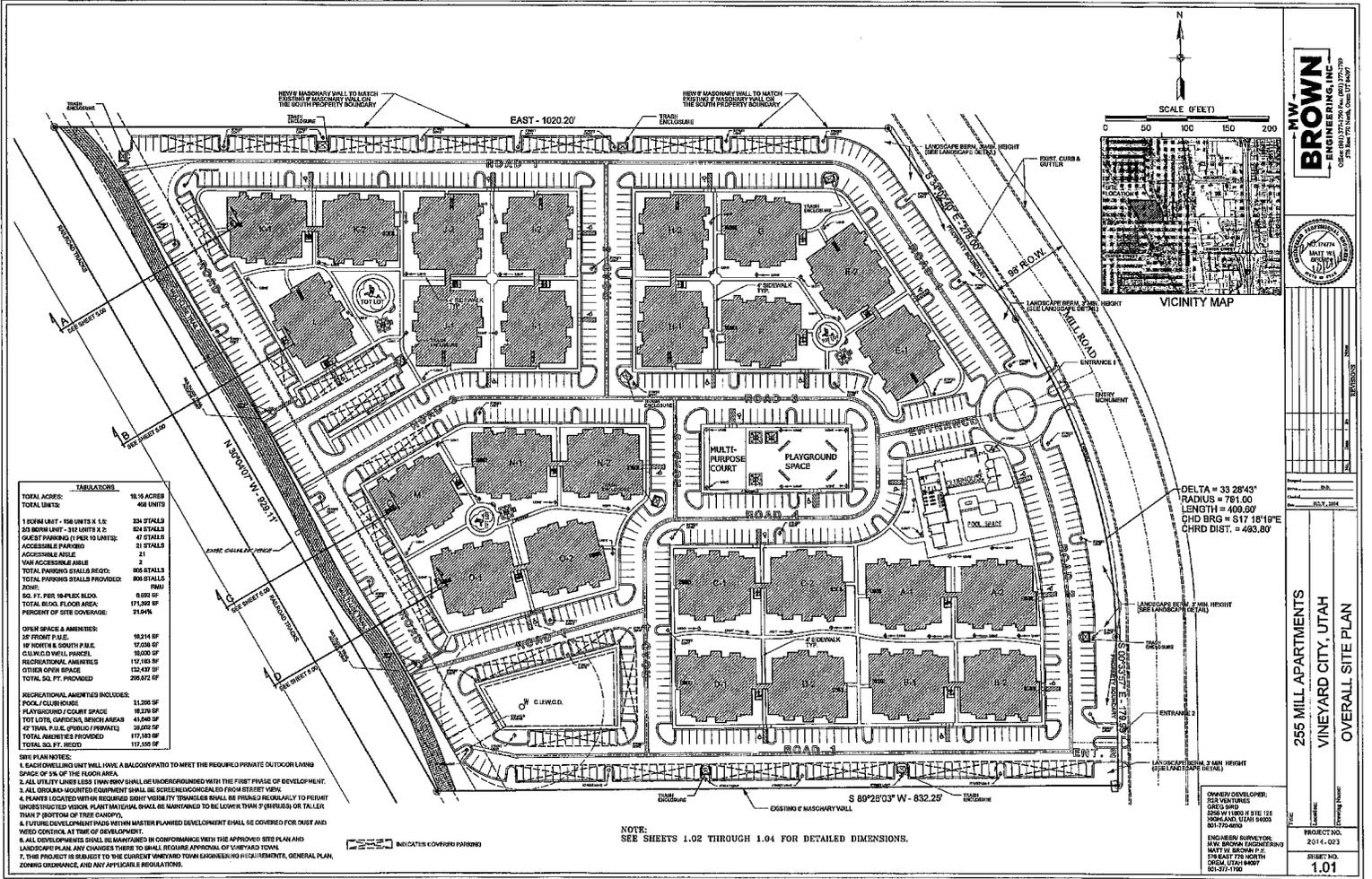
PROJECT NO. 2014-023  
 SHEET NO. 1.00

M.W. BROWN ENGINEERING, INC.  
 OFFICE: 801-271-7100 FAX: 801-271-7109  
 731 East 770 North, Orem, UT 84057

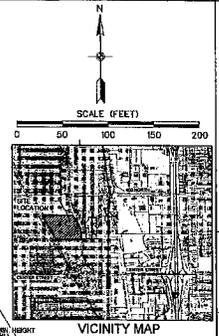


DATE	2015.10.23
BY	MWB
CHECKED	MWB
SCALE	AS SHOWN

255 MILL APARTMENTS  
 VINEYARD, UTAH  
 COVER SHEET



**MW BROWN ENGINEERING, INC.**  
 OFFICE: 1601 2575 20th Ave, #202, Provo, UT 84601  
 PHONE: 801-771-1100 FAX: 801-771-1101  
 255 Mill Apartments, Vineyard City, UT 84601



TABULATIONS	
TOTAL ACRES:	18.1/8 ACRES
TOTAL UNITS:	406 UNITS
1 BDR UNIT - 156 UNITS X 1 S:	324 STALLS
20 BDR UNIT - 201 UNITS X 2:	824 STALLS
GUEST PARKING (1 PER TO UNIT):	47 STALLS
ACCESSIBLE PARKING:	21 STALLS
ACCESSIBLE ASBLE:	21
NON ACCESSIBLE ASBLE:	2
TOTAL PARKING STALLS PROVIDED:	800 STALLS
ZONE:	RM1
50 FT. PER 18-40' BLDG.	6,092 SF
TOTAL BLDG. FLOOR AREA:	17,206 SF
PERCENT OF SITE COVERAGE:	21.94%
OPEN SPACE & AMENITIES:	
25 FRONT YARD:	98,314 SF
10 FRONT YARD:	17,008 SF
CLUB/LOBBY FRONTS:	10,000 SF
RECREATIONAL AMENITIES:	10,180 SF
OTHER OPEN SPACE:	25,497 SF
TOTAL SQ. FT. PROVIDED:	209,092 SF
RECREATIONAL AMENITIES INCLUDES:	
POOL/CLUBHOUSE:	11,206 SF
PLAYGROUND / COURT SPACE:	18,270 SF
TOT. LOTTS, GARDENS, BENCH AREAS:	41,040 SF
42 TOTAL P.U.S. (PROVIDED) PRIVATE:	20,000 SF
TOTAL AMENITIES PROVIDED:	117,140 SF
TOTAL SQ. FT. REQ'D:	173,948 SF

- SITE PLAN NOTES:**
1. EACH DWELLING UNIT SHALL HAVE A BALCONY/PATIO TO MEET THE REQUIRED PRIVATE OUTDOOR LIVING SPACE OF 5% OF THE FLOOR AREA.
  2. ALL UTILITY LINES LESS THAN 60" SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
  3. ALL OUTDOOR LOCATED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
  4. PARKING LOCATED WITHIN REQUIRED VISIBILITY TRIANGLES SHALL BE FINALLY RELOCATED TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 5' (TRIPLES) OR TALLER THAN 7' (BOTTOM OF THE CANOPY).
  5. A FUTURE DEVELOPMENT PHASE WITHIN MASTER PLANNED DEVELOPMENT SHALL BE COVERED FOR DUST AND VEHICULAR AT TIME OF DEVELOPMENT.
  6. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERE TO SHALL REQUIRE APPROVAL OF VINEYARD TOWN.
  7. THIS PROJECT IS SUBJECT TO THE CURRENT VINEYARD TOWN ENGINEERING REGULATIONS, GENERAL PLAN, ZONING ORDINANCE, AND ANY APPLICABLE REGULATIONS.

NOTE:  
 SEE SHEETS 1.02 THROUGH 1.04 FOR DETAILED DIMENSIONS.

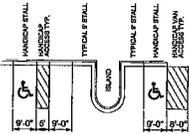
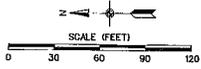
DELTA = 33 28'43"  
 RADIUS = 409.00'  
 LENGTH = 517 18'19"  
 CHD DIST. = 483.00'

**255 MILL APARTMENTS**  
 VINEYARD CITY, UTAH  
 OVERALL SITE PLAN

OWNER/DEVELOPER:  
 255 VINEYARD  
 255 MILL APARTMENTS  
 255 EAST 1700 N, SITE 123  
 PROVO, UT 84601  
 801-771-1100

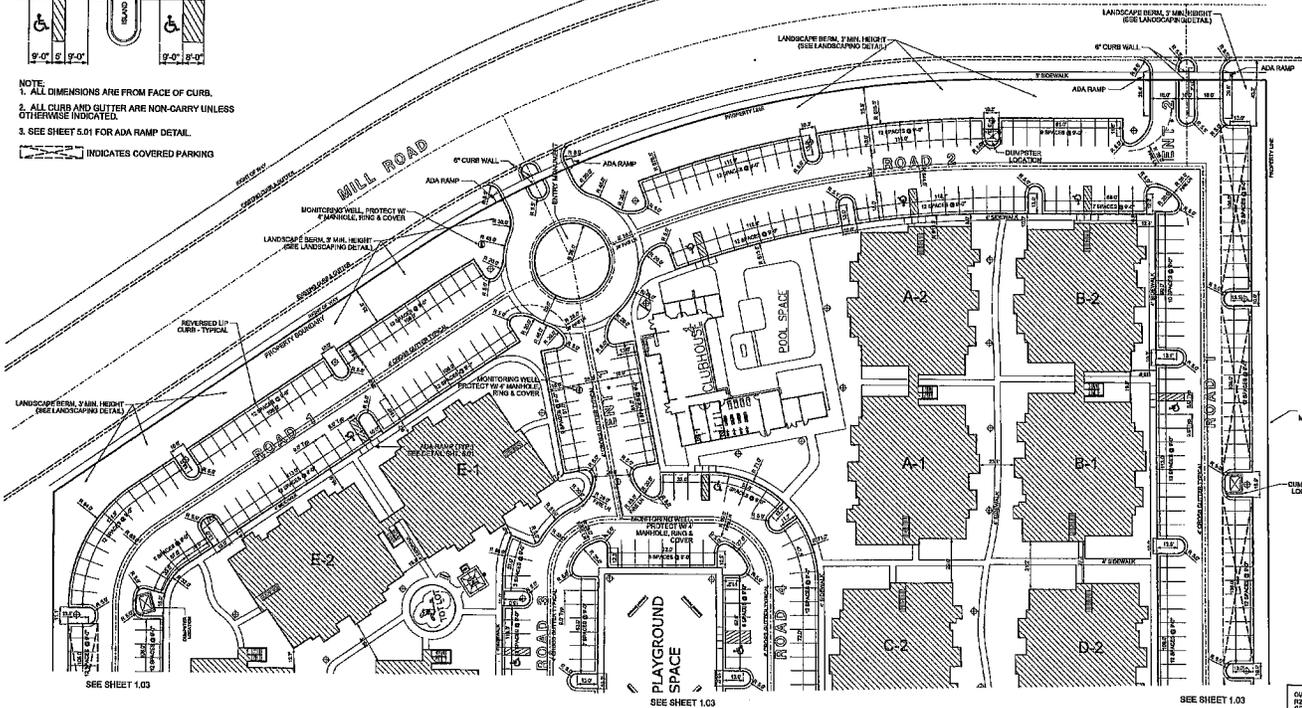
ENGINEER/SUPPLIER:  
 MW BROWN ENGINEERING  
 MATTHEW W. BROWN, P.E.  
 255 EAST 1700 NORTH  
 PROVO, UTAH 84601  
 801-771-1100

PROJECT NO.: 2014-023  
 SHEET NO.: 1.01



- NOTE:
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
  2. ALL CURB AND GUTTER ARE NON-CARRY UNLESS OTHERWISE INDICATED.
  3. SEE SHEET 5.01 FOR ADA RAMP DETAIL.

INDICATES COVERED PARKING



SEE SHEET 1.03

SEE SHEET 1.03

SEE SHEET 1.03



255 MILL APARTMENTS  
VINEYARD CITY, UTAH  
SITE PLAN

OWNER/DEVELOPER:  
DAVE VENTURES  
1000 N. 1000 E. ST. 100  
MIDLAND, UTAH 84002  
801-770-0800

DESIGNER/ENGINEER:  
MW BROWN ENGINEERING  
100 N. 1000 E. ST. 100  
MIDLAND, UTAH 84002  
801-770-1100

PROJECT NO.  
2014-023

SHEET NO.  
1.02



**255 MILL APARTMENTS  
 VINEYARD CITY, UTAH  
 SITE PLAN**

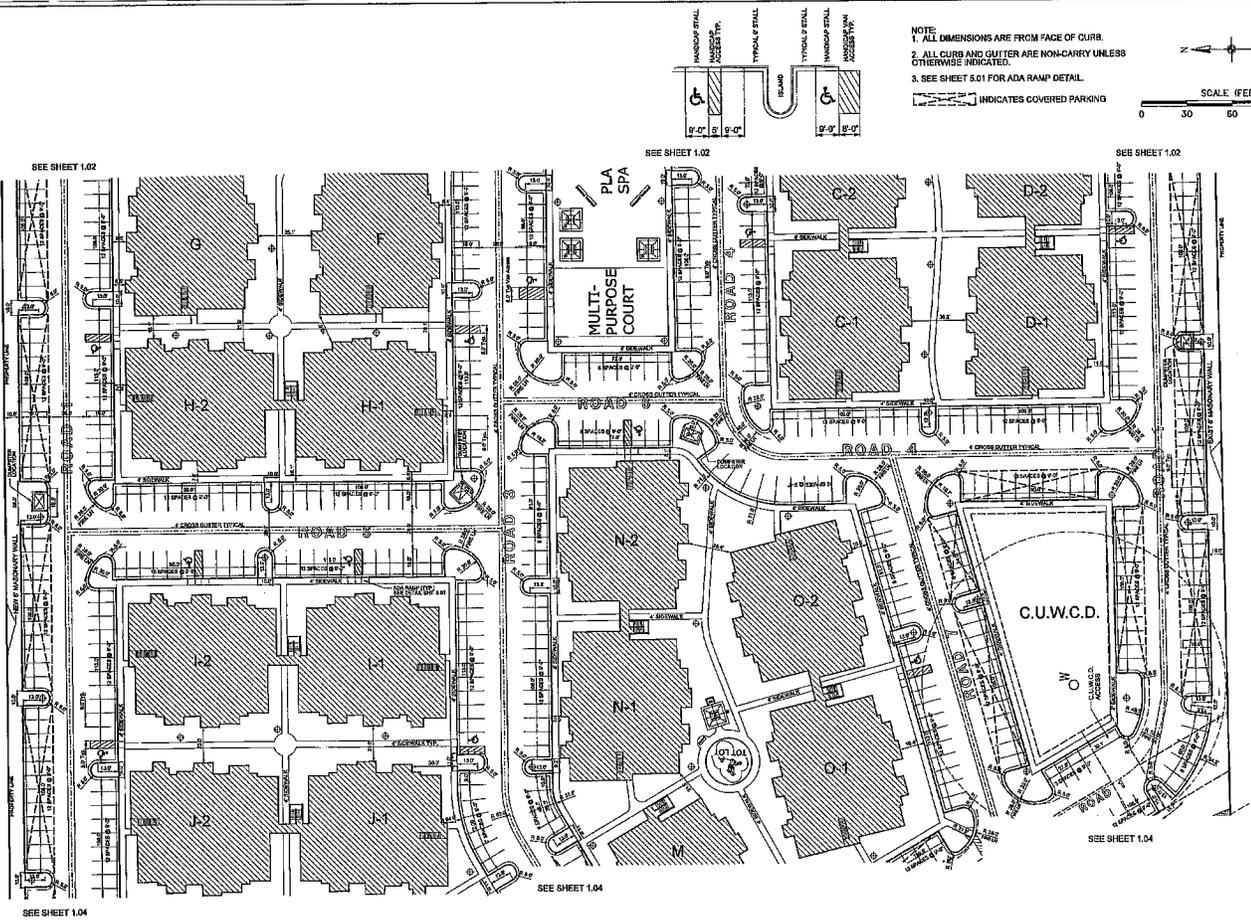
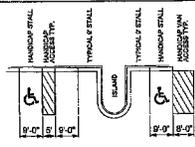
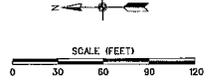
DATE: 07/14/2014  
 PROJECT NO: 2014-023  
 SHEET NO: 1.03

OWNER/DEVELOPER:  
 TCM HOLDINGS  
 255 MILL APARTMENTS  
 1000 N. 1000 W. SUITE 100  
 OGDEN, UTAH 84403  
 435-771-1000

ENGINEER/SURVEYOR:  
 M. W. BROWN ENGINEERING, INC.  
 M. W. BROWN, P.E.  
 225 N. 1000 W. SUITE 100  
 OGDEN, UTAH 84403  
 435-771-1000

- NOTE:  
 1. ALL DIMENSIONS ARE FROM FACE OF CURB.  
 2. ALL CURB AND GUTTER ARE NON-CARRY UNLESS OTHERWISE INDICATED.  
 3. SEE SHEET 5.01 FOR ADA RAMP DETAIL.

INDICATES COVERED PARKING



SEE SHEET 1.02

SEE SHEET 1.02

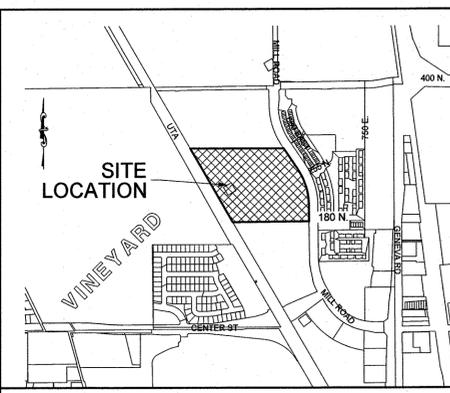
SEE SHEET 1.02

SEE SHEET 1.04

SEE SHEET 1.04

SEE SHEET 1.04

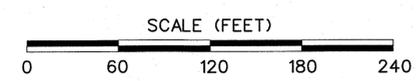




- LEGEND**
- SUBDIVISION BOUNDARY
  - - - RIGHT OF WAY
  - - - PUBLIC UTILITY EASEMENT
  - - - BUILDING SETBACK LINE
  - ⊕ FOUND SECTION CORNER
  - ⊙ SET 5/8" REBAR & CAP (BOUNDARY)
  - CALCULATED POINT, NOT SET
  - ▨ PRIVATE OWNERSHIP
  - ▩ LIMITED COMMON AREA
  - COMMON AREA

# THE VINE APARTMENTS PLAT

A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 17  
T6S, R2E, S.L.B. & M



**SURVEYOR'S CERTIFICATE**

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY 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, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

LOT 2 OF GENEVA PARK EAST, PHASE TWO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS ON THE WEST RIGHT OF WAY LINE OF MILL ROAD SAID POINT ALSO BEING SOUTH 00°03'08" EAST ALONG THE SECTION LINE 697.80 FEET AND WEST 1265.14 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) CALLS: 1) S 34°02'40" E 278.00 FEET; 2) ALONG AN ARC 409.60 FEET TO THE RIGHT, HAVING A RADIUS OF 701.00 FEET, THE CHORD BEARS S 17°18'19" E 403.80 FEET; 3) THENCE S 0°33'57" E 179.99 FEET; THENCE S 89°26'03" W 832.25 FEET; THENCE N 30°04'07" W 929.11 FEET; THENCE EAST 1020.20 FEET TO THE POINT OF BEGINNING.

AREA = 18.157 ACRES (790,924 SQ. FT.)

LESS AND EXCEPTING: BEGINNING AT A POINT WHICH IS SOUTH 00°03'08" EAST ALONG THE SECTION LINE 1423.42 FEET AND WEST 1735.34 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 30°04'07" WEST 54.15 FEET; THENCE NORTH 74°44'39" EAST 164.13 FEET; THENCE SOUTH 0°33'57" EAST 88.75 FEET; THENCE SOUTH 89°26'03" WEST 132.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.233 ACRES (10,158 SQ. FT.)

FEB 22, 2016  
DATE

*Barry Andreason*  
BARRY ANDREASON  
(SEE SEAL BELOW)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN ADDITION, OWNER HEREBY RESERVES TO ITSELF A NON-EXCLUSIVE PERPETUAL BLANKET EASEMENT, TO ERECT, CONSTRUCT, IMPROVE, RECONSTRUCT, RELOCATE, REPAIR, USE, AND MAINTAIN COMMUNICATIONS AND/OR FIBER OPTIC LINES AND RELATED FACILITIES UNDER, ACROSS AND OVER THE PARCEL. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
UCCELLO INC.

BY: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF UTAH } s.s.  
COUNTY OF UTAH }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC  
(SEE SEAL BELOW)

**THE VINE APARTMENTS  
PLAT**

A PLANNED UNIT DEVELOPMENT  
A REVISION AND VACATION OF LOT 2 OF GENEVA PARK  
EAST, PHASE TWO SUBDIVISION

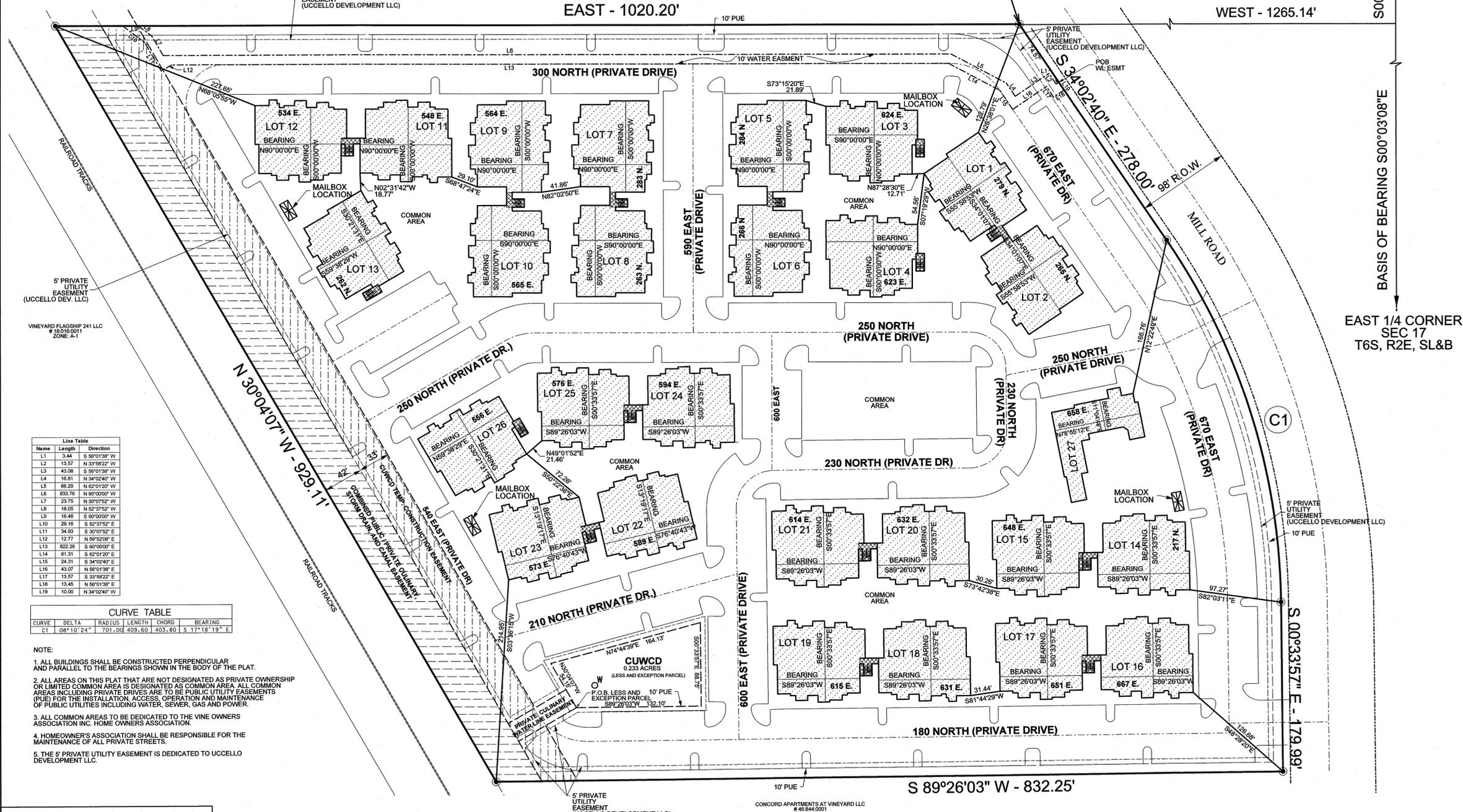
LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 2

TOWN OF VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

**VICINITY MAP**



**Line Table**

Name	Length	Direction
L1	3.44	S 86°01'38" W
L2	13.57	N 33°58'22" W
L3	43.08	S 90°01'38" W
L4	16.81	N 90°02'49" W
L5	66.29	N 62°01'20" W
L6	833.78	N 90°00'00" W
L7	23.75	N 30°07'52" E
L8	18.05	N 82°37'52" W
L9	16.48	S 90°00'00" W
L10	29.16	S 62°37'52" E
L11	94.63	S 30°07'52" E
L12	12.77	N 59°52'00" E
L13	822.28	S 90°00'00" E
L14	61.31	S 62°01'20" E
L15	24.51	S 34°02'40" E
L16	43.07	N 59°01'38" E
L17	13.57	S 33°58'22" E
L18	13.45	N 59°01'38" E
L19	10.00	N 34°02'40" W

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	08°10'24"	701.00	409.60	403.80	S 17°18'19" E

- NOTE:**
- ALL BUILDINGS SHALL BE CONSTRUCTED PERPENDICULAR AND PARALLEL TO THE BEARINGS SHOWN IN THE BODY OF THE PLAT.
  - ALL AREAS ON THIS PLAT THAT ARE NOT DESIGNATED AS PRIVATE OWNERSHIP OR LIMITED COMMON AREA IS DESIGNATED AS COMMON AREA. ALL COMMON AREAS INCLUDING PRIVATE DRIVES ARE TO BE PUBLIC UTILITY EASEMENTS (PUE) FOR THE INSTALLATION, ACCESS, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING WATER, SEWER, GAS AND POWER.
  - ALL COMMON AREAS TO BE DEDICATED TO THE VINE OWNERS ASSOCIATION INC. HOME OWNERS ASSOCIATION.
  - HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS.
  - THE 5" PRIVATE UTILITY EASEMENT IS DEDICATED TO UCCELLO DEVELOPMENT LLC.

**MW BROWN ENGINEERING, INC.**

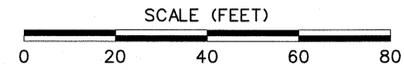
Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

<p><b>APPROVED AS TO FORM</b></p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR</p>	<p><b>APPROVED AS TO FORM</b></p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____ TOWN OF VINEYARD MAYOR</p>	<p><b>APPROVED AS TO FORM</b></p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____ TOWN OF VINEYARD ATTORNEY</p>	<p><b>APPROVED AS TO FORM</b></p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____ TOWN OF VINEYARD TOWN ENGINEER</p>
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SURVEYOR'S SEAL: *Barry Andreason* NO. 166572

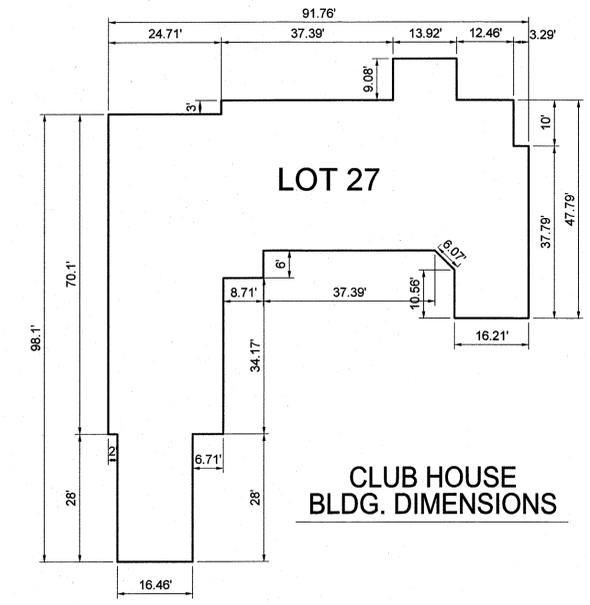
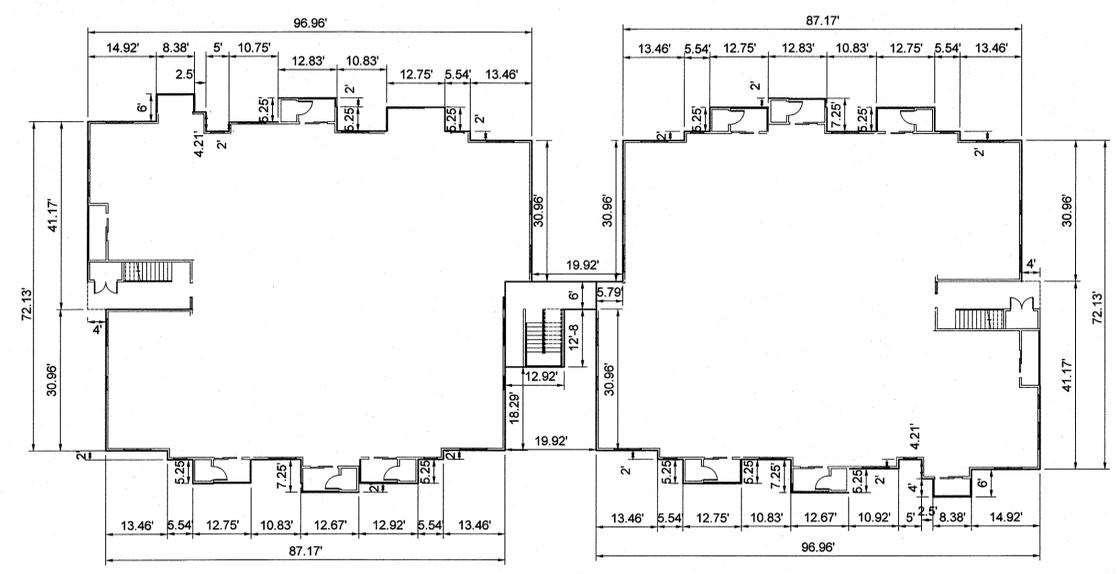
NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



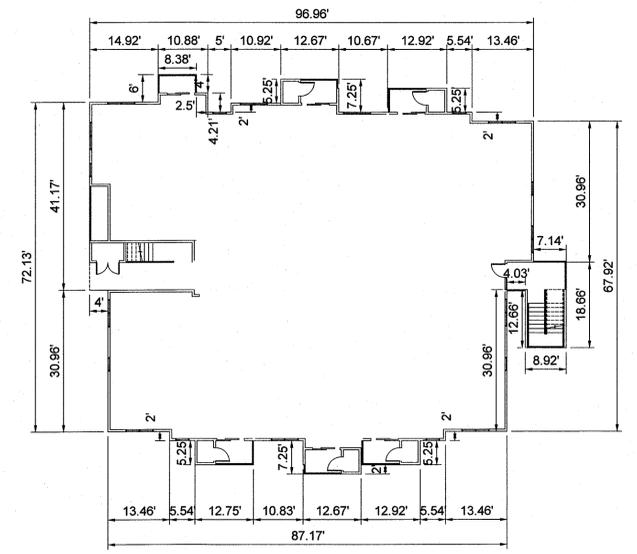
**TYPICAL 18-PLEX  
BLDG. DIMENSIONS**

(LOTS 1,2,5,6,7,8,9,10,11,12,14,15,16,17,18,19,20,21,22,23,24,25)



**TYPICAL 18-PLEX  
BLDG. DIMENSIONS**

(LOTS 3,4,13,26)



**THE VINE APARTMENTS  
PLAT**

A PLANNED UNIT DEVELOPMENT  
A REVISION AND VACATION OF LOT 2 OF GENEVA PARK  
EAST, PHASE TWO SUBDIVISION

LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SHEET 2 OF 2

TOWN OF VINEYARD \_\_\_\_\_ UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

<p>SURVEYOR'S SEAL</p>	<p>NOTARY PUBLIC SEAL</p>	<p>CLERK-RECORDER SEAL</p>
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Wednesday Sept. 18th 2013 D.R. Horton held a meeting at Sleepy Ridge Golf Course. The HOA Board of the Lakes at Sleepy Ridge Community that was re-established by D.R. Horton, announced their desire to turn the reigns of the HOA over to the community.

Wednesday Sept. 18th 2013

The majority of the community opposed an HOA & a new HOA board was nominated to dissolve the HOA and take the authority out of the hands of D.R. Horton associates.

October 10<sup>th</sup> 2013 The New Board met at Cale Hunt's Residence (A new member of the HOA Board). An order was established by vote: Julie Fullmer- Chair, John Wible- Vice Chair, & Cale Hunt Secretary/Treasurer. During this meeting, it was also felt that a survey should go out to the full boundaries of the HOA Lakes at Sleepy Ridge, incase there were some who could not attend the Sept. 18<sup>th</sup> 2013 meeting, to determine whether or not to dissolve or fully establish the HOA.

At the end of October, the HOA Board of Trustees, after polling the HOA community for a yea or nay vote, established a formal voting form for all the members of the HOA to determine how to proceed with the HOA. An informational packet was sent out. Public notice was given for an allotted time, and then a formal voting took place. Participants were given a certain allotment of days to determine their stance, and the votes were collected & tallied.

1<sup>st</sup> Chair was asked to draft a notice, board denied it.- Not Sent  
2<sup>nd</sup> letter written by Board member sent out notice-Sent  
3<sup>rd</sup> clarification given by chair via social forums-Sent  
- Public notice was given via letter and social media.  
- Formal voting forms were distributed

Should we:

- 1- Dissolve the Homeowners Association and amend the CC&R's to remove the requirement that a Homeowners Association must exist,  
Or
- 2- Move forward and establish a Full Homeowners Association.

KEY:

- Yes to dissolve the HOA, counted as a yes to dissolve.
- No to dissolve, counted as a no to dissolve.
- No-Vote, counted as a yes to dissolve.

- Time was allotted for voting
- Ballots were collected and tallied.

- Saturday, November 2<sup>nd</sup> 2013- after tallying the votes to find the HOA community in favor of dissolving the HOA, The Lakes at Sleepy Ridge HOA moved to dissolution of said HOA. 1. Deed Common Property to Lance and Kara Ford & Mike Camberlango. 2. See that Orem was maintaining 3 private streets. 3. Update CC&R's 4. Dissolve HOA.

1. There were a total of 118 verified-home occupied responses to the survey;

- 115 votes for option 1- Dissolve the HOA and amend the CC&R's
- 3 votes for option 2- Move forward with a fully functioning HOA

2. Vote of the Owners of the Properties: Ivory, Edge, Andrews, Gowan, Camberlango, & Gordon were then tallied.

3. Votes continued to come in to dissolve the HOA> Over 2/3 of the Lots in the Sleepy Ridge HOA voted in favor of dissolved the HOA.

Therefore the Board Of Trustees was told to move forward with the dissolution of the HOA.

## STEPS

We have worked with an Attorney to draft necessary amendments to the CC&R's and the City of Orem to resolve the private street issues.

Orem City has taken charge of the 3 streets via regular maintenance & road repairs.

The two parcels of common area  
45:454:0364 In deed transition to Ford  
45:454:0365 In deed transition to Camberlango

Many were under the impression that the Round about in Orem was part of the Lakes at Sleepy Ridge HOA. However, that is under the Orem Corporation's jurisdiction. While it is not a part of the Lakes at Sleepy Ridge HOA we encourage and support the efforts to maintain and manage the Round-about and have posted it to our website.

<http://thelakes.wix.com/sleepyridge#!news/c1hqu>

**18:021:0008**  
CLEGG, PATRICIA B HOLDAWAY (ET...  
- VINEYARD  
Value: \$5,733,000 - 112.04 acres

**45:454:0363**  
VINEYARD TOWN...  
11.29 acres

**45:454:0364**  
COMMON AREA...  
- VINEYARD  
0.2 acres

**45:436:0131**  
WARNER, TREY...  
411 S 2060 WEST - OREM  
Value: \$655,000 - 0.34 acres

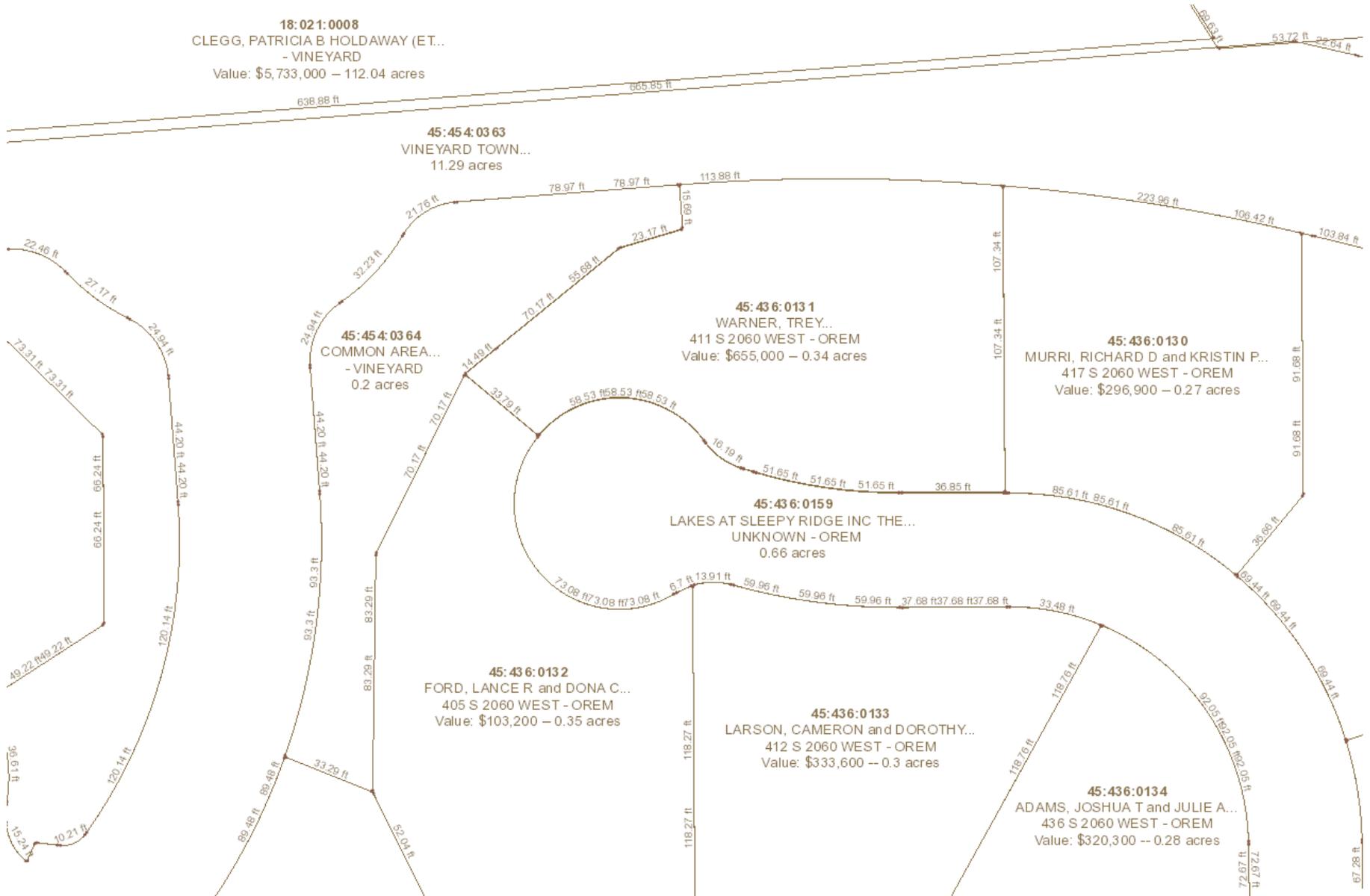
**45:436:0130**  
MURRI, RICHARD D and KRISTIN P...  
417 S 2060 WEST - OREM  
Value: \$296,900 - 0.27 acres

**45:436:0159**  
LAKES AT SLEEPY RIDGE INC THE...  
UNKNOWN - OREM  
0.66 acres

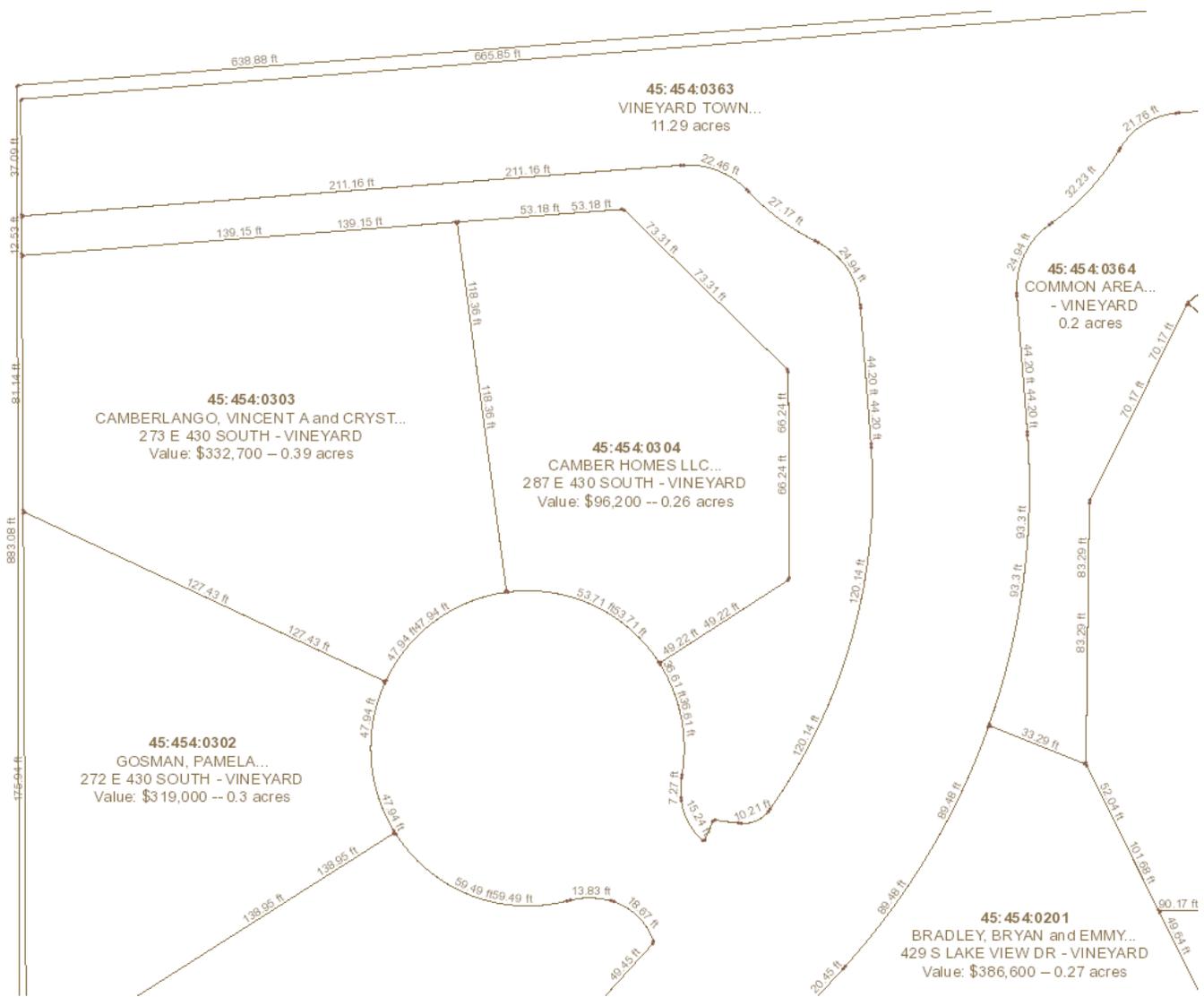
**45:436:0132**  
FORD, LANCE R and DONA C...  
405 S 2060 WEST - OREM  
Value: \$103,200 - 0.35 acres

**45:436:0133**  
LARSON, CAMERON and DOROTHY...  
412 S 2060 WEST - OREM  
Value: \$333,600 - 0.3 acres

**45:436:0134**  
ADAMS, JOSHUA T and JULIE A...  
436 S 2060 WEST - OREM  
Value: \$320,300 - 0.28 acres



**18:021:0008**  
CLEGG, PATRICIA B HOLDAWAY (ET...  
- VINEYARD  
Value: \$5,733,000 -- 112.04 acres



**45:454:0303**  
CAMBERLANGO, VINCENT A and CRYST...  
273 E 430 SOUTH - VINEYARD  
Value: \$332,700 -- 0.39 acres

**45:454:0304**  
CAMBER HOMES LLC...  
287 E 430 SOUTH - VINEYARD  
Value: \$96,200 -- 0.26 acres

**45:454:0302**  
GOSMAN, PAMELA...  
272 E 430 SOUTH - VINEYARD  
Value: \$319,000 -- 0.3 acres

**45:454:0201**  
BRADLEY, BRYAN and EMMY...  
429 S LAKE VIEW DR - VINEYARD  
Value: \$386,600 -- 0.27 acres

**45:454:0364**  
COMMON AREA...  
- VINEYARD  
0.2 acres

**45:454:0363**  
VINEYARD TOWN...  
11.29 acres