



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday June 7, 2023, 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MEETING MINUTES

3.1 May 3, 2023

4. BUSINESS ITEMS

4.1 Site Plan Amendment – Lot 5, Buildings C at Eastlake at Geneva

Vineyard Properties of Utah is requesting approval of a site plan amendment for Lot 05 of Eastlake at Geneva. This amendment proposes removing architectural elements such as roof trims, awnings, endcaps, and concrete parapets and changing the color scheme. The Planning Commission will take appropriate action.

5. WORK SESSION

5.1 There are no work sessions scheduled.

6. TRAINING SESSION

6.1 There are no training sessions scheduled.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON: June 1, 2023

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planner



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday May 17, 2023, 6:00 p.m.**

Attendance:

Planning Commissioners: Tay Gundmundson, Anthony Jenkins, and Graden Ostler

Those Excused: Bryce Brady, Craig Bown, Steve Anderson, and Chris Bramwell

Staff Present: Naseem Ghandour, Public Works Director; Cache Hancey, Anthony Jenkins, and Rachel Stevens, Planners; and Morgan Brim, Community Development Director

Others Present: Brett Wood, Frincon

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Vice- Chair Tay Gundmundson called the meeting to order at 6:04 pm and led the pledge of allegiance.

2. OPEN SESSION –

There were no public comments.

3. MEETING MINUTES

3.1 May 3, 2023

MOTION: Anthony Jenkins made a motion to approve the May 3, 2023 meeting minutes. Graden Oster seconded the motion. Those voting aye: Anthony Jenkins, Tay Gudmundson, and Graden Ostler. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 Site Plan Amendment – Lot 5, Buildings A, B, and C at Eastlake at Geneva

Cache Hancey, Planner, gave a presentation on the Site Plan Amendment. Vineyard Properties of Utah requested approval to remove architectural elements such as roof trims, awnings, endcaps, and concrete parapets, from the previously approved site plan. A discussion on the copper caps ensued.

Brett Wood, with Fincon construction, came forward and answered this change was not made in a previous meeting. He stated that the owner was not in favor of the copper caps. Brett Wood stated he is requesting removal of the caps and eaves but keeping the awnings.

There was a discussion concerning the precedent that approving the project would set. Tay Gundmundson called for a motion. There was a discussion on clarifying the code.

MOTION: Anthony Jenkins made a motion to approve the site plan amendment insuring

that the awnings will be installed. Graden Ostler seconded the motion. Those voting aye: Anthony Jenkins, Tay Gundmundson, and Graden Ostler. The motion passed unanimously.

There was a discussion regarding Building C. It has not yet been reviewed by staff and was not included as part of the staff report.

5. WORK SESSION

5.1 There were no work sessions.

6. TRAINING SESSION

6.1 There were no training session.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7.1 Anthony Jenkins reported on the events of Bike Month.

7.2 Morgan Brim introduced new planner, Anthony Fletcher.

7.3 Naseem shared on the progress of several projects to create safer walking routes.

8. ADJOURNMENT

Tay Gundmundson adjourned the meeting at

Minutes Certified correct on: June 7, 2023

NOTICED BY: /s/

Rachel Stevens, Planner



Community Development







Date: May 23, 2023
From: Rachel Stevens, Planner
To: Planning Commission
Item: Vineyard Properties of Utah LLC, Lot 5 Site Plan Amendment Building C
Permit: PLAN23-008 (CityInspect)
Address: 71 E 1750 N
Subdivision: Eastlake Industrial Park
Applicant: Christopher Kephart, Vineyard Properties of Utah

SUMMARY

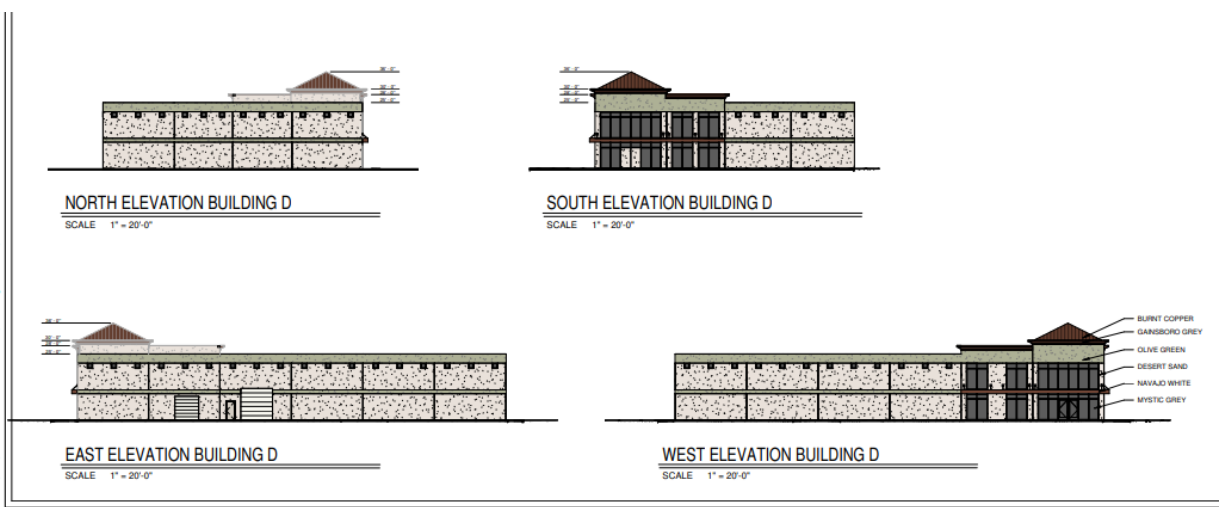
The applicant, Christopher Kephart, with Vineyard Properties of Utah, is requesting approval of a site plan amendment for Lot 05 of Eastlake at Geneva. Originally, the Lot 05 site plan was approved by the Planning Commission on February 17, 2021. An amendment to this site plan was approved earlier this year on March 1, 2023, and May 17, 2023. These approvals granted the applicant permission to change the colors of the building’s exterior to be in line with the tenant’s branding, and it allowed for a change in the architecture of buildings A and B.

For diverse reasons related to maintenance, safety, and overall aesthetics, the applicant would like to amend Building C. The amendment would change the color palette from terra cotta, plymouth green, and grays to a dual gray color scheme. The architecture would be amended by removing rooftop overbuilds. Staff feel that the proposed changes to the site plan continue to meet the spirit and intent of the zoning code, which is to provide visual interest and architectural variety. The updated plans are attached in the staff report for your review.

Previously Approved Color Palette and Elevations:

COLOR LEGEND	
	TERRA COTTA LPP/7 SW 2002 (METAL ROOFING)
	PLYMOUTH GREEN EPP 57 SW 2852 (WALL BAND HIGHLIGHT)
	MAUVE TINGE R-V/R S SW 6280 (PRIMARY WALL COLOR)
	DESTINY FN275 SW 6274 (PERSONNEL & OVERHEAD DOORS)
	GREY (GLAZING TINT)
	DARK BRONZE ASCBP.COM (FLASHING & TRIM FOR STOREFRONT)

2/17/2021 9:42:18 AM Z:\Drawings 2020\2020-057 Eastlake Lot 5 - Martin Snow



Proposed Color Palette and Elevations:

GENERAL NOTES

- REVIEW CONTRACT DOCUMENTS, SPECIFICATIONS, CONDITIONS, PERMITS, AND REGULATIONS. VERIFY ALL REQUIREMENTS AND OBTAIN NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES.
- VERIFY ALL MATERIALS, FINISHES, AND COLORS ARE AVAILABLE AND APPROVED BY THE ARCHITECT AND ALL APPLICABLE AGENCIES.
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EXT. MATERIAL LEGEND

NO.	TEXT	CODE	DESCRIPTION
1	CONCRETE	CONC	CONCRETE
2	BRICK	BRICK	BRICK
3	GLASS	GLASS	GLASS
4	WOOD	WOOD	WOOD

PROJECT NOTES

POST COLOR PALETTE PROVIDED BY ARCHITECT. VERIFY ALL MATERIALS, FINISHES, AND COLORS ARE AVAILABLE AND APPROVED BY THE ARCHITECT AND ALL APPLICABLE AGENCIES.

EAST LAKE BUILDING D
711 EAST 1750 NORTH STREET
WINTHROP, UTAH 84089

POST BID CONTRACTOR SET

A-2.03

STAFF RECOMMENDATION

The application meets the requirements of all applicable codes and ordinances. Staff recommend approval of the site plan amendment to Lot 5 Building C of Eastlake Industrial Park as presented.

CONDITIONS OF APPROVAL

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.

POTENTIAL MOTIONS

"I move to approve the Lot 05 site plan amendment application as presented by City Staff."

"I move to deny the Lot 05 site plan amendment application as presented by City Staff."

"I move to approve the Lot 05 site plan amendment application with the following conditions..."

ATTACHMENTS

Proposed Site Plan

Proposed Exterior Building Elevations

Proposed Landscaping

EAST LAKE BUILDING D



GENERAL NOTES

ALL HORIZONTAL DIMENSIONS (UNLESS OTHERWISE NOTED) ARE TO FACE OF CONCRETE OR FACE OF STUD.

ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE TOP OF CONCRETE SLAB OR TOP DECKING.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CHANGES TO DESIGNER BEFORE COMMENCING WITH WORK.

CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT ALL CONDITIONS SHOWN ARE BUILDABLE. ANY QUESTIONS PERTAINING TO THESE OR ANY OTHER CONDITIONS SHOULD BE SUBMITTED TO THE DESIGNER IN WRITING FOR CLARIFICATION.

LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY DESIGNER OF CONFLICTS IN WRITING.

TYPICAL MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.

ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, ie. WALLS, OPENG.

DETAILS ARE USUALLY KEYED ONLY ONCE AND ARE TYPICAL (TYP.) FOR SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL BUILDING AGENCIES AND THE BUILDING OWNER.

LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY DESIGNER OF CONFLICTS IN WRITING.

NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE DESIGNER.

IF DOCUMENTS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, CONTRACTOR SHALL BASE THE PROPOSAL ON THE MOST STRINGENT OF THE CONDITIONS. ITEMS OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL APPLICABLE TRADES.

THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY BY OFFICIALS AS DESIGNATED BY THE AUTHORITY HAVING JURISDICTION.

THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE LENGTH OF CONTRACT: EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS THAT CONFORM TO LOCAL BUILDING CODE REQUIREMENTS IN OCCUPIED AREAS OF THE BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SUPPORTING, BRACING, AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKING, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

THE CONTRACTOR SHALL VERIFY THAT DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.

IN CASE OF CONFLICT BETWEEN DESIGNER'S AND ENGINEER'S DRAWINGS IN LOCATION OF MATERIALS / EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN; CLARIFY WITH ARCHITECT.

THE CONTRACTOR SHALL NOT PROCEED WITH WORK WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION.

THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, COORDINATION OF WORK, AND THE WORK PERFORMED BY THE SUBCONTRACTORS.

THE CONTRACTOR SHALL PROTECT THE PREMISES AND OCCUPANTS AT THE PROJECT SITE FROM DAMAGE OR INJURY RESULTING FROM OPERATIONS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE NECESSARY COVERING, BOARDS, TEMPORARY PARTITIONS, AND DOORS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES THAT REMAIN AT THE JOB SITE.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL (IN CONFORMANCE WITH PROCEDURES DEFINED IN THE OUTLINE SPECIFICATIONS) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

MATERIALS LEGEND

	EARTH
	GRAVEL
	CONCRETE
	RIGID INSULATION
	CONCRETE MASONRY
	STEEL DECK
	WOOD BLOCKING
	CONTINUOUS WOOD MEMBERS
	METAL
	WOOD STUDS
	CONTINUOUS METAL STUD
	BATT INSULATION
	FINISHED WOOD MEMBER
	GLASS

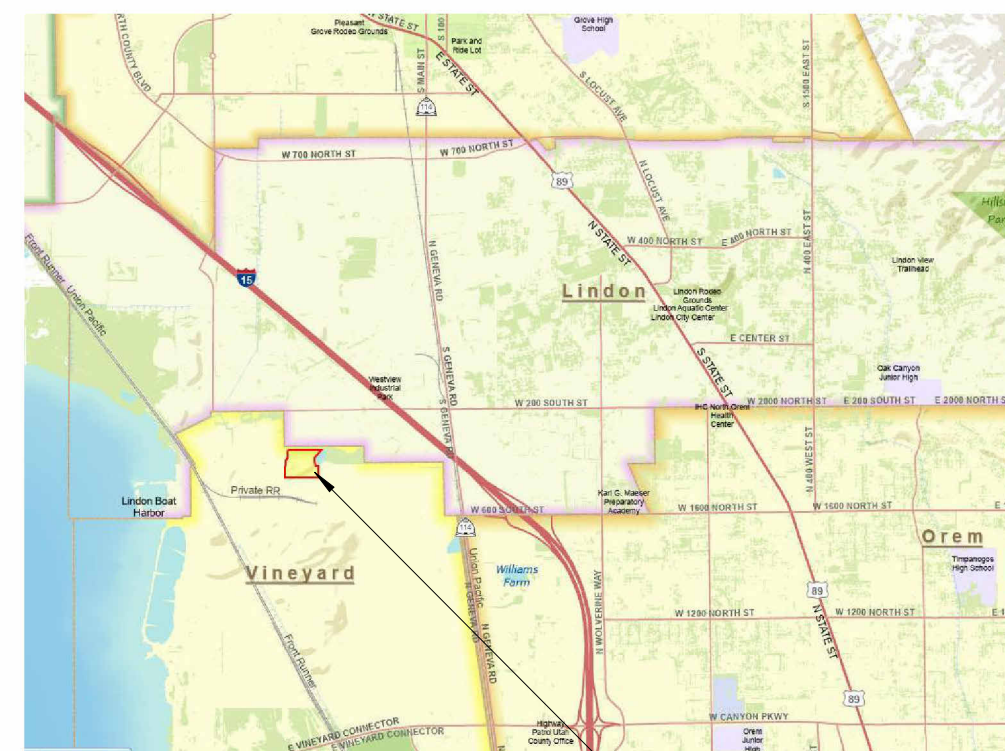
SYMBOLS LEGEND

	DETAIL NUMBER		DETAIL NUMBER
	SHEET NUMBER		SHEET NUMBER
	DETAIL		ELEVATION
	DETAIL NUMBER		DETAIL NUMBER
	SHEET NUMBER		SHEET NUMBER
	SECTION		OVERALL BUILDING SECTION
	ELEVATION		GRID LINES
	SHEET NUMBER		
	ELEVATION		

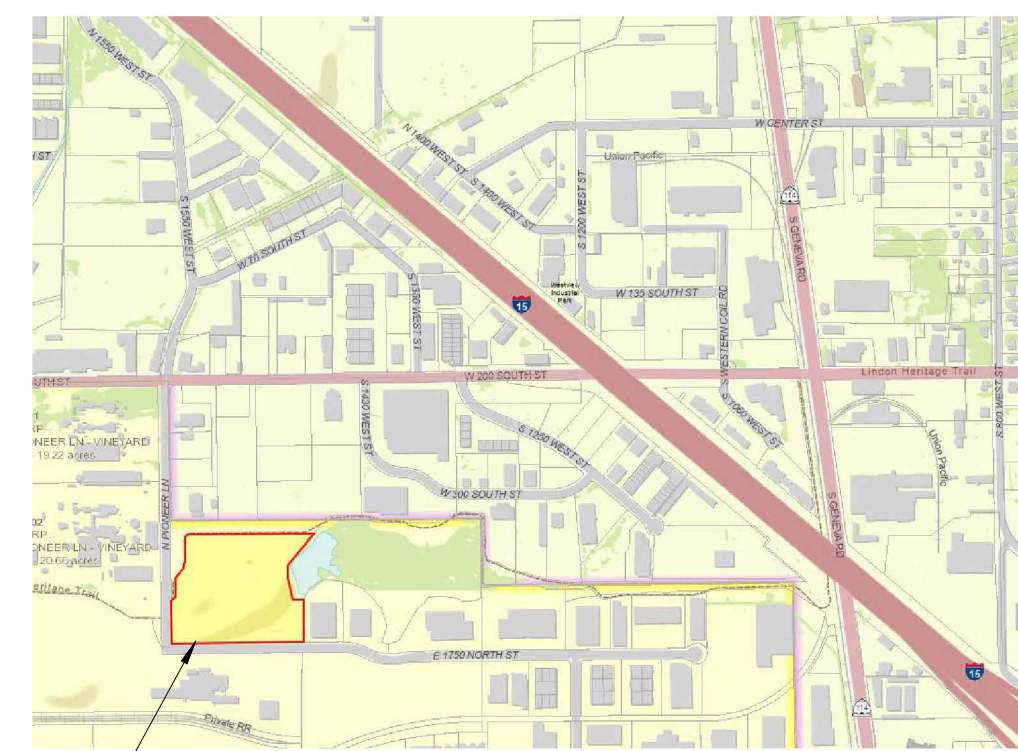
PROJECT TEAM

CLIENT VINEYARD PROPERTIES OF UTAH, LLC 433 NORTH 1030 WEST LINDON, UT T. 801.785.0505 F. 801 E. @	STRUCTURAL ENGINEER DYNAMIC STRUCTURES 1887 N. 1120 W. PROVO, UT 84604 T. 801.356.1140 F. 801 E. JAY@DSTRUCTURES.COM	CIVIL ENGINEER DUDLEY AND ASSOCIATES 353 EAST 1200 SOUTH VINEYARD, UTAH 84058 T. 801.224.1252 F. 801.224.1264 E. T-DUDLEY@QWESTOFFICE.NET
ARCHITECT W2 DESIGN GROUP 3169 CANYON RD PROVO UT. 84604 T. 801.358.9840 F. 801.318.3448 E. SHANE@W2DESIGNGROUP.COM	MECHANICAL ENGINEER ROYAL ENGINEERING 1837 S. EAST BAY BLVD. PROVO, UT 84606 T. 801.375.2228 EXT. 52 F. 801 E. CALVIN.BARLOW@ROYALENG.COM	
CONTRACTOR FINCON 241 S. VINEYARD RD OREM, UT 84058 T. 801.226.7271 F. 801. E. LARRY@BUILDFINCON.COM	ELECTRICAL ENGINEER ROYAL ENGINEERING 1837 S. EAST BAY BLVD. PROVO, UT 84606 T. 801.375.2228 EXT. 52 F. 801 E. CALVIN.BARLOW@ROYALENG.COM	

VICINITY MAP



ADJACENCY MAP



PARCEL: 38-559-0005

DRAWING INDEX

G-0.01	DRAWING INDEX & SYMBOLS
G-0.02	LIFE SAFETY PLAN
G-0.04	FIRE PENETRATION DETAILS & WALL TYPES
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-2.0	SITE PLAN
C-3.0	OVERALL UTILITY PLAN
C-3.1	OVERALL UTILITY PLAN
C-4.0	GRADING AND DRAINAGE PLAN
C-4.1	STORM DRAIN PLAN
C-4.2	SUB-BASIN DIAGRAM
C-4.3	STORM DRAIN PLAN
D-1.0	DETAIL SHEET
D-2.0	DETAIL SHEET
C-6.0	SWPPP
A-1.01	FIRST FLOOR OVERALL PLAN
A-1.06	ROOF PLAN
A-2.01	EXTERIOR ELEVATIONS
A-2.02	EXTERIOR ELEVATIONS- TILT-UP
A-2.03	EXTERIOR ELEVATIONS- COLOR
A-3.01	BUILDING SECTIONS
A-3.02	WALL SECTIONS
A-5.01	BUILDING DETAILS
A-5.11	ROOF DETAILS
A-5.12	ROOF DETAILS
A-5.13	DUMPSTER DETAILS
A-6.01	DOOR SCHEDULE & GLAZING ELEVATIONS
A-7.01	ADA- BATHROOM REQUIREMENTS & DETAILS
A-7.02	ACCESSIBILITY REQUIREMENTS & DETAILS
A-7.03	ACCESSIBILITY REQUIREMENTS
A-7.04	EXTERIOR ACCESSIBILITY REQUIREMENTS & DETAILS
A-8.11	CONSTRUCTION MITIGATION DETAILS
A-9.01	3D ELEVATIONS

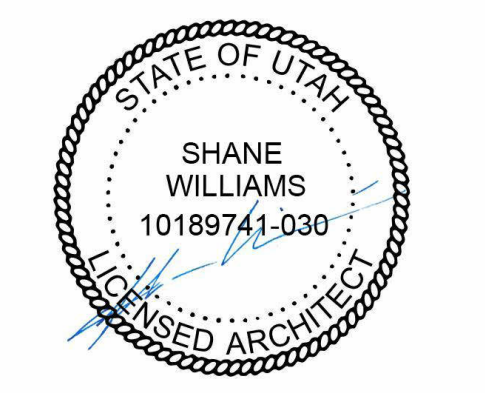
STRUCTURAL	
S0.1	GENERAL STRUCTURAL NOTES
S0.2	SPECIAL INSPECTIONS
S1.1	FOUNDATION PLAN
S1.2	CONSTRUCTION DETAILS
S2.1	ROOF FREAMING PLAN
S3.1	CONC. TILT-UP ELEVATIONS
S4.1	CONSTRUCTION DETAILS
S4.2	CONSTRUCTION DETAILS

MECHANICAL	
M-0.01	MECHANICAL SPECIFICATIONS
M-1.02	ROOF MECHANICAL PLAN
M-5.01	MECHANICAL DETAILS
M-6.01	MECHANICAL SCHEDULES
M-7.01	MECHANICAL SPECIFICATIONS
M-7.02	MECHANICAL SPECIFICATIONS
M-7.03	MECHANICAL SPECIFICATIONS

PLUMBING	
P-0.01	PLUMBING NOTES AND LEGENDS
P-1.01	PLUMBING PLAN
P-1.02	ROOF PLUMBING PLAN
P-5.01	PLUMBING DETAILS
P-6.01	MECHANICAL SCHEDULES
P-7.01	PLUMBING SPECS
P-7.02	PLUMBING SPECS

ELECTRICAL	
E0.0	COVER SHEET
E0.2	ELECTRICAL SITE PLAN
E1.01	FIRST FLOOR POWER PLAN
E1.02	ROOF ELECTRICAL PLAN
E1.03	FIRST FLOOR LIGHTING PLAN
E5.1	ELECTRICAL DETAILS
E6.1	ELECTRICAL SCHEDULES
E6.2	ELECTRICAL SCHEDULES
E7.1	ELECTRICAL SPECIFICATIONS

3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com



EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	DW
CHECKED BY	SW
SHEET DESCRIPTION DRAWING INDEX & SYMBOLS	
SHEET NUMBER G-0.01	

CODE ANALYSIS - IBC 2018 INFORMATION

EASTLAKE BUILDING D

BUILDING SIZE: 15,241 S.F. FIRST FLOOR
15,241 S.F. TOTAL

CODE EVALUATION
BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 NATIONAL ELECTRICAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE:
 2018 (IFGC) INTERNATIONAL FUEL GAS CODE
 ANSI 117.1 2009 ADA ACCESSIBILITY GUIDELINES

OCCUPANCY CLASSIFICATION: (S1) STORAGE (IBC 304)

OCCUPANCY REQUIREMENTS: II-B (IBC TABLE 503 & SECTION 6)

TYPE OF CONSTRUCTION: II-B

AUTOMATIC FIRE SPRINKLERS: YES

ALLOWABLE FLOOR AREA: S1: II-B @ 75,000 S.F.

ALLOWABLE HEIGHT IN STORIES: S1: 3 STORIES ABOVE GRADE (UTAH CODE AMENDMENT IBC 504.2.1)

BUILDING HEIGHT: 35'-0" (75' MAX, IBC 503)

SEPARATION OF OCCUPANCIES: 1HR REQUIRED IBC 508.4

CORRIDOR FIRE RESISTANCE: N/A (IBC 1020.1)

VERTICAL EXIT ENCLOSURES: N/A (IBC 1022.2 AND IBC 707)

SHAFT ENCLOSURES: SHAFT ENCLOSURES TO BE 1 HOUR (IBC 713.4)

OCCUPANT LOAD: **STORAGE AREAS** 500 S.F. GROSS (IBC TABLE 1004.1.2)
 15,241 SQ. FT. = 31 OCCUPANTS
- 31 OCCUPANTS OVERALL - NO SHARED BATHROOM

EGRESS WIDTH
OVERALL TOTAL OCCUPANTS IN BUILDING=31
 N/A EGRESS WIDTH OF STAIRWAY REQUIRED
 EGRESS WIDTH OF DOORS REQUIRED (IBC 1005.3.2)
 = 150*0.20=4.65"

PLUMBING FIXTURES: EGRESS WIDTH PROVIDED: 36" THROUGH DOORS

S-1 OCCUPANCY WITH 31 OCCUPANTS
 1 WATER CLOSETS REQ'D (IBC TABLE 2902.1). **1 PROVIDED**
 1 LAVATORIES REQ'D (IBC TABLE 2902.2). **1 PROVIDED**
 0 DRINKING FOUNTAINS REQ'D. **0 PROVIDED**
 1 SERVICE SINK REQ'D. **1 PROVIDED**

ACCESSORY OCCUPANCY: NONE

EXTERIOR WALL PROTECTION: NONE

CONCEALED SPACES: N/A

MINIMUM ROOF CLASSIFICATION: FIREBLOCKING AND DRAFT STOPS (IBC 718). ATTIC VENTILATION (IBC 1203.2)

INTERIOR WALL AND CEILING FINISHES: C (IBC TABLE 1505.1).

DECORATIONS AND TRIM: (IBC TABLE 803.13): GROUP S1-C EXIT ENCLOSURES AND PASSAGEWAYS, GROUP S1-C CORRIDORS, GROUP S1-C ROOMS AND ENCLOSED SPACES

INTERIOR FLOOR FINISHES: SEE SECTION 806 IBC

TRAVEL DISTANCE: TO BE INSTALLED IN ACCORDANCE WITH IBC 804.

DEAD-END CORRIDOR LENGTH: S1: 250 FEET (IBC TABLE 1017.2) MEASURED TO RATED VERTICAL EXIT ENCLOSURE

EXIT: MAXIMUM DEAD-END CORRIDOR LENGTH NOT TO EXCEED 50' WITH AUTOMATIC SPRINKLERS (IBC 1020.4).

ELEVATORS: TWO EXITS REQUIRED. (IBC TABLE 1006.3) MAX DISTANCE=100'

SIGNAGE: NOT REQUIRED (IBC 1009.1 & 1009.2)

DRAFTSTOPPING: TO BE PROVIDED IN ACCORDANCE WITH IBC 1009.9 AND 1009.10.

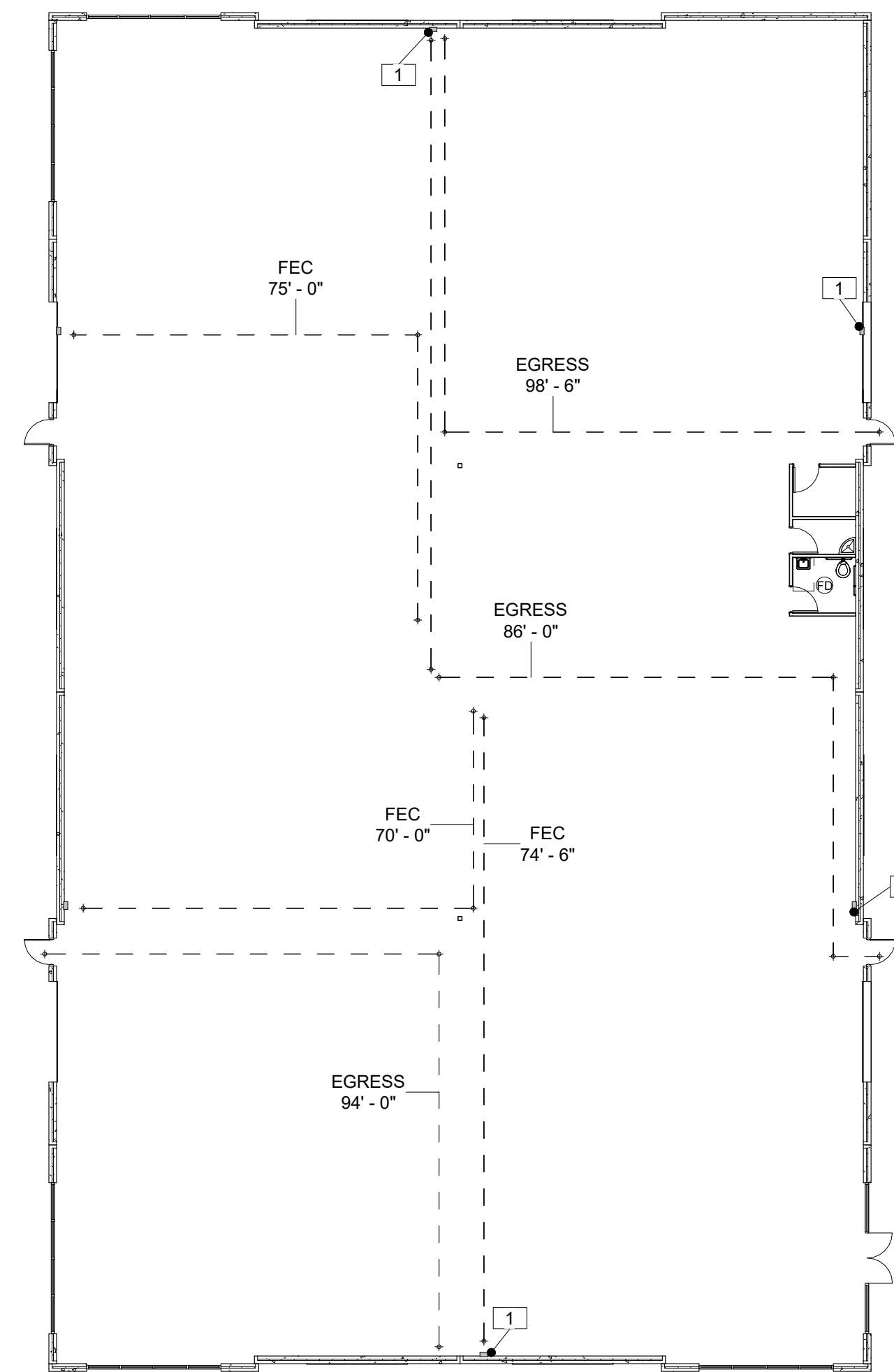
ACCESSIBILITY: REQUIRED IN FLOORS AND ATTIC (IBC 718.3 AND 718.4).

FIRE ALARM: ACCESSIBILITY (IBC CHAPTER 11 AND ICC A117.1-2010).

FIRE ASSEMBLY RATINGS: MANUAL SYSTEM NOT REQUIRED. [2ND LEVEL OCC = 115 (IBC 907.2.2)]

ADDITIONAL REQUIREMENTS: IBC CHAPTER 7 & TABLE 716.1 (2)
 FIRE BARRIERS: 60 MINUTE.
 1 HOUR SMOKE BARRIER: 20 MINUTE.
 FIRE RESISTIVE REQUIREMENTS (IBC TABLE 601).
 FLAME-SPREAD CLASSIFICATION (IBC TABLE 803.13).

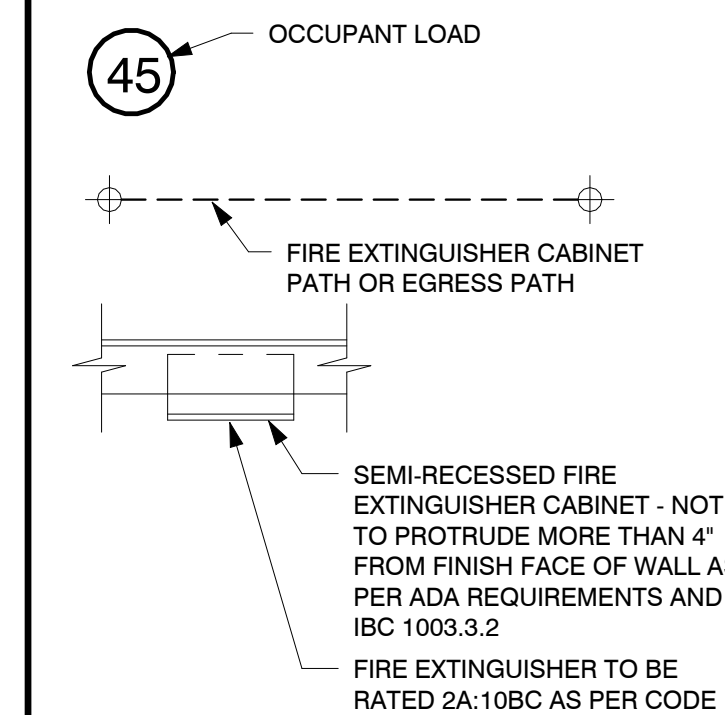
PARKING REQUIREMENTS: ONE 2A:10BC FIRE EXTINGUISHER FOR EVERY 3,000 S.F. SPACED WITHIN 75' TRAVEL DISTANCE MAXIMUM (IFC TABLE 906.3(1)).
 WAREHOUSE - 1 STALL PER 1,000 S.F.
 15,241 S.F. - THEREFORE **16 STALLS**
16 STALLS REQUIRED - 16 STALLS PROVIDED (AS APPROVED BY CITY BUILDING OFFICIALS - SEE CIVIL PLANS)
 NUMBER OF ACCESSIBLE PARKING STALLS 26 TO 50 (IBC TABLE 1106.1)
 2 ACCESSIBLE STALLS REQUIRED
 1 VAN ACCESSIBLE STALL REQUIRED
1 VAN ACCESSIBLE AND 1 ADA STALLS PROVIDED (5 TOTAL)
 2 ACCESSIBLE PARKING SIGNS FOR THE VAN ACCESSIBLE PARKING STALL IN COMPLIANCE WITH IBC 1111.1 AND SECTION 502.7 OF ICC A117.1-09



GENERAL NOTES

- A. THIS PROJECT SHALL BE INSTALLED ACCORDING TO THE LATEST EDITION OF THE FOLLOWING STANDARDS AND AMENDMENTS TO THEM AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION.
 - A. NEC (National Electrical Code)
 - B. NFPA (National Fire Protection Association)
 - C. IBC (International Building Code)
 - D. IFC (International Fire Code)
 - E. IECC (International Energy Conservation Code)
 - F. IECC (International Electrical Code)
 - G. State and Local Building Authority and Codes
- B. REFER TO SPECIFICATION SECTION 078413-7 THRU 078413-10 FOR PENETRATION AND FIRE STOPPING REQUIREMENTS.
- C. THE CONTRACTOR SHALL PROVIDE FIRE SPRINKLING FOR THE NEW CONSTRUCTION. SEE SPECIFICATIONS.

EXITING LEGEND



SHEET NOTES

- 1 FIRE EXTINGUISHER ATTACHED TO WALL BY METAL STRAPS AS PER CODE - FIRE EXTINGUISHER TO BE RATED 2A:10BC AS PER CODE

EGRESS PATH LEGEND

EGRESS PATH	EGRESS DISTANCE
EGRESS	94' - 0"
EGRESS	98' - 6"
EGRESS	86' - 0"

FIRE EXTINGUISHER PATH

FEC	75' - 0"
FEC	74' - 6"
FEC	70' - 0"



EAST LAKE BUILDING D
 VINEYARD PROPERTIES OF UTAH
 71 EAST 1750 NORTH STREET
 VINEYARD, UTAH 84059

Revision Date	Revision Number

PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	SSW
CHECKED BY	SSW
SHEET DESCRIPTION	LIFE SAFETY PLAN
SHEET NUMBER	

G-0.02

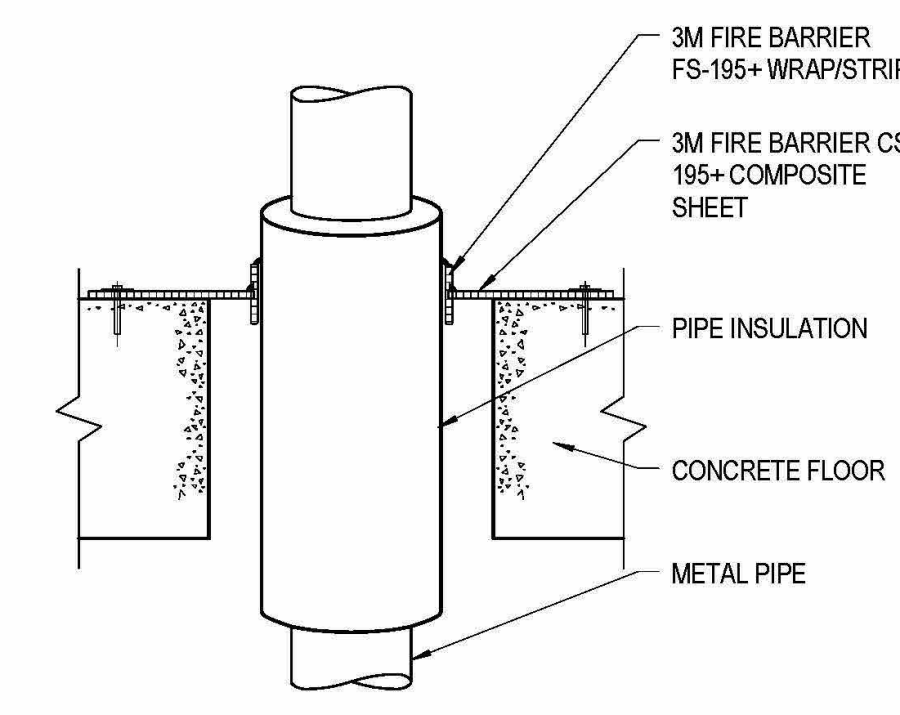
5/28/2023 12:40:56 PM C:\Users\shane\OneDrive - w2designgroup.com\East Lake Warehouse - w2designgroup.com\East Lake Warehouse\01 DRAWINGS\03-CD\EAST LAKE WAREHOUSE.rvt

1-HR. FIRE ASSEMBLY

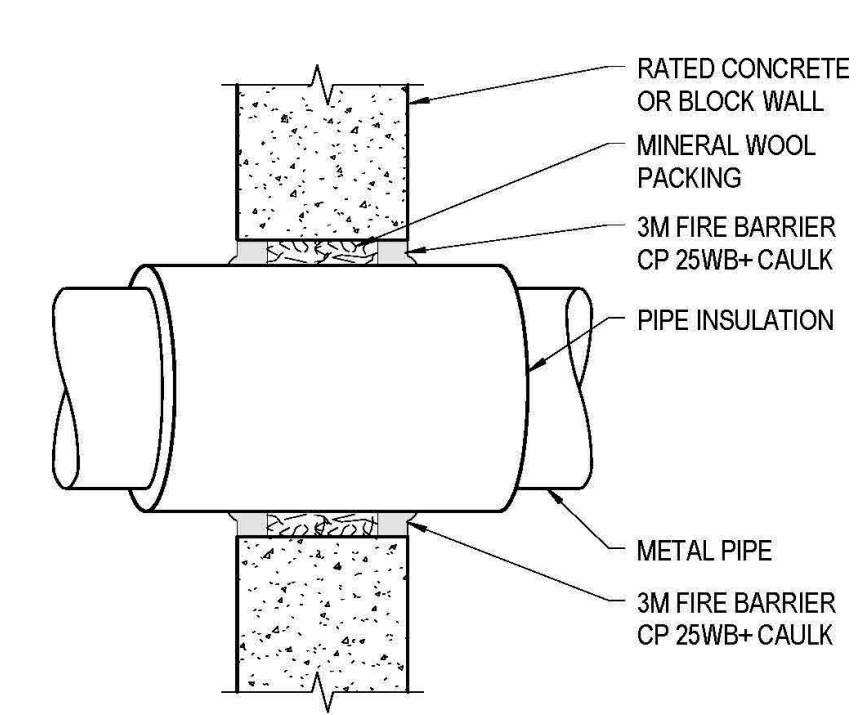
GA FILE NO. WP 1350	GENERIC	1 HOUR FIRE
GYPSUM WALLBOARD, STEEL STUDS		
ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 3 5/8" STEEL STUDS 24" O.C. WITH 1" TYPE 'S' DRYWALL SCREWS 8" O.C. AT VERTICAL JOINTS AND 12" O.C. AT FLOOR AND CEILING RUNNERS AND INTERMEDIATE STUDS. JOINTS STAGGERED 24" ON OPPOSITE SIDES. (NLB)		
THICKNESS:	4 7/8"	
APPROX. WEIGHT:	6 PSF	
FIRE TEST:	FM WP-45, 6-19-68; OSU T-1770, 8-61; ULC 79T484, 79T500, 79T497, 8-12-81, ULC Design W415	
SOUND TEST:	NGC 2005004, 6-15-05 RAL TL06-114, 4-11-06	

WALL TYPES NOTES

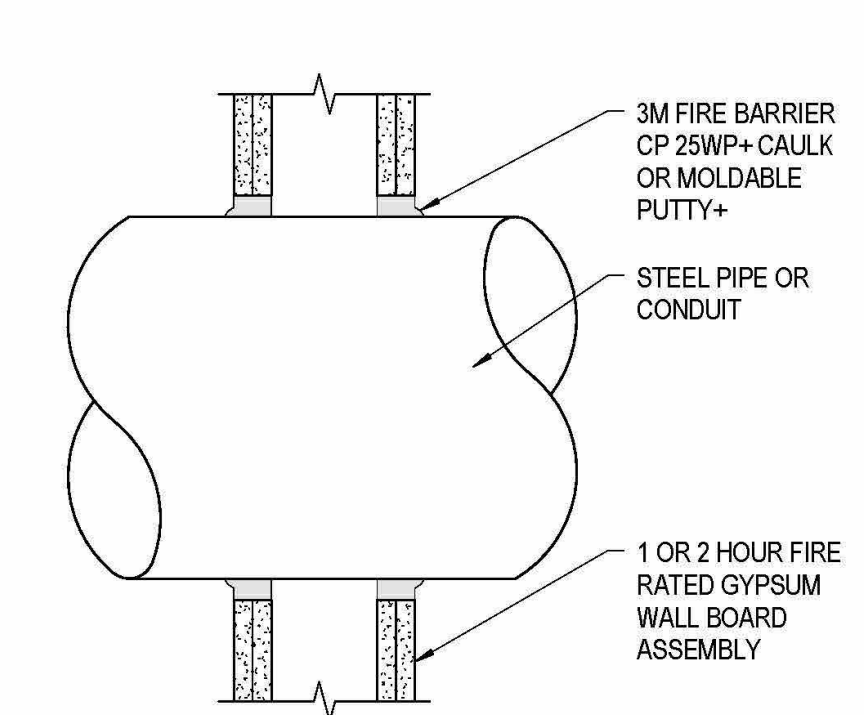
- ALL FRAMED WALLS IN CONTACT WITH CONCRETE SLABS SHALL HAVE TREATED SILL PLATES. ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE RATED FOR TREATED LUMBER.
- WALL TYPES DO NOT ADDRESS TILE LOCATIONS. SEE INTERIOR ELEVATIONS FOR TILE LOCATIONS. GYPSUM BOARD IN RESTROOMS AND BEHIND ALL TILE SHALL BE 5/8" TYPE X AND RATED AS CODE COMPLIANT TILE BACKER (GEORGIA PACIFIC DENSHIELD OR EQUAL).
- ALL COMPONENTS NOTED AS AIR BARRIERS SHALL MEET THE REQUIREMENTS OF ASTM E 2357, ASTM E 1677, ASTM E 283 OR E 1680 AND COMPLY WITH SECTION 5.4.3.1.2 ASHRAE 90.1 2013 OR IECC 2015 AS FOLLOWS: THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED, OR TAPED IN AN APPROVED MANNER TO MINIMIZE AIR LEAKAGE:
 - JOINTS AROUND FENESTRATION AND DOOR FRAMES (BOTH MANUFACTURED AND SITE-BUILT)
 - JUNCTIONS BETWEEN WALLS AND FLOORS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND ROOFS OR CEILINGS.
 - PENETRATIONS THROUGH THE AIR BARRIER IN BUILDING ENVELOPE ROOFS, WALLS, AND FLOORS.
 - BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
 - JOINTS, SEAMS, CONNECTIONS BETWEEN PLANES, AND OTHER CHANGES IN AIR BARRIER MATERIALS.
- THE "LIQUID APPLIED AIR/MOISTURE BARRIER" REFERRED TO IN THE WALL TYPES SHALL BE LIQUID APPLIED: HENRY AIR-BLOC 31 (OR 17), CARLISLE BARRITECH-VP (OR LT) OR EQUAL. THE WALL AIR/MOISTURE BARRIER SHALL BE VAPOR PERMEABLE (10 PERMS OR HIGHER), A "THICK MIL" SYSTEM, AND BE SELF-SEALING (PASSING D1970). THE CONTRACTOR SHALL ASSURE THAT THE PRODUCT IS INSTALLED IN THE MANUFACTURER'S APPROVED INSTALLER OF THE PRODUCT BEING USED. THE PRODUCT AND INSTALLATION SHALL MEET THE ASHRAE 90.1 2013 OR IECC 2015 TECHNICAL REQUIREMENTS FOR AN AIR BARRIER. THE BARRIER SHALL BE SELF-SEALING, SPRAYED OR ROLLED ON APPLICATION AS PER THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OVER ORIENTED STRAND BOARD. AS AN ALTERNATE, PEEL AND STICK SELF ADHERED SHEET SYSTEMS WITH ALL OF THE ABOVE LISTED CHARACTERISTICS ARE ACCEPTABLE: HENRY VP160 OR EQUAL. TAPE ALL PANEL JOINTS PRIOR TO INSTALLING PRODUCT AS PER MANUFACTURER RECOMMENDATIONS. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION REGARDING VARIOUS MATERIAL SYSTEMS APPLICATIONS.
- SOUND SENSITIVE WALLS: PROVIDE BATT INSULATION AS SPECIFIED IN THE WALL TYPES AROUND AND IN BETWEEN RESTROOMS. EXTEND INSULATION TO FLOOR OR ROOF SHEATHING ABOVE. AT OWNER'S OPTION, INSULATION MAY BE INSTALLED TO SEPARATE TENANT SPACES. VERIFY EXTENT WITH OWNER AND GENERAL CONTRACTOR.



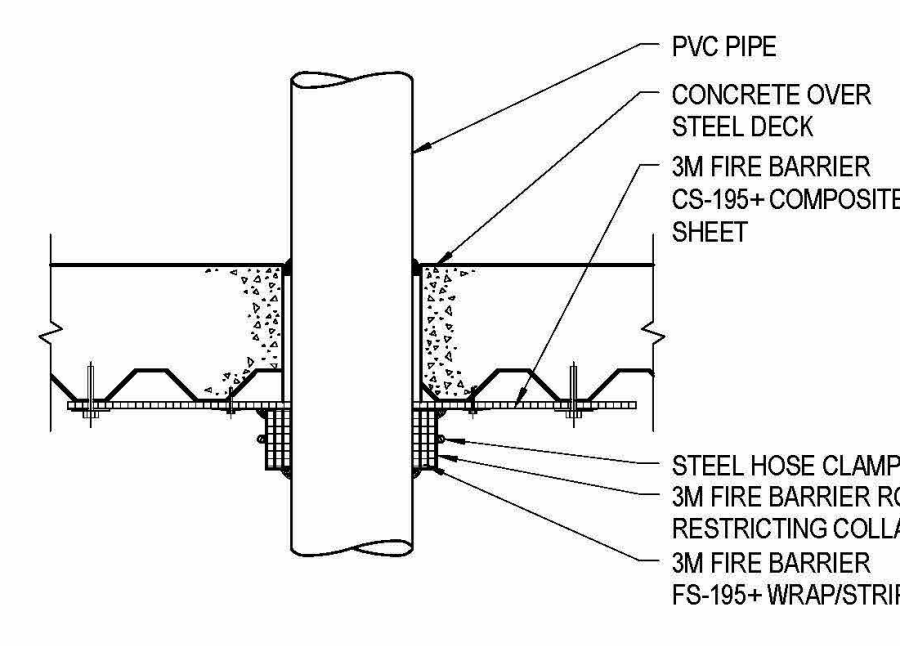
A3 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



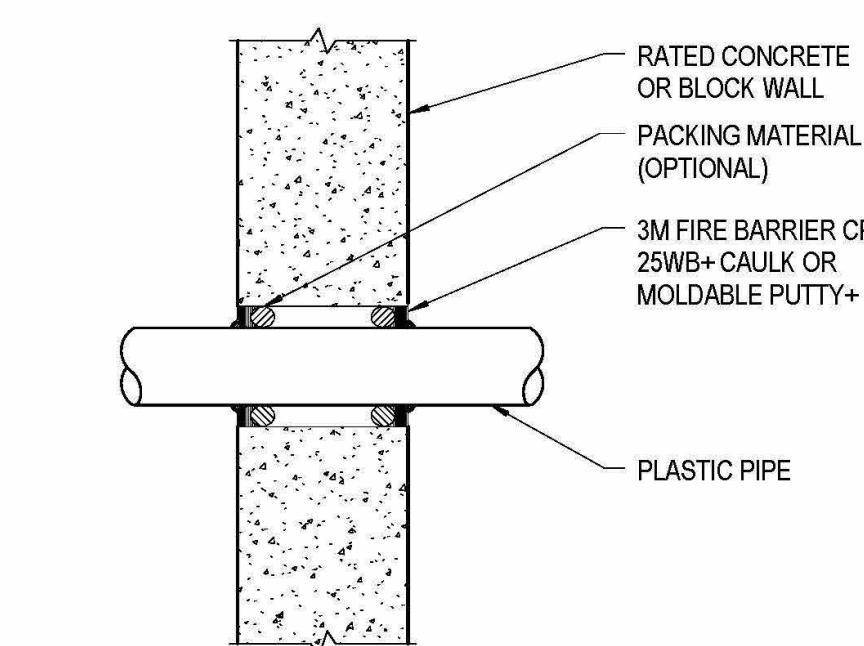
A4 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



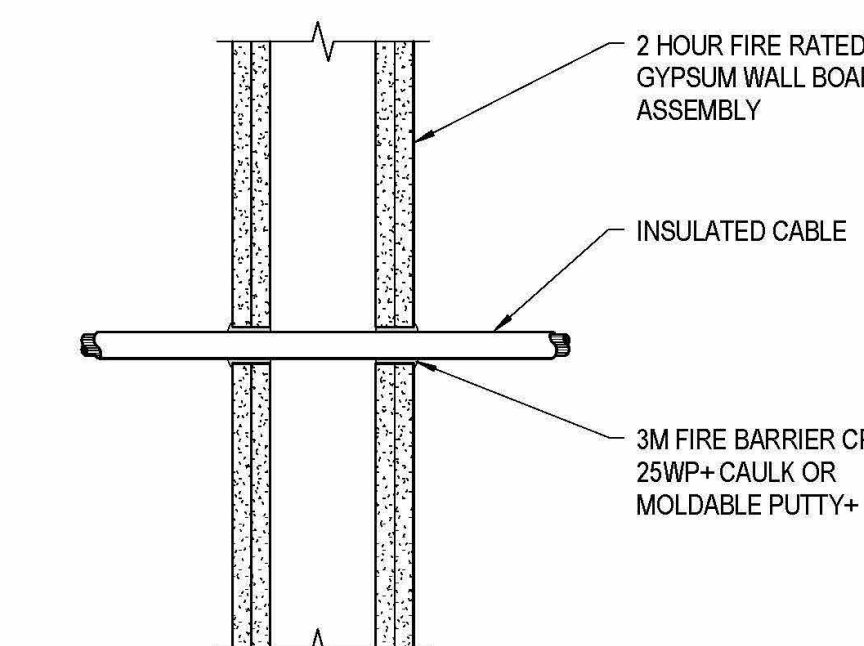
A5 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



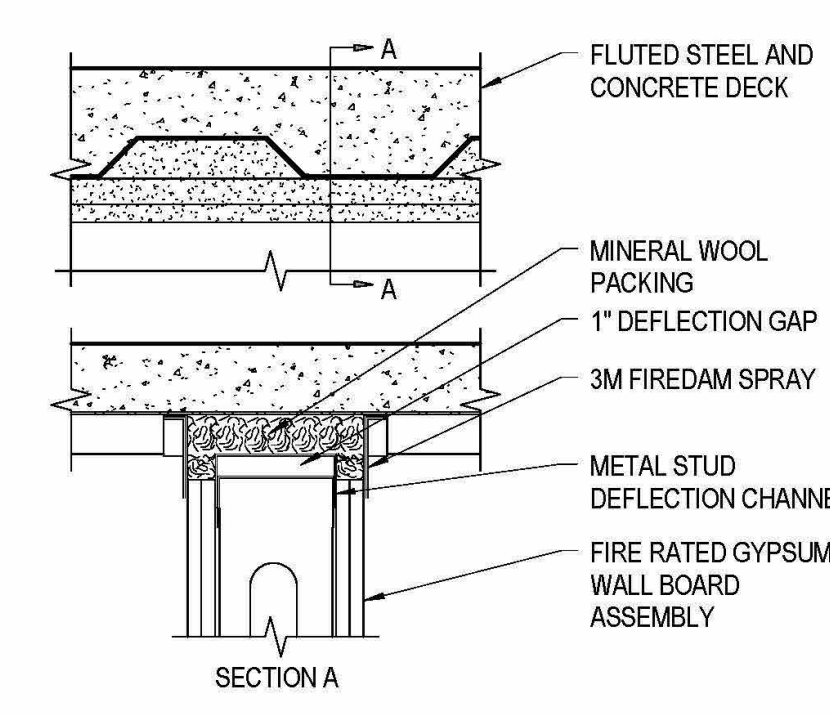
B3 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



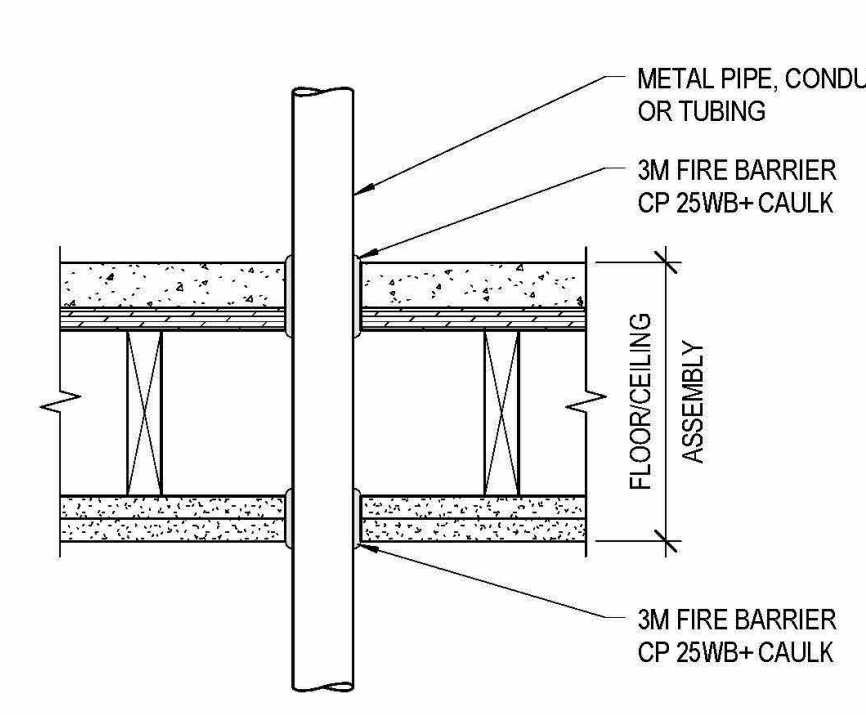
B4 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



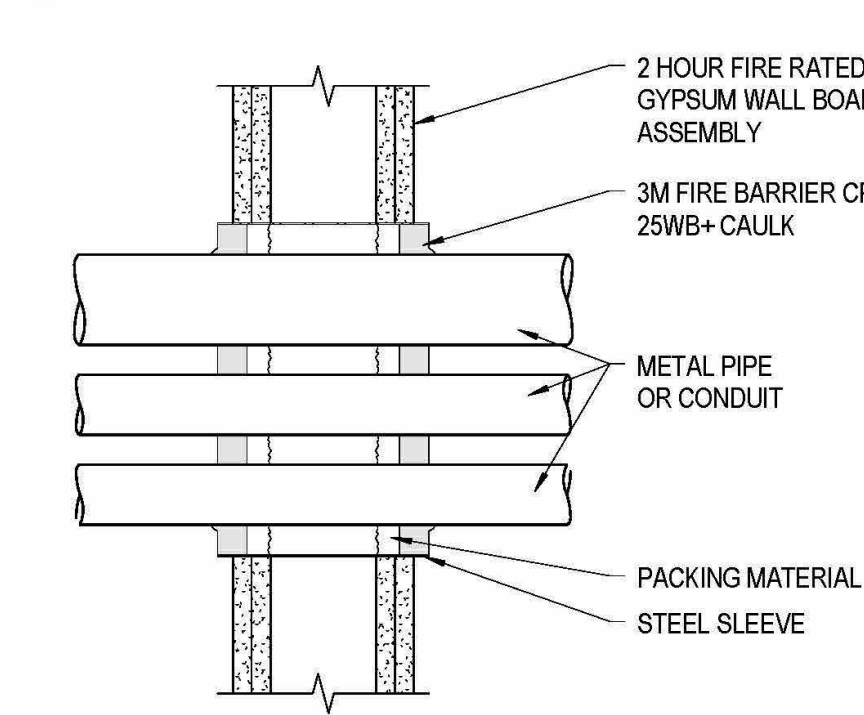
B5 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



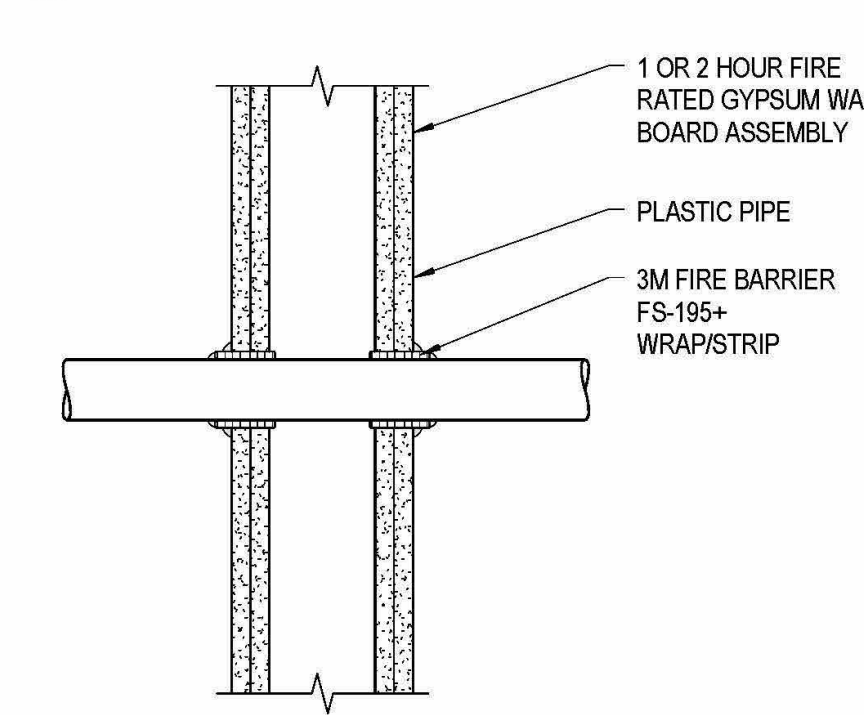
C2 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



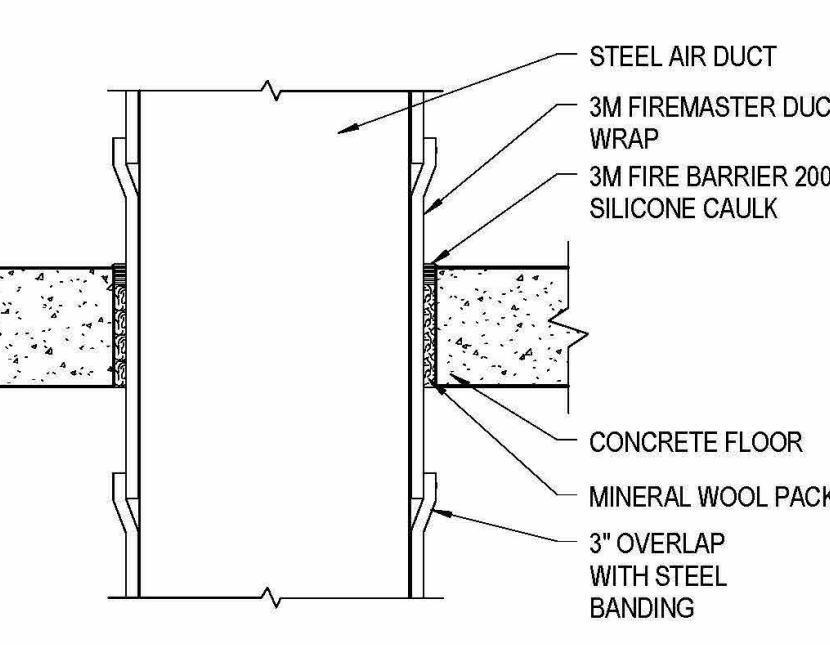
C3 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



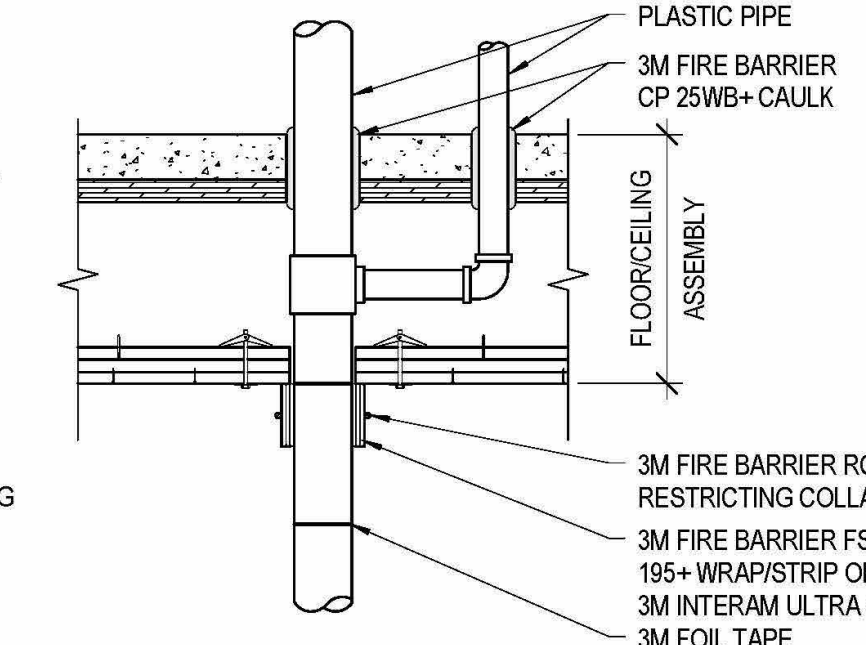
C4 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



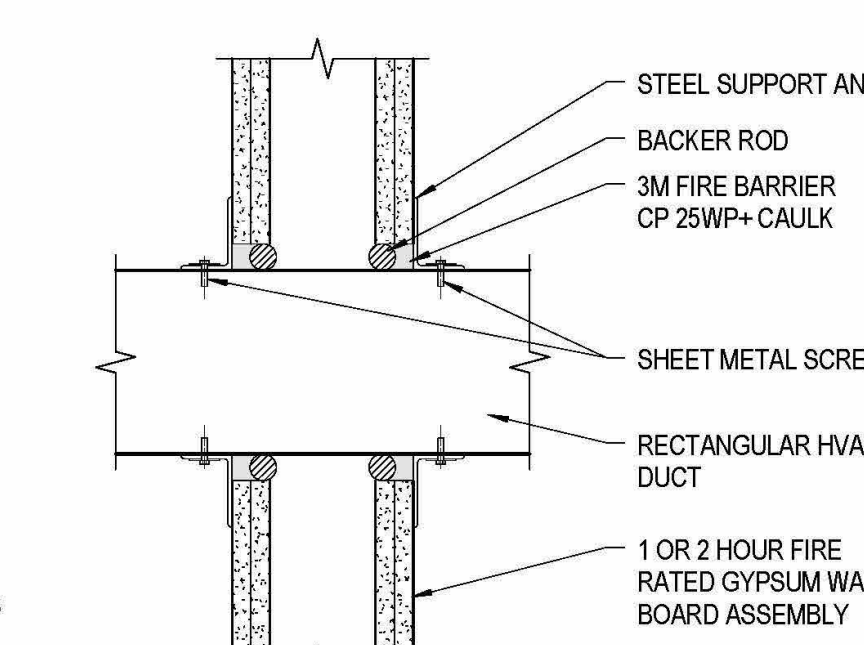
C5 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



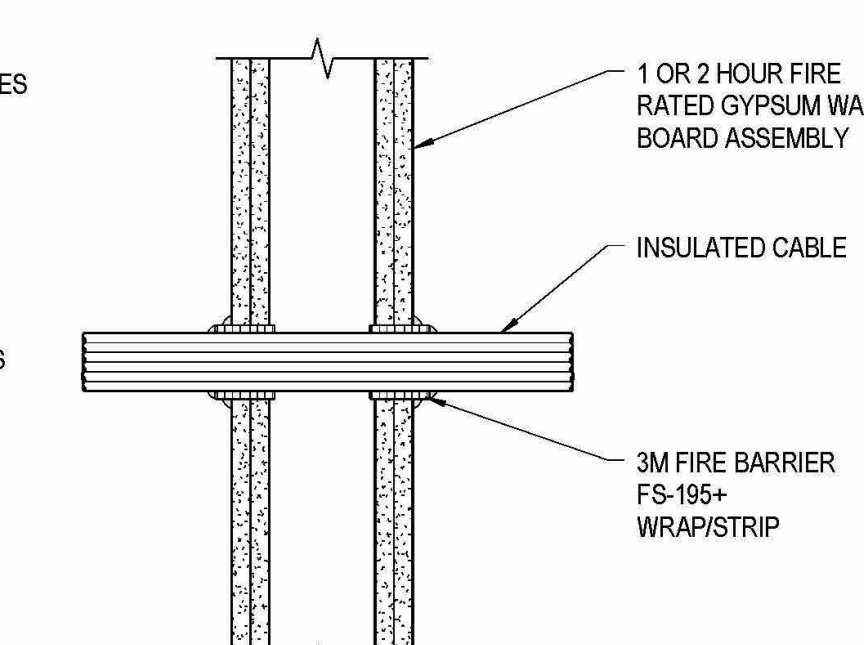
D2 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



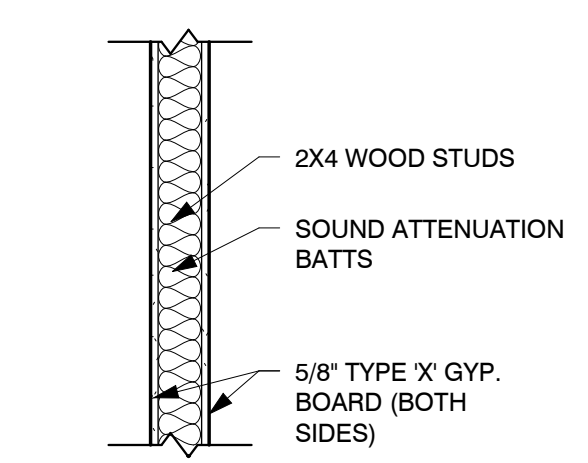
D3 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



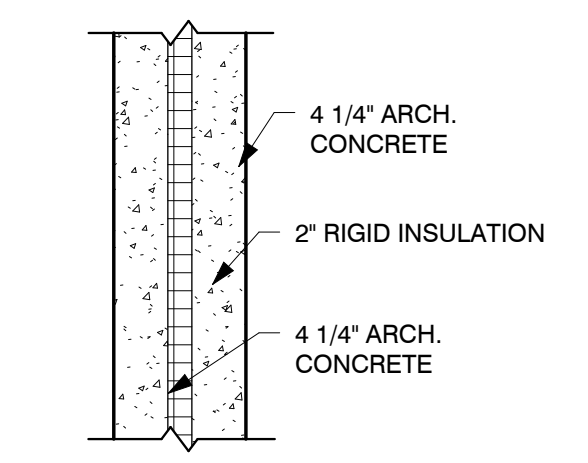
D4 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



D5 FIRE PENETRATION
SCALE: 3/4" = 1'-0"



2 WALL TYPE #2
SCALE: 3/4" = 1'-0"



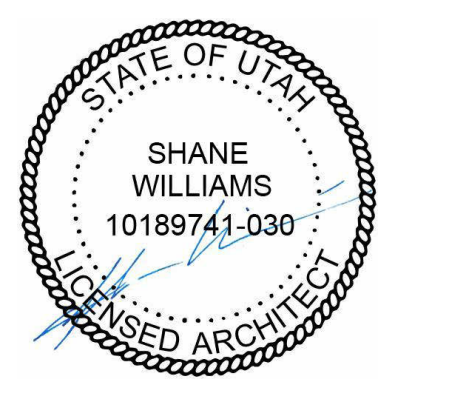
1 WALL TYPE #1
SCALE: 3/4" = 1'-0"

WALL TYPE GENERAL NOTES

- EXTEND ALL WALLS TO UNDERSIDE OF DECK ABOVE UNLESS OTHERWISE NOTED.
- EXTEND INSULATION UP EXTERIOR WALLS ABOVE CEILING BETWEEN FLOORS.
- METAL STUDS TO BE 20 GAUGE UNLESS OTHERWISE NOTED BY STRUCTURAL.

EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION FIRE PENETRATION DETAILS & WALL TYPES	
SHEET NUMBER G-0.04	



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. COORDINATE INSTALLATION OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
- C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS.
- D. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
- E. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS: FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN)
- F. PROVIDE RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- G. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, SHEETS FOR ADDITIONAL INFORMATION.
- H. SEE FINISH PLANS, INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR FINISHES OF MILLWORK BASES AND COUNTERTOPS.
- I. SEE CEILING PLANS FOR CEILING INFORMATION
- J. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNERS INTERIOR DESIGNER (HOLLY WILLIAMS AT W2 DESIGN GROUP). CONTRACTOR TO COORDINATE ALL FINISHES WITH INTERIOR DESIGNER.
- K. SEE WINDOW AND DOOR SHEETS FOR DETAILS
- L. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
- M. SEE COVER SHEET FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL INFORMATION.
- N. SEE SHEET G-0.04 FOR WALL TYPE INFORMATION
- O. PROVIDED BACKING/BLOCKING FOR WALL MOUNTED ITEMS INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
- P. DO NOT SCALE DRAWINGS.

SHEET NOTES

EAST LAKE BUILDING D
 VINEYARD PROPERTIES OF UTAH
 71 EAST 1750 NORTH STREET
 VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

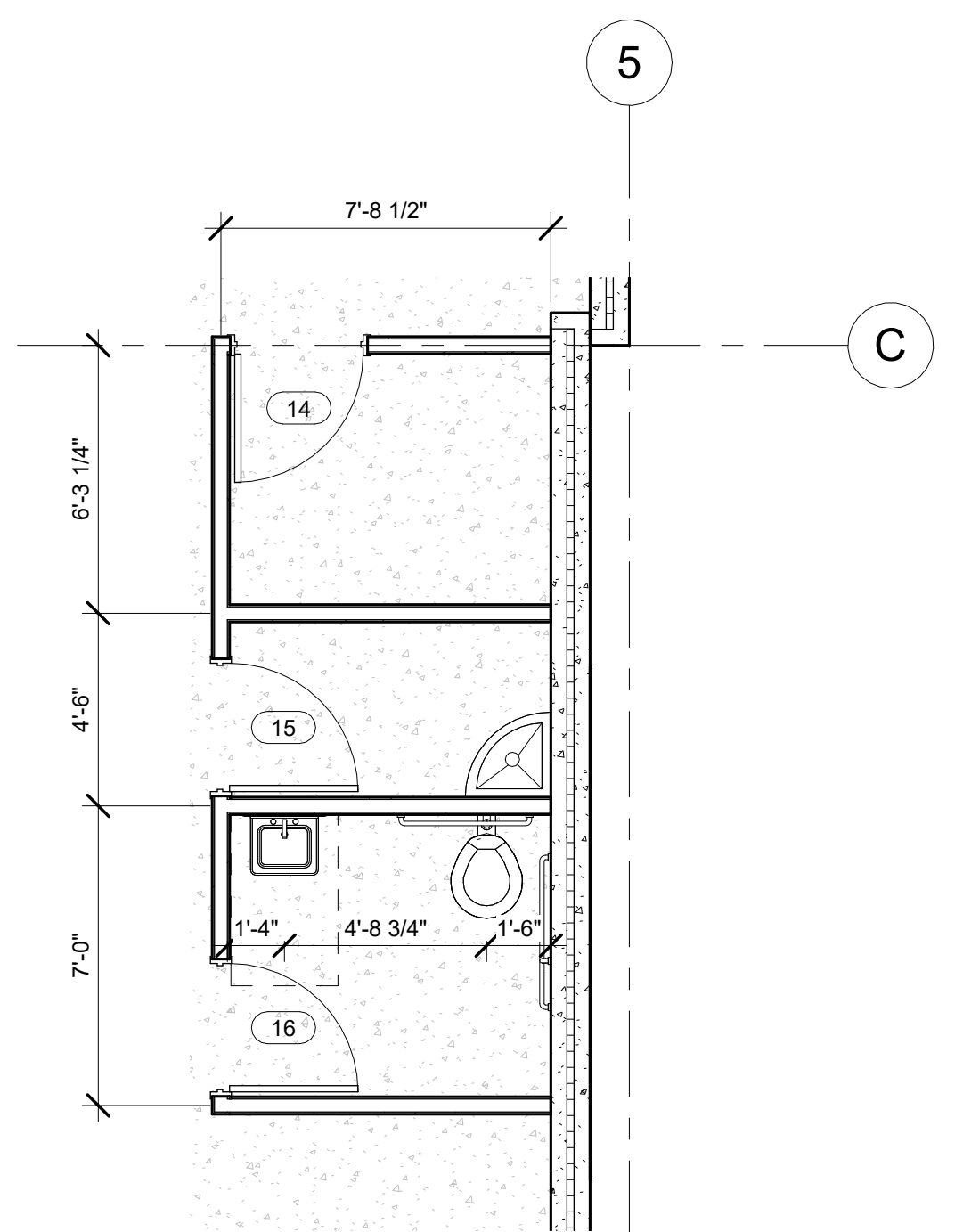
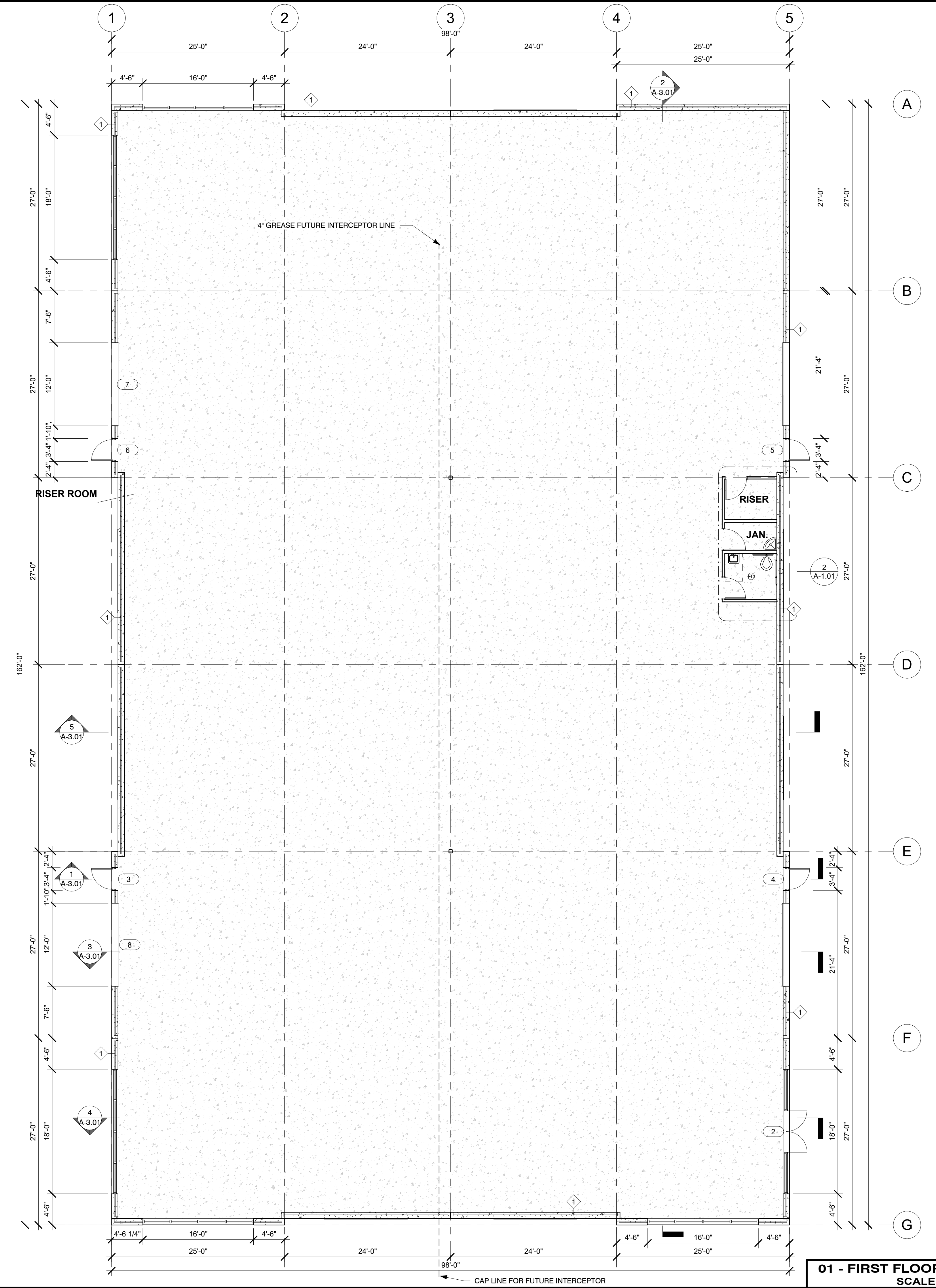
Revision Date	Revision Number

PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
FIRST FLOOR OVERALL PLAN

SHEET NUMBER

A-1.01



ENLARGED BATHROOM
SCALE: 1/4" = 1'-0" **2**

01 - FIRST FLOOR OVERALL
SCALE: 1/8" = 1'-0" **1**

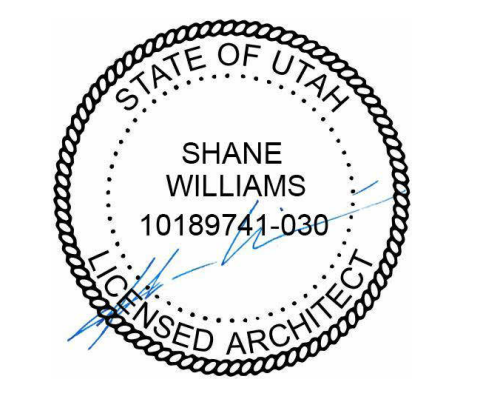
GENERAL NOTES

A. ALL MECHANICAL UNITS AND OTHER ROOF PENETRATIONS MAY NOT BE SHOWN. REFER TO MECHANICAL AND PLUMBING SHEETS. PROVIDE FLASHINGS, CRICKETS, AND REGLETS AT EACH UNIT, SHOWN OR NOT. VERIFY EACH LOCATION ON MECHANICAL AND PLUMBING SHEETS.

B. SEE WALL SECTIONS FOR ALL DECK BEARING ELEVATIONS.

SHEET NOTES

1 ROOF HATCH



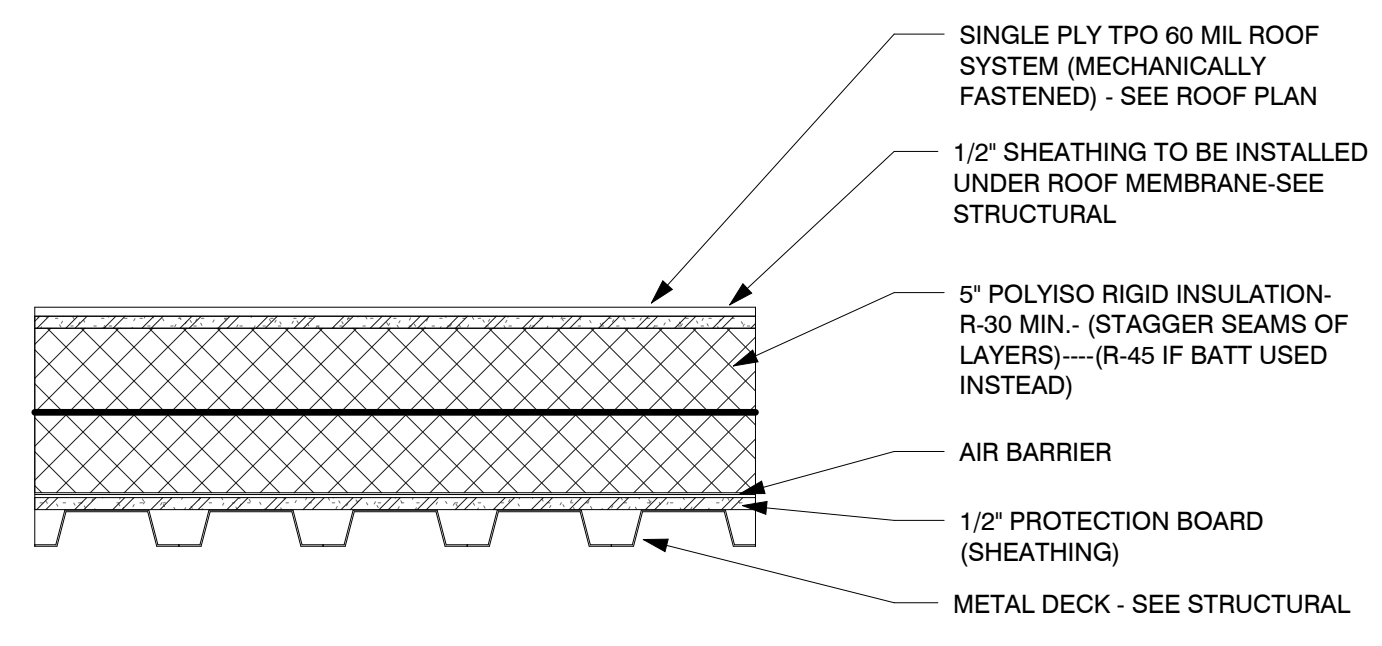
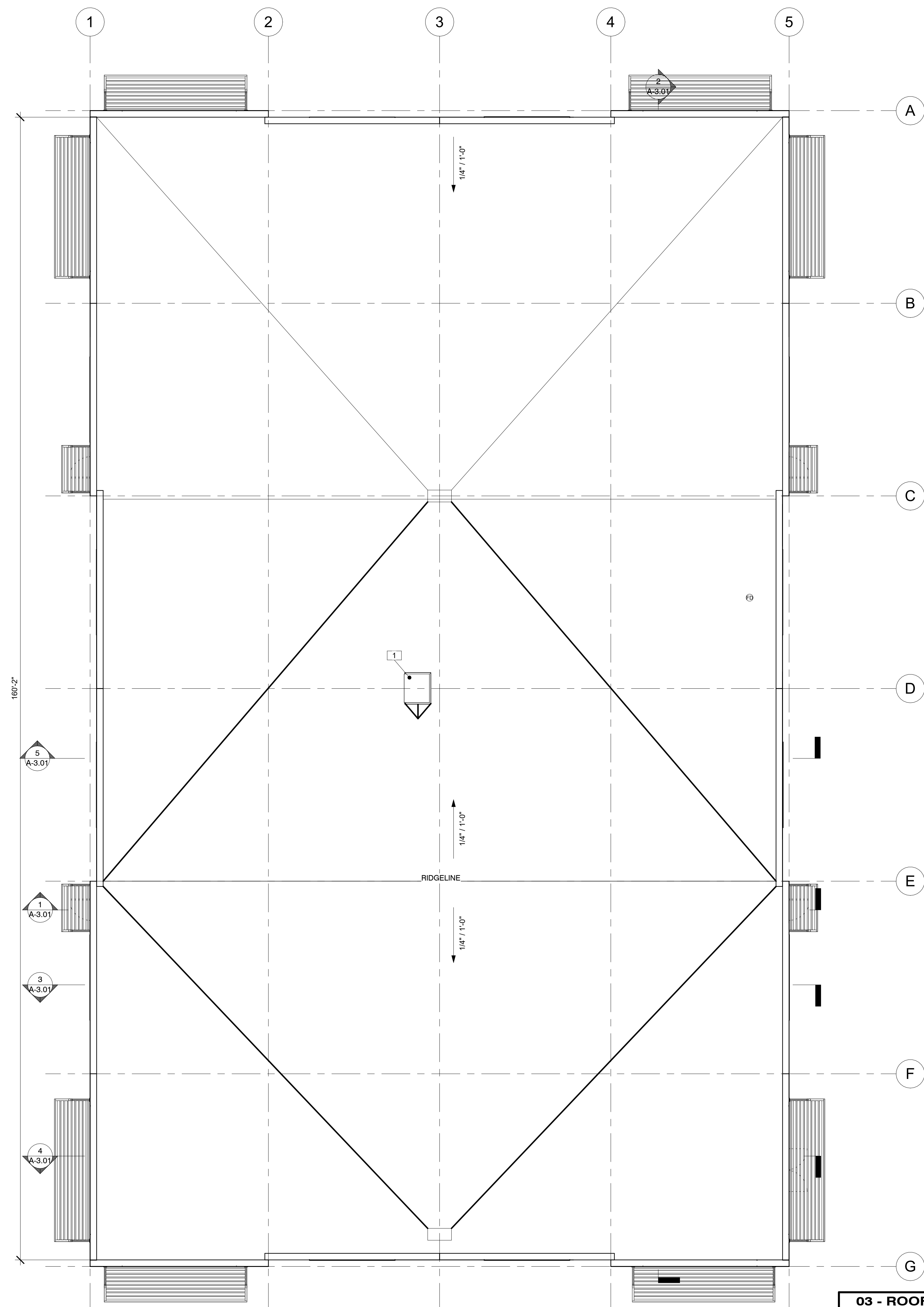
EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059

POST BID CONTRACTOR SET

Revision Date	Revision Number

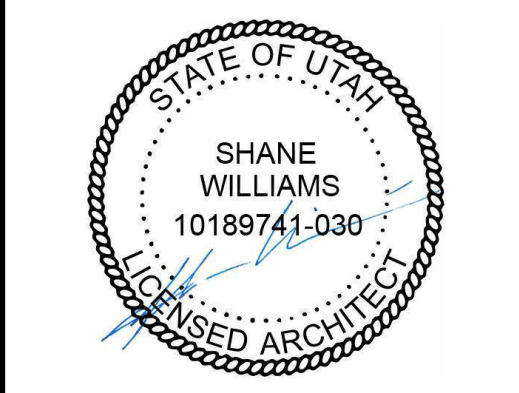
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION	ROOF PLAN
SHEET NUMBER	

A-1.06



ROOF COMPOSITION- TYPE A
SCALE: 1 1/2" = 1'-0"

03 - ROOF PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	SMOOTH CONC.		CONC.
2	PAINTED CONC.		GREY

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

SHEET NOTES

EAST LAKE BUILDING D
 VINEYARD PROPERTIES OF UTAH
 71 EAST 1750 NORTH STREET
 VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date Revision Number

PROJECT NO. W2-2008

DATE 6.4.20

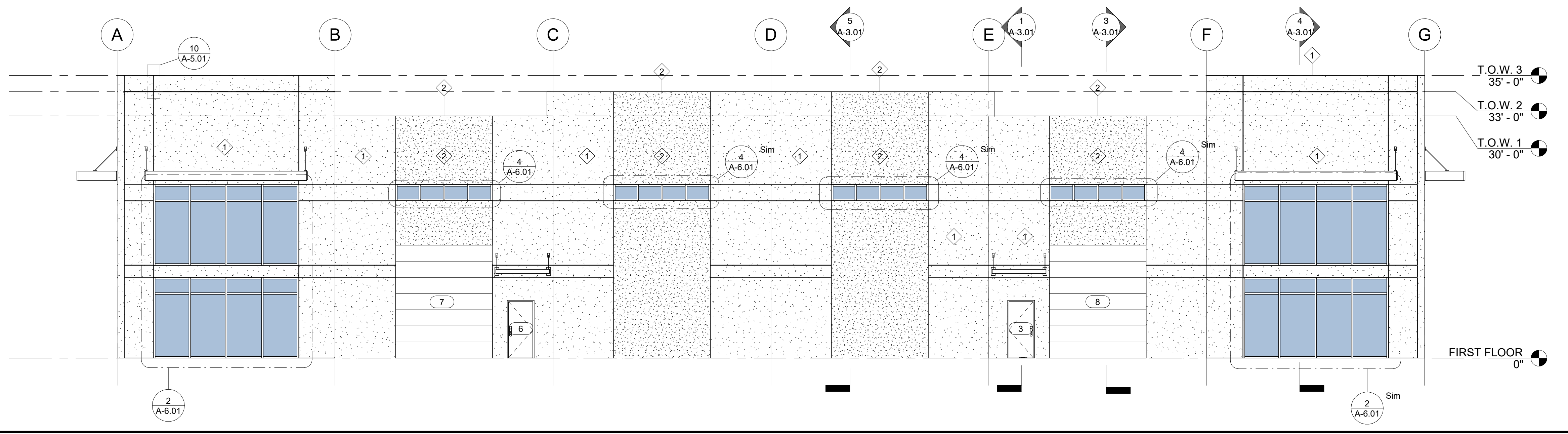
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CHECKED BY Checker

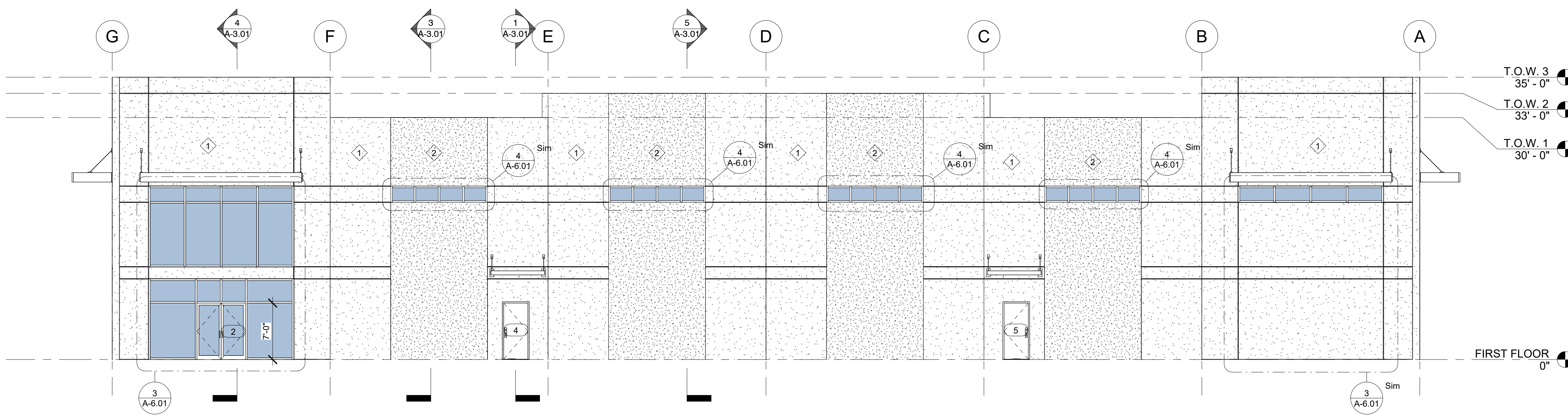
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER

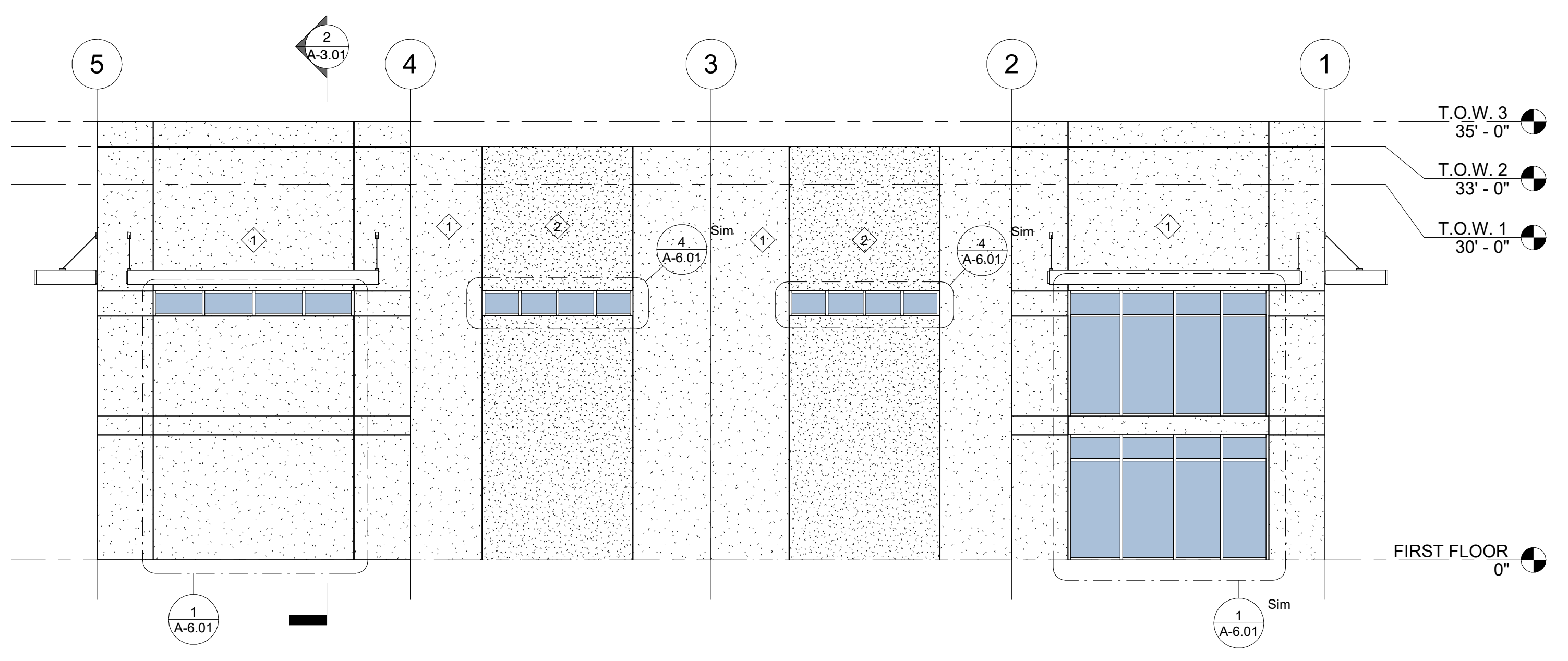
A-2.01



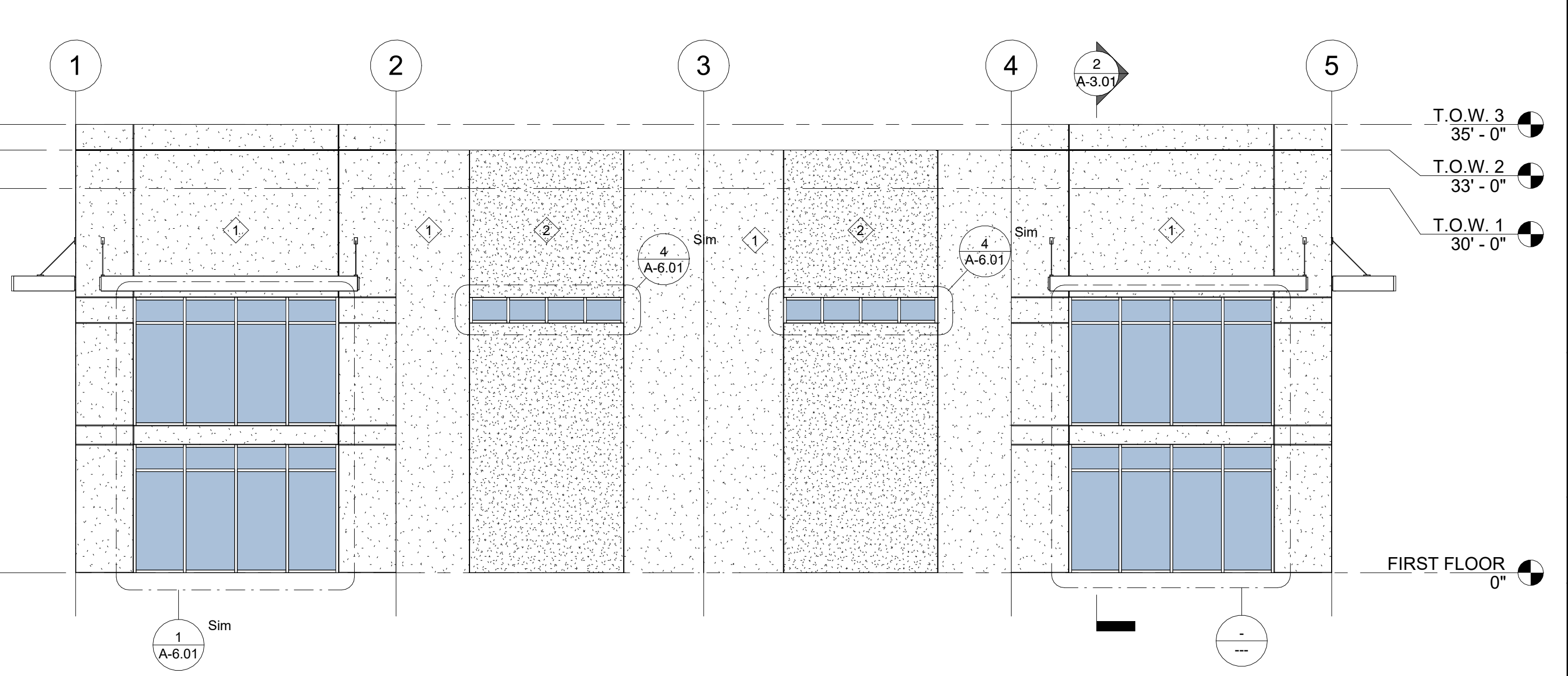
EAST
SCALE: 1/8" = 1'-0" **4**



WEST
SCALE: 1/8" = 1'-0" **3**



NORTH
SCALE: 1/8" = 1'-0" **2**



SOUTH
SCALE: 1/8" = 1'-0" **1**



GENERAL NOTES

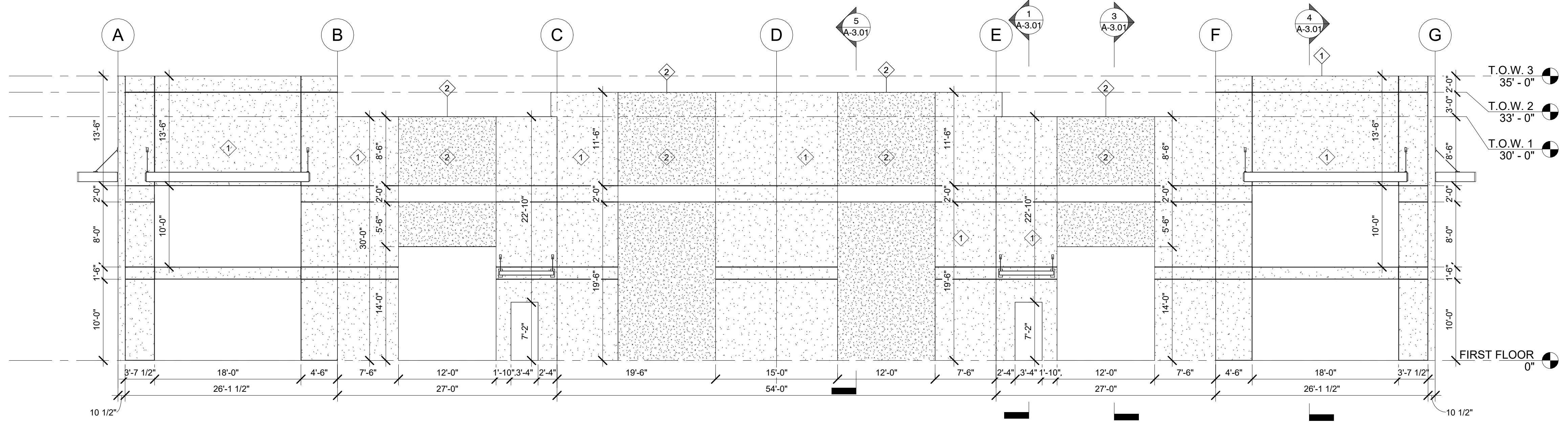
- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
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- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND

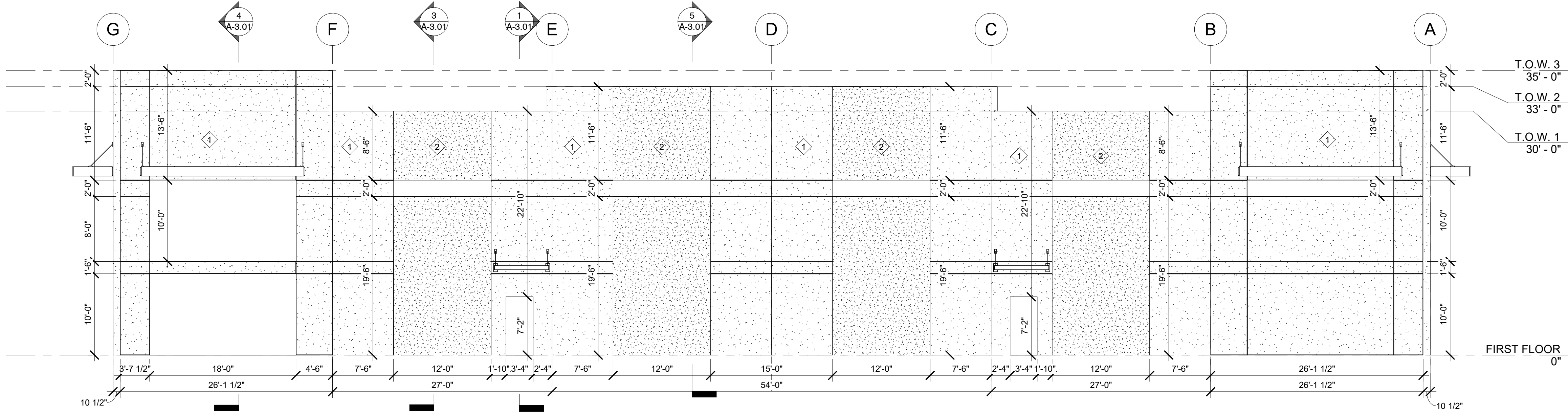
#	TYPE	BOND / STYLE	COLOR
1	SMOOTH CONC.		CONC.
2	PAINTED CONC.		GREY

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

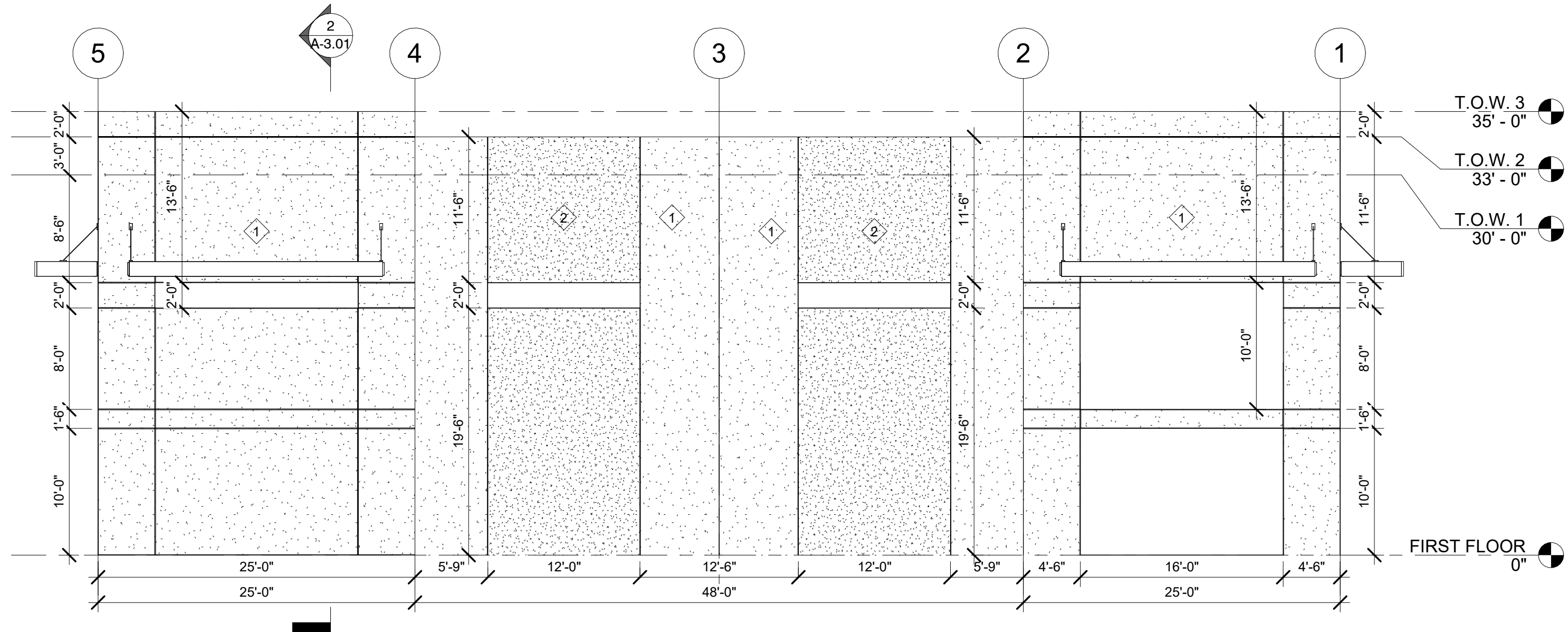
SHEET NOTES



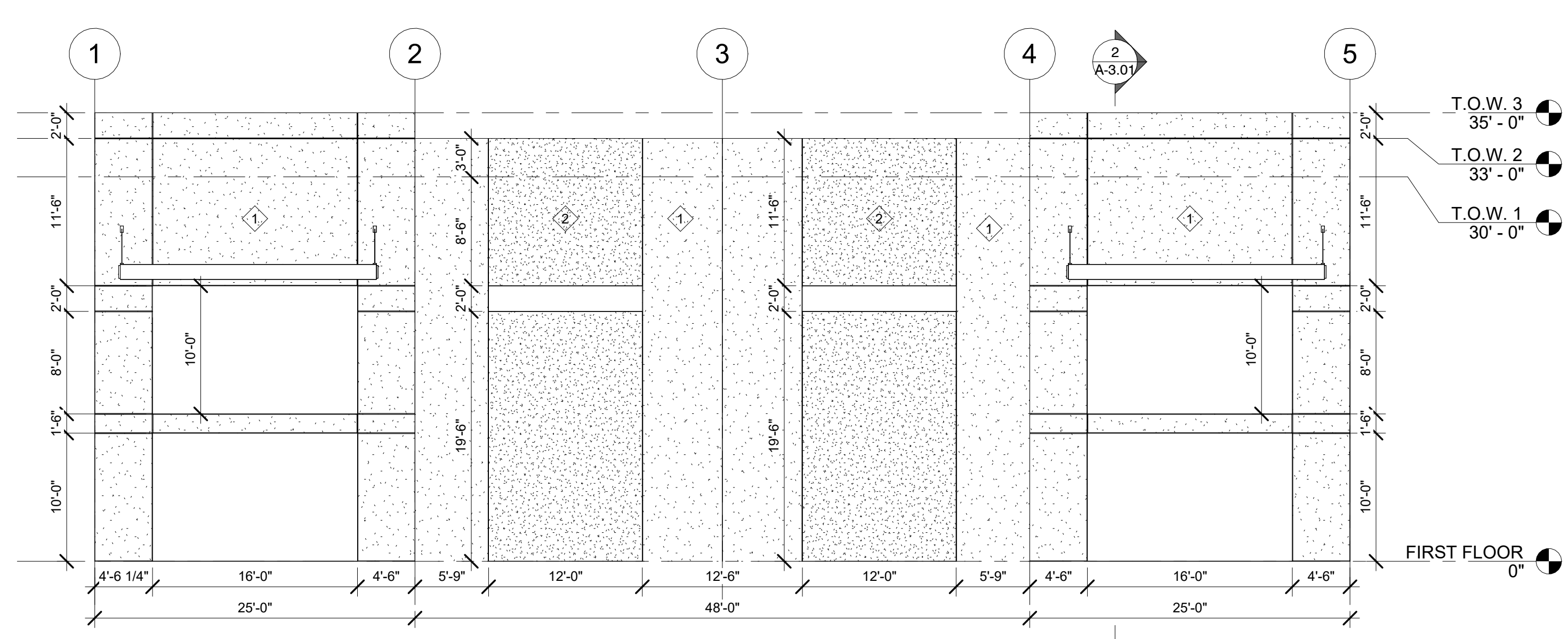
EAST - TILT-UP
SCALE: 1/8" = 1'-0" **4**



WEST - TILT-UP
SCALE: 1/8" = 1'-0" **3**



NORTH - TILT-UP
SCALE: 1/8" = 1'-0" **2**



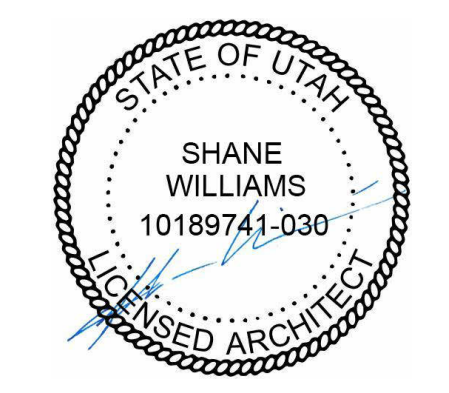
SOUTH - TILT-UP
SCALE: 1/8" = 1'-0" **1**

EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number

PROJECT NO. W2-2008
DATE 6.4.20
DRAWN BY Author
CHECKED BY Checker
SHEET DESCRIPTION EXTERIOR ELEVATIONS- TILT-UP
SHEET NUMBER

A-2.02



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- C. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- F. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- G. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	SMOOTH CONC.		CONC.
2	PAINTED CONC.		GREY

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

SHEET NOTES

PAINT COLORS - FARROW AND BALL
MAIN COLOR - BLACKENED
ACCENT COLOR - DOWN PIPE



EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number

PROJECT NO. W2-2008

DATE 6.4.20

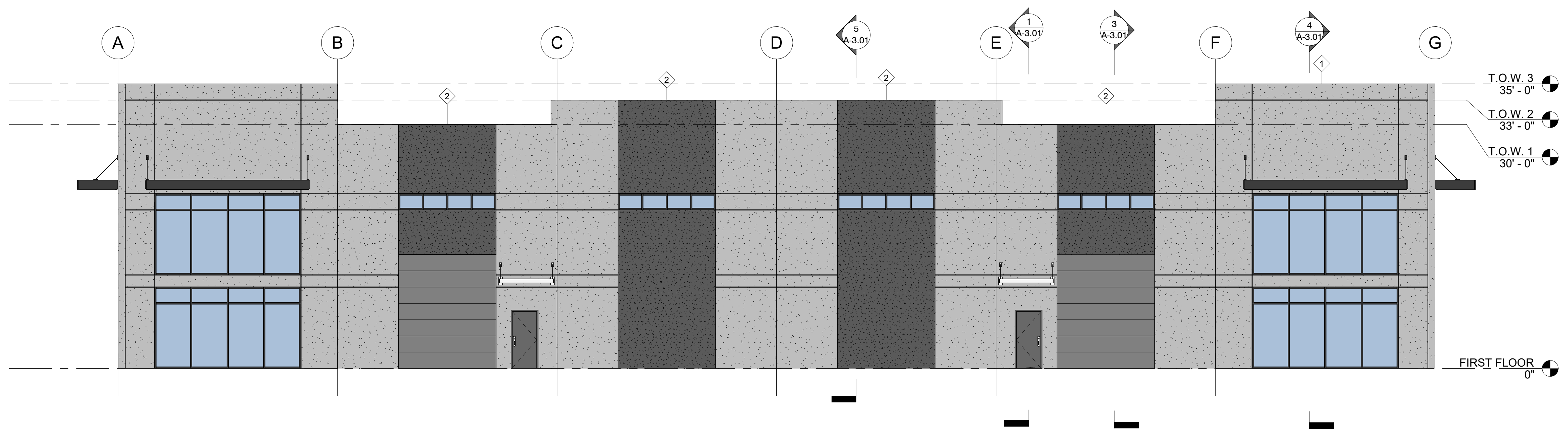
DRAWN BY Author

CHECKED BY Checker

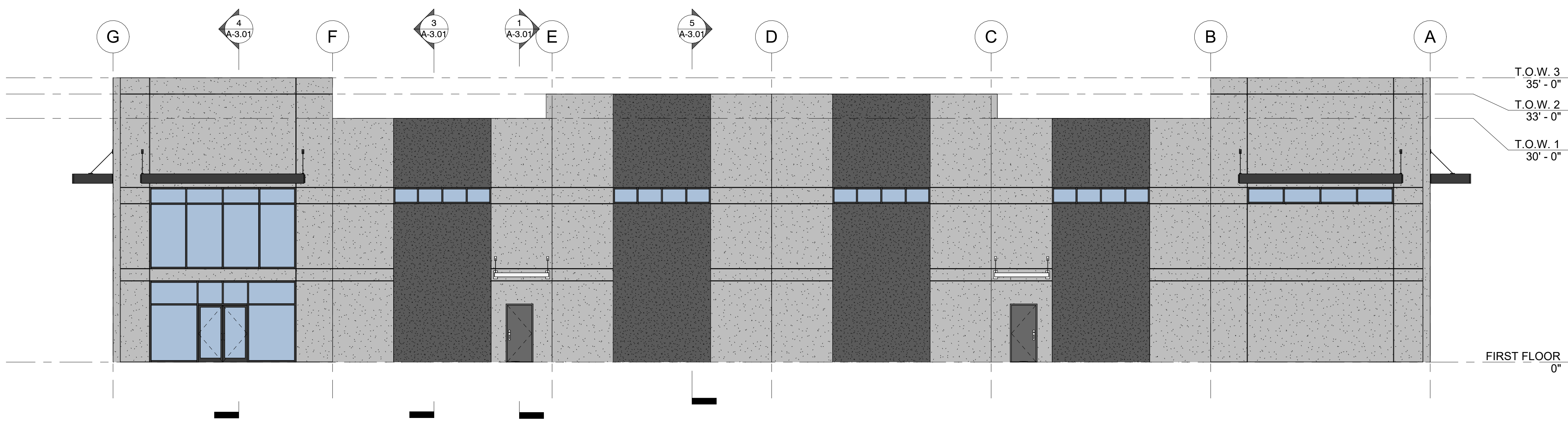
SHEET DESCRIPTION
EXTERIOR ELEVATIONS- COLOR

SHEET NUMBER

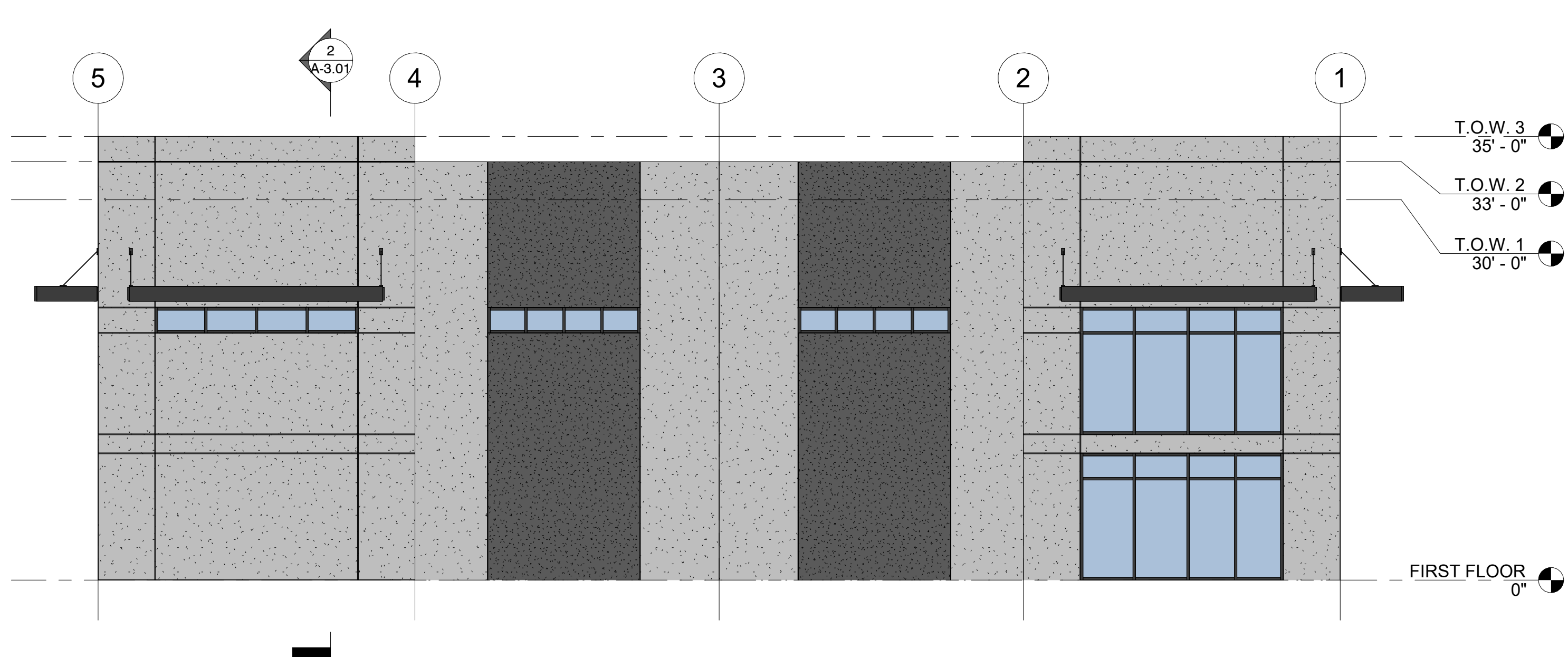
A-2.03



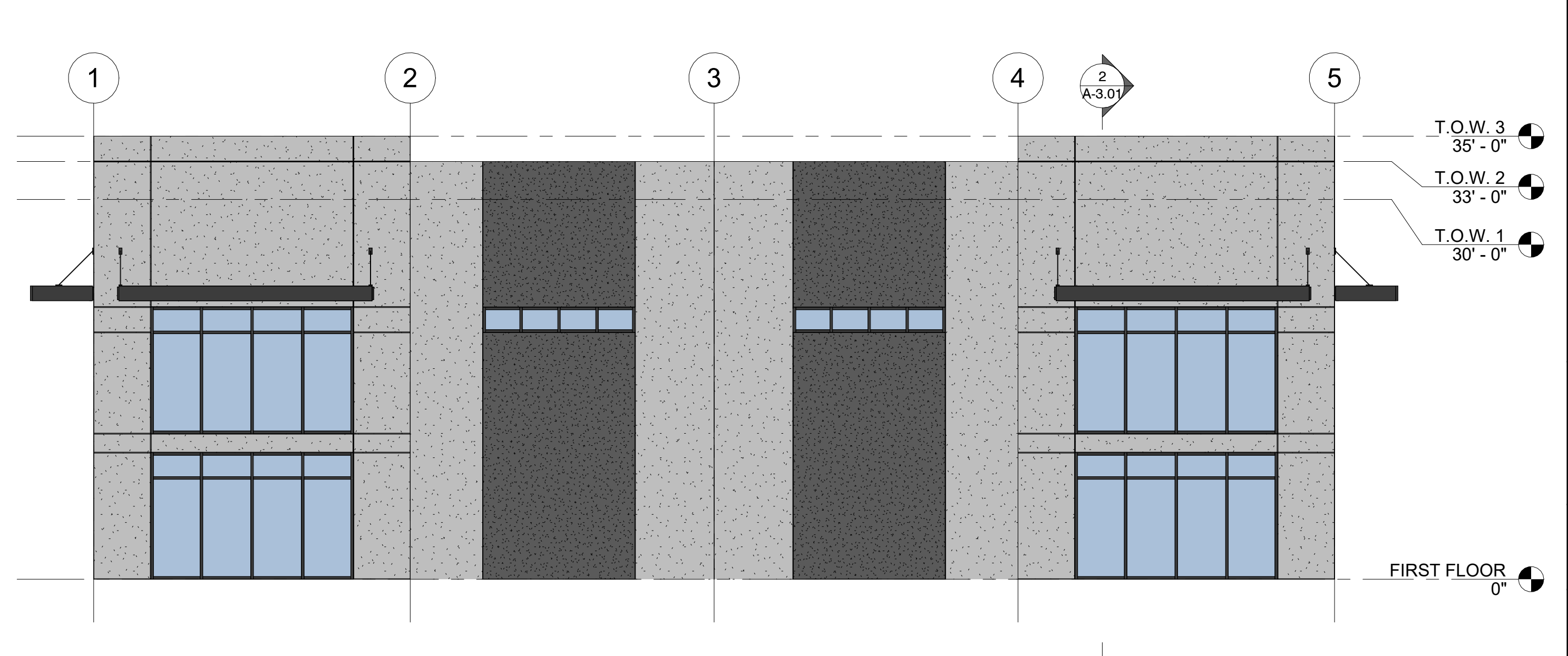
EAST - COLOR
SCALE: 1/8" = 1'-0" **4**



WEST - COLOR
SCALE: 1/8" = 1'-0" **3**



NORTH - COLOR
SCALE: 1/8" = 1'-0" **2**

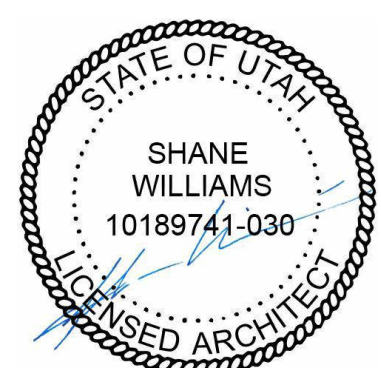


SOUTH - COLOR
SCALE: 1/8" = 1'-0" **1**



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EAST LAKE BUILDING D

VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059

POST BID CONTRACTOR SET

Revision Date | Revision Number

PROJECT NO. | W2-2008

DATE | 6.4.20

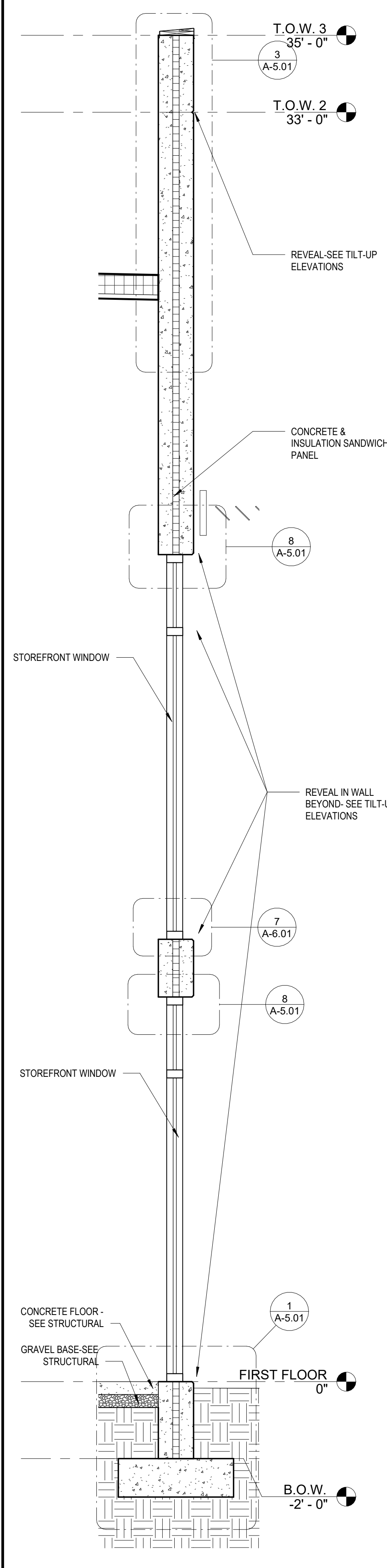
DRAWN BY | Author

CHECKED BY | Checker

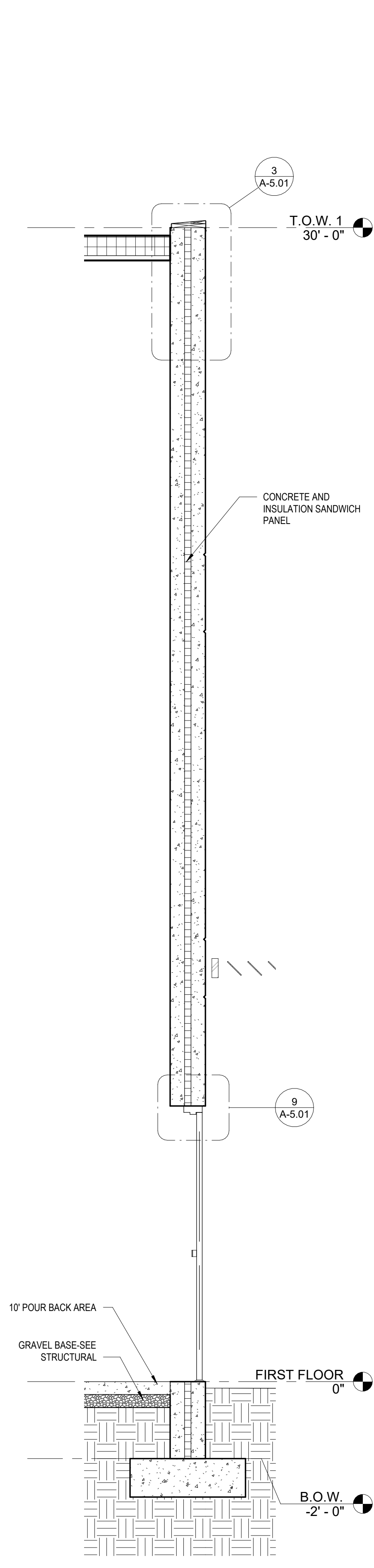
SHEET DESCRIPTION | WALL SECTIONS

SHEET NUMBER

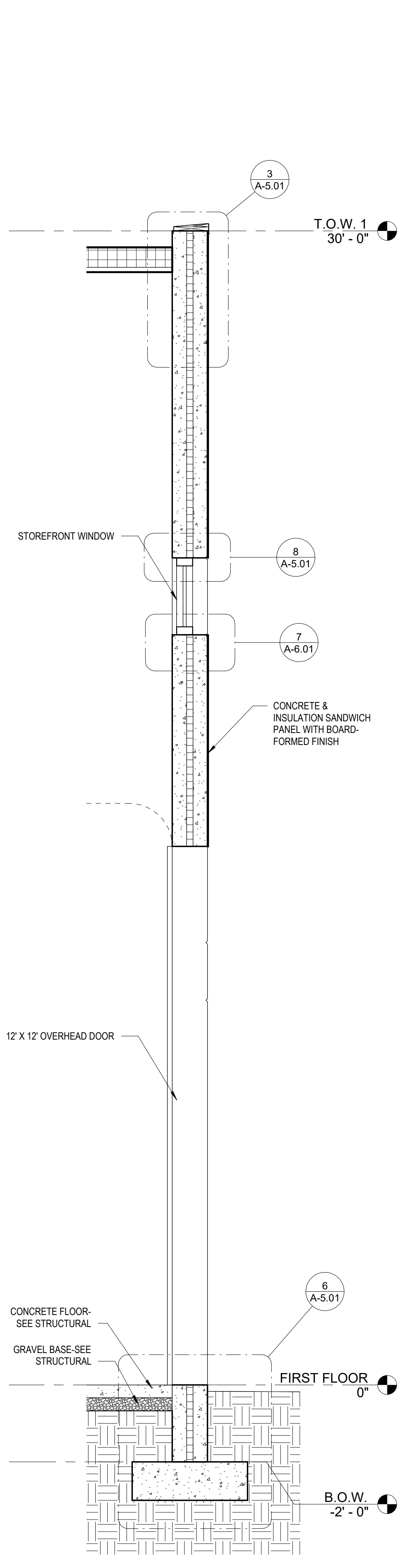
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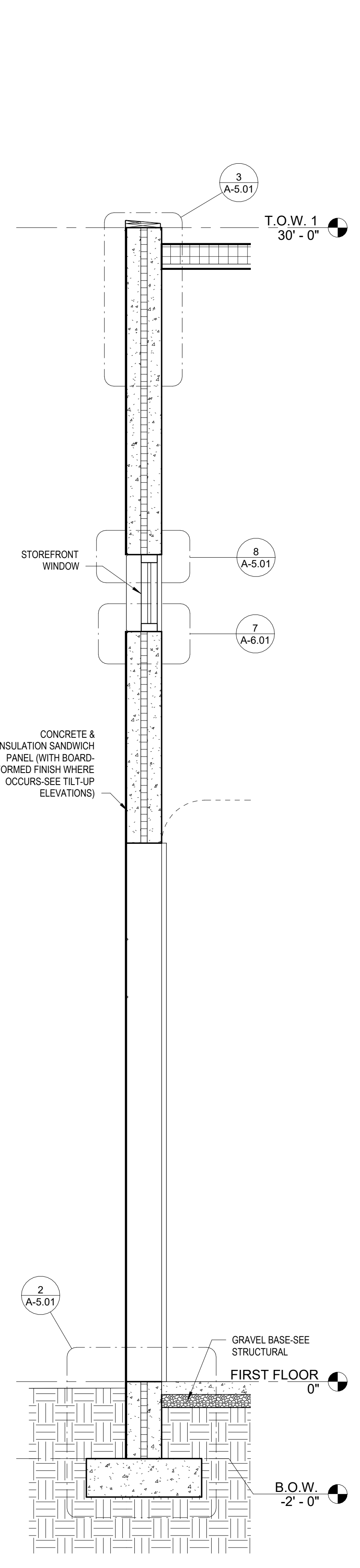
WALL SECTION 1
SCALE: 1/2" = 1'-0" **1**



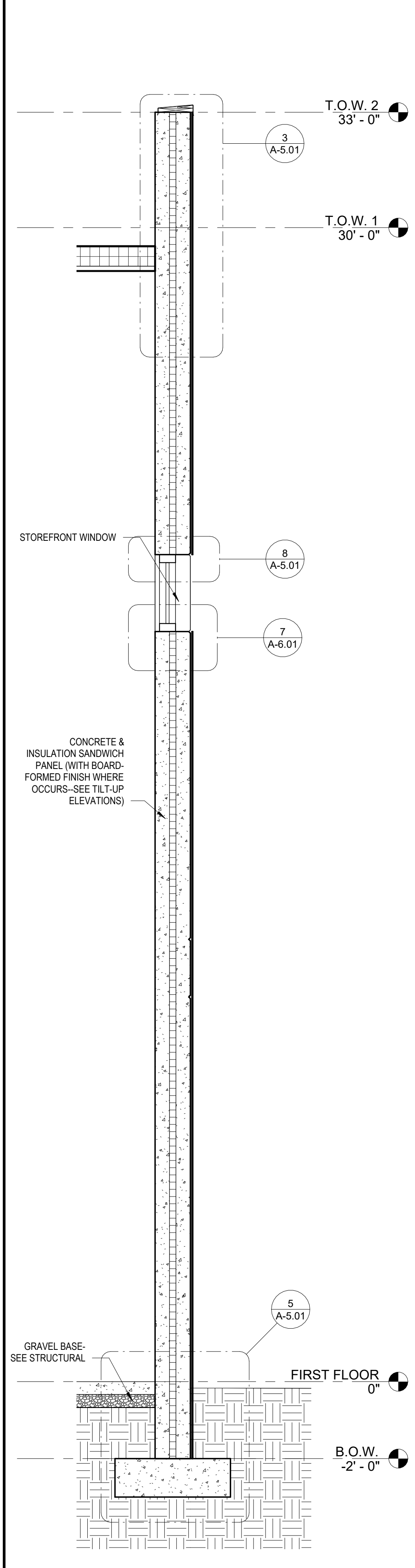
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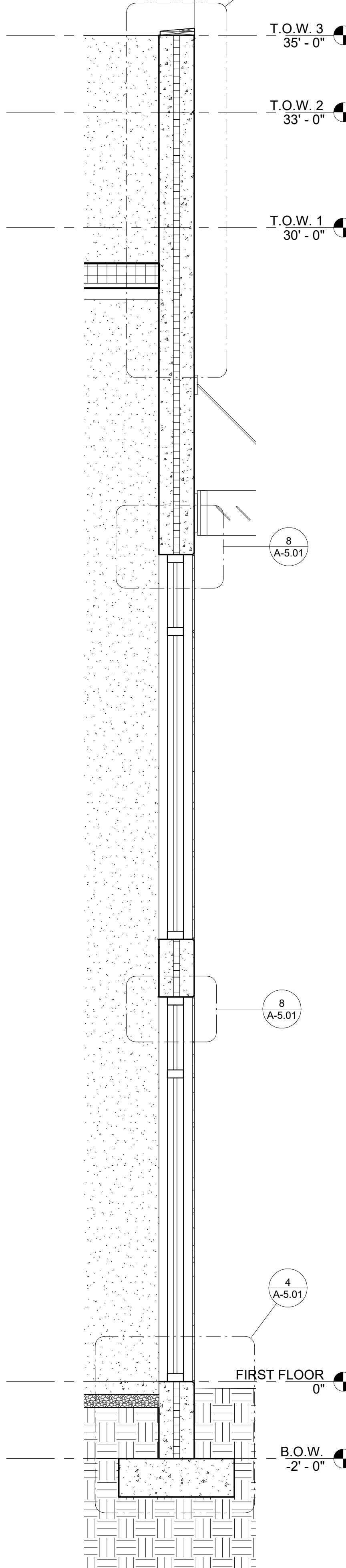
WALL SECTION 3
SCALE: 1/2" = 1'-0" **3**



WALL SECTION 4
SCALE: 1/2" = 1'-0" **4**



WALL SECTION 5
SCALE: 1/2" = 1'-0" **5**



WALL SECTION 6
SCALE: 1/2" = 1'-0" **6**

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NOT FOR CONSTRUCTION
95% REVIEW SET

EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059

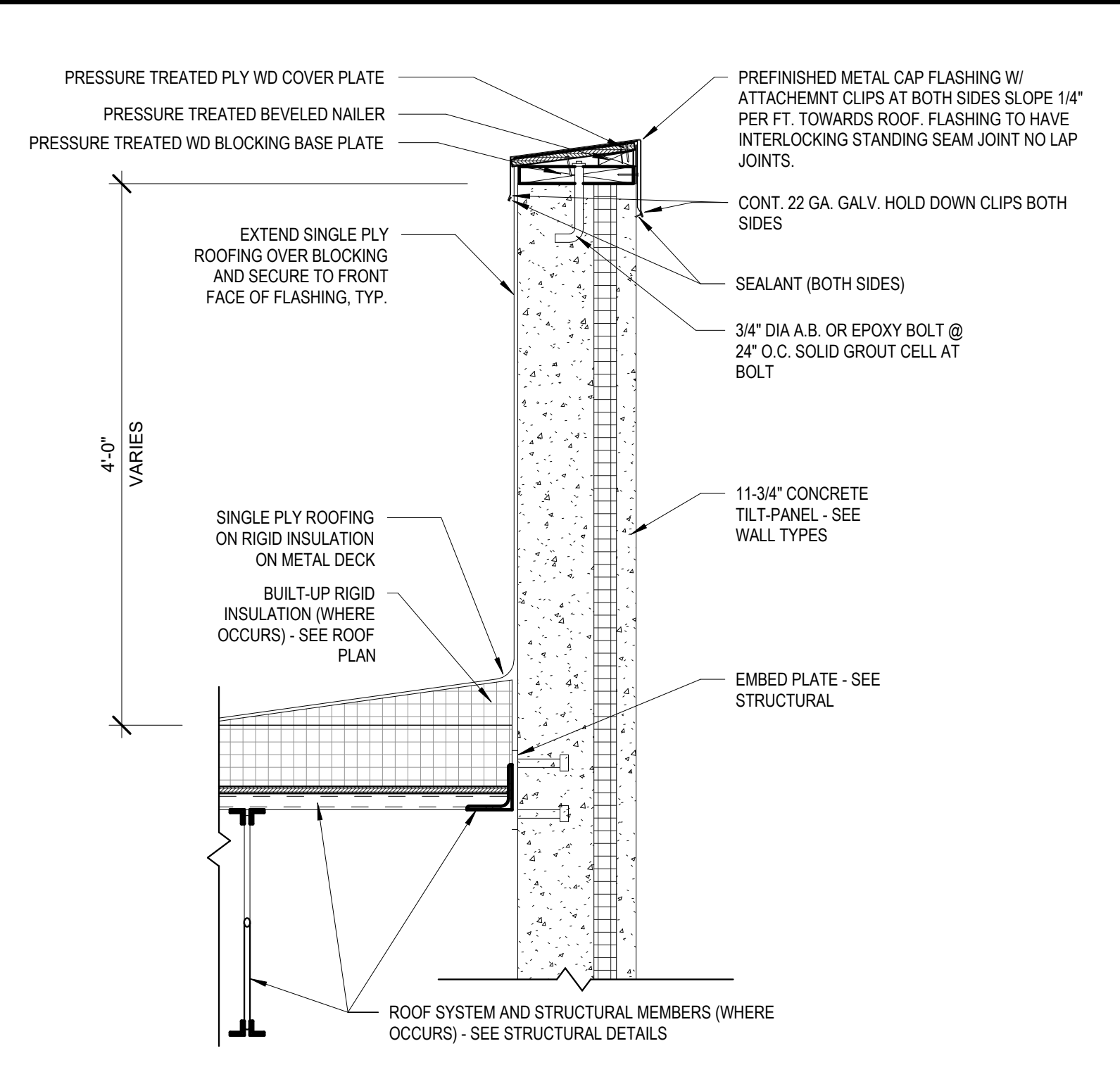
Revision Number	Revision Date

PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker

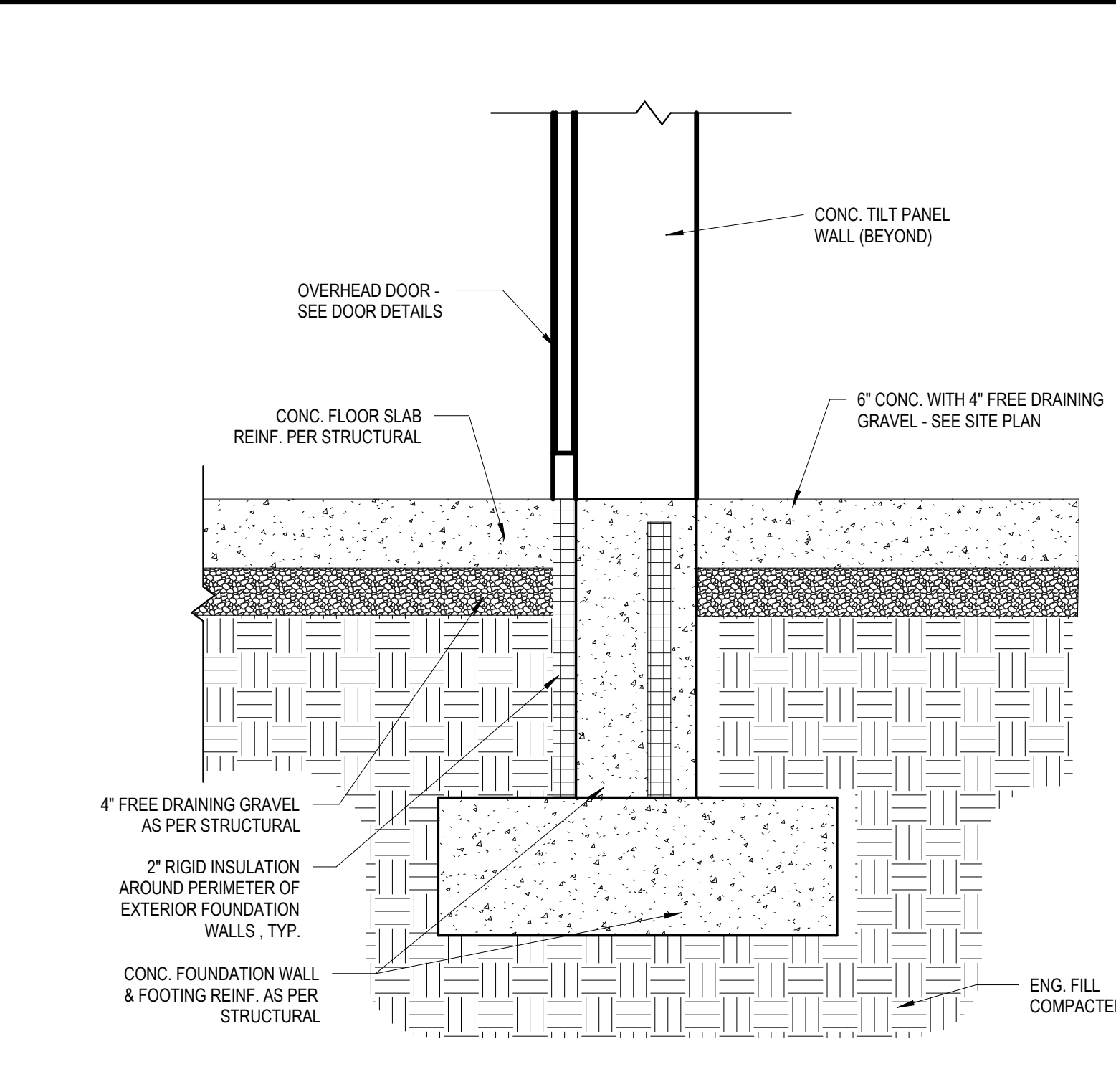
SHEET DESCRIPTION
BUILDING DETAILS

SHEET NUMBER

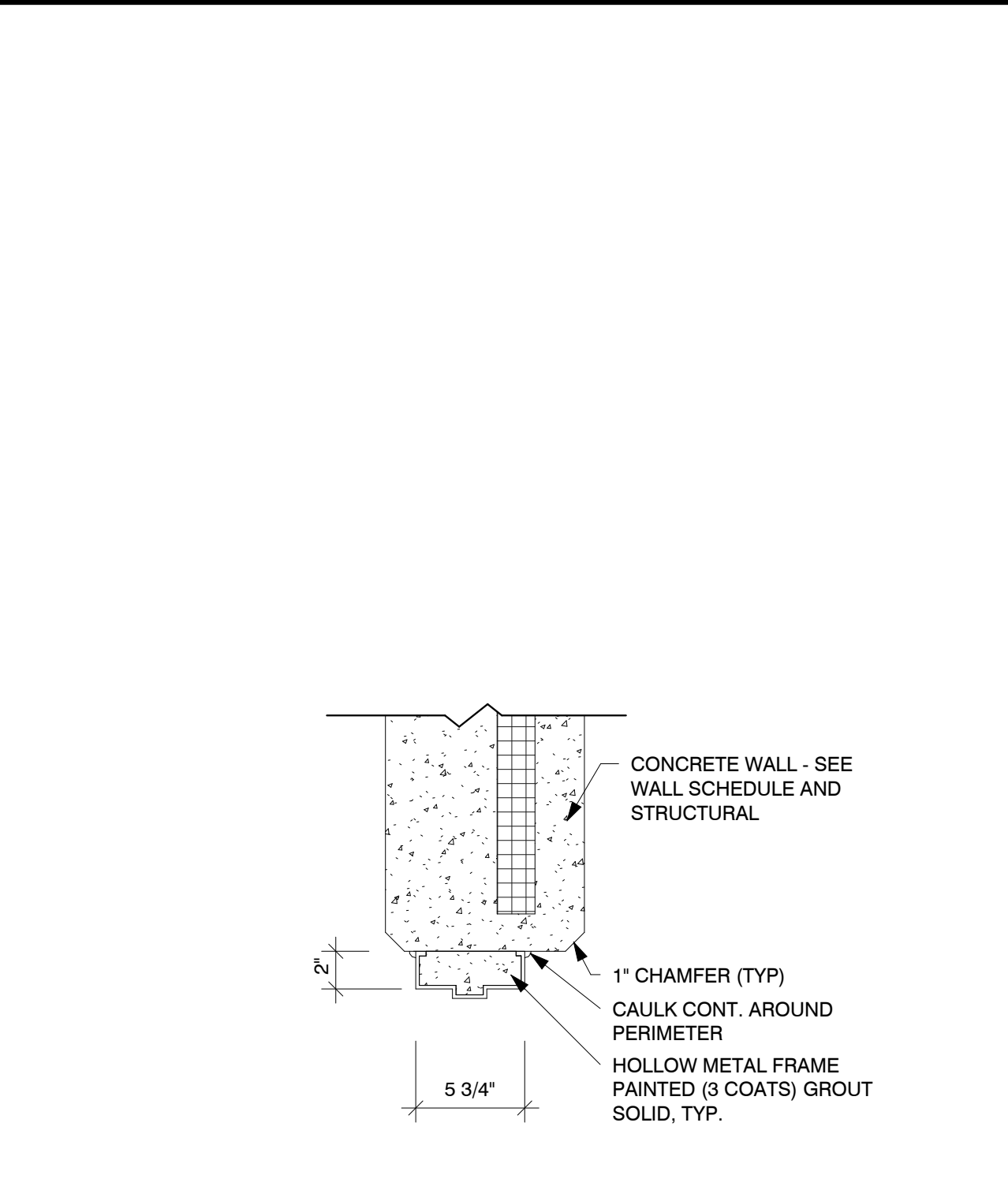
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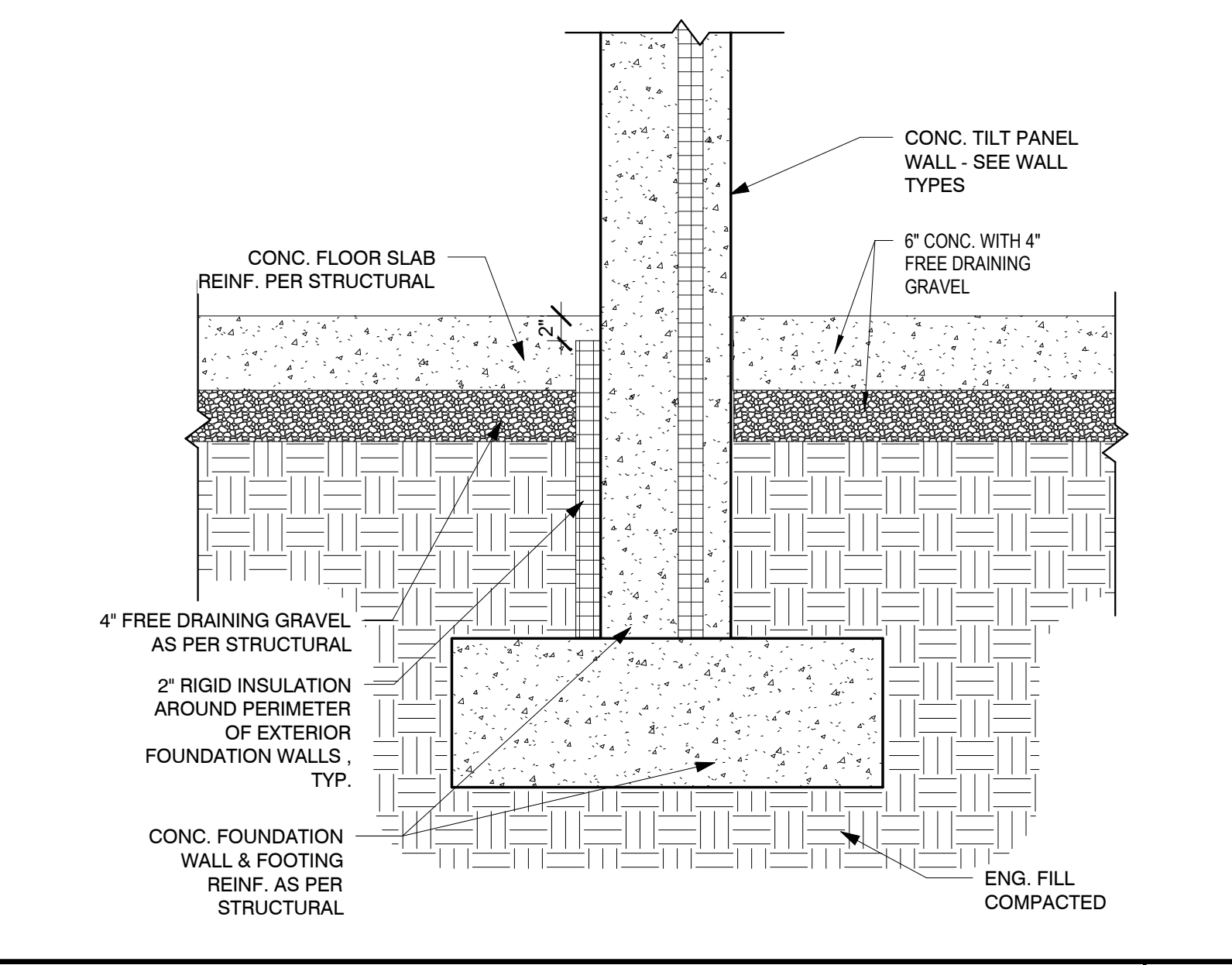
10 1/2" CONC. TILT PANEL DETAIL @ PARAPET
SCALE: 1" = 1'-0" **3**



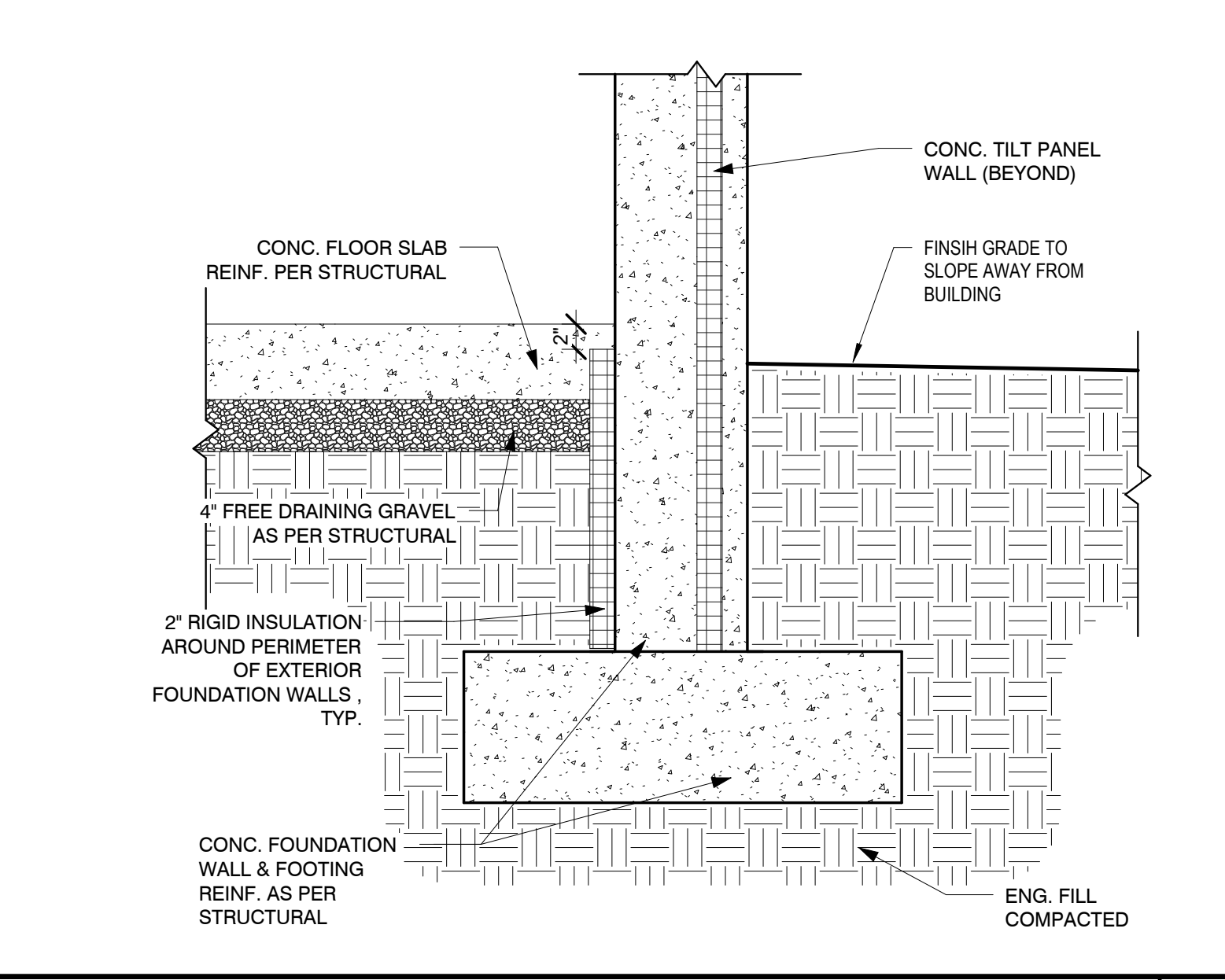
10 1/2" CONC. TILT-UP FOUND. DET. @ OVERHEAD DOOR
SCALE: 1" = 1'-0" **6**



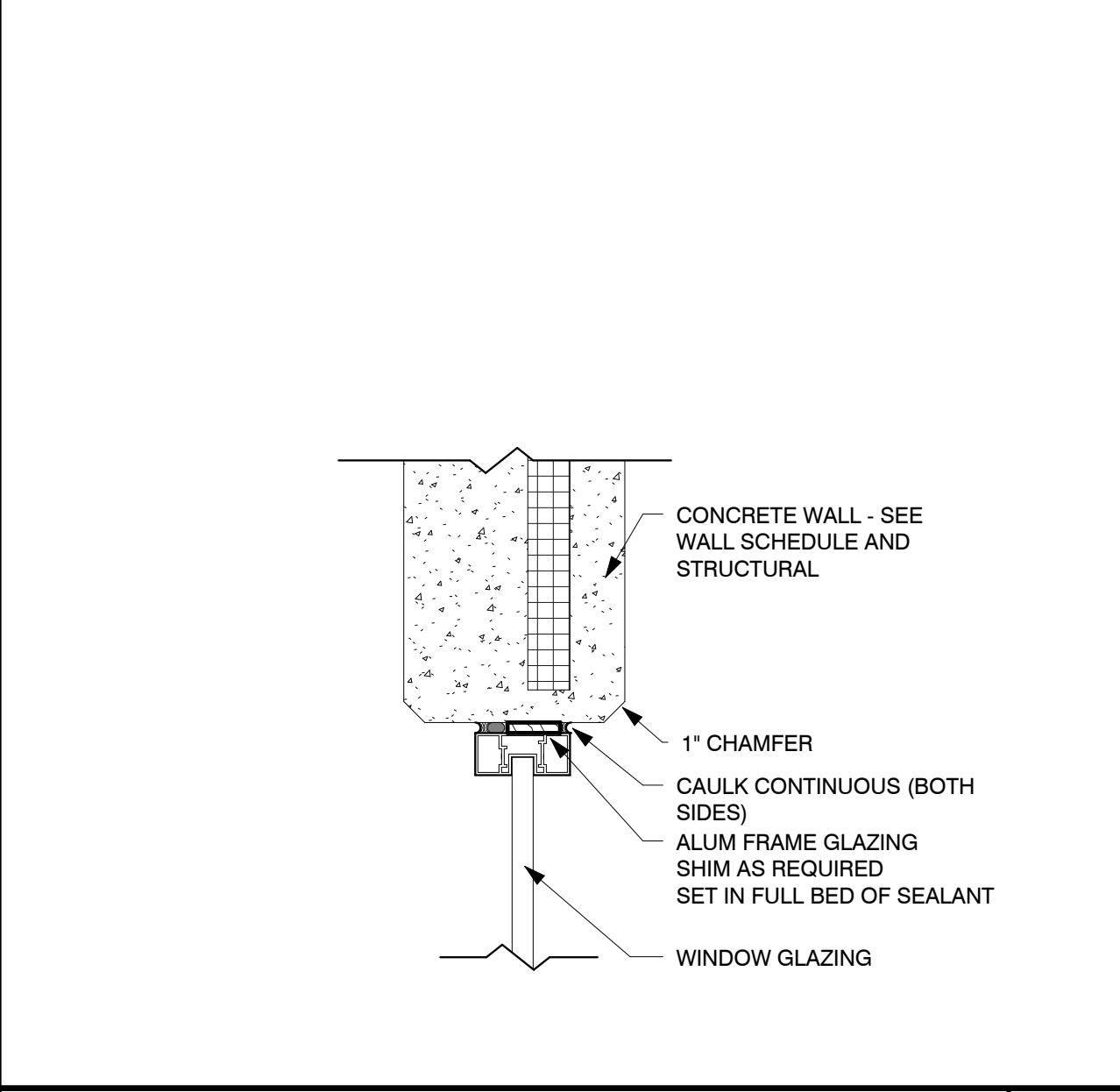
DOOR HEAD DETAIL @ 10 1/2" CONC. WALL
SCALE: 1 1/2" = 1'-0" **9**



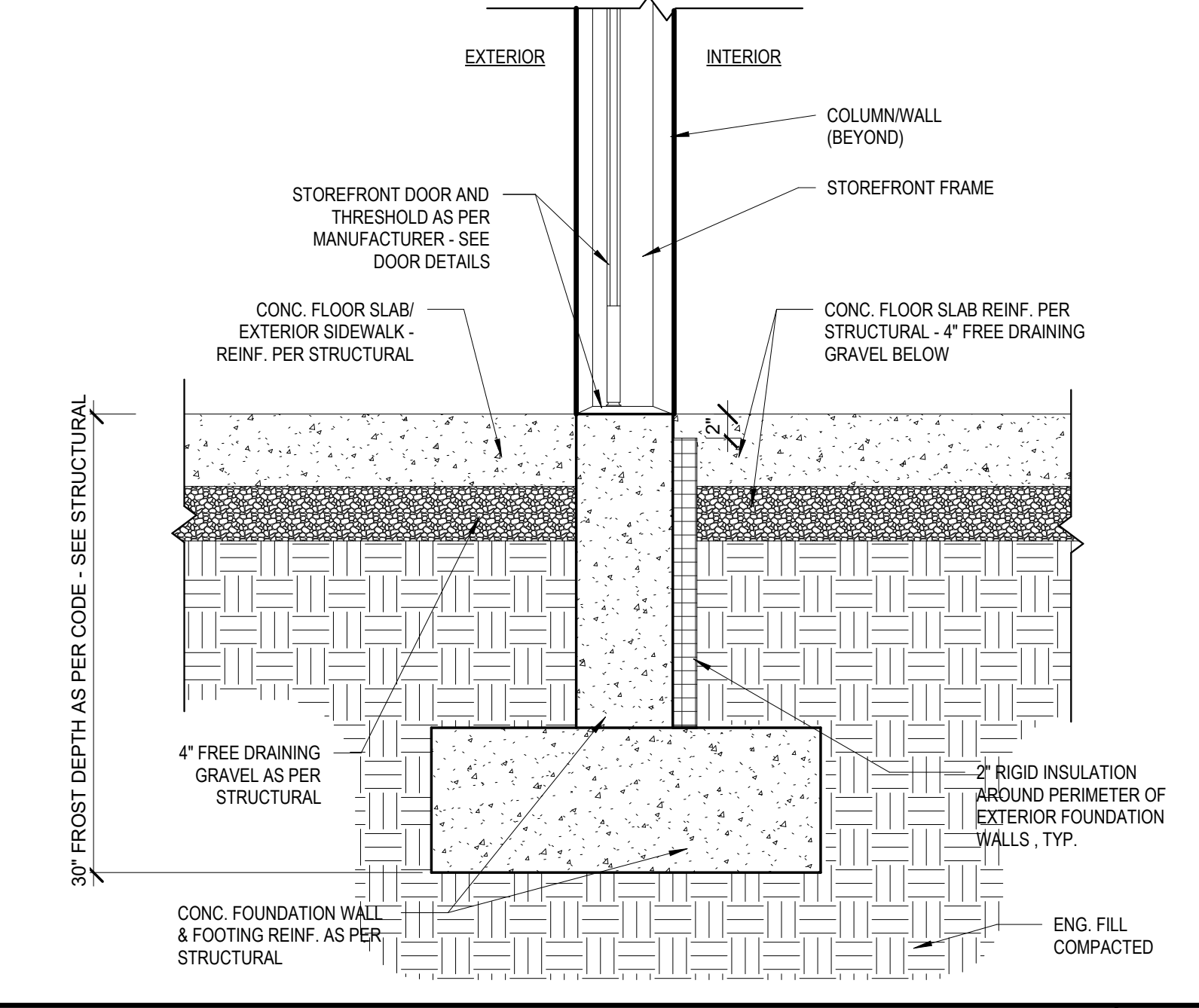
10 1/2" CONC. TILT-PANEL FOUNDATION DETAIL TYP
SCALE: 1" = 1'-0" **2**



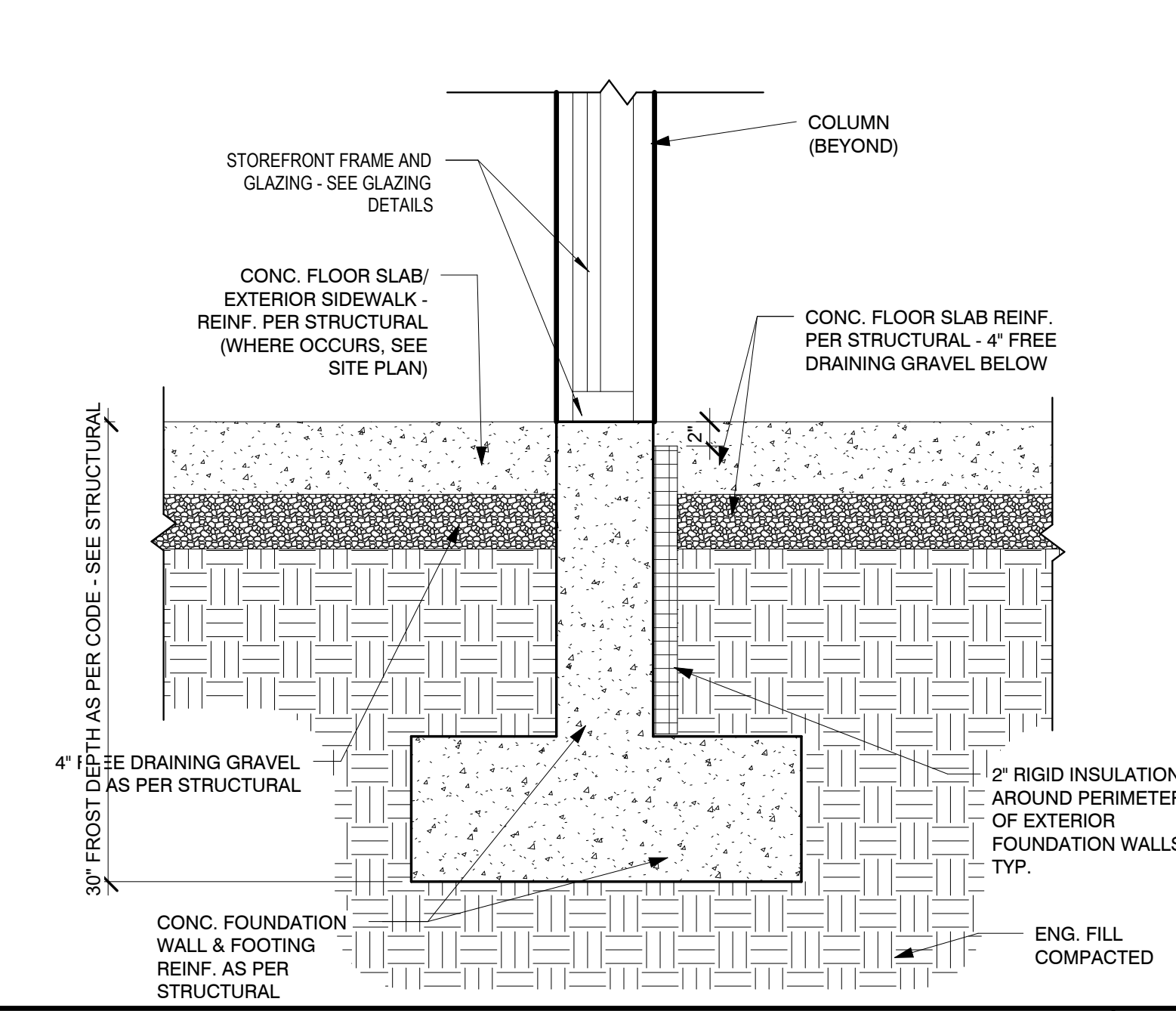
10 1/2" CONC. TILT-PANEL FOUNDATION DETAIL
SCALE: 1" = 1'-0" **5**



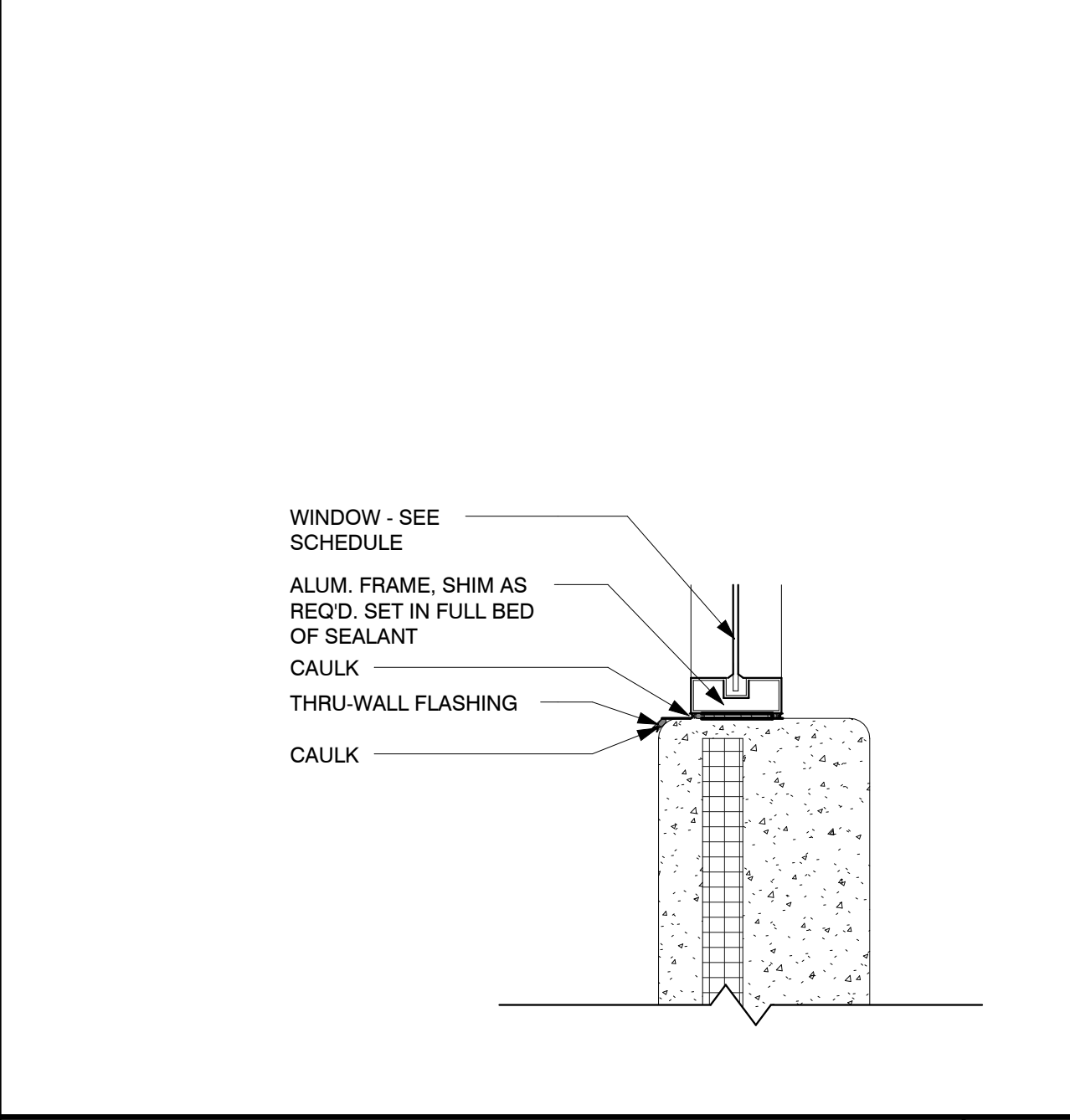
2" AL WINDOW HEAD @ 10 1/2" CONC. WALL
SCALE: 1 1/2" = 1'-0" **8**



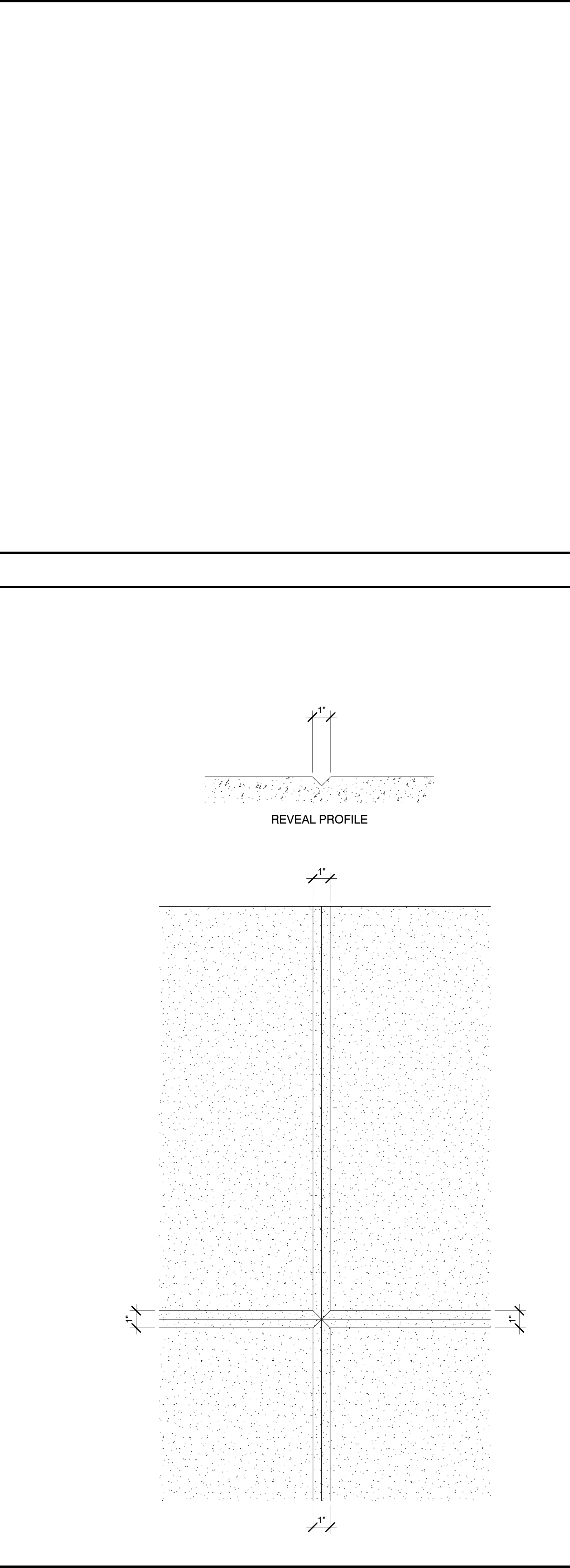
FOUNDATION DETAIL @ STOREFRONT DOOR
SCALE: 1" = 1'-0" **1**



FOUNDATION DETAIL TYP @ STOREFRONT
SCALE: 1" = 1'-0" **4**

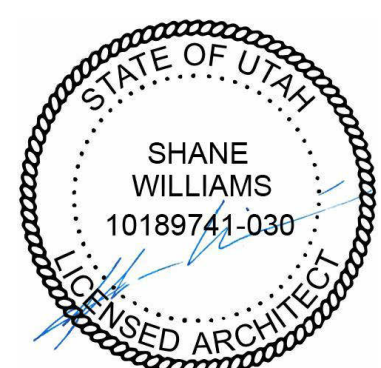


2" AL WINDOW SILL @ CONC. TILT-UP WALL
SCALE: 1 1/2" = 1'-0" **7**

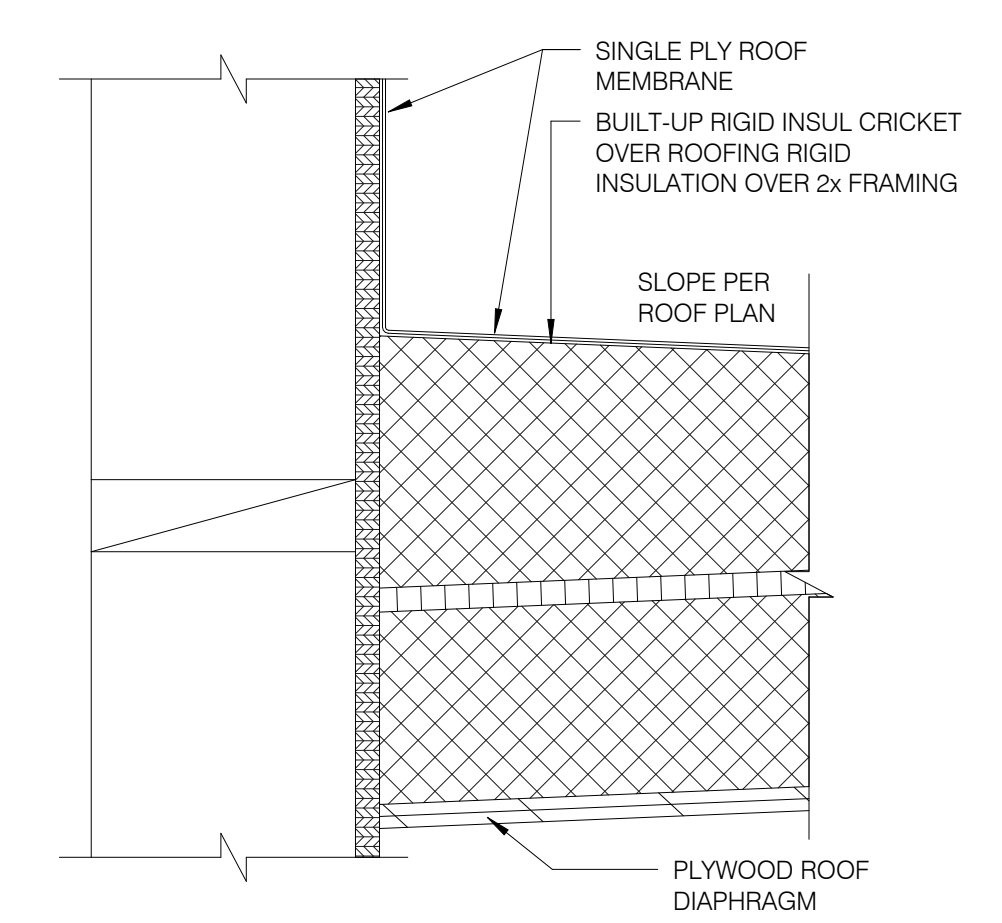


REVEAL DETAIL
SCALE: 3" = 1'-0" **10**

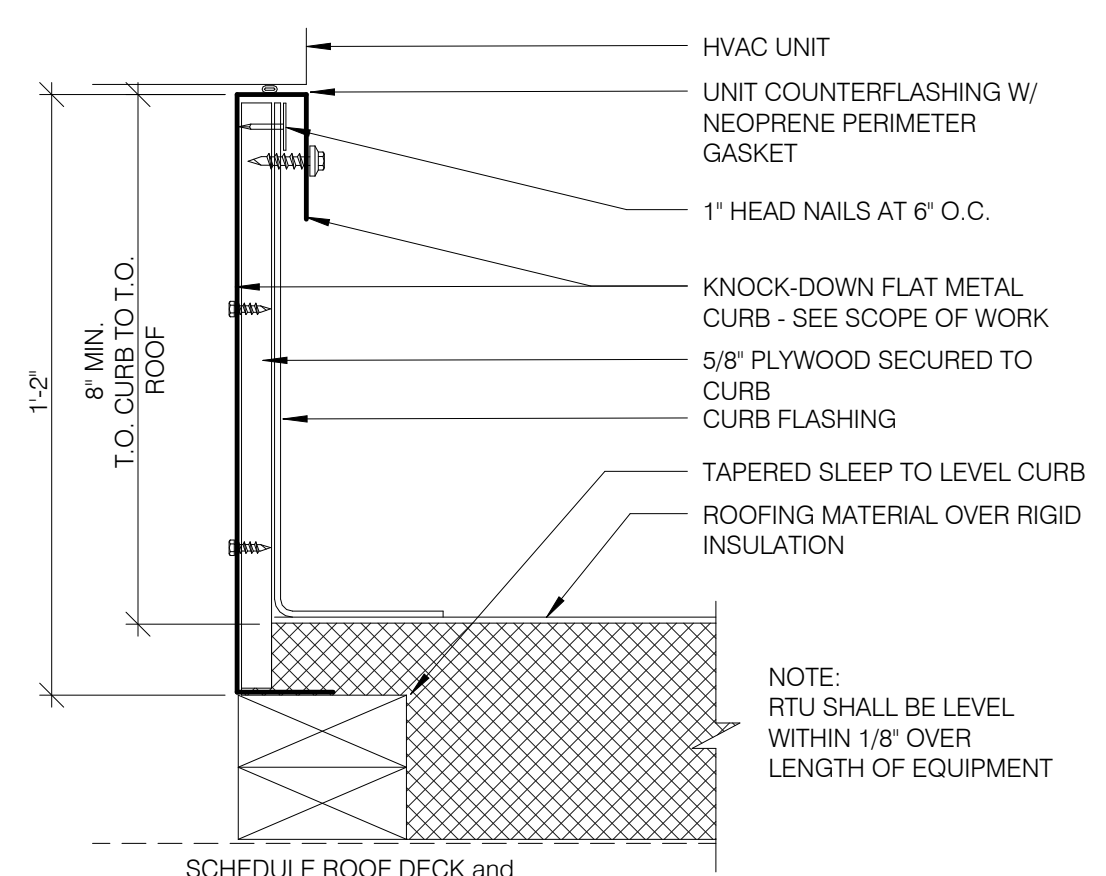
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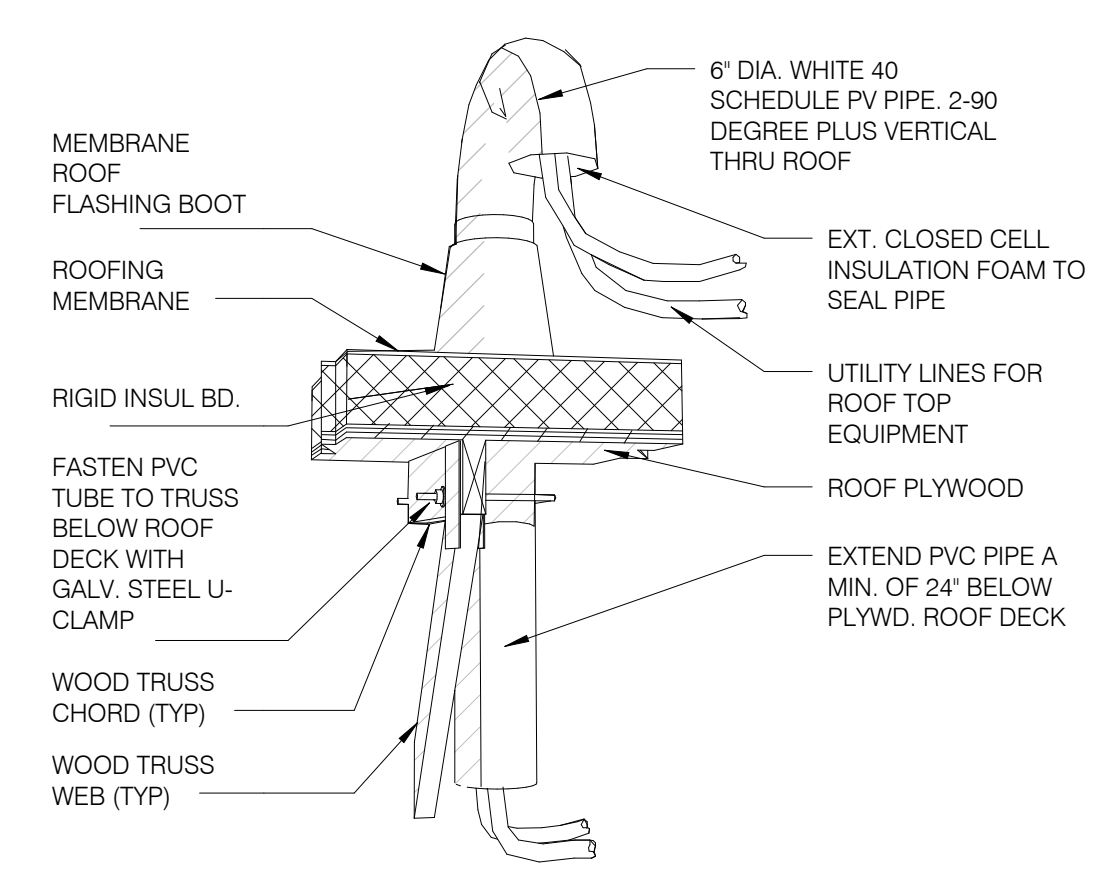
Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	SSW
CHECKED BY	SSW
SHEET DESCRIPTION ROOF DETAILS	
SHEET NUMBER	



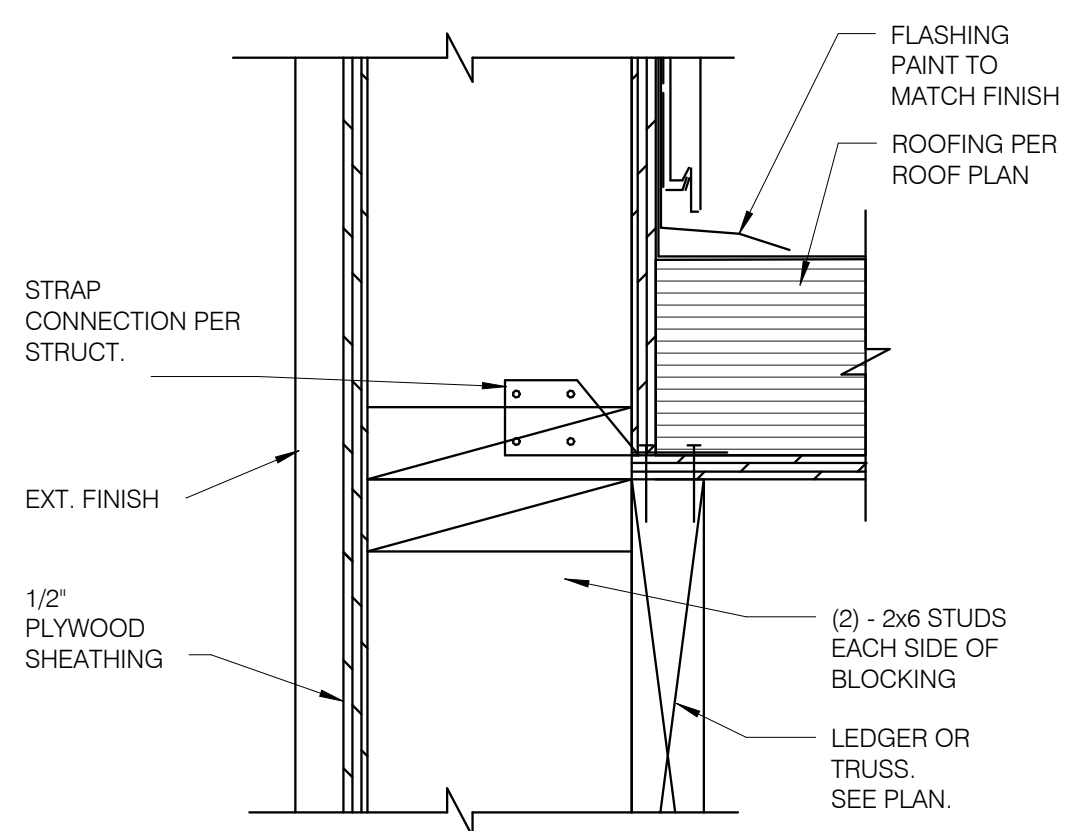
CRICKET
SCALE: 3" = 1'-0" **11**



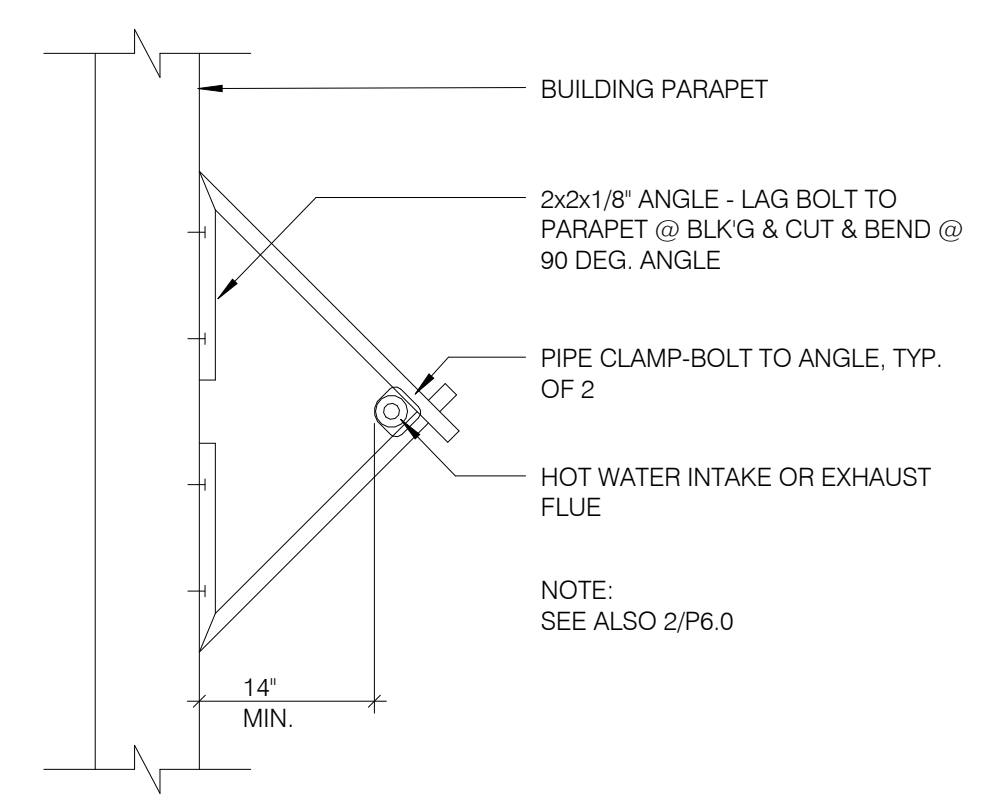
HVAC CURB
SCALE: 3" = 1'-0" **6**



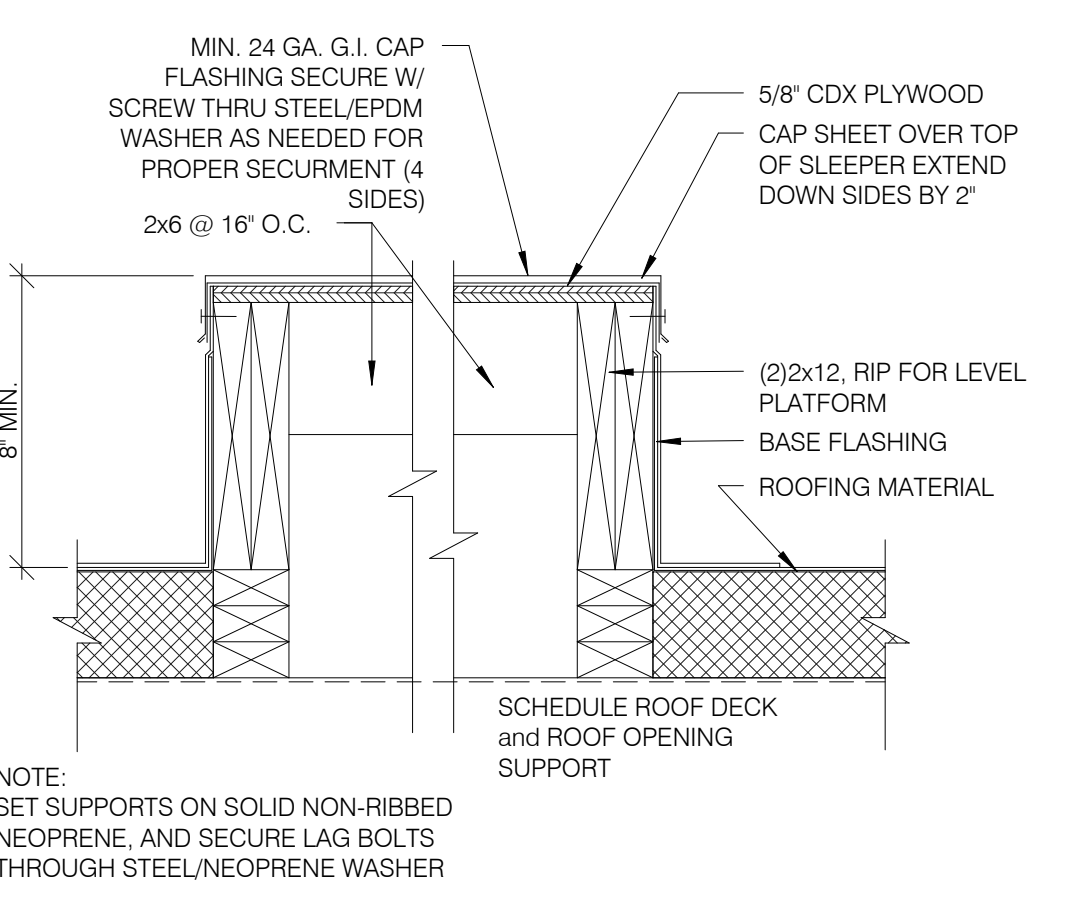
PIPE HOOD
SCALE: 3" = 1'-0" **5**



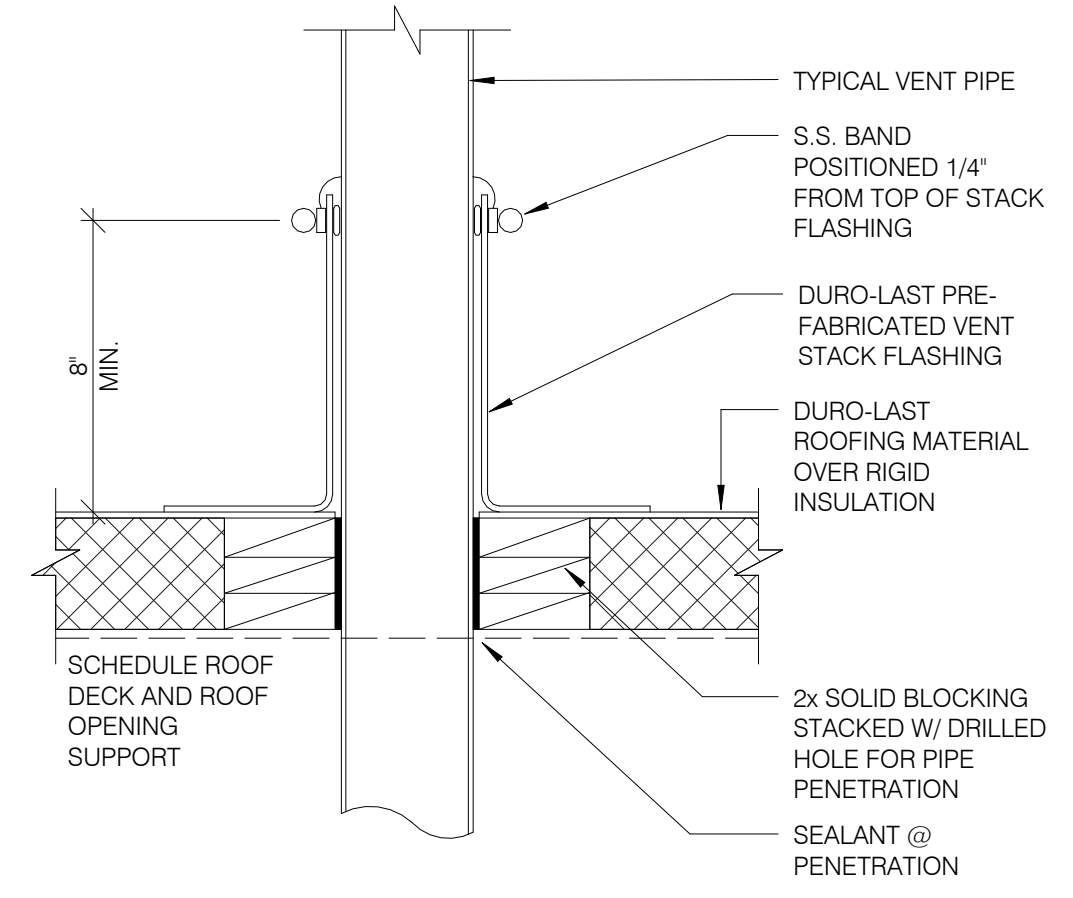
CON. @ STUD AND @ BLOCKING
SCALE: 12" = 1'-0" **7**



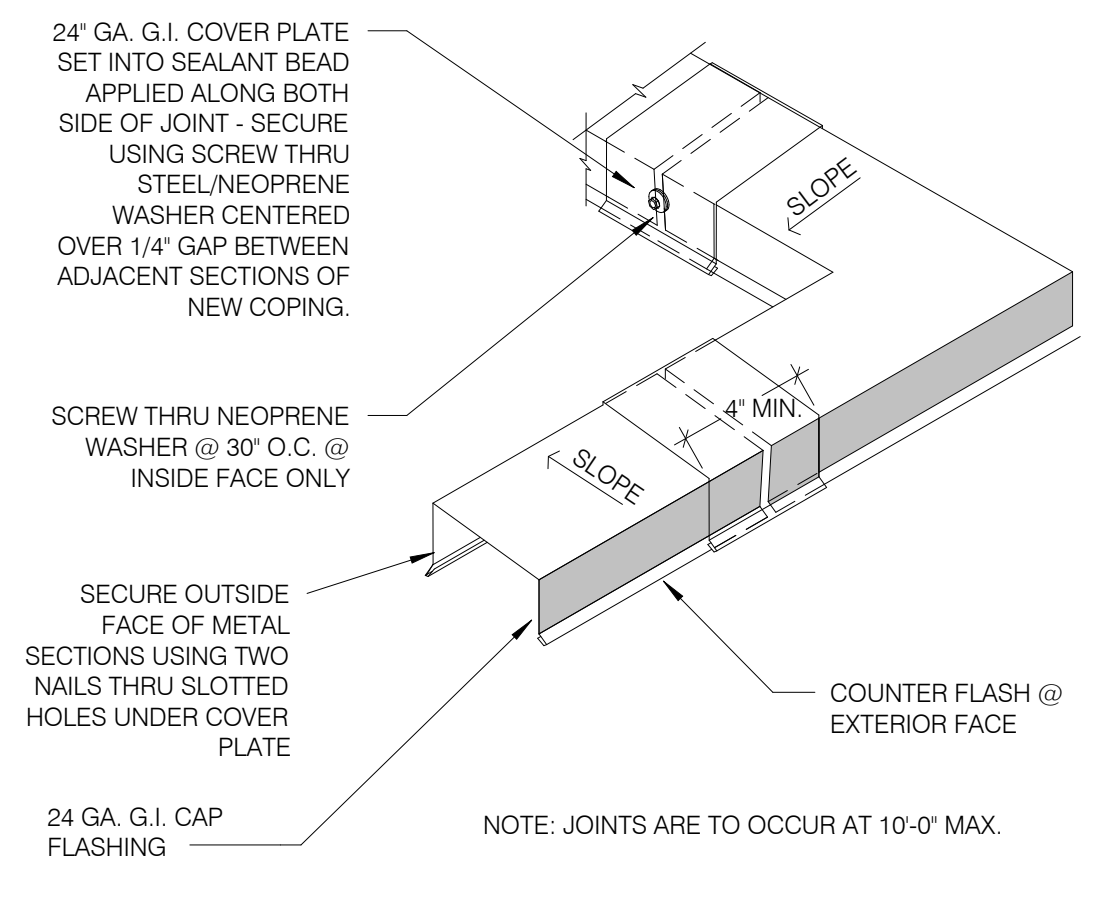
W.H. FLUE / INTAKE PIPE SUPPORT
SCALE: 3" = 1'-0" **8**



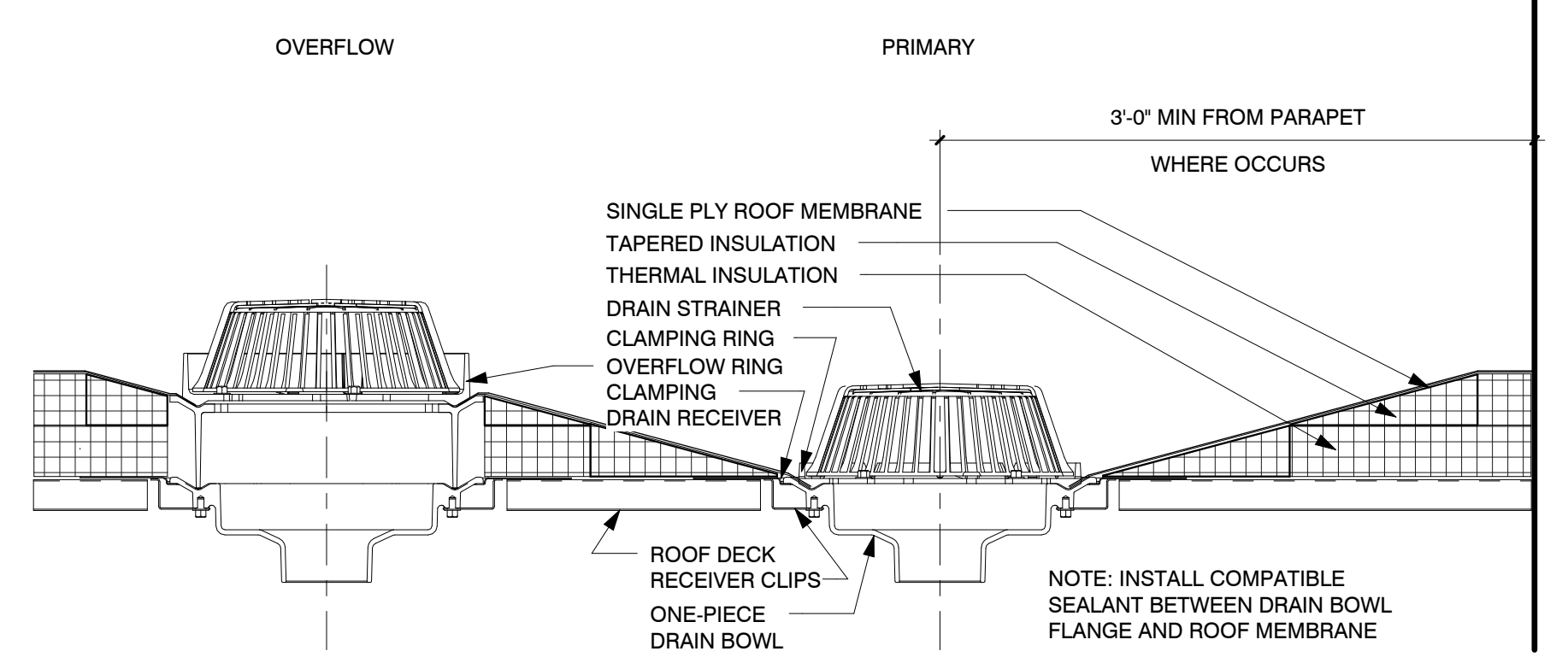
EQUIPMENT PLATFORM SUPPORT
SCALE: 3" = 1'-0" **4**



SEALED PIPE FLASHING
SCALE: 3" = 1'-0" **3**



COPING JOINT
SCALE: 3" = 1'-0" **2**



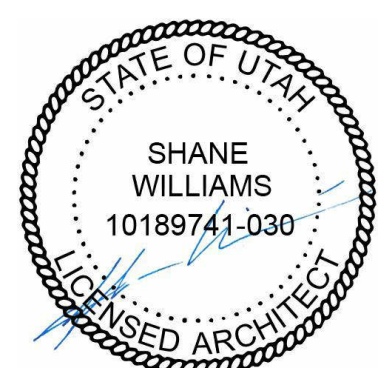
ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0" **1**

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DESIGN GROUP

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EAST LAKE BUILDING D

VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059

POST BID CONTRACTOR SET

Revision Date Revision Number

PROJECT NO. W2-2008

DATE 6.4.20

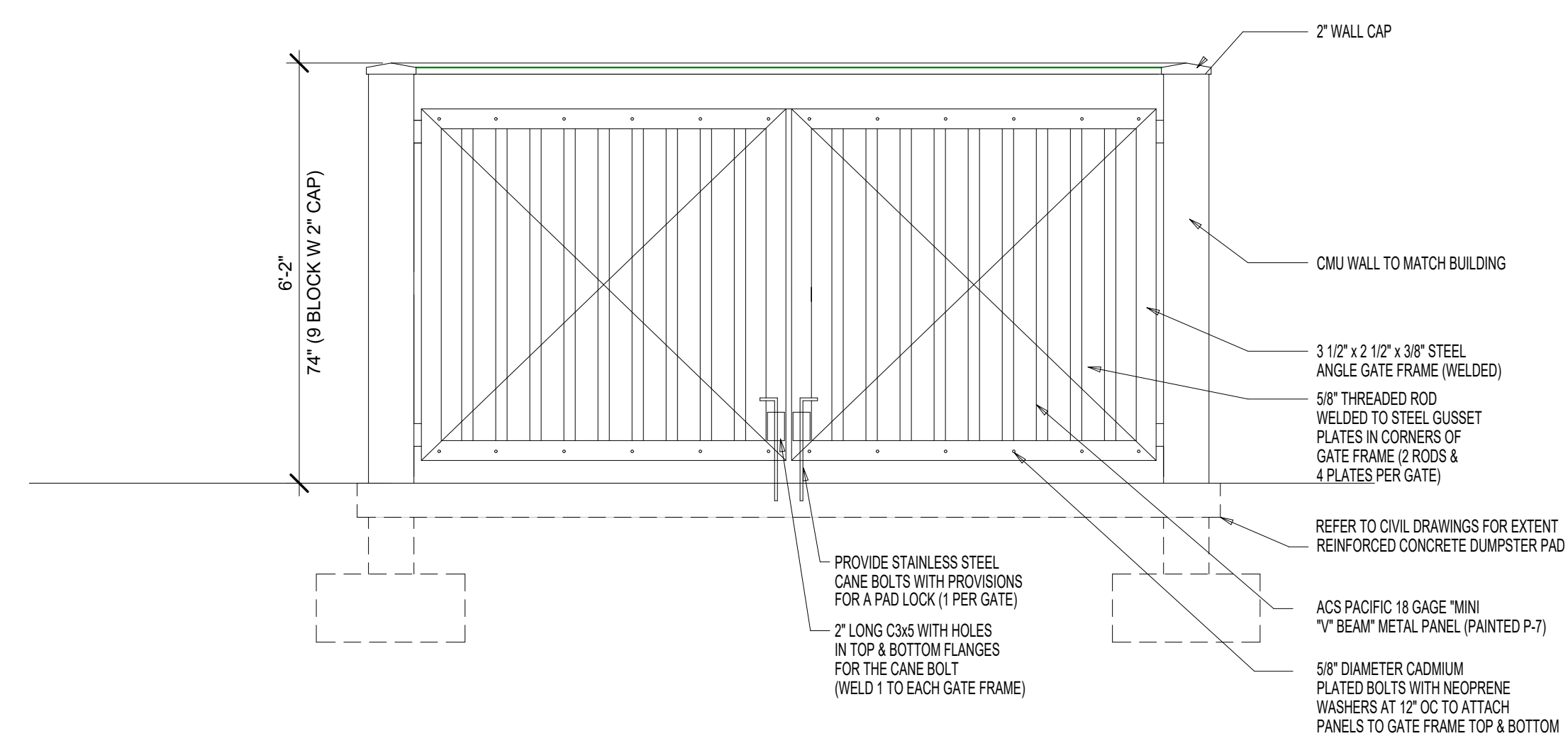
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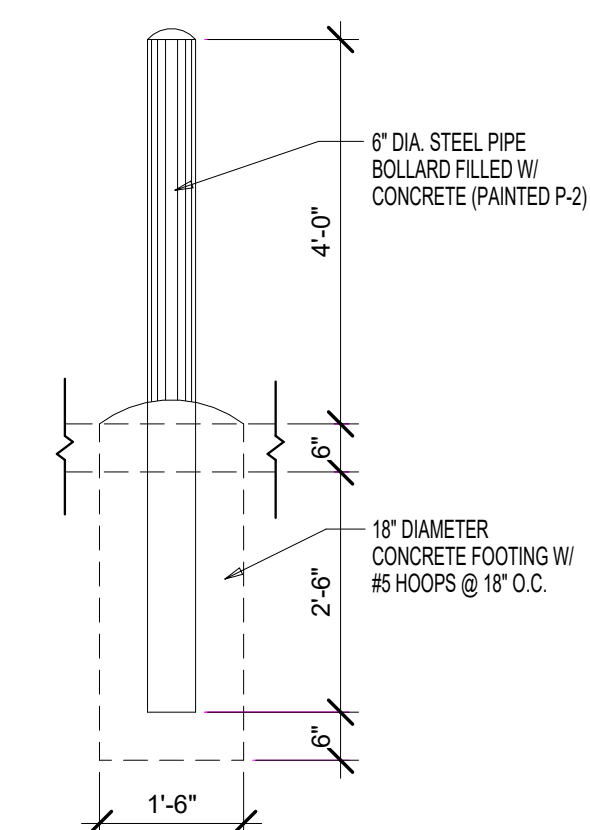
SHEET DESCRIPTION
DUMPSTER DETAILS

SHEET NUMBER

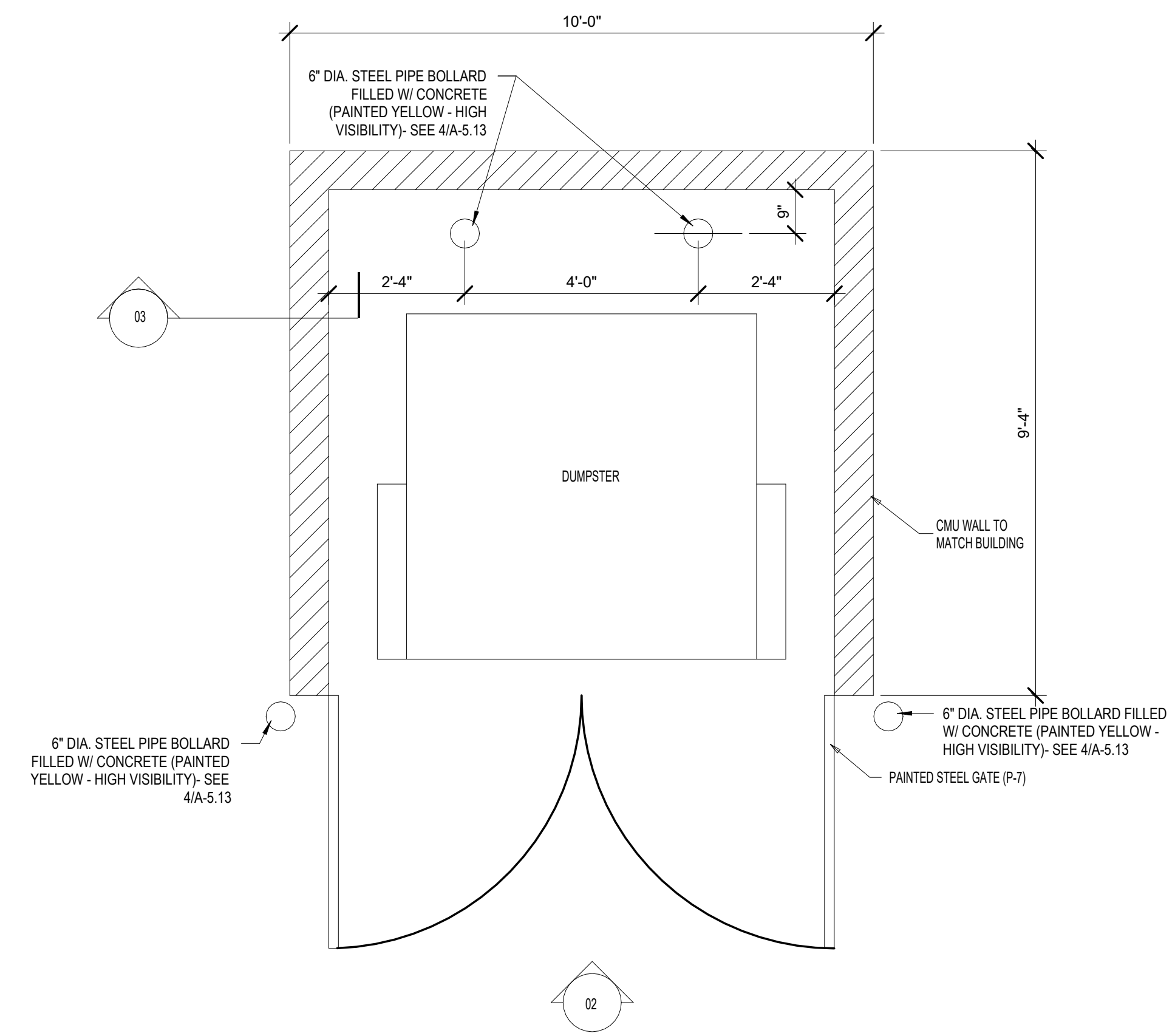
A-5.13



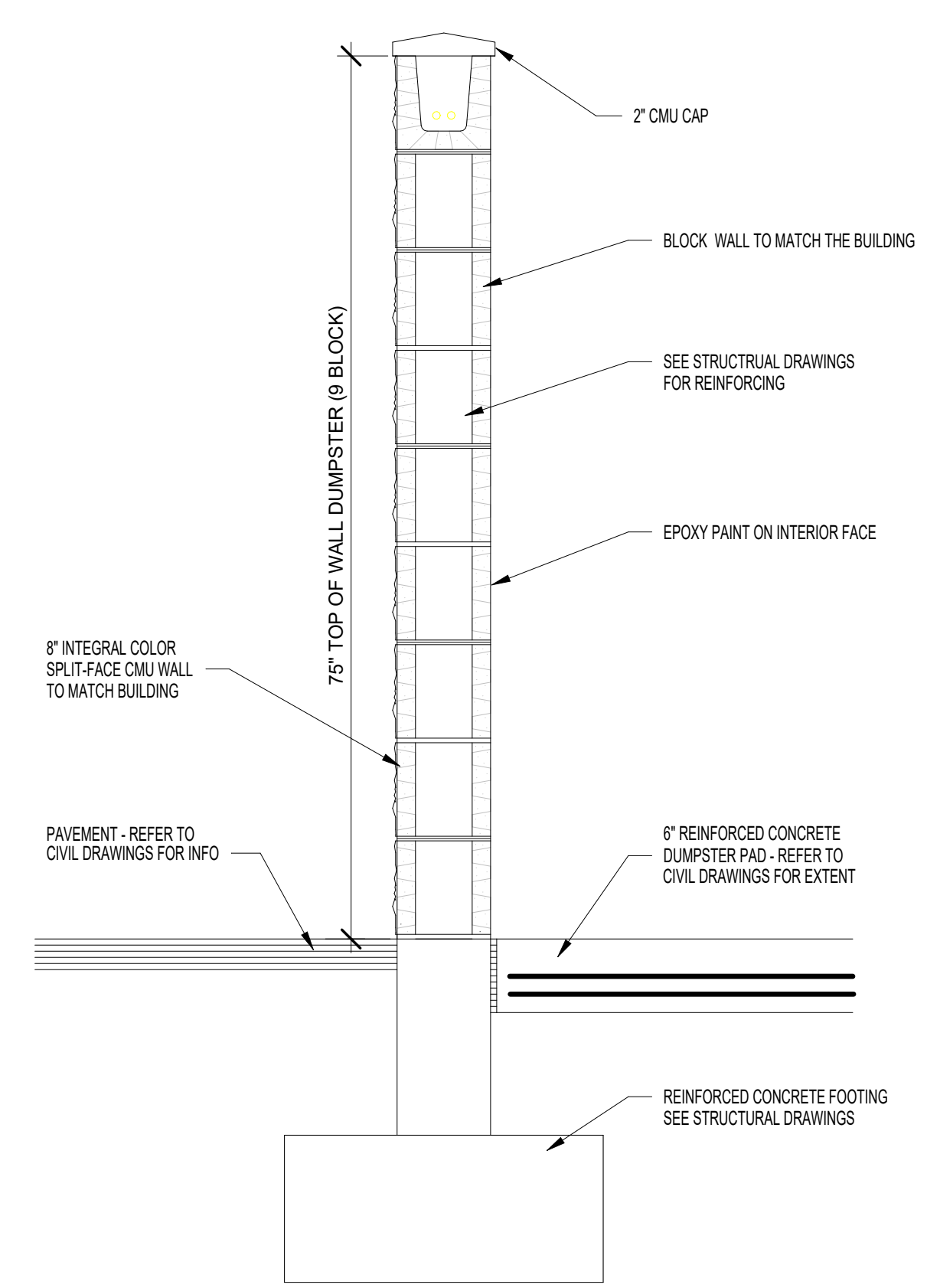
DUMPSTER ELEVATION
SCALE: 1/2" = 1'-0" 2



DUMPSTER DETAIL 2
SCALE: 1/2" = 1'-0" 4



DUMPSTER PLAN
SCALE: 1/2" = 1'-0" 1



DUMPSTER SECTION
SCALE: 1/2" = 1'-0" 3

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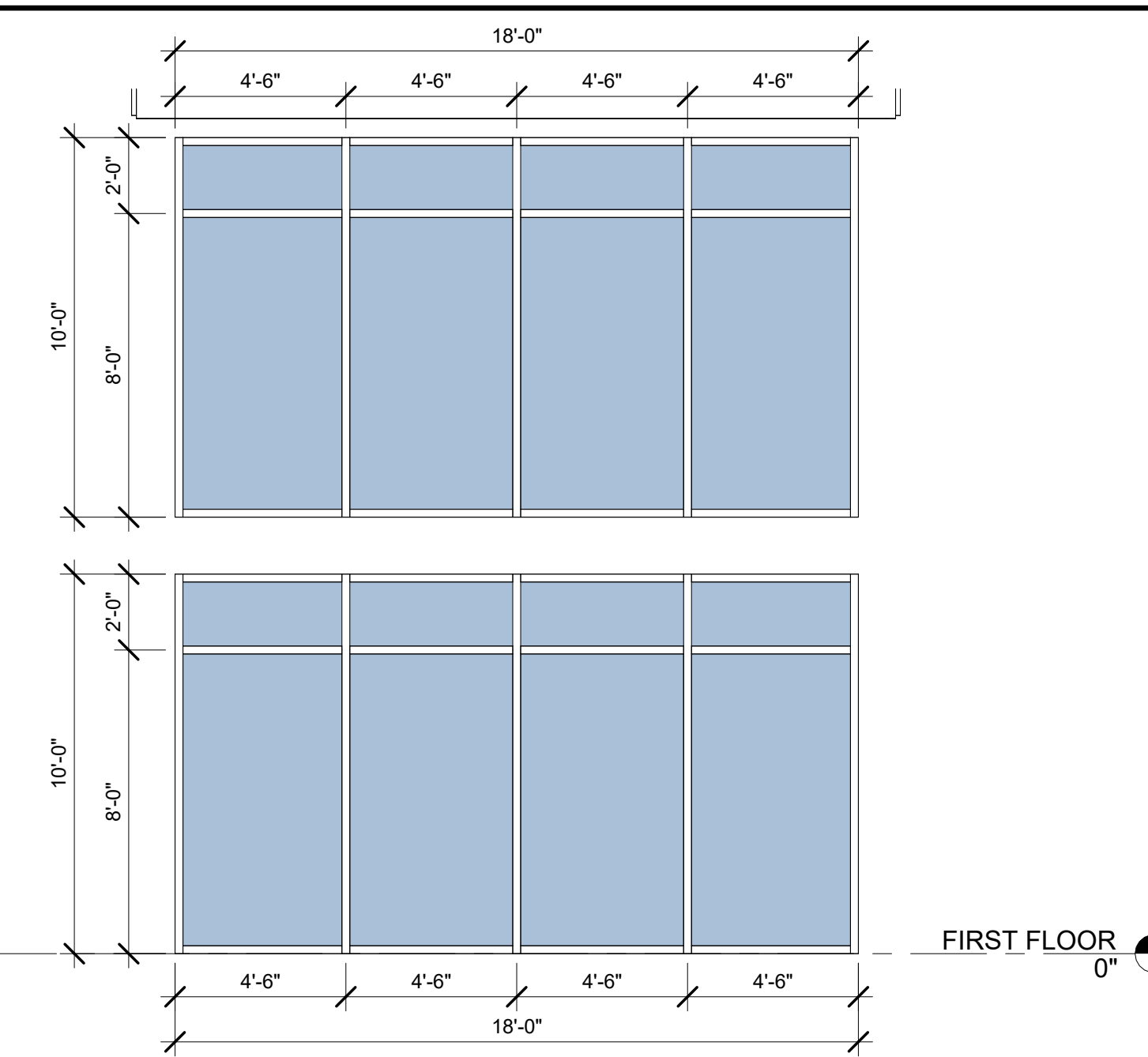
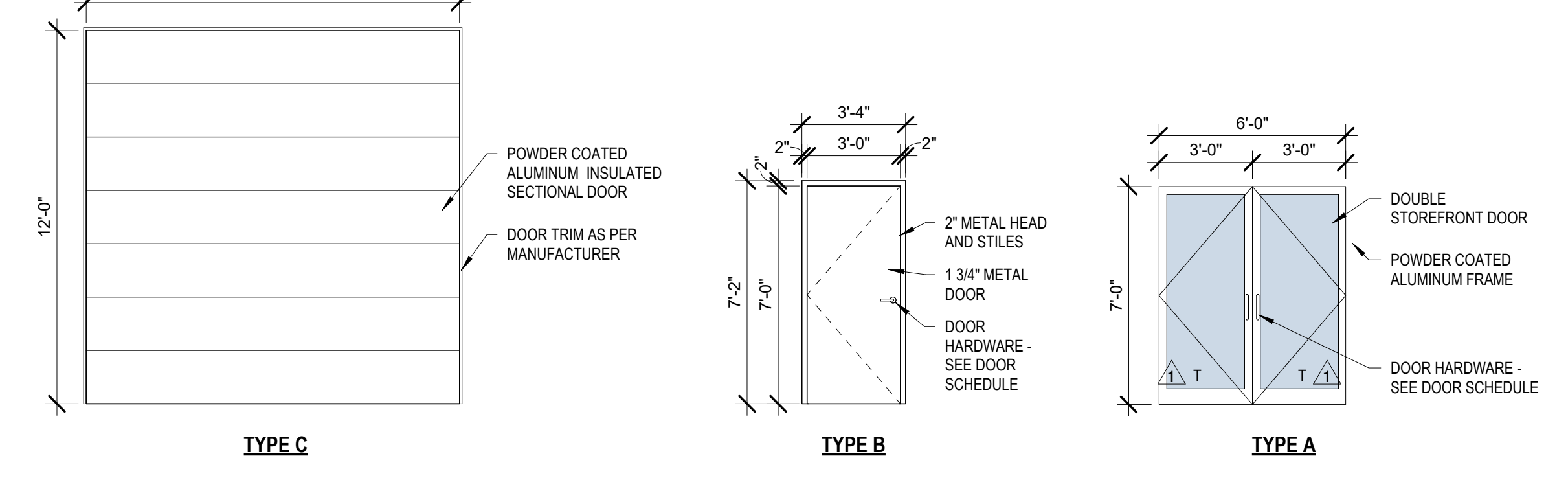
GENERAL NOTES

- A. REFER TO SPECIFICATIONS FOR HARDWARE REQUIREMENTS.
- B. ALL CLOSERS ARE TO BE SET IN ACCORDANCE WITH ADA REDUCED OPENING FORCE REQUIREMENTS COMPLY WITH ANDI STANDARD A117.1.
- KEYING TO BE VERIFIED BY OWNER.
- C. REFER TO SPECIFICATIONS FOR PAINTING REQUIREMENTS OF HOLLOW METAL DOORS AND FRAMES, AND PRE-FINISH REQUIREMENTS OF ALUMINUM WINDOWS AND ENTRANCES.
- D. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY DIMENSIONS OF ALL OPENINGS PRIOR TO THE FABRICATION OF HOLLOW AND ALUMINUM DOOR FRAMES.
- E. DUE TO MULTIPLE USE, SOME OF THE DETAILS REFERRED TO ON THE DOOR SCHEDULE ARE REVERSED. THE GENERAL INTENT OF DETAILS ARE TO BE FOLLOWED. THE ARCHITECT SHOULD BE CONSULTED IF QUESTIONS ARISE.
- F. HOLLOW METAL FRAMES ARE TO BE GROUTED SOLID.
- G. SEALANT SHALL BE APPLIED CONTINUOUS TO BOTH SIDES OF FRAME.
- H. SEE STRUCTURAL SHEETS FOR MASONRY REINFORCING.
- I. ALL CLOSERS TO BE SET FOR 180 DEGREE SWING. NO EXCEPTIONS.
- J. HAND STUFF ALL VOIDS IN EXTERIOR WALLS WITH BATT INSULATION AT ALL WINDOWS AND DOORS.
- K. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED (3) COATS.
- L. ALL EXTERIOR WINDOWS TO HAVE HORIZONTAL BLINDS.
- M. NOTE: PROVIDE TEMPERED GLAZING PER SECTION 2406 IBC 2012
- N. NOTE: ALL INTERIOR WINDOWS AND STOREFRONTS TO BE 1/4" INTERIOR GLAZING AND ALL EXTERIOR WINDOWS AND STOREFRONTS TO BE 1" INSULATED GLAZING.

GLAZING LEGEND

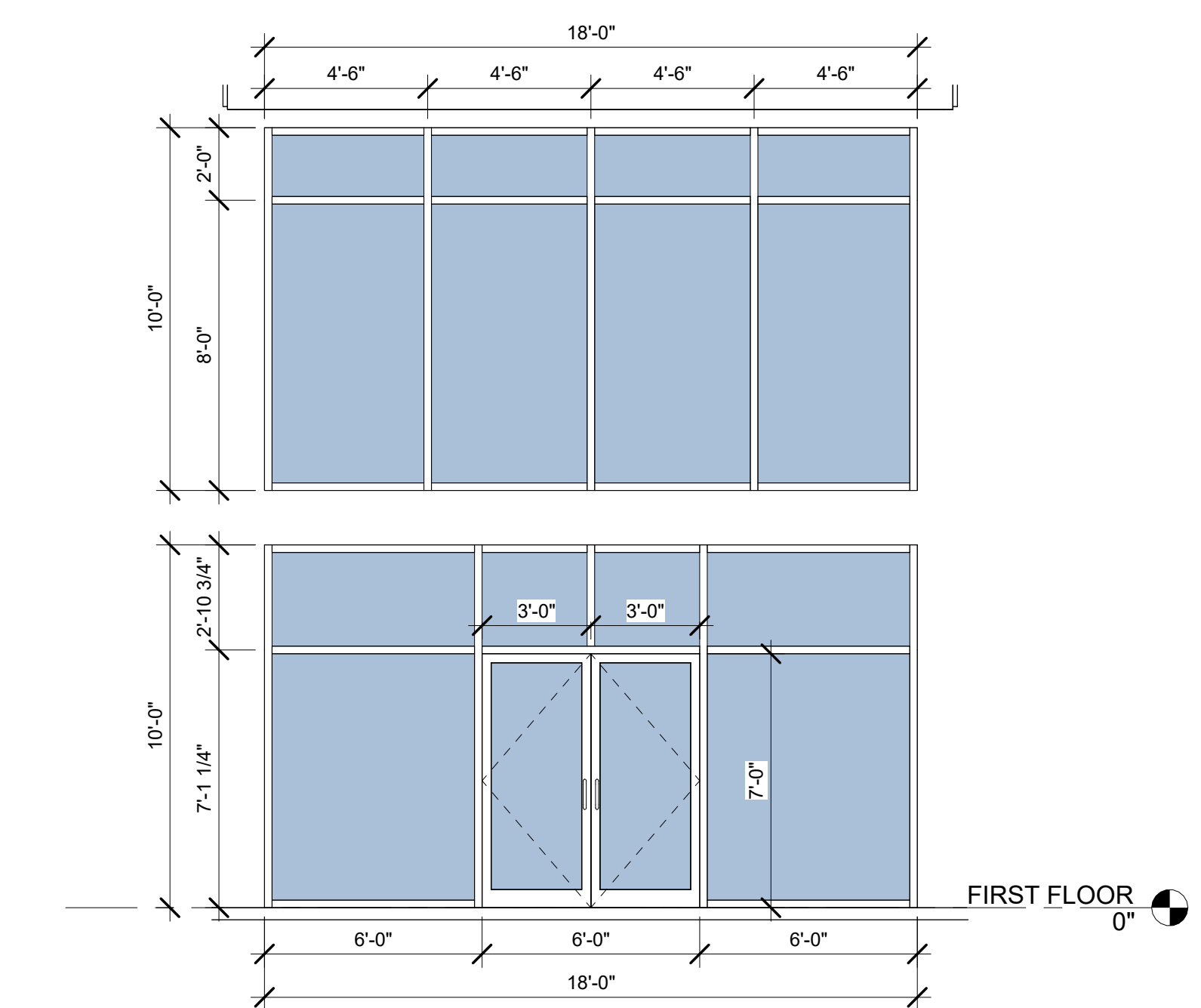
- DOUBLE PANE INSULATED COATED GLASS SYSTEM (TYPICAL FOR ALL EXTERIOR WINDOWS UNLESS OTHERWISE NOTED) SOLAR BAN 70XL - BASIS OF DESIGN.
- **NOTE: PROVIDE TEMPERED GLAZING PER SECTION 2406 IBC 2012
- **NOTE: ALL INTERIOR WINDOWS AND STOREFRONTS TO BE 1/4" INTERIOR GLAZING AND ALL EXTERIOR WINDOWS AND STOREFRONTS TO BE 1" INSULATED GLAZING.

NO.	LEVEL	TYPE	DOOR			FIRE RATING	HARDWARE	COMMENTS
			WIDTH	HEIGHT	THICK.			
2	FIRST FLOOR	A	6'-0"	7'-0"			1	
3	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"		2	
4	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"		2	
5	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"		2	
6	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"		2	
7	FIRST FLOOR	Y	12'-0"	14'-0"	1 1/2"		3	
8	FIRST FLOOR	Y	12'-0"	14'-0"	1 1/2"		3	
12	FIRST FLOOR	Y	12'-0"	14'-0"	1 1/2"		3	
13	FIRST FLOOR	Y	12'-0"	14'-0"	1 1/2"		3	
14	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"			
15	FIRST FLOOR	D	3'-0"	7'-0"	1 3/4"			
16	FIRST FLOOR	D 12'-0"	3'-0"	7'-0"	1 3/4"			

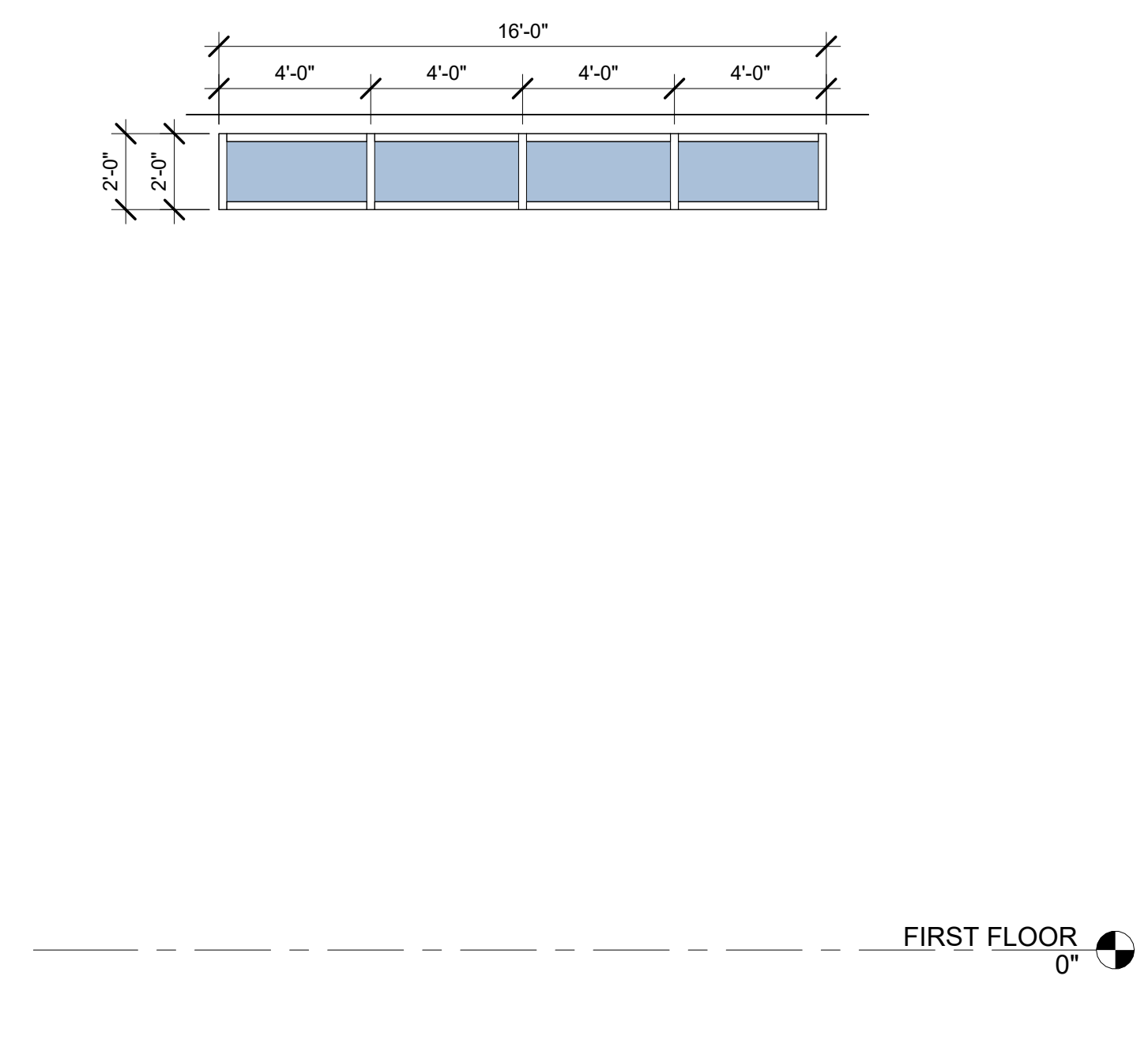


EAST -LARGE WINDOW GLAZING
SCALE: 1/4" = 1'-0"

SMALL CLERESTORY WINDOW GLAZING
SCALE: 1/4" = 1'-0"



WEST - LARGE WINDOW AND DOOR GLAZING
SCALE: 1/4" = 1'-0"



NORTH & SOUTH-LARGE GLAZING
SCALE: 1/4" = 1'-0"

HARDWARE AND SIGNAGE NOTES:
EXIT DOORS SHALL BE READILY OPERABLE FROM EGRESS SIDE DOOR TO BE UNLOCKED DURING BUSINESS HOURS. CONTRACTOR TO VERIFY THAT SALVAGED HARDWARE DOES NOT HAVE MANUALLY OPERATED FLUSH OR SURFACE BOLTS ARE NOT PERMITTED. HARDWARE SHALL NOT REQUIRE PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST IN ORDER TO OPERATE. LOCKING DEVICE MUST BE READILY DISTINGUISHABLE. CONTRACTOR TO ADD SIGNAGE "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON EGRESS SIDE OF EACH EGRESS DOOR.

GENERAL HARDWARE NOTES:
1. ALL DOOR HARDWARE TO BE LEVER TYPE MECHANISMS
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MASTER KEY ALL LOCKSETS.
4. MANUAL FLUSH BOLTS FOR THE DOUBLE DOORS ARE ONLY ALLOWED IN THE INACTIVE DOOR ACCESSING MECHANICAL ROOMS.
5. PROVIDE DOOR STOPS OR BUMPERS @ ALL DOOR LOCATIONS WHERE DOOR COMES IN CONTACT WITH ADJACENT WALL. COORDINATE TYPE AND PLACEMENT WITH OWNER.
6. ALL ALUMINUM FRAMES TO BE MODULEX METAL FRAMES OR EQUAL.
7. ALL KNOCK-DOWN & WELDED FRAMES TO BE PAINT GRADE.
8. COORDINATE OFFICE DOOR MATERIAL AND COLOR WITH ARCHITECT. PROVIDE SAMPLE FOR APPROVAL
9. ALL FRAMES TO BE HOLLOW METAL PAINTED TO TENANTS COLOR

FOOT NOTES:
A. ENTRY DEADBOLT TO HAVE INDICATOR OF LOCKED OR UNLOCKED. DOOR TO HAVE SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
B. PROVIDE A SIGN INDICATING "FIRE RISER" 4" LETTERS MIN. w/ CONTRASTING BACKGROUND
C. PROVIDE A SIGN INDICATING "FIRE ALARM PANEL" 4" LETTERS MIN. w/ CONTRASTING BACKGROUND

HARDWARE GROUP DESCRIPTIONS:

HW SET NO. 01

- 2 EA CONT. HINGE
- 2 EA PANIC HARDWARE
- 2 EA DOOR PULL
- 1 EA CYLINDER HOUSING (S)
- 1 EA PERMANENT CORE(S)
- 1 EA CONSTRUCTION CORE (S)
- 2 EA OVERHEAD STOP
- 2 EA SURFACE CLOSER
- 2 EA PERIMETER SEALS
- 2 EA DOOR SWEEP
- 1 EA THRESHOLD

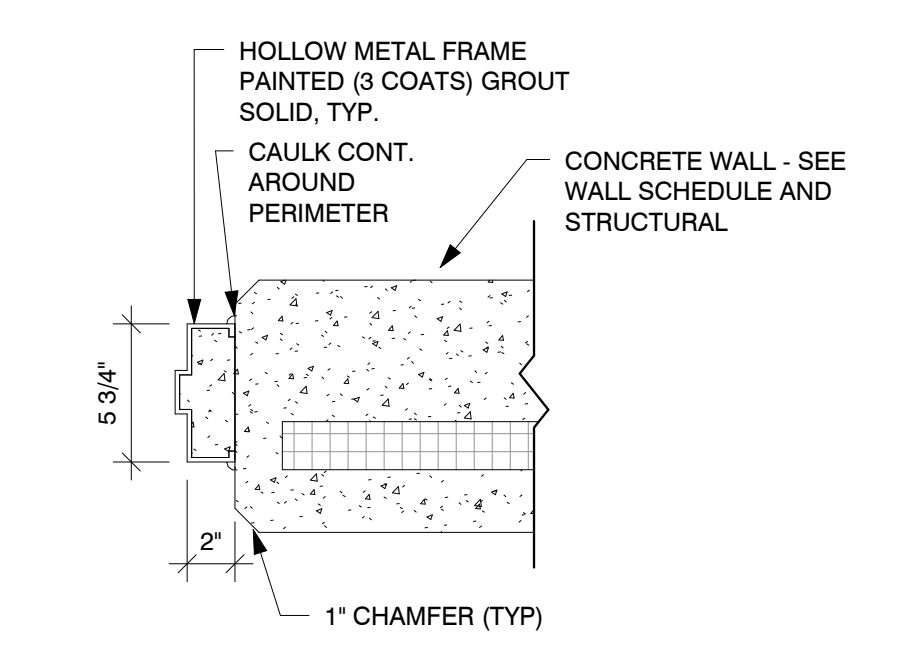
NOTE: AT OWNER'S OPTION, THIS HARDWARE SET MAY HAVE TIMED LOCKOUT CONTROL THROUGH CHOSEN SECURITY COMPANY. PROVIDE PRICING TO OWNER. IF THIS OPTION IS SELECTED, MODIFY HARDWARE AS REQUIRED.

HW SET NO. 02 -DOUBLE DOOR

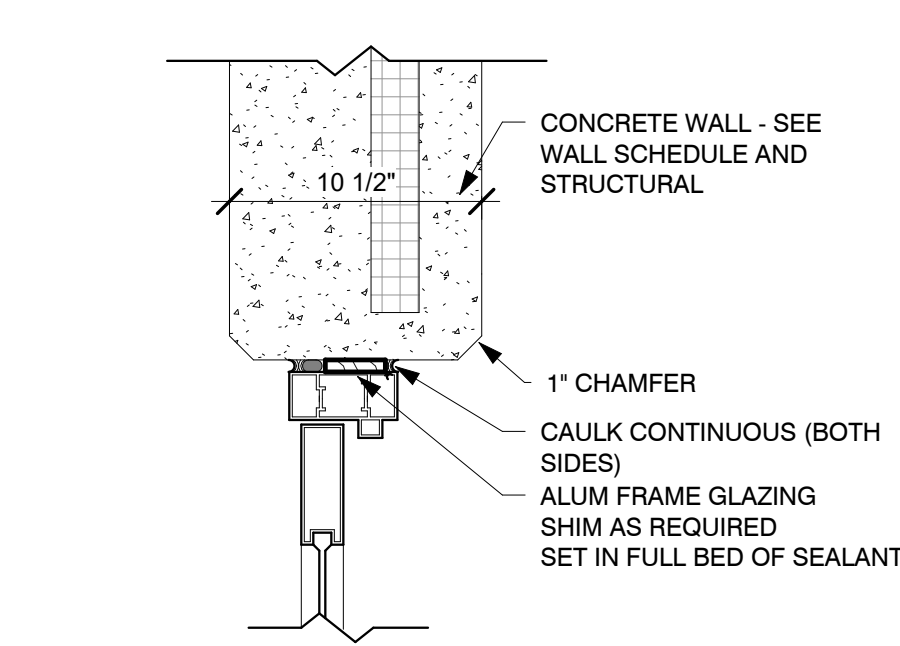
- 6 EA HINGE
- 2 EA DOOR PULL
- 1 EA CYLINDER HOUSING
- 1 EA PERMANENT CORE
- 2 EA DOOR STOP
- 2 EA SILENCER SET
- 1 EA PERIMETER SEALS
- 2 EA PANIC HARDWARE

HW SET NO. 03

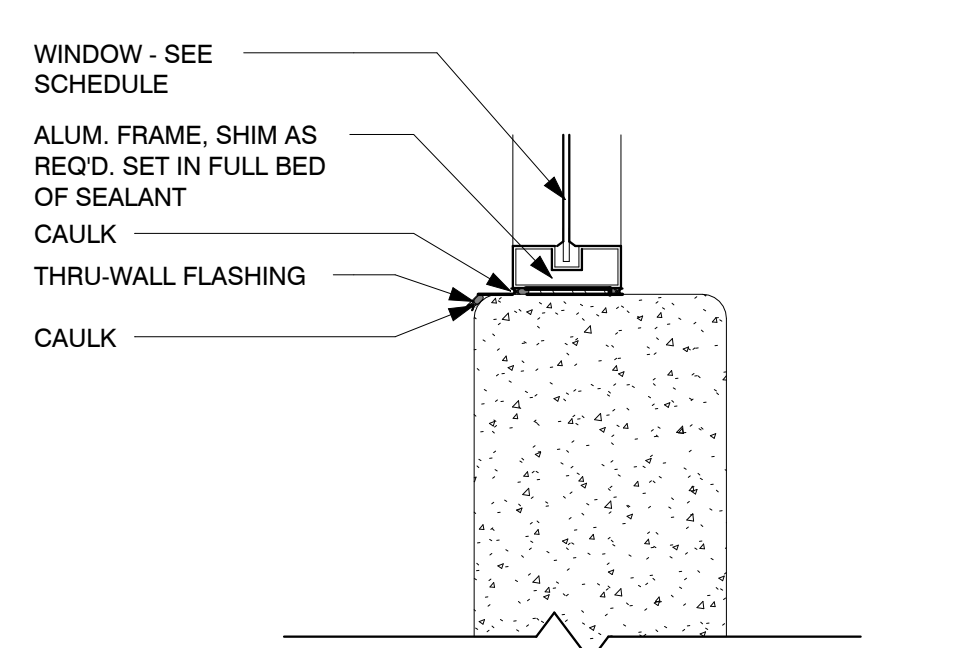
HARDWARE AS PER MANUFACTURER INSTRUCTION - OVERHEAD DOOR (ELECTRIC MOTOR - COLOR TBD) OR SIMILAR



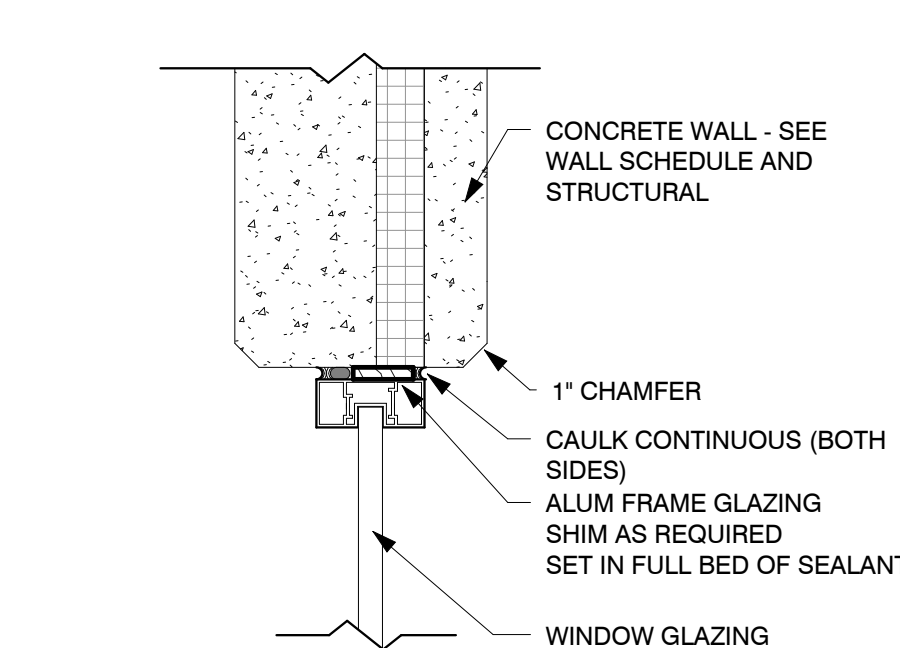
DOOR JAMB DETAIL @ 12" CONC. WALL
SCALE: 1 1/2" = 1'-0"



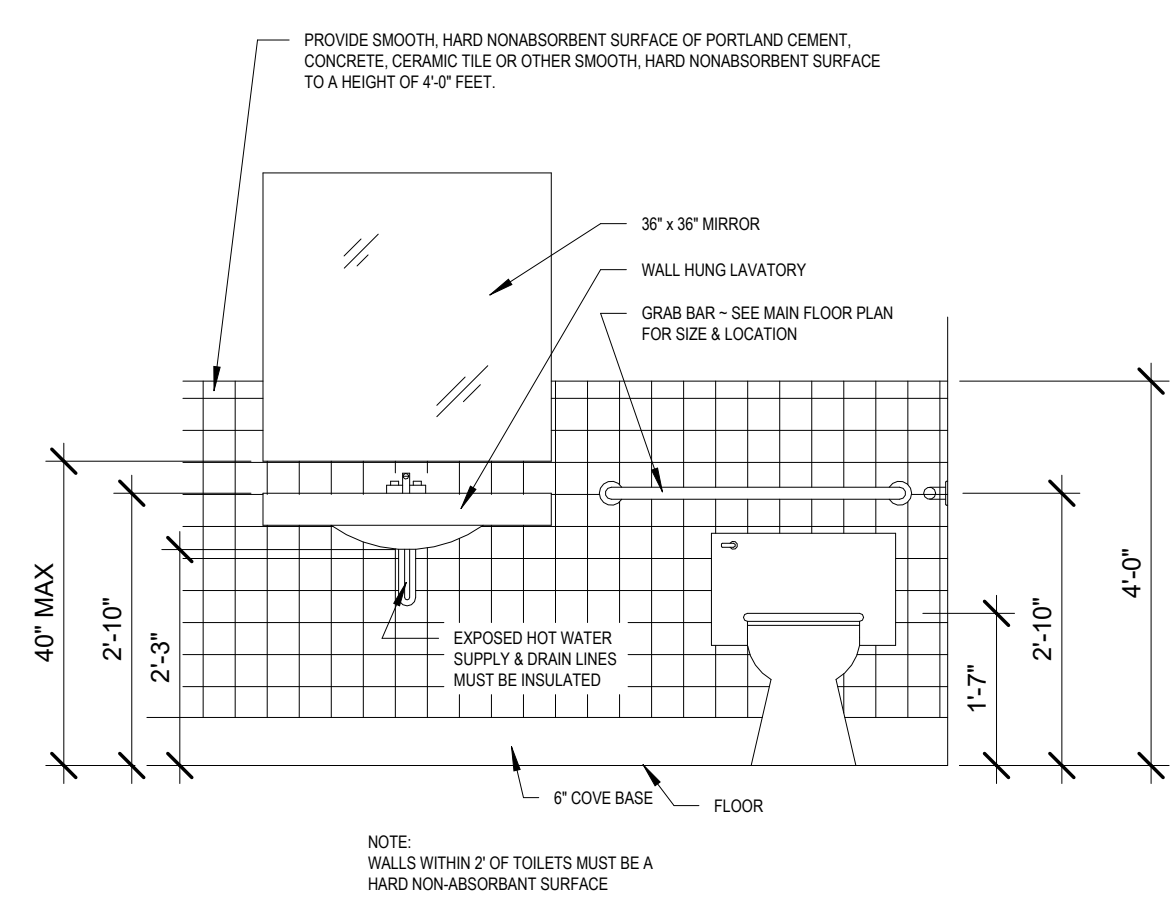
2" AL DOOR HEAD @ 12" CONC. WALL
SCALE: 1 1/2" = 1'-0"



2" AL WINDOW SILL @ CONC. WALL
SCALE: 1 1/2" = 1'-0"



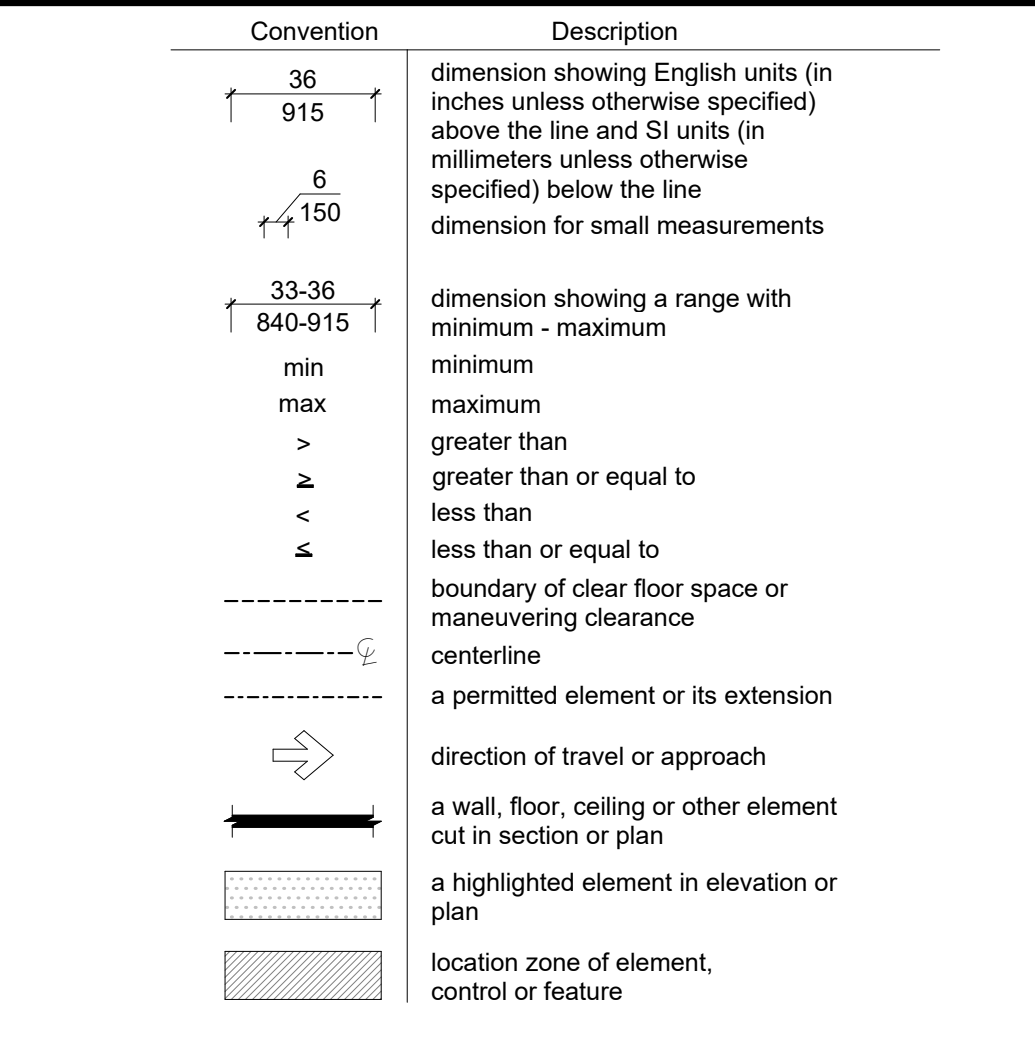
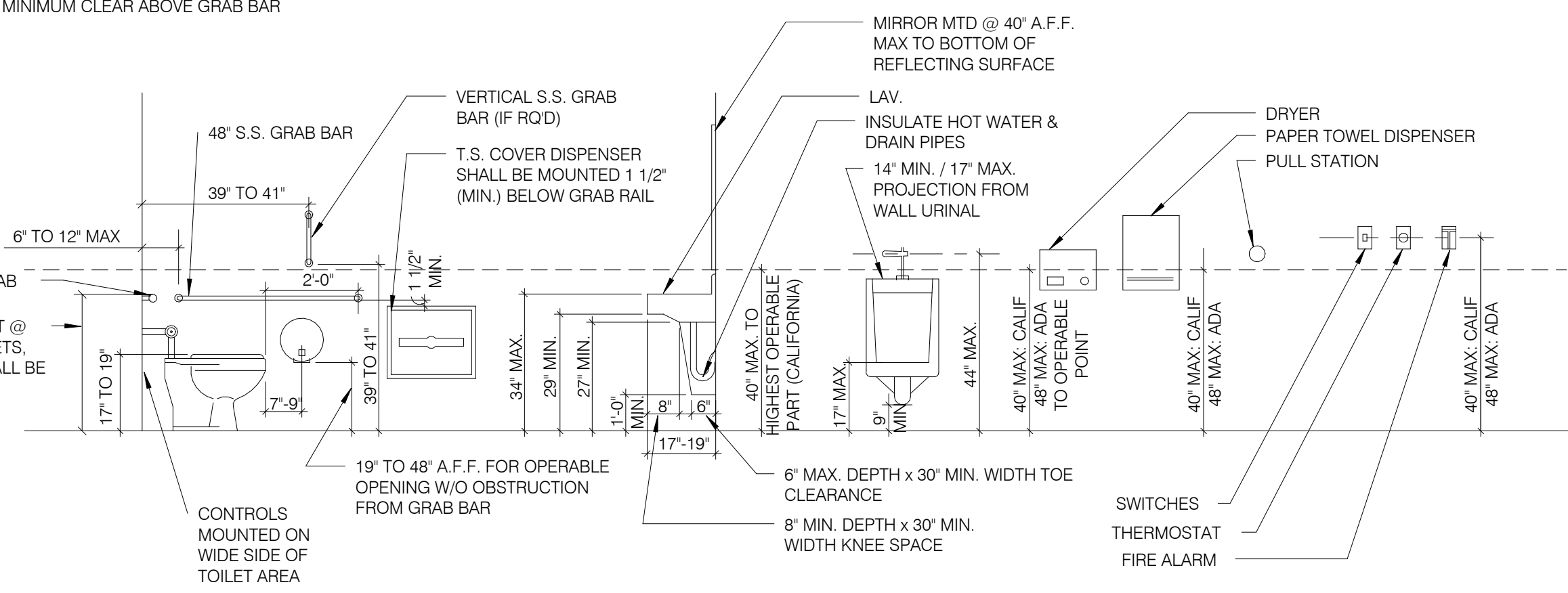
2" AL WINDOW HEAD @ 12" CONC. WALL
SCALE: 1 1/2" = 1'-0"



- INDICATED DIMENSIONS, HEIGHTS, DEPTHS, AREAS AND OTHER GRAPHIC INFORMATION ARE PROVIDED AS MINIMUMS THAT MUST BE MAINTAINED. THESE MINIMUMS ARE BASED UPON UJM STANDARDS AND MAY EXCEED ADA REQUIREMENTS.
- THE DETAILS SHOWN ARE CONCEPTUAL ONLY AND INTENDED TO SHOW ABSOLUTE MINIMUMS AND SHALL BE COORDINATED WITH THE OTHER CONSTRUCTION DOCUMENTS ASSOCIATED WITH THIS PROJECT.
- 60° TURNING SPACE
- PERMITTED OVERLAP LIMITED TO 1 ARM OF T-SHAPED SPACE
- CAN OVERLAP FIXTURE & DOOR CLEARANCE
- DOOR CAN SWING INTO TURNING SPACE A MAXIMUM OF 12"
- RESTROOM, IN GENERAL, DOOR SWING MUST BE OUTSIDE OF THE FIXTURE CLEAR FLOOR SPACE HOWEVER A DOOR CAN SWING INTO FIXTURE CLEAR FLOOR SPACE IF WHEELCHAIR SPACE 30"x48" IS PROVIDED BEYOND THE DOOR SWING.
- TOILET ROOM MUST ALLOW FOR SIDE TRANSFER - 42" BETWEEN FIXTURES
- ALL BARRIER FREE SIGNS SHALL BE WHITE ON A BLUE BACKGROUND.

NOTES:

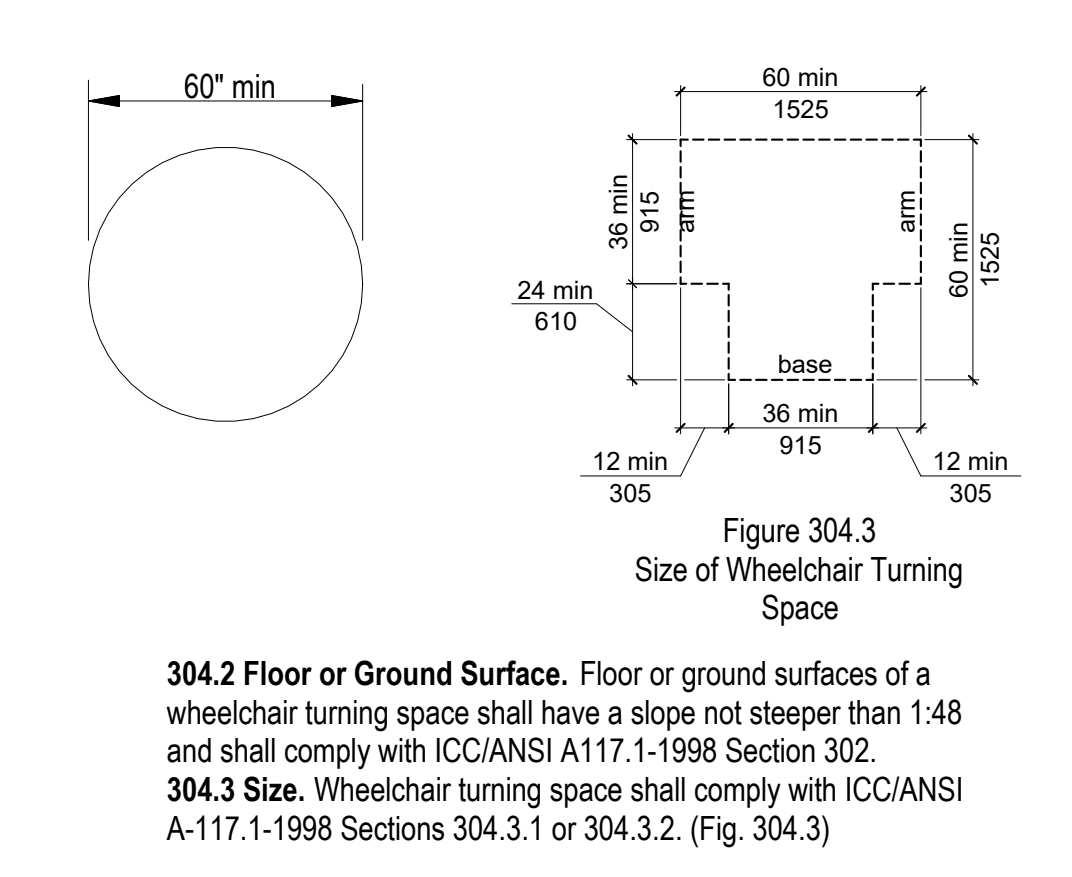
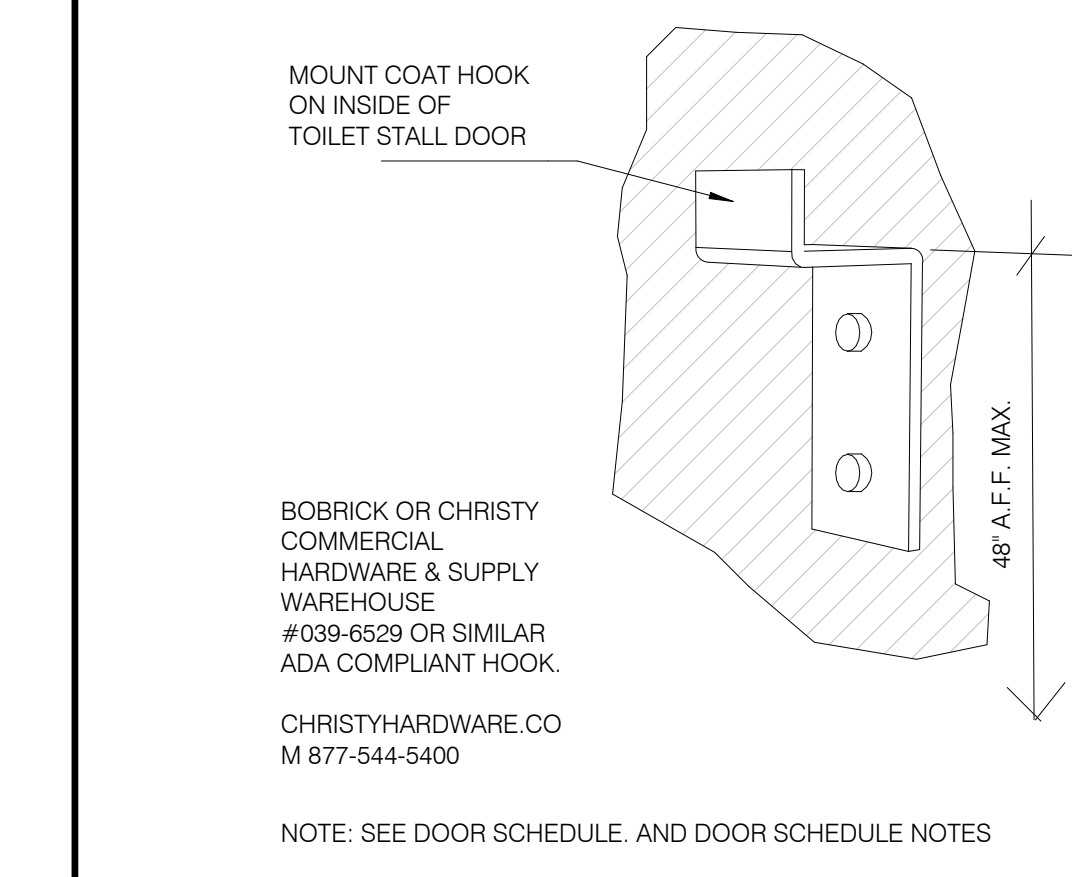
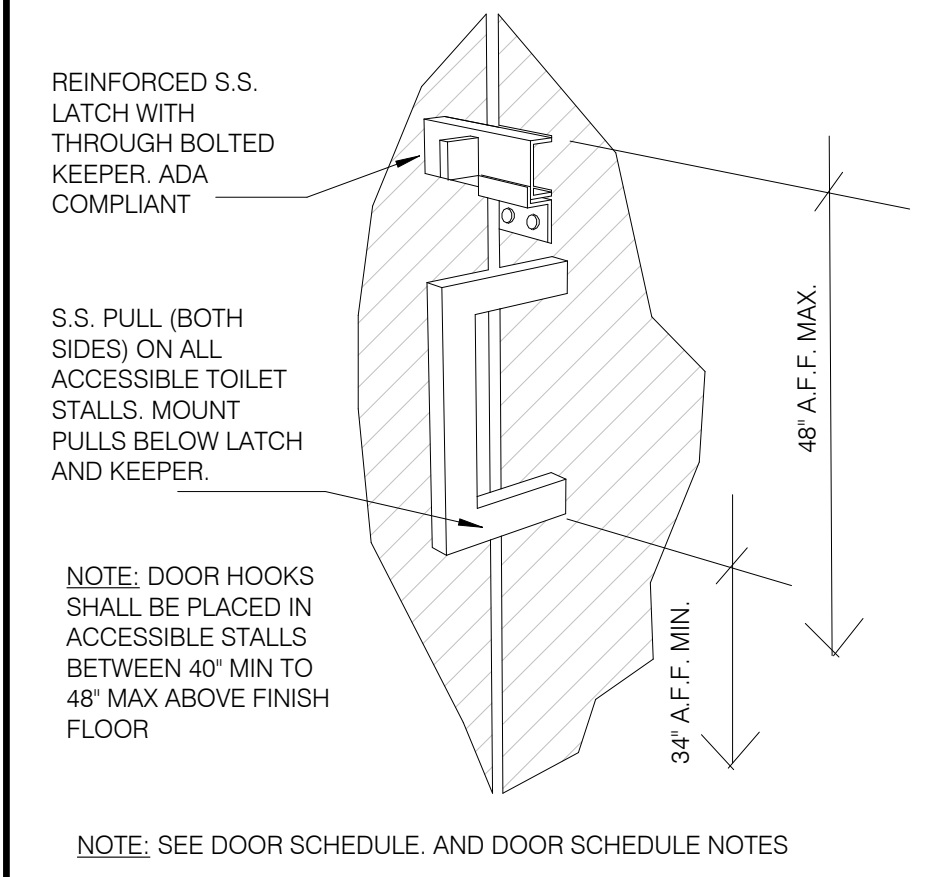
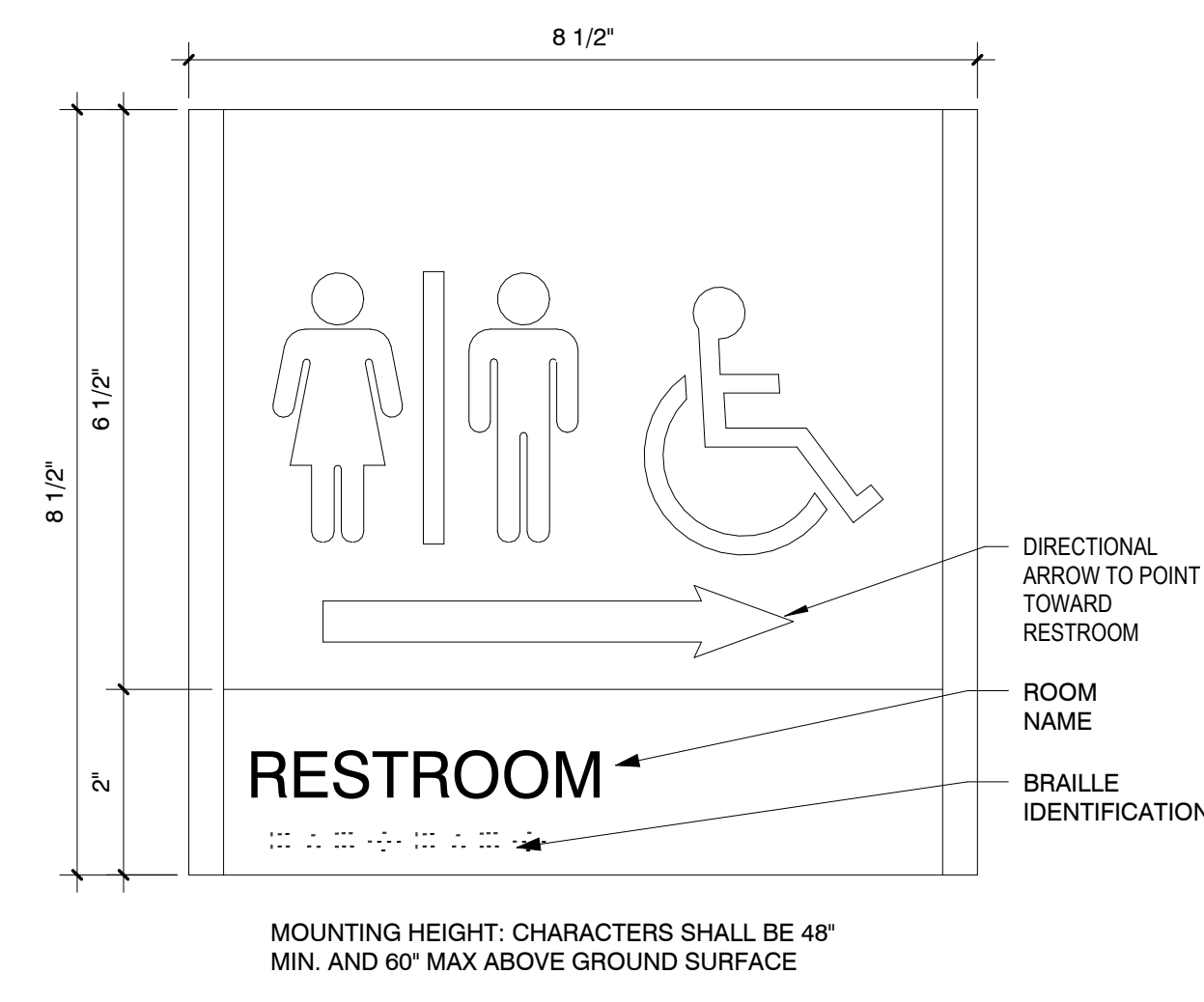
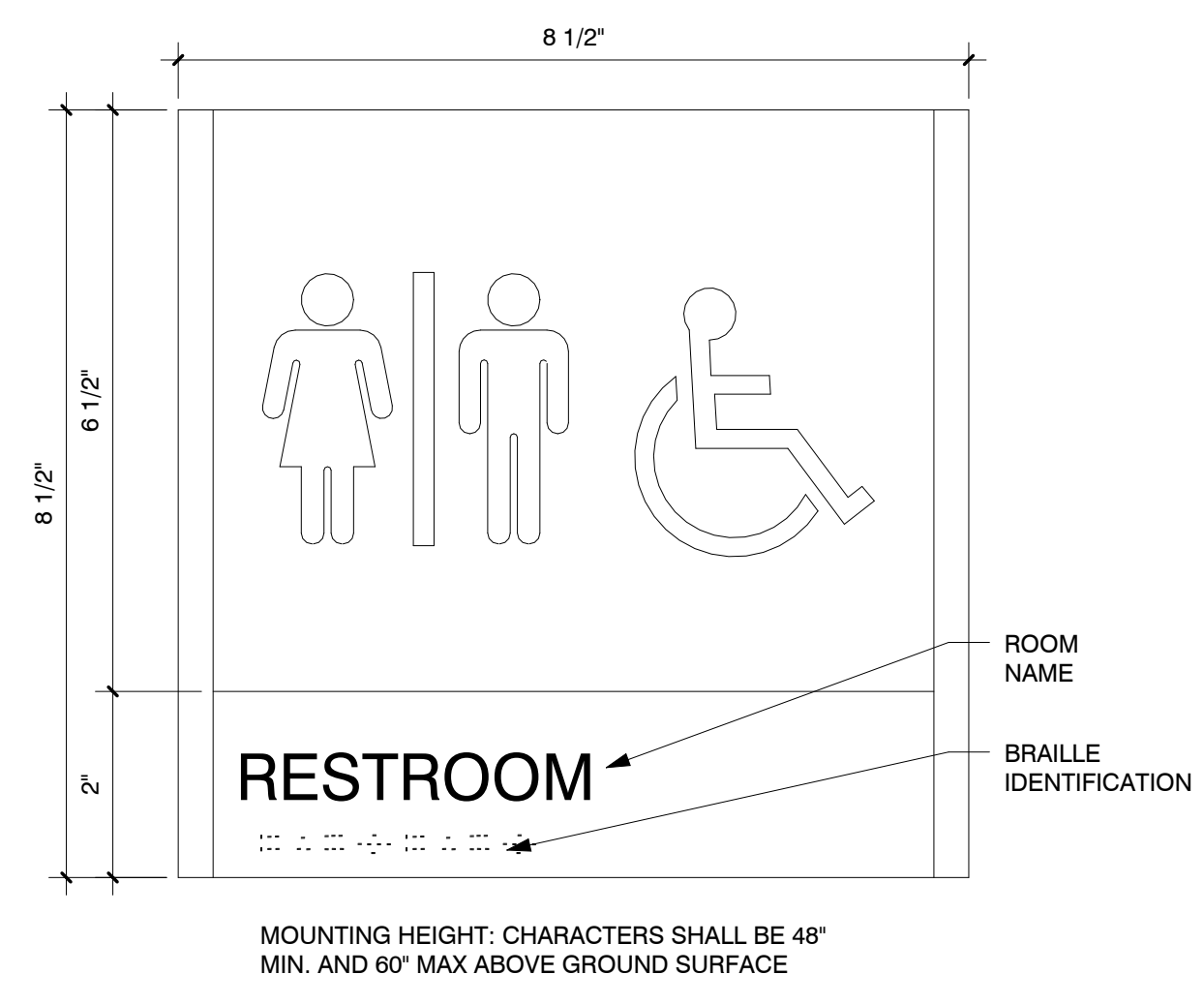
- TOP OF GRIPPING SURFACE 33" TO 36" MAX TO THE TOP OF THE BAR.
- 12" MINIMUM CLEAR ABOVE GRAB BAR



REAR WALL GRAB BAR AT W.C.
SCALE: 1/2" = 1'-0" **14**

MOUNTING HTS. & CLEARANCES FOR ACCESSIBILITY
SCALE: 12" = 1'-0" **7**

GRAPHIC CONVENTION FOR IMAGES
NOT TO SCALE **3**



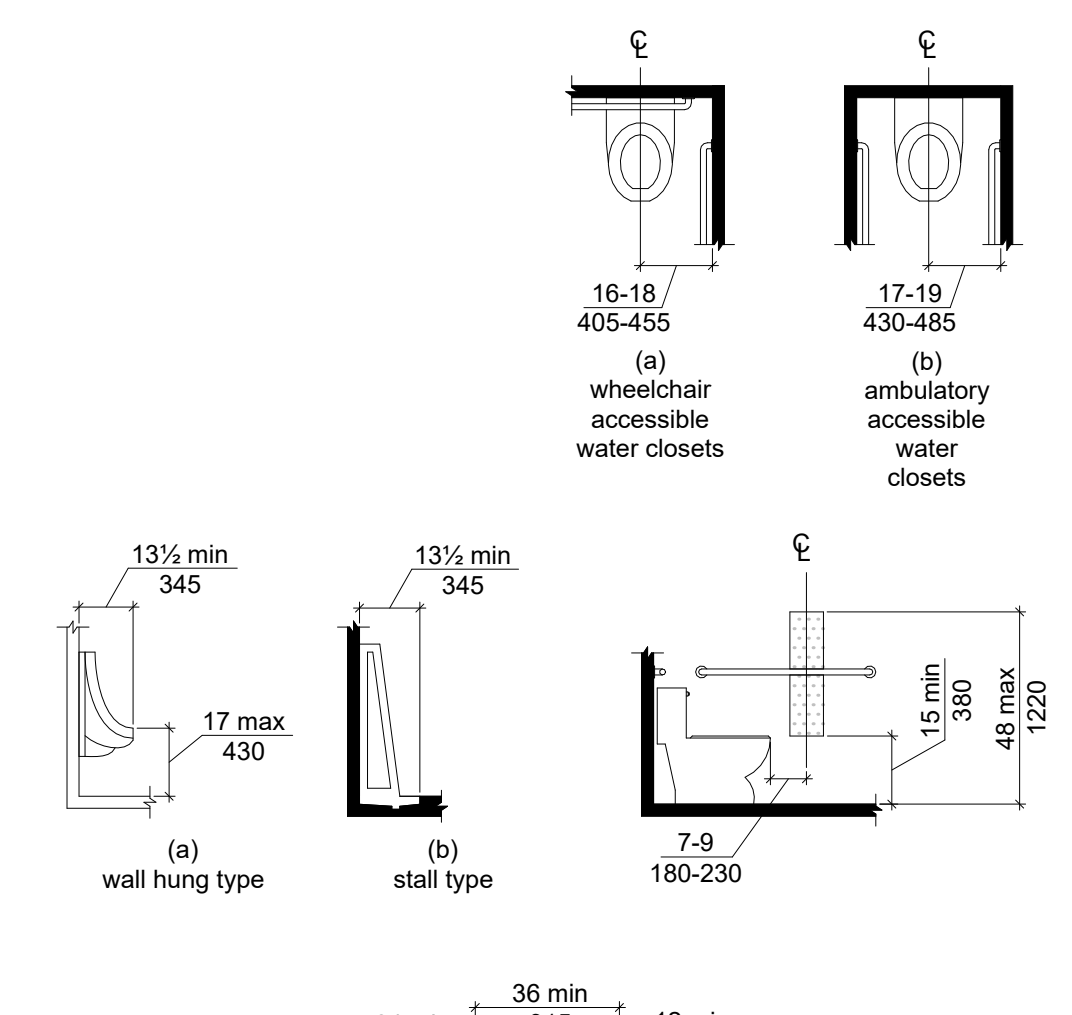
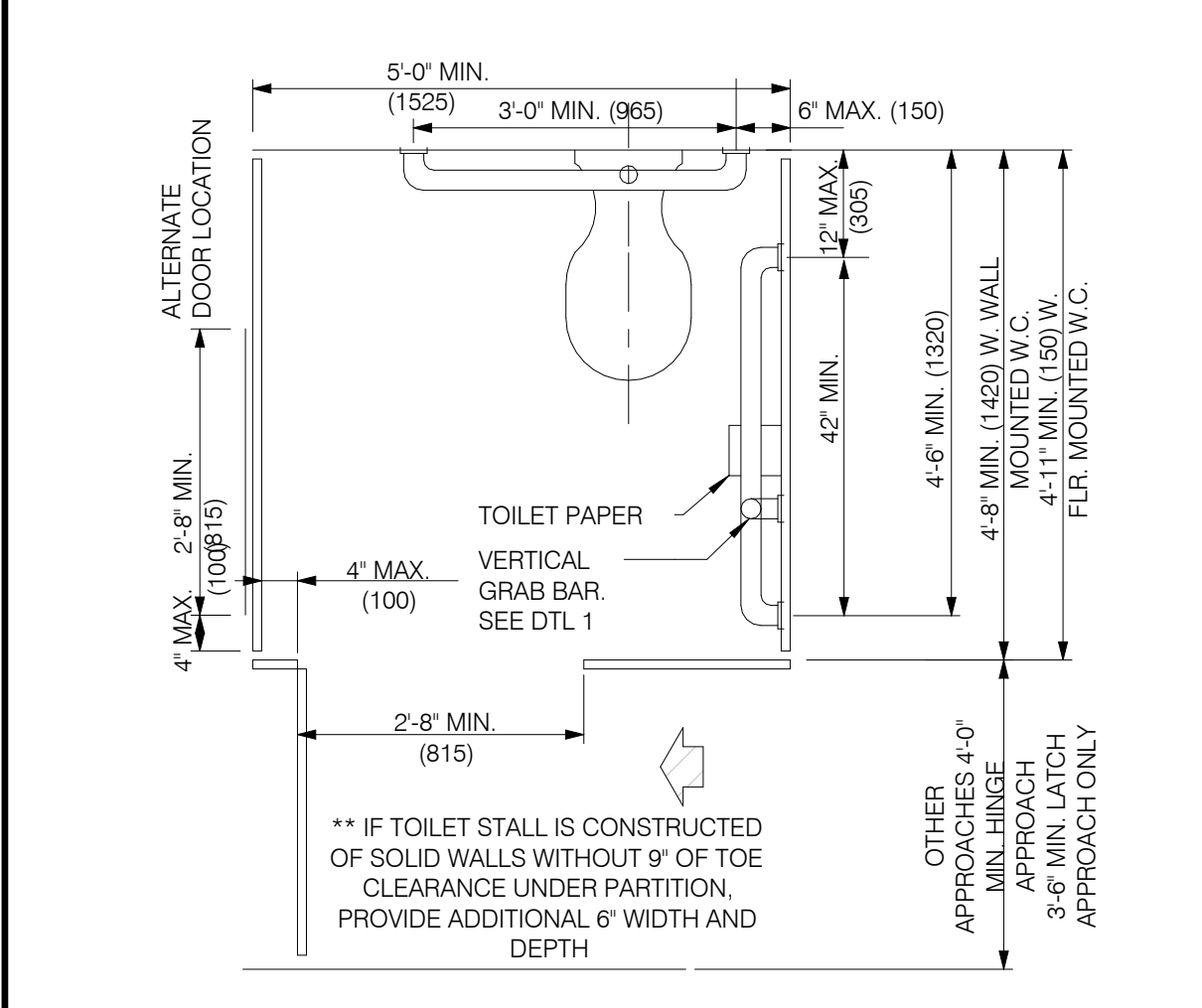
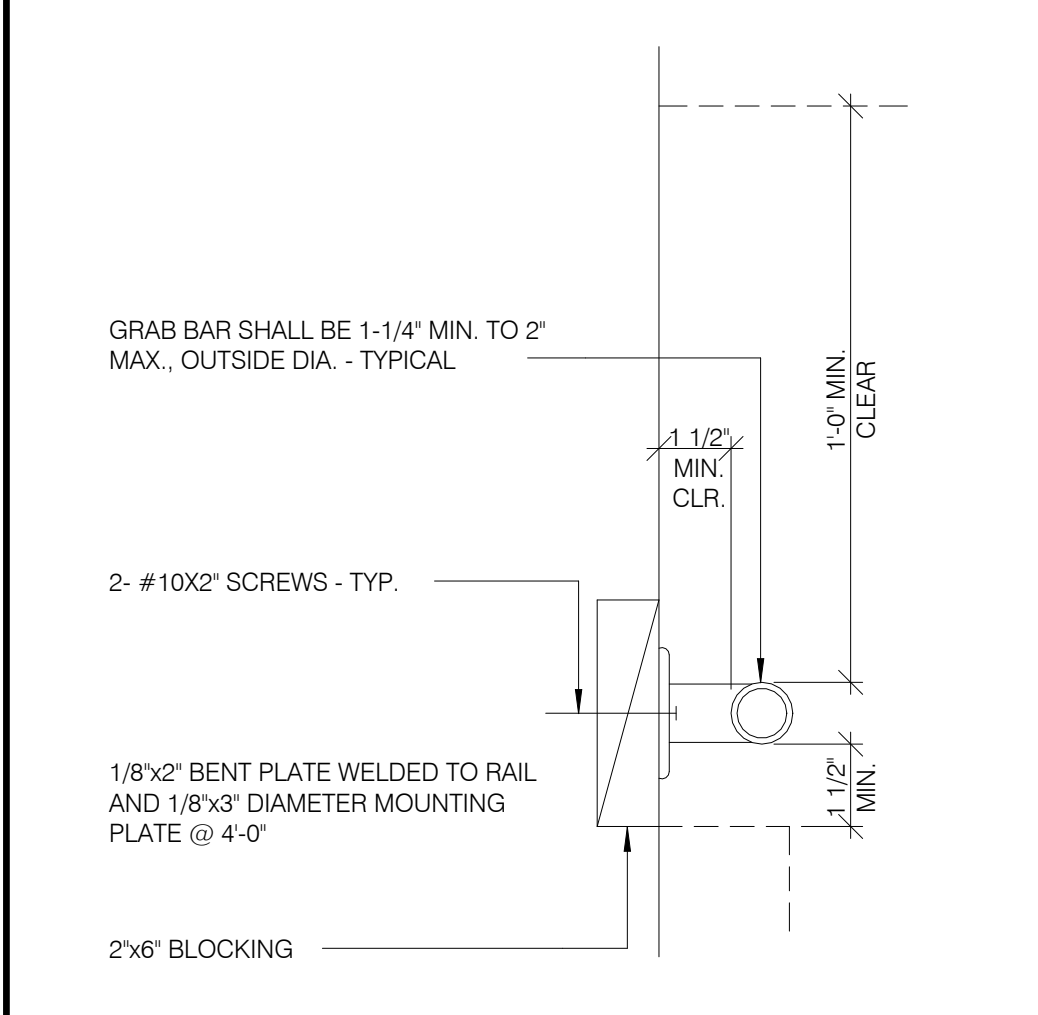
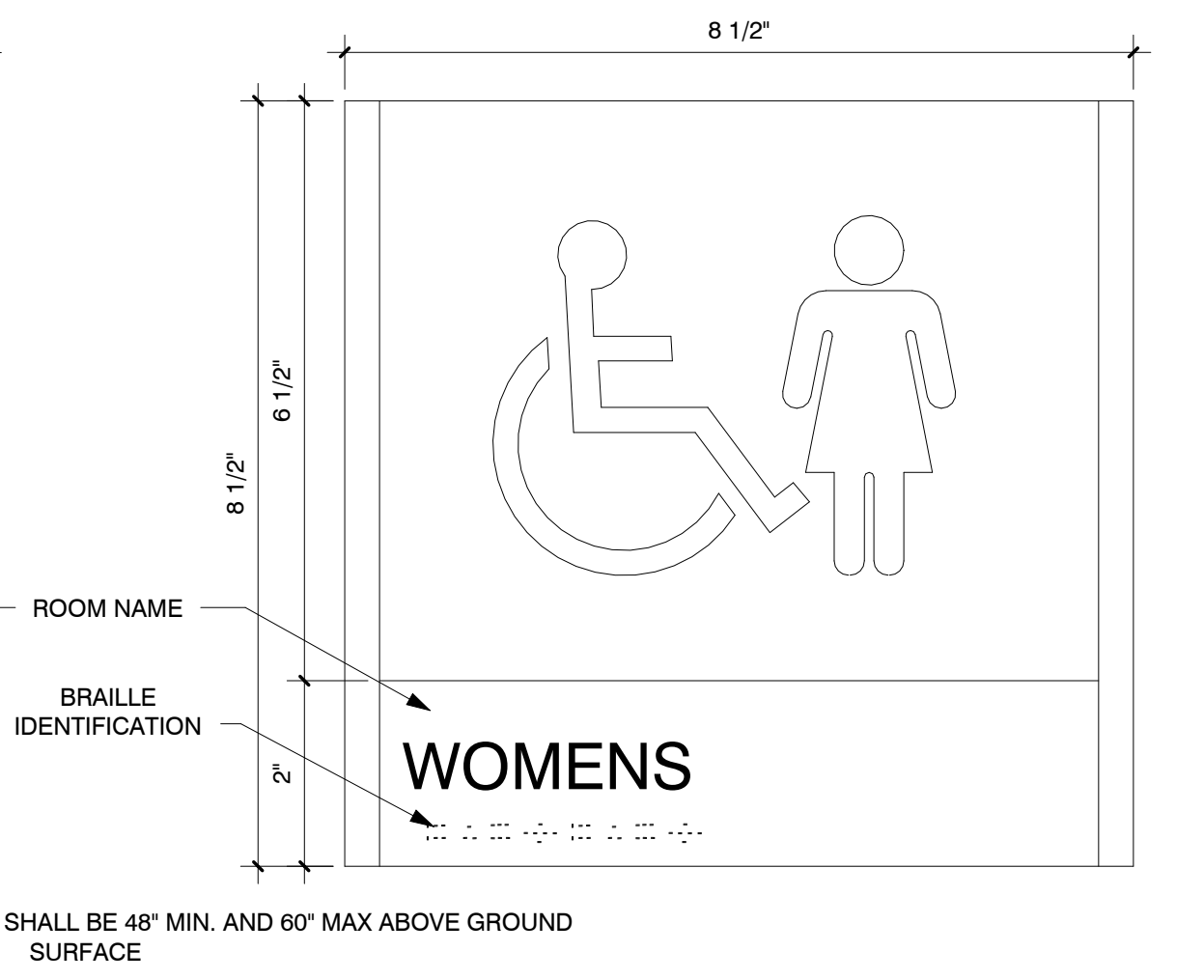
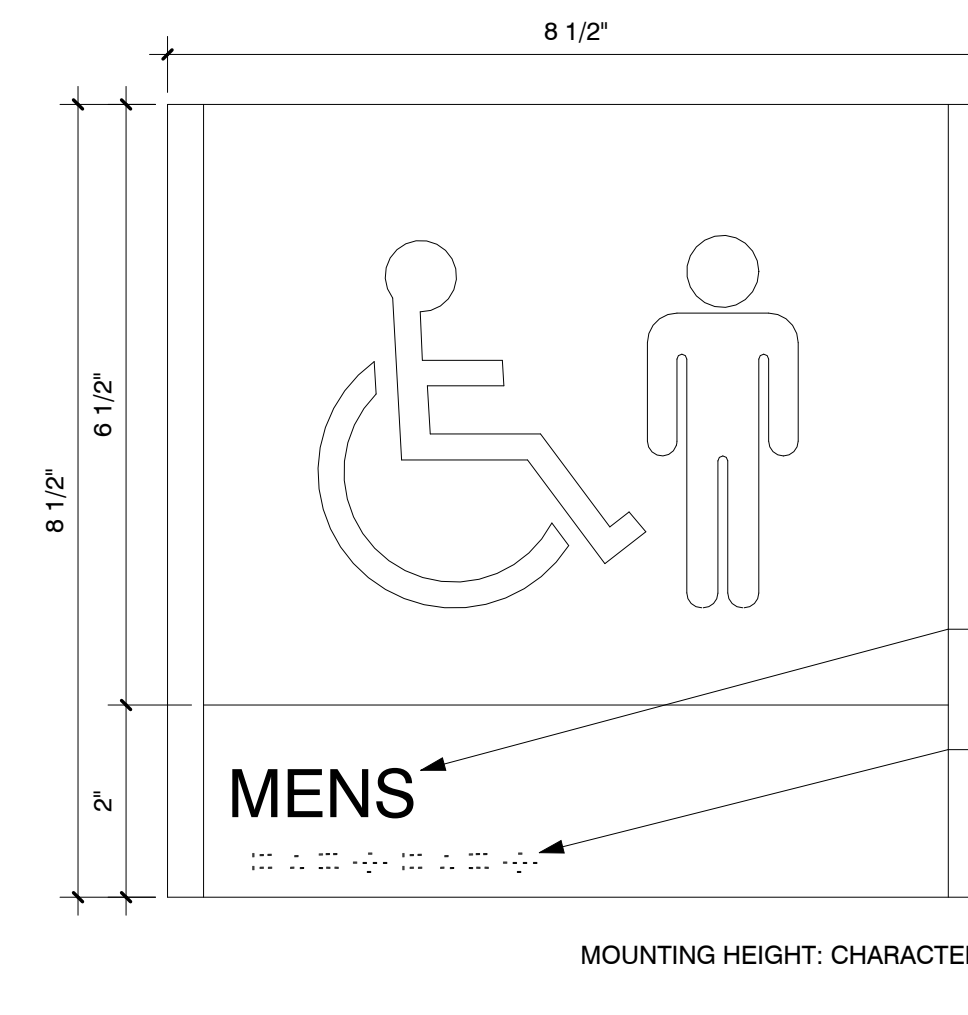
S1 - RESTROOM SIGNAGE
SCALE: 6" = 1'-0" **15**

S3 - RESTROOM SIGNAGE - WAYFINDING
SCALE: 6" = 1'-0" **13**

PARTITION DOOR LATCH @ PULL
SCALE: 12" = 1'-0" **10**

COAT HOOK
SCALE: 12" = 1'-0" **6**

304 WHEELCHAIR TURNING
SCALE: 1/4" = 1'-0" **2**

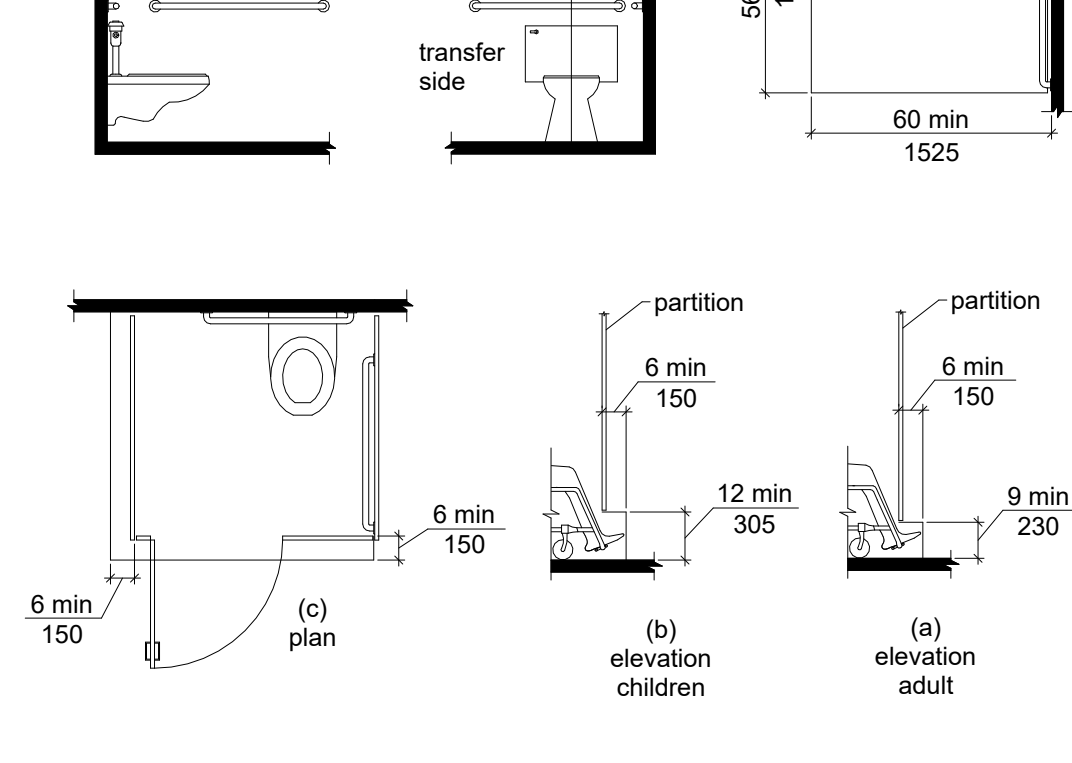
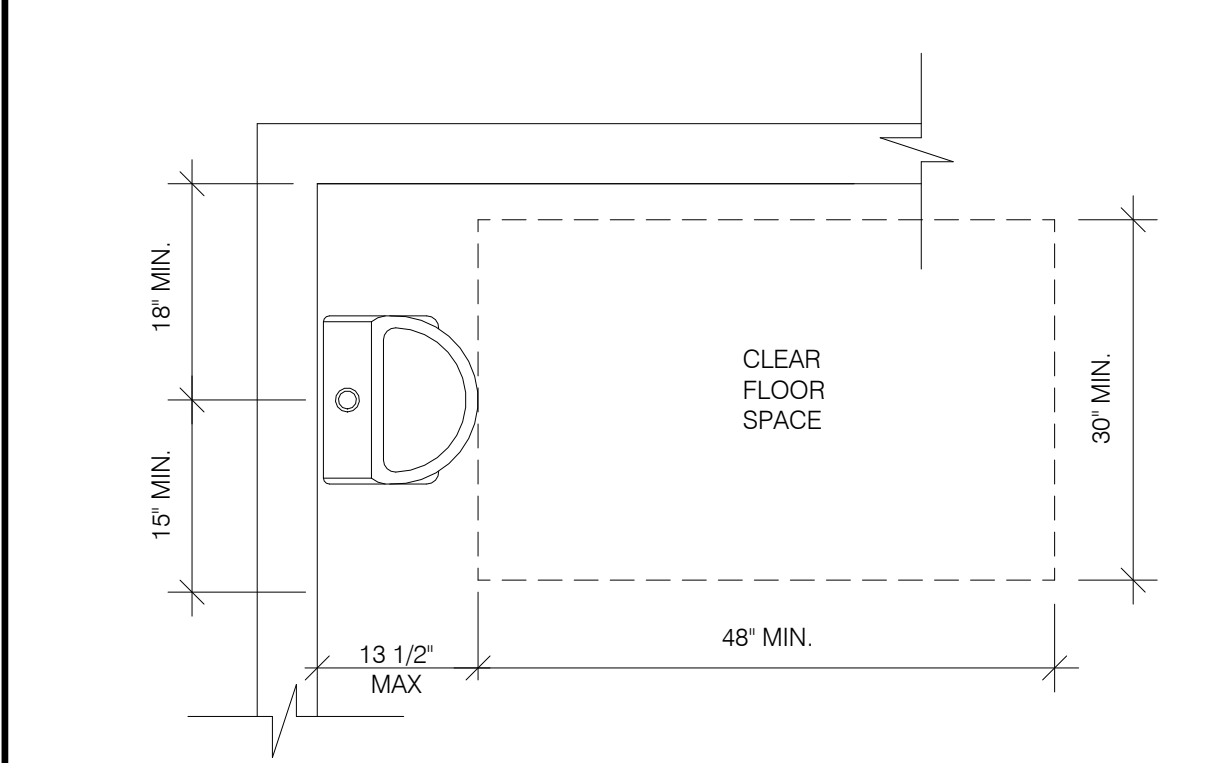
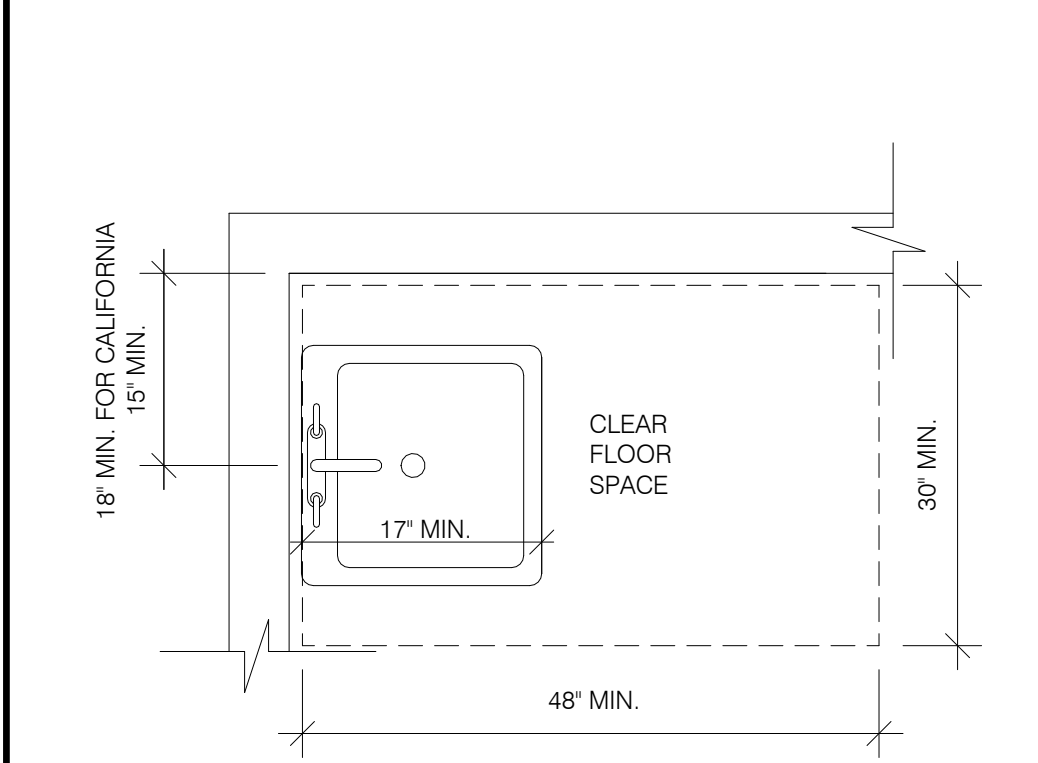
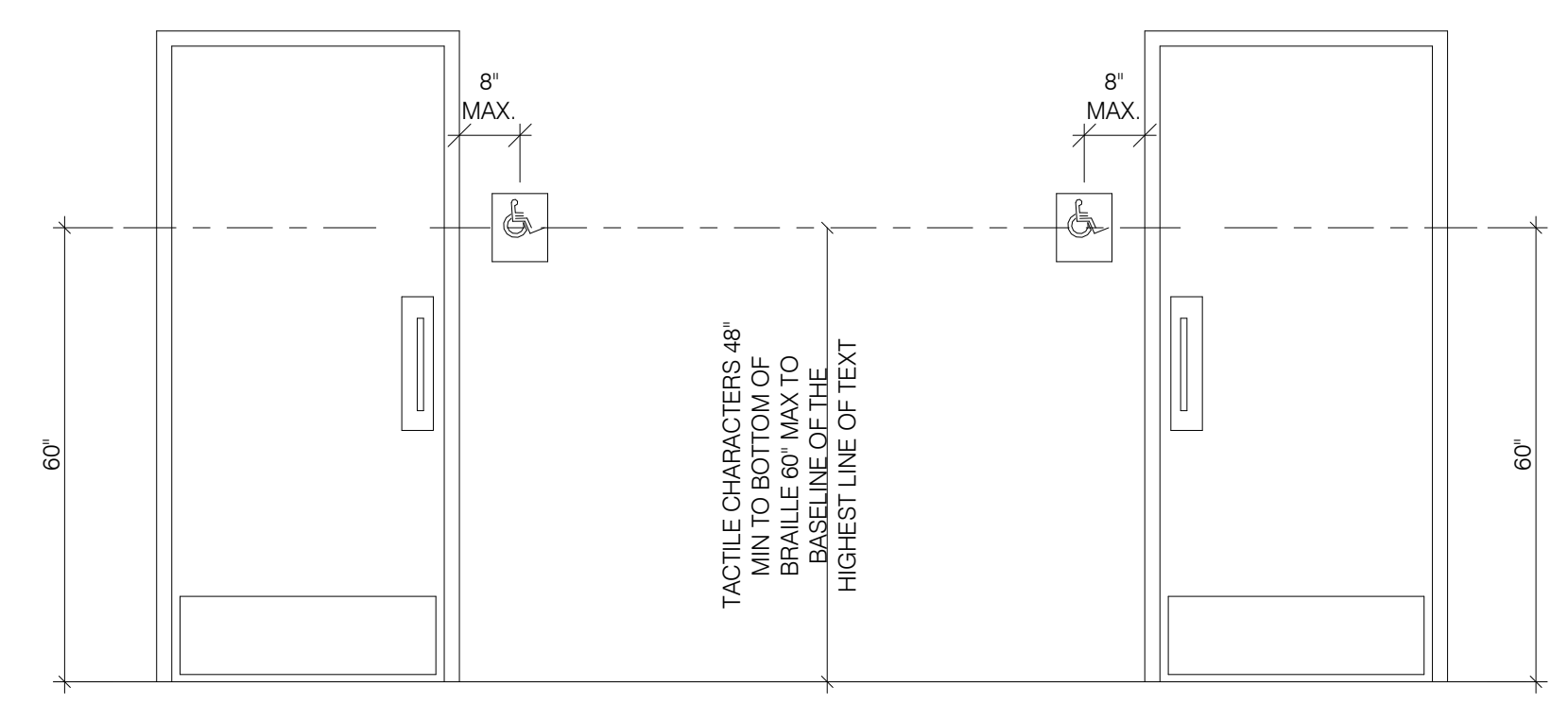


S2 - RESTROOM SIGNAGE
SCALE: 6" = 1'-0" **12**

GRAB BAR
SCALE: 12" = 1'-0" **9**

STANDARD TOILET STALL
SCALE: 12" = 1'-0" **5**

WHEELCHAIR ACCESSIBILITY
SCALE: 1/4" = 1'-0" **1**



ACCESSIBLE RESTROOM DOORS
SCALE: 12" = 1'-0" **11**

ACCESSIBLE LAVATORY
SCALE: 12" = 1'-0" **8**

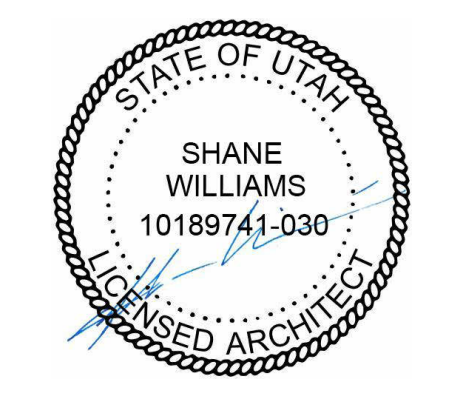
ACCESSIBLE URINAL
SCALE: 12" = 1'-0" **4**

WHEELCHAIR ACCESSIBILITY
SCALE: 1/4" = 1'-0" **1**

EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION ADA BATHROOM REQUIREMENTS & DETAILS	
SHEET NUMBER A-7.01	

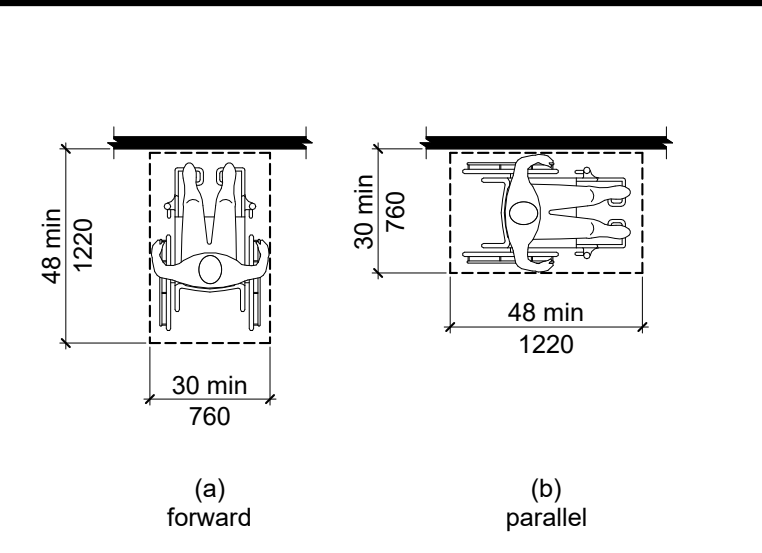
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Revision Date	Revision Number
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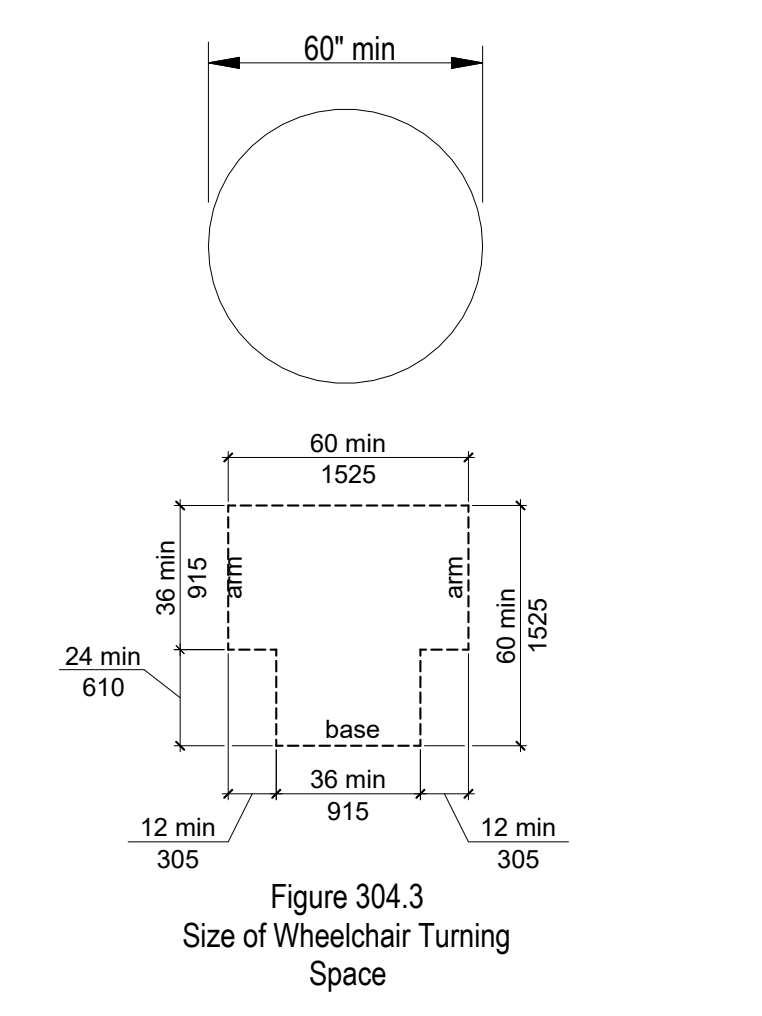
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION ACCESSIBILITY REQUIREMENTS & DETAILS	
SHEET NUMBER	

A-7.02



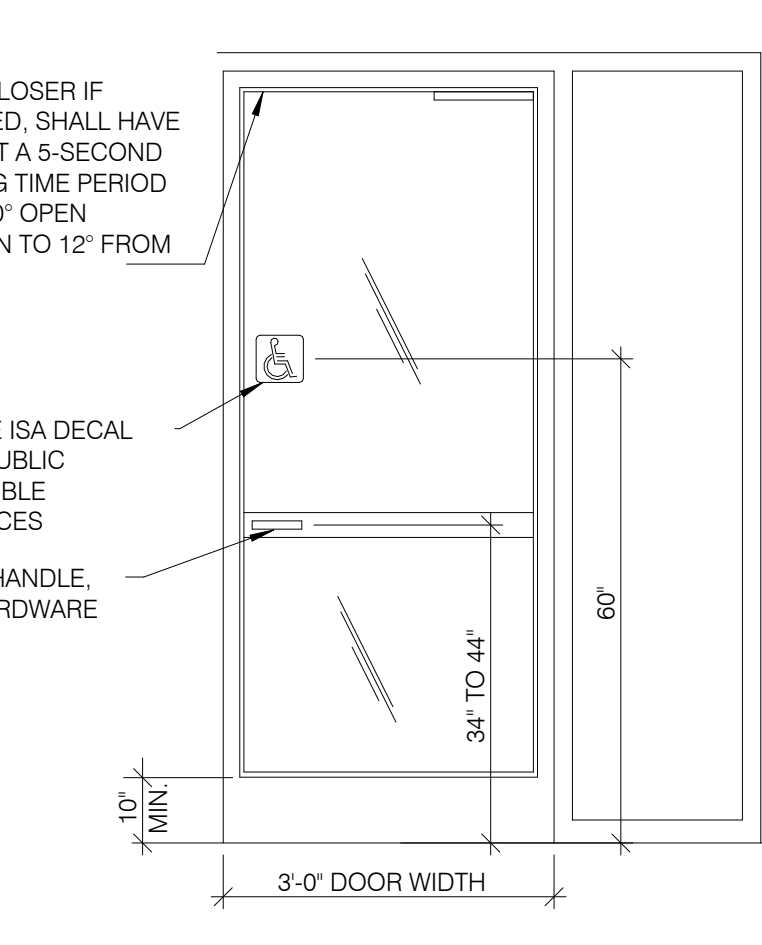
305.2 Floor or Ground Surface. Floor or ground surfaces of a clear ground space shall have a slope not steeper than 1:48 and shall comply with ICC/ANSI A117.1-1998 Section 302.
305.3 Size. Clear ground space shall be 30" minimum by 48" minimum. (Fig. 304.3)
305.5 Position. Unless otherwise specified, the clear floor or ground space shall be positioned for either forward or parallel approach to an element.

CLEAR GROUND SPACE NOT TO SCALE 4

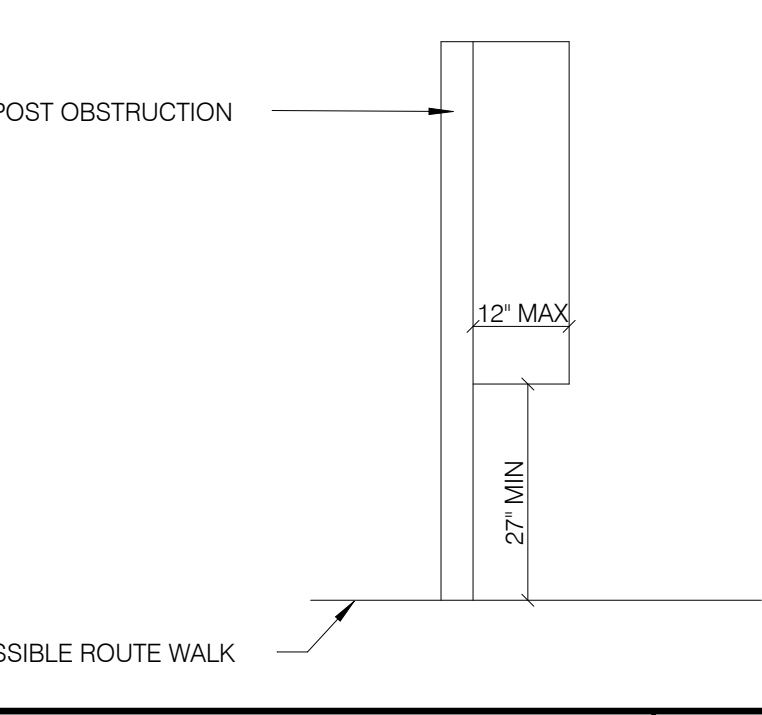


304.2 Floor or Ground Surface. Floor or ground surfaces of a wheelchair turning space shall have a slope not steeper than 1:48 and shall comply with ICC/ANSI A117.1-1998 Section 302.
304.3 Size. Wheelchair turning space shall comply with ICC/ANSI-117.1-1998 Sections 304.3.1 or 304.3.2. (Fig. 304.3)

304 WHEELCHAIR TURNING NOT TO SCALE 3



TYP. ENTRANCE / EXIT DOOR SCALE: 12" = 1'-0" 2



PROTRUDING HAZARDS SCALE: 12" = 1'-0" 1

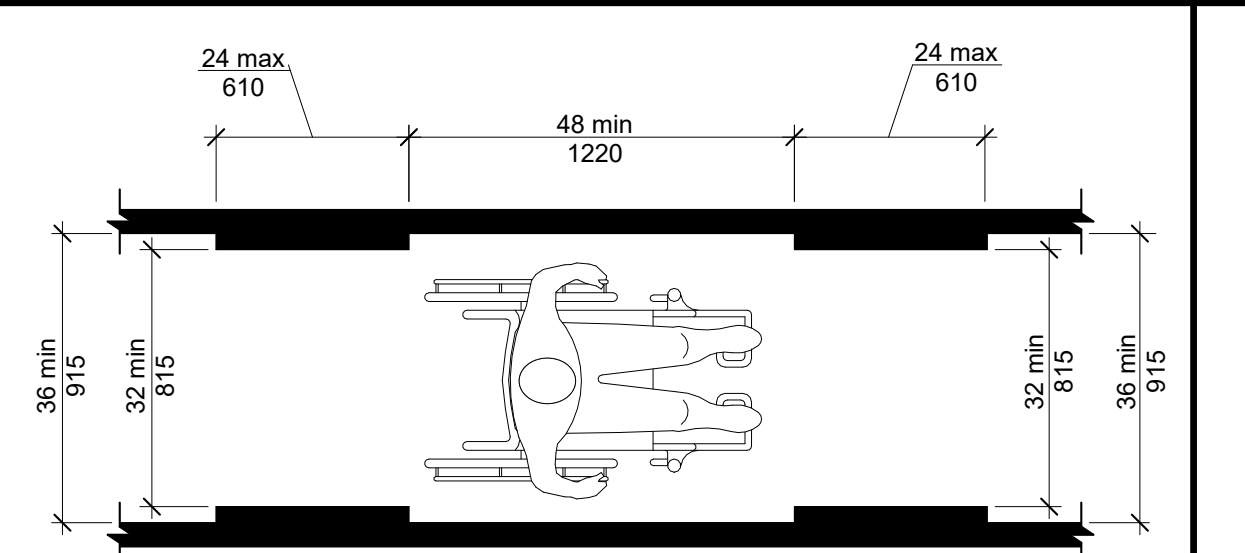
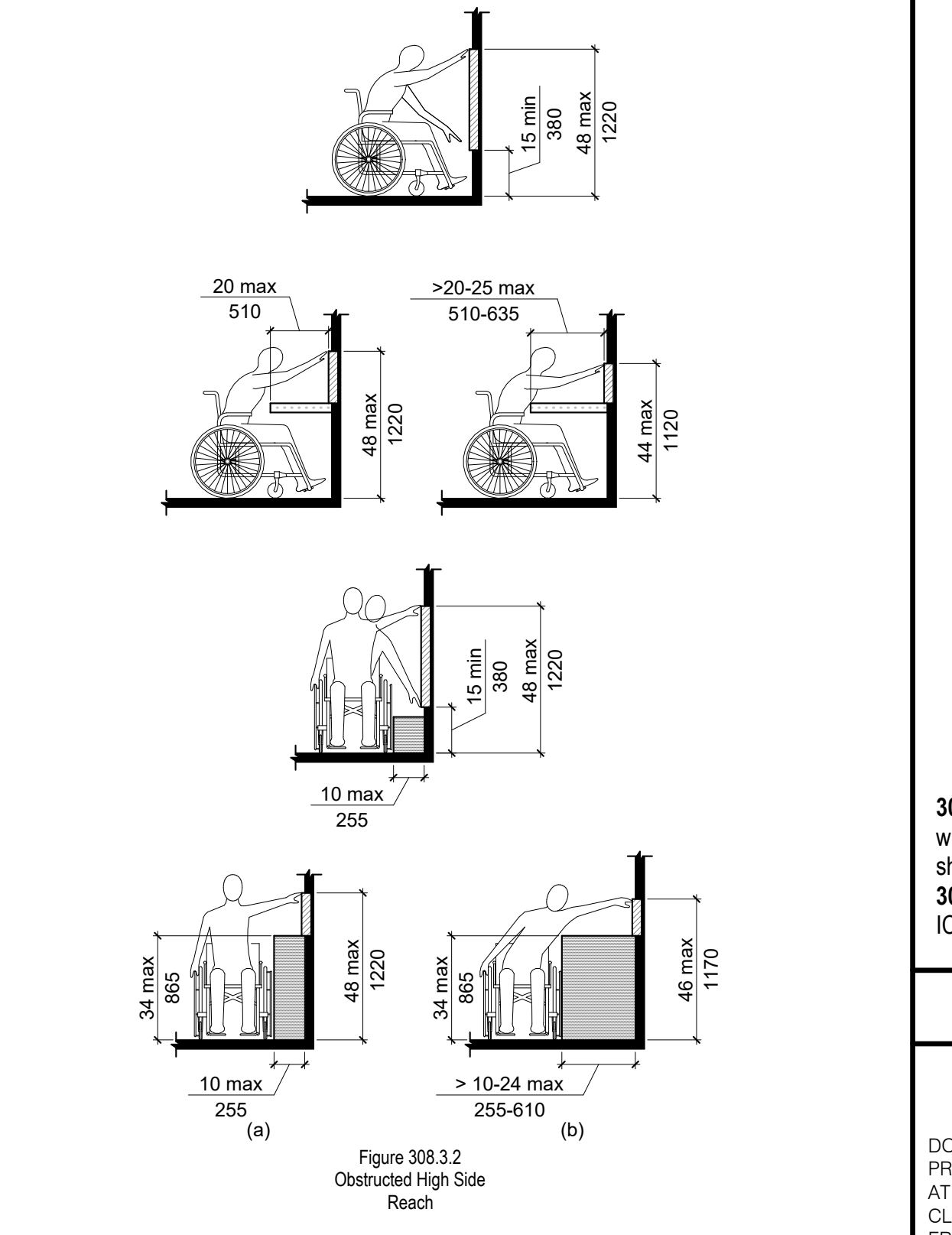


FIGURE 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

SEGMENT LENGTH	A MINIMUM SEGMENT WIDTH
LESS THAN OR EQUAL TO 24"	32" (SEE NOTE)
GREATER THAN 24"	36"

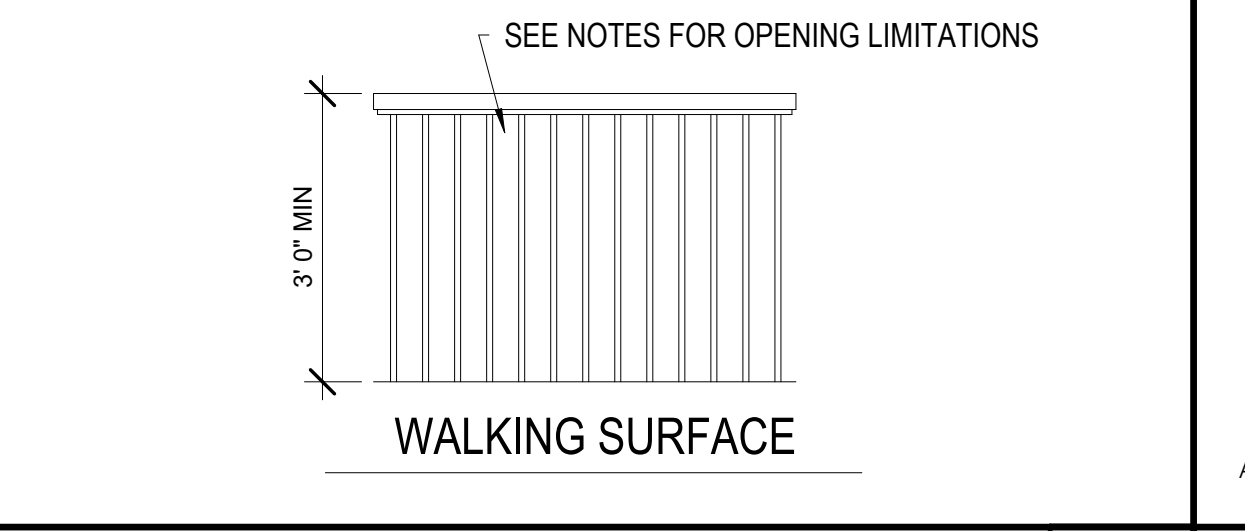
NOTE: CONSECUTIVE SEGMENTS OF 32" WIDE MUST BE SEPARATED BY A ROUTE SEGMENT 48" LONG MINIMUM AND 36" WIDE MINIMUM

403.5 CLEAR WIDTH OF ACCESS. ROUTE NOT TO SCALE 7



308.2 Forward Reach.
308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the floor or ground.
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor or ground space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum.
308.3 Side Reach.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor or ground.
308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an object and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum.

308 REACH RANGES NOT TO SCALE 6



RAILING ELEVATION SCALE: 1/2" = 1'-0" 5

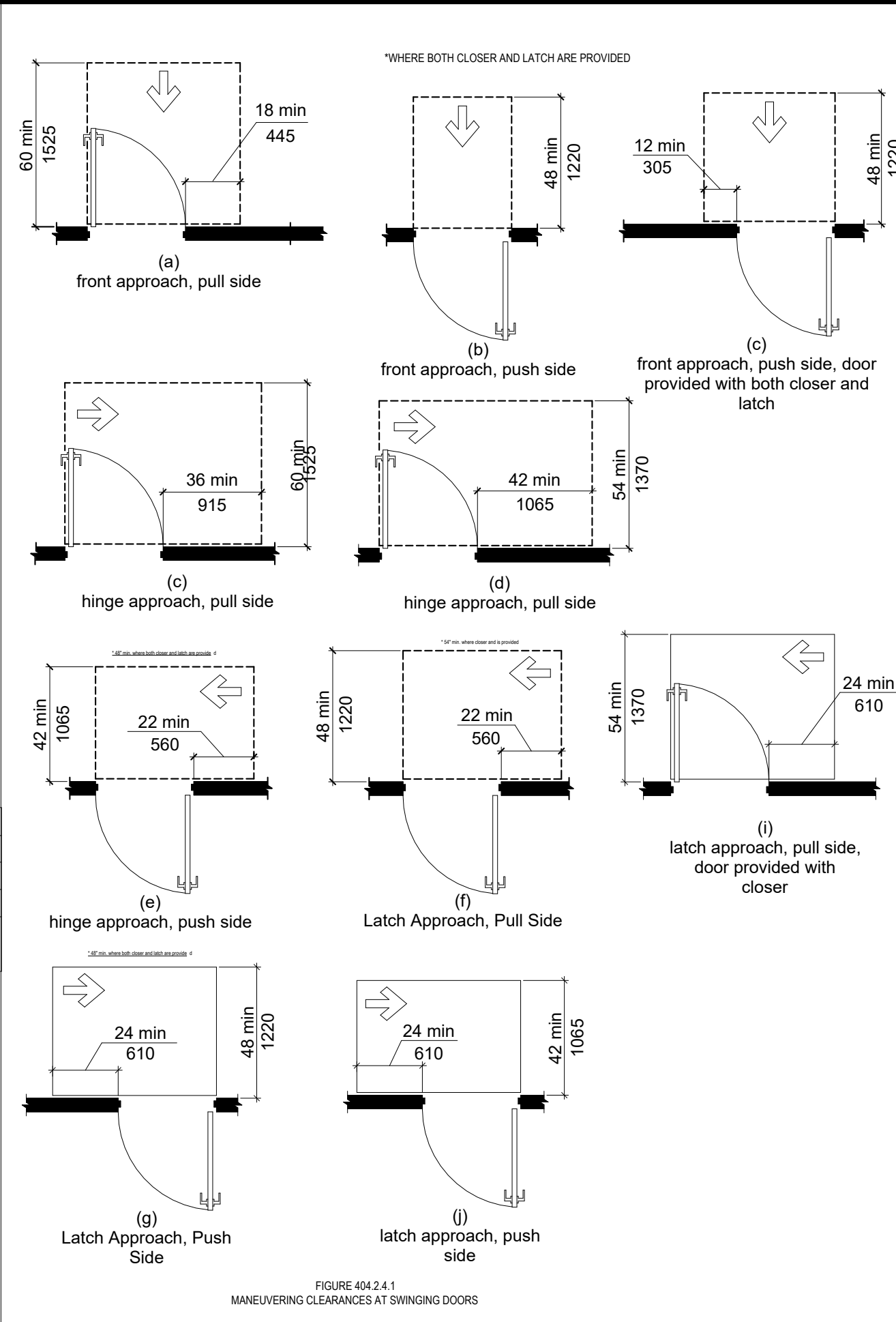


FIGURE 404.2.6 TWO DOORS IN SERIES

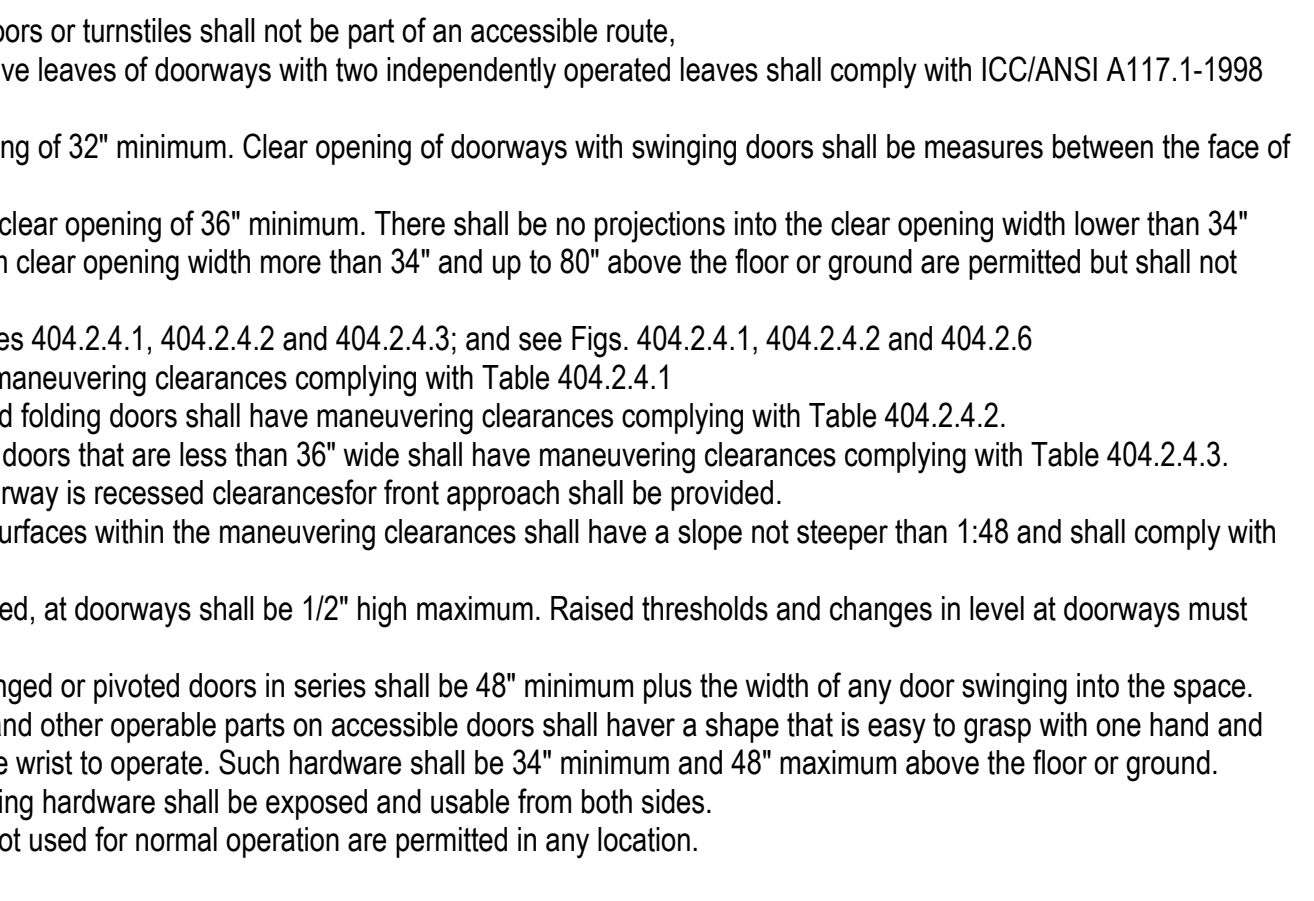
APPROACH DIRECTION	MINIMUM CLEARANCES
FROM FRONT	PERPENDICULAR TO DOORWAY (1) 48"
FROM SIDE	42"

NOTES:
(1) MANEUVERING SPACE SHALL INCLUDE WIDTH OF DOORWAY

FIGURE 404.2.1 MANEUVERING CLEARANCES AT SWINGING DOORS

TYPE OF USE	MINIMUM CLEARANCES	
	PERPENDICULAR TO DOOR (1)	BEYOND LATCH PARALLEL TO DOOR
FROM FRONT PULL	60"	18"
FROM FRONT PUSH	48"	0" (2)
FROM HINGE SIDE PULL	60"	36"
FROM HINGE SIDE PUSH	42" (3)	54"
FROM LATCH SIDE PULL	48" (4)	24"
FROM LATCH SIDE PUSH	42" (4)	24"

NOTES:
(1) MANEUVERING SPACE SHALL INCLUDE WIDTH OF DOORWAY.
(2) ADD 12" IF CLOSER AND LATCH PROVIDED.
(3) ADD 6" IF CLOSER AND LATCH PROVIDED.
(4) ADD 6" IF CLOSER PROVIDED.



404 DOORS AND DOORWAYS NOT TO SCALE 9

404.2.1 Revolving Doors and Turnstiles. Revolving doors or turnstiles shall not be part of an accessible route.
404.2.2 Double-Leaf Doorways. At least one of the active leaves of doorways with two independently operated leaves shall comply with ICC/ANSI A117.1-1998 Sections 404.2.3 and 404.2.4.
404.2.3 Clear Width. Doorways shall have a clear opening of 32" minimum. Clear opening of doorways with swinging doors shall be measured between the face of door and stop, with the door open 90°. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the clear opening width lower than 34" above the floor and ground. Projections into the minimum clear opening width more than 34" and up to 80" above the floor or ground are permitted but shall not exceed 4". (Fig. 404.2.3)
404.2.4 Maneuvering Clearances at Doors. (See Tables 404.2.4.1, 404.2.4.2 and 404.2.4.3; and see Figs. 404.2.4.1, 404.2.4.2 and 404.2.6)
404.2.4.1 Swinging Doors. Swinging doors shall have maneuvering clearances complying with Table 404.2.4.1
404.2.4.2 Sliding and Folding Doors. Sliding Doors and folding doors shall have maneuvering clearances complying with Table 404.2.4.2
404.2.4.3 Doorways without Doors. Doorways without doors that are less than 36" wide shall have maneuvering clearances complying with Table 404.2.4.3
404.2.4.4 Recessed Doors. Where the plane of the doorway is recessed clearances for front approach shall be provided.
404.2.4.5 Floor or Ground Surfaces. Floor or ground surfaces within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with section 302.
404.2.5 Thresholds at Doorways. Thresholds, if provided, at doorways shall be 1/2" high maximum. Raised thresholds and changes in level at doorways must comply with sections 302 and 303.
404.2.6 Two Doors in Series. Distance between two hinged or pivoted doors in series shall be 48" minimum plus the width of any door swinging into the space.
404.2.7 Door Hardware. Handles, pulls, latches, locks and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Such hardware shall be 34" minimum and 48" maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
Exception: Locks used only for security purposes and not used for normal operation are permitted in any location.

302 FLOOR SURFACES SCALE: 1:3 8

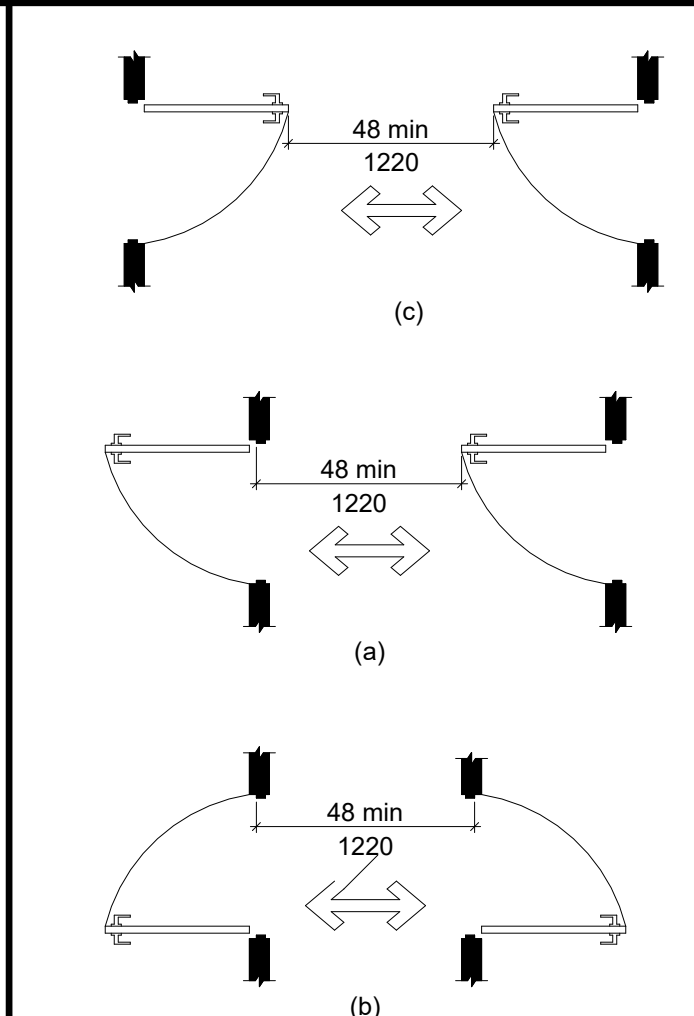


FIGURE 505.2 LOCATION OF HANDRAILS

APPROACH DIRECTION	MINIMUM CLEARANCES
FROM FRONT	PERPENDICULAR TO DOORWAY (1) 48"
FROM SIDE	42"

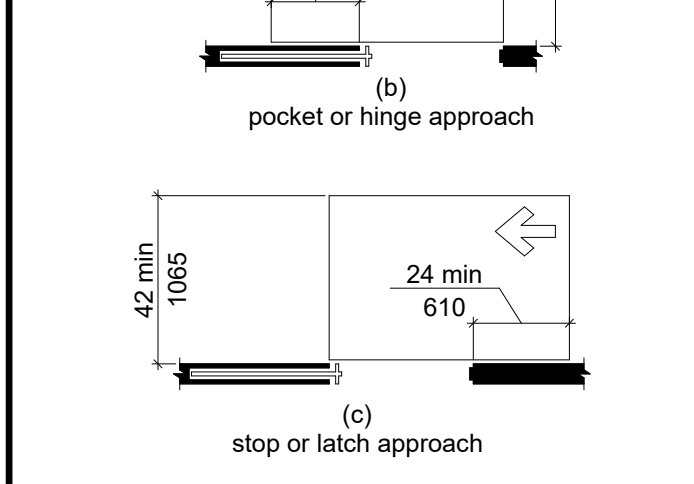
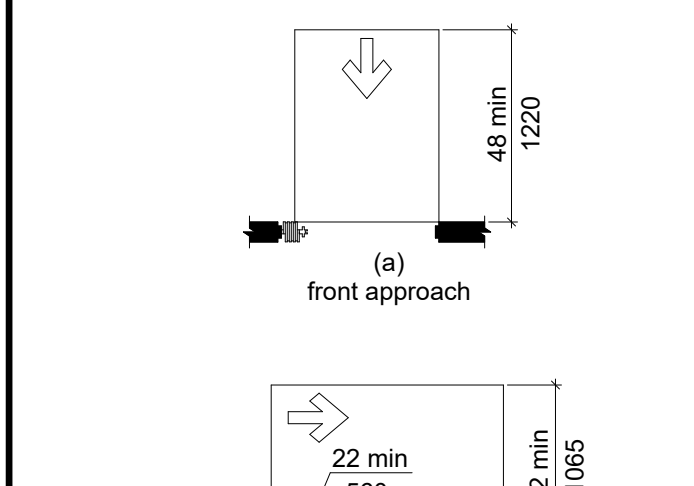


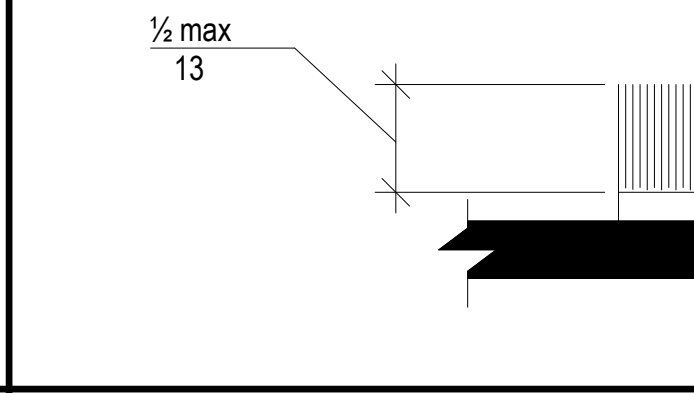
FIGURE 505.7 HANDRAIL CROSS SECTION

APPROACH DIRECTION	MINIMUM CLEARANCES
FROM FRONT	PERPENDICULAR TO DOORWAY (1) 48"
FROM HINGE SIDE	42"
FROM LATCH SIDE	42"

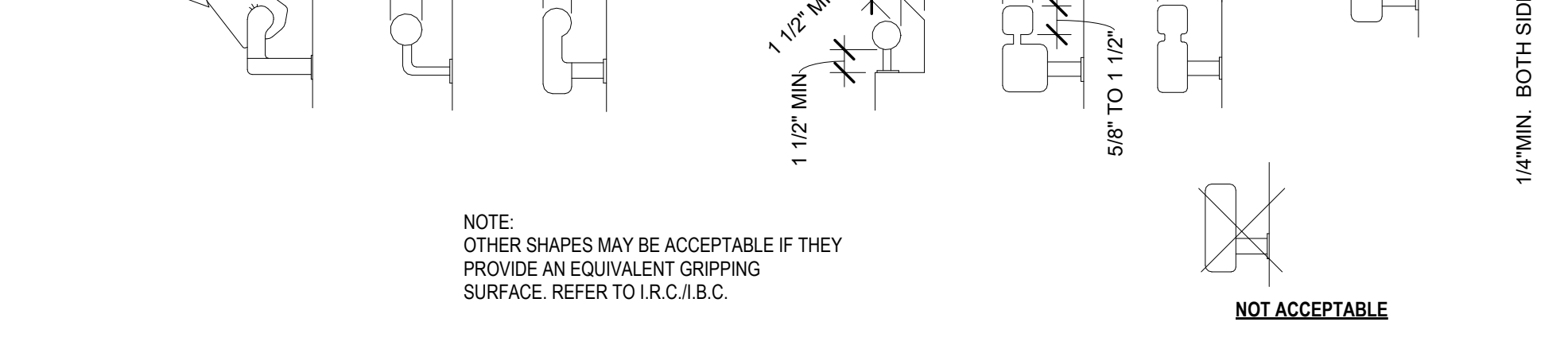
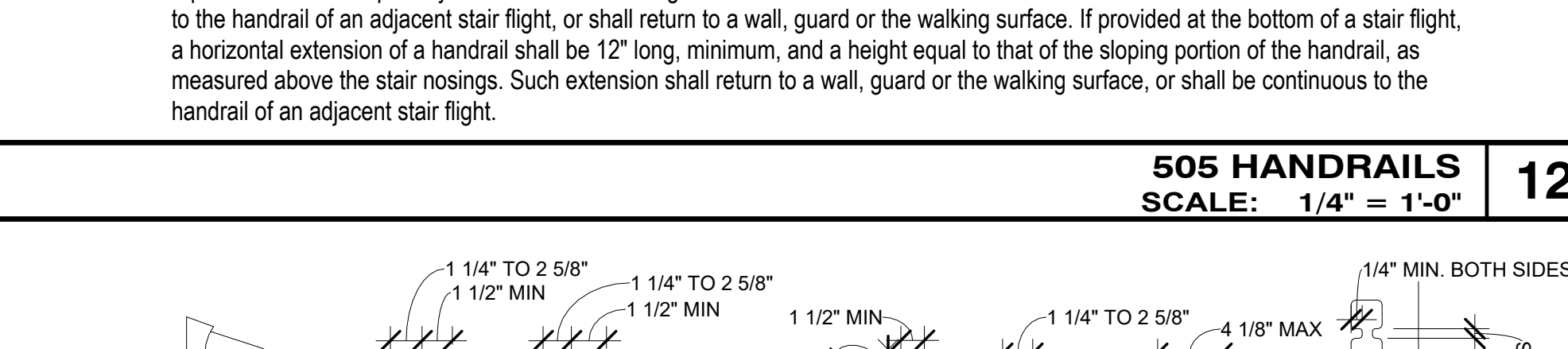
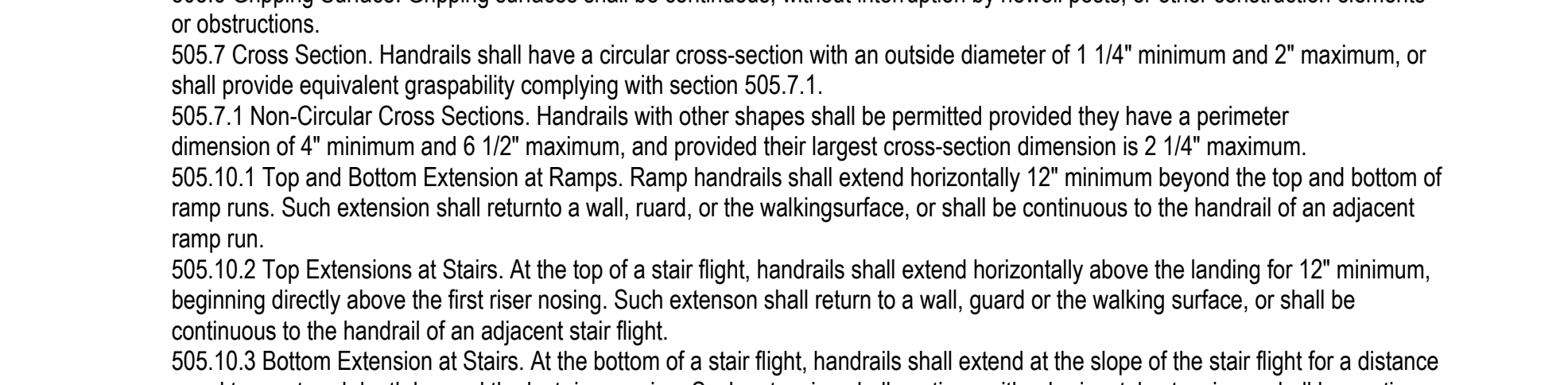
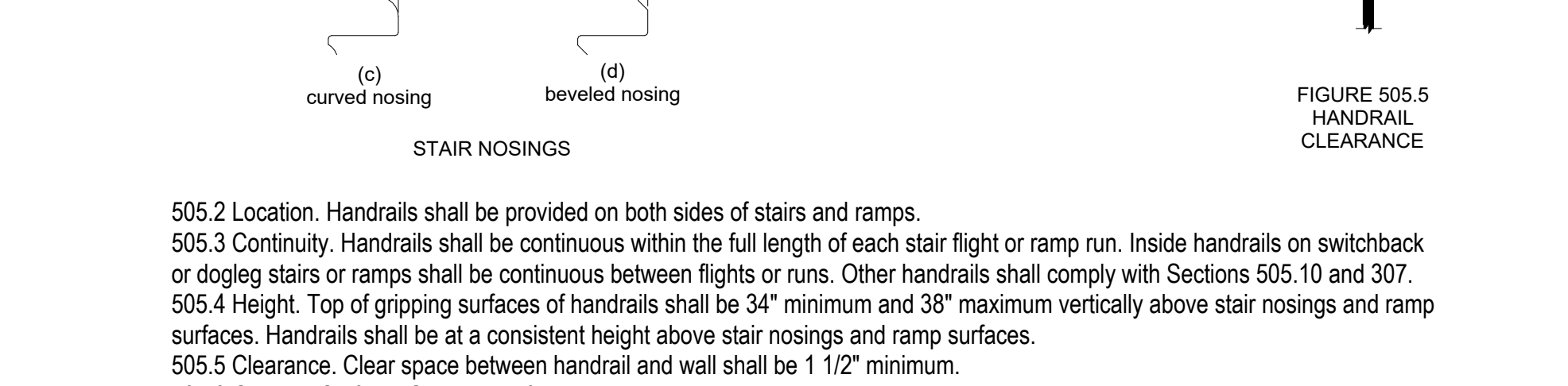
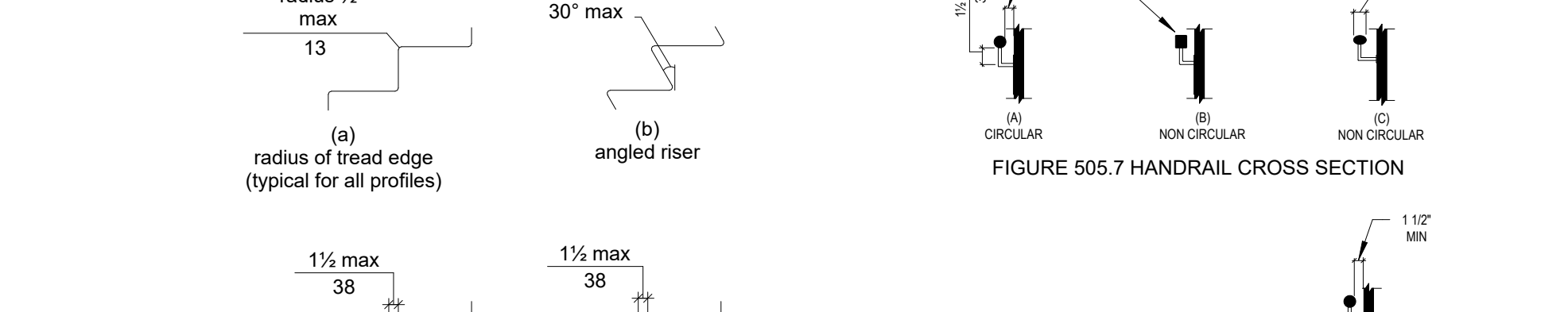
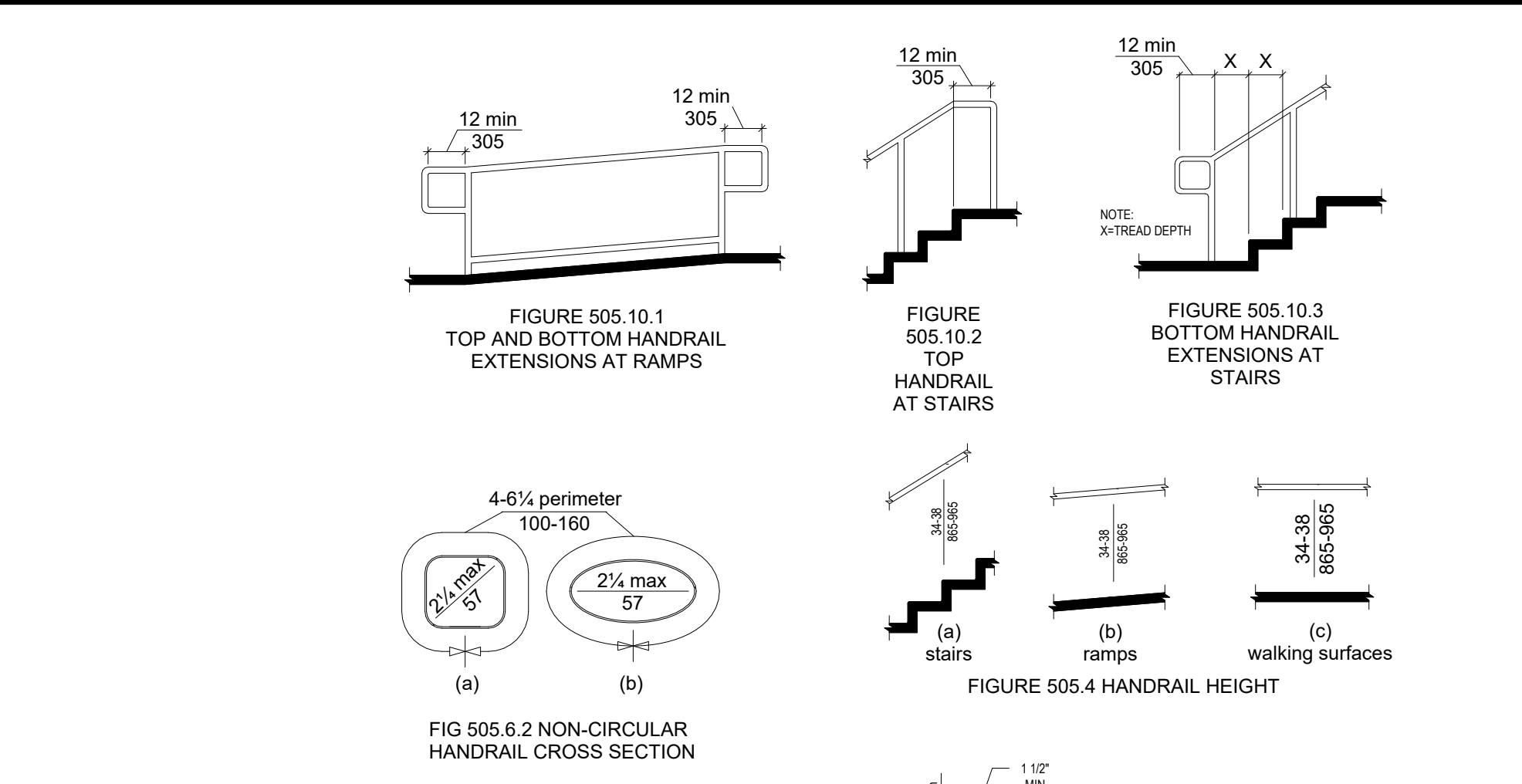
NOTES:
(1) MANEUVERING SPACE SHALL INCLUDE WIDTH OF DOORWAY

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.
505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.
505.4 Height. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings and ramp surfaces. Handrails shall be at a consistent height above stair nosings and ramp surfaces.
505.5 Clearance. Clear space between handrail and wall shall be 1 1/2" minimum.
505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newell posts, or other construction elements or obstructions.
505.7 Cross Section. Handrails shall have a circular cross-section with an outside diameter of 1 1/4" minimum and 2" maximum, or shall provide equivalent graspability complying with section 505.7.1.
505.7.1 Non-Circular Cross Sections. Handrails with other shapes shall be permitted provided they have a perimeter dimension of 4" minimum and 6 1/2" maximum, and provided their largest cross-section dimension is 2 1/4" maximum.
505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally 12" minimum beyond the top and bottom of ramp runs. Such extension shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run.
505.10.2 Top Extensions at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum, beginning directly above the first riser nosing. Such extension shall return to a wall, guard or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.
505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight, or shall return to a wall, guard or the walking surface. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12" long, minimum, and a height equal to that of the sloping portion of the handrail, as measured above the stair nosings. Such extension shall return to a wall, guard or the walking surface, or shall be continuous to the handrail of an adjacent stair flight.

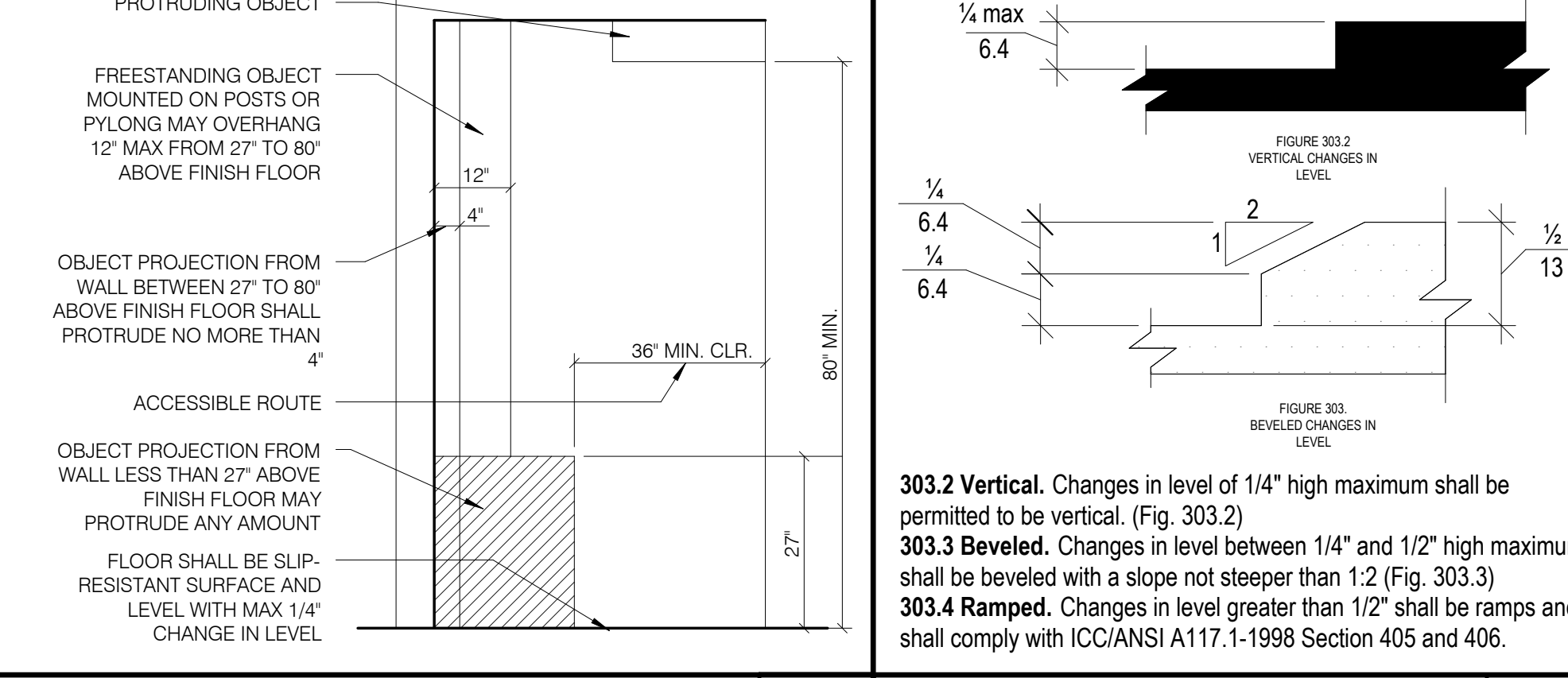
505 HANDRAILS SCALE: 1/4" = 1'-0" 12



303 CHANGES IN LEVEL SCALE: 1:3 10

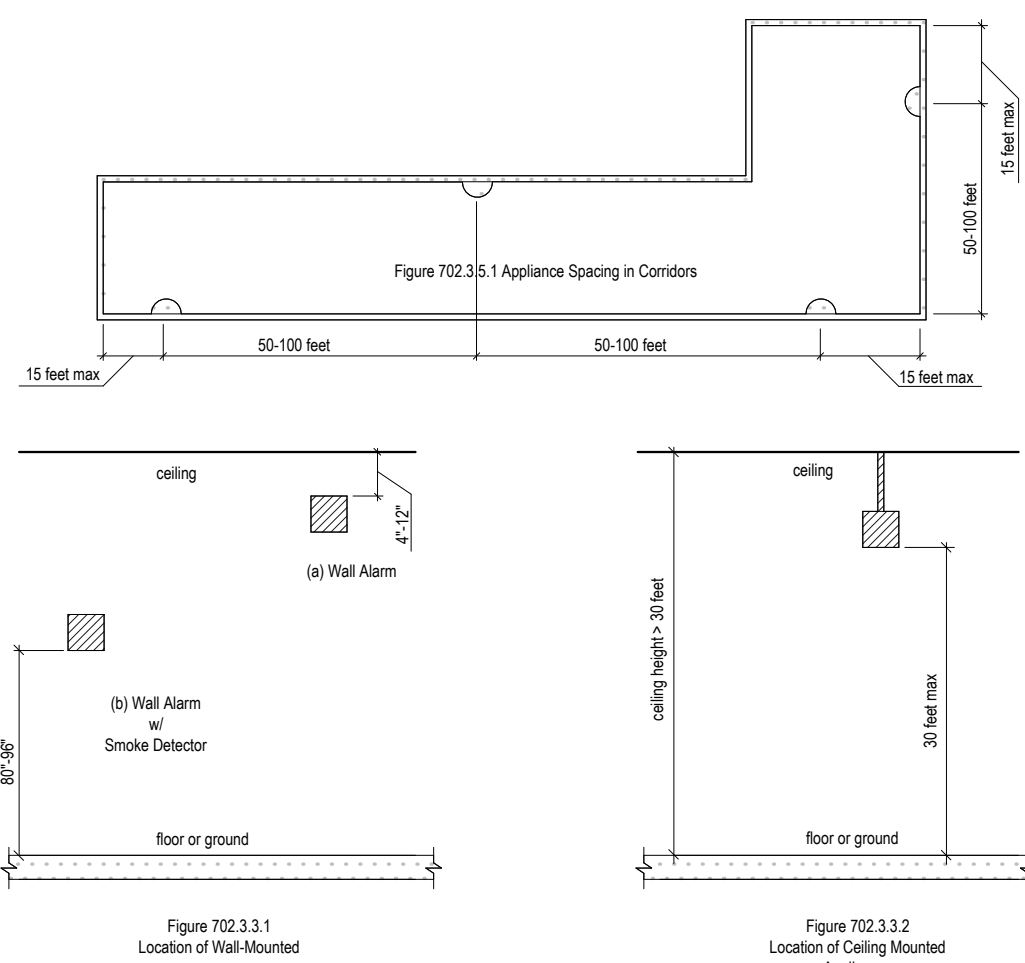


ACCEPTABLE HANDRAIL SHAPES NOT TO SCALE 11



INT. ACCESS. ROUTE CLEARANCES SCALE: 12" = 1'-0" 13

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702.1 General. Accessible fire alarm systems shall have audible alarms complying with Section 702.2, and visual alarms complying with Section 702.3.

EXCEPTION: Fire alarm systems in medical care facilities shall be permitted to be modified to suit standard health care alarm practice.

702.2 Audible Alarms. Audible alarms shall produce a sound that exceeds the average ambient sound level in the room or space by at least 15 dBA or exceeds any maximum sound level with a duration of 60 seconds by 5 dBA, whichever is louder. The signal shall consist of a "three pulse" temporal pattern complying with ANSI S3.41, where evacuation of the building is required. Sound levels for alarm signals shall not exceed 120 dBA.

702.3 Visual Alarms. Visual alarms shall comply with Sections 702.3.1 through 702.3.6.

702.3.1 Light Pulse Characteristics.

702.3.1.1 Type. The lamp shall be a xenon strobe type or equivalent.

702.3.1.2 Color. The color shall be clear or nominal white.

702.3.1.3 Flash Rate. The flash rate for an individual appliance shall be 1 Hz minimum and 2 Hz maximum over its rated voltage range.

702.3.1.4 Pulse Duration. The maximum pulse duration shall be two-tenths of one second with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.

702.3.2 Dispersion. Light dispersion of wall-mounted appliances shall comply with Table 702.3.2(a). Light dispersion of ceiling-mounted appliances shall comply with Table 702.3.2(b).

702.3.3 Location. Appliances shall comply with Section 702.3.3.1 or 702.3.3.2.

EXCEPTION: Appliances in sleeping rooms shall comply with Section 702.3.6.

702.3.3.1 Wall-Mounted Appliances. Appliances shall be 80 inches (2030 mm) minimum and 96 inches (2440 mm) maximum above the floor or ground, measured to the bottom of the appliance.

EXCEPTION: Wall-mounted appliances which are part of a smoke detector shall be 4 inches (100 mm) minimum and 12 inches (305 mm) maximum below the ceiling, measured to the top of the smoke detector.

702.3.4 Spacing and Intensity. Spacing and minimum effective intensity for appliances shall comply with Sections 702.3.4.1 through 702.3.4.3.

EXCEPTIONS:

- Appliances in corridors shall comply with Section 702.3.5.
- Appliances in sleeping rooms shall comply with Section 702.3.6.

702.3.4.1 General. The signal provided by the appliance or appliances shall be visible either by direct view or by reflection from all parts of the covered area. Multiple appliances within an area are permitted only where size, shape, building construction, or furnishings prohibit total coverage by a single appliance. Where multiple appliances are provided in a single area to provide total coverage, the appliances shall comply with one of the following:

- A maximum of 2 appliances on opposite walls
- The appliances shall have synchronized flashes
- In rooms 80 feet by 80 feet (24 m by 24 m) or greater in size, more than two appliances such that all appliances in any 135-degree field of view are spaced a minimum of 55 feet (17 m) from each other.

702.3.4.2 Wall-Mounted Appliances. Spacing minimum effective intensity for wall-mounted appliances shall comply with Table 702.3.4.2, provided the appliance is at the midpoint of the longest side of the area served. Where the appliance is not at the midpoint, the minimum effectiveness shall be based on a maximum area of coverage equal to the distance to the opposite side of the area served, or double the distance to the farthest distance side of the area served, whichever is greater.

702.3.4.3 Ceiling-Mounted Appliances. Spacing and minimum effective intensity for ceiling-mounted appliances shall comply with Table 702.3.4.3, provided the appliance is the center point of the area served. Where the appliance is not at the center point, the minimum effective intensity shall be based on a maximum area of coverage equal to two times the distance from the appliance to the farthest side of the area served.

702.3.5 Corridors. Appliances in corridors that are 20 feet (6095 mm) wide maximum shall comply with Section 702.3.5. Appliances in corridors exceeding 20 feet (6095 mm) in width shall comply with Section 702.3.4.

702.3.5.1 Appliance Spacing. Appliances shall be 15 feet (4570 mm) maximum from each end of the corridor, and shall be 50 feet (15 m) minimum and 100 feet (30 m) maximum apart along the corridor. Interruptions to the concentrated viewing path by doors, elevation changes, or other obstructions shall constitute the end of the corridor for the purpose of this section.

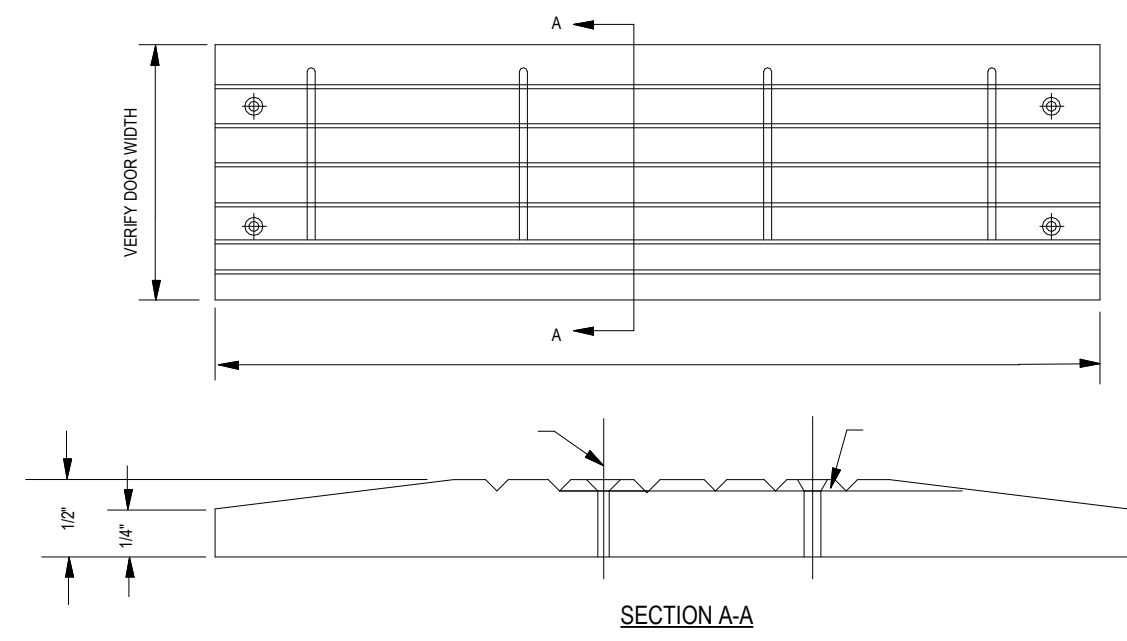
702.3.5.2 Minimum Effective Intensity. Appliances shall have a minimum effective intensity of 15 candela.

702.3.6 Sleeping Rooms and Suites. Visual alarm appliances required in sleeping rooms and suites shall comply with Sections 702.3.6.1 through 702.3.6.3.

702.3.6.1 Activation. Where single- or multiple-station smoke detectors are providing the sleeping room or suite, a visual alarm that is activated upon activation of the smoke detectors shall be provided within the room or suite. Where a building fire alarm system is provided, a visual alarm that is activated upon activation of the building fire alarm system shall be provided within the room or suite. The signaling line or channel between the activating device of the appliance and the building fire alarm system shall be monitored for integrity by the building fire alarm system. Where the same appliance is used for visual notification of smoke detector and fire alarm system activation, activation of the room or suite smoke detectors shall not activate the building fire alarm system.

702.3.6.2 Location. In sleeping rooms or suites having a linear dimension exceeding 16 feet (4875 mm), the appliance shall be 16 feet (4875 mm) maximum from the head of the bed location, measured horizontally. Appliances shall be permanently installed. Where a suite contains more than one sleeping room, an appliance shall be provided in each sleeping room.

702.3.6.3 Minimum Effective Intensity and Mounting Height. Wall-mounted appliances 24 inches (610 mm) minimum below the ceiling shall have a minimum effective intensity of 110 candela. Ceiling mounted appliances and wall-mounted appliances less than 24 inches (610 mm) below the ceiling shall have a minimum effective intensity of 177 candela



404.2.4 Thresholds at Doorways. If provided, thresholds at doorways shall be 1/2 inch (13 mm) maximum height. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.3 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

505 THRESHOLD SCALE: 1/4" = 1'-0" 10

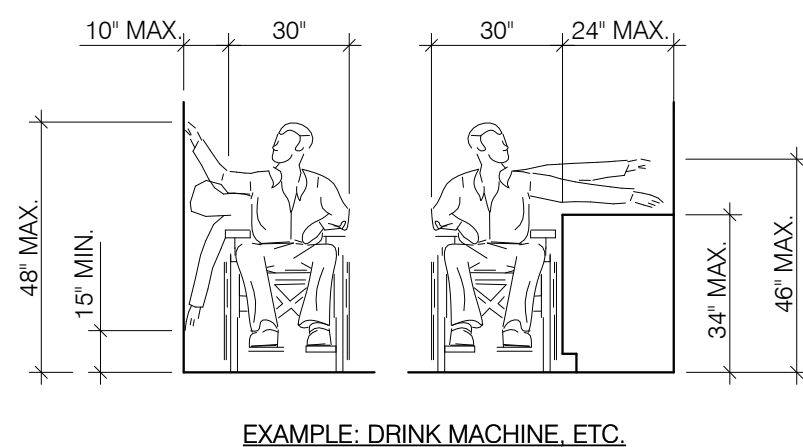
905.1 General. Accessible storage facilities shall comply with Section 905.

905.2 Clear Floor or Ground Space. A clear floor or ground space complying with Section 305 shall be provided.

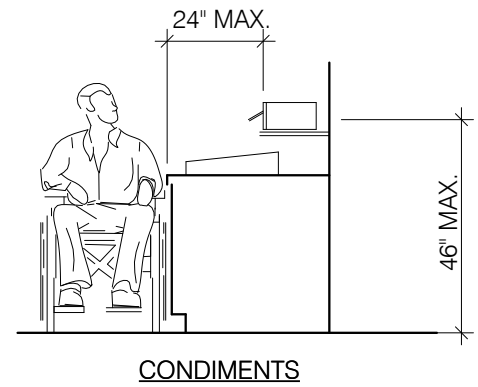
905.3 Height. Accessible storage areas shall comply with at least one of the reach ranges specified in Section 308.

905.4 Operable Parts. Operable parts of storage facilities shall comply with Section 309.4

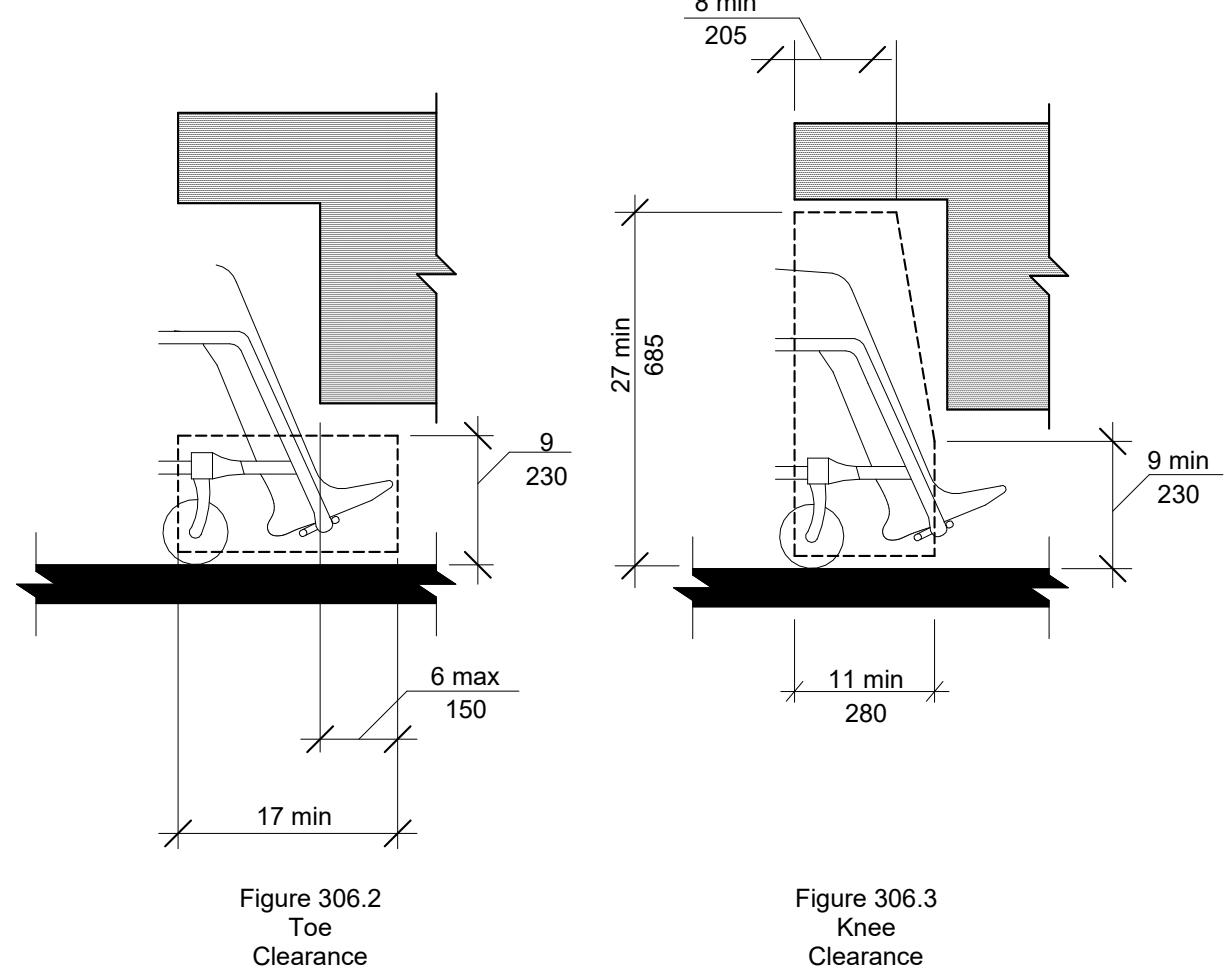
905 STORAGE FACILITIES SCALE: 1/4" = 1'-0" 11



EXAMPLE: DRINK MACHINE, ETC.



REACH RANGES SCALE: 12" = 1'-0" 9



306.1 General. Where space beneath an element is included as part of clear floor or ground space at an element, clearance at an element, or a wheelchair turning space, the space shall comply with Section 306. Additional space beyond knee and toe clearance shall be permitted beneath elements.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the floor or ground and 9 inches (230 mm) above the floor or ground shall be toe clearance and shall comply with Section 306.2.

306.2.2 Maximum Depth. Toe clearance shall be permitted to extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Depth. Where toe clearance is required at an element as part of a clear floor or ground space, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor or ground shall not be included in toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor or ground shall be knee clearance and shall comply with Section 306.3.

306.3.2 Maximum Depth. Knee clearance shall be permitted to extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the floor or ground.

306.3.3 Minimum Depth. Where knee clearance is required beneath an element as part of a clear floor or ground space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the floor or ground, the knee clearance shall be permitted to be reduced at a rate of 1 inch (25 mm) for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

702 ALARMS SCALE: 3/8" = 1'-0" 12

306 KNEE & TOE CLEARANCE SCALE: 1/4" = 1'-0" 8

DINING RM. SEATING CLEARANCES SCALE: 12" = 1'-0" 7

TOTAL SEATS	ACCESSIBLE SEATS
1-20	1
21-40	2
41-60	3
61-80	4
81-100	5
101-120	6
121-140	7

28"-34" A.F.F.

27" MIN.

30" MIN.

ELEVATION

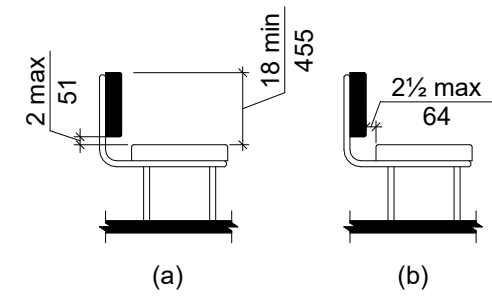
902.1 General. Accessible seating at fixed tables, counters and work surfaces shall comply with Section 902.

902.2 Clear Floor or Ground Space. Clear floor or ground space complying with Section 305 shall be provided. Knee and toe clearance complying with Section 306 shall be provided.

902.3 Height. The tops of tables, counters, and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum from the floor or ground.

902.4 Food and Drink Counters. Accessible food and drink counters shall be 60 inches (1525 mm) long minimum.

SEATING AND TABLES SCALE: 12" = 1'-0" 6



903.1 General. Benches required to be accessible shall comply with Section 903.

903.2 Clear Floor or Ground Space. Clear floor or ground space complying with Section 305 shall be provided and shall be positioned for parallel approach to an end of the bench seat.

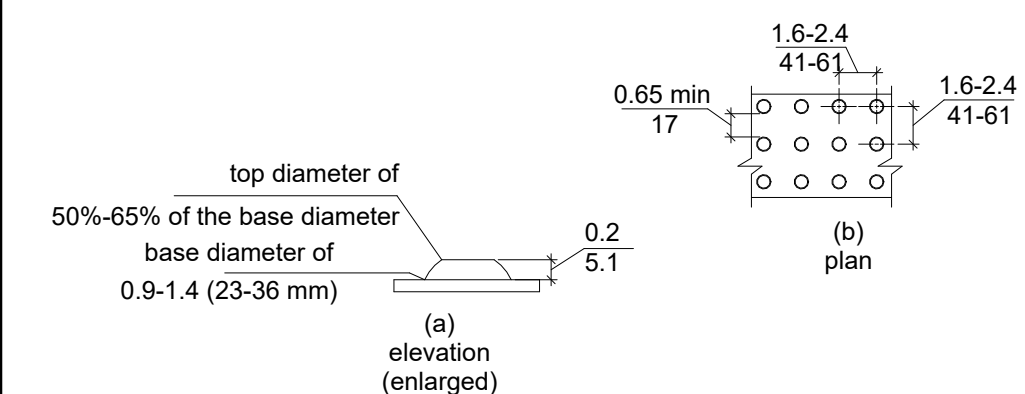
903.3 Size. Bench seats shall be 20 inches (510 mm) minimum and 24 inches (610 mm) wide maximum by 42 inches (1065 mm) minimum long fixed to a wall along the longer dimension.

903.4 Height. The bench shall be 17 inches (430 mm) minimum and 19 inches (480 mm) maximum above the floor or ground.

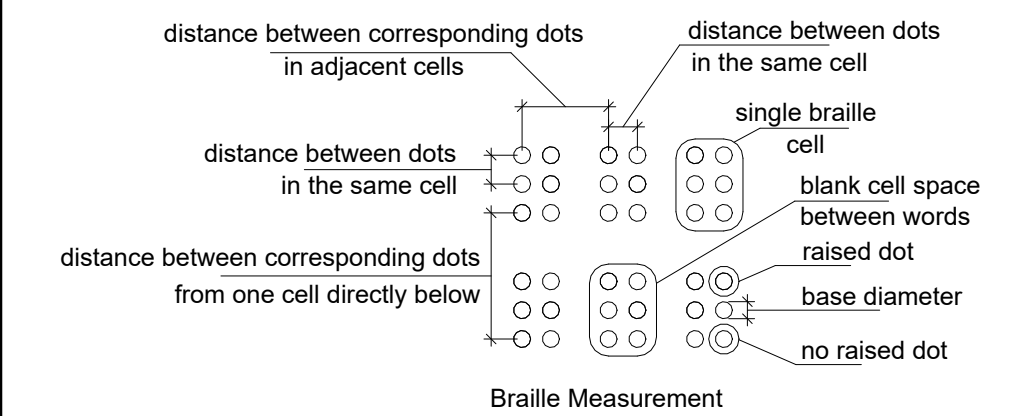
903.5 Structural Strength. Allowable stresses in bending, shear, and tension shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener mounting device, or supporting structure.

903.6 Wet Locations. Where provided in wet locations the surface of the bench shall be slip resistant and water shall not accumulate on the surface.

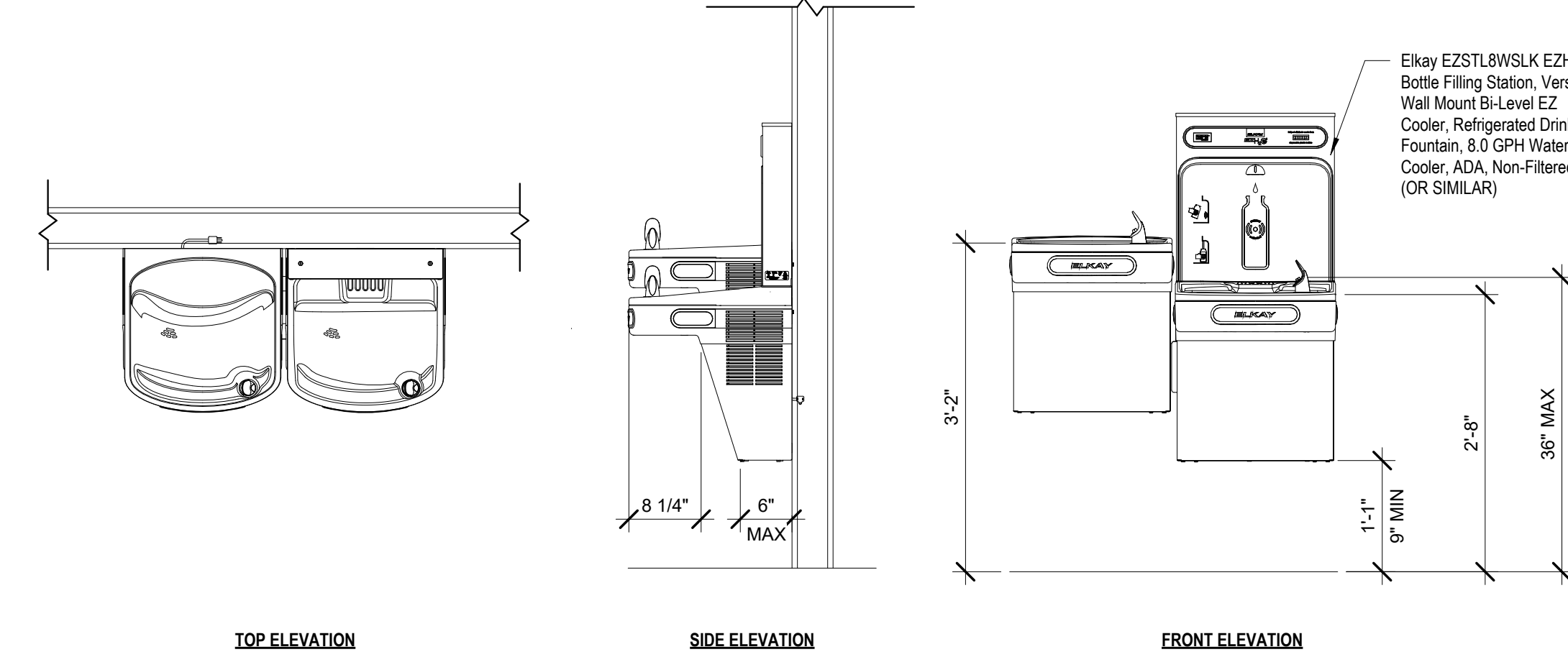
903 BENCHES SCALE: 1/4" = 1'-0" 5



SIZE/SPACING TRUNCATED DOMES SCALE: 1" = 1'-0" 4



BRAILLE MEASUREMENT SCALE: 6" = 1'-0" 3



DRINKING FOUNTAIN SCALE: 3/4" = 1'-0" 2

703.2 Characters that are both Tactile and Visual. Characters required to be tactile shall comply with Sections 703.2.1 through 703.2.6.

EXCEPTION: Tactile characters complying with Section 703.3, where separate visual characters complying with Section 703.4 provide the same information.

703.2.1 Braille. Tactile characters shall be duplicate Braille complying with Section 703.5.

703.2.2 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

703.2.3 Tactile Character Depth. Tactile characters shall be raised 1/32 inch (0.8 mm) minimum above their background. Raised borders and elements that are not required shall be 3/8 inch (9.5 mm) minimum from tactile characters.

703.2.4 Character Forms. Fonts shall have characters complying with Sections 703.2.4.1 through 703.2.4.5.

703.2.4.1 Case. Characters shall be uppercase.

703.2.4.2 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.2.4.3 Width. Character width shall be 55 percent minimum and 110 percent maximum of the height of the character, with the width based on the uppercase letter "O" and the height based on the uppercase letter "I".

703.2.4.4 Height. Character height, measured vertically from the baseline of the character, shall be 5/8 inch (16 mm) minimum, and 2 inches (51 mm) maximum, based on the uppercase letter "I".

703.2.4.5 Stroke Thickness. Characters with rectangular cross sections shall have a stroke thickness which is 10 percent minimum, and 15 percent maximum, of the height of the character, based on the uppercase letter "I". Characters with other cross sections shall have a stroke thickness at the base of the cross sections which is 10 percent minimum, and 30 percent maximum, of the height of the character, and a stroke thickness at the top of the cross sections which is 15 percent maximum of the height of the character, based on the uppercase letter "I".

703.2.5 Character Spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual characters shall be 1/8 inch (3 mm) minimum and 3/8 inch (10 mm) maximum. Where characters have other cross sections, spacing between individual characters shall be 1/16 inch (2 mm) minimum and 3/8 inch (10 mm) maximum at the base of the cross sections, and 1/8 inch (3 mm) minimum and 3/8 inch (10 mm) maximum at the top of the cross sections.

703.2.6 Line Spacing. Spacing between the baselines of separate lines of characters shall be 135 percent minimum to 170 percent maximum of the character height.

703.2.7 Mounting Height. Characters shall be 48 inches (1220 mm) minimum and 60 inches (1525 mm) maximum above the adjacent floor or ground surface, measured from the baseline of the characters.

EXCEPTION: Elevator car controls.

703.2.8 Mounting Location. Where a sign containing tactile characters is provided at a door, the sign shall be alongside the door on the latch side. Where a tactile sign is provided at double doors, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing tactile characters shall have an 18 inch (455 mm) minimum by 18 inch (455 mm) minimum space on the floor or ground, centered on the sign, beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Door-mounted signs shall be permitted on the push side of doors with closers and without hold-open devices.

703.3 Tactile Characters. Where tactile characters are required, and separate tactile and visual characters with the same information are provided, tactile characters shall comply with Sections 703.3.1 through 703.3.7 and visual characters shall comply with Section 703.4.

703.3.1 Braille. Tactile characters shall be duplicate Braille complying with Section 703.5.

703.3.2 Tactile Character Depth. Tactile characters shall be raised 1/32 inch (0.8 mm) minimum above their background. Raised borders and elements that are not required shall be 3/8 inch (9.5 mm) minimum from tactile characters.

703.3.3 Character Forms. Fonts shall have characters complying with Sections 703.3.3.1 through 703.3.3.5.

703.3.3.1 Case. Characters shall be uppercase.

703.3.3.2 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.3.3.3 Width. Character width shall be 55 percent minimum and 110 percent maximum of the height of the character, with the width based on the uppercase letter "O," and the height based on the uppercase letter "I".

703.3.3.4 Height. Character height, measured vertically from the baseline of the character, shall be 1/2 inch (13 mm) minimum, and 3/4 inch (19 mm) maximum, based on the height of the uppercase letter "I".

703.3.3.5 Stroke Thickness. Characters shall have a stroke thickness which is 15 percent maximum of the height of the character, based on the uppercase letter "I".

703.3.4 Character Spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 1/8 inch (3 mm) minimum to 1/4 inch (6 mm) maximum.

703.3.5 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.3.6 Mounting Height. Characters shall be 48 inches (1220 mm) minimum and 60 inches (1515 mm) maximum above the adjacent floor or ground surface, measured from the baseline of the characters.

EXCEPTION: Elevator car controls.

703.3.7 Mounting Location. Where a tactile sign is provided at a door, the sign shall be alongside the door on the latch side. Where a tactile sign is provided at double doors, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing tactile characters shall have an 18 inch (455 mm) minimum by 18 inch (455 mm) minimum space on the floor or ground, centered on the sign, beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Door-mounted signs shall be permitted on the push side of doors with closers and without hold-open devices.

703.4 Visual Characters. Accessible visual characters shall comply with Sections 703.4.1 through 703.4.5.

703.4.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.

703.4.2 Character Forms. Fonts shall have characters complying with Sections 703.4.2.1 through 703.4.2.5.

703.4.2.1 Case. Characters shall be uppercase, lowercase, or a combination of both.

703.4.2.2 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.4.2.3 Width. Character width shall be 55 percent minimum and 110 percent maximum of the height of the character, with the width based on the uppercase letter "O," and the height based on the uppercase letter "I".

703.4.2.4 Height. Minimum character height, measured from the baseline of the character, shall comply with Table 703.4.2.4, based on the height of the characters above the floor or ground of the viewing location and the minimum viewing distance. Character height shall be based on the uppercase letter "I." Minimum viewing distance shall be measured as the horizontal distance where an obstruction prevents further approach toward the sign.

703.4.2.5 Stroke Thickness. Characters shall have a stroke thickness which is 10 percent minimum, and 30 percent maximum, of the height of the character, based on the uppercase letter "I".

703.4.3 Character Spacing. Spacing shall be the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.4.4 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum to 170 percent maximum of character height.

703.4.5 Mounting Height. Visual characters shall be 40 inches (1015 mm) minimum above the floor or ground of the viewing position. Mounting heights shall comply with Table 703.4.2.4, based on the size of the characters on the sign.

703.5 Braille. Tactile characters shall be accompanied by Grade II Braille complying with Sections 703.5.1 through 703.5.4 and Table 703.5. Braille dots shall have a domed or rounded shape.

703.5.1 Location. Braille shall be below the corresponding text. If text is multilined, Braille shall be placed below entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters.

EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8mm) minimum either directly below or adjacent to the corresponding raised characters or symbols.

703.5.2 Raised Elements and Borders. Raised borders and elements that are not required shall be 3/8 inch (10 mm) minimum from tactile characters.

703.5.3 Height. Braille shall be 40 inches (1015mm) minimum, and 60 inches (1525 mm) maximum, above the floor or ground, measured from the baseline of the Braille cells.

EXCEPTION: Elevator car controls

703.5.4 Braille Standard. Braille shall comply with literary Braille.

EXCEPTION: The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.

703.6 Pictograms. Pictograms shall comply with Sections 703.6.1 through 703.6.3.

703.6.1 Pictogram Field. Pictograms shall have a field with a height of 6 inches (150 mm) minimum. Characters or Braille shall not be in the pictogram field.

703.6.2 Finish and Contrast. Pictograms and their fields shall have a non-glare finish. Pictograms shall contrast with their fields, with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Where text descriptors for pictograms are required, they shall be directly below or adjacent to the pictogram and shall comply with Section 703.2.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with Sections 703.7.1 through 703.7.2.

703.7.1 Finish and Contrast. Symbols of accessibility and their backgrounds shall have a non-glare finish. Symbols of accessibility shall contrast with their backgrounds, with either a light symbol on a dark background or a dark symbol on a light background.

703.7.2 Symbols

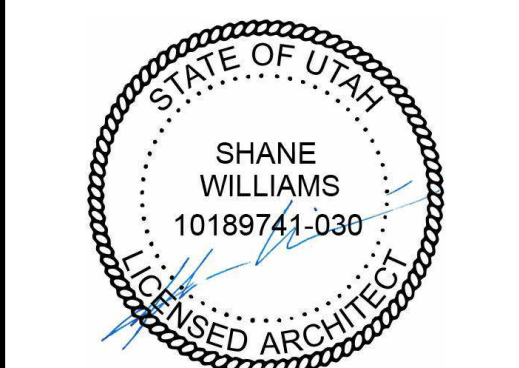
703.7.2.1 International Symbol of Accessibility. Where the International Symbol of Accessibility is required, it shall be proportioned complying with Figure 703.7.2.1.

703.7.2.2 International Symbol of TTY. Where the International Symbol of TTY is required, it shall comply with Figure 703.7.2.2.

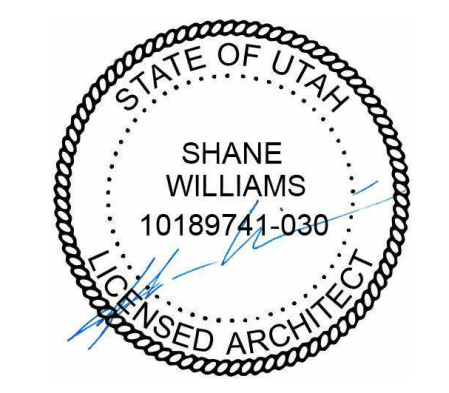
703.7.2.3 Volume-Controlled Telephones. Where telephones with volume controls are required to be identified, the identification symbol shall be a telephone handset with radiating sound waves, such as shown in Figure 703.7.2.3.

703.7.2.4 Assistive Listening Systems. Where assistive listening systems are required to be identified by the International Symbol of Access for Hearing Loss, it shall comply with Figure 703.7.2.

703 SIGNS SCALE: 3/8" = 1'-0" 1



Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION ACCESSIBILITY REQUIREMENTS	
SHEET NUMBER	

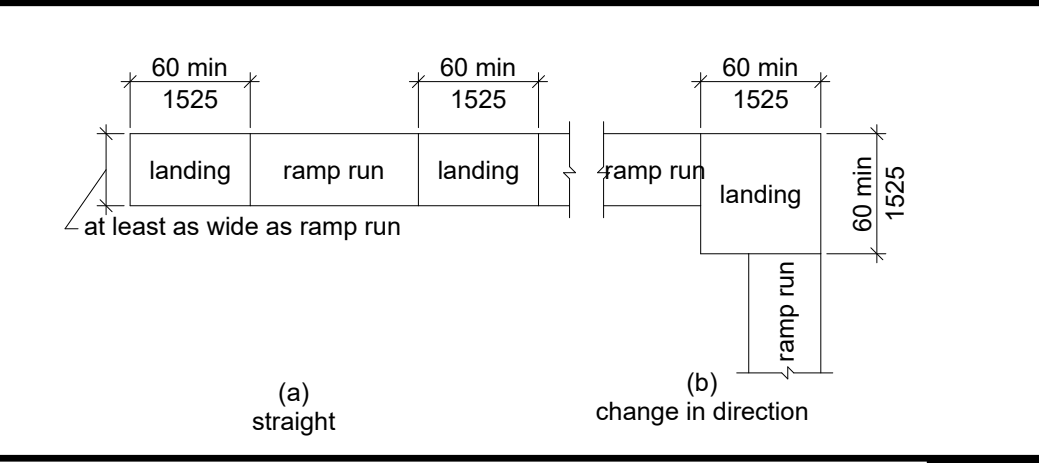


EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number

PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION EXTERIOR ACCESSIBILITY REQUIREMENTS & DETAILS	
SHEET NUMBER	

A-7.04



RAMP LANDINGS
SCALE: 1/8" = 1'-0" **2**

502 Parking Spaces
502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.
EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.
502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.
EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

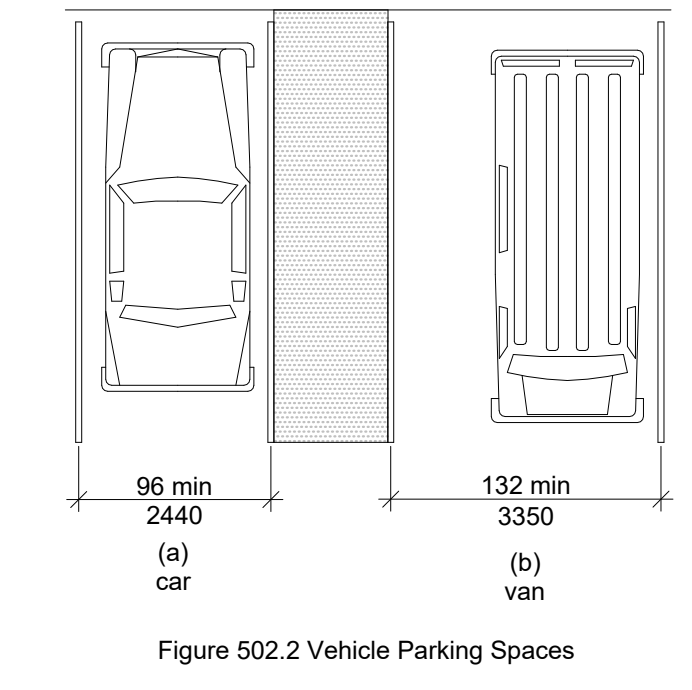


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

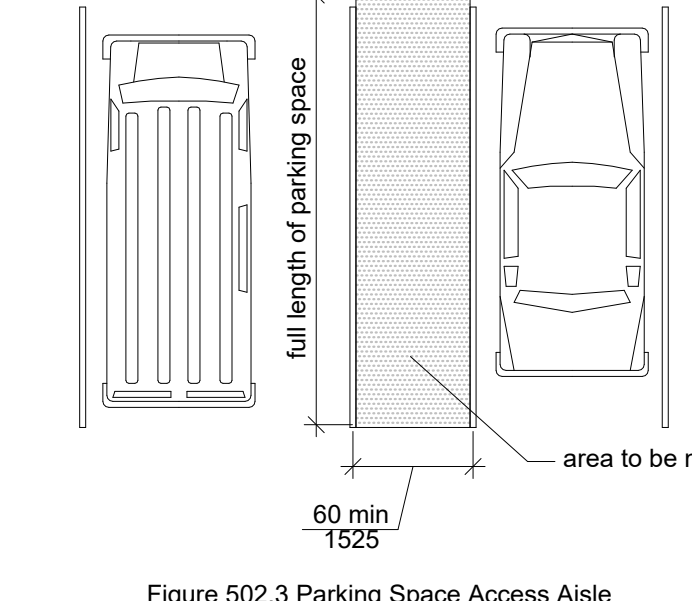


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.
502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.
502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.
502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

503 Passenger Loading Zones
503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.
503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.
503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.
503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.
503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

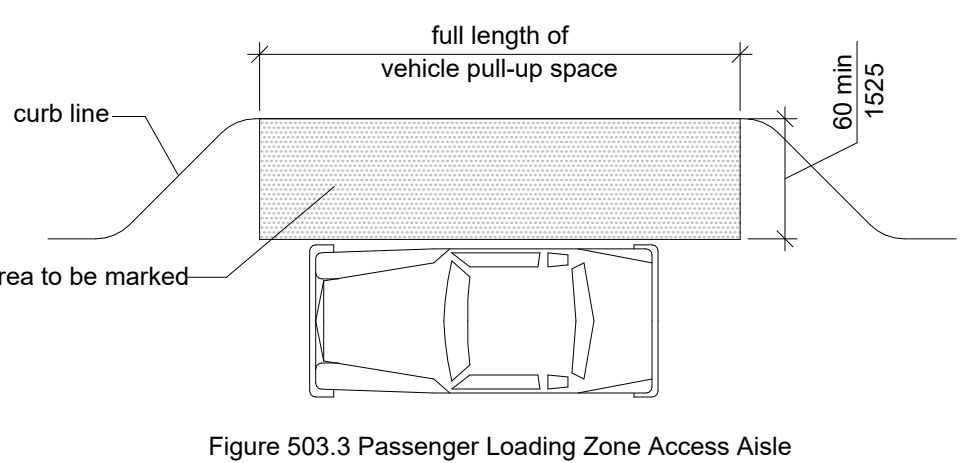
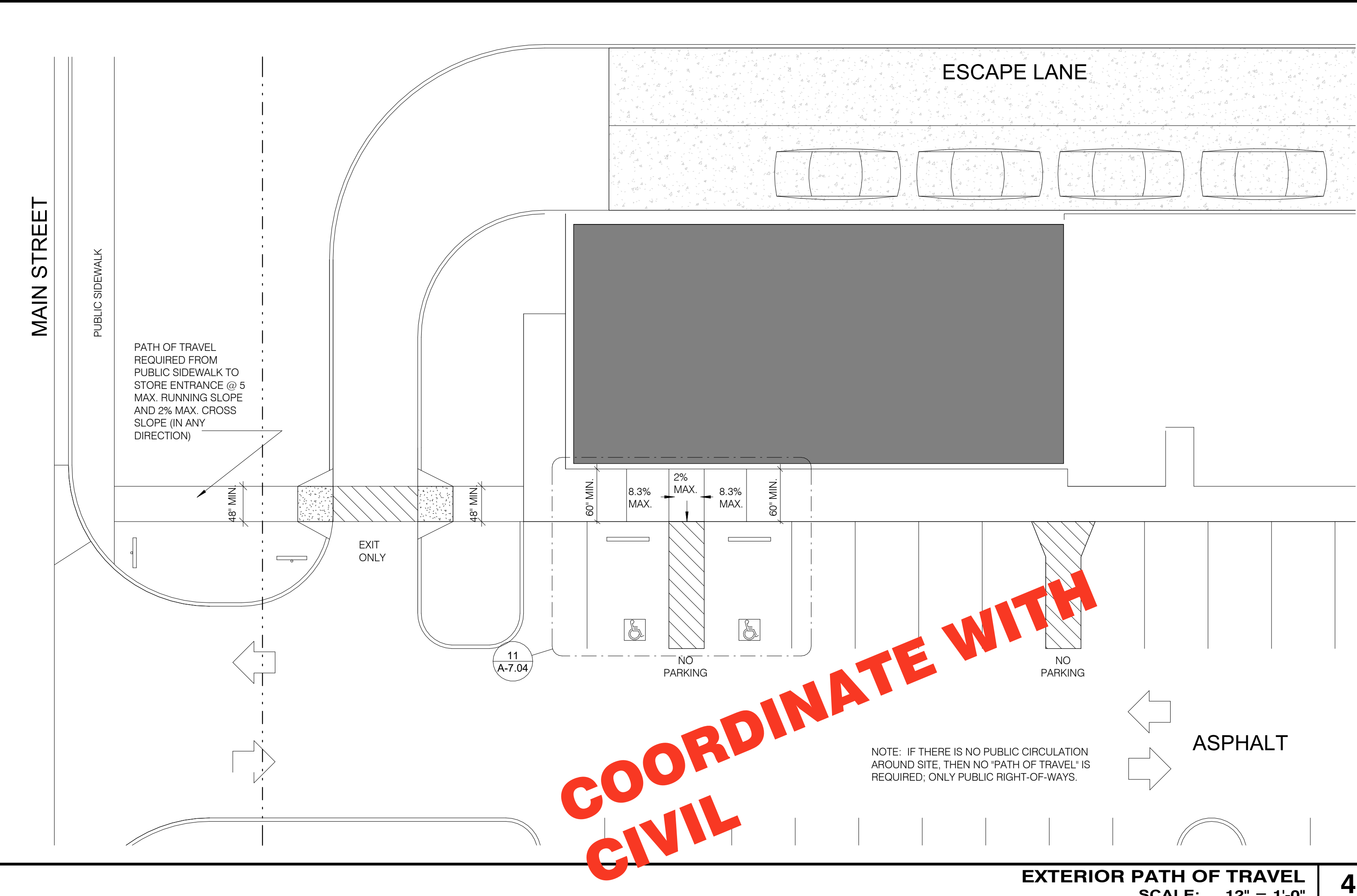


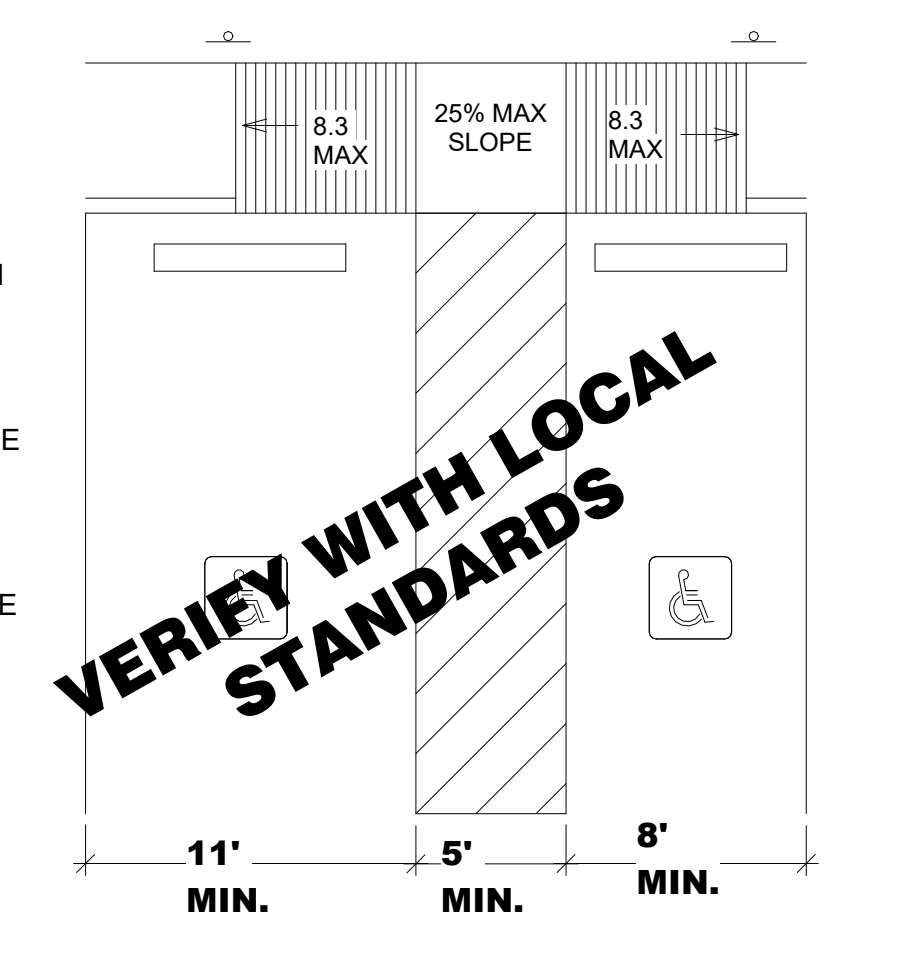
Figure 503.3 Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

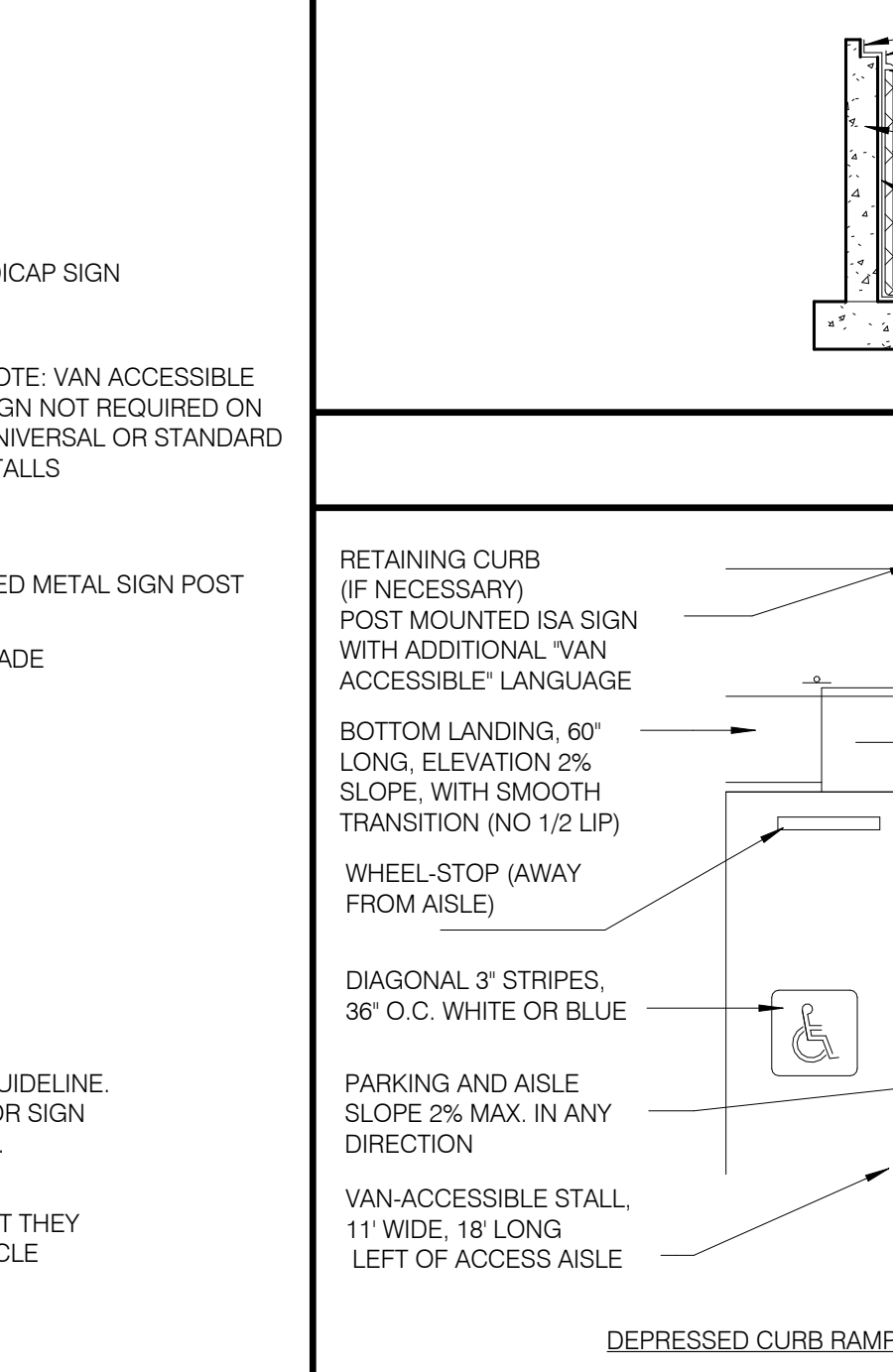


COORDINATE WITH CIVIL

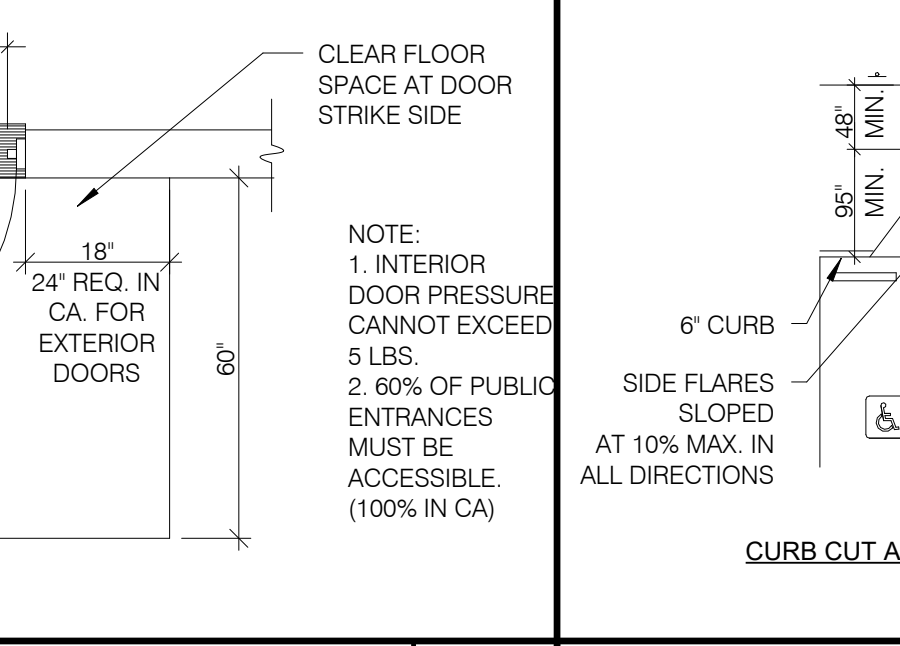
ACCESSIBLE PARKING STALL
SCALE: 12" = 1'-0" **12**



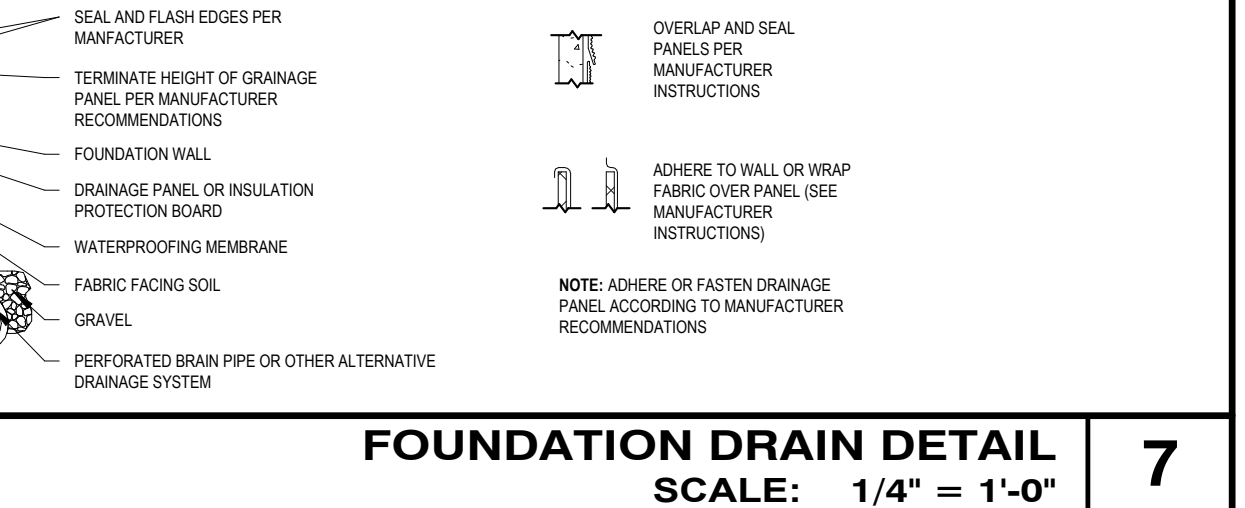
ACCESSIBLE PARKING STALL
SCALE: 12" = 1'-0" **11**



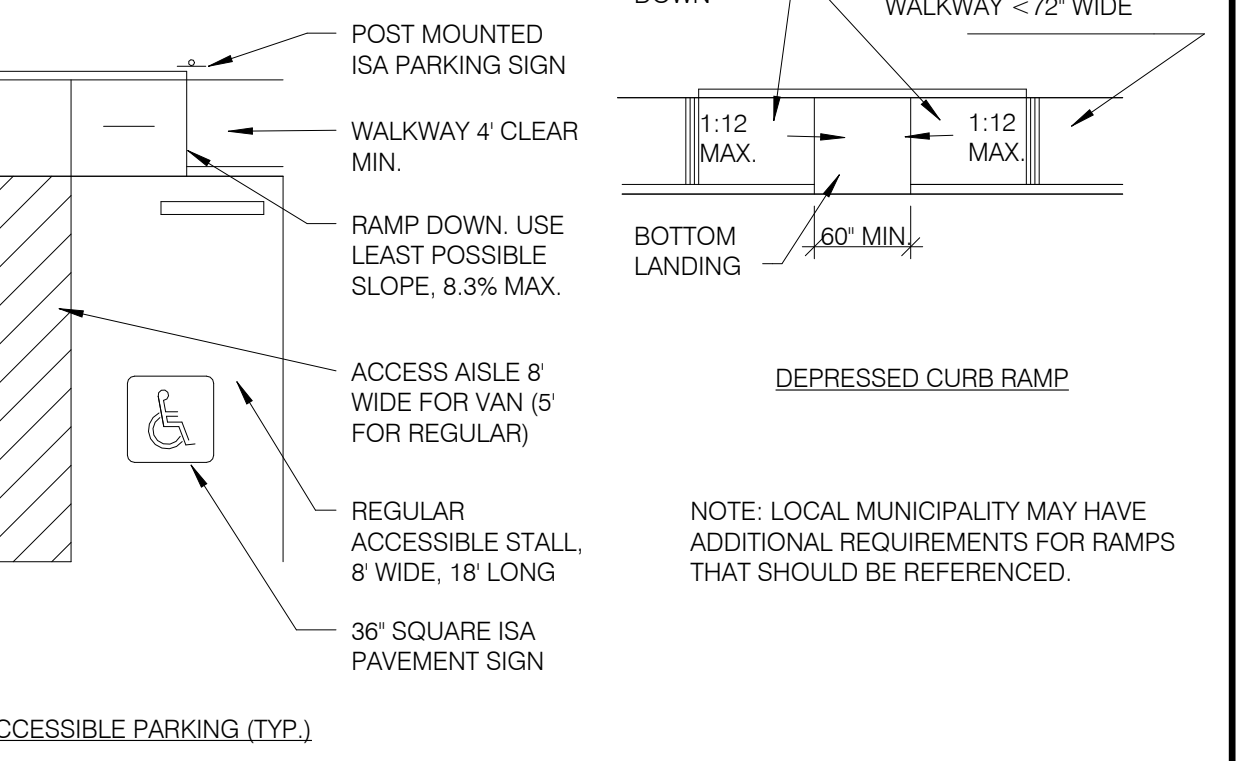
ACCESSIBLE PARKING SIGN
SCALE: 12" = 1'-0" **9**



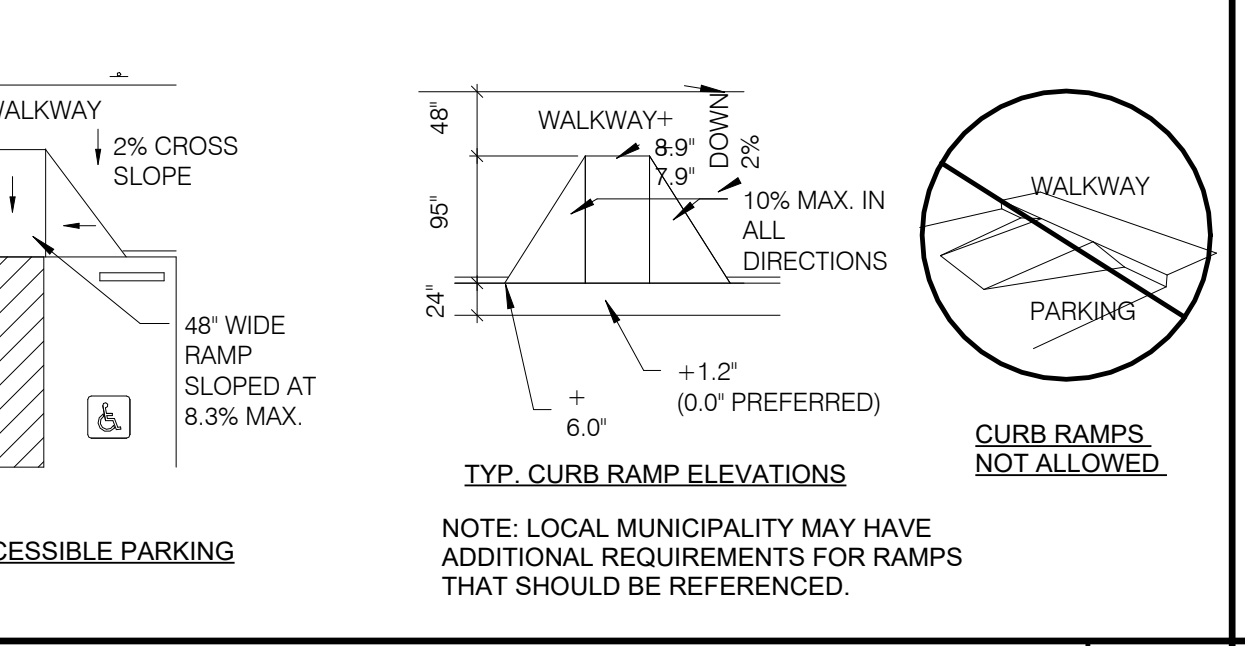
EXTERIOR DOOR REQUIREMENT
SCALE: 12" = 1'-0" **8**



FOUNDATION DRAIN DETAIL
SCALE: 1/4" = 1'-0" **7**



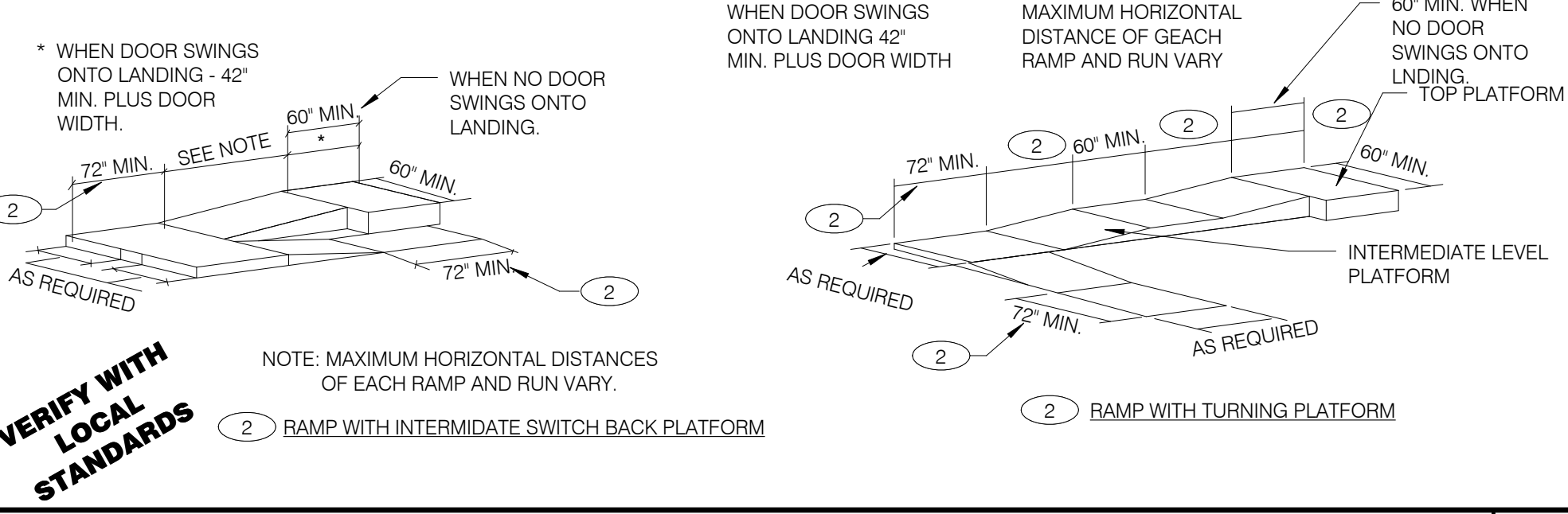
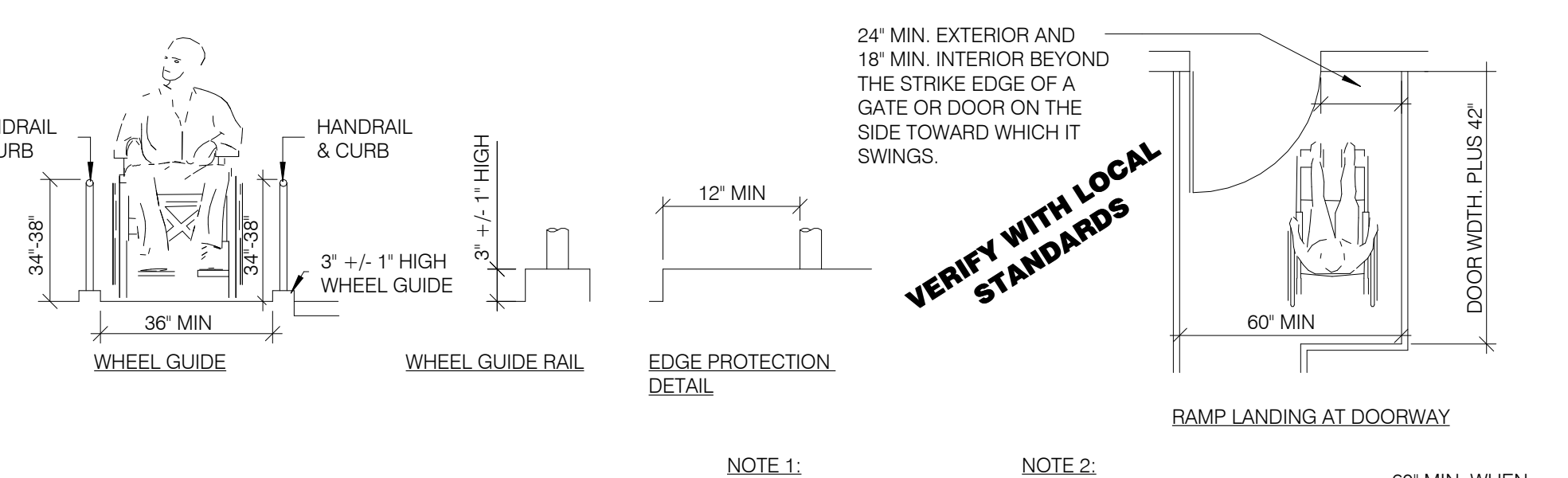
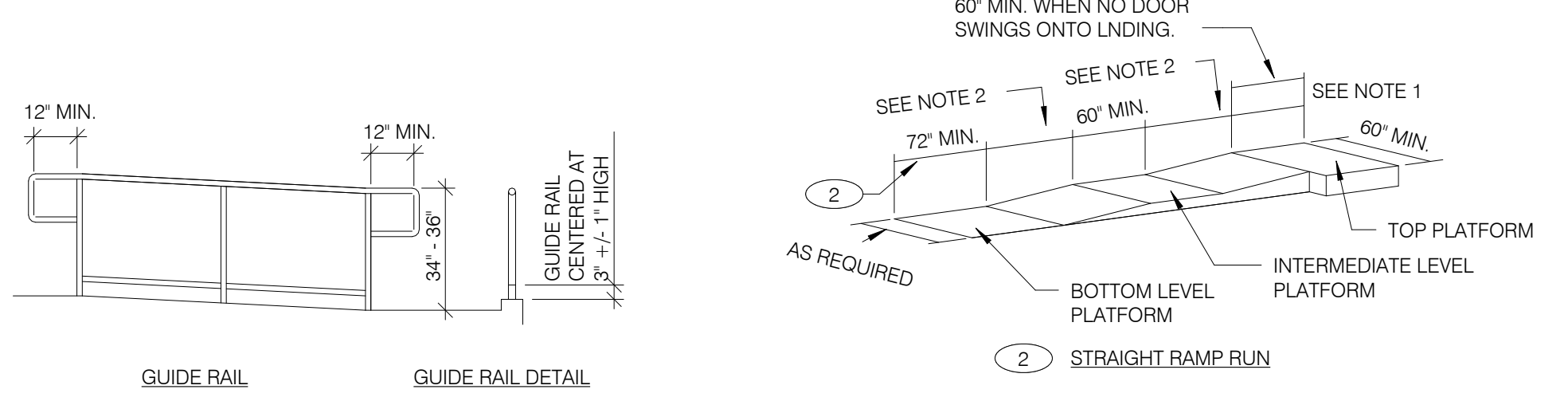
CURB RAMPS
SCALE: 12" = 1'-0" **6**



CURB RAMPS
SCALE: 1 1/2" = 1'-0" **5**

KEY NOTES

- WHEN DOOR SWINGS ONTO LANDING 42" MIN. PLUS DOOR WIDTH
- MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP & RUN VARY
- 72" FOR CALIFORNIA & 60" FOR REST OF COUNTRY
- HANDRAILS NOT REQUIRED ON WALKING SURFACES WITH RUNNING SLOPES LESS THAN 1:20 SLOPES



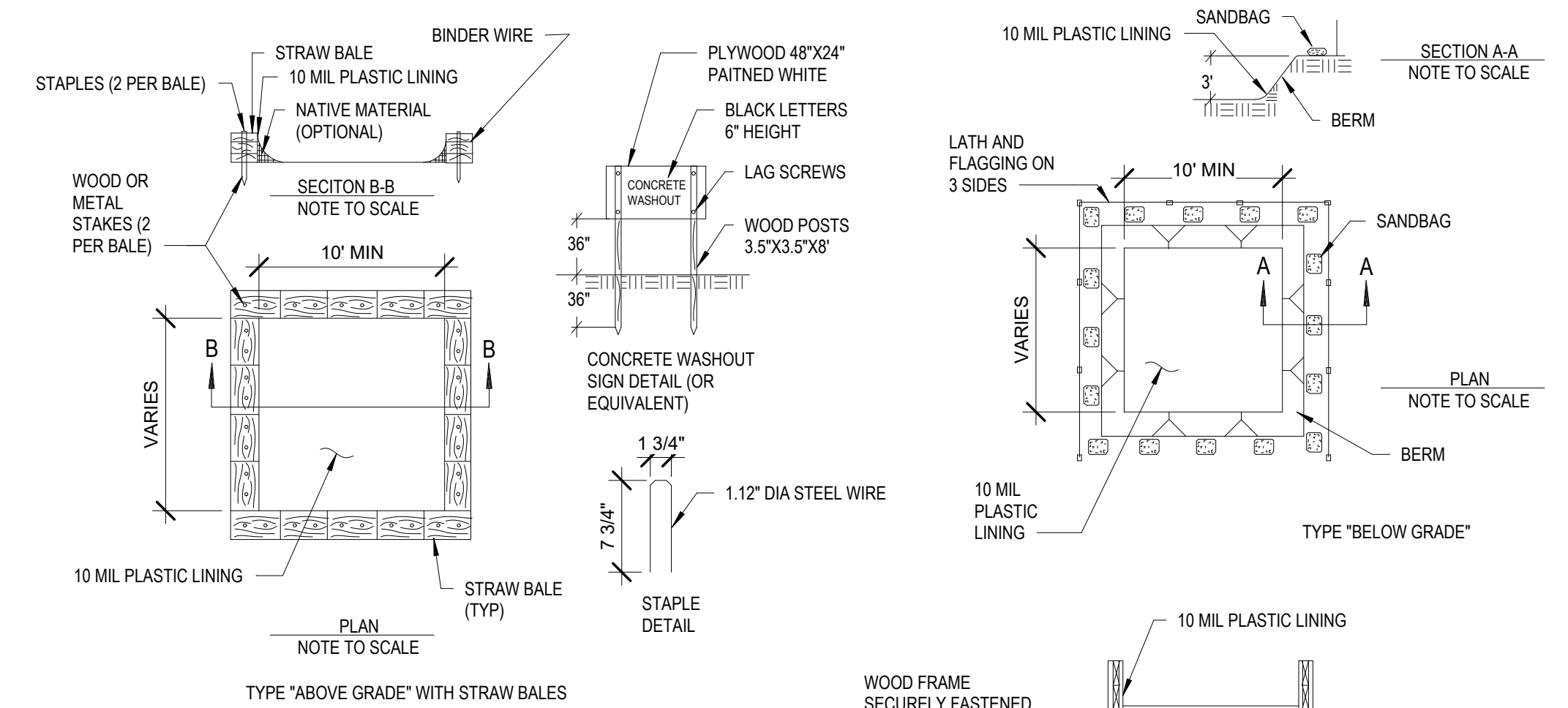
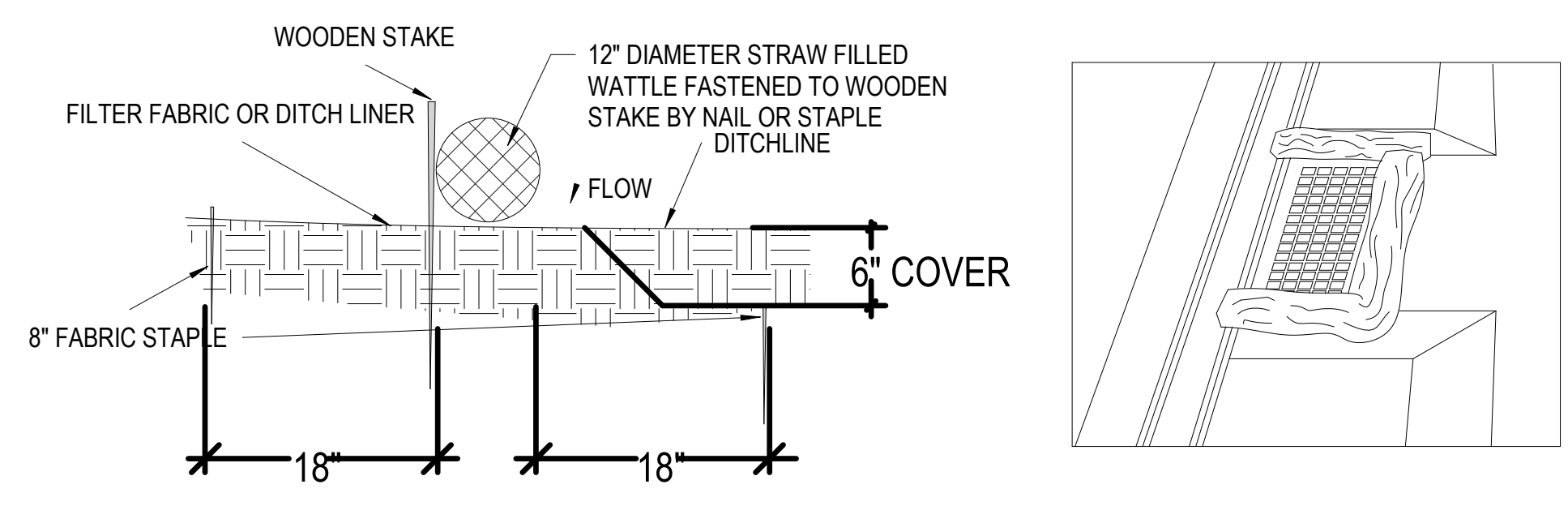
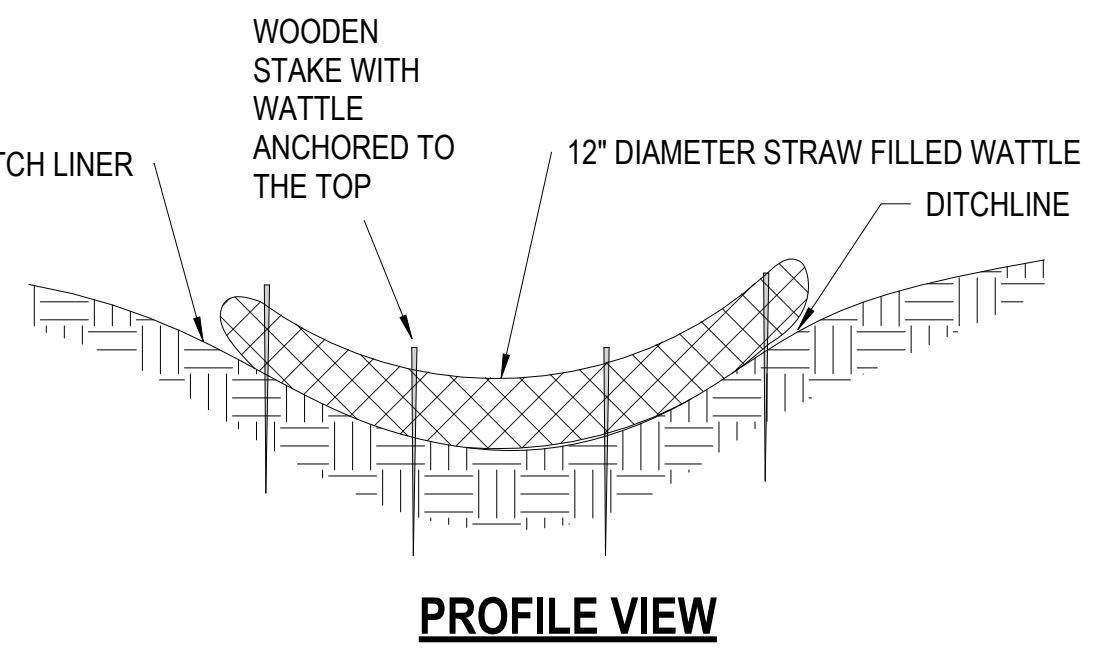
RAMPS
SCALE: 12" = 1'-0" **3**

502 PARKING NOT TO SCALE **1**

5/28/2023 12:41:39 PM C:\Users\shane\OneDrive - w2designgroup.com\East Lake Warehouse\03-CD-EAST LAKE WAREHOUSE.MT

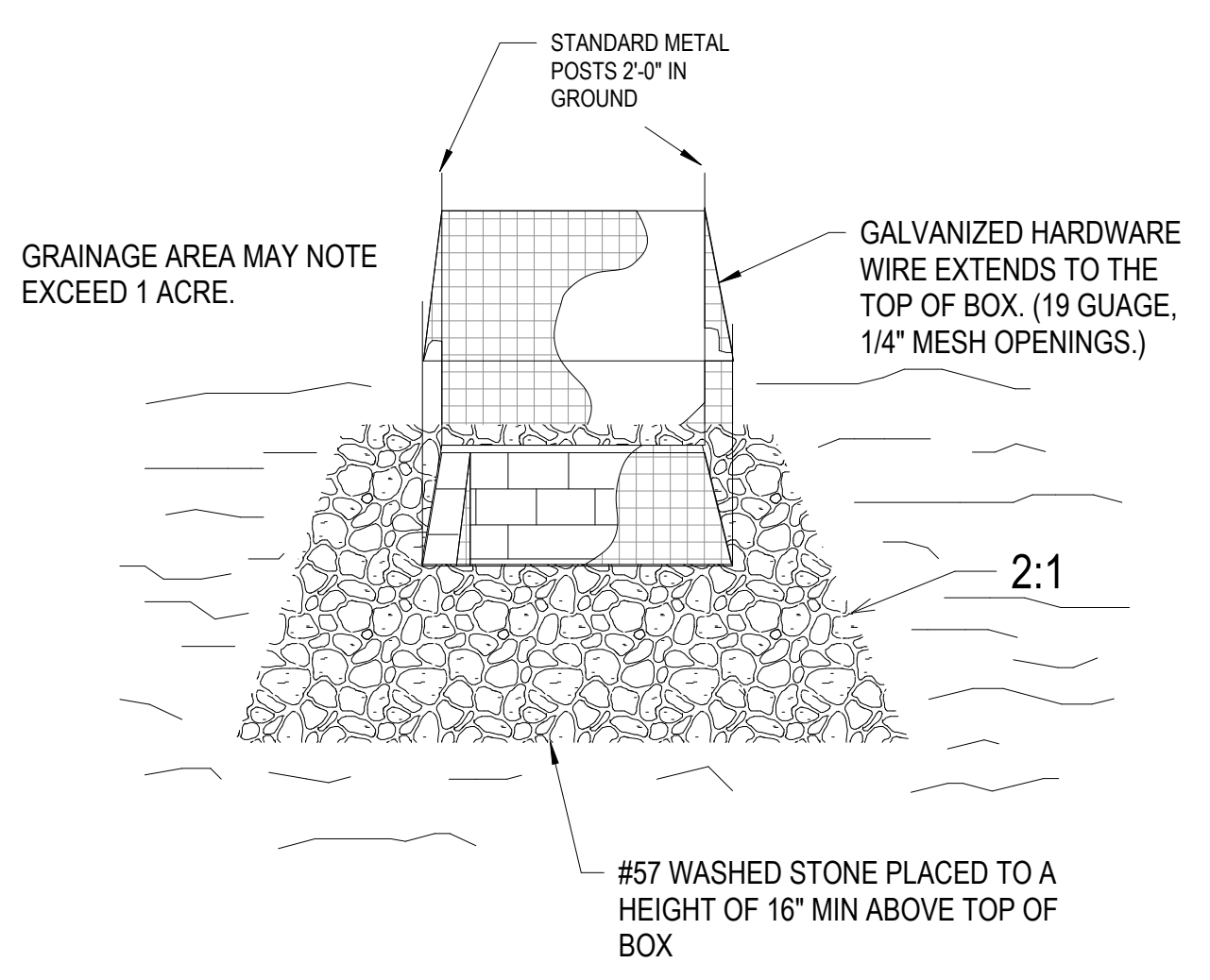
NOTES:

1. WATTLES SHALL BE FILLED WITH STRAW OR OTHER APPROVED MATERIAL
2. SPACING FOR WATTLES SHALL BE DETERMINED BY THE SITE ENGINEER.
3. WATTLES MAY BE USED FOR PROTECTION OF CATCH BASINS AND DROP INLETS WITH APPROVAL BY THE STORMWATER UTILITY MANAGER OR DESIGNEE.

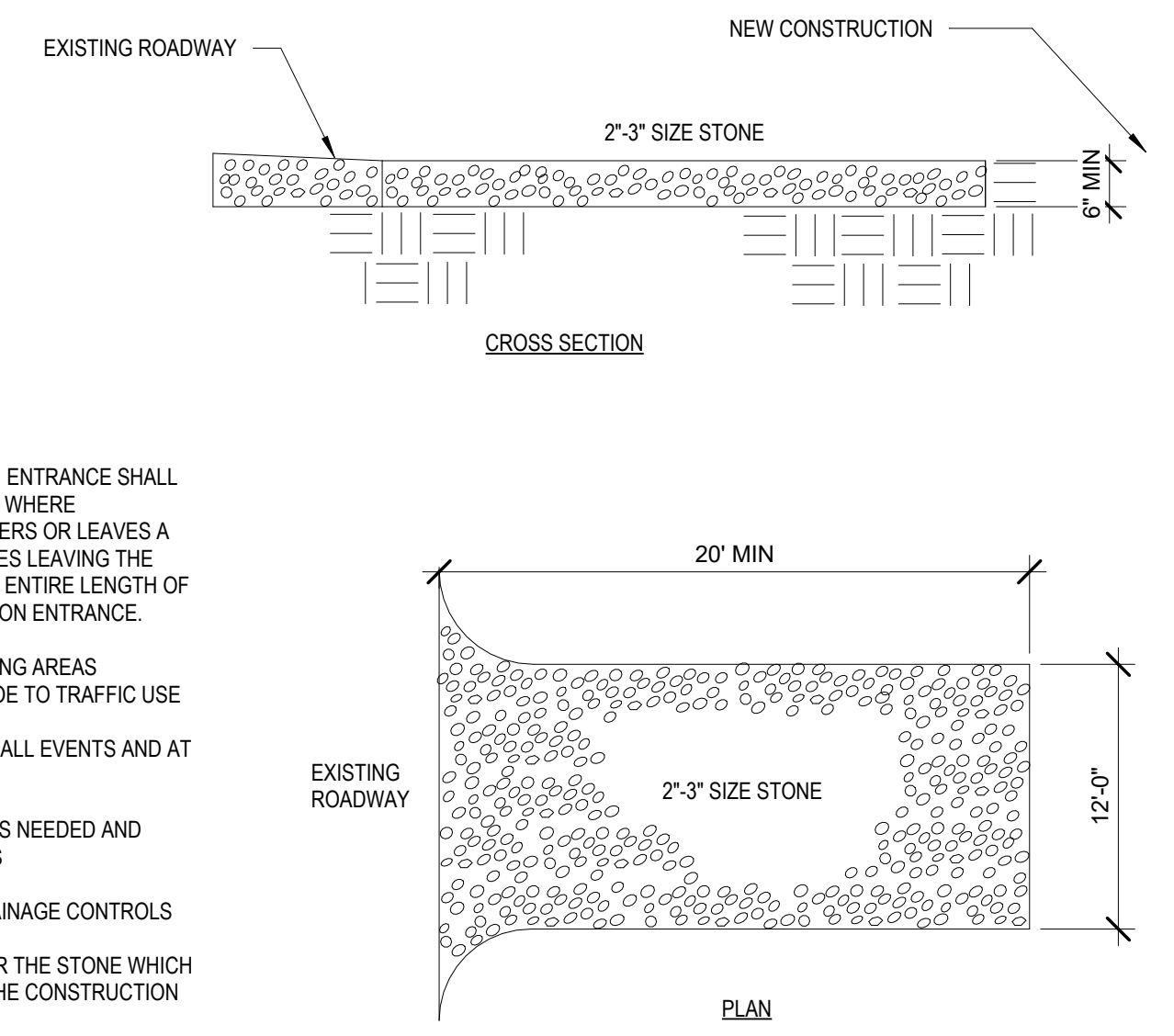


NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.



CATCH BASIN
SCALE: 1/2" = 1'-0" **4**



NOTE:
A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

STABILIZE PARKING OR STAGING AREAS SUSCEPTIBLE TO EROSION DUE TO TRAFFIC USE

INSPECT AFTER MAJOR RAINFALL EVENTS AND AT LEAST MONTHLY

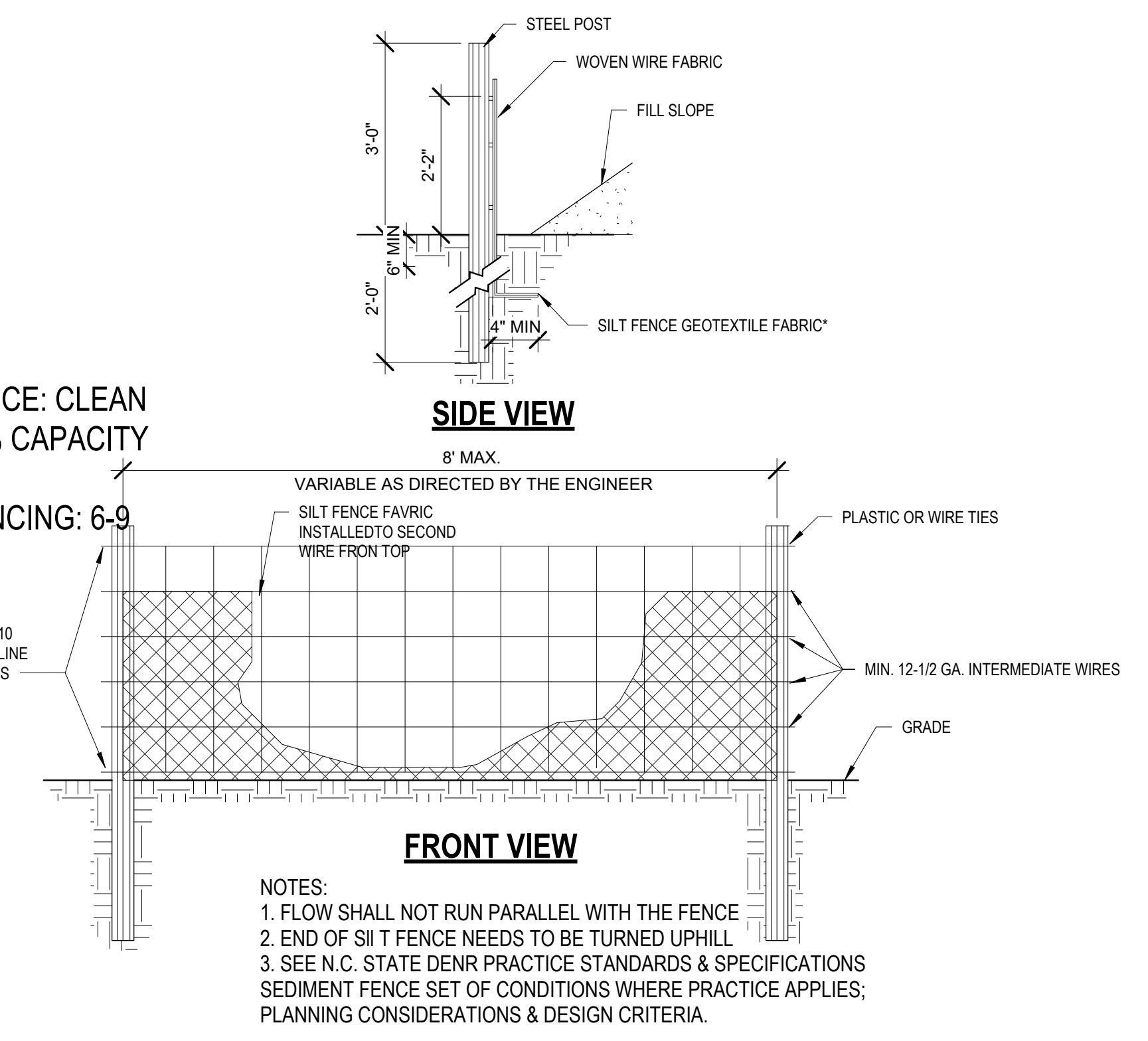
PLACE ADDITIONAL GRAVEL AS NEEDED AND REPAIR ANY DAMAGED AREAS

MAINTAIN ANY ROADSIDE DRAINAGE CONTROLS

FABRIC MAY BE ADDED UNDER THE STONE WHICH WOULD ADD TOTAL LIFE TO THE CONSTRUCTION ENTRANCE

MAINTENANCE: CLEAN OUT AT 50% CAPACITY

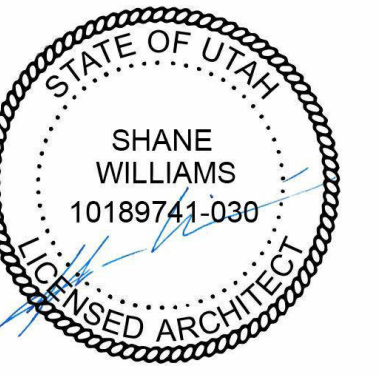
LIFE OF FENCING: 6-9 MONTHS



EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
VINEYARD, UTAH 84059
POST BID CONTRACTOR SET

Revision Date	Revision Number
PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION CONSTRUCTION MITIGATION DETAILS	
SHEET NUMBER	

A-8.11



3D VIEW - BAY DOORS
SCALE: 2



3D VIEW-FRONT CORNER
SCALE: 1

EAST LAKE BUILDING D
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH STREET
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POST BID CONTRACTOR SET

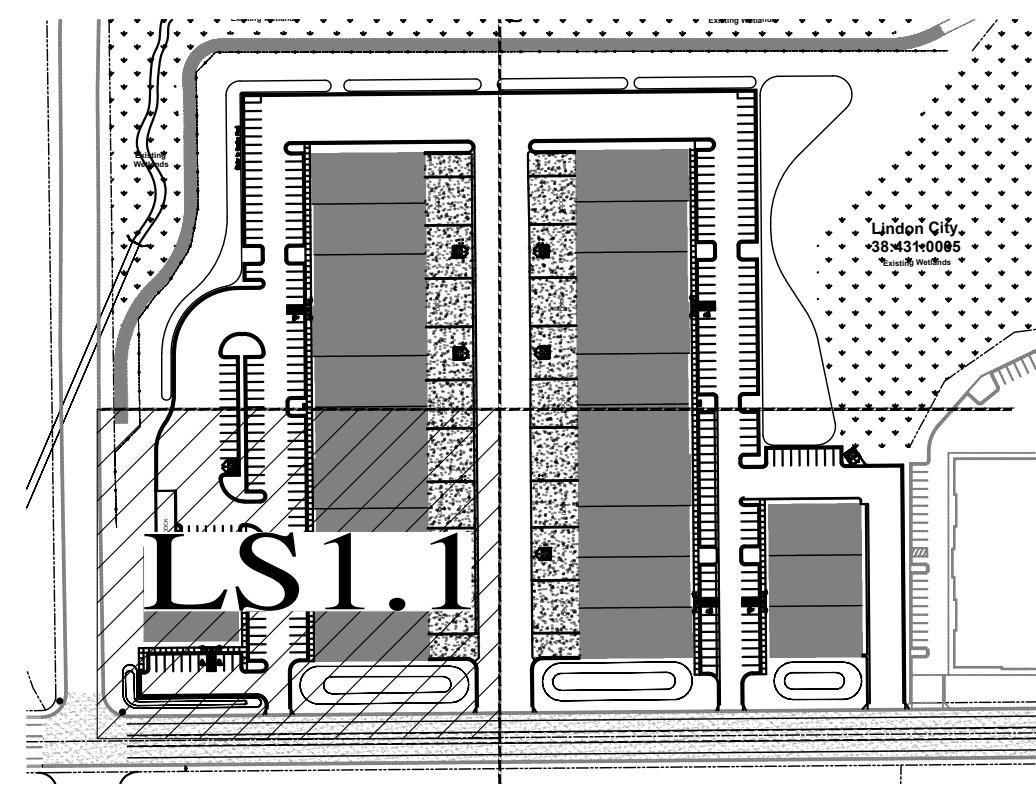
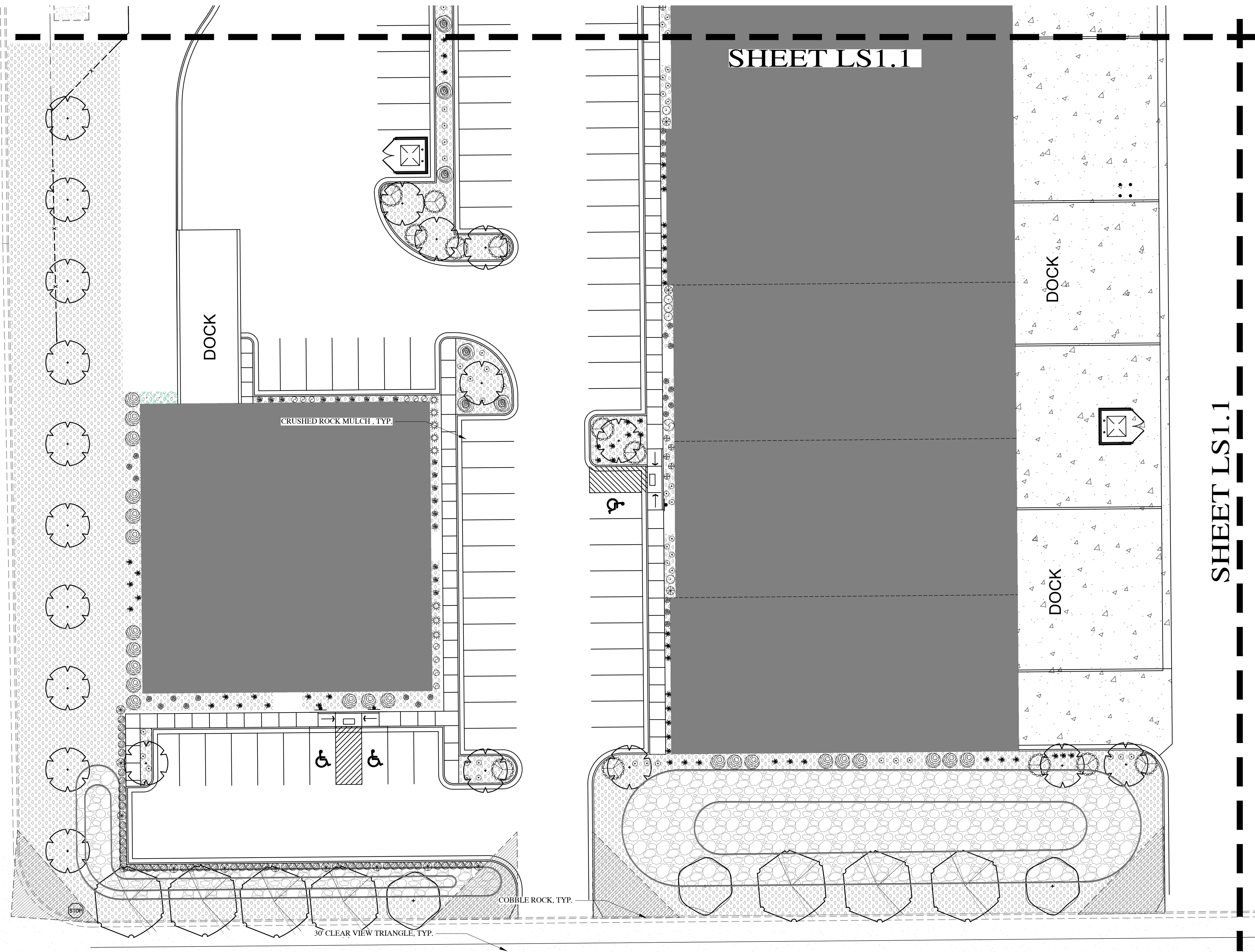
Revision Date	Revision Number

PROJECT NO.	W2-2008
DATE	6.4.20
DRAWN BY	Author
CHECKED BY	Checker

SHEET DESCRIPTION
3D ELEVATIONS

SHEET NUMBER

A-9.01



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	GLADIOLUS TRIACANTHOS INERMIS 'SUNBURST' SUNBURST THORNLESS HONEY LOCUST	11	2" CAL.
	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM	7	2" CAL.
	ZELKOVA SERRATA 'MUSASHINO' SAWLEAF ZELKOVA	46	2" CAL.

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BERBERIS THUNBERGII 'MARIA' TM SUNJOY GOLD PILLAR JAPANESE BARBERRY	21	5 GAL.
	BERBERIS THUNBERGII 'ATRO' 'HELMOND'S PILLAR' HELMOND'S PILLAR BARBERRY	8	5 GAL.
	CHAENOMELES SPECIOSA 'PINK STORM' TM DOUBLE TAKE PINK STORM FLOWERING QUINCE	22	5 GAL.
	CORNUS ALBA 'BALL HALO' TM IVORY HALO DOGWOOD	23	5 GAL.
	PHYSOCARPUS OPULIFOLIUS 'TINY WINE' TINY WINE NINEBARK	11	5 GAL.
	PRUNUS BESSEYI 'PALLAS' TM PAWNEE BUTTES SAND CHERRY	20	5 GAL.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	34	5 GAL.
	TRIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	50	5 GAL.
	SPRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	45	5 GAL.
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CHENAULT CORALBERRY	6	5 GAL.

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	BUXUS SEMPERVIRENS 'MONSIEUR' TM GREEN TOWER COMMON BOXWOOD	20	5 GAL.
	PINUS MUGO 'SLOWMOUND' MUGO PINE	12	5 GAL.

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	DELPHINIUM ELATUM CANDLE LARKSPUR	50	1 GAL.
	DIGITALIS PURPUREA 'CAMELOT MIX' CAMELOT MIX FOXGLOVE	63	1 GAL.
	HEMEROCALLIS X 'CHICAGO APACHE' CHICAGO APACHE DAYLILY	137	1 GAL.
	HEMEROCALLIS X 'EARLY SNOW' EARLY SNOW DAYLILY	79	1 GAL.

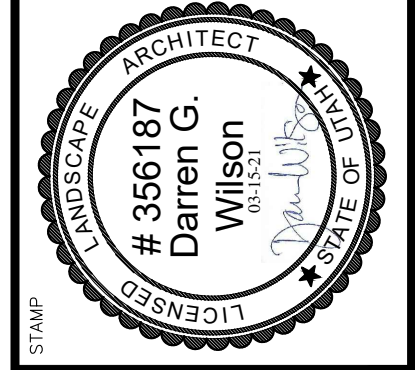
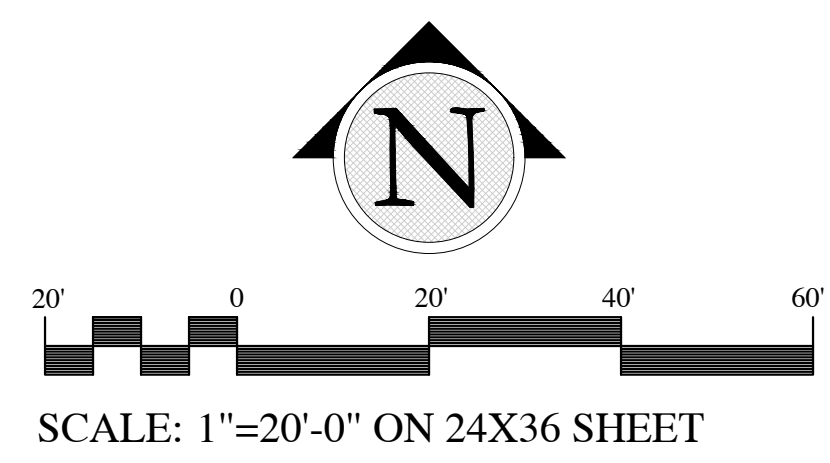
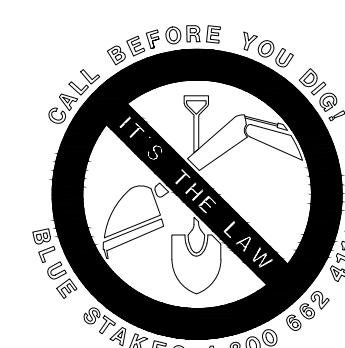
GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' AVALANCHE FEATHER REED GRASS	152	1 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'HELLO SPRING' HELLO SPRING FEATHER REED GRASS	29	1 GAL.

	CRUSHED ROCK MULCH	39,470 S.F.
	COBBLE ROCK	18,020 S.F.

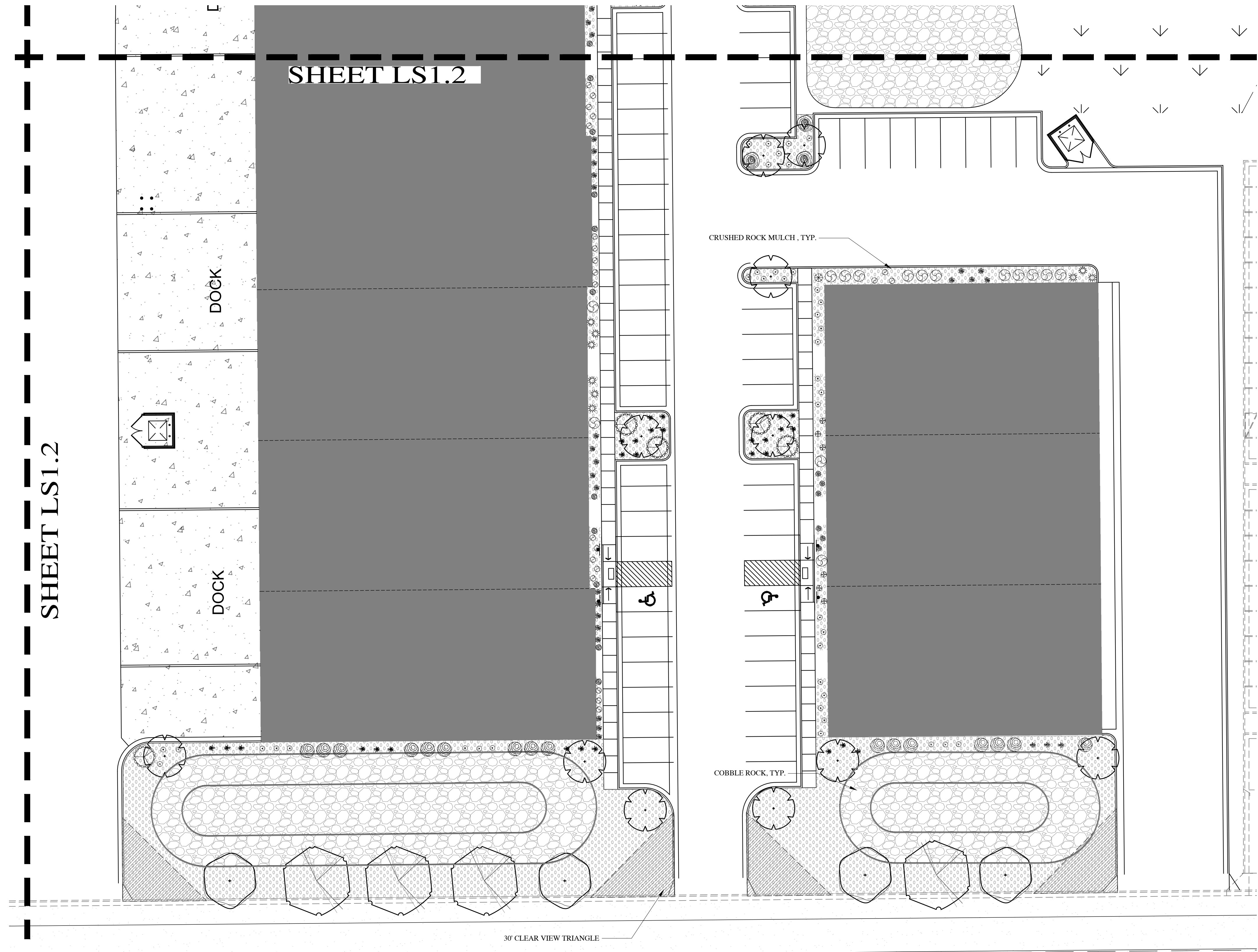
LANDSCAPE NOTES

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- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- SANDY LOAM TOPSOIL TO BE INSTALLED IN THE FOLLOWING MANNER: THREE TIMES THE WIDTH OF THE ROOTBALL IN EACH PLANT PIT.
- THE FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL COBBLE ROCK AND CRUSHED ROCK MULCH AREAS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- CRUSHED ROCK MULCH TO BE 7" DEPT. WITH CRUSHED ROCK FROM STARKER & PARSON COMPANY. INSTALL ROCK MULCH AT A 3" DEPTH OVER ALL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- COBBLE ROCK TO BE 2" SIZE GRAY COBBLE. SUBMIT SAMPLE FOR OWNER APPROVAL. COBBLE ROCK TO BE IMPLEMENTED AT A 6" AVERAGE DEPTH OVER WEED FABRIC IN DETENTION BASINS AS SHOWN ON PLANS.



SHEET LS1.2

SHEET LS1.2



CRUSHED ROCK MULCH, TYP.

COBBLE ROCK, TYP.

30' CLEAR VIEW TRIANGLE

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
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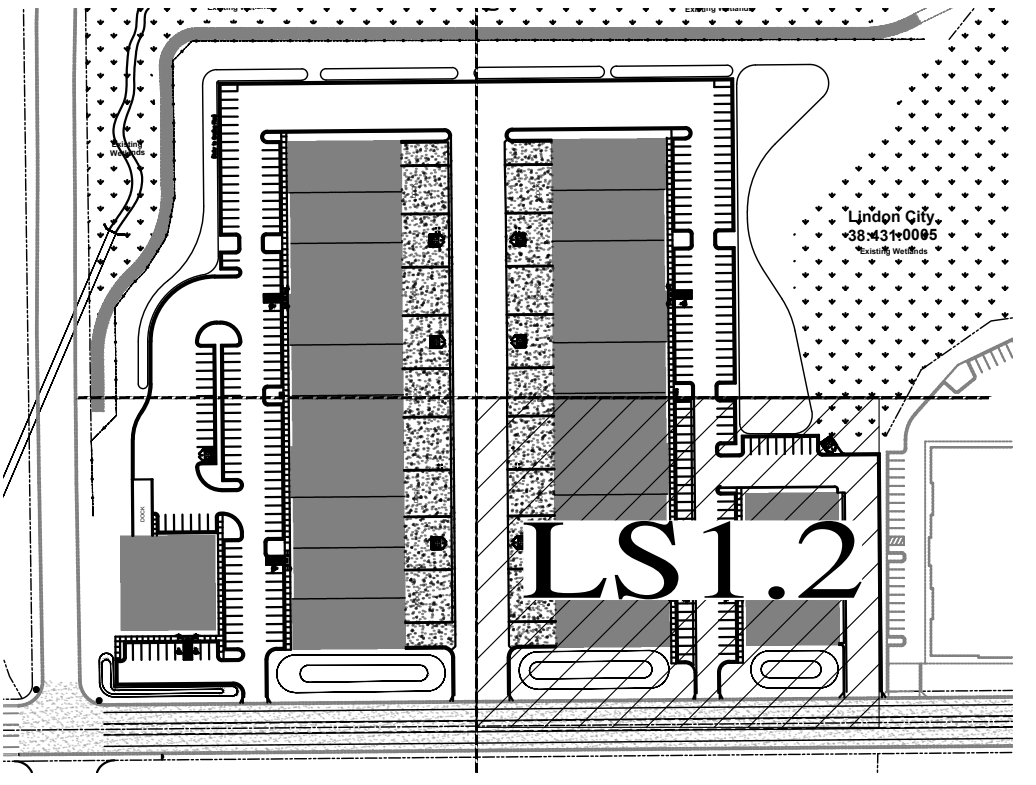
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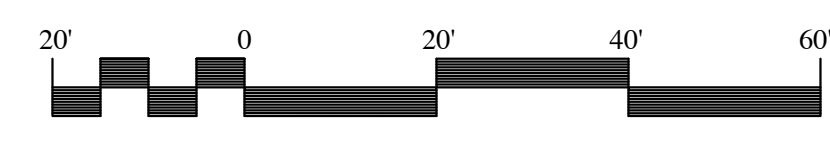
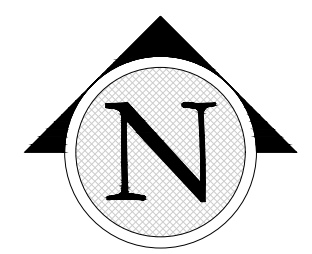
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LANDSCAPE NOTES

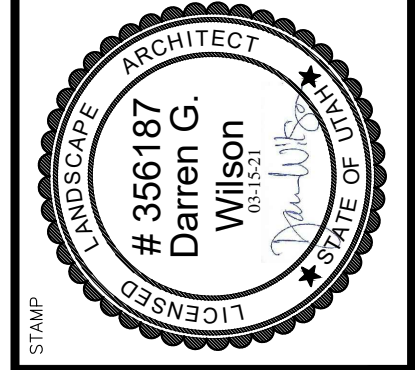
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KEY



SCALE: 1"=20'-0" ON 24X36 SHEET

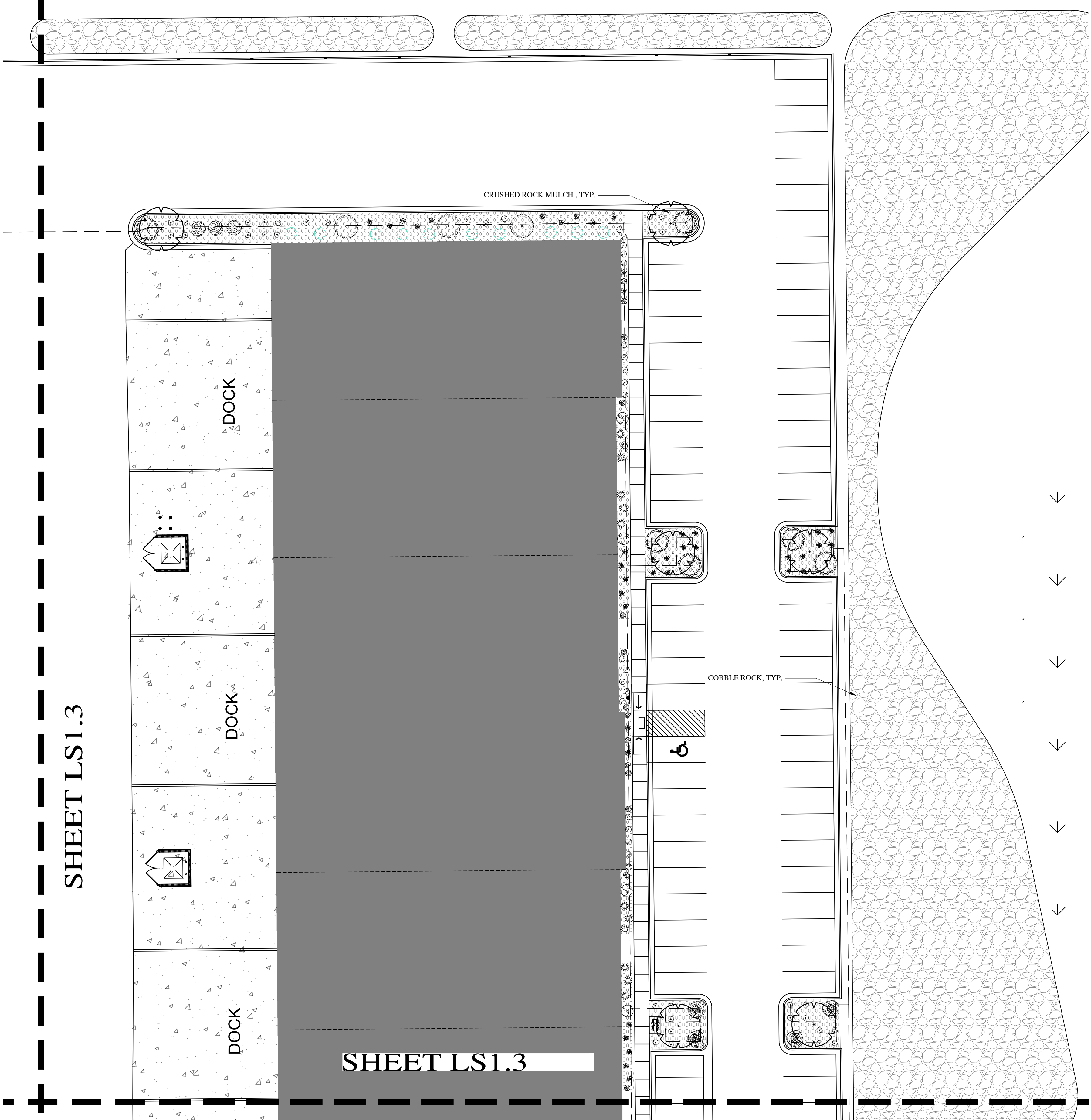


EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PLANTING
PLAN

DRAWN BY: LCS
CHECKED: DGW
DATE: 3-15-2021
REVISIONS:
JOB NO. 20-150

LS1.2



DECIDUOUS TREE LEGEND

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EVERGREEN SHRUB LEGEND

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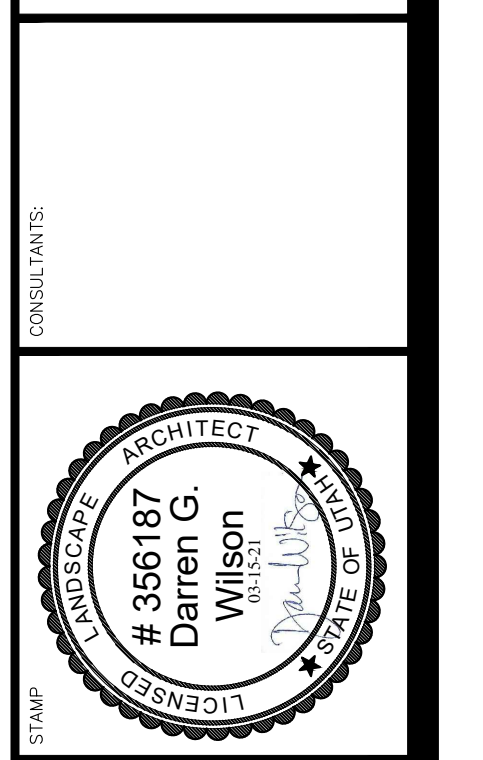
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LANDSCAPE NOTES

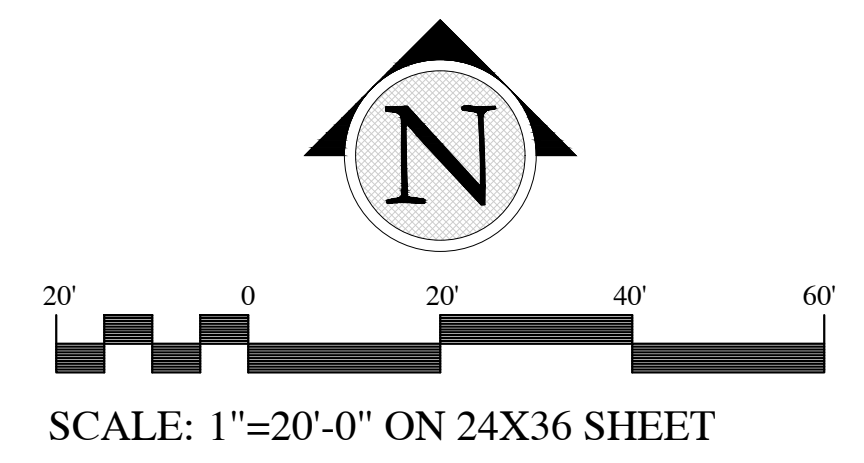
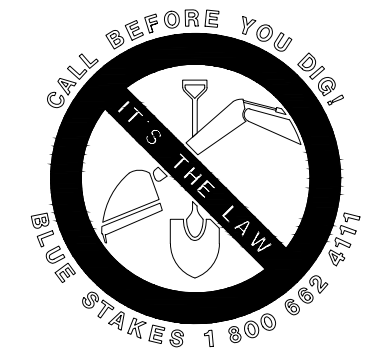
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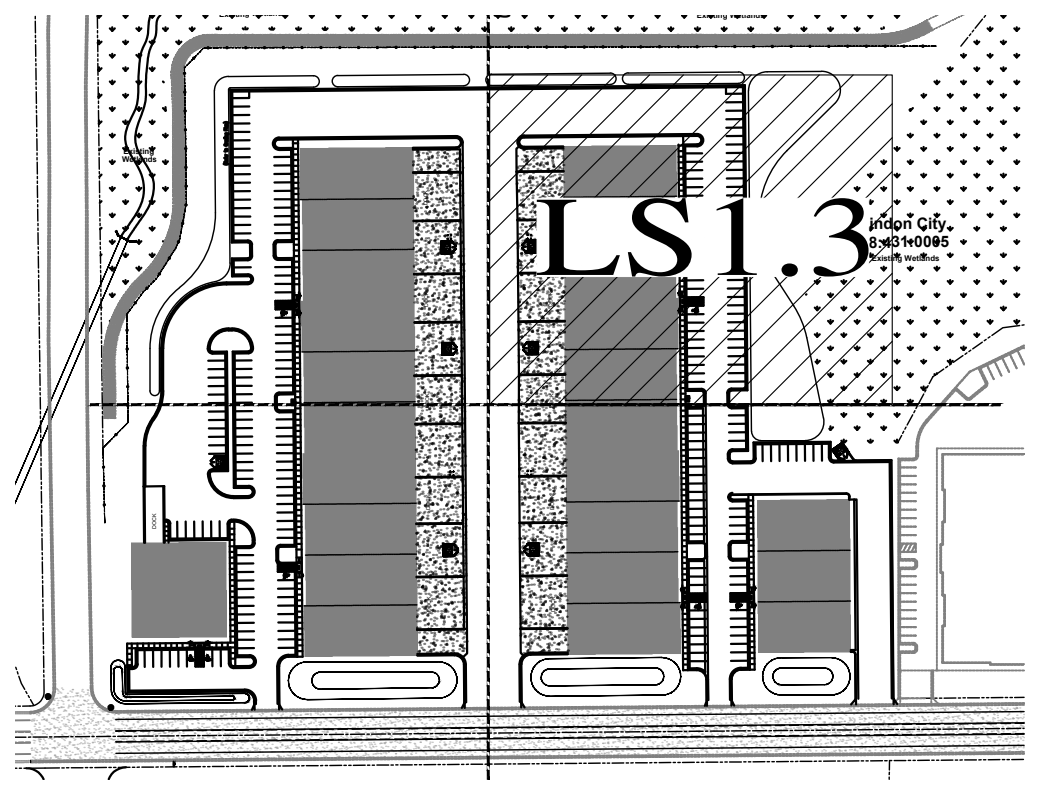
EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

PLANTING PLAN

DRAWN BY: LCS
CHECKED: DGW
DATE: 3-15-2021
REVISIONS:
JOB NO. 20-150
SHEET: LS1.3



KEY



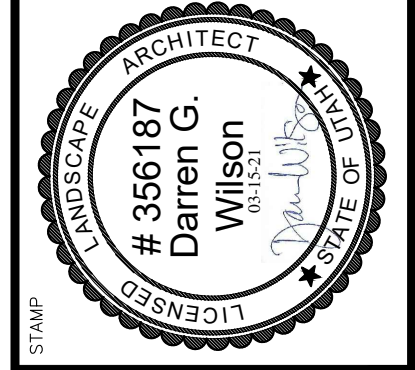
CONSULTANTS

PROJECT

SHEET TITLE

DATE

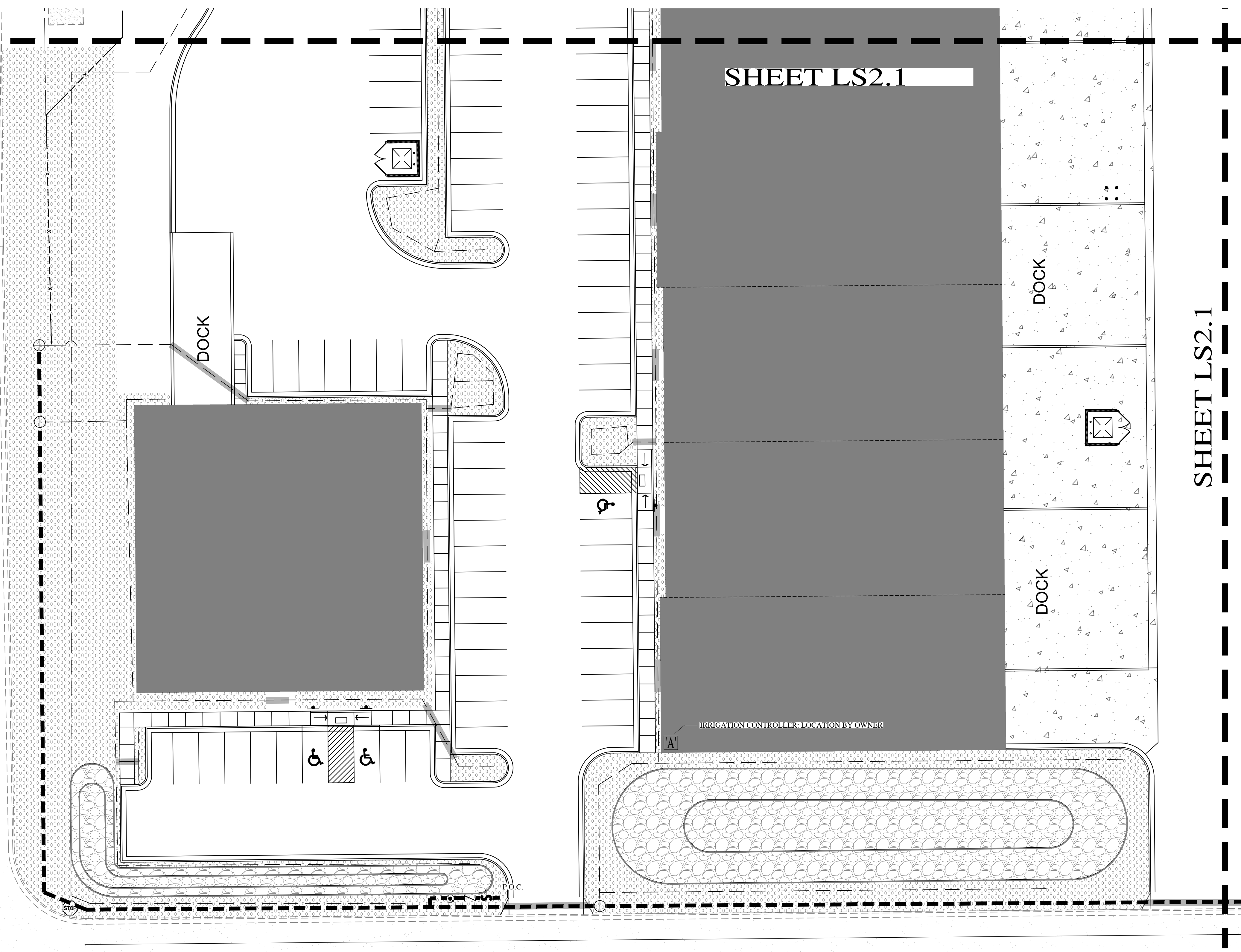
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EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

SCHEMATIC IRRIGATION PLAN

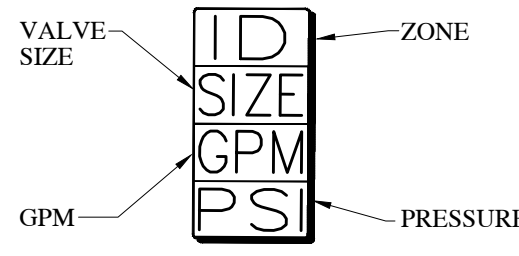
DRAWN BY: LCS
CHECKED: DGW
DATE: 3-15-2021
REVISIONS:
JOB NO. 20-150
SHEET: LS2.1



IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPE TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1-1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 20GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES AS PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

VALVE ID TAG



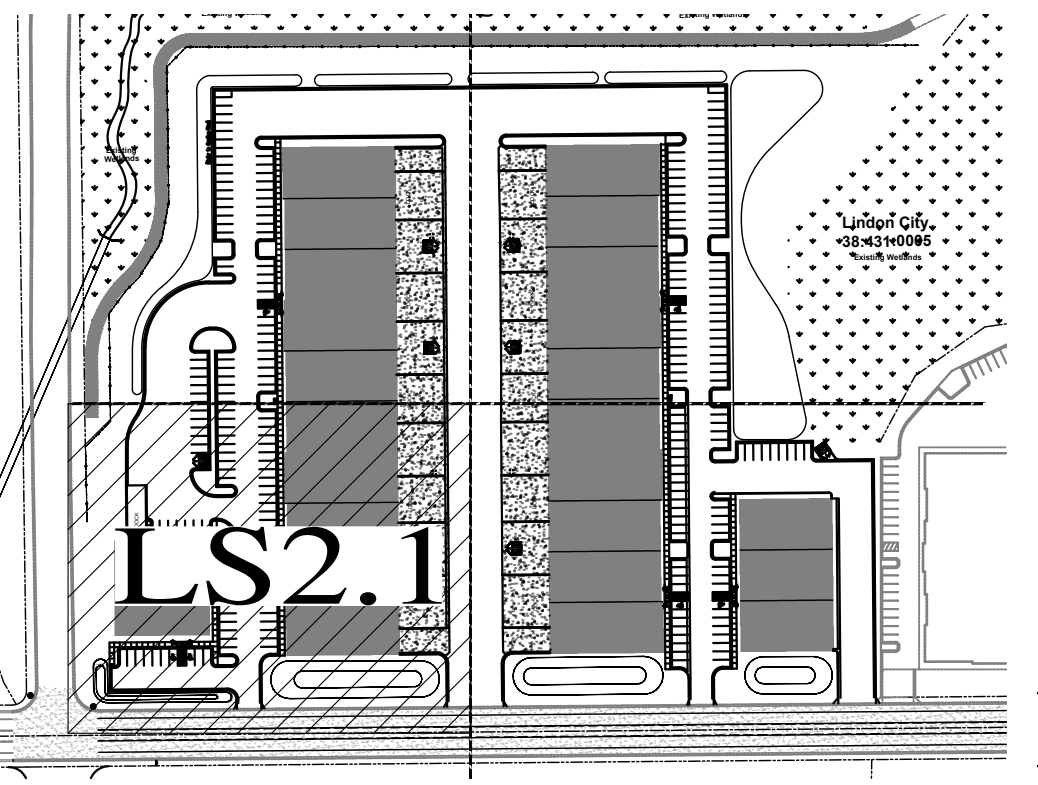
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPS1CV2M (2GPH)
ALL SHRUBS	2	GPS1CV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

- NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETA-FIM TL-CV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LS5.1 & LS5.2.
4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION LEGEND

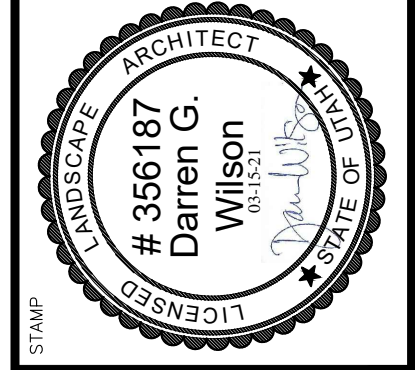
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ	F				
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	DRIPLINE: NETA-FIM TL-CV26-18	F	--	30	--	--	--	--	--	--	26/18"	9-13	SEE IRRIGATION DETAILS	
[A]	RAINBIRD CONTROLLER, MODEL #SPLX-BASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.	
[B]	DRIP CONTROL ZONE KIT, RAINBIRD XCZ-100-PRB.COM											14	JUMBO VALVE BOX	
[C]	1" WILKINS MODEL 375 XL RPZ BACKFLOW PREVENTER											5		
[D]	IRRIGATION POINT OF CONNECTION. STOP AND WASTE BY GENERAL CONTRACTOR.											2		
[E]	1-1/4" SCH. 40 MAINLINE (UPSIZE MAINLINE TO MATCH EXISTING MAINLINE SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4")											3-5	SEE IRRIGATION DETAILS	
[F]	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											3	SEE IRRIGATION DETAILS	
[G]	DRIP LATERAL: PVC SCH. 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											9-13	SEE IRRIGATION DETAILS	
[H]	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS	
NOT SHOWN	1/4 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											8		
NOT SHOWN	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											8	COORDINATE WITH ALL TRADES	
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN, 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											-	COORDINATE WITH ALL TRADES	
NOT SHOWN	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											13	REFERENCE DETAILS	



KEY



SCALE: 1"=20'-0" ON 24X36 SHEET

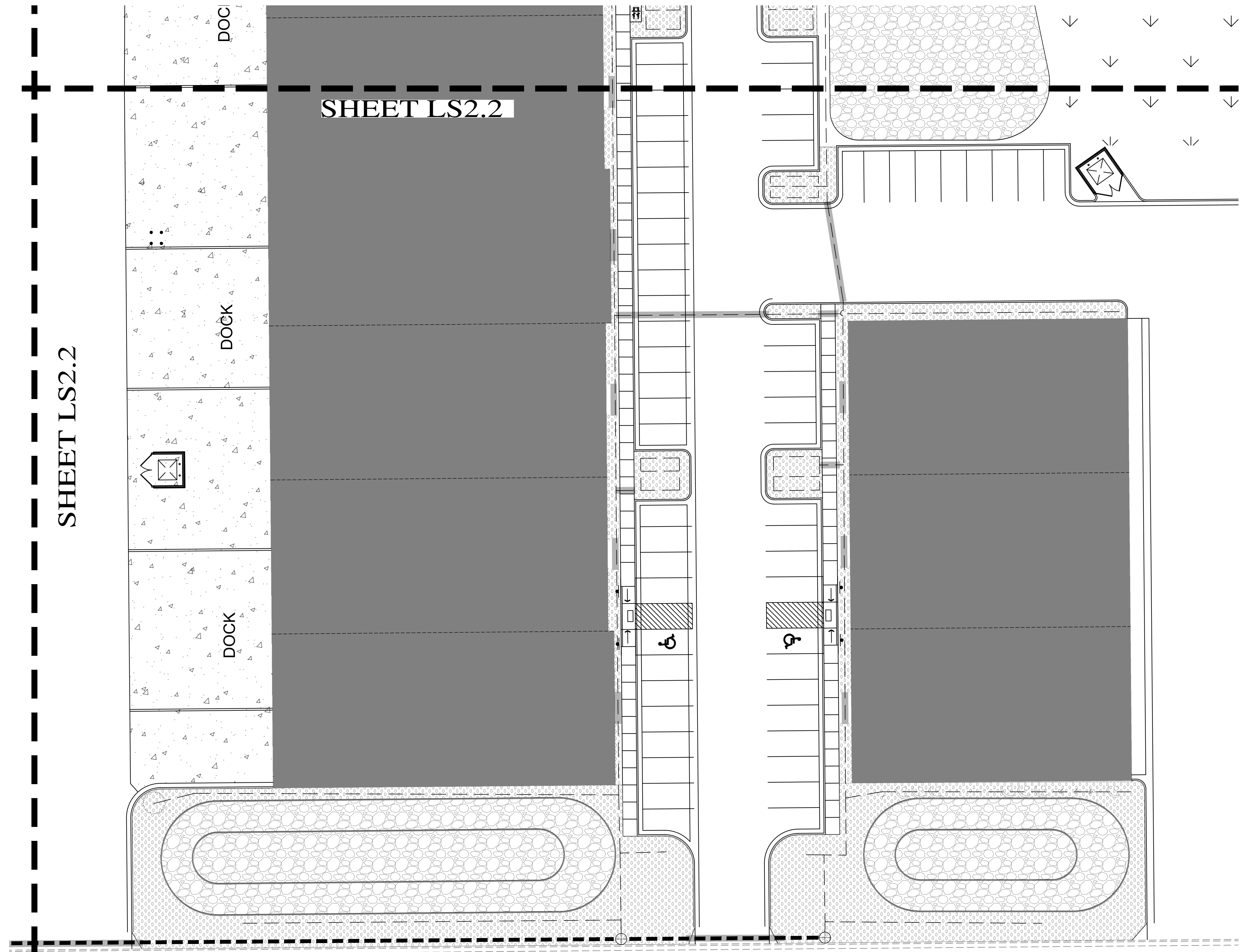


EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

SCHEMATIC IRRIGATION PLAN

DRAWN BY: LCS
CHECKED: DGW
DATE: 3-15-2021
REVISIONS:
JOB NO. 20-150

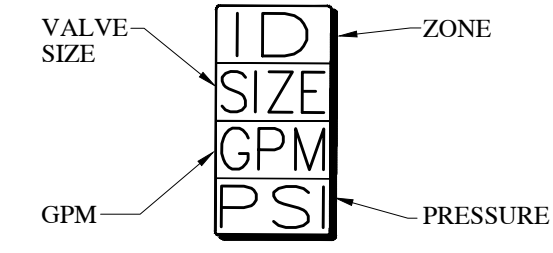
SHEET: LS2.2



IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
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- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
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- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1.1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
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- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES AS PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
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- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RIZ PER MANUFACTURER SPECS. INSTALL THE RIZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

VALVE ID TAG



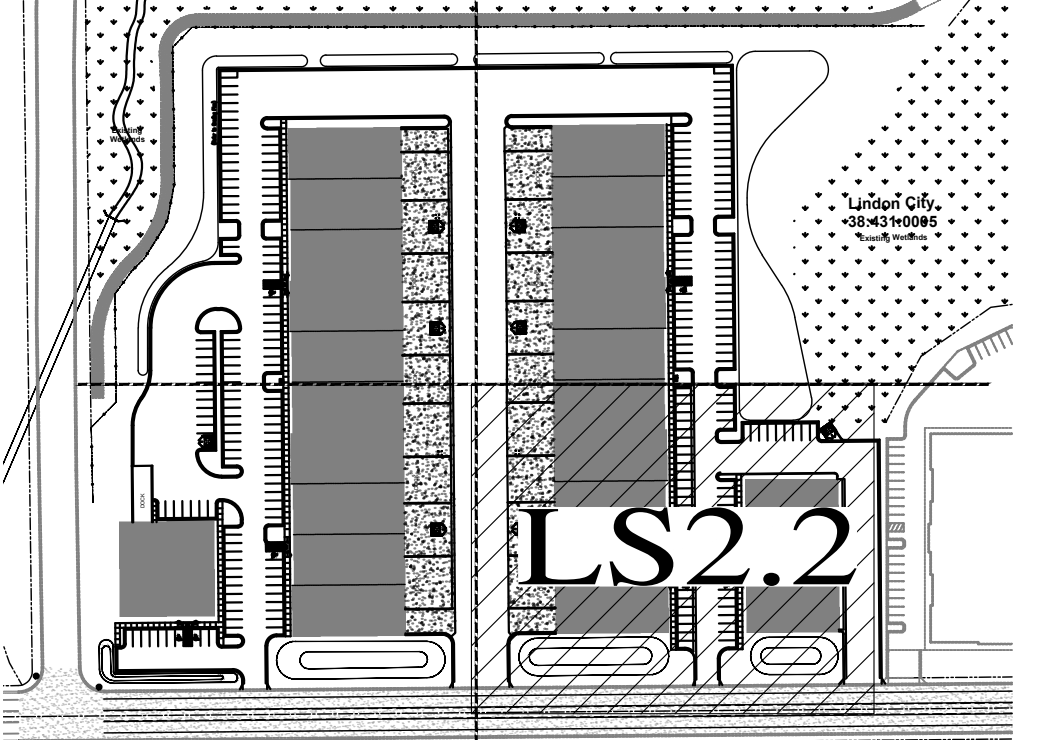
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

- NOTE:
- EMITTERS LISTED ARE AVAILABLE FROM GPI AND RAINBIRD.
 - EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
 - INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LSS.1 & LSS.2.
 - INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM			DRIP GPH	DETAILS	REMARKS			
					Q	T	H	TT	TQ	F			
NOT SHOWN	GPI INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	2.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	5.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	DRIFLINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	26/18"	9-13	SEE IRRIGATION DETAILS	
[A]	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
[B]	DRIP CONTROL ZONE KIT: RAINBIRD XZ7-100-PRB-COM											14	JUMBO VALVE BOX
[C]	1" WILKINS MODEL 375 XL RIZ BACKFLOW PREVENTER											5	
[D]	IRRIGATION POINT OF CONNECTION. STOP AND WASTE BY GENERAL CONTRACTOR.											2	
[E]	1-1/4" SCH. 40 MAINLINE (UPSIZE MAINLINE TO MATCH EXISTING MAINLINE. SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4")											3-5	SEE IRRIGATION DETAILS
[F]	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											3	SEE IRRIGATION DETAILS
[G]	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPI. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.											9-13	SEE IRRIGATION DETAILS
[H]	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											-	
[I]	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN, LATERAL)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											-	COORDINATE WITH ALL TRADES
[J]	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											13	REFERENCE DETAILS

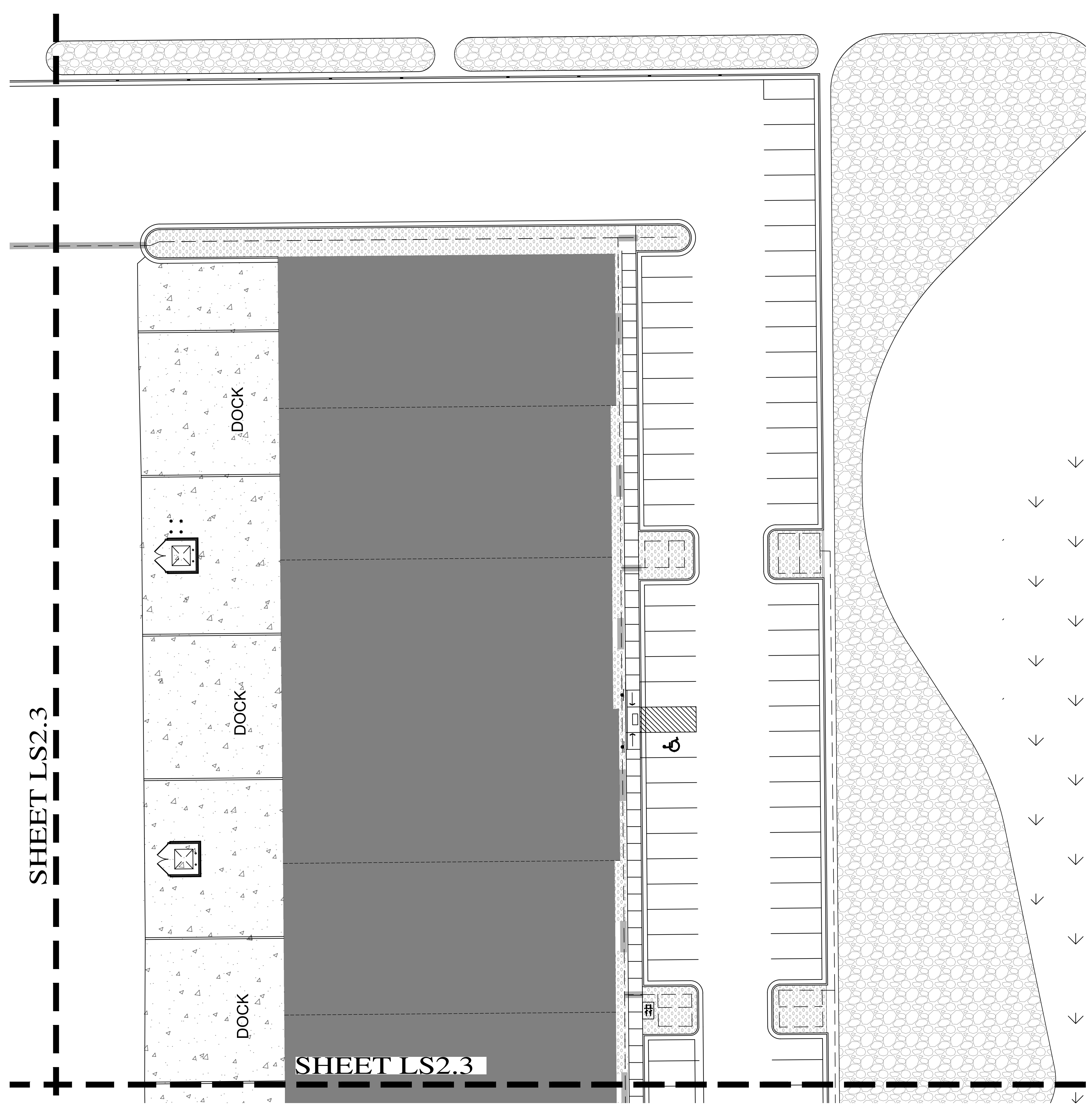


KEY



SCALE: 1"=20'-0" ON 24X36 SHEET

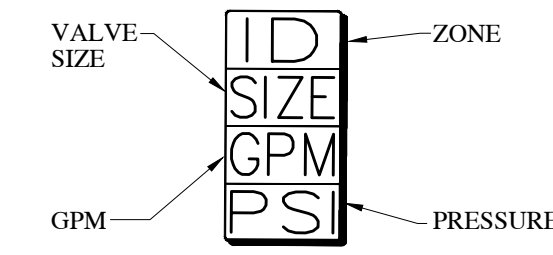
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IRRIGATION NOTES

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6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
7. MAIN LINE SHALL BE 1 1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
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11. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
12. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
13. CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES AS PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
14. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURER'S INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
15. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

VALVE ID TAG



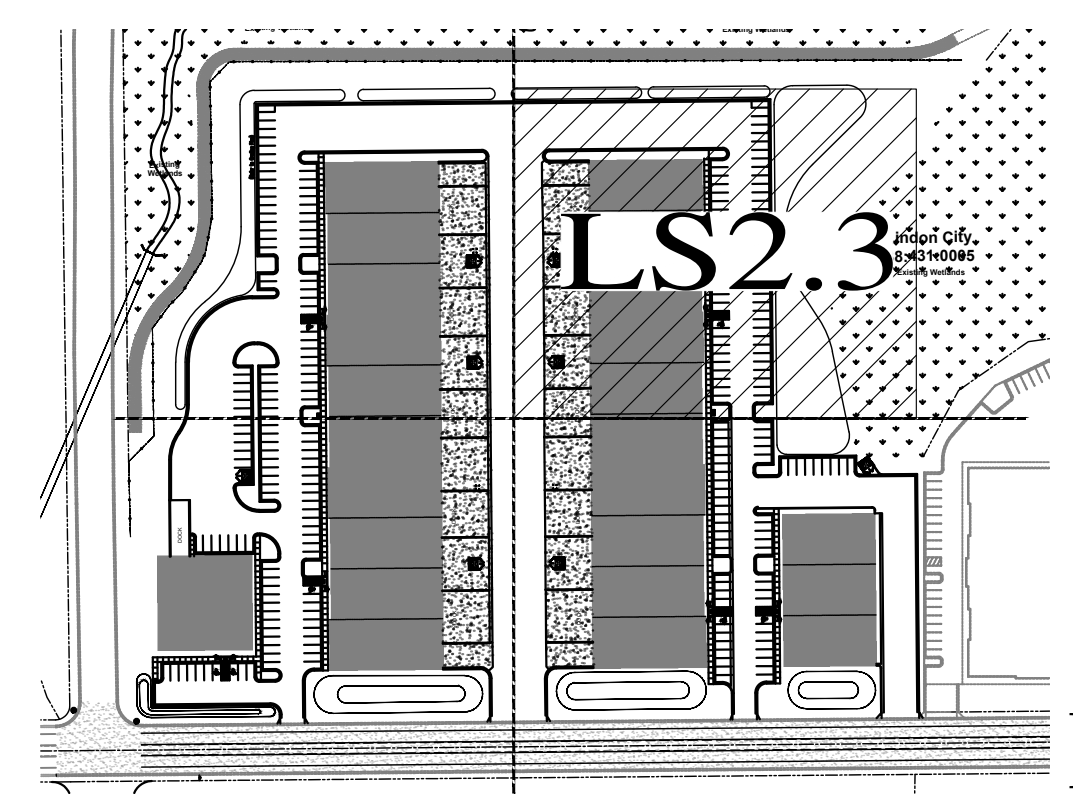
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

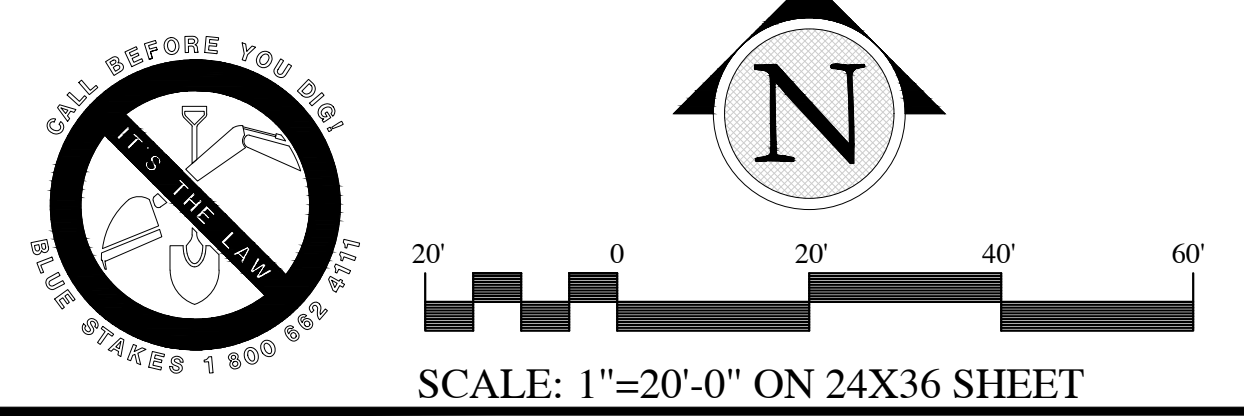
NOTE:
 1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
 2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
 3. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LS5.1 & LS5.2.
 4. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION LEGEND

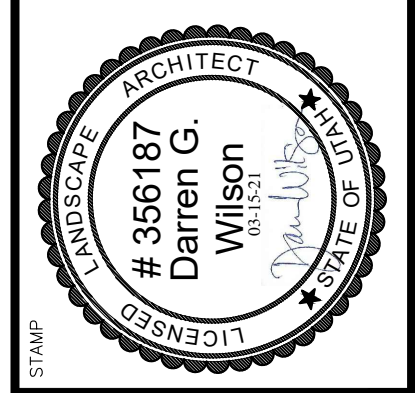
SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	Q	T	H	TT	TQ	F	DRIP GPH	DETAILS	REMARKS
NOT SHOWN	GPH INC. GPSCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	2.0	9-13	SEE IRRIGATION DETAILS
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	5.0	9-13	SEE IRRIGATION DETAILS
NOT SHOWN	DRIP LINE: NETAFIM TLCV26-18	F	--	30	--	--	--	--	--	--	26/18"	9-13	SEE IRRIGATION DETAILS
A	RAINBIRD CONTROLLER, MODEL #ESPLXBASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET											1	COORDINATE EXACT LOCATION WITH OWNER.
Z	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM											14	JUMBO VALVE BOX
1"	1" WILKINS MODEL 375 XL RPZ BACKFLOW PREVENTER											5	
IR	IRRIGATION POINT OF CONNECTION. STOP AND WASTE BY GENERAL CONTRACTOR.											2	
1-1/4"	1-1/4" SCH. 40 MAINLINE (UPSIZE MAINLINE TO MATCH EXISTING MAINLINE SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4")											3.5	SEE IRRIGATION DETAILS
L	LATERAL LINE: PVC SCH. 40 (SIZE PER PLAN)											3	SEE IRRIGATION DETAILS
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1"	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.											4	SEE IRRIGATION DETAILS
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE											-	
NOT SHOWN	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN LATERAL)											8	COORDINATE WITH ALL TRADES
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.											-	COORDINATE WITH ALL TRADES
♦	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX											13	REFERENCE DETAILS



KEY



In Site
 DESIGN GROUP
 Landscape Architecture Land Planning
 17 North 470 West American Fork, Utah 84003
 801-756-5945 www.in-sitegroup.com

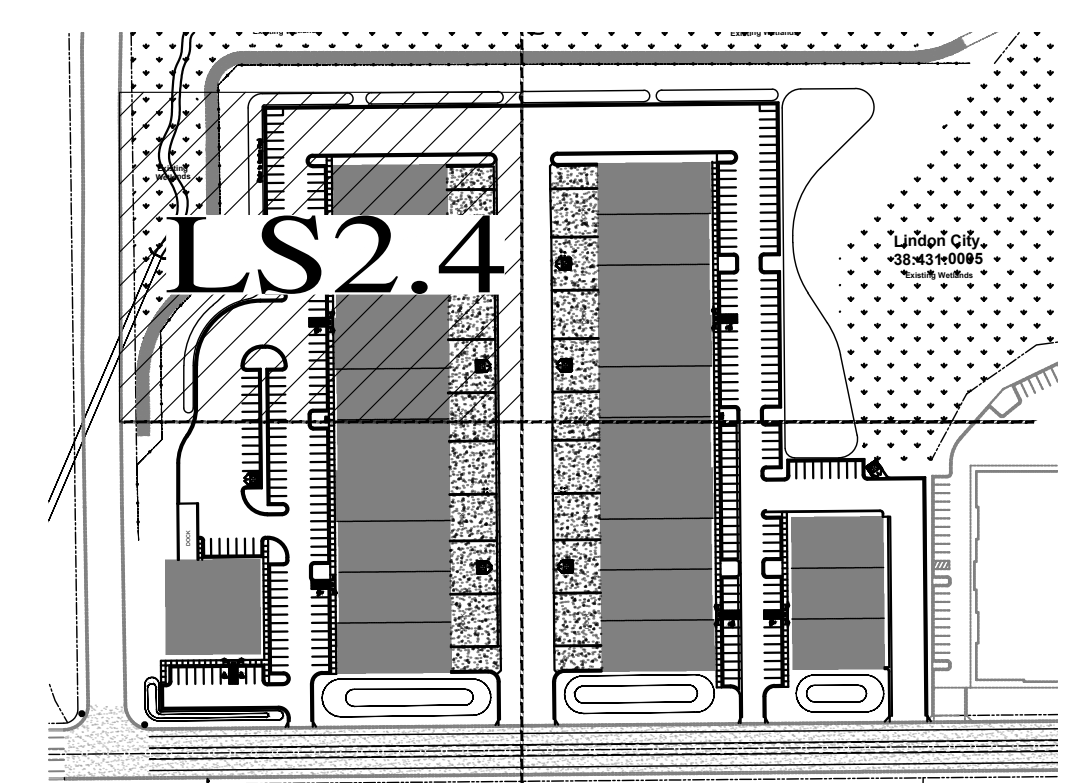
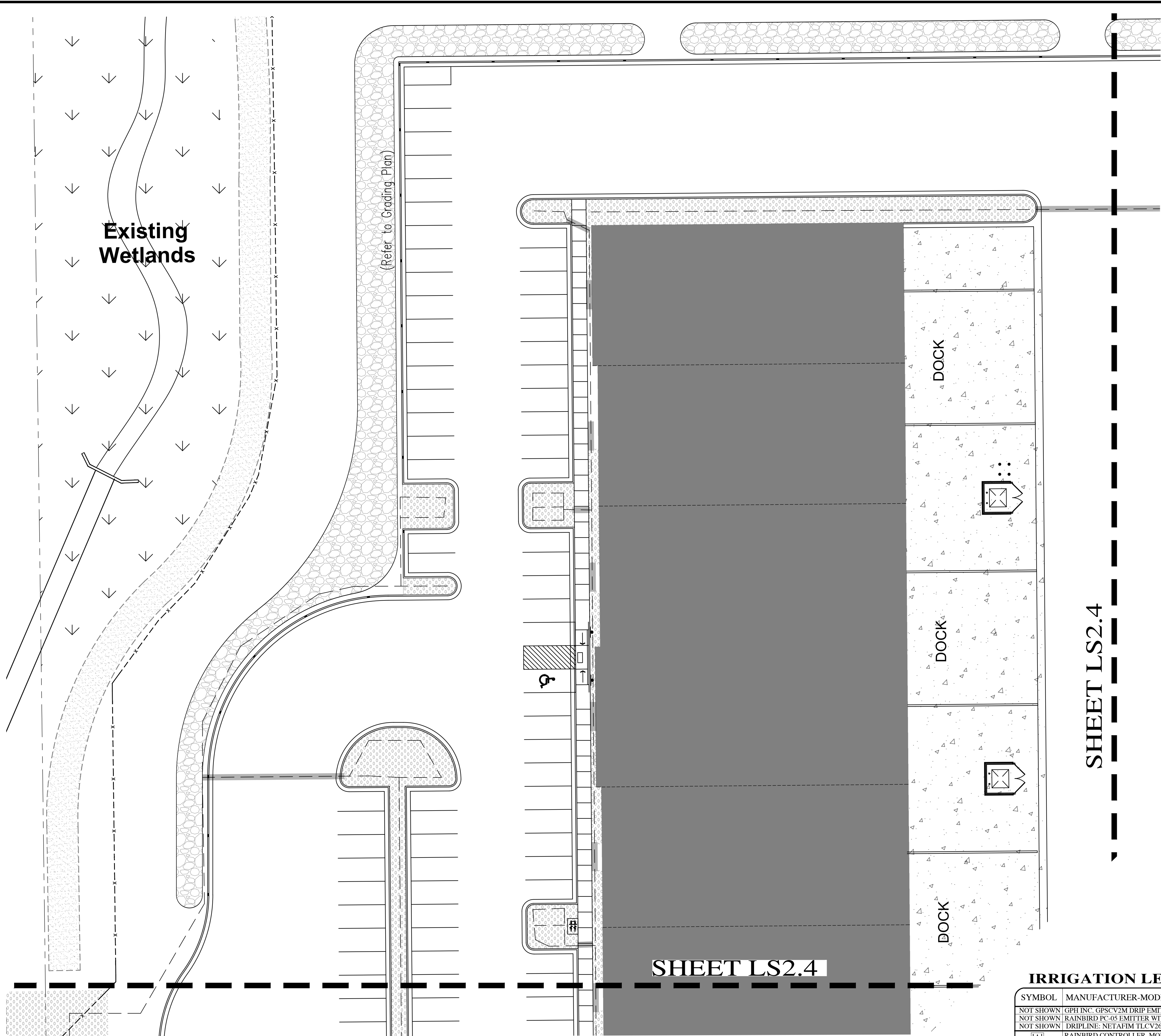


EASTLAKE LOT 5
 VINEYARD PROPERTIES OF UTAH
 71 EAST 1750 NORTH

SCHEMATIC IRRIGATION PLAN

DRAWN BY: LCS
 CHECKED: DGW
 DATE: 3-15-2021
 REVISIONS:
 JOB NO. 20-150
 SHEET: LS2.3

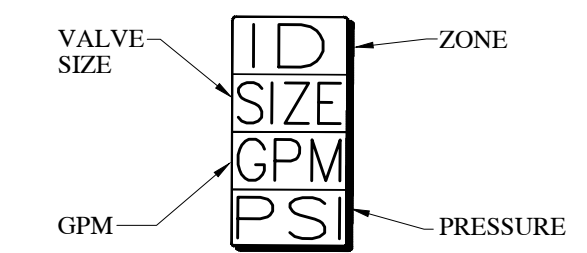
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IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES. UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM, 1-1/4" PIPE MAX. 23GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR TREES AS PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.

VALVE ID TAG



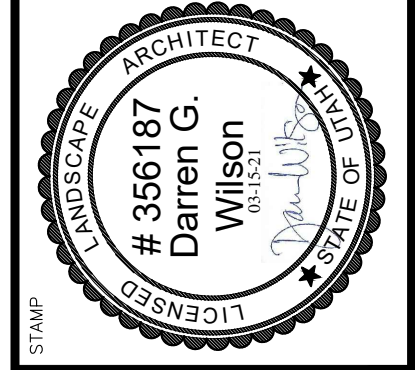
DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	GPSTCV2M (2GPH)
ALL SHRUBS	2	GPSTCV2M (2GPH)
TREES IN PLANTERS	2	PC-05 (5GPH)

- NOTE:
- EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD.
 - EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
 - INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER DETAILS ON SHEET LSS.1 & LSS.2.
 - INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM								DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ	F					
NOT SHOWN	GPH INC. GPSTCV2M DRIP EMITTER	F	--	30	--	--	--	--	--	--	--	2.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	RAINBIRD PC-05 EMITTER WITH DIFFUSER CAP	F	--	30	--	--	--	--	--	--	--	5.0	9-13	SEE IRRIGATION DETAILS	
NOT SHOWN	DRIFLINE: NET AFIM TLCV26-18	F	--	30	--	--	--	--	--	--	--	26/18"	9-13	SEE IRRIGATION DETAILS	
[A]	RAINBIRD CONTROLLER, MODEL #ESPLX-BASIC. CONTRACTOR TO COORDINATE WITH TRADES TO RUN CONDUIT AND SLEEVING FOR WIRING TO VALVES. SIZE CONTROLLER AS NECESSARY. PLACE CONTROLLER IN WEATHER RESISTANT CABINET												14	COORDINATE EXACT LOCATION WITH OWNER.	
[Z]	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB COM												14	JUMBO VALVE BOX	
[7]	1" WILKINS MODEL 375 XL RPZ BACKFLOW PREVENTER.												5		
[S]	IRRIGATION POINT OF CONNECTION. STOP AND WASTE BY GENERAL CONTRACTOR.												2		
[1/4"]	1/4" SCH 40 MAINLINE. UPSIZE MAINLINE TO MATCH EXISTING MAINLINE SIZE IF EXISTING MAINLINE IS LARGER THAN 1-1/4"												3-5	SEE IRRIGATION DETAILS	
[L]	LATERAL LINE: PVC SCH 40 (SIZE PER PLAN)												3	SEE IRRIGATION DETAILS	
[1"]	DRIP LATERAL: PVC SCH 40, OR STICKY-STRIP PVC HOSE BY GPH. CONTRACTOR SHALL SIZE PIPE PER DETAILS AND SPECS.												9-13	SEE IRRIGATION DETAILS	
[R]	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44-LNP. FOR IRRIGATION SYSTEM BLOWOUT. ALL GALVANIZED FITTINGS & PIPE.												4	SEE IRRIGATION DETAILS	
NOT SHOWN	14 GAUGE SINGLE STRAND SOLID COPPER CONTROL WIRE												-		
NOT SHOWN	SLEEVE (SIZE TO BE A MIN. OF TWICE THE DIAMETER OF THE MAIN LATERAL)												8	COORDINATE WITH ALL TRADES	
NOT SHOWN	WIRE CHASE. SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1" DIA. WC IS THE MINIMUM SIZED ALLOWED.												3	COORDINATE WITH ALL TRADES	
[F]	FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL AT END OF ALL DRIP LINES IN 10" ROUND VALVE BOX												13	REFERENCE DETAILS	



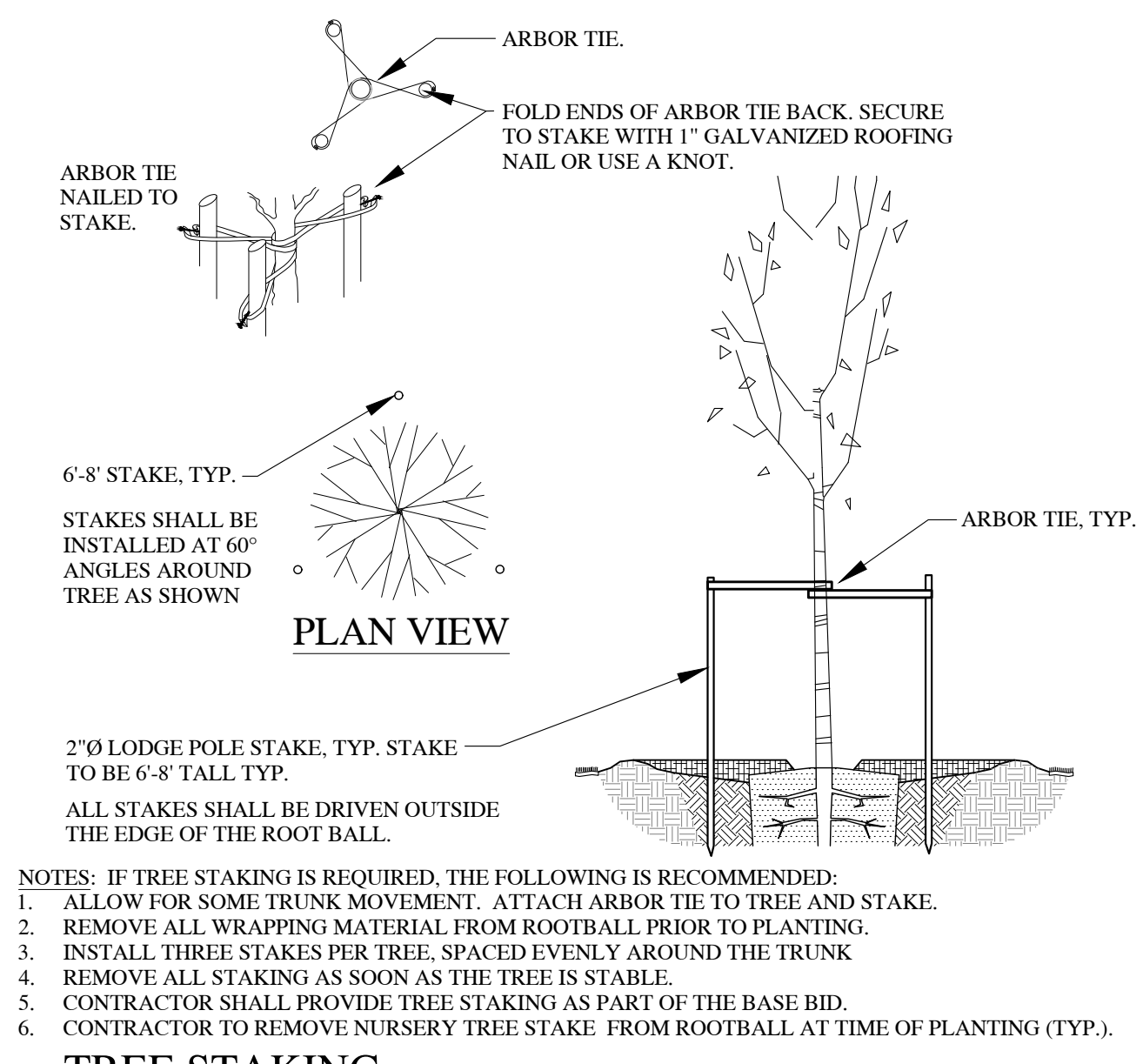
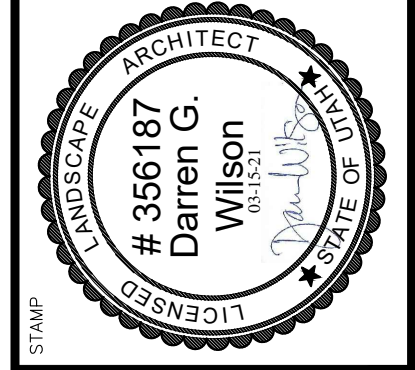
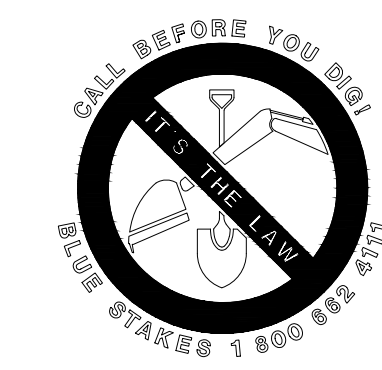
EASTLAKE LOT 5
VINEYARD PROPERTIES OF UTAH
71 EAST 1750 NORTH

SCHEMATIC IRRIGATION PLAN

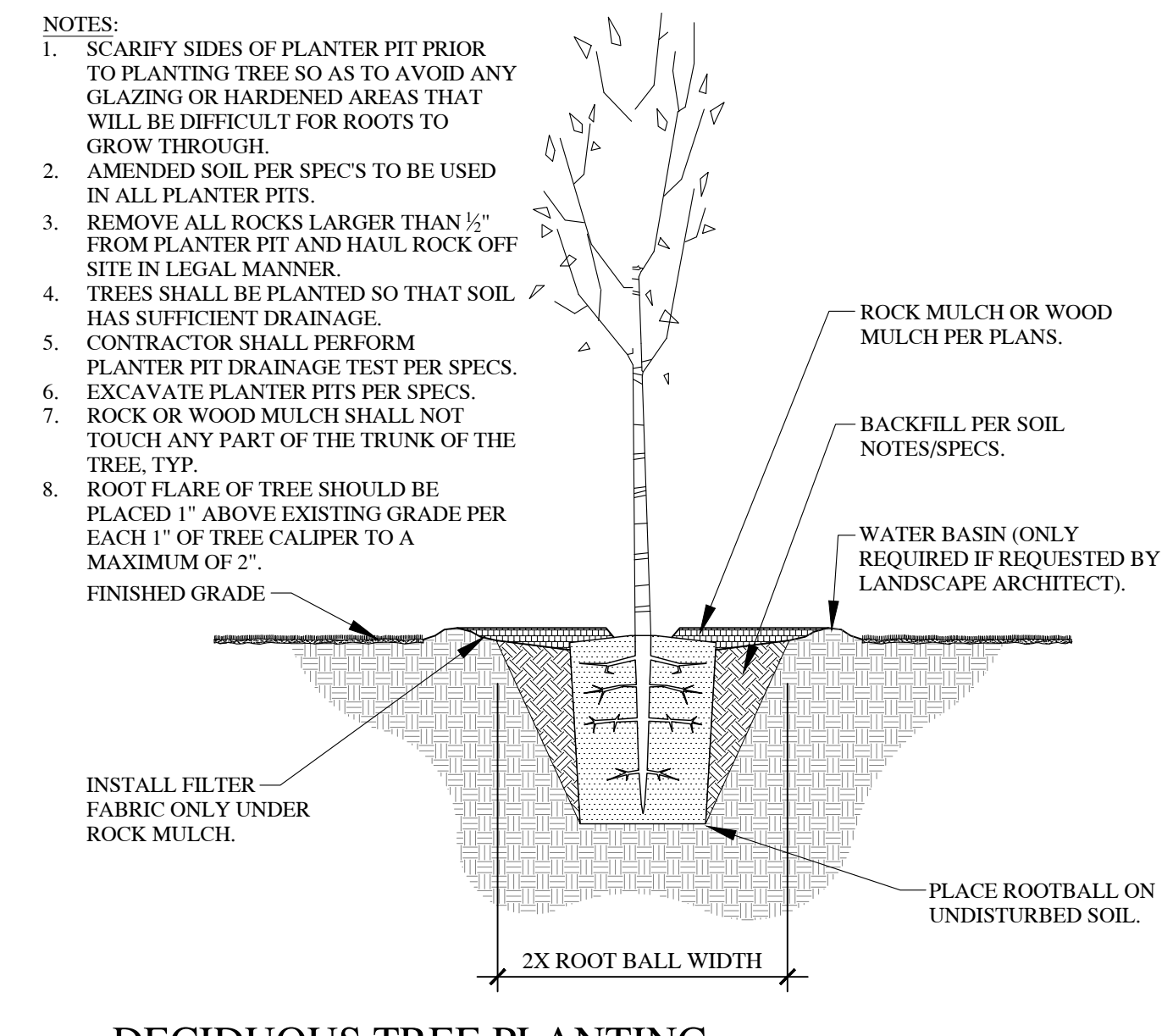
DRAWN BY: LCS
CHECKED: DGW
DATE: 3-15-2021
REVISIONS:
JOB NO. 20-150

LS2.4

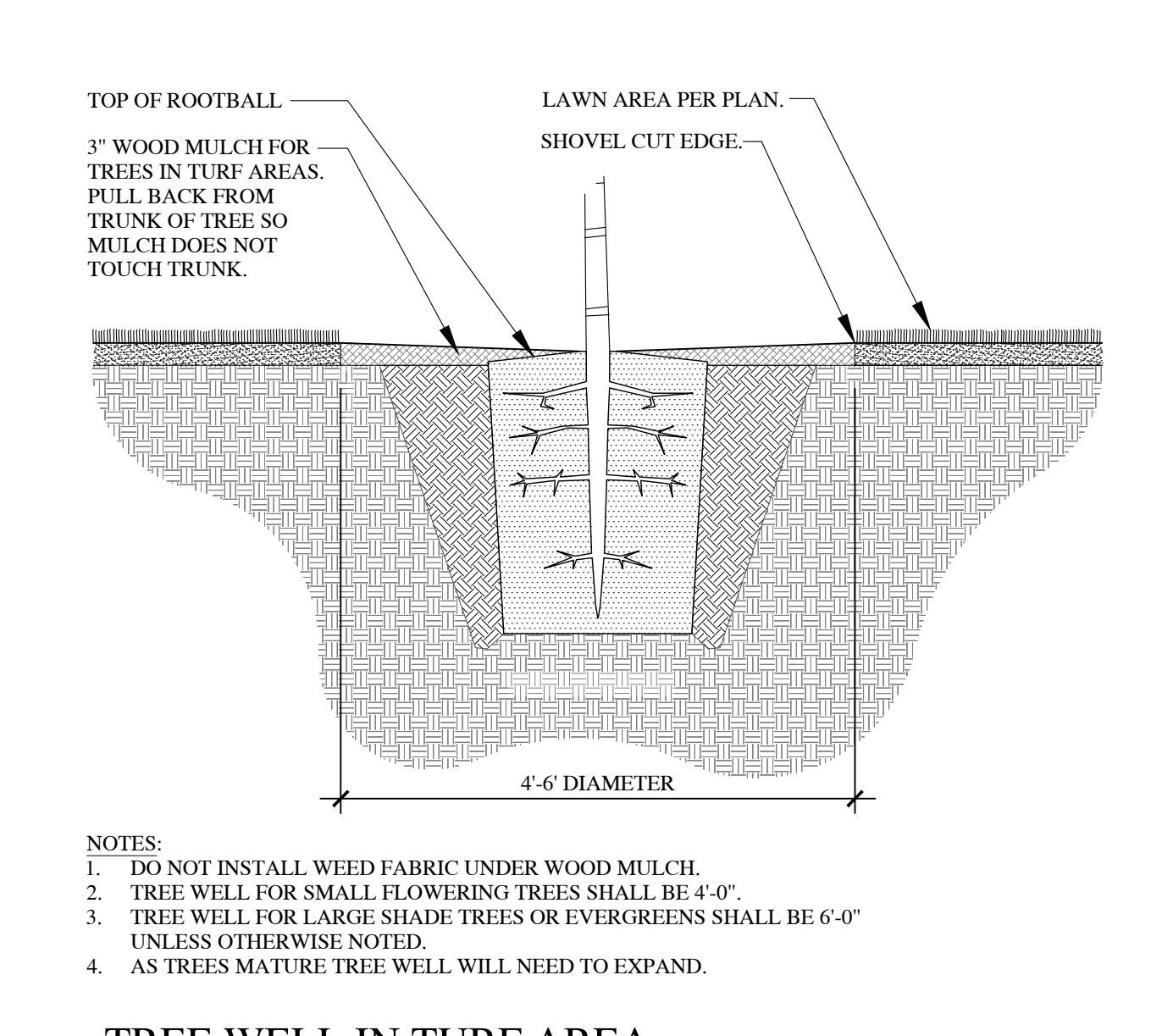
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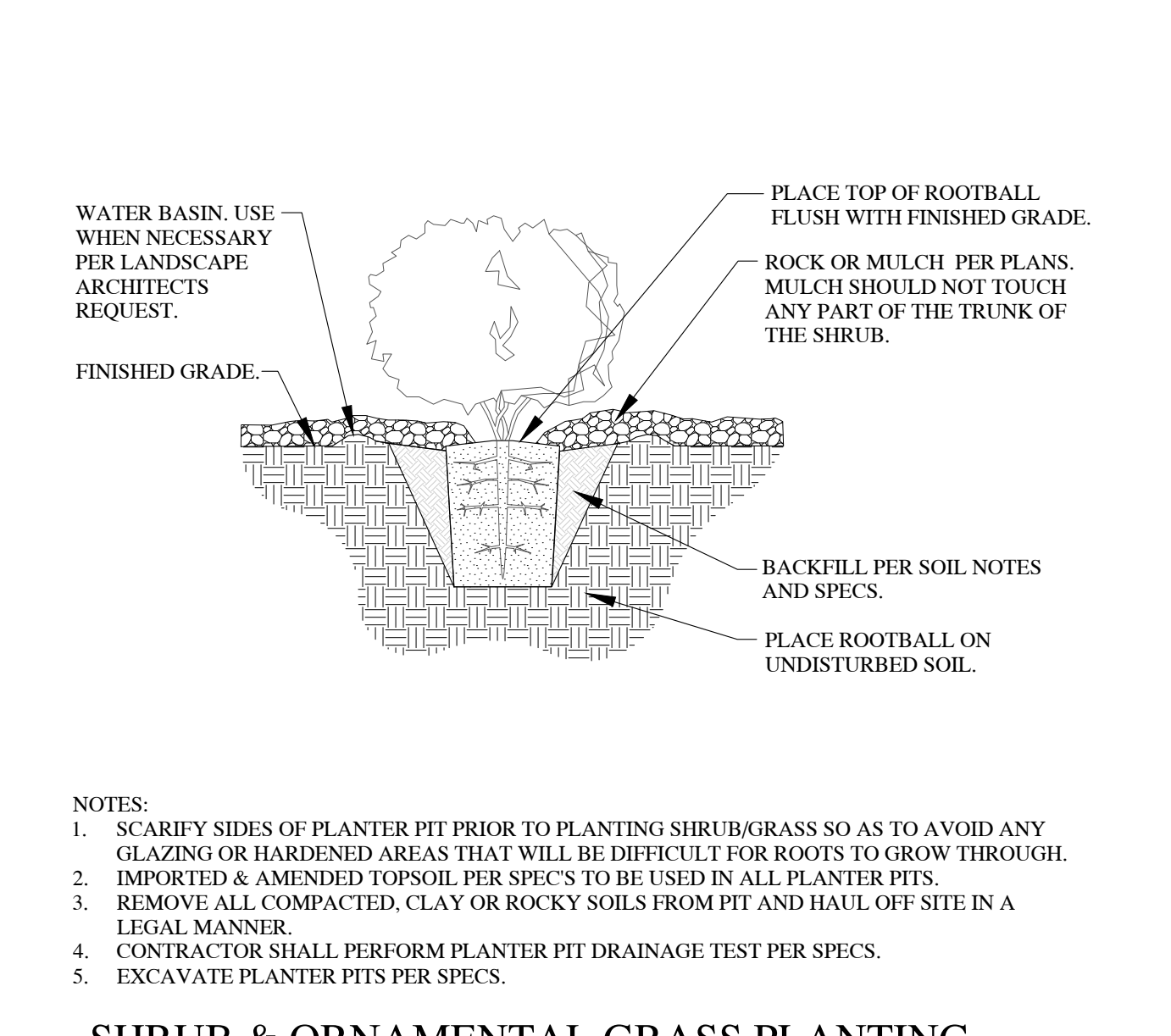
1 TREE STAKING SCALE: NTS



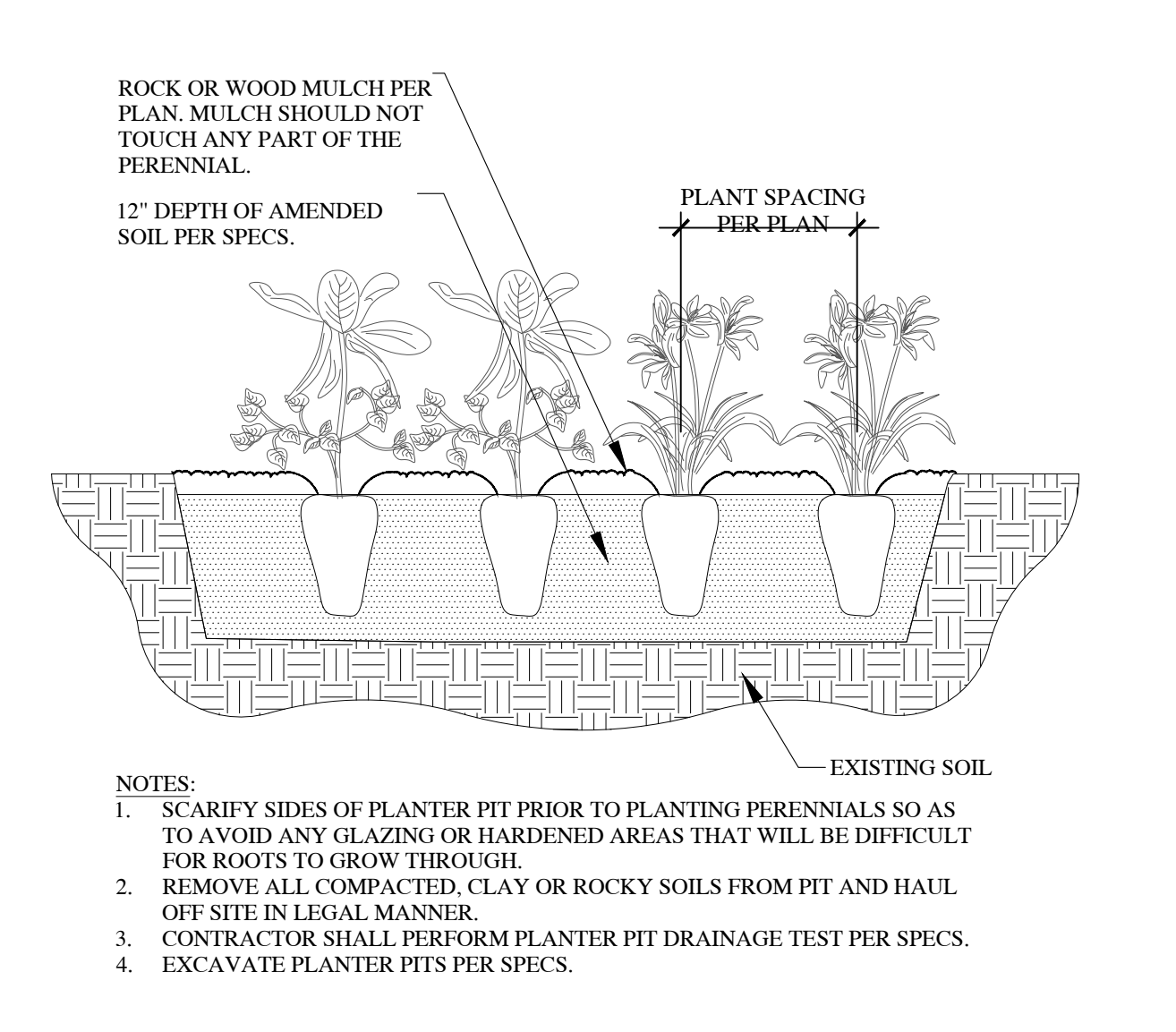
2 DECIDUOUS TREE PLANTING SCALE: NTS



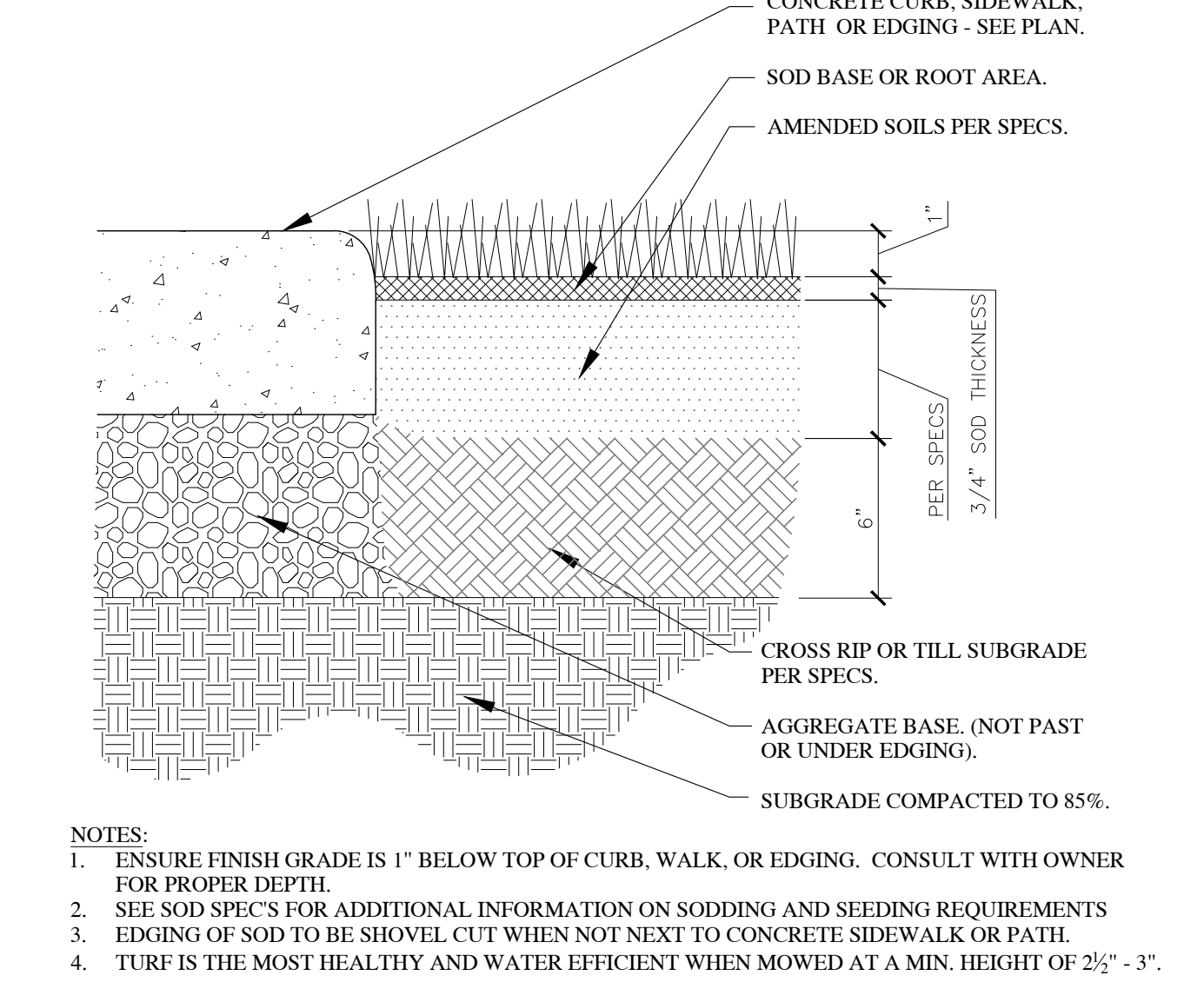
3 TREE WELL IN TURF AREA SCALE: NTS



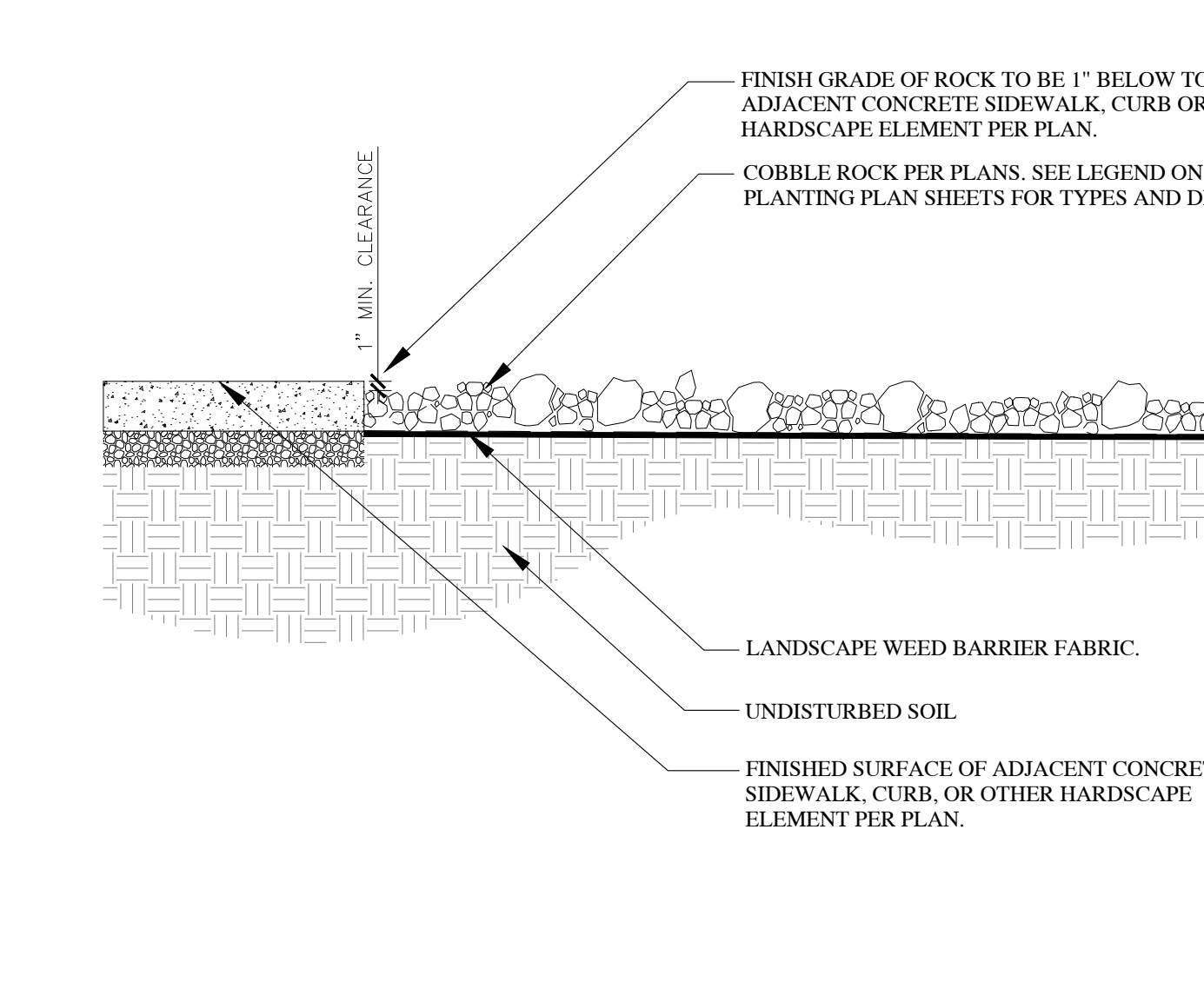
4 SHRUB & ORNAMENTAL GRASS PLANTING SCALE: NTS



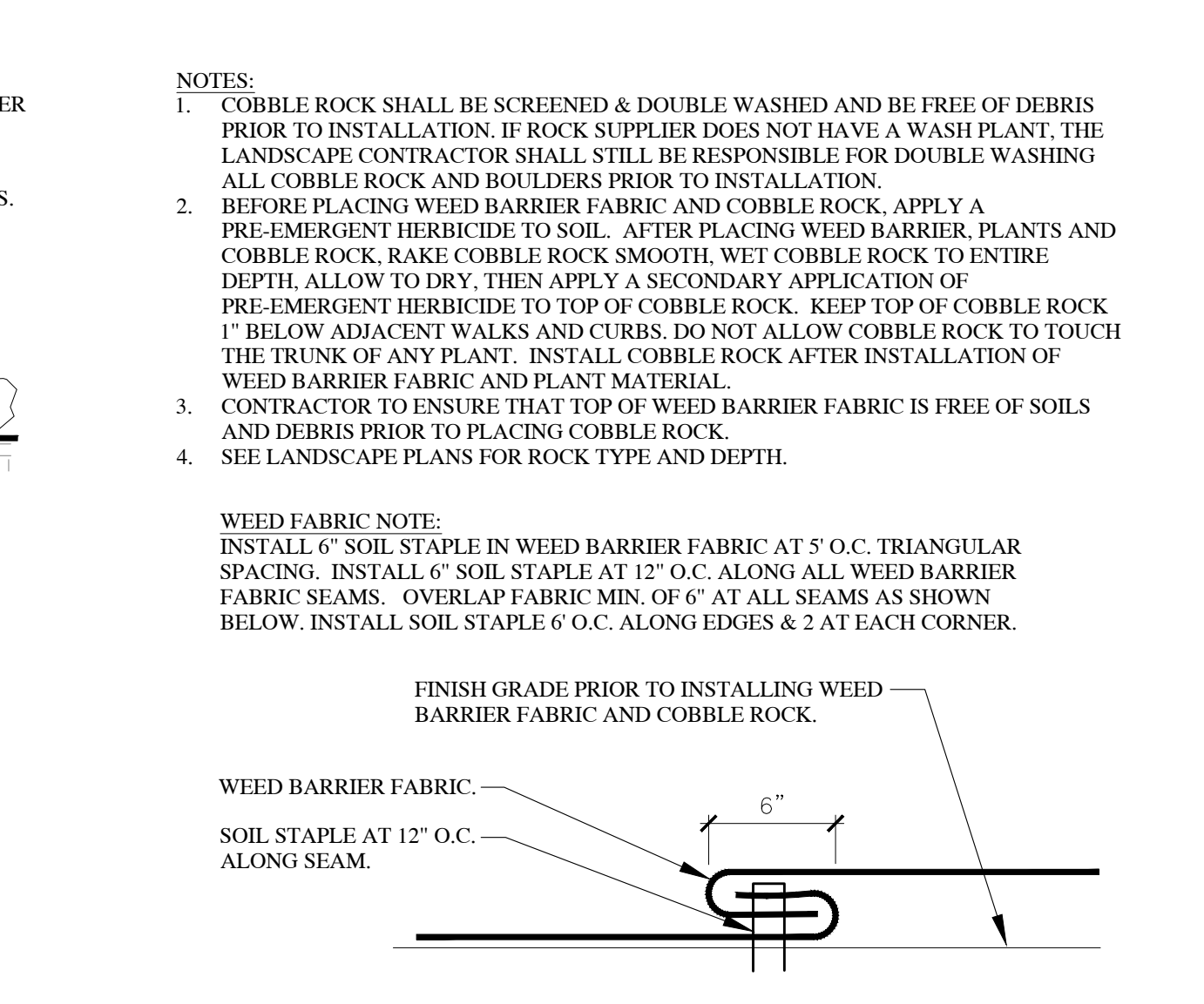
5 PERENNIAL PLANTING SCALE: NTS



6 SOD LAYING AND EDGE SCALE: NTS



7 COBBLE ROCK AND WEED BARRIER FABRIC SCALE: NTS



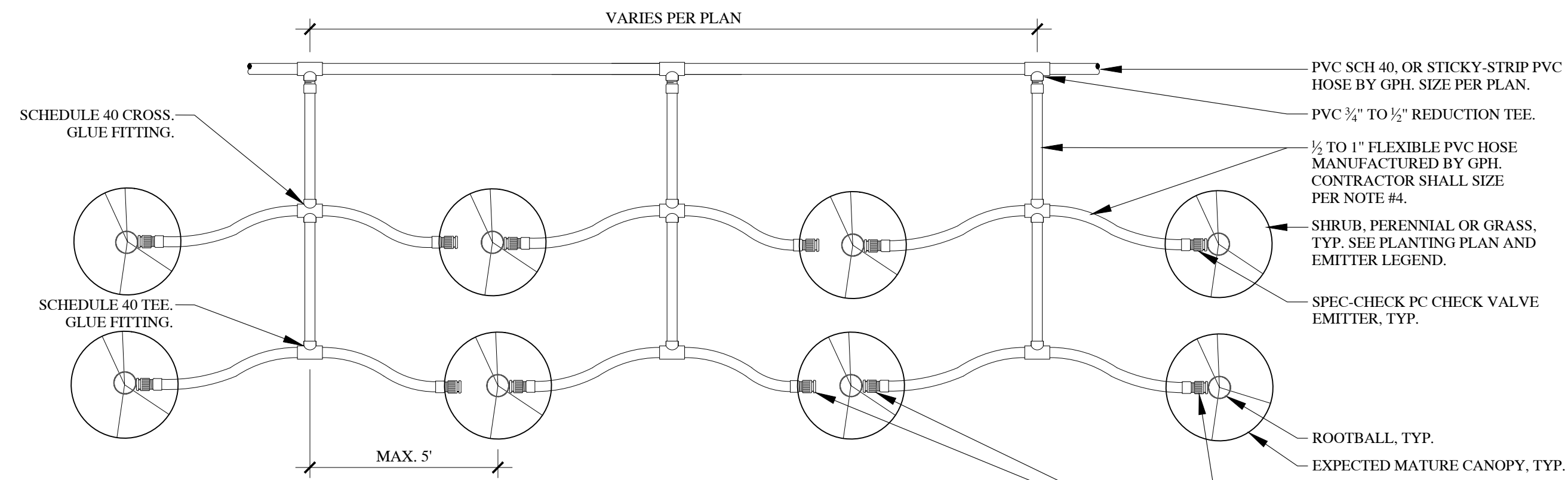
8 WEED FABRIC NOTE SCALE: NTS

PROJECT:

SHEET TITLE:

STAMP

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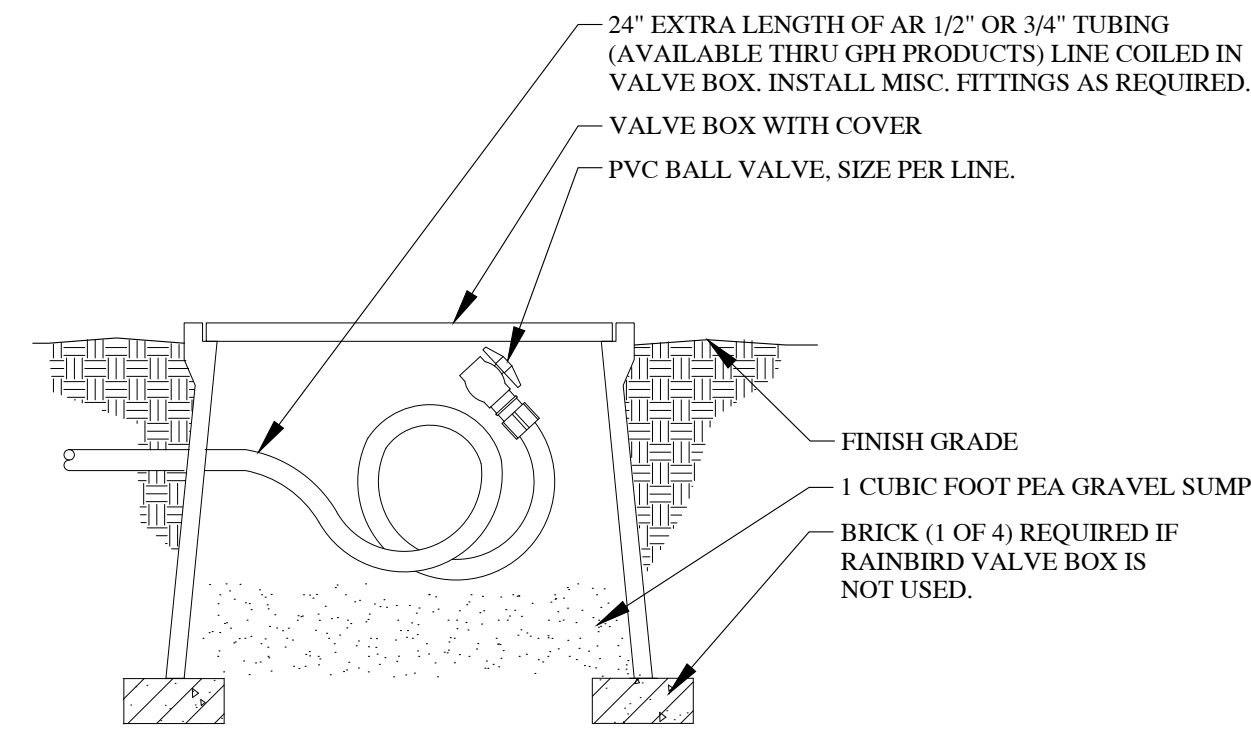


NOTES:

1. EMITTER SPACING SHALL BE BASED ON PLANT SPACING. INSTALL ALL IRRIGATION USING THE COMPONENTS DESCRIBED ABOVE.
2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS.
3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM. 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM.
5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.
9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION.

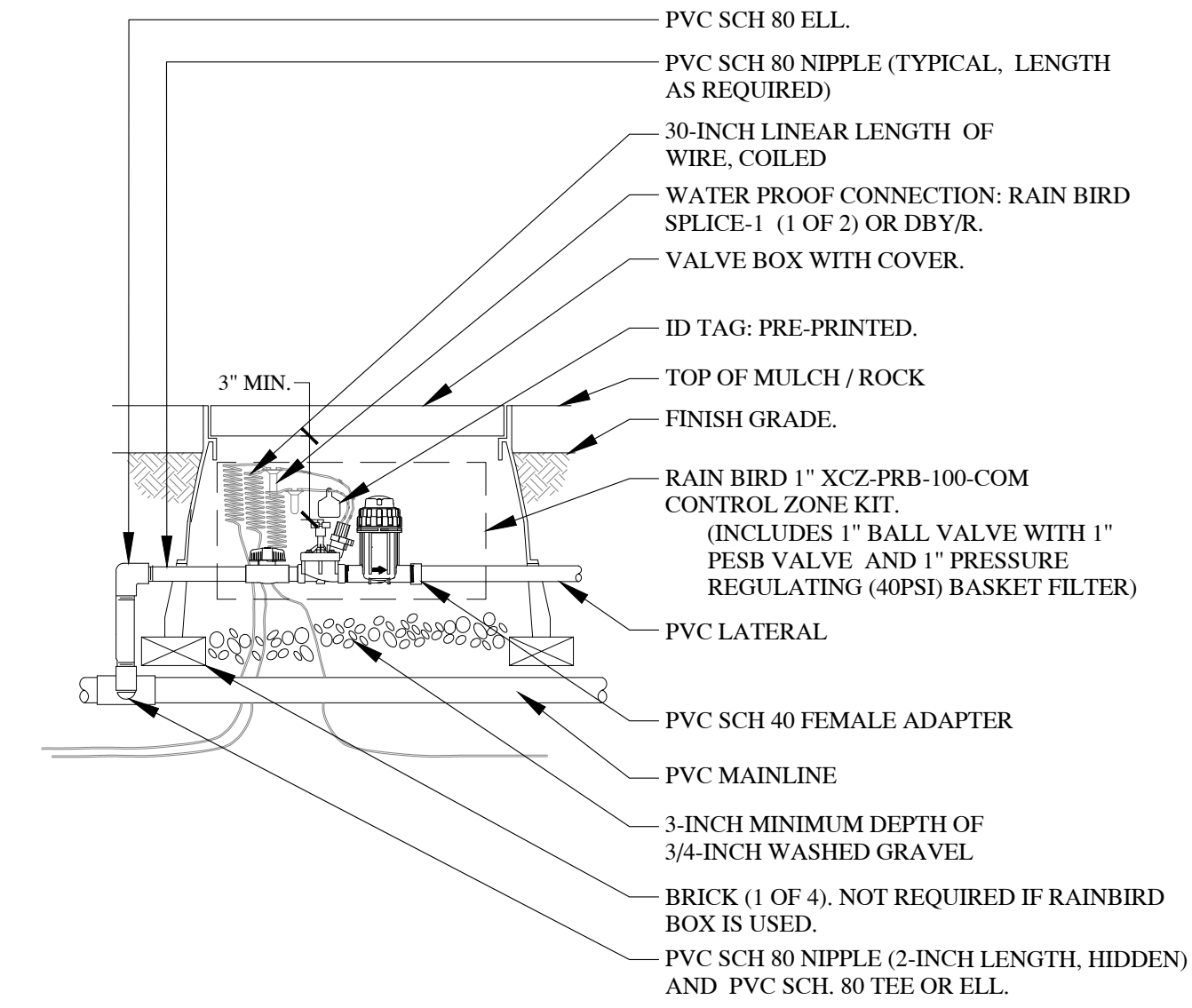
12 GPH DRIP EMITTER PLAN VIEW

SCALE: NTS



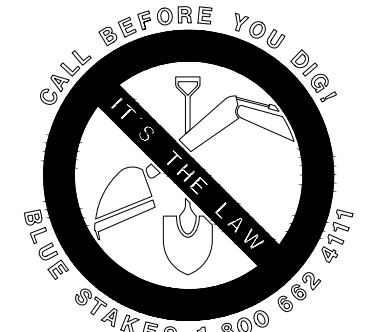
13 DRIP LINE FLUSH CAP

SCALE: NTS



14 1" DRIP CONTROL ZONE KIT

SCALE: NTS



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PROJECT:

IRRIGATION
DETAILS

SHEET TITLE:

DRAWN BY: **LCS**
CHECKED: **DGW**
DATE: **3-15-2021**
REVISIONS:
JOB NO. **20-150**

SHEET: **LS4.2**

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