HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

Planning Commission

Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting Agenda

February 22, 2024
5:30 PM
Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:30 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:
https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc
Meeting number:2632 882 4836
Password:HCplanning
Host key:730111
Join by phone+1-415-655-0001 US Toll
Access code: 2632 882 4836
Host PIN: 9461
Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:30 p.m. - Planning Commission Business:

1. Presentation from the Power Department

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

OLD BUSINESS

1. PP23-20: Discussion and consideration of a recommendation to the City Council on a preliminary plat for High Desert Ranch, a 10 lot single family subdivision located at 4600 S 1300 W. Patrick and Amy Jacolenne, Applicant. Robbie Pope, Agent.

NEW BUSINESS

1. FSP24-12: Discussion and consideration of a possible approval of a final site plan for Sky View Phase 1, a 96 duplex subdivision located at 2875 W 600 N. Richardson Brothers Custom Homes, Applicant. Riley Richardson, Agent.
2. PP23-22: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sky Ranch Phase 6C, a 14 lot single family subdivision located at 4300 S 1200 W. Durbano Properties, Applicant. Robbie Pope, Agent.
3. CUP24-03: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 155 W 300 N. Justin Jones, Applicant.
4. FSP24-19: Discussion and consideration of a possible approval of a final site plan for Chevron Business Storage, a business storage building located at 41 N 6300 W. Johnson Construction, Applicant. Trant Leavitt, Agent.
5. FSP24-20: Discussion and consideration of a possible approval of a final site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.
6. CUP24-04: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height located at 155 N 1580 W. Tony Larson, Applicant. Trent Johnson, Agent.
7. CUP24-06: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3974 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent.
8. CUP24-07: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3946 W 2470 S. Enhanced Home Builders, Applicant. Trent Johnson, Agent

Adjournment

Hurricane City Application

Permit #: PP23-20
Issue Date: 09/25/2023

Application Accepted Date: 09/22/2023
Type of Improvement: Subdivision (Preliminary Plat)
Description: The owner of the 13.88 acre parcel would like to s
Tenant / Project Name: High Desert Ranch
Bldg. Address: 4600 SOUTH 1300 WEST
City: Hurricane State: UT Zip: 84737
Subdivision: HIGH DESERT RANCH Phase:
Block: Lot #: Parcel #: H-3403-K
Zone: RA1
Property Owner: PATRICK JACOLENNE
Permit Contact: Robbie Pope P:(435) 669-2568
Email: robbie@lrpope.com

CONTACT INFORMATION

Engineer of Record: Robbie Pope
Email: robbie@lrpope.com P: (435) 669-2568

General Contractor: High Desert Ranch / Robbie Pope
License #: P: (435) 669-2568
City: State: Zip:
Email: robbie@lrpope.com

APPLICATION DETAILS

# of Units: 10	custom text: 10 lots all over 1 Ac..

Valuation	$ 0.00

PERMIT FEES

Preliminary Plat Fee	$ 150.00
Sub Total:	**$ 150.00**
Permit Total:	**$ 150.00**
Amount Paid:	**$ 150.00**
Remaining Due:	**$ 0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	09/25/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-21

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Robbie Pope

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 09/25/2023

Application Issued By: Date: 09/25/2023

Receipt #: 8.1728904-09/25/23

October 10, 2023

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: High Desert Ranch

Gary,

Ash Creek SSD is providing a conditional will serve to High Desert Ranch. Sewer is not readily available to this piece of property. Based on preliminary information provided to Ash Creek SSD, the off-site sewer connection must be shown, conventional septic systems will need to be installed on each lot as well as the dry sewer main and laterals to each lot installed. Once the connection to the "live" sewer is made, homeowners will need to pay sewer impact fees and monthly sewer billing will commence.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date: September 29, 2023

To Whom It May Concern:

Patrick and Amy Jacolenne (the "Developer") has requested a culinary water will serve letter for the subdivision known as High Desert Ranch, located at approximately 1200 W 4600 S in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **10** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	PP23-20
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Patrick and Amy Jacolenne
Agent:	Robbie Pope
Request:	Approval of a Preliminary Plat
Location:	4600 S 1300 W
Zoning:	RA-1
General Plan Map:	Rural Residential

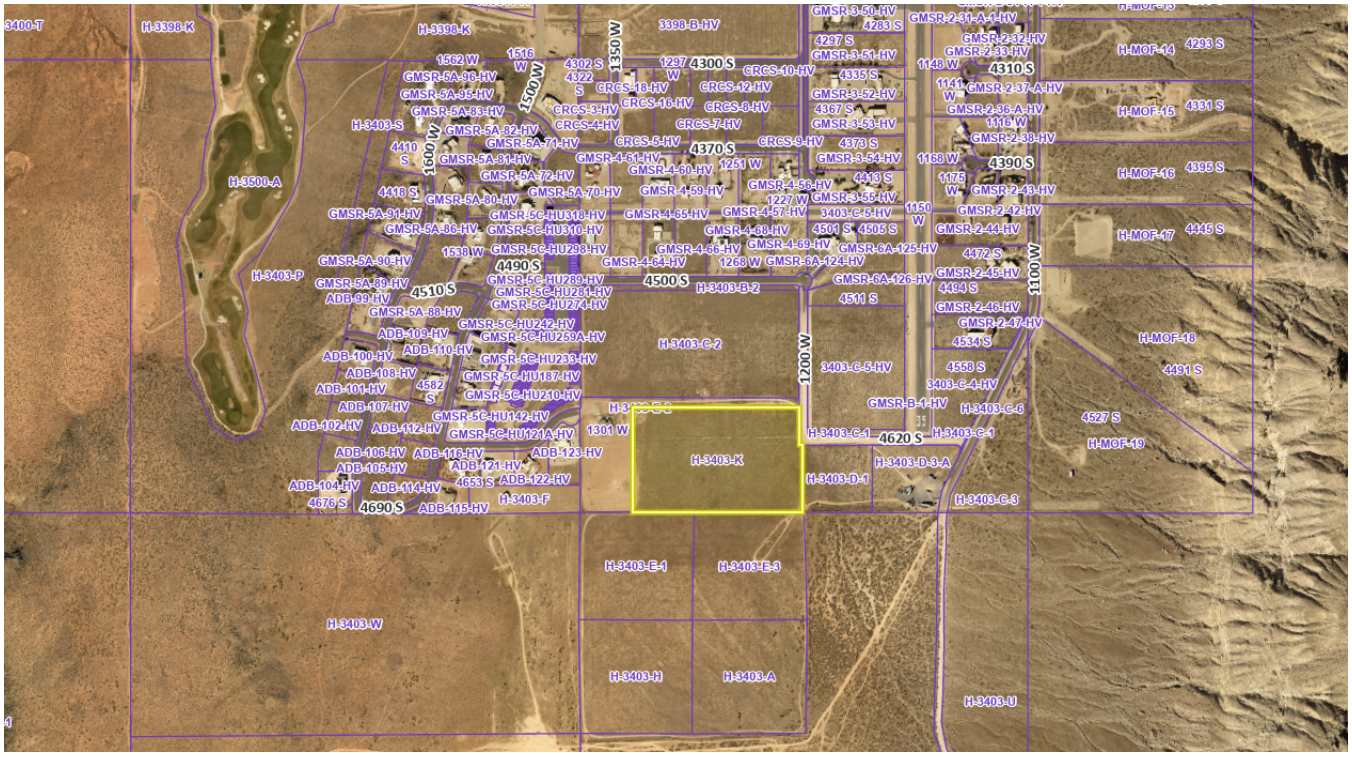
Discussion for 2/22/2024: The applicant is proposing a 10 lot single family subdivision on a property south of the Sky Ranch subdivision. Last year, this property was proposed for zone changes to R1-15 and RA-0.5, but they were not approved. The applicant subsequently submitted a new application, which was tabled on October 12, 2023 due to the continuing lack of adequate public facilities at the site. The negotiations for power have been occurring and the applicant has requested to be placed back on the agenda.

Updated Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff makes the following findings:

1. Power capacity is not adequate to serve this development and the applicant needs to work with the Power Department to bring additional power capacity, including signing the power capacity contract and paying into the system.
2. Water facilities are not available at the site.

Due to the lack of adequate public facilities, as detailed above, staff recommends the proposed preliminary plat be denied.

10/12/2023 Discussion: The applicant is proposing a 12 lot single family subdivision on a property south of the Sky Ranch subdivision. Last year, this property was proposed for zone changes to R1-15 and RA-0.5, but they were not approved. The applicant subsequently applied for, and then withdrew, a similar application earlier this year.



JUC Comments

Public Works: Suitable public access will need to be developed to existing pavement on 1100 W. Improvements will be required on 1200 W. There is no sewer service in this area. Water will need to be extended to the property via 1100 W and may require a water model. Cul-de-sac road should be continued west to the adjoining property along with utilities. Power in this area is very limited and any development in this area would need approval from Hurricane City Power. Roadway cross sections do not meet the standard for this area.

Water: At the present time Hurricane City doesn't have the water line looping to serve this area until the Sky Ranch well is drilled and a water tank is built.

Power: There is presently no capacity on the circuit to service the proposed additional units. However, in conjunction with the approved project to extend capacity on the south end of the City, there is enough remaining capacity in the project that the Developer could pay a proportionate share of the cost to achieve capacity for 10 additional units. In addition, Developer will be responsible for extending the distribution lines to the development, including the acquisition of any needed easements. The approval of a preliminary plat should be conditioned on the City Council approving a capacity extension contract, the Developer's acceptance and performance of that contract, and the Developer's extension of the needed distribution lines.

Sewer: Sewer is not readily available to this piece of property. Based on preliminary information provided to Ash Creek the off-site sewer connection must be shown. Conventional septic will need to be installed, and easements recorded. Home owners will need to pay sewer impact fees and monthly sewer billing will commence once the sewer is live.

Engineering:. Engineering recommends rejecting the proposed plat because they are dependent on significant offsite improvements and changes (the nearest existing water is owned by Washington County Water Conservancy District [the nearest Hurricane City Water is located in 1100 W], both

developments are served by a single access from 1100 W (see HCS 3.2.4.2.K) that's longer than fire code can allow [unless access across neighboring parcels is possible; is so, Hurricane City should be provided copies of the agreement(s)(HCC 10-39-7(C)(10))]) and the proposed layouts don't observe Hurricane City roadway network design standards. Variances that can be requested of my department haven't been coordinated between the applicant and my department (see HCS 3.2.4.2.F, HCS 3.2.4.5). Comments from previous reviews in April of 2023 and October of 2023 have not been addressed.
Streets: Improvements to lot lines. Existing roads are gravel roads, need improvements to all roadways connecting this one to 1100 W. Are these drainage areas sufficient for the project?
Fire: No hydrants shown. Water pressure is lower, homes must be sprinkled if pressure is below 1000 gpm. HVFD recommends denial.
Fiber: Add Infowest notes for construction plans
WCWCD: The existing water lines that the plan shows are owned and operated by Washington County Water Conservancy District. The High Desert Ranch resides in Hurricane City limits and will require connecting onto Hurricane City infrastructure. There is a possibility that WCWCD can supply water. The possibility is contingent upon, but not limited to the following: Thorough hydraulic analysis considering the complexities and variables of the infrastructure. MOU's that the water lines will be connected to Hurricane City when the infrastructure becomes available. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.
Phone: No comment
Gas: No gas available for this development.
Cable: No comment

Staff Comments: Preliminary Plat

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code.
2. Hurricane City standards state a cul-de-sac can only be 660' the proposed cul-de-sac meets that length.
3. The road cross sections shown are the rural road cross sections. Rural road cross sections are not intended for use south of 3000 S, however the City Council may approve them under HCC 7-2-2.
4. Hurricane City Code 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.* While there is a flag lot north of this property that could be utilized as a roadway it is not currently a roadway so double frontage lots are not being created.
5. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. This development, and it's 10 lots are not currently counted as part of Hurricane City's tracking budget and if approved would be added to Hurricane City's total. This is a relatively small development and it's small number of units are unlikely to have a major effect on the overall water system.

6. Utilities:
    a. Hurricane City Code 10-37-4 states:
        i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
    b. Hurricane City Code 9-6-3 states:
        i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
        ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
    c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. There is a plan in place to bring additional power capacity to this area that this development could tie into, however there needs to be a contract and additional easements in place prior to there being a reasonable plan to provide power to the development. While negotiations with the property owners have happened with the Power Department, Power staff and planning staff do not feel these negotiations have progressed to the point where we can confidently say there will be power capacity for this project. At the present, there are not adequate facilities for this development. **If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.**

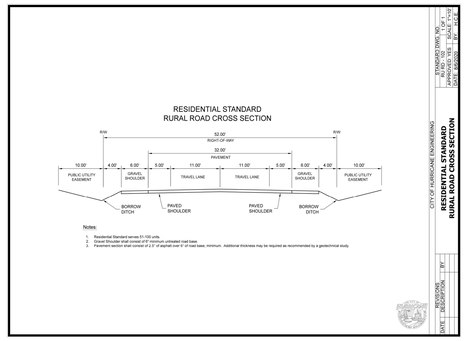
d. There is also concern with water pressures in this area. This development will be required to tie into the Hurricane City Water system. The Water Department has stated that they are unable to serve this property until a tank and well are drilled in the area which is planned for but is currently not in development.

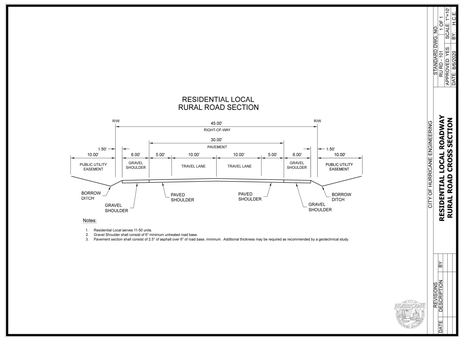
5. Will serve letters have been provided from the culinary and sanitary water providers.

6. A note has not been added to the plat indicating whether the property is in a tortoise take area.

7. **Water Use:** The Washington County water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. The site is not currently served by the Water Department; should water facilities become available, the development of 10 lots, which are not currently counted as part of Hurricane City's tracking budget, would be counted towards the City's allotted number of units. This is a relatively small development and its small number of units would be considered negligible and unlikely to have a significant effect on the overall water system.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be tabled until will serve letters from the Water Department and Sewer District are provided.





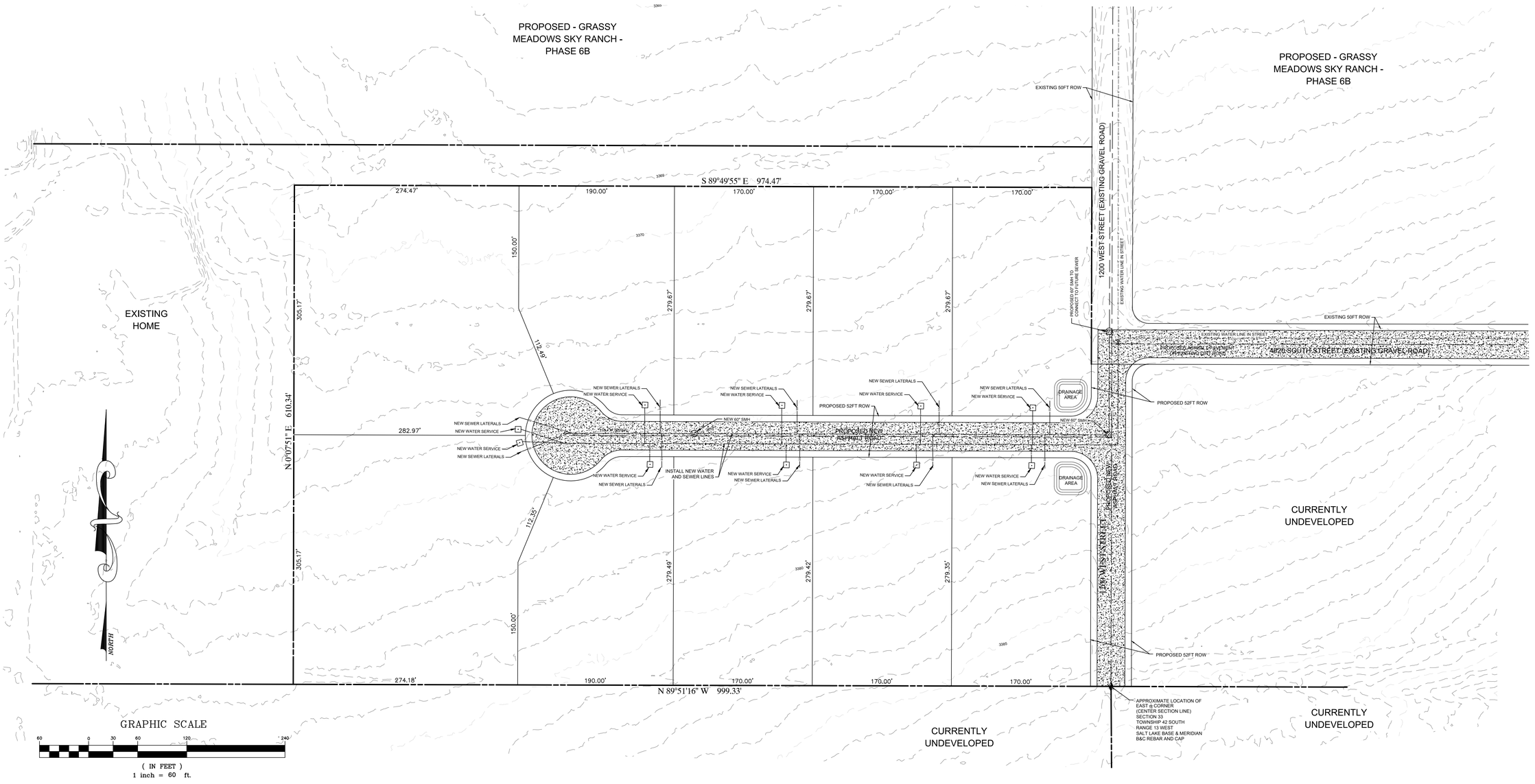
SITE DATA

PARCEL NO.	*H-3403-K*
ZONING	*RA-1*
GENERAL PLAN	*RESIDENTIAL/AGG*
TOTAL AREA:	*13.88 ACRES*

OWNER-DEVELOPER
PATRICK AND AMY JACOLENNE
1200 BRYCE CANYON WAY
KANAB, UT. 84741
614-596-5292 614-623-5926
ajbjaco@gmail.com

NO.	DATE	BY	APPVD	REVISION DESCRIPTION

ROADWAY CROSS SECTION DETAILS



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

1240 EAST 100 SOUTH SUITE 15-B
ST. GEORGE, UTAH
(PHONE) 435-628-1976
(FAX) 435-628-1933
(EMAIL) lrpope@lrpope.com
L. R. POPE ENGINEERING INC.
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF L. R. POPE ENGINEERING INC. AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF L. R. POPE ENGINEERING INC. ANY USE OF THESE PLANS FOR ANY PART OF THE WORK CONSTRUCTED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF L. R. POPE ENGINEERING INC. SHALL BE AT THE SOLE RISK OF THE USER, AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO L. R. POPE ENGINEERING INC.

HIGH DESERT RANCH RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN

LOCATED IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M

DESIGN BY	RRP
DATE	SEPT 2023
FILE NAME	JAC HU-PROP
24" x 36"	SCALE 1" = 60
12" x 18"	SCALE 1" = 120
SHEET NUMBER	1 OF 1

Hurricane City Application

Application Accepted Date: 01/30/2024

Type of Improvement: Site Plan (Final)

Description: Final construction plans for Sky Twin Homes subdiv

Tenant / Project Name: Sky View

Bldg. Address: 3875 W 600 N

City: Hurricane City State: UT Zip: 84737

Subdivision: Sky View Phase: 1

Block: Lot #: Parcel #: H-3-1-31-1106, H-3-1-31-1107

Property Owner: DAF Development LLC

Permit Contact: Marlana James P:(435) 668-0558

Email: marsjames.richardsonbros@gmail.com

CONTACT INFORMATION

Engineer of Record: Excel Design Associates

Email: Charles@ExcelDesign.us P: (435) 619-4586

General Contractor: Richardson Brothers Custom Homes

License #: 8440677-5501 P: (435) 652-6016

Address: 297 West Auto Mall Drive

City: St.George State: Utah Zip: 84770

Email: invoice.richardsonbros@gmail.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	01/31/24	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP24-12

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Marlana James (DAF)

Signature of Applicant/Authorized Agent or Owner: Date:

Marlana James (RBCH) 01/31/2024

Application Approved By: Date:

Brienna Spencer 01/31/2024

Application Issued By: Date:

Receipt #: 8.175928-01/30/24

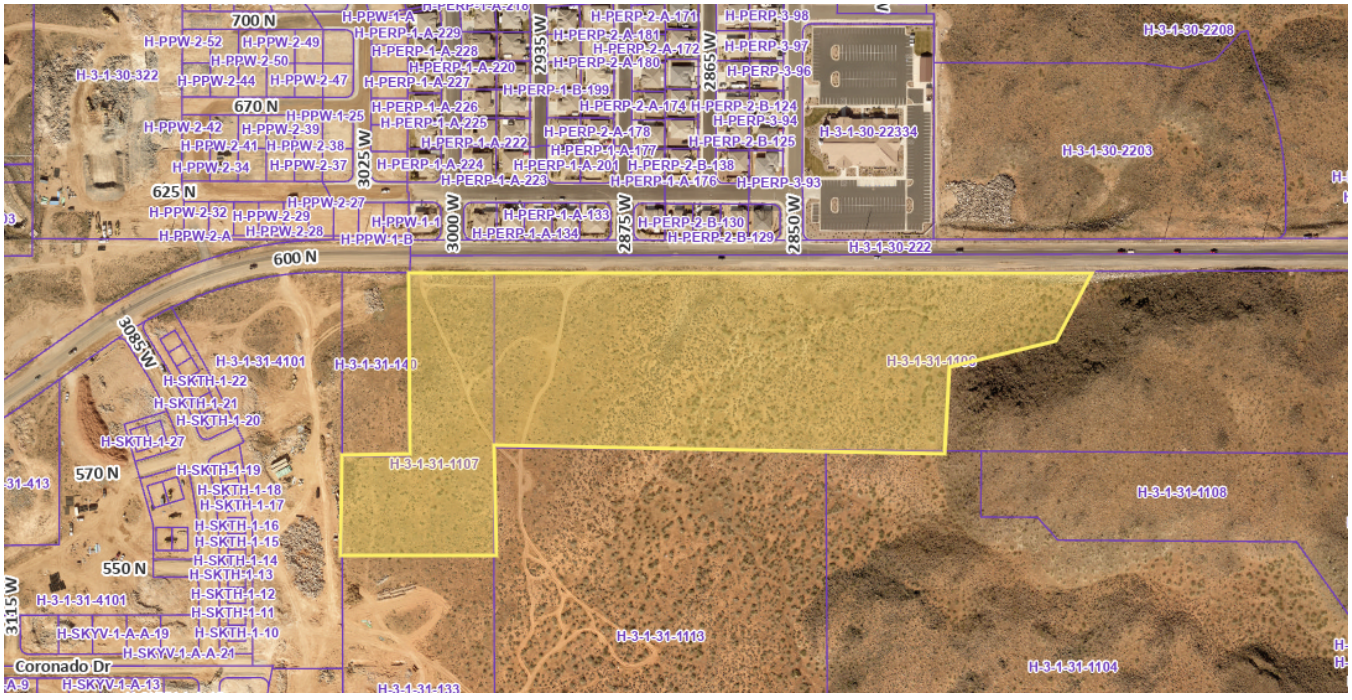
DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	FSP24-12
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Richardson Brothers Custom Homes
Agent:	Riley Richardson
Request:	Approval of a Final Site Plan
Location:	2875 W 600 N
Zoning:	R1-8 PDO
General Plan Map:	Single Family Residential

Discussion:
The applicant is seeking a final site plan for phase 1 of Sky View. This development consists of two phases, this phase is the lower one across 600 N from Peregrine Pointe. This phase consists of 96 duplex units along with a pool, clubhouse and playground amenities.



Map is approximate

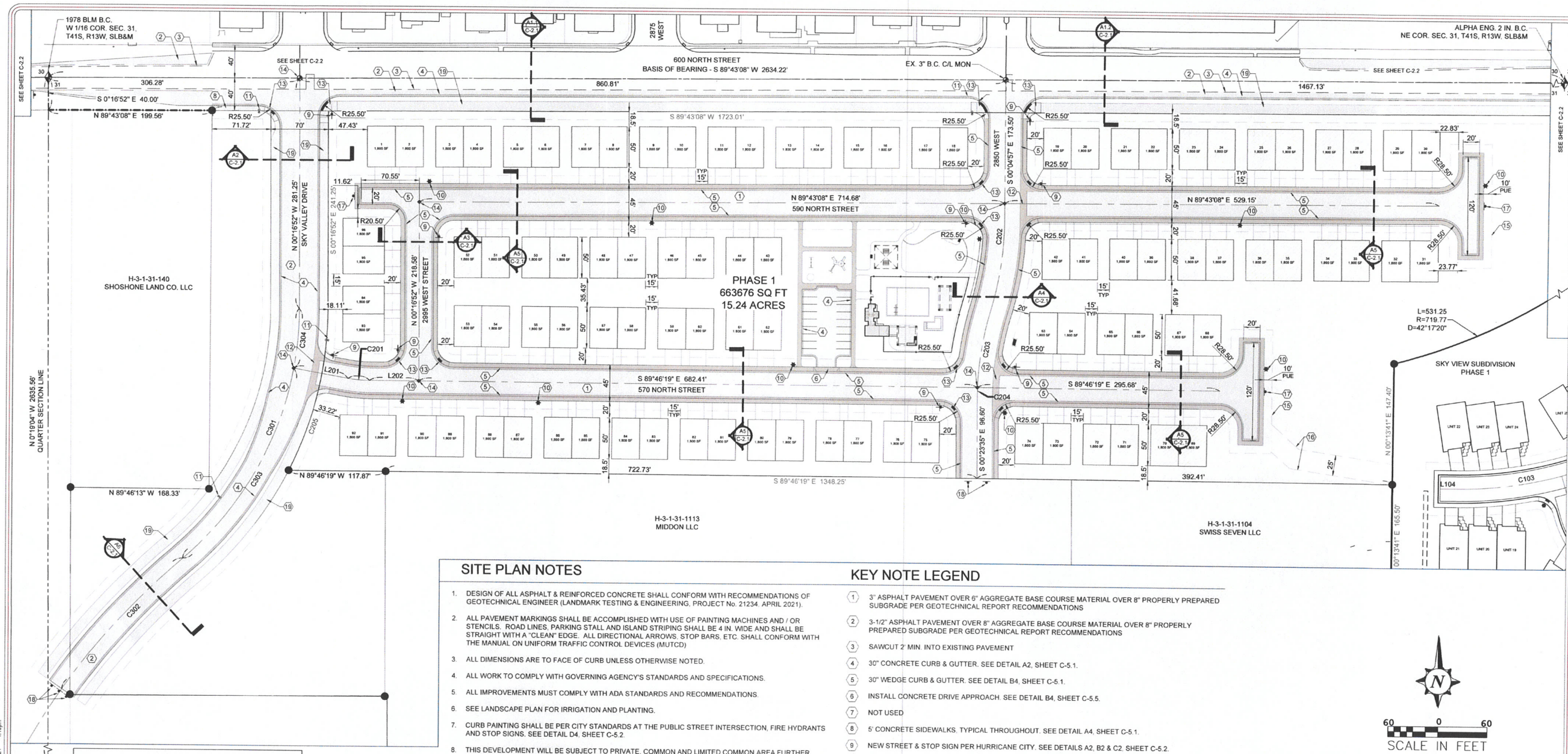
JUC Comments

The JUC signed the construction drawings for this project in January of 2024.

Staff Comments

1. The application meets the requirements of the approved PDO and zoning.
2. The applicant has supplied a landscape plan that meets Hurricane City requirements of one tree and two shrubs for each unit, as well as landscaping along 600 N and 3000 W and the bluff on the east side of this phase.
3. Amenities located within this phase include a pool, clubhouse, and playground. This is sufficient to meet the requirements of the code and the approved PDO zoning.
4. All street lights will meet current Hurricane City standards and outdoor lighting code (HCC 10-33-7).
5. The applicant has supplied a rendering of the duplexes. They are two story buildings that are under 35’ in height.
6. The applicant will need to provide two parking spaces for each unit. The units are proposed to have two-car garages with driveways that are 22’ long that meet these standards.

Recommendation: Staff recommends that the Planning Commission review the application based on the standards within Hurricane City Code. Staff recommends approval of the final site plan subject to staff and JUC comments.



SITE PLAN NOTES

1. DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER (LANDMARK TESTING & ENGINEERING, PROJECT No. 21234, APRIL 2021).
2. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND / OR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
6. SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.
7. CURB PAINTING SHALL BE PER CITY STANDARDS AT THE PUBLIC STREET INTERSECTION, FIRE HYDRANTS AND STOP SIGNS. SEE DETAIL D4, SHEET C-5.2.
8. THIS DEVELOPMENT WILL BE SUBJECT TO PRIVATE, COMMON AND LIMITED COMMON AREA FURTHER DEFINED BY CCR'S. SEE FINAL PLAT AND CCR'S FOR MORE INFORMATION. UTILITY EASEMENTS TO BE GRANTED OVER ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPAL UTILITIES.
9. ALL NEW CONSTRUCTION CURB ALONG 600 NORTH AND 3000 WEST STREET TO BE 30" HIGH BACK CURB PER HURRICANE CITY STANDARDS, SEE DETAIL A2, SHEET C-5.1. ALL CURB AND GUTTER WITHIN DEVELOPMENT TO BE PER PLAN AND PER HURRICANE CITY STANDARDS.
10. ALL STREETS WITHIN DEVELOPMENT WILL BE DEDICATED TO HURRICANE CITY.
11. ALL SIDEWALKS ARE 5 FEET WIDE AND CONSTRUCTED PER HURRICANE CITY STANDARDS. SEE DETAIL A4, SHEET C-5.1.

KEY NOTE LEGEND

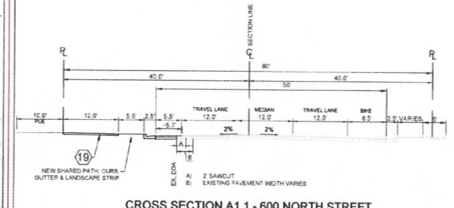
1. 3" ASPHALT PAVEMENT OVER 6" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
2. 3-1/2" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
3. SAWCUT 2' MIN. INTO EXISTING PAVEMENT
4. 30" CONCRETE CURB & GUTTER. SEE DETAIL A2, SHEET C-5.1.
5. 30" WEDGE CURB & GUTTER. SEE DETAIL B4, SHEET C-5.1.
6. INSTALL CONCRETE DRIVE APPROACH. SEE DETAIL B4, SHEET C-5.5.
7. NOT USED
8. 5' CONCRETE SIDEWALKS, TYPICAL THROUGHOUT. SEE DETAIL A4, SHEET C-5.1.
9. NEW STREET & STOP SIGN PER HURRICANE CITY. SEE DETAILS A2, B2 & C2, SHEET C-5.2.
10. DECORATIVE STREET LIGHT MUST MEET DARK SKY AND HURRICANE CITY STANDARDS.
11. 25' POLE WITH SQUARE LED ROAD FOCUS LIGHT. SEE SHEET C-4.1.
12. INSTALL 8' CROSS GUTTER PER DETAIL DC, SHEET C-5.1 WITH ADA ACCESSIBLE RAMPS AND LANDINGS ON EACH CURB REUTRN. SEE ADA DETAILS ON SHEET C-5.1.
13. ADA ACCESSIBLE RAMP AND LANDING. SEE ADA DETAIL D2, D4, SHEET C-5.1.
14. INSTALL CLASS 1 MONUMENT. SEE DETAIL D2, SHEET C-5.2.
15. 10' PUBLIC UTILITY EASEMENT TO BE DEDICATED ON FINAL PLAT. TYPICAL ALONG ALL PHASE 1 STREETS & 600 NORTH. SEE STREET CROSS SECTIONS.
16. OFFSITE PUBLIC UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT
17. INSTALL NO PARKING SIGN
18. ROAD DEAD ENDS UNTIL FUTURE PHASE CONSTRUCTION. INSTALL WARNING SIGNS.
19. MULTI-USE SIDEPATH, 2" VOIDLESS HOT MIX ASPHALT, AC-30 OVER 6" UNTREATED BASE COURSE

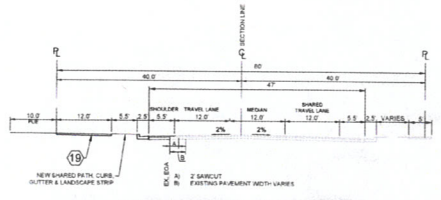
Curve Table

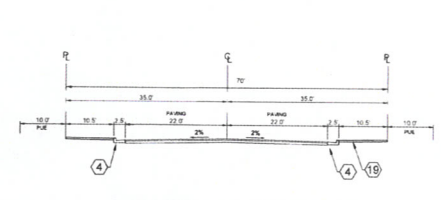
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C201	26.19	150.00	10.00	S84° 46' 10"E	26.16
C202	108.88	371.00	16.81	N8° 19' 30"E	108.49
C203	96.49	371.00	14.90	S9° 16' 55"W	96.21
C204	14.40	371.00	2.22	S0° 43' 09"W	14.40
C205	205.49	435.00	27.07	S13° 15' 06"W	203.58
C301	260.41	400.00	37.30	N18° 22' 10"E	255.84
C302	218.19	850.00	14.71	S42° 14' 19"W	217.59
C303	274.78	400.00	39.36	N29° 54' 45"E	269.41
C304	73.40	400.00	10.51	N4° 58' 33"E	73.30

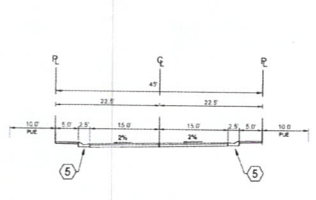
Line Table

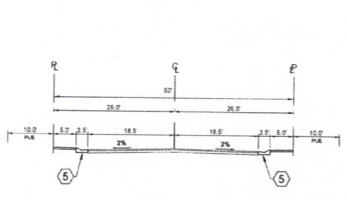
Line #	Length	Direction
L201	67.38	N79° 46' 01.63"W
L202	60.04	S89° 46' 18.90"E

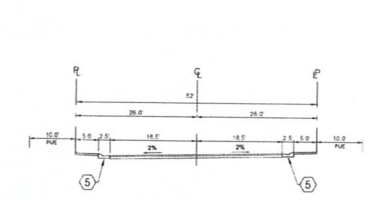


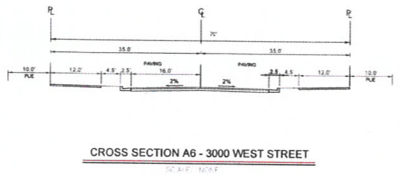












EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL. (435) 619-4566 FAX (435) 668-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.excledesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 26-121-01
CAD DWG. FILE: 26-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
OVERALL SITE PLAN

C-2.1
SHEET: 2 OF 24

RECEIVED
JAN 24 2024

\\SERVER-19\Excel\Projects\21-121--- Richardson\21-121-01 --- ALTA East\dwg\26-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 4:40pm

GENERAL NOTES

1.1 COMPLIANCE
1. ALL WORK TO CONFORM TO HURRICANE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
4. ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

1.3 COORDINATION & VERIFICATION
1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.

1.4 SAFETY AND PROTECTION
1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION,
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1.5 MATERIALS
15. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
16. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
17. CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
18. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
19. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
20. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
21. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
22. ASPHALT PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
23. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
24. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
25. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
26. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED ¾" MINUS DESIGN.

1.6 GRADING / SOILS
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
7. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
8. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.

1.7 UTILITIES
1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R930-6, "ACCOMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
3. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
4. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
5. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
6. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
8. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
9. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
10. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

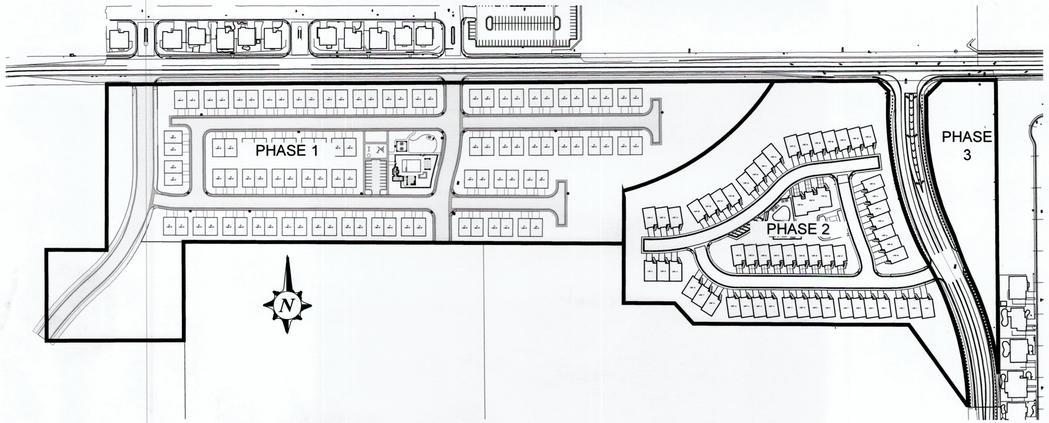
1.8 POWER NOTES
1. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536.
5. EASEMENTS.TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAM'ED, AND EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. 5' LEVEL AREA BEHIND AND AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
11. DEVELOPER WILL BE BILLED A TERMINATION FEE $99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
12. DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER WITH QUESTIONS.
13. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE- CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
14. HURRICANE CITY POWER WILL NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
15. SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3"OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
16. DEVELOPER WILL BE INVOICED FOR WORK PERFORMED BY HURRICANE POWER. MIKE VERCIMAK WILL HAVE A COPY OF THIS INVOICE AT TIME OF PUNCH-LIST.
17. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC. PROJECT WILL REQUIRE DECORATIVE AND 25' SQUARE ROAD FOCUS LIGHTING. PAY ATTENTION TO CALL OUT NUMBER.
18. THE STANDARD RUNNING LINE FOR POWER IS ON THE NORTH AND WEST SIDE OF THE ROAD AND GAS IS ON THE SOUTH A11D EAST SIDE OF THE ROAD. NO DOUBLE MAINS IN HURRICANE CITY
19. INCLUDE ALL DETAIL SHEETS THAT APPLY TO THIS JOB.
20. POWER TO PROJECT WILL BE SUPPLIED AS NEW POWER LINES AND ROADS DEVELOP INTO THE AREA.
21. ALL DETENTION PONDS WILL BE BACK BEHIND PUE COMPLETELY.

1.9 SURVEY CONTROL
1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
2. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES OF ALL PROPERTY CORNERS.
3. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
4. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

2.0 AMERICAN DISABILITIES ACT
1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
   *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

ARTHUR LABARON HURRICANE CITY ENGINEER Jeremy Pickering	MIKE VERCIMAK HURRICANE CITY PUBLIC WORKS	PLANNING DEPARTMENT HURRICANE CITY	WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
POWER DEPARTMENT HURRICANE CITY	GIS DEPARTMENT HURRICANE CITY	WATER DEPARTMENT HURRICANE CITY	PARKS DEPARTMENT HURRICANE CITY
BUILDING DEPARTMENT HURRICANE CITY	STREETS DEPARTMENT HURRICANE CITY		
HURRICANE VALLEY FIRE DISTRICT	ASH CREEK S.S.D.	TDS	CENTURY LINK
INFOWEST	DOMINION ENERGY		

SKY VIEW SUBDIVISION PHASE 1
SUBDIVISION CONSTRUCTION PLANS
HURRICANE, UTAH



PROJECT INFORMATION

OWNER

DAF DEV LLC
ATTN. TODD GETZ
3499 EAST CHURCH ROCKS DRIVE
(435) 229-3643

SITE DATA

EXISTING ZONING: R1-8 w/ PDO
PHASE 2 AREA: 663,676 SQ.FT.
15.24 ACRES

BUILDING SUMMARY

(96) 2 STORY BUILDING (~ 26'9" TALL)

FIRE FLOW REQUIREMENTS:
1,500 GPM FOR 2 HOURS

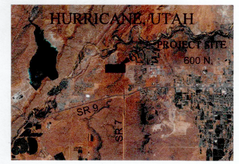
SETBACKS:
FRONT: 20'
REAR: 10'
INTERIOR SIDE: 10'
STREET SIDE: 20'

PARKING SUMMARY

REQUIRED:
2 SPACES PER UNIT;

REQUIRED STALLS: 192
PROVIDED STALLS: 192

PROJECT VICINITY



DRAWING INDEX

C - CIVIL DRAWINGS
C1.1 - CIVIL COVER SHEET
C2.1 - SITE PLAN
C2.2 - 600 NORTH STRIPING PLAN
C2.3 - 3000 WEST STRIPING PLAN
C3.1 - GRADING PLAN OVERALL
C3.2 - GRADING PLAN (WEST)
C3.3 - GRADING PLAN (EAST)
C3.4 - 600 NORTH STORM DRAIN PROFILE (WEST)
C3.5 - 600 NORTH STORM DRAIN PROFILE (EAST)
C4.1 - UTILITY PLAN & POWER PLAN
C4.2 - 3000 WEST UTILITY PLAN & ROAD PROFILE
C4.3 - 570 NORTH UTILITY PLAN & ROAD PROFILE (WEST)
C4.4 - 570 NORTH UTILITY PLAN & ROAD PROFILE (EAST)
C4.5 - 2950 WEST UTILITY PLAN & ROAD PROFILE
C4.6 - 590 NORTH UTILITY PLAN & ROAD PROFILE (WEST)
C4.7 - 590 NORTH UTILITY PLAN & ROAD PROFILE (EAST)
C4.8 - 2850 WEST UTILITY PLAN & ROAD PROFILE
C5.1 - DETAILS
C5.2 - DETAILS
C5.3 - DETAILS
C5.4 - DETAILS
C5.5 - DETAILS
C5.6 - DETAILS
C5.7 - DETAILS

ABBREVIATIONS LEGEND

AC	ACRE	EX	EXISTING	NTS	NOT TO SCALE	ROW	RIGHT-OF-WAY	T	TOWNSHIP
B&C	BAR & CAP	FFE	FINISHED FLOOR ELEVATION	OG	ORIGINAL GROUND	SLB&M	SALT LAKE BASE & MERIDIAN	TBC	TOP BACK OF CURB
BM	BENCHMARK	FG	FINISHED GRADE	PC	POINT OF CURVATURE	S	SOUTH	TOA	TOP OF ASPHALT
BW	BOTTON OF WALL	FT	FEET	PCC	POINT OF COMPOUND CURVE	SAD	SEE ARCHITECTURAL DRAWINGS	TOC	TOP OF CONCRETE
℄	CENTERLINE	HDPE	HDPE	PI	POINT OF INTERSECTION	SS	SANITARY SEWER	TOS	TOP OF SIDEWALK
CP	CONTROL POINT	HW	HIGH WATER	PRC	POINT OF REVERSE CURVE	SD	STORM DRAIN	TW	TOP OF WALL
CU FT	CUBIC FOOT	HWY	HIGHWAY	PT	POINT OF TANGENCY	SEC	SECTION	TRANS	TRANSFORMER
CU YD	CUBIC YARD	IE	INVERT ELEVATION	POC	POINT OF CONNECTION	SPEC	SPEC	U.N.O.	UNLESS NOTED OTHERWISE
CONC	CONCRETE	IRR	IRRIGATION	PWR	POWER	SQ	SQUARE	WTR	WATER
CONST	CONSTRUCTION	LF	LINEAR FEET	P	PROPERTY LINE	SQ FT	SQUARE FEET	WV	WATER VALVE
CMP	CORRUGATED METAL PIPE	MAX	MAXIMUM	PVC	POLYVINAL CLORIDE PIPE	SQ YD	SQUARE YARD	W	WEST
DIA Ø	DIAMETER	MIN	MINIMUM	R	RANGE	STA	STATION		
E	EAST	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	STD	STANDARD		
EOA	EDGE OF ASPHALT	N	NORTH	REV	REVISION	STM	STORM		
ELEV	ELEVATION								

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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, MIDVALE, UTAH 84784
TEL. (435) 619-4586 FAX (435) 808-4586
E-MAIL Charles@ExcelDesign.us WEB SITE A1 www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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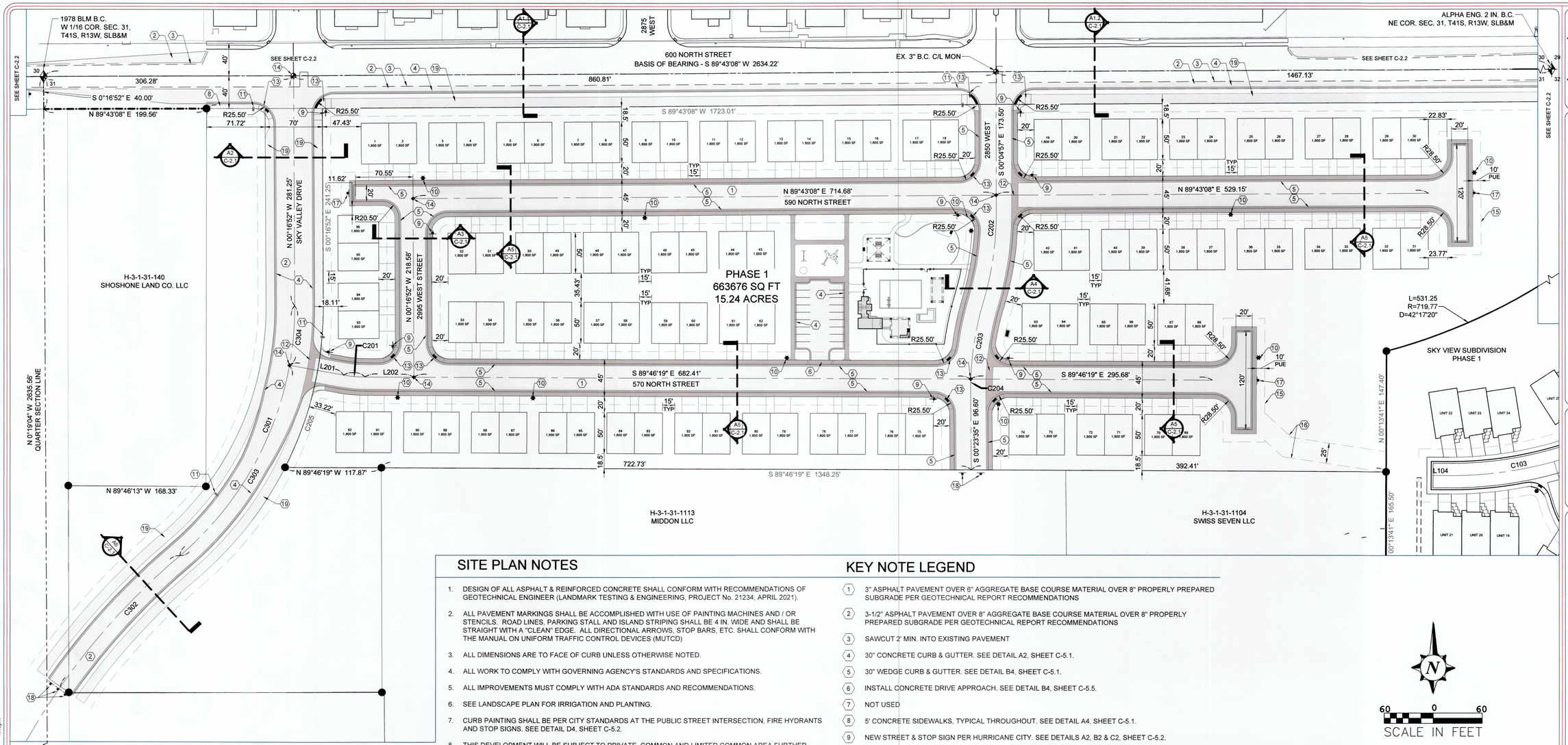
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
CIVIL COVER SHEET

C-1.1
SHEET: 1 OF 24

JAN 2 4 2024

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SITE PLAN NOTES

1. DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER (LANDMARK TESTING & ENGINEERING, PROJECT No. 21234, APRIL 2021).
2. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND / OR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
5. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
6. SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.
7. CURB PAINTING SHALL BE PER CITY STANDARDS AT THE PUBLIC STREET INTERSECTION, FIRE HYDRANTS AND STOP SIGNS. SEE DETAIL D4, SHEET C-5.2.
8. THIS DEVELOPMENT WILL BE SUBJECT TO PRIVATE, COMMON AND LIMITED COMMON AREA FURTHER DEFINED BY CCR'S. SEE FINAL PLAT AND CCR'S FOR MORE INFORMATION. UTILITY EASEMENTS TO BE GRANTED OVER ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF ALL MUNICIPAL UTILITIES.
9. ALL NEW CONSTRUCTION CURB ALONG 600 NORTH AND 3000 WEST STREET TO BE 30" HIGH BACK CURB PER HURRICANE CITY STANDARDS, SEE DETAIL A2, SHEET C-5.1. ALL CURB AND GUTTER WITHIN DEVELOPMENT TO BE PER PLAN AND PER HURRICANE CITY STANDARDS.
10. ALL STREETS WITHIN DEVELOPMENT WILL BE DEDICATED TO HURRICANE CITY.
11. ALL SIDEWALKS ARE 5 FEET WIDE AND CONSTRUCTED PER HURRICANE CITY STANDARDS. SEE DETAIL A4, SHEET C-5.1.

KEY NOTE LEGEND

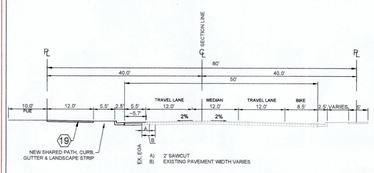
1. 3" ASPHALT PAVEMENT OVER 6" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
2. 3-1/2" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
3. SAWCUT 2' MIN. INTO EXISTING PAVEMENT
4. 30" CONCRETE CURB & GUTTER. SEE DETAIL A2, SHEET C-5.1.
5. 30" WEDGE CURB & GUTTER. SEE DETAIL B4, SHEET C-5.1.
6. INSTALL CONCRETE DRIVE APPROACH. SEE DETAIL B4, SHEET C-5.5.
7. NOT USED
8. 5' CONCRETE SIDEWALKS, TYPICAL THROUGHOUT. SEE DETAIL A4, SHEET C-5.1.
9. NEW STREET & STOP SIGN PER HURRICANE CITY. SEE DETAILS A2, B2 & C2, SHEET C-5.2.
10. DECORATIVE STREET LIGHT MUST MEET DARK SKY AND HURRICANE CITY STANDARDS.
11. 25' POLE WITH SQUARE LED ROAD FOCUS LIGHT. SEE SHEET C-4.1.
12. INSTALL 8' CROSS GUTTER PER DETAIL DC, SHEET C-5.1 WITH ADA ACCESSIBLE RAMPS AND LANDINGS ON EACH CURB REUTRN. SEE ADA DETAILS ON SHEET C-5.1.
13. ADA ACCESSIBLE RAMP AND LANDING. SEE ADA DETAIL D2, D4, SHEET C-5.1.
14. INSTALL CLASS 1 MONUMENT. SEE DETAIL D2, SHEET C-5.2.
15. 10' PUBLIC UTILITY EASEMENT TO BE DEDICATED ON FINAL PLAT. TYPICAL ALONG ALL PHASE 1 STREETS & 600 NORTH. SEE STREET CROSS SECTIONS.
16. OFFSITE PUBLIC UTILITY EASEMENT TO BE DEDICATED BY SEPARATE INSTRUMENT
17. INSTALL NO PARKING SIGN
18. ROAD DEAD ENDS UNTIL FUTURE PHASE CONSTRUCTION. INSTALL WARNING SIGNS.
19. MULTI-USE SIDEPATH, 2" VOIDLESS HOT MIX ASPHALT, AC-30 OVER 6" UNTREATED BASE COURSE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C201	26.19	150.00	10.00	S84° 46' 10"E	26.16
C202	108.88	371.00	16.81	N8° 19' 30"E	108.49
C203	96.49	371.00	14.90	S9° 16' 55"W	96.21
C204	14.40	371.00	2.22	S0° 43' 09"W	14.40
C205	205.49	435.00	27.07	S13° 15' 06"W	203.58
C301	260.41	400.00	37.30	N18° 22' 10"E	255.84
C302	218.19	850.00	14.71	S42° 14' 19"W	217.59
C303	274.78	400.00	39.36	N29° 54' 45"E	269.41
C304	73.40	400.00	10.51	N4° 58' 33"E	73.30

Line Table

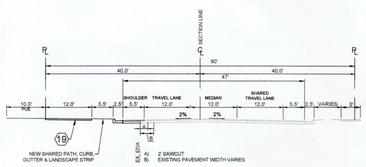
Line #	Length	Direction
L201	67.38	N79° 46' 01.63"W
L202	60.04	S89° 46' 18.90"E



CROSS SECTION A1.1 - 600 NORTH STREET

SCALE: NON

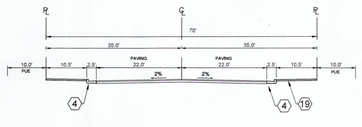
SEE SHEET C-2.2



CROSS SECTION A1.2 - 600 NORTH STREET

SCALE: NON

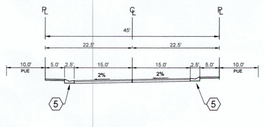
SEE SHEET C-2.2



CROSS SECTION A2 - 3000 WEST STREET

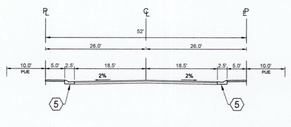
SCALE: NON

SEE SHEET C-2.2



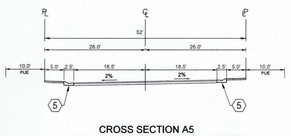
CROSS SECTION A3 - 2995 WEST STREET

SCALE: NON



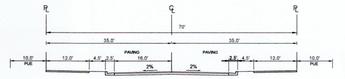
CROSS SECTION A4 - 2850 WEST STREET

SCALE: NON



CROSS SECTION A5
570 NORTH STREET & 590 NORTH STREET

SCALE: NON



CROSS SECTION A6 - 3000 WEST STREET

SCALE: NON

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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
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1/22/24
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600 NORTH 2800 WEST
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LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION

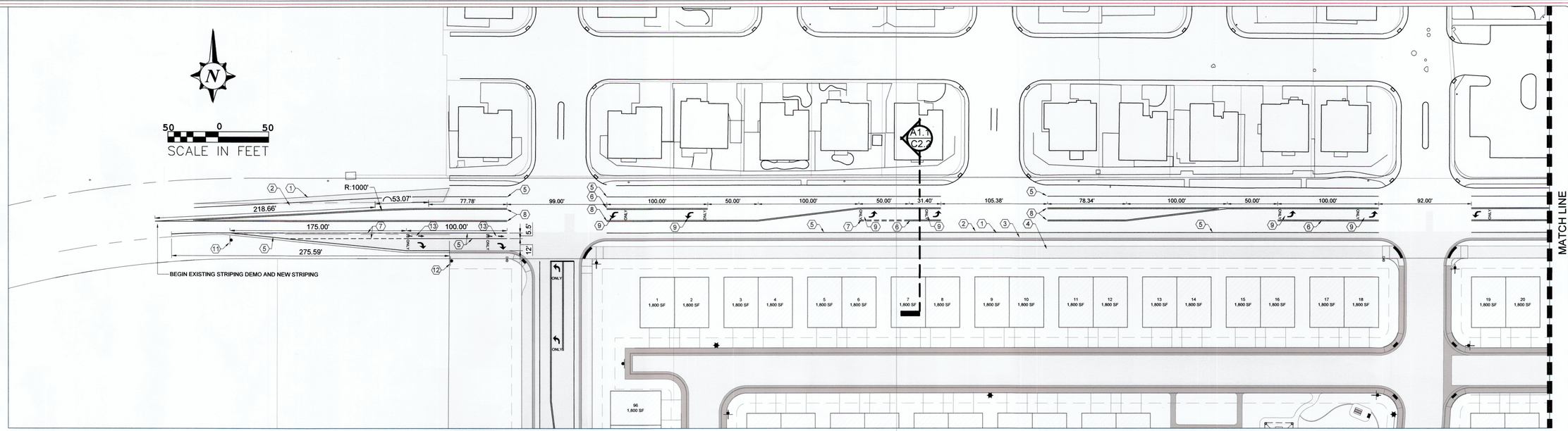
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
OVERALL SITE PLAN

C-2.1
SHEET: 2 OF 24

JAN 24 2024

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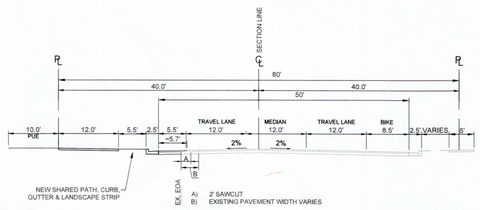
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6. ALL NEW CONSTRUCTION CURB ALONG 600 NORTH AND 3000 WEST STREET TO BE 30" HIGH BACK CURB PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.1. ALL CURB AND GUTTER WITHIN DEVELOPMENT TO BE PER PLAN AND PER HURRICANE CITY STANDARDS.

KEY NOTE LEGEND

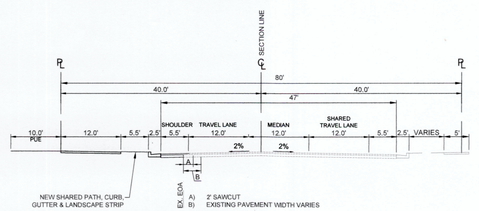
1. 3-1/2" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
2. SAWCUT 2' MIN. INTO EXISTING PAVEMENT
3. 30" CONCRETE CURB & GUTTER. SEE DETAIL A2, SHEET C-5.1.
4. MULTI-USE SIDEPATH, 2" VOIDLESS HOT MIX ASPHALT, AC-30 OVER 6" UNTREATED BASE COURSE
5. SOLID WHITE STRIPING
6. DOUBLE SOLID WHITE STRIPING
7. DOTTED WHITE STRIPING
8. DOUBLE SOLID YELLOW STRIPING
9. WHITE STRIPED TURN ARROWS
10. 5' CONCRETE SIDEWALK
11. INSTALL BEGIN RIGHT TURN LANE YIELD TO BIKES, SIGN R4-4
12. INSTALL RIGHT LANE MUST TURN RIGHT, SIGN R-3.7

WHITE BIKE LANE & DIRECTION SYMBOL. ALIGN BIKE & TRAFFIC ARROWS.



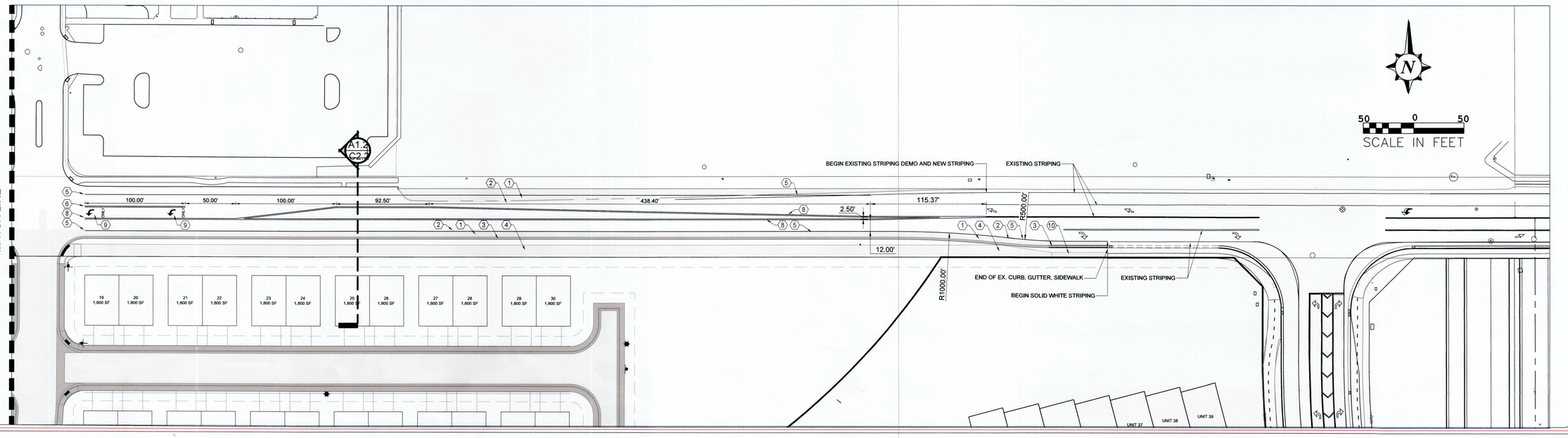
CROSS SECTION A1.1 - 600 NORTH STREET

SCALE: NONE



CROSS SECTION A1.2 - 600 NORTH STREET

SCALE: NONE



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DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL. (435) 619-4586 FAX (435) 600-4586
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PROFESSIONAL ENGINEER No.6269227 CHARLES W. HAMMON 1/22/24 STATE OF UTAH

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REVISIONS

REV.	DATE	DESCRIPTION

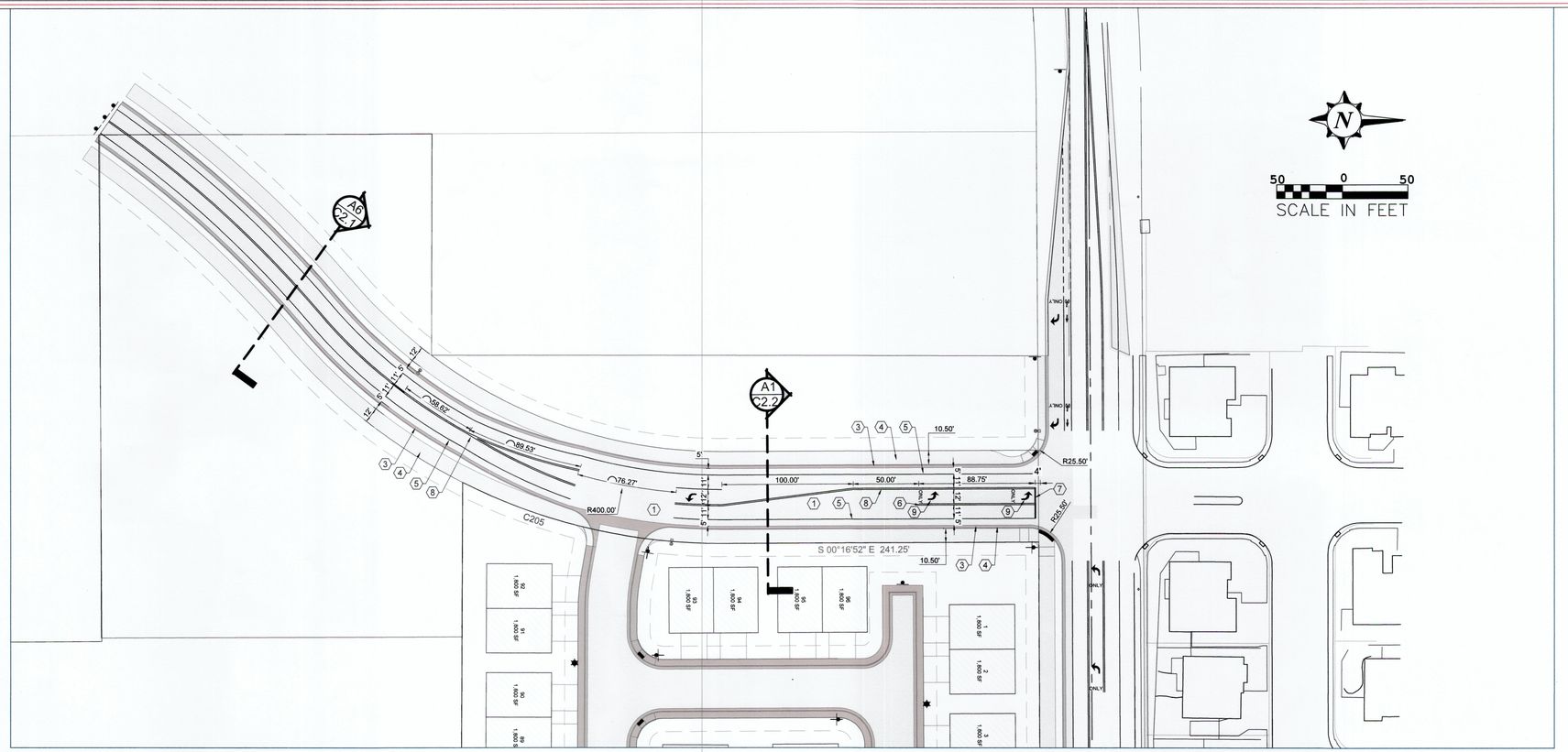
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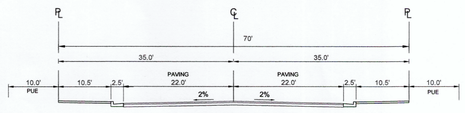
SHEET TITLE:
600 NORTH STRIPING PLAN

C-2.2
SHEET: 3 OF 24

JAN 2 4 2024

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CROSS SECTION A2 - 3000 WEST STREET

SCALE: NONE

SITE PLAN NOTES

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KEY NOTE LEGEND

1. 3-1/2" ASPHALT PAVEMENT OVER 8" AGGREGATE BASE COURSE MATERIAL OVER 8" PROPERLY PREPARED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS
2. NOT USED
3. 30" CONCRETE CURB & GUTTER. SEE DETAIL A2, SHEET C-5.1.
4. MULTI-USE SIDEPATH, 2" VOIDLESS HOT MIX ASPHALT, AC-30 OVER 6" UNTREATED BASE COURSE
5. SOLID WHITE STRIPING
6. DOUBLE SOLID WHITE STRIPING
7. 1' - 2" WIDE SOLID WHITE STOP LINE
8. DOUBLE SOLID YELLOW STRIPING
9. WHITE STRIPED TURN "ONLY" & ARROWS

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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
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REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

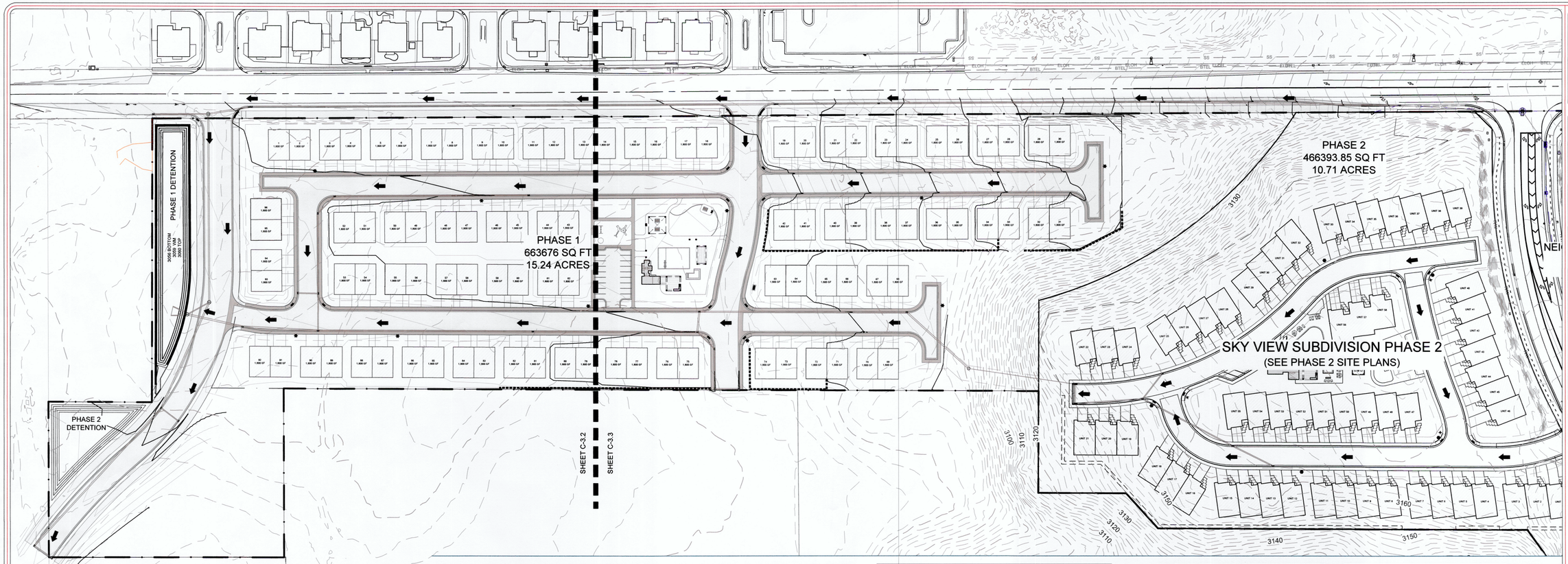
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
3000 WEST STRIPING PLAN

C-2.3
SHEET: 4 OF 24

JAN 2 4 2024

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LEGEND

- TRUNCATED FINISH GROUND SPOT ELEVATION. BEGINS AT 3000'.
- EXISTING GROUND MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND MAJOR CONTOUR & ELEVATION
- 3001 — PROPOSED GROUND MINOR CONTOUR & ELEVATION
- 3000 — PROPOSED GROUND MAJOR CONTOUR & ELEVATION
- DRAINAGE DIRECTION

EXCAVATION QUANTITIES

TOTAL CUT:..... 21,902 CU. YDS.
TOTAL FILL:..... 67,409 CU. YDS.
NET FILL: ..... 45,507 CU. YDS.
CUT / FILL RATIO:..... 1.00

VOLUMES ARE CALCULATED BY COMPARING EXISTING GROUND AND TOP OF FINISHED SURFACE

N

80 0 80

SCALE IN FEET

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - (109)	24"	137'	5.50%	Corrugated HDPE Pipe
Pipe - (110)	24"	339'	1.79%	Corrugated HDPE Pipe
Pipe - (111)	15"	40'	0.50%	Corrugated HDPE Pipe
Pipe - (112)	15"	66'	0.50%	Corrugated HDPE Pipe
Pipe - (113)	15"	40'	0.50%	Corrugated HDPE Pipe
Pipe - (257)	30"	124'	0.49%	Corrugated HDPE Pipe
Pipe - (277)	24"	269'	0.50%	Corrugated HDPE Pipe
Pipe - (280)	24"	351'	0.50%	Corrugated HDPE Pipe
Pipe - (284)	30"	8'	0.00%	Corrugated HDPE Pipe
Pipe - (284) (1)	30"	93'	0.52%	Corrugated HDPE Pipe
Pipe - (293)	24"	33'	0.50%	Corrugated HDPE Pipe
Pipe - (299)	15"	317'	0.90%	Corrugated HDPE Pipe
Pipe - (300)	15"	40'	0.51%	Corrugated HDPE Pipe
Pipe - (301)	15"	131'	0.81%	Corrugated HDPE Pipe
Pipe - (305)	15"	61'	0.50%	Corrugated HDPE Pipe
Pipe - (306)	15"	33'	0.50%	Corrugated HDPE Pipe
Pipe - (326)	15"	41'	2.46%	Corrugated HDPE Pipe
Pipe - (601)	15"	90'	0.50%	Corrugated HDPE Pipe
Pipe - (602)	24"	70'	0.50%	Corrugated HDPE Pipe
Pipe - (603)	24"	429'	0.70%	Corrugated HDPE Pipe
Pipe - (604)	24"	429'	0.88%	Corrugated HDPE Pipe
Pipe - (605)	24"	168'	3.48%	Corrugated HDPE Pipe

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - (606)	24"	447'	5.80%	Corrugated HDPE Pipe
Pipe - (607)	24"	403'	6.78%	Corrugated HDPE Pipe
Pipe - (3001)	24"	307'	0.89%	Corrugated HDPE Pipe
Pipe - (3002)	24"	190'	0.50%	Corrugated HDPE Pipe
Pipe - (3003)	15"	35'	2.00%	Corrugated HDPE Pipe
Pipe - (3004)	24"	306'	0.50%	Corrugated HDPE Pipe
Pipe - (3005)	15"	35'	1.64%	Corrugated HDPE Pipe

Structure Table

Structure Name	Structure Details
(101) - FLARED END	RIM = 3058.859 Pipe - (284) INV IN = 3056.000
(102) - CURB INLET	RIM = 3061.274 Pipe - (257) INV IN = 3056.560 Pipe - (284) (1) INV OUT = 3056.477
(103) - CURB INLET	RIM = 3061.878 Pipe - (280) INV IN = 3057.165 Pipe - (305) INV IN = 3058.013 Pipe - (257) INV OUT = 3057.165
(104) - CURB INLET	RIM = 3064.310 Pipe - (277) INV IN = 3058.928 Pipe - (280) INV OUT = 3058.928
(105) - CURB INLET	RIM = 3065.960 Pipe - (111) INV IN = 3060.268 Pipe - (293) INV IN = 3060.268 Pipe - (277) INV OUT = 3060.268
(106) - CURB INLET	RIM = 3065.225 Pipe - (112) INV IN = 3060.465 Pipe - (111) INV OUT = 3060.465
(109) - CURB INLET	RIM = 3064.990 Pipe - (113) INV IN = 3060.791 Pipe - (112) INV OUT = 3060.791
(110) - DBL CURB INLET	RIM = 3064.990 Pipe - (113) INV OUT = 3060.990
(111) - CURB INLET	RIM = 3066.600 Pipe - (110) INV IN = 3060.433 Pipe - (293) INV OUT = 3060.433
(112) - CURB INLET	RIM = 3072.101 Pipe - (109) INV IN = 3066.500 Pipe - (110) INV OUT = 3066.500
(113) - SDMH	RIM = 3081.757 Pipe - (108) INV IN = 3074.000 Pipe - (109) INV OUT = 3074.000
(114) - CURB INLET	RIM = 3062.990 Pipe - (301) INV IN = 3058.316 Pipe - (306) INV IN = 3058.316 Pipe - (305) INV OUT = 3058.316
(115) - CURB INLET	RIM = 3062.110 Pipe - (306) INV OUT = 3058.480
(116) - CURB INLET	RIM = 3063.296 Pipe - (300) INV IN = 3059.370 Pipe - (301) INV OUT = 3059.370
(117) - CURB INLET	RIM = 3063.706 Pipe - (299) INV IN = 3059.570 Pipe - (300) INV OUT = 3059.570

Structure Table

Structure Name	Structure Details
(118) - CURB INLET	RIM = 3065.858 Pipe - (299) INV OUT = 3062.418
(601) - SD INLET	RIM = 3062.930 Pipe - (601) INV OUT = 3058.930
(602) - SDMH	RIM = 3064.198 Pipe - (602) INV IN = 3060.032 Pipe - (601) INV IN = 3058.483 Pipe - (3001) INV OUT = 3057.733
(603) - SD INLET DBL	RIM = 3065.380 Pipe - (603) INV IN = 3060.380 Pipe - (602) INV OUT = 3060.380
(604) - SD INLET	RIM = 3068.375 Pipe - (604) INV IN = 3063.375 Pipe - (603) INV OUT = 3063.375
(605) - SD INLET DBL	RIM = 3072.150 Pipe - (605) INV IN = 3067.150 Pipe - (604) INV OUT = 3067.150
(606) - SD INLET	RIM = 3077.980 Pipe - (606) INV IN = 3072.980 Pipe - (605) INV OUT = 3072.980
(607) - SD INLET	RIM = 3103.850 Pipe - (607) INV IN = 3098.850 Pipe - (606) INV OUT = 3098.850
(3001) - SDMH	RIM = 3061.777 Pipe - (3001) INV IN = 3055.000 Pipe - (326) INV IN = 3055.000 Pipe - (3002) INV OUT = 3051.543
(3002) - SD INLET	RIM = 3060.180 Pipe - (3003) INV IN = 3051.350 Pipe - (3002) INV IN = 3050.597 Pipe - (3004) INV OUT = 3050.597
(3003) - SD INLET	RIM = 3060.180 Pipe - (3003) INV OUT = 3052.047
(3004)- SD INLET	RIM = 3057.890 Pipe - (3005) INV IN = 3049.818 Pipe - (3004) INV IN = 3049.068
(3005) - SD INLET	RIM = 3057.890 Pipe - (3005) INV OUT = 3050.390
SDMH - (208)	RIM = 3061.571 Pipe - (284) (1) INV IN = 3056.000 Pipe - (284) INV OUT = 3056.000 Pipe - (326) INV OUT = 3056.000

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 600-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

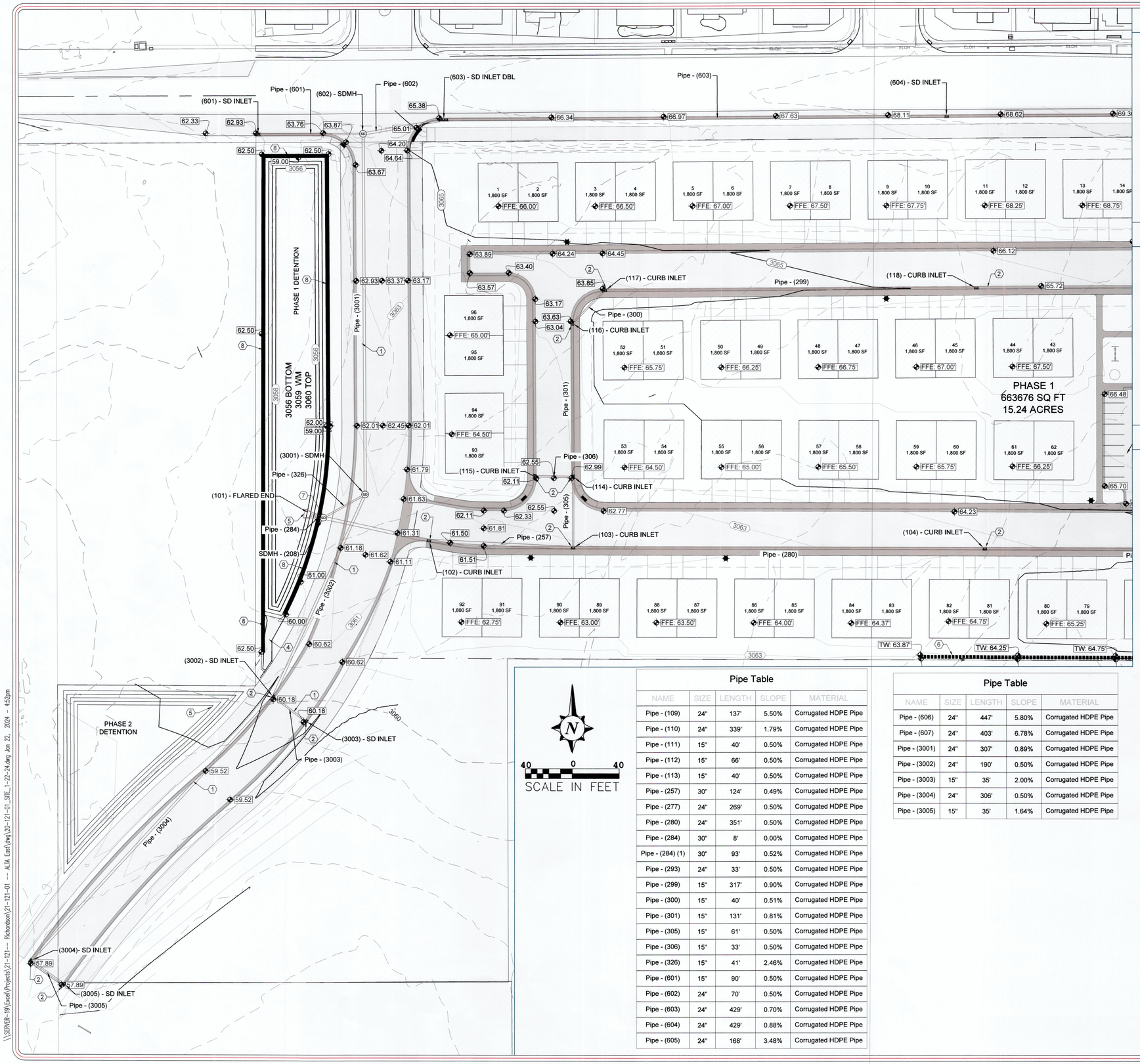
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-3.1
SHEET: 5 OF 24

JAN 2 4 2024

\\SERVER-19\Excel\Projects\21--121--Richardson\21--121-01 --- NIA Cost\dwg\20--121-01_SITE_1--22--24.dwg Jan 22, 2024 - 4:50pm



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Pipe - (109)	24"	137'	5.50%	Corrugated HDPE Pipe
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N

40 0 40

SCALE IN FEET

GRADING & DRAINAGE PLAN NOTES

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5. ALL TRENCHING SHALL BE PER HURRICANE CITY STANDARDS. SEE DETAIL A4, SHEET 5.3.
6. ALL SPOT GRADES TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.
7. MATCH TOP OF PIPE INVERT ELEVATIONS AT JUNCTION BOXES UNLESS OTHERWISE NOTED.

KEY NOTE LEGEND

1. INSTALL STORM DRAIN PIPE. SIZE & TYPE AS SPECIFIED ON PLAN.
2. STORM DRAIN CURB INLET PER DETAIL A2, SHEET C-5.3
3. STORM DRAIN DOUBLE CURB INLET PER DETAIL B4, SHEET C-5.3
4. RIP RAP OVERFLOW CHANNEL
5. STORM DRAIN FLARED END WITH RIP-RAP PROTECTION
6. STACKED ROCK WALLS. DESIGN BY OTHERS.
7. STORM DRAIN MANHOLE WITH 9.5" ORIFICE ON OUTLET TO 3000 WEST.
8. NON-STRUCTURAL, LANDSCAPE WALL AROUND HIGHWATER MARK OF DETENTION POND. HEIGHT NOT TO EXCEED 3.5 FEET. TOE OF WALL 5029.00' (HIGH WATER ELEVATION) AND TOP OF WALL SLOPES TO MATCH 3000 WEST FINISH GRADE AND NEIGHBORING PROPERTY TO THE WEST.
9. GRADE AROUND FLARED END TO PROTECT AGAINST EROSION. INSTALL DRAINAGE GRAVEL AS NEEDED AND GRADE DRAINAGE DITCH OUTLET TO NATURAL DOWNSTREAM LOCATION. COORDINATE WITH ADJACENT LAND OWNER AND HURRICANE CITY.

LEGEND

- ??? — TRUNCATED FINISH GROUND SPOT ELEVATION. BEGINS AT 3000'.
- EXISTING GROUND MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND MAJOR CONTOUR & ELEVATION
- 3001 — PROPOSED GROUND MINOR CONTOUR & ELEVATION
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EXCEL DESIGN ASSOCIATES
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1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL: (435) 619-4586 FAX (435) 608-4586
E-MAIL: Charles@exceldesign.us WEB SITE AT: www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC
600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

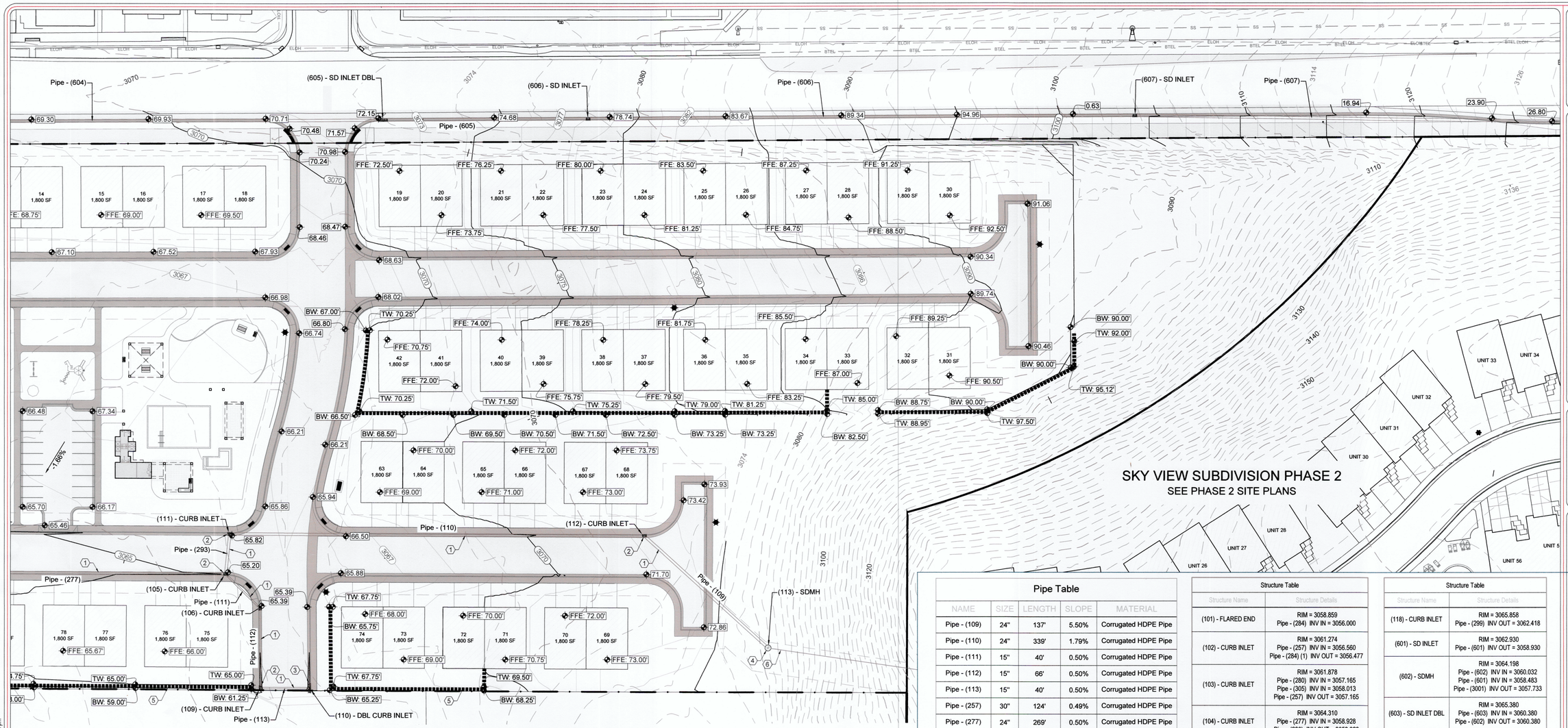
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
GRADING & DRAINAGE PLAN

C-3.2
SHEET: 6 OF 24

JAN 24 2024

\\SERVER-19\Excel Projects\21-121-- Richardson\21-121-01 --- ALTA Exel\dwg\20-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 4:52pm



GRADING & DRAINAGE PLAN NOTES

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4. STORM DRAIN MANHOLE PER DETAILS A4, B4, C4, SHEET C-5.2
5. STACKED ROCK WALLS. DESIGN BY OTHERS.
6. FUTURE STORM DRAIN CONNECTION TO UPPER EAST PHASE

SCALE IN FEET (40 0 40)

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - (606)	24"	447'	5.80%	Corrugated HDPE Pipe
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(103) - CURB INLET	RIM = 3061.878 Pipe - (280) INV IN = 3057.165 Pipe - (305) INV IN = 3058.013 Pipe - (257) INV OUT = 3057.165
(104) - CURB INLET	RIM = 3064.310 Pipe - (277) INV IN = 3058.928 Pipe - (280) INV OUT = 3058.928
(105) - CURB INLET	RIM = 3065.960 Pipe - (111) INV IN = 3060.268 Pipe - (293) INV IN = 3060.268 Pipe - (277) INV OUT = 3060.268
(106) - CURB INLET	RIM = 3065.225 Pipe - (112) INV IN = 3060.465 Pipe - (111) INV OUT = 3060.465
(109) - CURB INLET	RIM = 3064.990 Pipe - (113) INV IN = 3060.791 Pipe - (112) INV OUT = 3060.791
(110) - DBL CURB INLET	RIM = 3064.990 Pipe - (113) INV OUT = 3060.990
(111) - CURB INLET	RIM = 3066.600 Pipe - (110) INV IN = 3060.433 Pipe - (293) INV OUT = 3060.433
(112) - CURB INLET	RIM = 3072.101 Pipe - (109) INV IN = 3066.500 Pipe - (110) INV OUT = 3066.500
(113) - SDMH	RIM = 3081.757 Pipe - (108) INV IN = 3074.000 Pipe - (109) INV OUT = 3074.000
(114) - CURB INLET	RIM = 3062.990 Pipe - (301) INV IN = 3058.316 Pipe - (306) INV IN = 3058.316 Pipe - (305) INV OUT = 3058.316
(115) - CURB INLET	RIM = 3062.110 Pipe - (306) INV OUT = 3058.480
(116) - CURB INLET	RIM = 3063.296 Pipe - (300) INV IN = 3059.370 Pipe - (301) INV OUT = 3059.370
(117) - CURB INLET	RIM = 3063.706 Pipe - (299) INV IN = 3059.570 Pipe - (300) INV OUT = 3059.570

Structure Table	
Structure Name	Structure Details
(118) - CURB INLET	RIM = 3065.858 Pipe - (299) INV OUT = 3062.418
(601) - SD INLET	RIM = 3062.930 Pipe - (601) INV OUT = 3058.930
(602) - SDMH	RIM = 3064.198 Pipe - (602) INV IN = 3060.032 Pipe - (601) INV IN = 3058.483 Pipe - (3001) INV OUT = 3057.733
(603) - SD INLET DBL	RIM = 3065.380 Pipe - (603) INV IN = 3060.380 Pipe - (602) INV OUT = 3060.380
(604) - SD INLET	RIM = 3068.375 Pipe - (604) INV IN = 3063.375 Pipe - (603) INV OUT = 3063.375
(605) - SD INLET DBL	RIM = 3072.150 Pipe - (605) INV IN = 3067.150 Pipe - (604) INV OUT = 3067.150
(606) - SD INLET	RIM = 3077.980 Pipe - (606) INV IN = 3072.980 Pipe - (605) INV OUT = 3072.980
(607) - SD INLET	RIM = 3103.850 Pipe - (607) INV IN = 3098.850 Pipe - (606) INV OUT = 3098.850
(3001) - SDMH	RIM = 3061.777 Pipe - (3001) INV IN = 3055.000 Pipe - (326) INV IN = 3055.000 Pipe - (3002) INV OUT = 3051.543
(3002) - SD INLET	RIM = 3060.180 Pipe - (3003) INV IN = 3051.350 Pipe - (3002) INV IN = 3050.597 Pipe - (3004) INV OUT = 3050.597
(3003) - SD INLET	RIM = 3060.180 Pipe - (3003) INV OUT = 3052.047
(3004)- SD INLET	RIM = 3057.890 Pipe - (3005) INV IN = 3049.818 Pipe - (3004) INV IN = 3049.068
(3005) - SD INLET	RIM = 3057.890 Pipe - (3005) INV OUT = 3050.390
SDMH - (208)	RIM = 3061.571 Pipe - (284) (1) INV IN = 3056.000 Pipe - (284) INV OUT = 3056.000 Pipe - (326) INV OUT = 3056.000

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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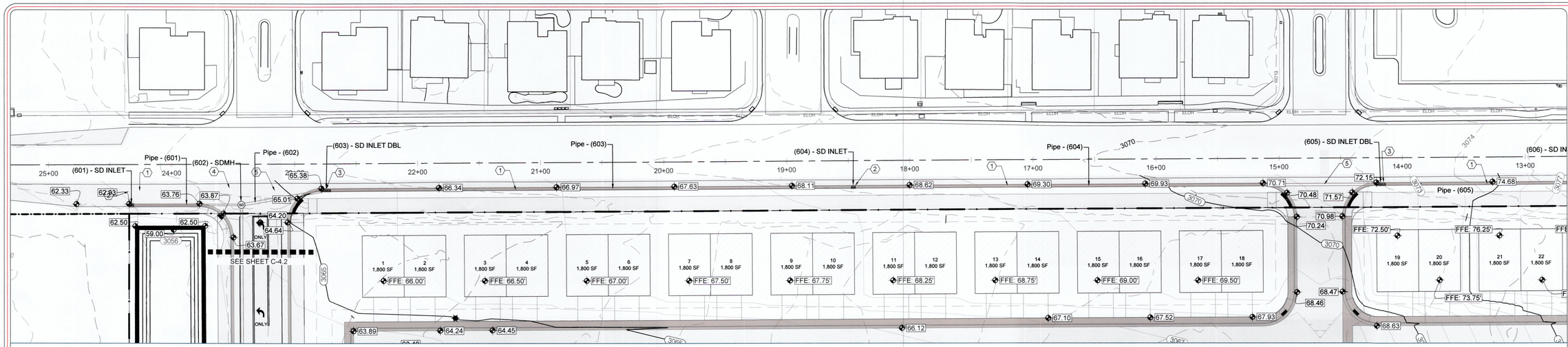
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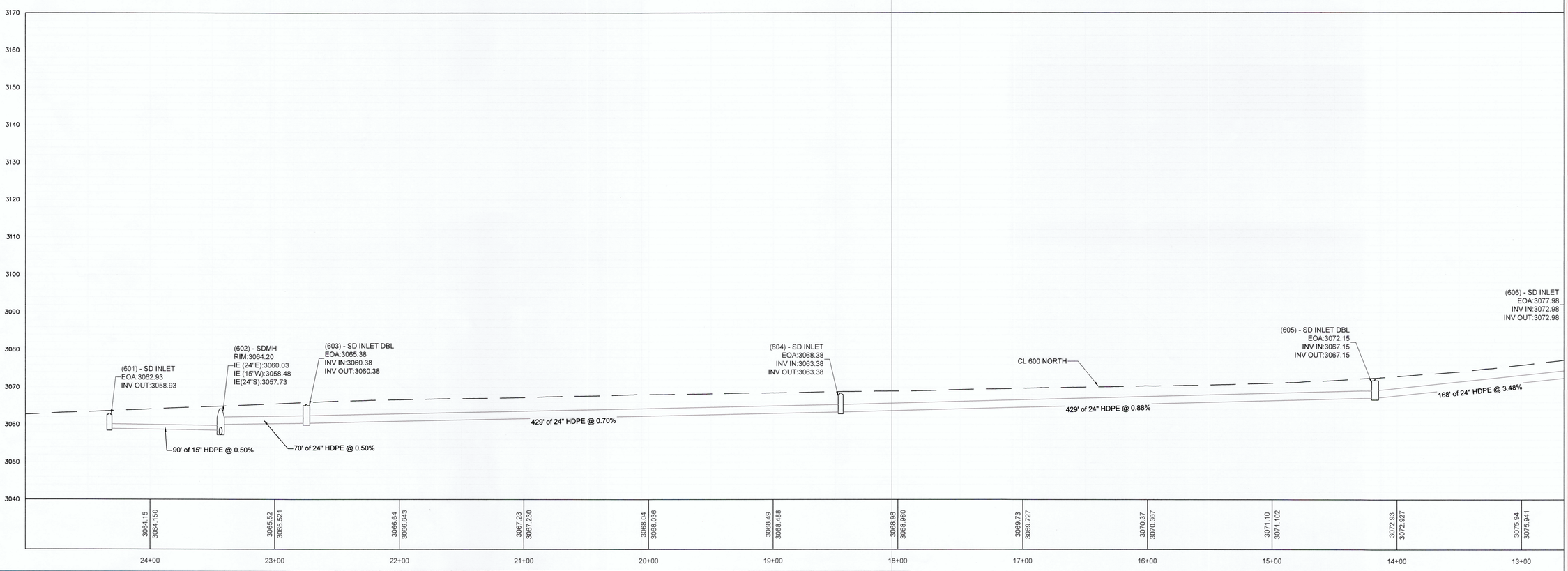
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GRADING & DRAINAGE PLAN NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (LANDMARK, No. 21234, APRIL 2021). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
2. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
3. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
4. ALL TRENCHING SHALL BE PER HURRICANE CITY STANDARDS. SEE DETAIL A4, SHEET 5.3.
5. ALL SPOT GRADES TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.
6. MATCH TOP OF PIPE INVERT ELEVATIONS AT JUNCTION BOXES UNLESS OTHERWISE NOTED.
7. EXERCISE CAUTION DURING 600 NORTH STORM DRAIN INSTALLATION. EXISTING UTILITIES SHOWN ON SHEET C-4.1 IN THEIR APPROXIMATE LOCATIONS BASED ON INFORMATION AVAILABLE AT THE TIME. POTENTIAL CONFLICT WITH EXISTING AS AND OTHER UTILITIES. COORDINATE IN-FIELD CONDITIONS WITH HURRICANE CITY, UTILITY PROVIDER, AND ENGINEER OF RECORD.

LEGEND

- ??? — TRUNCATED FINISH GROUND SPOT ELEVATION. BEGINS AT 3000'.
- EXISTING GROUND MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND MAJOR CONTOUR & ELEVATION
- (3001) — PROPOSED GROUND MINOR CONTOUR & ELEVATION
- (3000) — PROPOSED GROUND MAJOR CONTOUR & ELEVATION

KEY NOTE LEGEND

1. INSTALL STORM DRAIN PIPE. SIZE & TYPE AS SPECIFIED ON PLAN.
2. STORM DRAIN CURB INLET PER DETAIL A2, SHEET C-5.3
3. STORM DRAIN DOUBLE CURB INLET PER DETAIL B4, SHEET C-5.3
4. STORM DRAIN MANHOLE PER DETAILS A4, B4, C4, SHEET C-5.2
5. STORM AND WATER CROSSING. DEEPEN WATERLINE AS NEEDED TO CROSS UNDER STORM.

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SCALE IN FEET

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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
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PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
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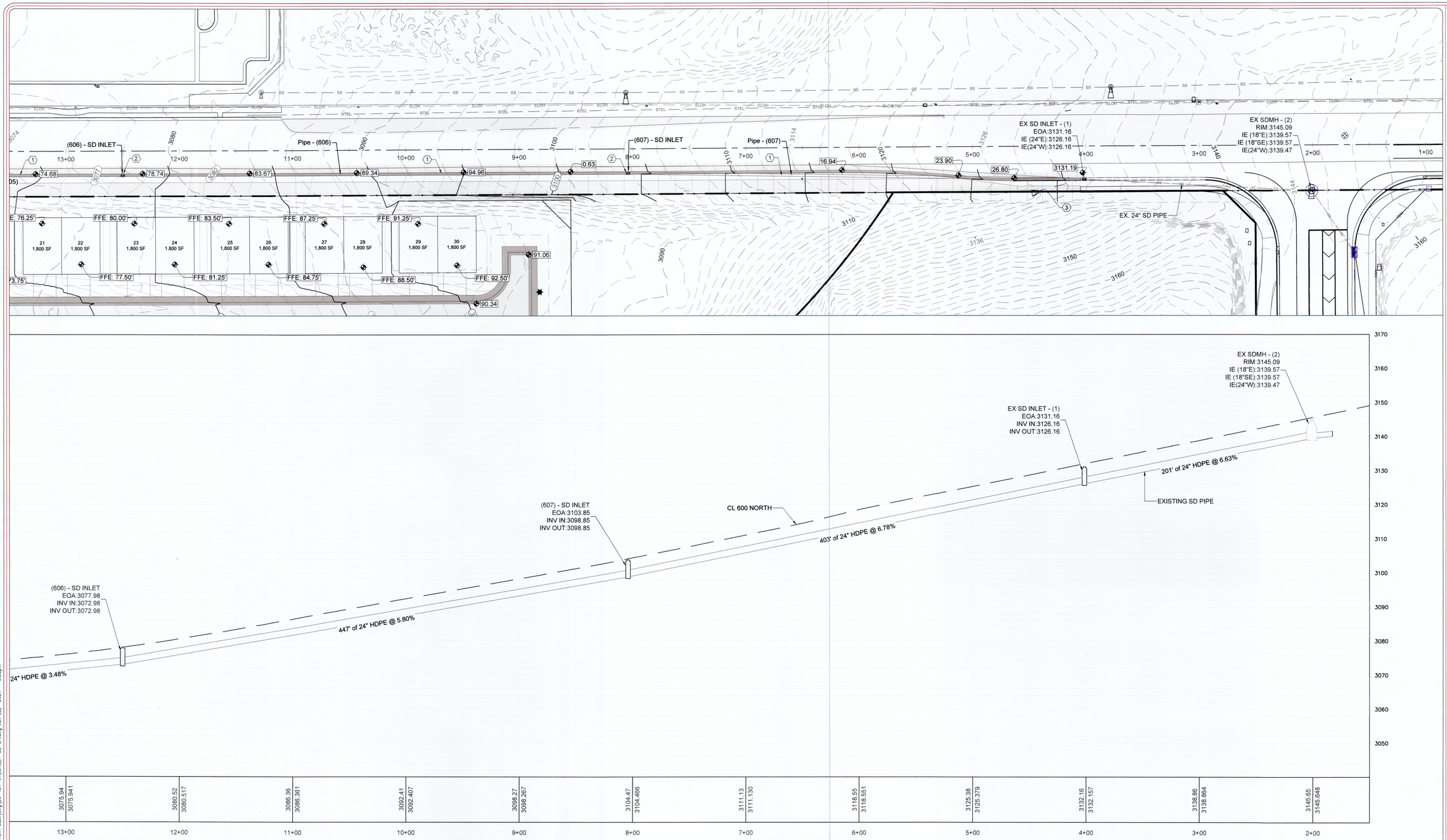
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SHEET TITLE:
600 NORTH
SD PROFILE
PLAN

C-3.4
SHEET: 8 OF 24

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GRADING & DRAINAGE PLAN NOTES

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LEGEND

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KEY NOTE LEGEND

1. INSTALL STORM DRAIN PIPE. SIZE & TYPE AS SPECIFIED ON PLAN.
2. STORM DRAIN CURB INLET PER DETAIL A2, SHEET C-5.3
3. DEMO EXISTING STORM DRAIN PIPE AND FLARED END

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SCALE IN FEET

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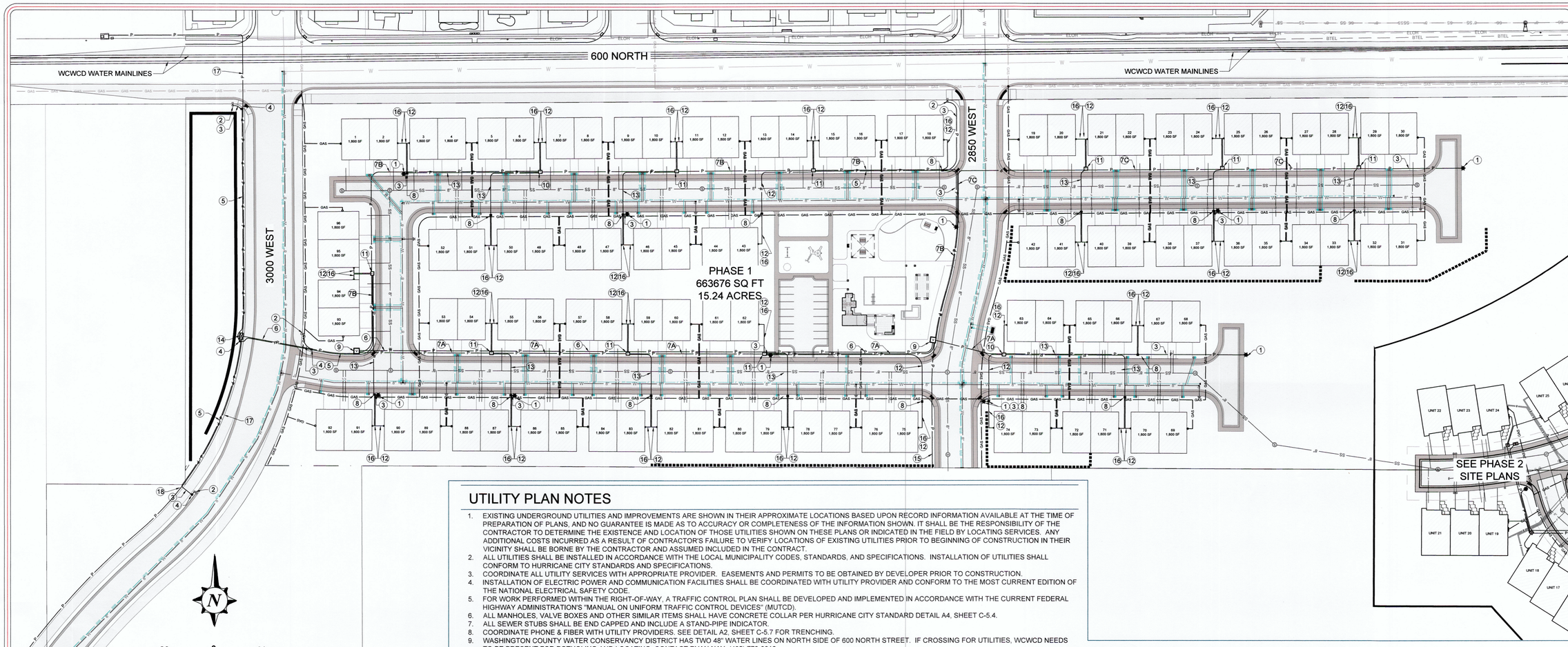
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SHEET TITLE:
600 NORTH SD PROFILE PLAN

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SHEET: 9 OF 24

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UTILITY PLAN NOTES

1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HURRICANE CITY STANDARDS AND SPECIFICATIONS.
3. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
5. FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
6. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER HURRICANE CITY STANDARD DETAIL A4, SHEET C-5.4.
7. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.
8. COORDINATE PHONE & FIBER WITH UTILITY PROVIDERS. SEE DETAIL A2, SHEET C-5.7 FOR TRENCHING.
9. WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HAS TWO 48" WATER LINES ON NORTH SIDE OF 600 NORTH STREET. IF CROSSING FOR UTILITIES, WCWCD NEEDS TO BE PRESENT FOR POTHOLING AND LOCATING. CONTACT RYAN NAY, (435) 773-3016.
10. SEE POWER NOTES ON COVER SHEET AND CONSTRUCTION DETAILS ON SHEET C-5.7.
11. BE ADVISED, STORM DRAIN & WATER INSTALLED AT SIMILAR DEPTHS. WATER AND IRRIGATION SERVICE LINES TO EACH LOT MUST AVOID CONFLICT WITH STORM DRAIN PIPE.

HURRICANE CITY WATER NOTES

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRLGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBRNG CODE (LPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WLLL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTRNG WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TOTHE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
14. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

TDS NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES

1. CONTRACTOR IS REQUIRED TO CALL RYAN NAY AT (435)773-3016, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10' OF A WCWCD WATERLINE. THIS WILL SCHEDULE WCWCD INSPECTOR TO THE PROJECT SITE.
2. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. WCWCD INSPECTOR IS REQUIRED TO BE ONSITE WHEN POTHOLING WITHIN 10' OF A WCWCD WATERLINE.
3. ALL CHANGES TO EXISTING GRADES NEAR EXISTING WCWCD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
4. ANY INFRASTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
5. WCWCD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WCWCD SPECIFICATIONS.

SEWER NOTES

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACT TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 24"x36" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKET, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR SHALL BE REPSONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

CENTURY LINK NOTES

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURLYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553, 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

INFOWEST NOTES

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

POWER NOTE LEGEND

1. DECORATIVE LED STREETLIGHT
2. 25' SQUARE LED ROAD FOCUS STREETLIGHT
3. INSTALL 1" PVC WITH #10 COPPER
4. INSTALL NEW STREETLIGHT BOX
5. INSTALL 2" PVC WITH #2 TRIPLEX
6. INSTALL 4/0 15 KV 3-PHASE IN 4" PVC
7. INSTALL 1/0 15 KV SINGLE-PHASE IN 2-1/2" PVC
8. INSTALL SECONDARY BOX
9. INSTALL 3-PHASE VAULT (4 POINT)
10. INSTALL 100 KVA SINGLE-PHASE TRANSFORMER
11. INSTALL 75 KVA SINGLE-PHASE TRANSFORMER
12. INSTALL 350 MCM ALUMINUM TRIPLEX IN 3" PVC (TYPICAL AT EACH DUPLEX)
13. INSTALL 500 MCM ALUMINUM TRIPLEX IN 3" PVC
14. INSTALL NEW PMS 9
15. INSTALL 4" PVC FOR FUTURE
16. INSTALL DUEL SOCKET METER PACK 200A MAX (TYPICAL AT EACH DUPLEX)
17. INSTALL 750 MCM 15 KV THREE-PHASE IN 6" PVC
18. INSTALL 6" PVC FOR FUTURE

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL. (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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3		
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PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
OVERALL UTILITY & POWER PLAN

C-4.1
SHEET: 10 OF 24

JAN 24 2024

\\SERVER-19\Excel\Projects\21-121-- Richardson\21-121-01 --- ALTA Excel\dwg\20-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 5:02pm

KEY NOTE LEGEND

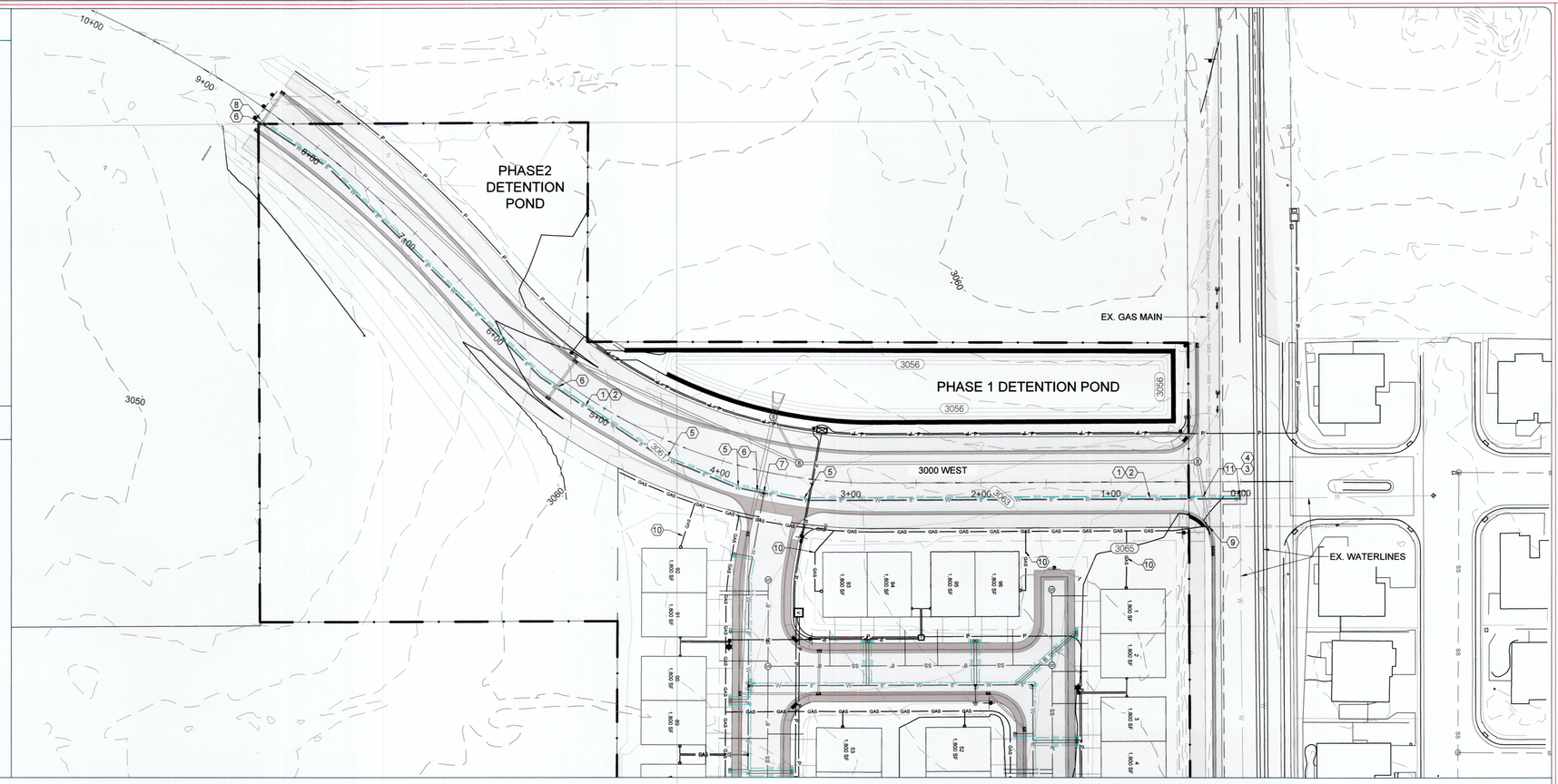
1. PROPOSED 12" DUCTILE IRON WATER LINE AND 8" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAIL D2, D4, C4, SHEET C-5.4.
2. NOT USED
3. EXISTING WATERLINE VALVE CLUSTER. CONTRACTOR TO VERIFY SIZE, TYPE, AND LOCATION.
4. APPROXIMATE LOCATION OF EXISTING 8" CULINARY WATER TEE. INSTALL 4-WAY 8" CULINARY WATER CROSS, 8" GATE VALVES ON EACH END, 8"x12" REDUCER ON SOUTH END. TERMINATE PROPOSED 8" PURPLE C-900 IRRIGATION PIPE WITH BOLTED END CAP. INSTALL JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4. COORDINATE CONNECTION WITH HURRICANE CITY WATER DEPARTMENT.
5. INSTALL 11.25° BENDS. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. DEEPEN WATERLINE & IRRIGATION AS NEEDED TO CLEAR UNDER STORM DRAIN PIPE.
7. INSTALL 12"x8" TEE, 12" BUTTERFLY VALVES ON EACH END, AND 8" GATE VALVES ON BRANCH END. INSTALL JOINT RESTRAINTS PER CITY STANDARDS.
8. INSTALL BOLTED END CAPS AT WATER AND IRRIGATION LINE ENDS
9. CONNECT TO EXISTING GAS MAIN LINE AND RUN 2" GAS LINE
10. INSTALL GAS SERVICE LINE TO BUILDING.
11. POTENTIAL CONFLICT WITH STORM DRAIN, WATER, AND IRRIGATION DEPENDING ON DEPTH OF EXISTING WATERLINE. COORDINATE INSTALLATION WITH HURRICANE CITY AND ENGINEER OF RECORD.

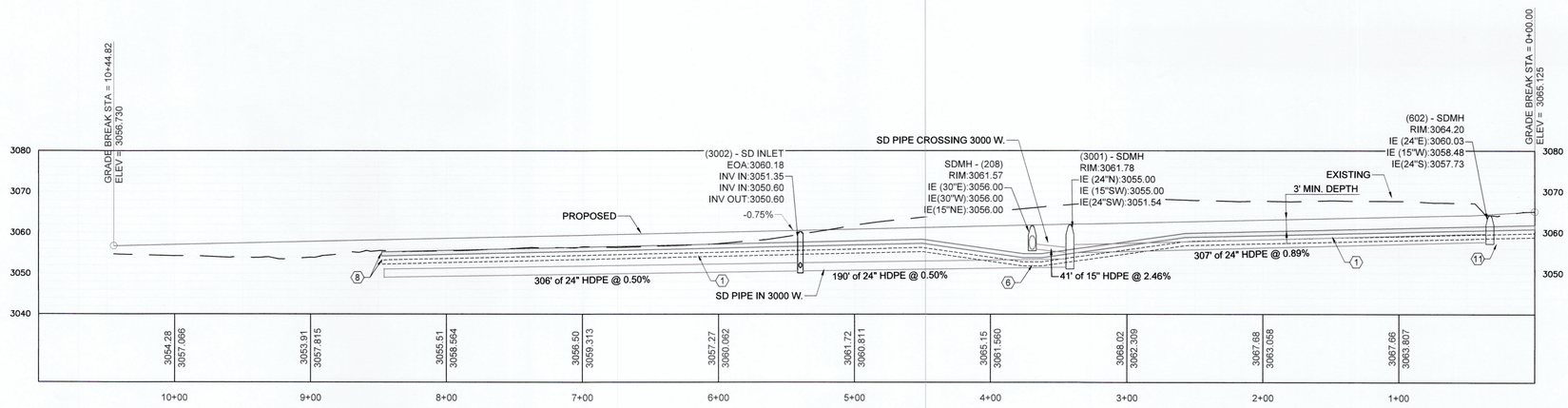
LEGEND

- ???? — TRUNCATED FINISH GROUND SPOT ELEVATION. BEGINS AT 3000'.
- EXISTING GROUND MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND MAJOR CONTOUR & ELEVATION
- 3001 — PROPOSED GROUND MINOR CONTOUR & ELEVATION
- 3000 — PROPOSED GROUND MAJOR CONTOUR & ELEVATION

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SCALE IN FEET





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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4566 FAX (435) 608-4566
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION
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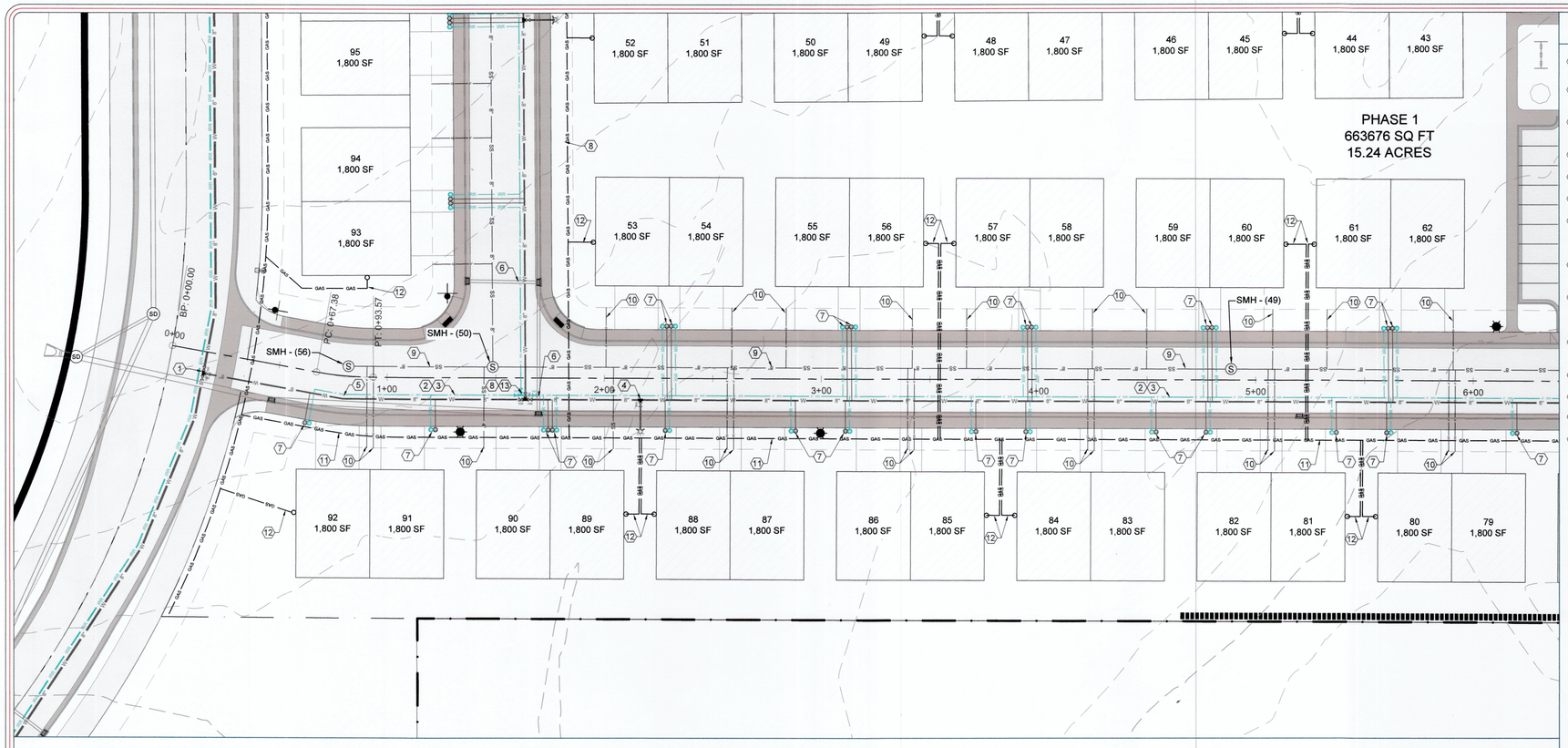
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DESIGNED BY:	CWH
FIELD CREW:	
CHECKED BY:	
DATE:	1/22/24

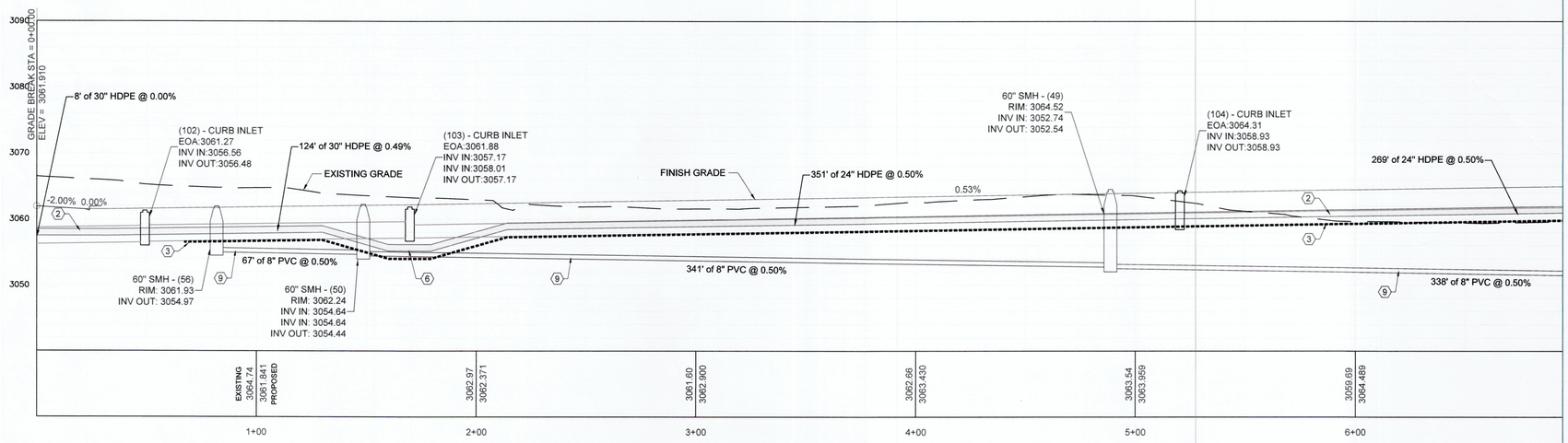
SHEET TITLE:
3000 WEST UTILITY PLAN & ROAD PROFILE

C-4.2
SHEET: 11 OF 24

JAN 2 4 2024

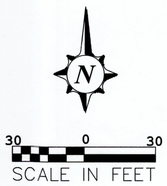
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KEY NOTE LEGEND

1. CONNECT TO 12" WATERLINE WITH 8" TEE & 8" GATE VALVE ON BRANCH END, 12" BUTTERFLY VALVES ON MAIN ENDS. INSTALL JOINT RESTRAINTS IN EACH DIRECTION.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAIL D2, D4, C4, SHEET C-5.4.
3. PROPOSED 4" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION AND CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. INSTALL 11.25° BEND. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. DEEPEN WATERLINE AS NEEDED TO CLEAR UNDER STORM DRAIN PIPE.
7. 5/8" WATER SERVICE LINE AND METER SET, AND 1" IRRIGATION SERVICE LINE AND METER SET, PER HURRICANE CITY STANDARDS. TYPICAL WATER & IRRIGATION SERVICE FOR EACH UNIT AND CLUBHOUSE. SEE DETAIL A2, B2 & A4, B4, SHEET C-5.5.
8. INSTALL 8" TEE WITH GATE VALVES ON EACH END. INSTALL JOINT RESTRAINTS PER HURRICANE CITY STANDARDS. SEE DETAILS ON SHEET C-5.4.
9. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
10. INSTALL 4" PVC SEWER LATERAL, 2.0% MIN. SLOPE. TYPICAL FOR EACH UNIT AND CLUBHOUSE. SEE SEWER DETAILS ON SHEET C-5.5.
11. INSTALL GAS MAIN LINE
12. INSTALL GAS SERVICE LINE AND METER PACK
13. INSTALL IRRIGATION 4" TEE WITH GATE VALVES IN EACH DIRECTION
14. INSTALL 4" BOLTED END CAP IN IRRIGATION DEAD END



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
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REVISIONS

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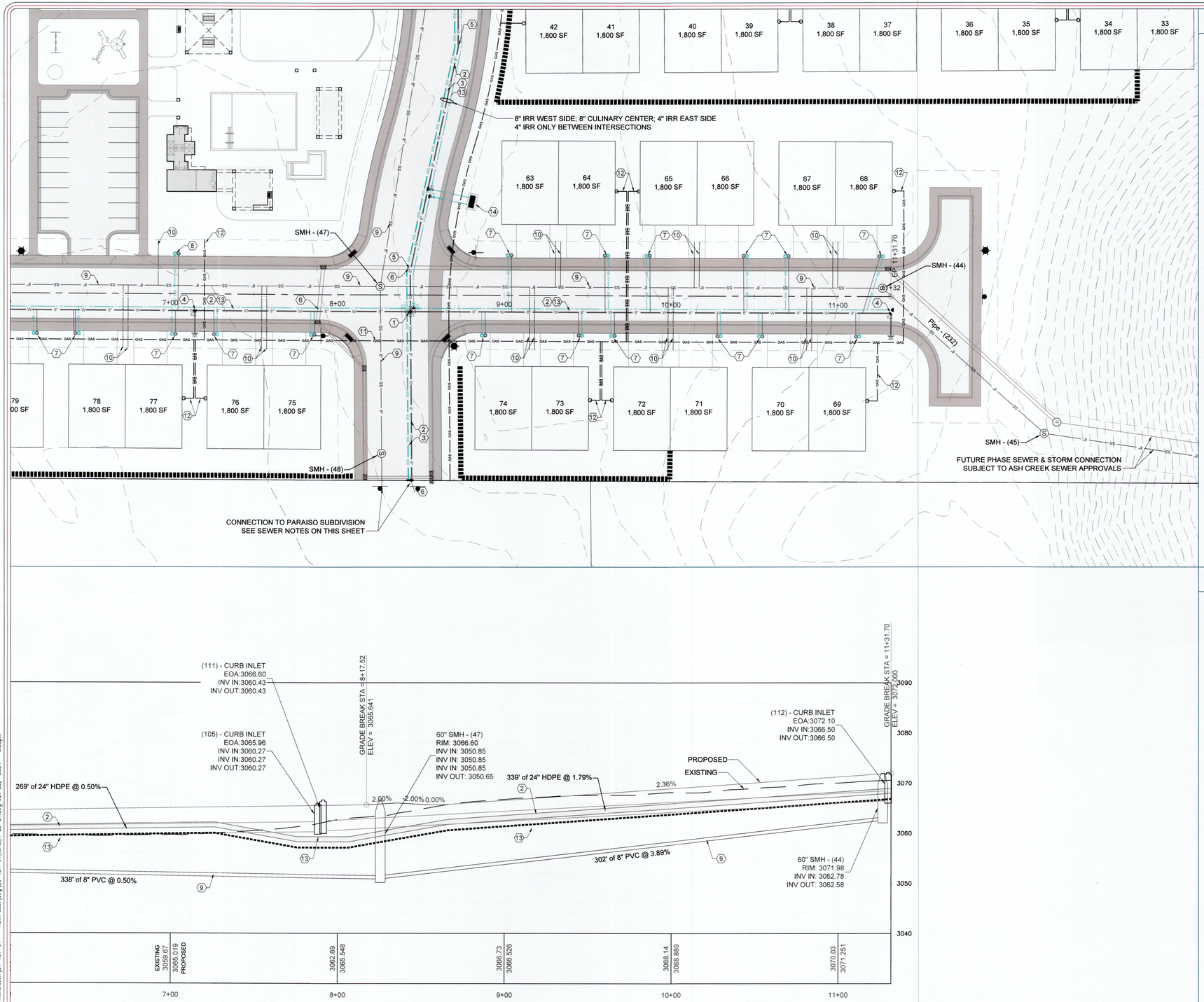
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
570 N. STREET UTILITY PLAN & ROAD PROFILE

C-4.3
SHEET: 12 OF 24

JAN 24 2024

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KEY NOTE LEGEND

1. INSTALL 8" CROSS & 8" GATE VALVES AT EACH END. INSTALL IRRIGATION 4" TEE & 4" GATE VALVES ON EACH END. DEEPEN 4" IRRIGATION AS NEEDED TO CROSS 8" IRRIGATION PIPE. ADJUST IRRIGATION VALVES AS NEEDED TO AVOID CONFLICT WITH CULINARY WATER VALVES. INSTALL JOINT RESTRAINTS IN EACH DIRECTION. SEE WATER DETAILS ON SHEET C-5.4.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE JOINT IRRIGATION & CULINARY TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAILS D2, D4, C4, SHEET C-5.4.
3. PROPOSED 8" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. INSTALL 11.25° BEND. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. DEEPEN WATERLINE AS NEEDED TO CLEAR UNDER STORM DRAIN PIPE.
7. 5/8" WATER SERVICE LINE AND WATER METER SET, AND 1" IRRIGATION SERVICE LINE AND METER SET PER HURRICANE CITY STANDARDS. TYPICAL FOR EACH INDIVIDUAL UNIT. SEE DETAIL B2, SHEET C-5.4.
8. CLUBHOUSE CONNECTION: 1" WATER SERVICE LINE & WATER METER SET PER HURRICANE CITY STANDARDS. TYPICAL FOR EACH INDIVIDUAL UNIT AND CLUBHOUSE. SEE DETAIL B2, SHEET C-5.4.
9. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
10. INSTALL 4" PVC SEWER LATERAL, 2.0% MIN. SLOPE. TYPICAL FOR EACH UNIT AND CLUBHOUSE. SEE SEWER DETAILS ON SHEET C-5.5.
11. INSTALL GAS MAIN LINE
12. INSTALL GAS SERVICE LINE AND METER PACK
13. INSTALL 4" PVC C-900 IRRIGATION PIPE. SEE JOINT IRRIGATION AND CULINARY WATER TRENCH, DETAIL C2, SHEET C-5.4.
14. INSTALL 3" RP VALVE ASSEMBLY. SEE DETAIL B2, SHEET C-5.4.

SEWER NOTES

1. THIS DEVELOPMENT IS RELYING ON OTHER PROJECTS FOR CONNECTION TO EXISTING SEWER (OFF-SITE SEWER). IF THE OFF-SITE SEWER IS NOT COMPLETE THEN BUILDING PERMITS WILL NOT BE SIGNED BY ASH CREEK SSD.



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"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 600-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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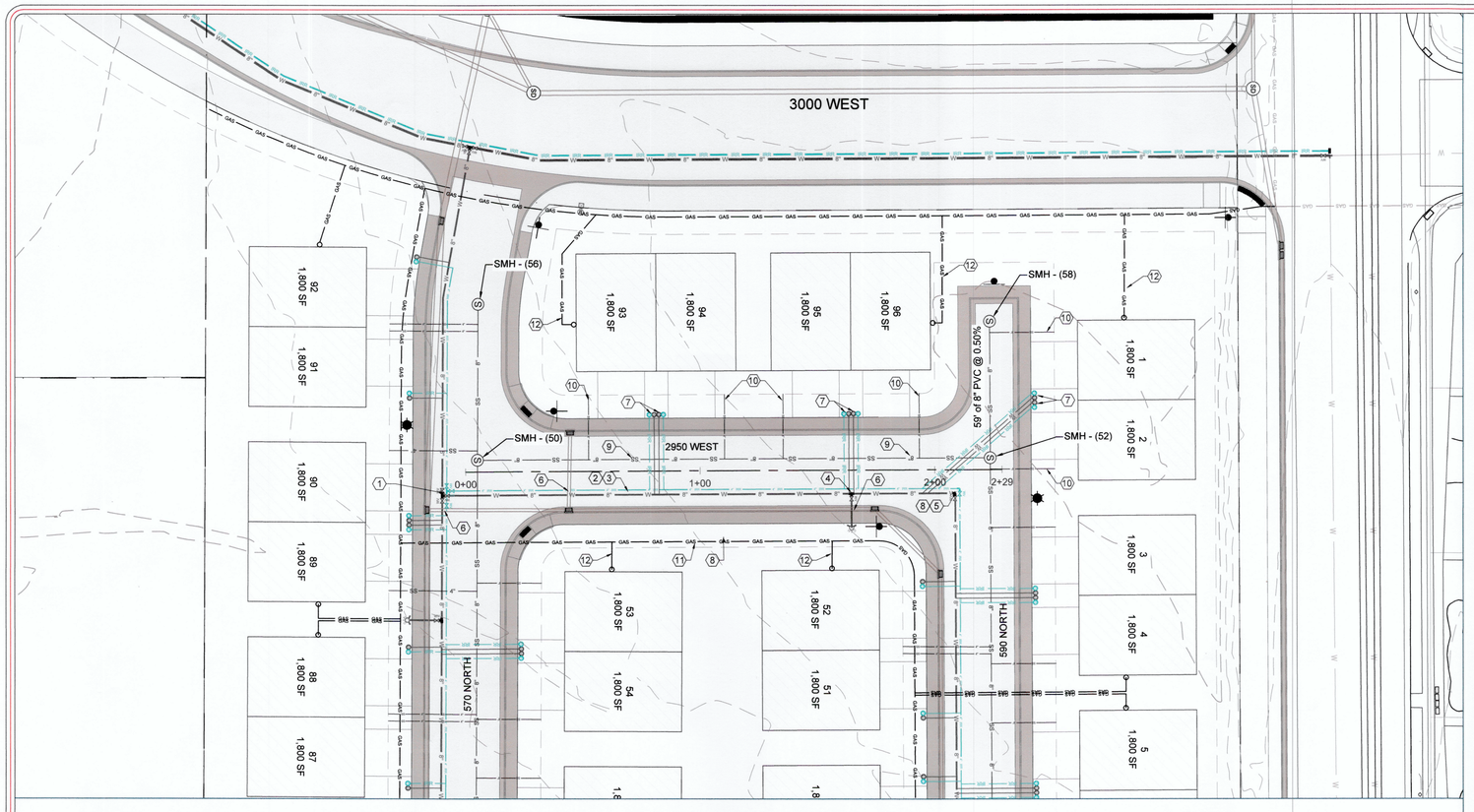
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
570 N. STREET UTILITY PLAN & ROAD PROFILE

C-4.4
SHEET: 13 OF 24

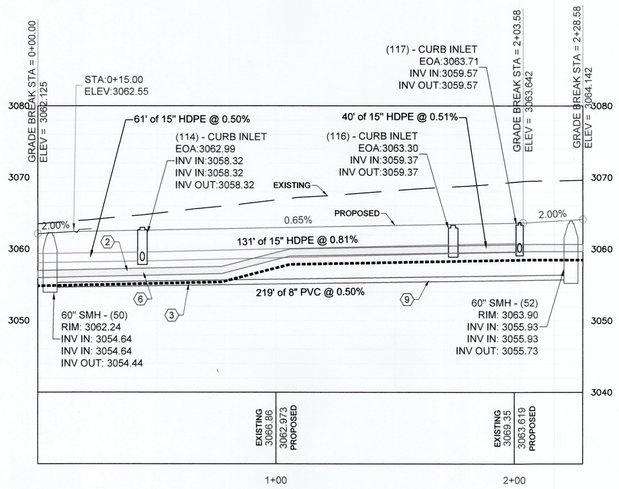
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KEY NOTE LEGEND

1. INSTALL 8" CROSS & 8" GATE VALVES AT EACH END. INSTALL IRRIGATION 4" TEE & 4" GATE VALVES ON EACH END. ADJUST IRRIGATION VALVES AS NEEDED TO AVOID CONFLICT WITH CULINARY WATER VALVES. INSTALL JOINT RESTRAINTS IN EACH DIRECTION. SEE WATER DETAILS ON SHEET C-5.4.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE JOINT IRRIGATION & CULINARY TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAILS D2, D4, C4, SHEET C-5.4.
3. PROPOSED 4" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. INSTALL CULINARY WATER 90° BEND WITH 8" GATE VALVE ON ONE END. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. DEEPEN WATERLINE AS NEEDED TO CLEAR UNDER STORM DRAIN PIPE.
7. 5/8" WATER SERVICE LINE AND WATER METER SET, AND 1" IRRIGATION SERVICE LINE AND METER SET PER HURRICANE CITY STANDARDS. TYPICAL FOR EACH INDIVIDUAL UNIT. SEE DETAIL B2, SHEET C-5.4.
8. INSTALL IRRIGATION 4" 90° BEND WITH 4" GATE VALVE ON ONE END. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
9. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
10. INSTALL 4" PVC SEWER LATERAL, 2.0% MIN. SLOPE. TYPICAL FOR EACH UNIT AND CLUBHOUSE. SEE SEWER DETAILS ON SHEET C-5.5.
11. INSTALL GAS MAIN LINE
12. INSTALL GAS SERVICE LINE AND METER PACK





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SCALE IN FEET

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DESIGN - ENGINEERING - LAND PLANNING
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TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL CharlesE@ExcelDesign.us WEB SITE AT www.exceldesign.us

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CHARLES W. HAMMON
1/22/24
STATE OF UTAH

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HURRICANE, UTAH
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REVISIONS

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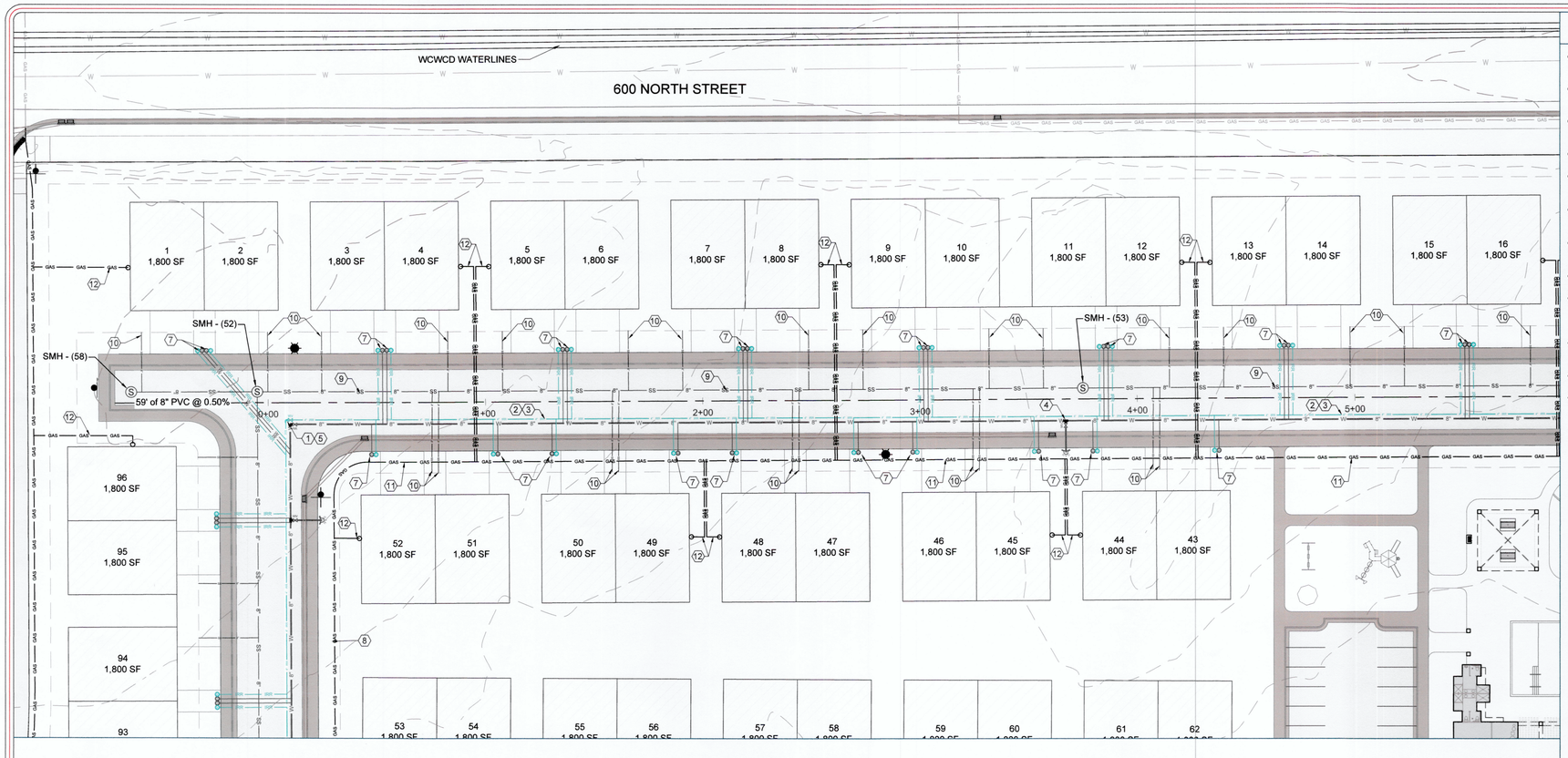
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

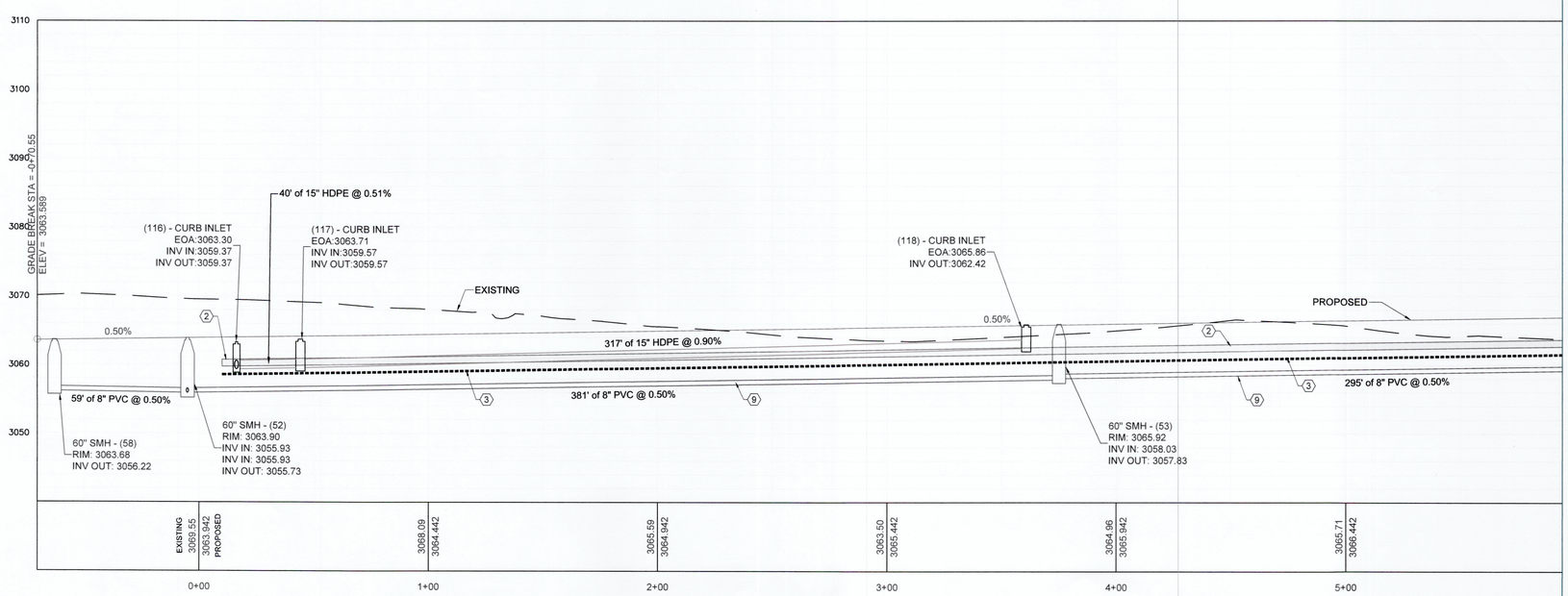
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2950 W. STREET UTILITY PLAN & ROAD PROFILE

C-4.5
SHEET: 14 OF 24

JAN 24 2024

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KEY NOTE LEGEND

1. INSTALL CULINARY WATER 90° BEND WITH 8" GATE VALVE ON ONE END. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE JOINT IRRIGATION & CULINARY TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAILS D2, D4, C4, SHEET C-5.4.
3. PROPOSED 4" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. INSTALL IRRIGATION 4" 90° BEND WITH 4" GATE VALVE ON ONE END. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. INSTALL IRRIGATION 4" 90° BEND WITH 4" GATE VALVE ON ONE END. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
7. 5/8" WATER SERVICE LINE AND WATER METER SET, AND 1" IRRIGATION SERVICE LINE AND METER SET PER HURRICANE CITY STANDARDS. TYPICAL FOR EACH INDIVIDUAL UNIT. SEE DETAIL B2, SHEET C-5.4.
8. NOT USED
9. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
10. INSTALL 4" PVC SEWER LATERAL, 2.0% MIN. SLOPE. TYPICAL FOR EACH UNIT AND CLUBHOUSE. SEE SEWER DETAILS ON SHEET C-5.5.
11. INSTALL GAS MAIN LINE
12. INSTALL GAS SERVICE LINE AND METER PACK



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No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

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HURRICANE, UTAH
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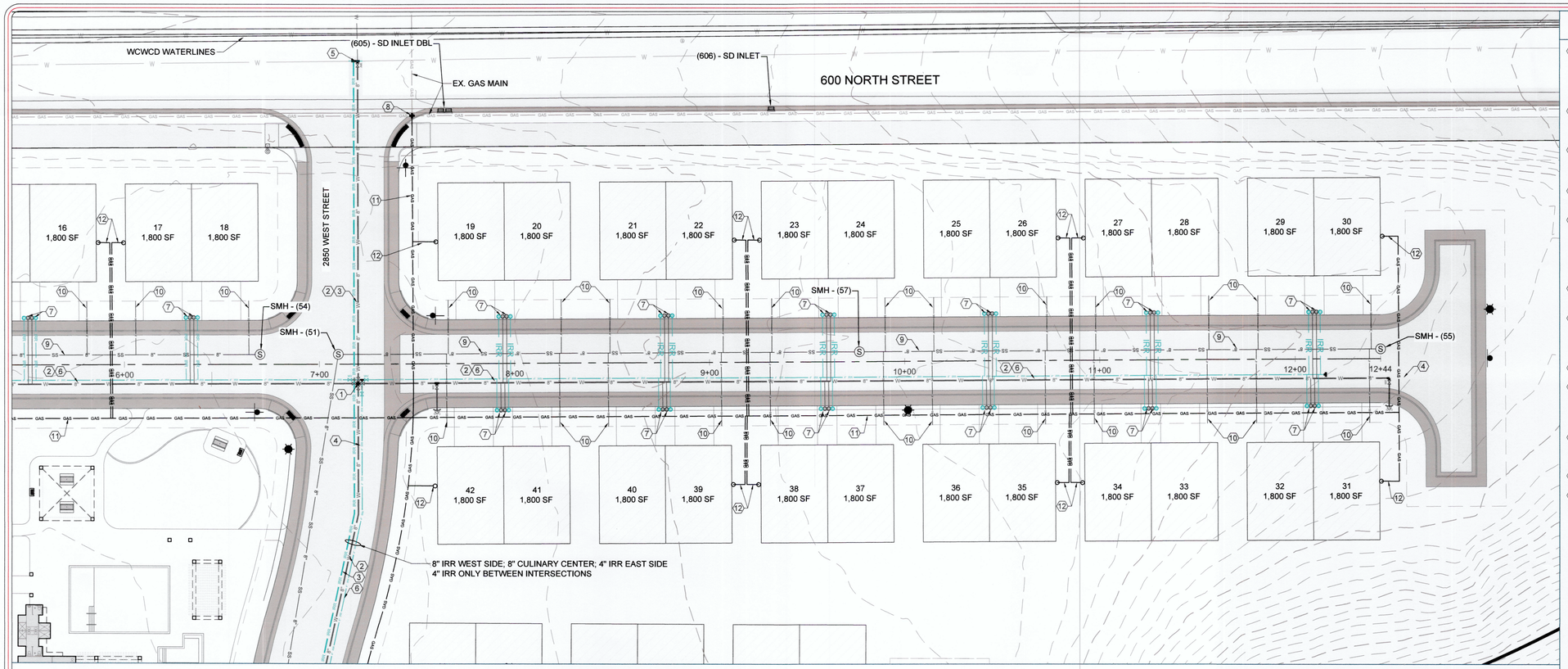
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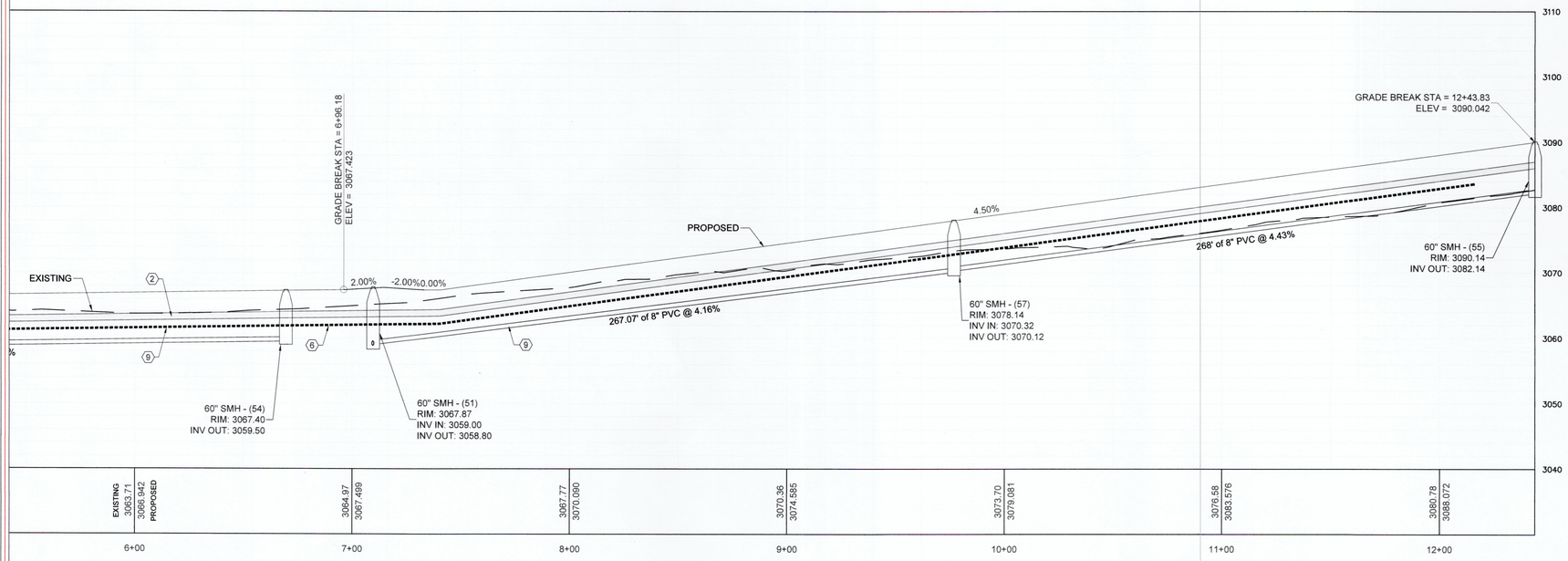
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590 N. STREET UTILITY PLAN & ROAD PROFILE

C-4.6
SHEET: 15 OF 24

JAN 24 2024

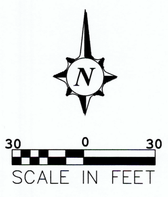
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KEY NOTE LEGEND

1. INSTALL 8" CULINARY WATER CROSS WITH 8" GATE VALVE ON EACH END. INSTALL 4" TEE WITH 4" GATE VALVES ON EACH END. ADJUST 4" VALVES AS NEED TO AVOID CONFLICT WITH 8" CULINARY WATER VALVES. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE JOINT IRRIGATION & CULINARY TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAILS D2, D4, C4, SHEET C-5.4.
3. PROPOSED 8" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4. SEE JOINT RESTRAINT DETAILS ON SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. APPROXIMATE LOCATION OF EXISTING 8" CULINARY WATER TEE. INSTALL 4-WAY 8" CULINARY WATER CROSS WITH 8" GATE VALVES ON EACH END. TERMINATE PROPOSED 8" PURPLE C-900 IRRIGATION PIPE WITH BOLTED END CAP. INSTALL JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4. COORDINATE CONNECTION WITH HURRICANE CITY WATER DEPARTMENT.
6. PROPOSED 4" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
7. 5/8" WATER SERVICE LINE AND WATER METER SET, AND 1" IRRIGATION SERVICE LINE AND METER SET PER HURRICANE CITY STANDARDS. TYPICAL FOR EACH INDIVIDUAL UNIT. SEE DETAIL B2, SHEET C-5.4.
8. CONNECT TO EXISTING GAS MAIN IN 600 NORTH STREET
9. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
10. INSTALL 4" PVC SEWER LATERAL. 2.0% MIN. SLOPE. TYPICAL FOR EACH UNIT AND CLUBHOUSE. SEE SEWER DETAILS ON SHEET C-5.5.
11. INSTALL GAS MAIN LINE
12. INSTALL GAS SERVICE LINE AND METER PACK



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL: (435) 619-4566 FAX (435) 608-4566
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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2		
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5		

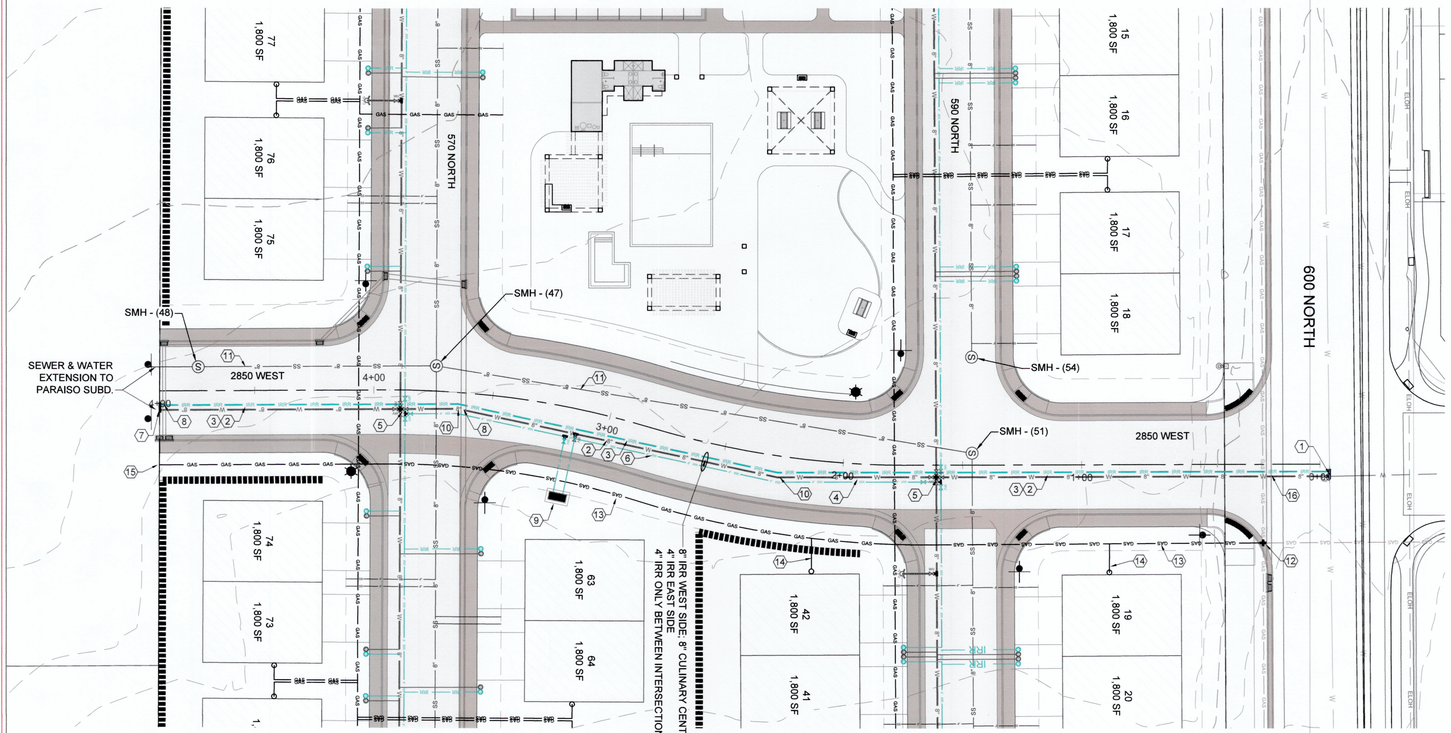
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DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
590 N. STREET UTILITY PLAN & ROAD PROFILE

C-4.7
SHEET: 16 OF 24

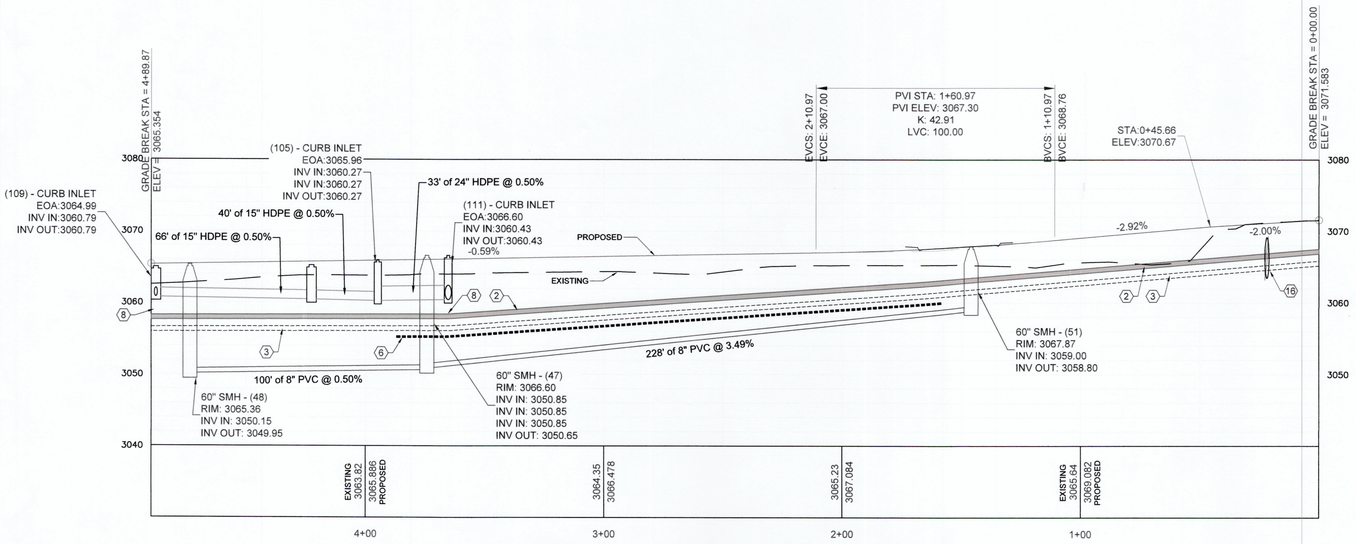
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KEY NOTE LEGEND

1. APPROXIMATE LOCATION OF EXISTING 8" CULINARY WATER TEE. INSTALL 4-WAY 8" CULINARY WATER CROSS WITH 8" GATE VALVES ON EACH END. TERMINATE PROPOSED 8" PURPLE C-900 IRRIGATION PIPE WITH BOLTED END CAP. INSTALL JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4. COORDINATE CONNECTION WITH HURRICANE CITY WATER DEPARTMENT.
2. PROPOSED 8" PVC C-900 WATER LINE. SEE JOINT IRRIGATION & CULINARY TRENCHING DETAIL C2, SHEET C-5.4 AND JOINT RESTRAINT DETAILS D2, D4, C4, SHEET C-5.4.
3. PROPOSED 8" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4. SEE JOINT RESTRAINT DETAILS ON SHEET C-5.4.
4. FIRE HYDRANT ASSEMBLY PER HURRICANE CITY STANDARDS. SEE DETAIL A2, SHEET C-5.4.
5. INSTALL 8" CULINARY WATER CROSS WITH 8" GATE VALVE ON EACH END. INSTALL 4" TEE WITH 4" GATE VALVES ON EACH END. ADJUST 4" PIPE & VALVES AS NEEDED TO AVOID CONFLICT WITH 8" CULINARY WATER VALVES AND 8" IRRIGATION PIPE. JOINT RESTRAINTS PER DETAILS ON SHEET C-5.4.
6. PROPOSED 4" PURPLE C-900 PVC IRRIGATION PIPE. SEE JOINT IRRIGATION & CULINARY WATER TRENCH DETAIL C2, SHEET C-5.4.
7. 8" BOLTED END CAP ON CULINARY & IRRIGATION PIPE ENDS
8. DEEPEN WATERLINE & IRRIGATION LINES TO AVOID STORM DRAIN PIPE CROSSING
9. INSTALL 3" RP VALVE ASSEMBLY. SEE DETAIL B2, SHEET C-5.4.
10. INSTALL 11.25° BEND WITH JOINT RESTRAINTS PER HURRICANE CITY STANDARDS
11. INSTALL 8" PVC SEWER MAIN & MANHOLES PER ASH CREEK STANDARDS AND SPECIFICATIONS. SEE PLAN FOR SIZE AND TYPE. SEE SHEET SEWER PROFILE SHEETS AND SEWER DETAILS ON SHEET C-5.5. TYPICAL THROUGHOUT.
12. CONNECT TO EXISTING GAS MAIN
13. INSTALL GAS MAIN
14. INSTALL GAS SERVICE LINE
15. CAP GAS MAIN END FOR FUTURE USE
16. POTENTIAL CONFLICT WITH STORM AND WATER DEPENDING ON THE EXISTING DEPTH OF WATERLINE IN 600 NORTH. INSTALL WATER AND IRRIGATION BELOW STORM DRAIN IF NECESSARY.





EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
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TEL: (435) 619-4566 FAX (435) 656-4566
E-MAIL Charles@Exceldesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
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CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
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600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

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1		
2		
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4		
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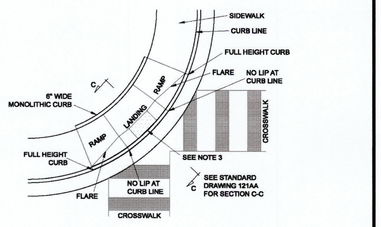
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CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
2850 WEST UTILITY PLAN & ROAD PROFILE

C-4.8
SHEET: 17 OF 24

JAN 2 4 2024

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CORNER PEDESTRIAN RAMP

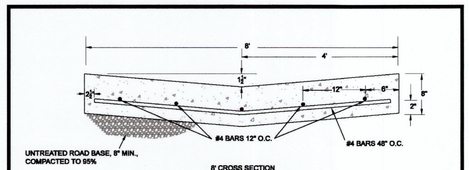
NOTES:

1. REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAILAND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

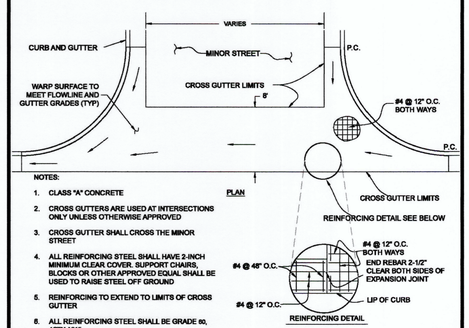
STANDARD CORNER PEDESTRIAN RAMP

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	STANDARD CORNER PEDESTRIAN RAMP	PED 100 1 OF 9
				APPROVED: DATE: APRIL 2020 BY: H.C.E.



8' CROSS SECTION



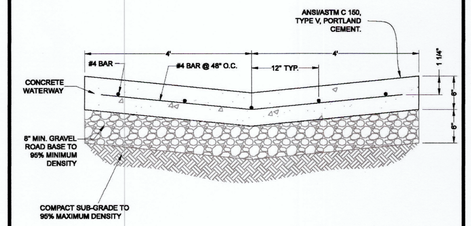
NOTES:

1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

STANDARD 8' CROSS GUTTER

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	STANDARD 8' CROSS GUTTER	CG 100 1 OF 1
				APPROVED: DATE: APRIL 2020 BY: H.C.E.

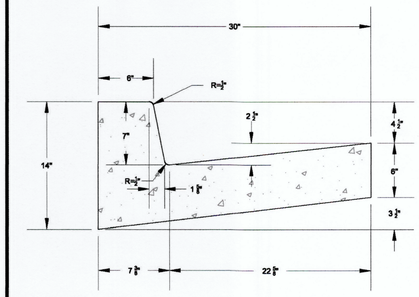


CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

8' WATERWAY

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	8' WATERWAY DETAIL	CG 101 1 OF 1
				APPROVED: DATE: APRIL 2020 BY: H.C.E.



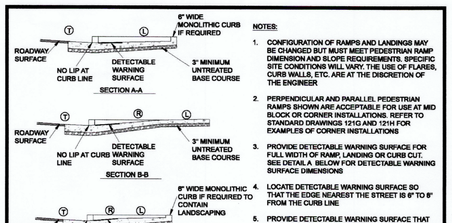
STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	STANDARD CURB & GUTTER DETAILS	CC 101 1 OF 1
				APPROVED: DATE: APRIL 2020 BY: H.C.E.

ADA RAMP DETAIL | D2



SLOPE TABLE

	ITEM	MAX. RUNNING SLOPE*		MAX. CROSS SLOPE*
L	LANDING	2%(1:48)	b	2%(1:48) b
R	RAMP	8.33%(1:12)	c	2%(1:48) d
T	TRANSITION	5%(1:20)	a	2%(1:48) d
	SIDEWALK			
	FLARE	10% (1V:10H)		2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL

a. TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT

EXCEPTION:

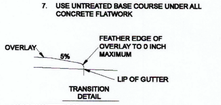
b. SLOPE REQUIREMENTS DO NOT APPLY AT MID-BLOCK CROSSINGS

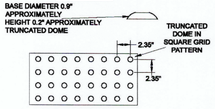
c. PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15 FEET IN LENGTH

d. CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSION AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS. REFER TO STANDARD DRAWINGS 121G AND 121H FOR EXAMPLES OF CORNER INSTALLATIONS
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A BELOW FOR DETECTABLE WARNING SURFACE DIMENSIONS
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
5. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT WALKING SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. ACCEPTABLE COLORS INCLUDE: RED, BLACK OR YELLOW
6. USE CLASS "A" CONCRETE
7. USE UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK



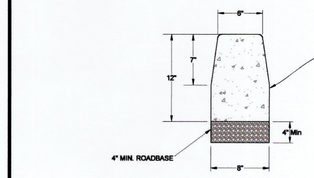


SLOPE AND DETECTABLE WARNING SURFACE DETAILS

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SLOPE AND DETECTABLE WARNING SURFACE DETAILS	RED 106 9 OF 9
				APPROVED: DATE: APRIL 2020 BY: H.C.E.

8' CROSS GUTTER DETAIL | C2



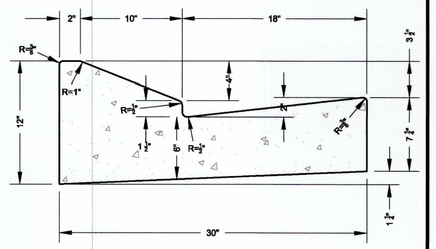
"A" CURB

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	"A" CURB DETAIL	CC 100 1 OF 1
				APPROVED: DATE: 8-12-19 BY: H.C.E.

8' WATERWAY DETAIL | B2



MODIFIED CURB & GUTTER TYPE RU30

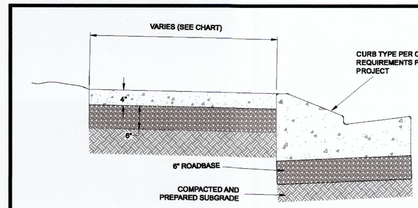
N.T.S.

NOTES:

1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
2. REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	MODIFIED CURB & GUTTER DETAILS	CC 102 1 OF 1
				APPROVED: DATE: APRIL 2020 BY: H.C.E.

30" HIGHBACK CONCRETE CURB DETAIL | A2



- CROSS SLOPE SHALL BE ¼ INCH RISE PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG. TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
  RESIDENTIAL: 6" SIDEWALK
  6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING	STANDARD DWG. NO.
DATE	DESCRIPTION	BY	SIDEWALK DETAILS	CC 105 1 OF 1
				APPROVED: DATE: APRIL 2020 BY: H.C.E.

ADA DETECTABLE SURFACE DETAIL | D4

"A" CONCRETE CURB DETAIL | C4

30" WEDGE CURB DETAIL | B4

SIDEWALK DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL. (435) 619-4566 FAX (435) 608-4566
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

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REVISIONS		
REV.	DATE	DESCRIPTION

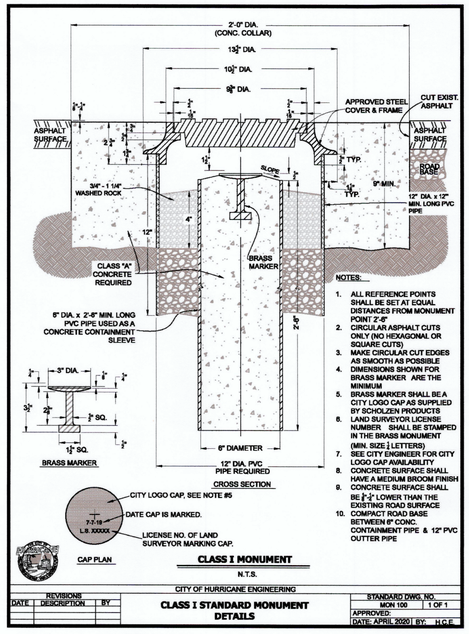
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FIELD CREW:
CHECKED BY:
DATE: 1/22/24

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DETAILS

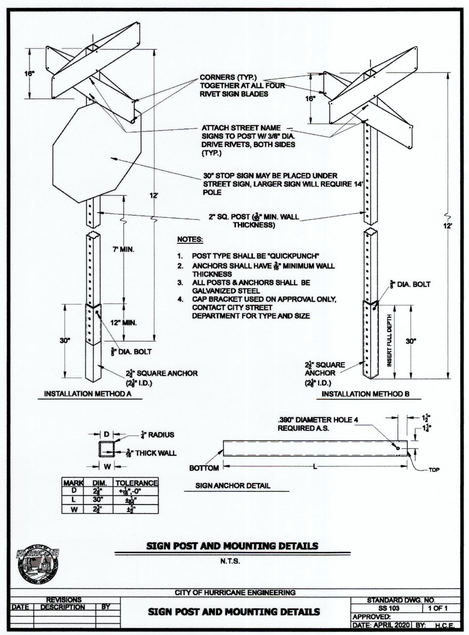
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SHEET: 18 OF 24

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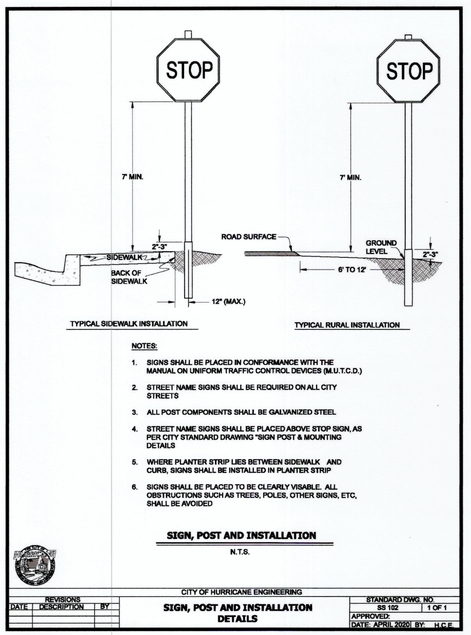
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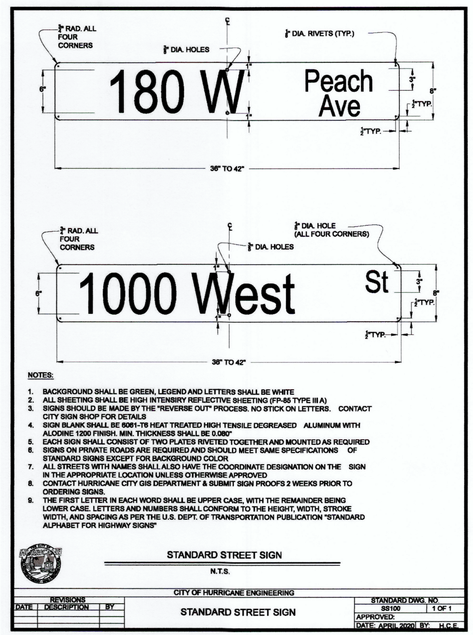
CLASS 1 MONUMENT DETAIL | D2



SIGN, POST & INSTALLATION DETAIL | C2

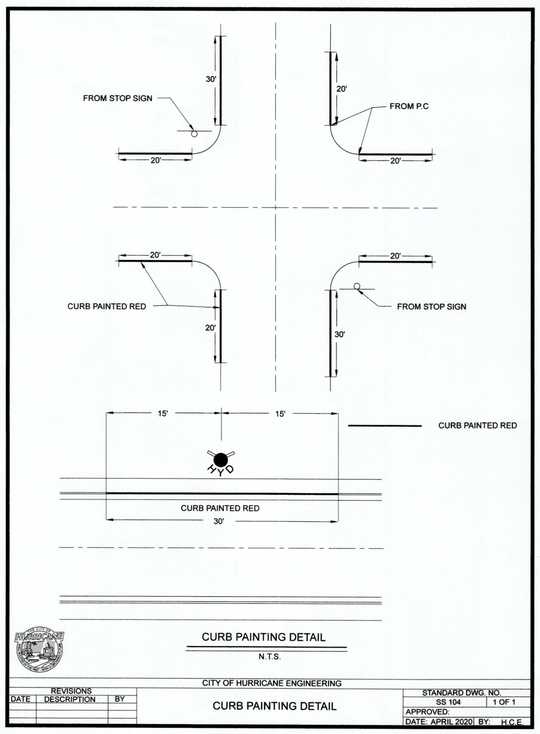


SIGN POST & MOUNTING DETAIL | B2

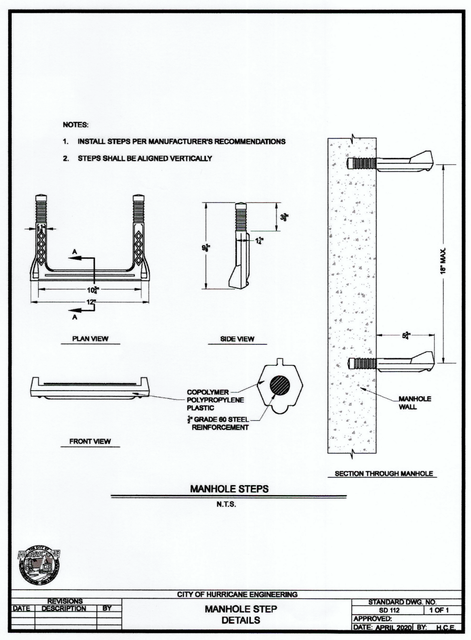


N:\Engineer\Standards\New Standard Drawings - 2GS - SINAGE & STRIPING DETAILS\SS 100 STANDARD STREET SIGN.dwg

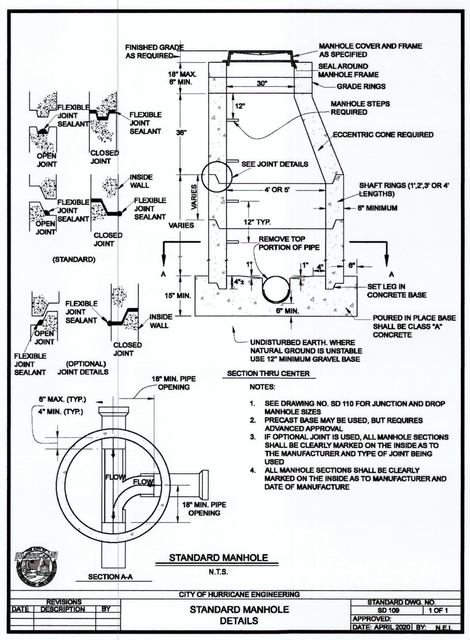
STREET SIGN DETAIL | A2



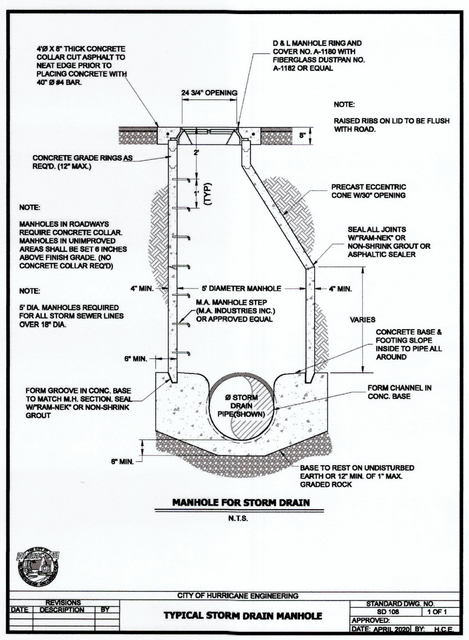
CURB PAINTING DETAIL | D4



STORM DRAIN MANHOLE DETAIL | C4



STORM DRAIN MANHOLE DETAIL | B4



STORM DRAIN MANHOLE DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
DETAILS

C-5.2
SHEET: 19 OF 24

JAN 2 4 2024

\\SERVER-19\Excel Projects\21-121--- Richardson\21-121-01 --- ALTA East (dwg)\20-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 5:36pm

Cleanout box

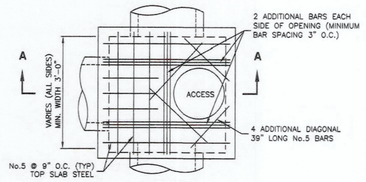
1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.
   F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

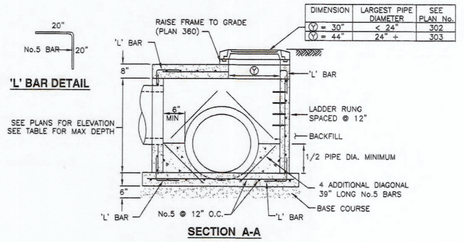
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.
   D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.
   F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
   G. Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

331.2

TYPE B



PLAN



DIMENSION	LARGEST PIPE DIAMETER	SEE PLAN No.
Ⓥ = 30"	< 24"	302
Ⓥ = 44"	24" +	303

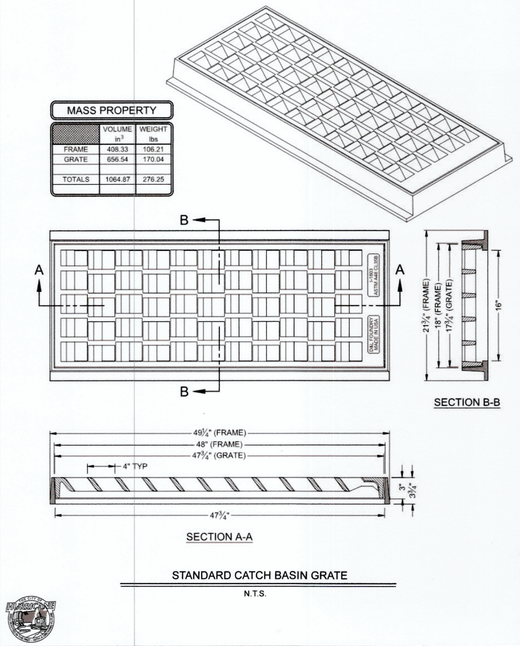
SECTION A-A

WALL THICKNESS AND WALL STEEL					
LOW WATER TABLE					
MAX. BOX WIDTH	6 FEET	8 FEET	8 FEET	9 FEET	
MAX. BOX DEPTH	5 FEET	8 FEET	12 FEET	12 FEET	
WALL THICKNESS	8 INCHES	8 INCHES	12 INCHES	12 INCHES	
WALL CURTAIN STEEL	#5 @ 12"	#5 @ 8"	#5 @ 6"	#7 @ 9"	
MODIFICATIONS FOR HIGH WATER TABLE					
WALL THICKNESS	8 INCHES	10 INCHES	16 INCHES	12 INCHES	
WALL CURTAIN STEEL	#5 @ 9"	#5 @ 6"	#5 @ 6"	#6 @ 6"	

APWA Utah Chapter

Cleanout box

Plan 331.2 April 2011

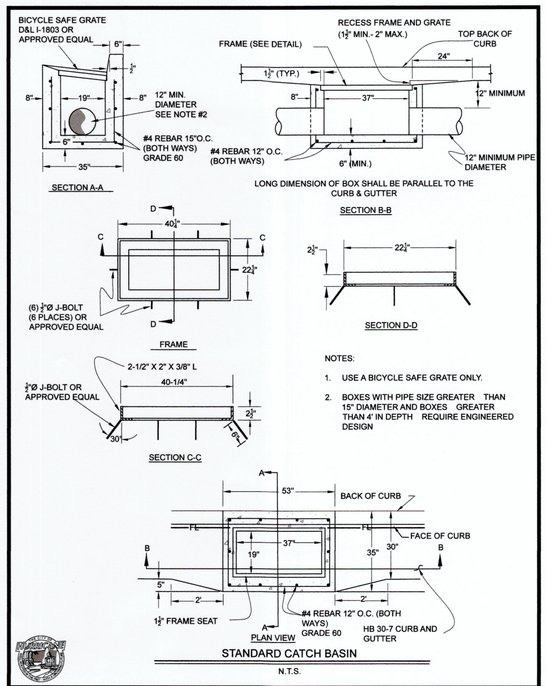


REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD CATCH BASIN GRATE (BICYCLE SAFE)

STANDARD DWG. NO. SD 101 1 OF 3
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

STANDARD CATCH BASIN BOX AND FRAME

STANDARD DWG. NO. SD 100 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

STORM DRAIN CLEANOUT BOX | C2

STORM DRAIN CURB INLET DETAIL | A2

Precast box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
   B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
   C. Submit bar design detail for ENGINEER's review.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
   E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
   F. Joint Sealant: Rubber-based, compressible.

3. **EXECUTION**
   A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
   B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
   C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
   D. Core Holes:
      1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
      2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
      3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
   E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.

332

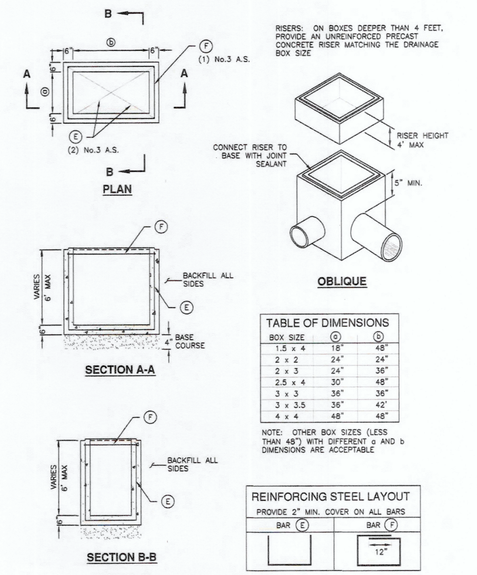


TABLE OF DIMENSIONS		
BOX SIZE	G	D
1.5 x 4	18"	48"
2 x 2	24"	24"
2 x 3	24"	36"
2.5 x 4	30"	48"
3 x 3	36"	36"
3 x 3.5	36"	42"
4 x 4	48"	48"

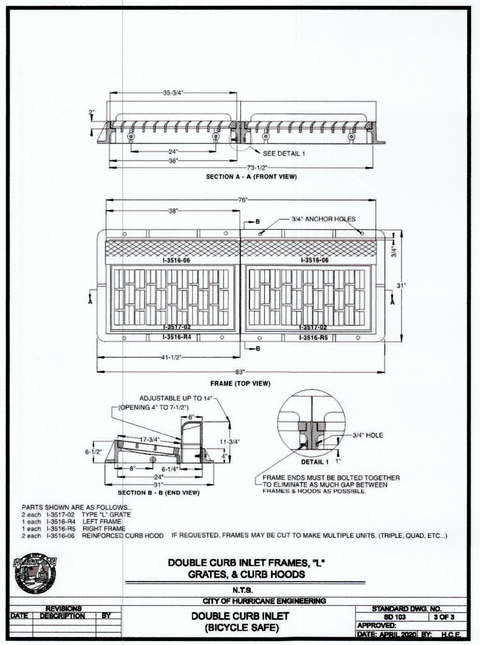
NOTE: OTHER BOX SIZES (LESS THAN 48") WITH DIFFERENT a AND b DIMENSIONS ARE ACCEPTABLE

REINFORCING STEEL LAYOUT	
PROVIDE 2" MIN. COVER ON ALL BARS	
BAR (E)	BAR (F)
	12"

APWA Utah Chapter

Precast box

Plan 332 June 2010



DOUBLE CURB INLET FRAMES, "L" GRATES, & CURB HOODS

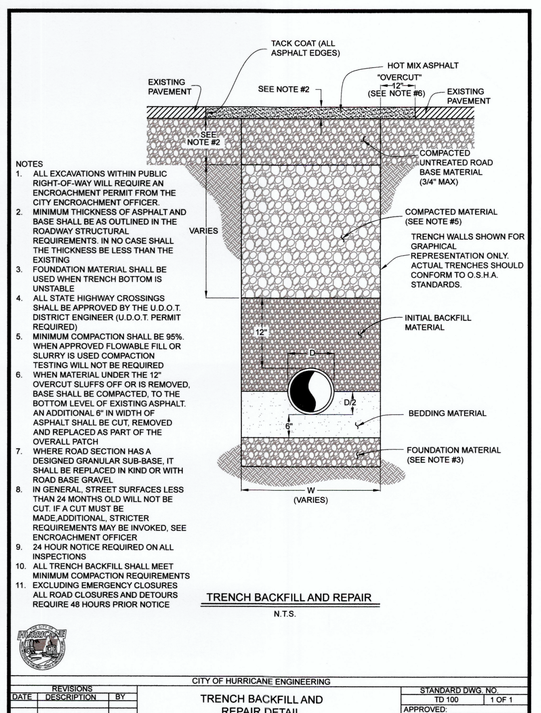
N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

DOUBLE CURB INLET (BICYCLE SAFE)

STANDARD DWG. NO. SD 103 3 OF 3
APPROVED:
DATE: APRIL 2020 BY: H.C.E.



NOTES
1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE ADDITIONAL, STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS		
DATE	DESCRIPTION	BY

TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TD 100 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

PRECAST STORM DRAIN BOX | C4

DOUBLE SD CURB INLET DETAIL | B4

STORM PIPE TRENCH DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION

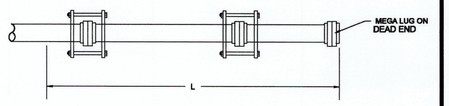
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE: **DETAILS**

C-5.3
SHEET: 20 OF 24

JAN 2 4 2024

\\SERVER-19\Excel\Projects\21-121 -- Richardson\21-121-01 -- ALTA East\dwg\20-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 8:59pm



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE	IN INCHES								
4	6	8	10	12	14	16	18	20
44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN HURRICANE.

1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

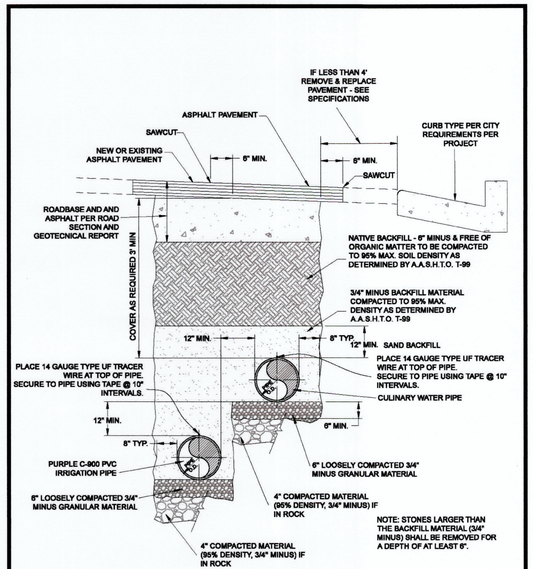
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STD. DEAD END/INLINE VALVE FOR PVC PIPE RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 308 1 OF 1
APPROVED:
DATE: OCT. 2020 BY: H.C.E.

JOINT RESTRAINT DETAIL | D2



JOINT IRRIGATION AND CULINARY WATER TRENCH

N.T.S.

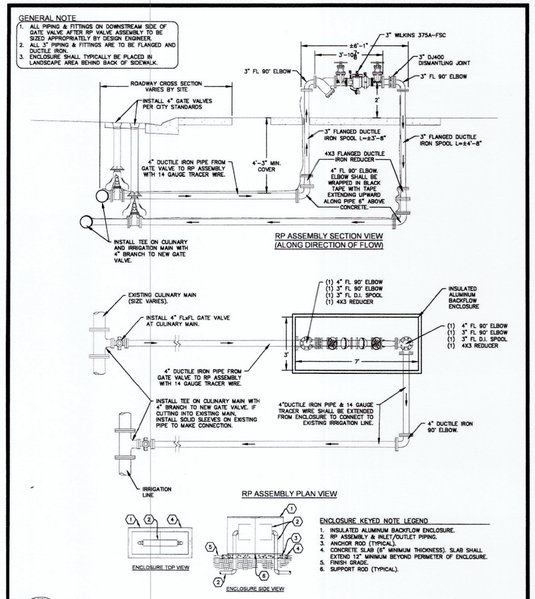
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

JOINT IRRIGATION AND CULINARY WATER TRENCH

STANDARD DWG. NO. WD 301 1 OF 1
APPROVED:
DATE: 8/5/2020 BY: H.C.E.

JOINT IRR & WATER TRENCH DETAIL | C2



INSULATED BACKFLOW ENCLOSURE

3 INCH RP VALVE ASSEMBLY

N.T.S.

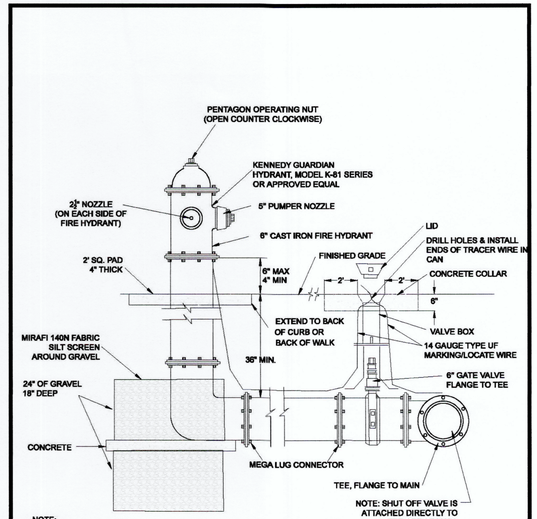
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY
5/2/22	CONNECT TO IRR	CWL

3 INCH RP VALVE ASSEMBLY

STANDARD DWG. NO. ??? 1 OF 1
APPROVED:
DATE: ??? BY: T.J.D.

RP VALVE ASSEMBLY DETAIL | B2



NOTE:

IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6' AND A MAXIMUM OF 12' BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT

N.T.S.

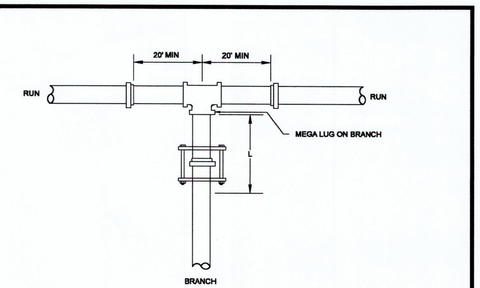
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

STANDARD FIRE HYDRANT DETAILS

STANDARD DWG. NO. WD 302 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

FIRE HYDRANT ASSEMBLY | A2



BRANCH SIZE \ RUN SIZE	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				*	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	65	41
20									93	70
24										124

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

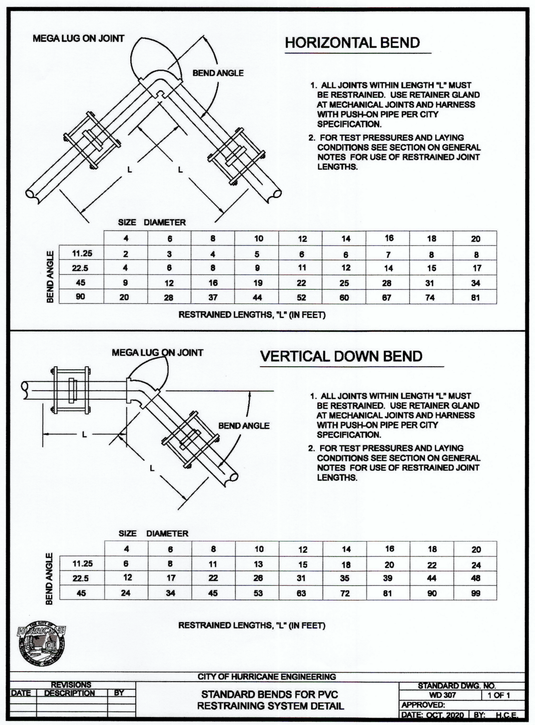
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD TEE FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 306 1 OF 1
APPROVED:
DATE: OCT. 2020 BY: H.C.E.

JOINT RESTRAINT DETAIL | D4



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE	DIAMETER 4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	6	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE	DIAMETER 4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	15	18	20	22	24
22.5	12	17	22	26	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

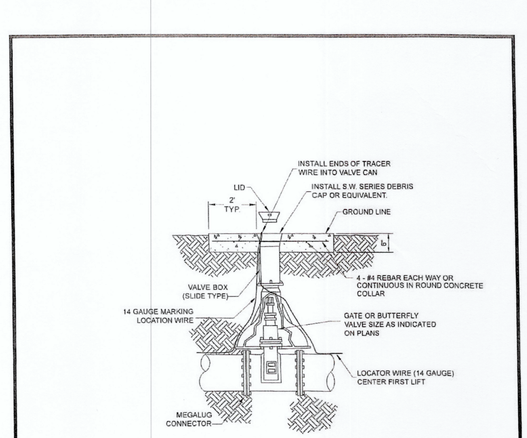
CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

STANDARD BENDS FOR PVC RESTRAINING SYSTEM DETAIL

STANDARD DWG. NO. WD 307 1 OF 1
APPROVED:
DATE: OCT. 2020 BY: H.C.E.

JOINT RESTRAINT DETAIL | C4



NOTES:

1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX

2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

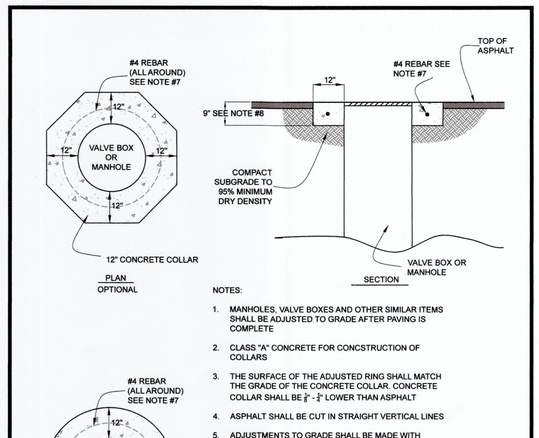
CITY OF HURRICANE

REVISIONS DATE	DESCRIPTION	BY

MAIN LINE VALVE

STANDARD DWG. NO. WD 315 1 OF 1
APPROVED:
DATE: 5/4/2021 BY: H.C.E.

WATER MAIN LINE VALVE DETAIL | B4



NOTES:

1. MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL BE ADJUSTED TO GRADE AFTER PAVING IS COMPLETE
2. CLASS "A" CONCRETE FOR CONCSTRUCTION OF COLLARS
3. THE SURFACE OF THE ADJUSTED RING SHALL MATCH THE GRADE OF THE CONCRETE COLLAR. CONCRETE COLLAR SHALL BE ½" - 1" LOWER THAN ASPHALT
4. ASPHALT SHALL BE CUT IN STRAIGHT VERTICAL LINES
5. ADJUSTMENTS TO GRADE SHALL BE MADE WITH STANDARD RINGS OR EXTENTIONS OR AS APPROVED BY THE CITY REPRESENTATIVE
6. ALL MANHOLES, VALVE BOXES AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR AS REQUIRED UNLESS OTHERWISE APPROVED
7. 9" THICK COLLARS SHALL BE REINFORCED. 12 " THICK COLLARS DO NOT REQUIRE REINFORCEMENT
8. MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW

#4 REBAR (ALL AROUND) SEE NOTE #7
12"
12"
12"
VALVE BOX OR MANHOLE
12" CONCRETE COLLAR
PLAN

CONCRETE COLLAR FOR MANHOLES AND VALVE BOXES

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY

MANHOLES AND VALVE BOXES CONCRETE COLLAR

STANDARD DWG. NO. SD 107 1 OF 1
APPROVED:
DATE: APRIL 2020 BY: H.C.E.

MANHOLE & VALVE COLLAR DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

CHARLES W. HAMMON PROFESSIONAL ENGINEER No.6269227 STATE OF UTAH
CHARLES W. HAMMON 1/22/24

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION

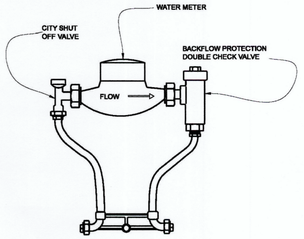
PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE:
DETAILS

C-5.4
SHEET: 21 OF 24

JAN 24 2024

\\SERVER-19\Excel\Projects\21-121-01 -- Richardson\21-121-01 -- ALTA_East\dwg\20-121-01_SITE_1-22-24.dwg, Jan 22, 2024 - 5:46pm



APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER SETTER DETAILS

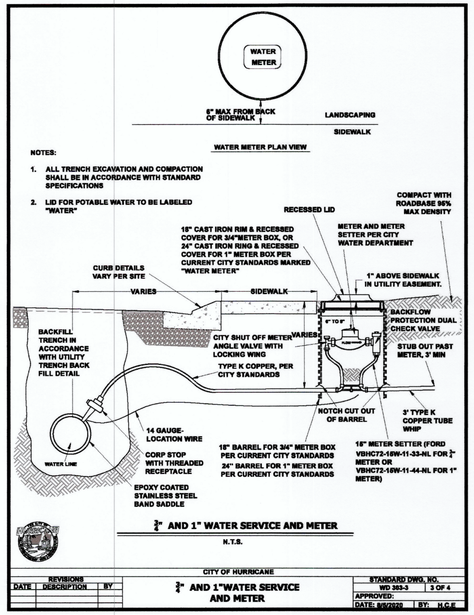
STANDARD DWG. NO. WD 303-1 | 1 OF 4

APPROVED:

DATE: 8/5/2020 | BY: H.C.E.

DETAIL | D2

WATER METER SETTER DETAIL | C2



¾" AND 1" WATER SERVICE AND METER

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

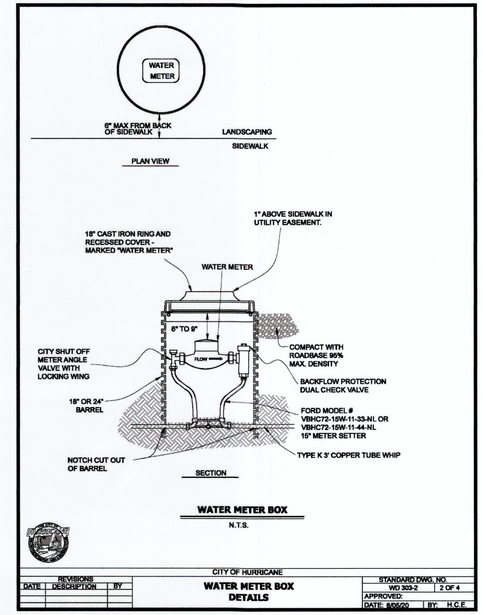
¾" AND 1"WATER SERVICE AND METER

STANDARD DWG. NO. WD 303-3 | 3 OF 4

APPROVED:

DATE: 8/5/2020 | BY: H.C.E.

WATER SERVICE & METER DETAIL | B2



WATER METER BOX

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

WATER METER BOX DETAILS

STANDARD DWG. NO. WD 303-2 | 2 OF 4

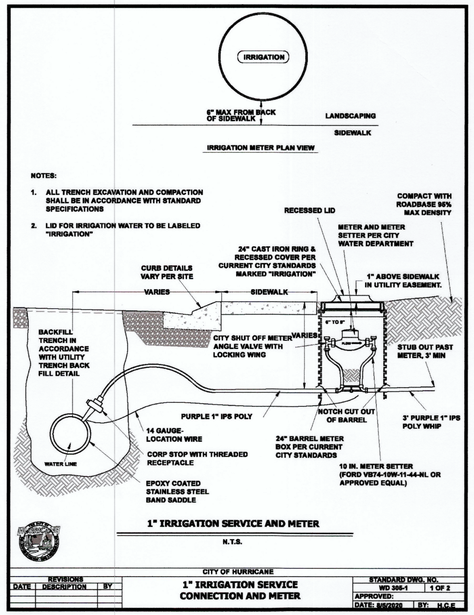
APPROVED:

DATE: 8/5/20 | BY: H.C.E.

WATER METER BOX DETAIL | A2

DETAIL | D4

DETAIL | C4



1" IRRIGATION SERVICE AND METER

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

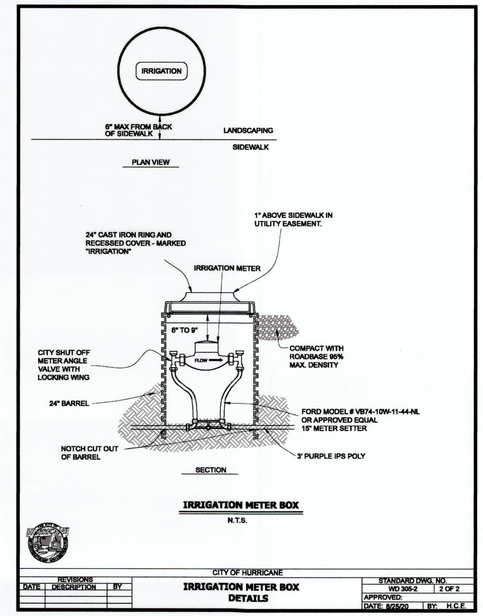
1" IRRIGATION SERVICE CONNECTION AND METER

STANDARD DWG. NO. WD 306-1 | 1 OF 2

APPROVED:

DATE: 8/5/2020 | BY: H.C.E.

IRRIGATION SERVICE & METER DETAIL | B4



IRRIGATION METER BOX

N.T.S.

CITY OF HURRICANE

REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION METER BOX DETAILS

STANDARD DWG. NO. WD 306-2 | 2 OF 2

APPROVED:

DATE: 8/5/20 | BY: H.C.E.

IRRIGATION METER BOX DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 609-4586
E-MAIL Charles@ExcelDesign.us WEB SITE AT www.exceldesign.us

PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 20-121-01

CAD DWG. FILE: 20-121-01_SITE

DRAWN BY: CWH

DESIGNED BY: CWH

FIELD CREW:

CHECKED BY:

DATE: 1/22/24

SHEET TITLE:

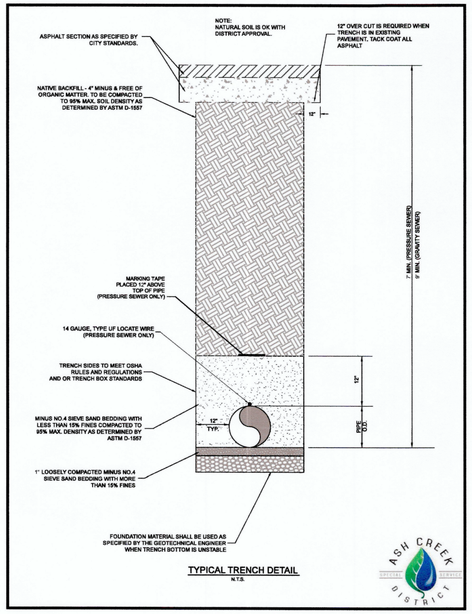
DETAILS

C-5.5

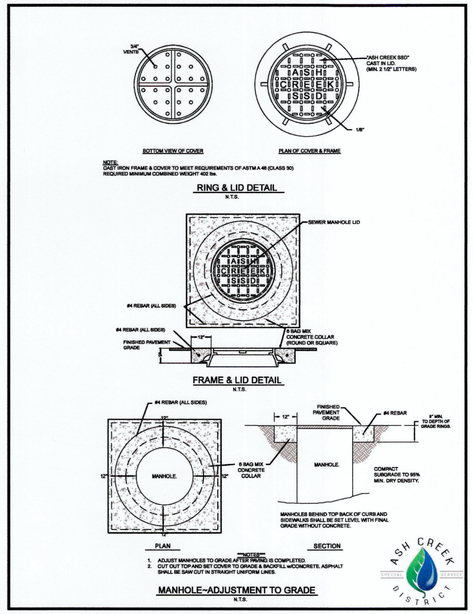
SHEET: 22 OF 24

JAN 2 4 2024

\\SERVER-19\Excel\Projects\21-121 — Richardson\21-121-01 -- ALTA Feet\dwg\20-121-01_SITE_1-22-24.dwg Jan 22, 2024 - 9:02pm



TYPICAL TRENCH DETAIL
N.T.S.

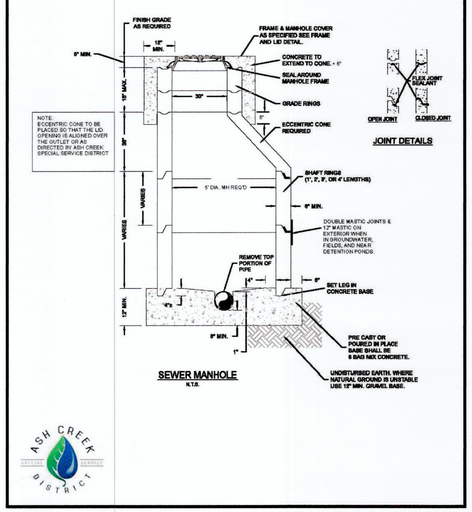


RING & LID DETAIL
N.T.S.

FRAME & LID DETAIL
N.T.S.

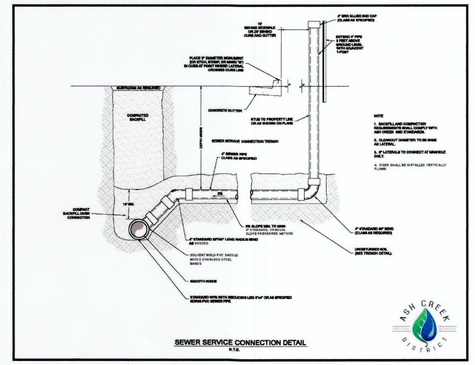
NOTES:
1. ADJUST MANHOLES TO GRADE AFTER PAVING IS COMPLETED.
2. CUT OUT TOP AND SET COVER TO GRADE & BACKFILL w/CONCRETE. ASPHALT SHALL BE SAW CUT IN STRAIGHT UNIFORM LINES.

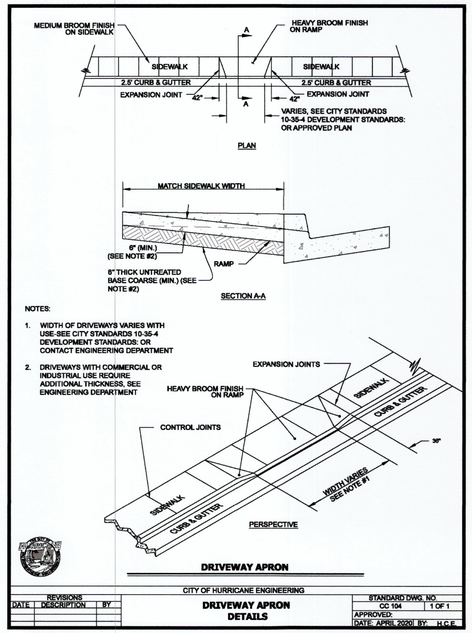
MANHOLE-ADJUSTMENT TO GRADE
N.T.S.



SEWER MANHOLE
N.T.S.

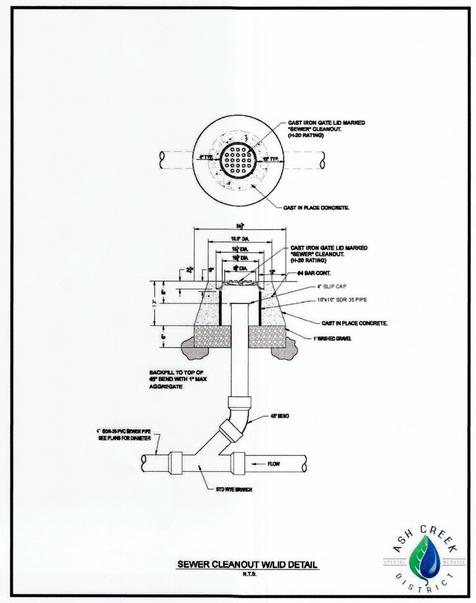
JOINT DETAILS





DRIVEWAY APRON

CITY OF HURRICANE ENGINEERING		
REVISIONS DATE / DESCRIPTION / BY	DRIVEWAY APRON DETAILS	STANDARD DWG. NO. CO 104 | 1 OF 1
		APPROVED: DATE: APRIL 2020 BY: H.C.E.



SEWER CLEANOUT W/LID DETAIL
N.T.S.

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO:	20-121-01
CAD DWG. FILE:	20-121-01_SITE
DRAWN BY:	CWH
DESIGNED BY:	CWH
FIELD CREW:	
CHECKED BY:	
DATE:	1/22/24

SHEET TITLE:
DETAILS

C-5.6
SHEET: 23 OF 24

SEWER TRENCH DETAIL	D2	SEWER MANHOLE DETAIL	C2	SEWER MANHOLE DETAIL	B2	SEWER SERVICE CONNECTION DETAIL	A2
DETAIL	D4	DETAIL	C4	DRIVEWAY APRON DETAIL	B4	SINGLE SEWER CLEANOUT DETAIL	A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1165 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 610-4566 FAX (435) 668-4566
E-MAIL Charles@exceldesign.us WEB SITE AT www.exceldesign.us

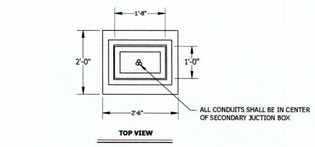
PROFESSIONAL ENGINEER
No.6269227
CHARLES W. HAMMON
1/22/24
STATE OF UTAH

SKY VIEW SUBDIVISION PHASE 1
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

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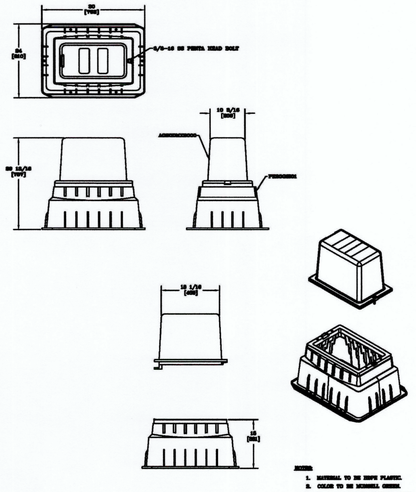
NOTE

1. THESE SECONDARY JUNCTION BOXES WILL BE PENCELL AC-20HDX (PEDESTAL BOTH UPPAR AND LOWER UNITS).

HURRICANE CITY UTAH

SECONDARY JUNCTION BOX INSTALLATION

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-12



NOTES:

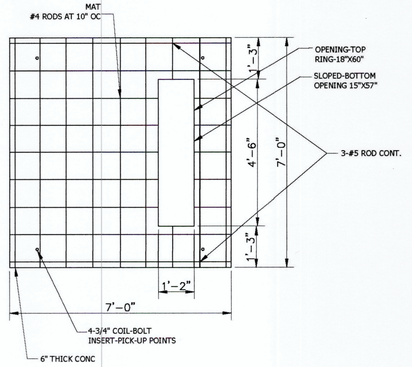
1. MATERIAL TO BE 30PC PLASTIC.
2. COLOR TO BE MUNSELL GREEN.
3. HARDWARE TO BE STAINLESS STEEL.

HURRICANE CITY UTAH

SECONDARY JUNCTION BOX

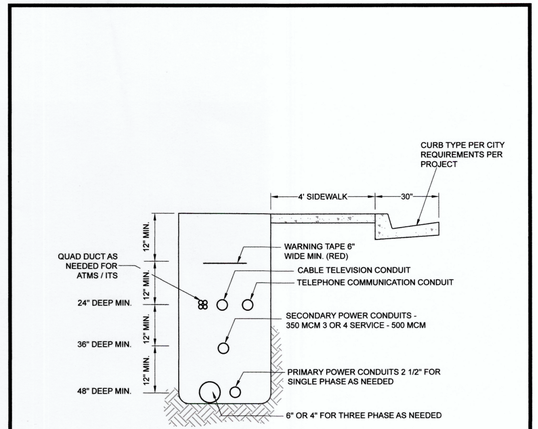
CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-13

SECONDARY JUNCTION BOX DETAIL | C2



3-PH TRANSFORMER PAD POWER

3-PHASE TRANSFORMER PAD DETAIL | B2



NOTE:

BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

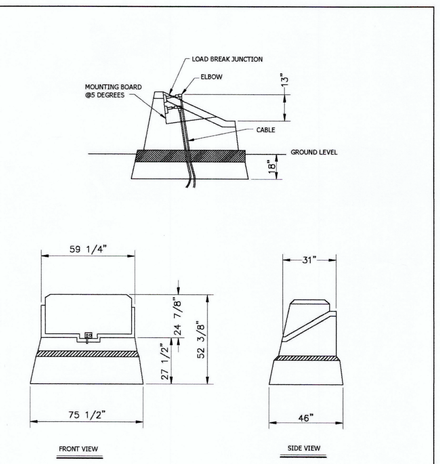
JOINT UTILITIES TRENCH

N.T.S.

CITY OF HURRICANE ENGINEERING

REVISIONS DATE	DESCRIPTION	BY	JOINT UTILITIES TRENCH DETAIL	STANDARD DWG. NO. TD 101 | 1 OF 1
				APPROVED:
				DATE: APRIL 2020 BY: H.C.E.

JOINT UTILITY TRENCH DETAIL | A2

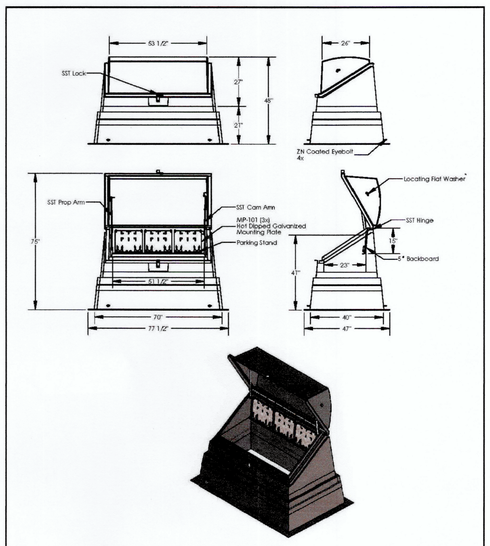


NORDIC - ND - 350

HURRICANE CITY UTAH

3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-14

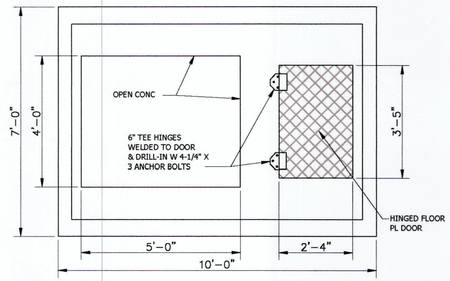


HURRICANE CITY UTAH

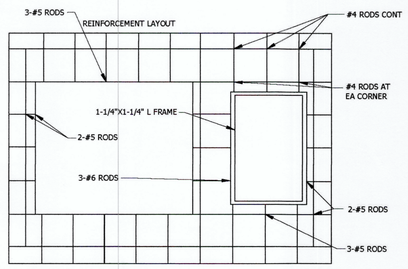
3 PHASE SECTIONALIZING CABINET

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-15

3-PHASE SECTIONALIZING CABINET DETAIL | C4

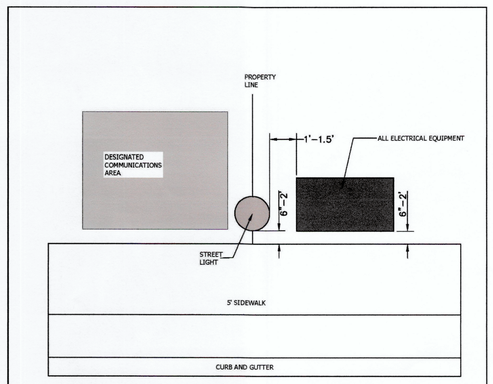


TOP VIEW CONC LID LAYOUT



ELECTRICAL SWITCH VAULTS

SWITCH VAULT DETAIL | B4



EQUIPMENT PLACEMENT FOR POWER AND COMMUNICATIONS

HURRICANE CITY UTAH

EQUIPMENT PLACEMENT

CITY OF HURRICANE POWER DEPARTMENT STANDARD DRAWINGS | STANDARD DRAWING NO. DR-21

EQUIPMENT PLACEMENT DETAIL | A4

EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
1185 WEST UTAH AVENUE, SUITE 102, HILDALE, UTAH 84784
TEL (435) 619-4586 FAX (435) 608-4586
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PROFESSIONAL ENGINEER No.6269227 CHARLES W. HAMMON 1/22/24 STATE OF UTAH

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REVISIONS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 1/22/24

SHEET TITLE: DETAILS

C-5.7
SHEET: 24 OF 24

JAN 2 4 2024

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2,200 SQ.FT. UNIT

1,900 SQ.FT. UNIT



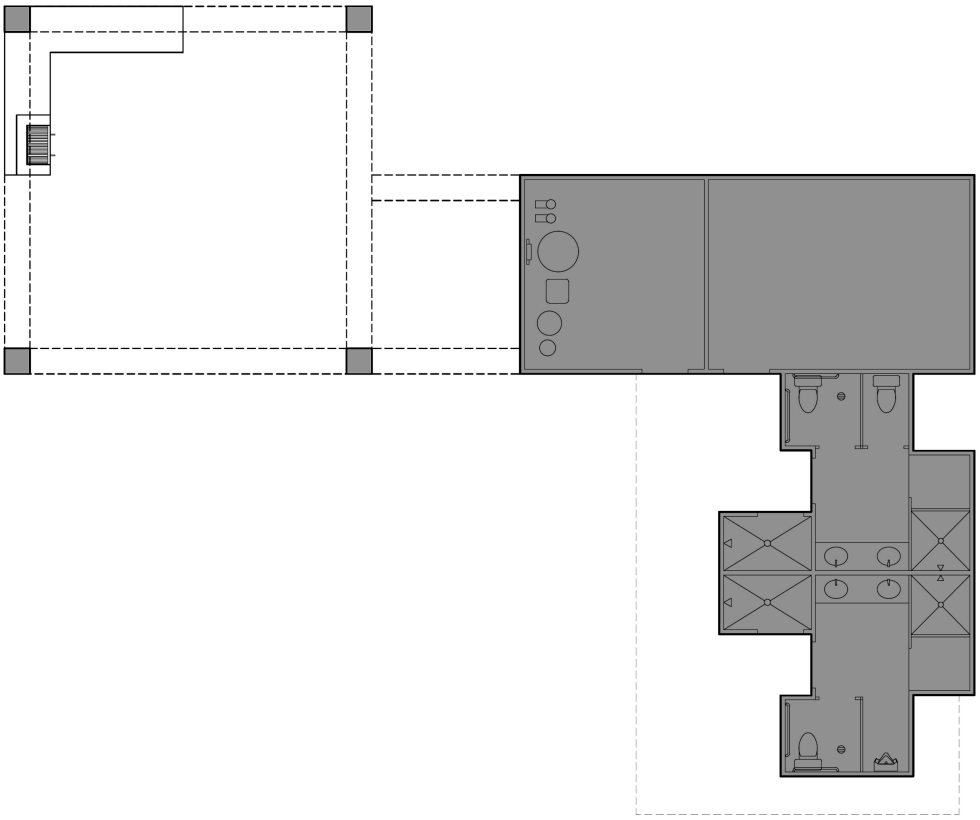
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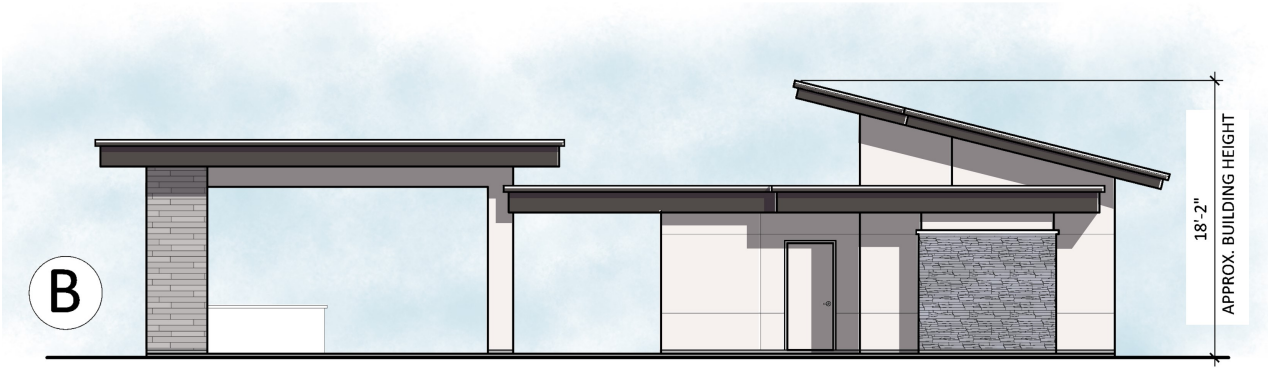
1,900 SQ.FT. UNIT



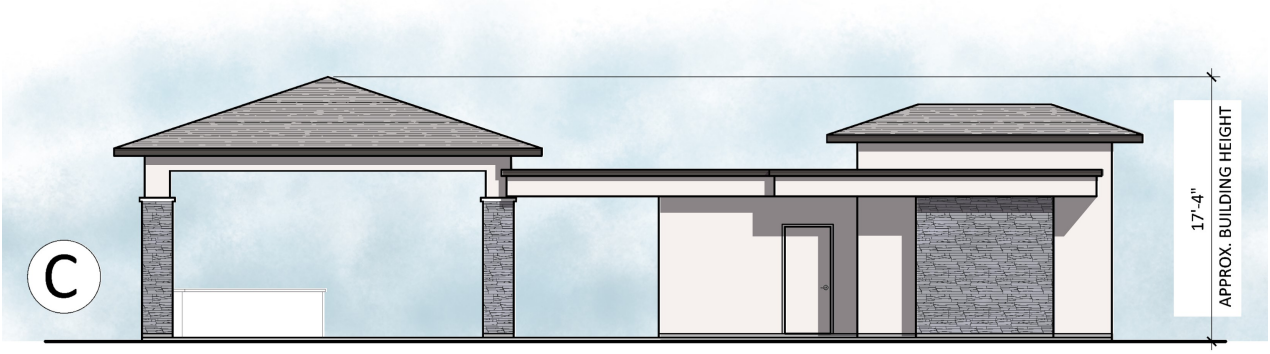
2,200 SQ.FT. UNIT

1,900 SQ.FT. UNIT





POOL BUILDING



POOL BUILDING

600 NORTH STREET

PRIVATE DRIVE

600 NORTH STREET

PRIVATE DRIVE

MATCH LINE 'B'
SHEET L1.01

MATCH LINE 'B'
SHEET L1.04

MATCH LINE 'A'
SHEET L1.01

MATCH LINE 'A'
SHEET L1.02

PLAYGROUND

PARKING

SIDEWALK

12'-0" PATH

10'-0" PATH

C.R.

1 1,800 SF
2 1,800 SF
3 1,800 SF
4 1,800 SF
5 1,800 SF
6 1,800 SF
7 1,800 SF
8 1,800 SF
9 1,800 SF
10 1,800 SF
11 1,800 SF
12 1,800 SF
13 1,800 SF
14 1,800 SF

96 1,800 SF
95 1,800 SF
94 1,800 SF
93 1,800 SF

52 1,800 SF
51 1,800 SF
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55 1,800 SF
56 1,800 SF
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58 1,800 SF
59 1,800 SF
60 1,800 SF
61 1,800 SF
62 1,800 SF

TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	VITEX AGNUS CASTUS CHASTE TREE
	QUERCUS BUCKLEYI TEXAS RED OAK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

SHRUB LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
	LAGERSTROEMIA INDICA CRAPE MYRTLE		NERIUM OLEANDER 'PETITE RED' DWARF RED OLEANDER
	OLEA EUROPEA 'LITTLE OLLIE' DWARF OLIVE BUSH		LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM		NANDINA DOMESTICA 'MOONBAY' MOON BAY NANDINA
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET		ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY
	RAPHEOLEPIS INDICA 'BALLARIENA' BALLARIENA HAWTHORN		MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	ROSA 'RED CARPET' RED CARPET ROSE		TEUCRIUM CHAMAEDRYS GERMANDER

MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2" - 4" CRUSHED LAVA ROCK

0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHELD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITHHELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.

3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONISBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

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STATE OF UTAH
Cody R. Schmitt
7184969-5301
LICENSED LANDSCAPE ARCHITECT
Exp. 5/31/24

REVISIONS:

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SKY VIEW SUBDIVISION PHASE 1
600 NORTH 2800 WEST
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

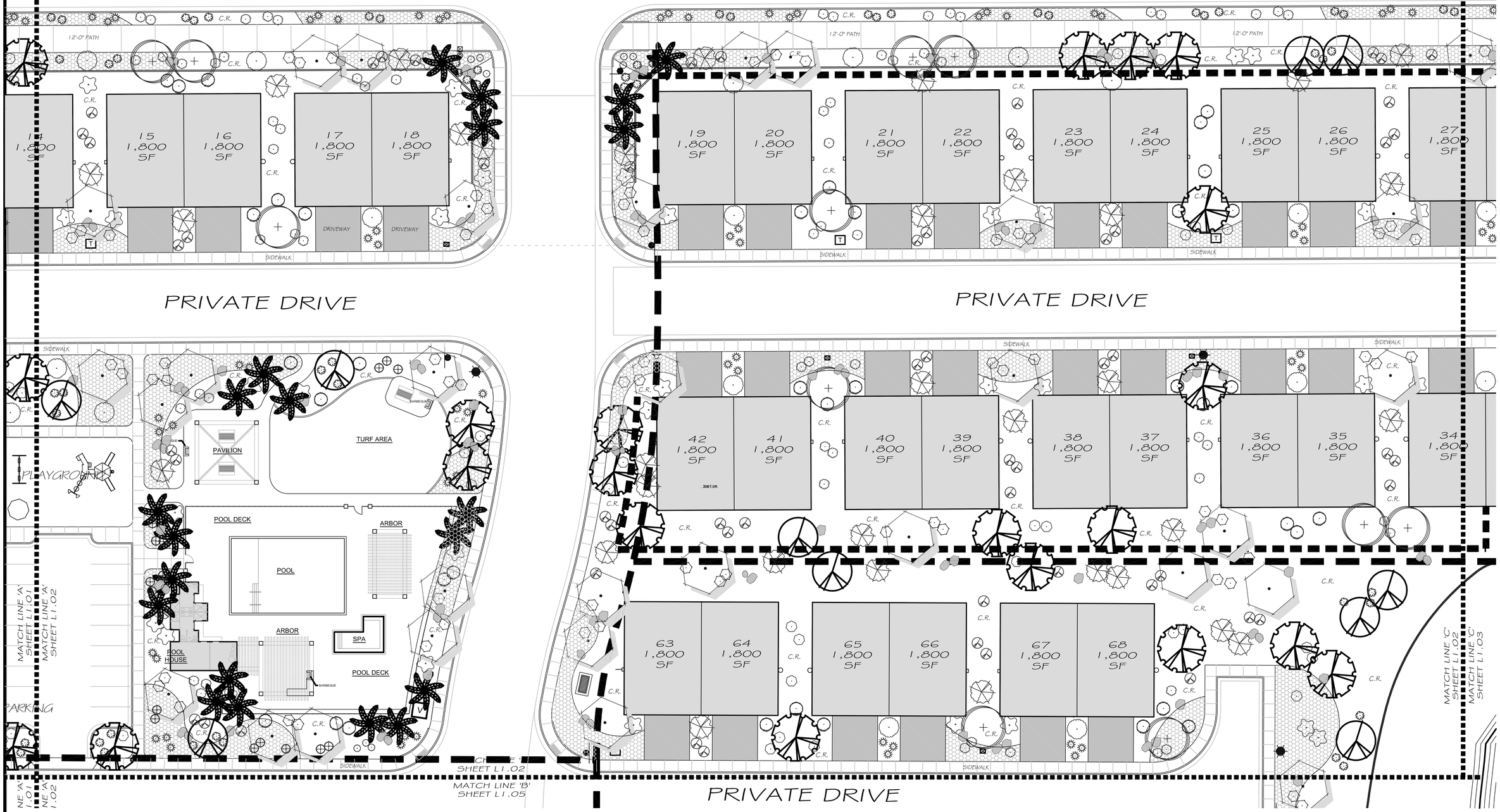
PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L1.01

600 NORTH STREET



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	VITEX AGNUS CASTUS CHASTE TREE
	QUERCUS BUCKLEYI TEXAS RED OAK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

SHRUB LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
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MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
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0 20'-0" 40'-0" 60'-0"

SCALE: 1" - 20'-0"

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STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

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SUBDIVISION PHASE 1
600 NORTH 2800 WEST
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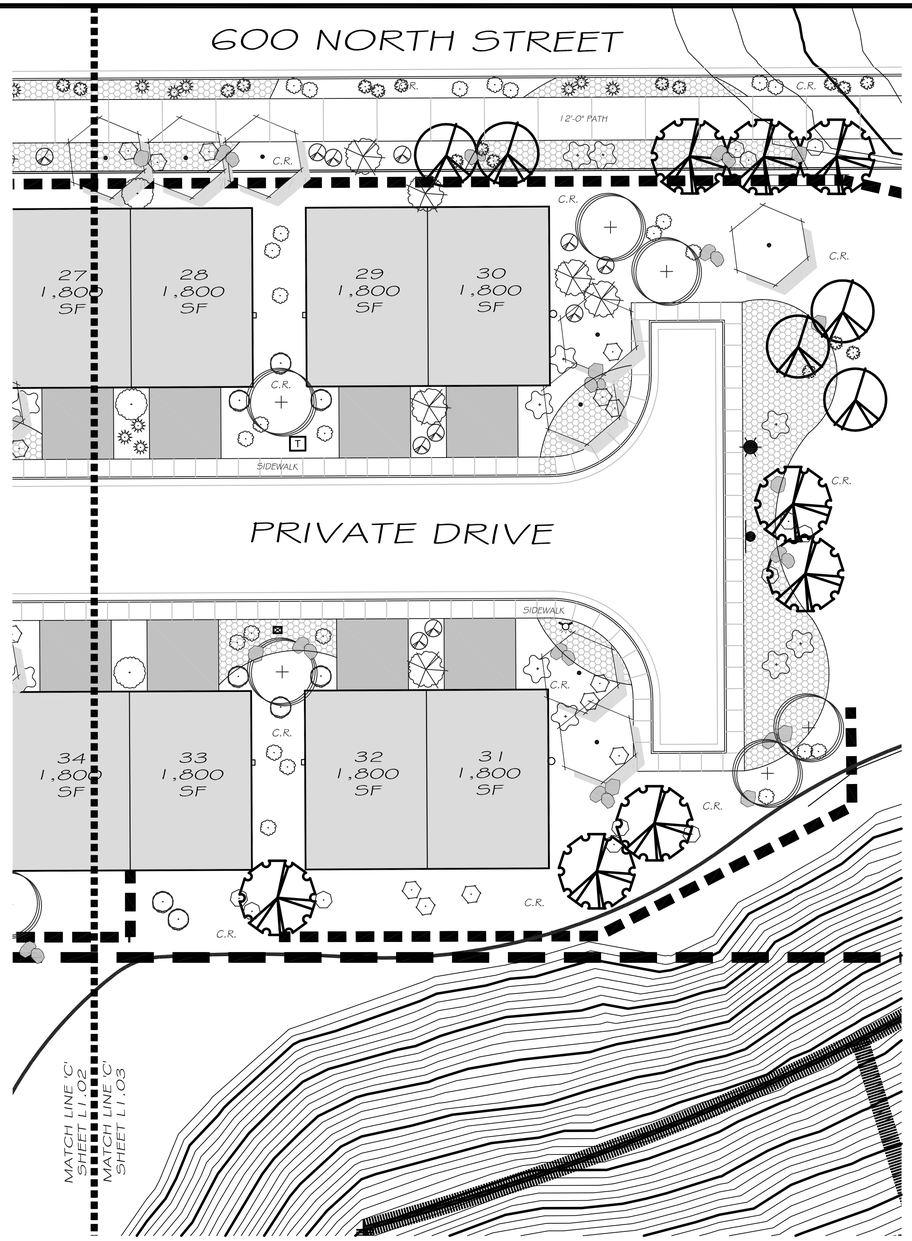
CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L1.02



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
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Cody R. Schmitt
7184969-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

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600 NORTH 2800 WEST
UTAH
HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

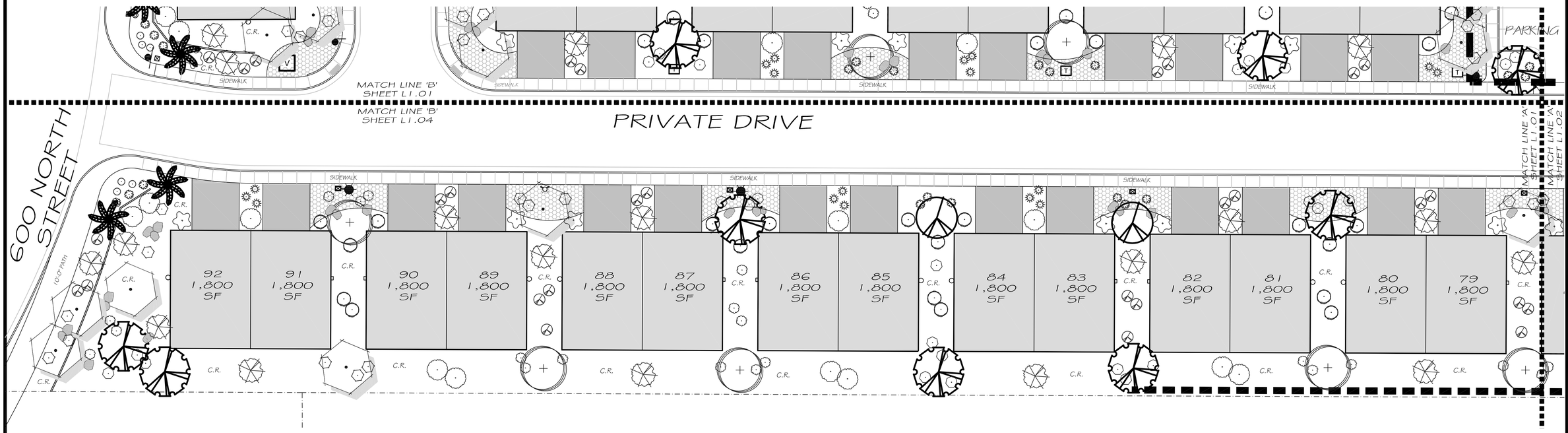
CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
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PLAN

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01/02/2024
JOB NO.:
01022024

SHEET:
L1.03



TREE LEGEND

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STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

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SKY VIEW SUBDIVISION PHASE 1
600 NORTH 2800 WEST
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

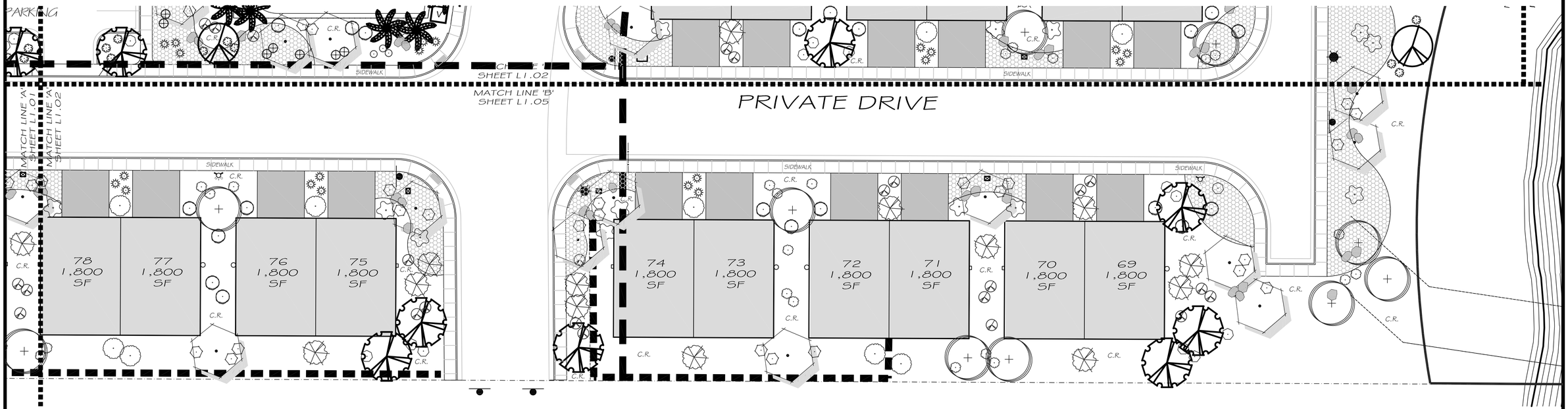
CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L1.04



TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
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SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
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Cody R. Schmitt
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SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

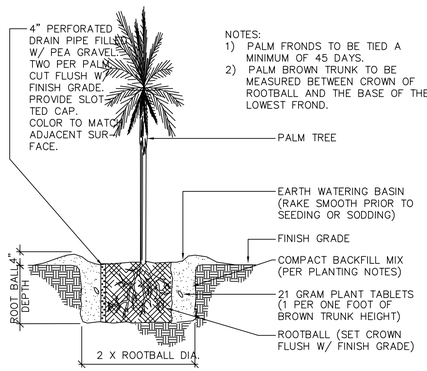
CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
LANDSCAPE
PLAN

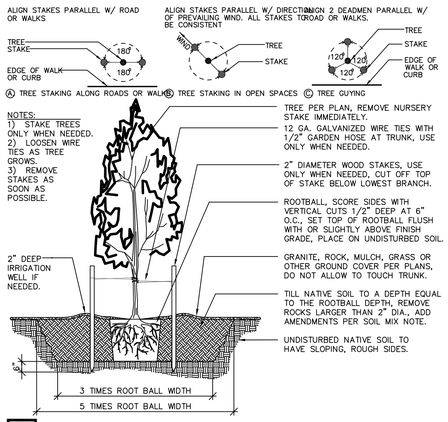
DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L1.05



NOTES:
1) PALM FRONDS TO BE TIED A MINIMUM OF 45 DAYS.
2) PALM BROWN TRUNK TO BE MEASURED BETWEEN CROWN OF ROOTBALL AND THE BASE OF THE LOWEST FROND.

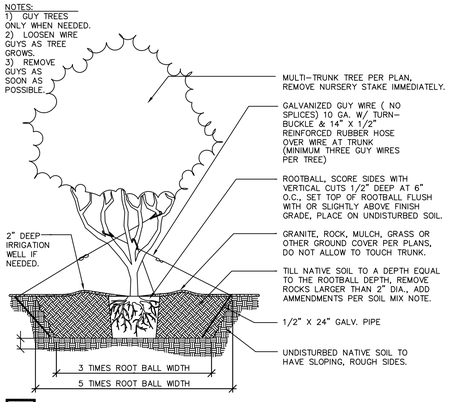
A PALM PLANTING DETAIL



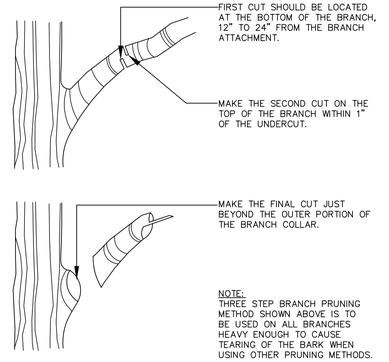
NOTES:
1) STAKE TREES ONLY WHEN NEEDED.
2) LOOSEN WIRE TIES AS TREE GROWS.
3) REMOVE STAKES AS SOON AS POSSIBLE.

B TREE PLANTING DETAIL

NOTES:
1) GUY TREES ONLY WHEN NEEDED.
2) LOOSEN WIRE GUYS AS TREE GROWS.
3) REMOVE GUYS AS SOON AS POSSIBLE.



C MULTI-TRUNK PLANTING DETAIL

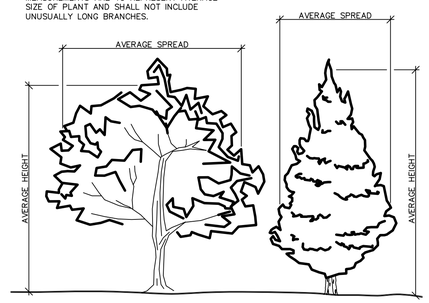


NOTE:
THREE STEP BRANCH PRUNING METHOD SHOWN ABOVE IS TO BE USED ON ALL BRANCHES HEAVY ENOUGH TO CAUSE TEARING OF THE BARK WHEN USING OTHER PRUNING METHODS.

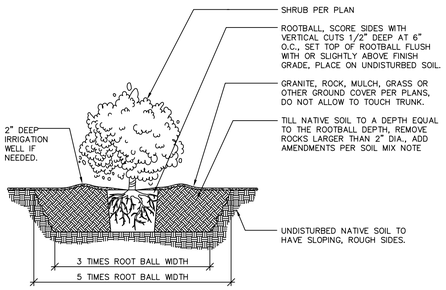
D TREE BRANCH PRUNING DETAIL

NOTE: MEASURE PLANTS IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

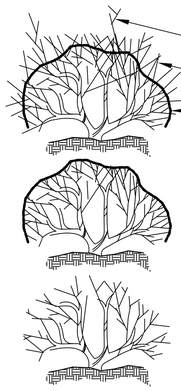
MEASUREMENTS ARE TO REPRESENT AVERAGE SIZE OF PLANT AND SHALL NOT INCLUDE UNUSUALLY LONG BRANCHES.



E PLANT MEASUREMENT DETAIL



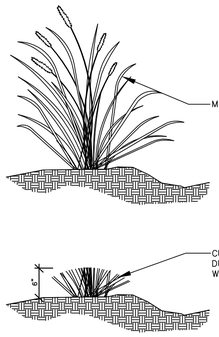
F SHRUB PLANTING DETAIL



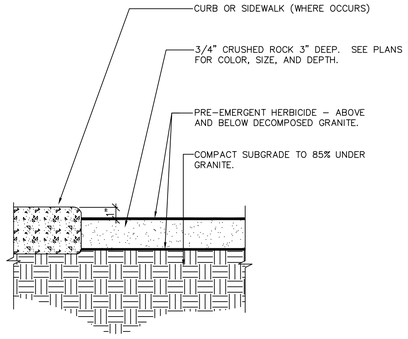
STEP ONE: USE HAND PRUNERS TO CUT BACK BRANCHES AND STEMS, CREATING A ROUGH GLOBE SHAPE.

STEP TWO: CUT EVERY OTHER BRANCH BACK TO THE FIRST LARGE 'V'. VARY LENGTH OF CUTS RANDOMLY FROM 6" TO 9" LONG.

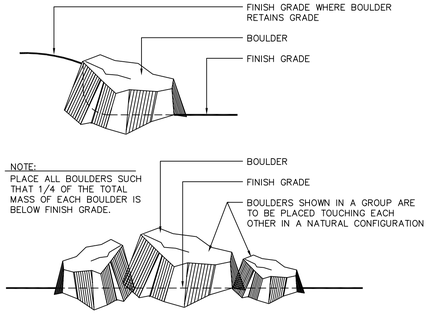
G SHRUB PRUNING DETAIL



H GRASS PRUNING DETAIL



I CRUSHED ROCK DETAIL



NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.

J BOULDER PLACEMENT DETAIL

BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
LAGESTROMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	106	15	GALLON	F,G	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	63	24"	BOX	B,D,E	
QUERCUS BUCKLEYI	TEXAS RED OAK	44	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	79	24"	BOX	B,D,E	
VITEX AGNUS CASTUS	CHASTE TREE	23	15	GALLON	F,G	
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	29	6'-0" TO 12'-0" TALL	BARE ROOT	A,E,F	
SHRUBS						
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	88	15	GALLON	F,G	
ILEX VOMITORIA	YAUPON HOLLY	146	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	199	5	GALLON	F,G	
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	122	5	GALLON	F,G	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	137	5	GALLON	F,G	
NANDINA DOMESTICA 'MOONBAY'	MOON BAY NANDINA	29	5	GALLON	F,G	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	124	5	GALLON	F,G,H	
OLEA EUROPEA "LITTLE OLLIE"	DWARF OLIVE BUSH	61	5	GALLON	F,G	
RAPHEOLEPIS INDICA 'BALLARIENA'	'BALLARIENA HAWTHORN	154	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	172	3	GALLON	F,G	
TEUCRIUM CHAMAEDRYS	GERMANDER	20	1	GALLON	F,G	
BOULDERS						
LANDSCAPE BOULDERSVARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		185	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

STATE OF UTAH
Cody R. Schmitt
7184969-5301
LANDSCAPE ARCHITECT
Exp. 5/31/24

REVISIONS:

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

SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

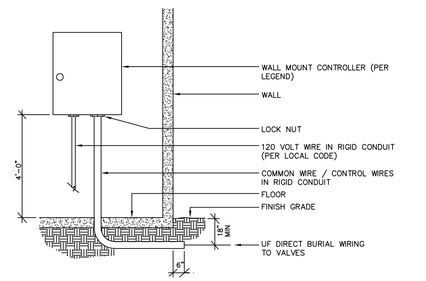
CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

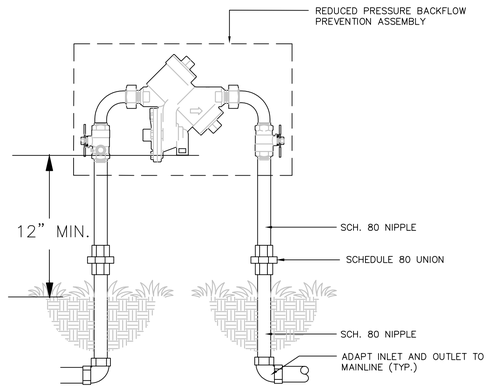
SHEET CONTENTS:
LANDSCAPE
DETAIL

DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L1.06

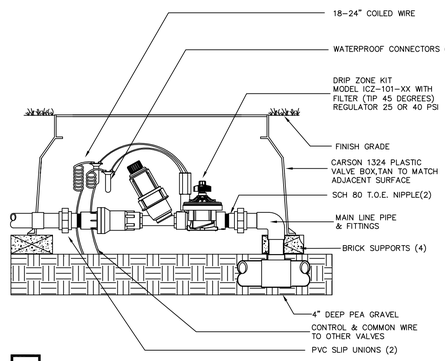


A CONTROLLER



B BACKFLOW PREVENTER

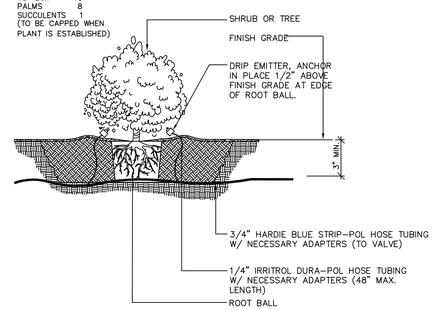
C DETAIL NOT USED



D DRIP VALVE ASSEMBLY

EMITTER QUANTITIES

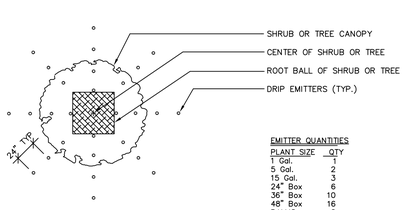
PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
SUCCULENTS (TO BE CAPPED WHEN PLANT IS ESTABLISHED)	1



E DRIP EMITTER

NOTES:

1) THIS IS A SUGGESTED EMITTER LAYOUT PLAN. ACTUAL LAYOUT MAY VARY DEPENDING ON SURROUNDING FEATURES. THE INTENT IS TO PROVIDE WATER FOR FUTURE ROOT GROWTH.
2) ADJACENT TREES AND SHRUBS MAY SHARE THE SAME EMITTER WHERE PATTERNS OVERLAP.
3) BEGIN PLACEMENT OF EMITTERS ADJACENT TO ROOT BALL OF PLANT AND WORK OUTWARD IN ALL DIRECTIONS UNTIL THE REQUIRED NUMBER OF EMITTERS PER PLANT IS OBTAINED.

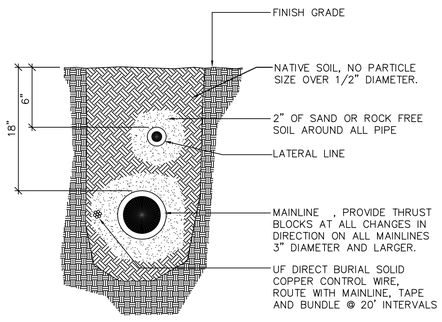


EMITTER QUANTITIES

PLANT SIZE	QTY
1 Gal.	1
5 Gal.	2
15 Gal.	3
24" Box	6
36" Box	10
48" Box	16
PALMS	8
CACTUS	1

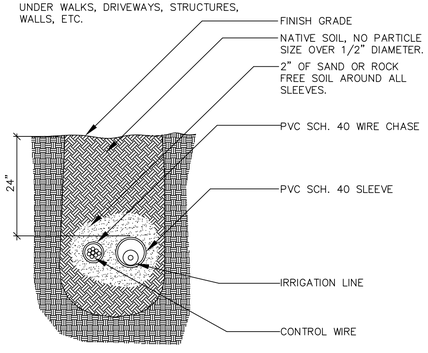
F EMITTER LAYOUT DETAIL

NOTE: PIPE UNDER WALKS, DRIVEWAYS, STRUCTURES, ETC. ARE TO BE SLEEVED.

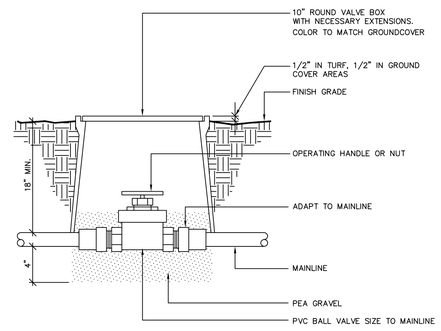


G TRENCH SECTION

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.

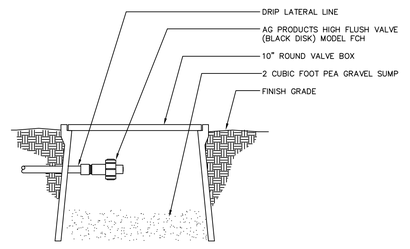


H SLEEVE SECTION



I PVC BALL VALVE

NOTE: INSTALL FLUSH VALVE NEAR THE ROOT BALL OF A TREE OR LARGE SHRUB.



J DRIP FLUSH VALVE

Pipe Sizing - Sch. 40		
Pipe Size		Gallons Per Minute
3/4"	=	0 - 8 gpm
1"	=	9-13 gpm
1.1/4"	=	14 - 23 gpm
1.1/2"	=	24 - 32 gpm
2"	=	33 - 53 gpm
2.1/2"	=	54 - 74 gpm
3"	=	75 - 116 gpm

Pipe Sleeve Chart		
Sleeve Size	Numer of Wire	Lateral Size
1"	7	-
1.1/2"	12	-
2"	17	1/2" to 1.1/4"
2.1/2"	22	1.1/2"
4"	27	2"
4"	-	2.1/2"
6"	-	3"
8"	-	4"
12"	-	6"

Valve Sizing		
Valve Size		Gallons Per Minute
3/4"	=	0 - 20 gpm
1"	=	0 - 30 gpm
1.1/2"	=	31 - 75 gpm
2"	=	76 - 116 gpm

K PIPE SIZING DETAIL

XB-20PC (Red) Barb inlet; 2.0 GPH

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM F	GPM TQ	GPM TT	GPM H	GPM T	GPM Q	GPH	DTL.	REMARKS
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR TREES	--	--	30							2.0		SEE DETAIL FOR # OF
NOT SHOWN	RAINBIRD MODEL #XB-20PC, BARD INLET DRIP EMITTER FOR SHRUBS	--	--	30							2.0		EMITTERS PER PLANT
[A]	RAINBIRD ESP-ME SERIES CONTROLLER LOCKING PLASTIC CABINET WITH 120VAC TRANSFORMER WITH ADDITIONAL PCM-300												
PRS	1" RP BACKFLOW VALVE ASSEMBLY WITH FREEZE PROTECTION PER CITY CODE												
DVA	DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM, 1" DRIP ZONE CONTROLL KIT.												
	TYPICAL HOSE BIB IN VALVE BOX WITH CONTROLLERS (1" BALL VALVE PLACED VERTICALLY IN BOX WITH HOSE ADAPTER)												
	AUTOMATIC END FLUSH CAP, AGRICULTURAL PRODUCTS MODEL FCH BLACK DISK, INSTALL AT THE END OF ALL DRIP LINES												
	1" MAINLINE, PVC SCH. 40, 18" MINIMUM COVER												
	LATERAL LINE, 3/4" PVC SCH 40 UNLESS NOTED ON IRRIGATION PLAN.												
	DRIP LINE, HARDIE BLUE STIPE, 3/4" DIAMETER POLYETHYLENE PIPE , COVERAGE PER DETAIL												
	SLEEVES, PVC SCH. 40, 2 X PIPE SIZE, 18" MINIMUM COVER												
NOT SHOWN	CONTROL WIRE: UF DIRECT BURIAL, SOLID COPPER, 14 GA. COMMON, 14 GA. PILOT												
	1" SCHEDULE 40 PVC BALL VALVE												

STATE OF UTAH
Cody R. Schmitt
7184969-5301
Exp. 5/31/24
LICENSED LANDSCAPE ARCHITECT

REVISIONS:

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

SKY VIEW SUBDIVISION PHASE 1
600 NORTH 2800 WEST
HURRICANE UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
SKY VIEW
SUBDIVISION PHASE 1
600 NORTH 2800 WEST

SHEET CONTENTS:
IRRIGATION
DETAIL

DATE:
01/02/2024
JOB NO.:
01022024

SHEET:
L2.06

600 NORTH STREET

600 NORTH STREET

590 NORTH STREET

590 NORTH STREET

SKY VALLEY DRIVE

DETENTION

BOTTOM
3059
WM
3060

2995 WEST STREET

2850 WEST STREET

570 NORTH STREET

570 NORTH STREET

SKY VIEW SUBDIVISION MASTER PLAN

N.T.S.

Hurricane City Application

Application Accepted Date: 10/19/2023

Type of Improvement: Subdivision (Preliminary Plat)

Description: A PROPOSED ADDITION TO THE SKY RANCH COMMUNITY WIT

Tenant / Project Name: Preliminary Plat - SKY RANCH PHASE 6C

Bldg. Address: 4300 SOUTH 1200 WEST

City: Hurricane City State: UT Zip: 84737

Subdivision: SKY RANCH Phase:

Block: Lot #: Parcel #: H-3403-C-2

Property Owner: DURBANO PROPERTIES

Permit Contact: Robbie Pope P:(435) 669-2568

Email: robbie@lrpope.com

CONTACT INFORMATION

Engineer of Record: LRPOPE ENGINEERING

Email: robbie@lrpope.com P: (435) 669-2568

General Contractor: DURBANO PROPERTIES

License #: P: (801) 390-0888

City: State: Zip:

Email: Dino@durbanogroup.com

APPLICATION DETAILS

of Units: 0 custom text:

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	150.00
Planning Fee	$	150.00
Sub Total:	**$**	**150.00**
Permit Total:	**$**	**150.00**
Amount Paid:	**$**	**0.00**
Remaining Due:	**$**	**150.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	02/07/24	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDPP23-22

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Robbie Pope

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 02/07/2024

Application Issued By: Date:

Receipt #: 8.173619-10/19/23

DRAFT

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

Date 8·17·23

To Whom It May Concern:

_____Sky Ranch Phase 6 LC. _____ (the "Developer") has requested a culinary water will serve letter for the subdivision known as _____Sky Ranch Phase 6C _____ _____, located at approximately ____4500 South 1200 West___ in Hurricane, Utah (the "Project").

Infrastructure
The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply
As of the date of this letter, the city has adequate water to supply water to _14 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements
In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

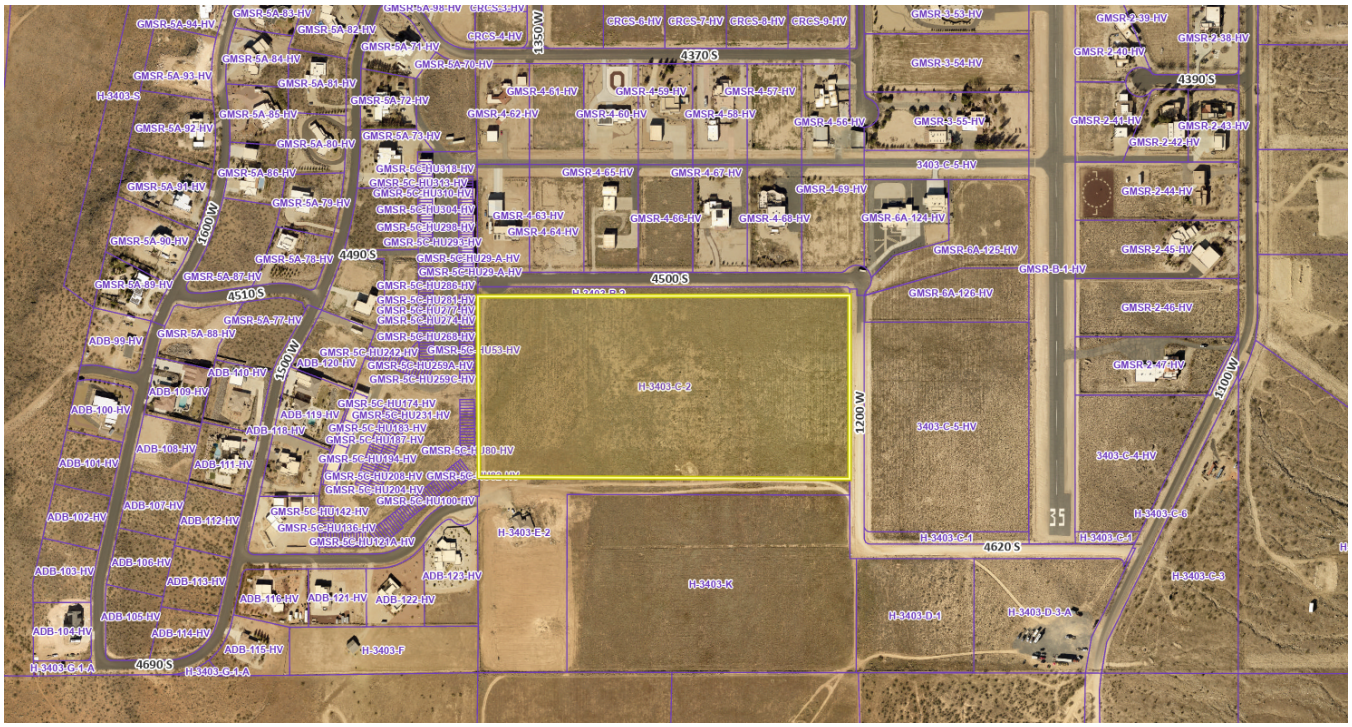
646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	PP23-22
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Durbano Properties
Agent:	Robbie Pope
Request:	Approval of a Preliminary Plat
Location:	4300 S 1200 W
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion: The applicant is proposing a 14 lot single family subdivision immediately south of Sky Ranch. A similar application was previously denied in April of last year due to a lack of power capacity in the area and subsequently submitted a new application. The applicant intends for this subdivision to be connected with the Sky Ranch subdivision and is proposing a taxiway access to their private airport.



JUC Comments

Public Works: Project will need to develop a public access to existing 1100 W. Road cross section does not meet the requirements for this area. Water services need to connect to a Hurricane City water line on the north road. Power is limited in this area and will need approval from Hurricane City Power. There is no sewer in this area. Improvements along 1200 W will be required.

Water: At the present time Hurricane City doesn't have the water line looping to serve this area until the Sky Ranch well is drilled and a water tank is built.

Power: There is presently no capacity on the circuit to service the proposed additional units. However, in conjunction with the approved project to extend capacity on the south end of the City, there is enough remaining capacity in the project that the Developer could pay a proportionate share of the cost to achieve capacity for 14 additional units. In addition, Developer will be responsible for extending the distribution lines to the development, including the acquisition of any needed easements. The approval of a preliminary plat should be conditioned on the City Council approving a capacity extension contract, the Developer's acceptance and performance of that contract, and the Developer's extension of the needed distribution lines. It is the plan of Hurricane City Power that a source be brought from 1100 W. West along 4620 S, then north at 1200 W, again west along both 4500 S and proposed 41' residential minimum road. According to Hurricane City power standards and locations. Underground power installed in 10' PUE north side and west side of roadways behind sidewalk. Easements throughout all properties must be given and recorded before installation.

Sewer: Sewer is not readily available to this piece of property. Based on preliminary information provided to Ash Creek the off-site sewer connection must be shown. Conventional septic will need to be installed, and easements recorded. Home owners will need to pay sewer impact fees and monthly sewer billing will commence once the sewer is live.

Engineering:. Engineering recommends rejecting the proposed plat because they are dependent on significant offsite improvements and changes (the nearest existing water is owned by Washington County Water Conservancy District [the nearest Hurricane City Water is located in 1100 W], both developments are served by a single access from 1100 W (see HCS 3.2.4.2.K) that's longer than fire code can allow [unless access across neighboring parcels is possible; is so, Hurricane City should be provided copies of the agreement(s)(HCC 10-39-7(C)(10))]) and the proposed layouts don't observe Hurricane City roadway network design standards. Variances that can be requested of my department haven't been coordinated between the applicant and my department (see HCS 3.2.4.2.F, HCS 3.2.4.5). Comments from previous reviews in April of 2023 and November of 2023 have not been addressed.

Streets: Cross sections incorrect. Existing roads are gravel roads, need improvements to all roadways connecting this one to 1100 W. What is the plan for drainage for this subdivision? Taxiway over a public road?

Fire: Need additional hydrant on 4500 S. Water pressure is lower, homes must be sprinkled if pressure is below 1000 gpm. Currently there is a turnaround on 4500 S installed. Will the road go through to an approved street? HVFD recommends denial until more information is received.

Fiber: Add Infowest notes for construction plans

WCWCD: <u>The existing water lines that the plan shows are owned and operated by Washington County Water Conservancy District. The planned development resides in Hurricane City limits and will require connecting onto Hurricane City infrastructure. There is a possibility that WCWCD can supply water. The possibility is contingent upon, but not limited to the following: Thorough hydraulic analysis considering the complexities and variables of the infrastructure. MOU's that the water lines will be</u>

connected to Hurricane City when the infrastructure becomes available. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.
Phone: No comment
Gas: No gas available for this development.
Cable: No comment

Staff Comments: Preliminary Plat

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code.
2. Existing street 4500 S is a county road and staff is unsure if this is intended as a city road or a mix of county and city roadway.
    a. As a city roadway 4500 S will have to be brought up to city standards including curb, gutter and sidewalk. The applicant may be eligible for a rural road cross section, but would need City Council approval, see Hurricane City Code 7-2-2 (B)
3. The road cross sections shown are the rural road cross sections. Rural road cross sections are not intended for use south of 3000 S, however the City Council may approve them under HCC 7-2-2.
4. Staff has concerns about having a taxiway easement over a City street. This has been discussed between the applicant and staff but no resolution has been reached at this time. Generally, staff anticipates that the impact of a taxiway will be minimal and the road is anticipated to only be used by local traffic..
5. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. This development, and it's 14 lots are not currently counted as part of Hurricane City's tracking budget and if approved would be added to Hurricane City's total. This is a relatively small development and it's small number of units are unlikely to have a major effect on the overall water system.
6. Utilities:
    a. Hurricane City Code 10-37-4 states:
        i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*

b. Hurricane City Code 9-6-3 states:
    i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
    ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. There is a plan in place to bring additional power capacity to this area that this development could tie into, however there needs to be a contract and additional easements in place prior to there being a reasonable plan to provide power to the development. While negotiations with the property owners have happened with the Power Department, Power staff and planning staff do not feel these negotiations have progressed to the point where we can confidently say there will be power capacity for this project. At the present, there are not adequate facilities for this development.
d. There is also concern with water pressures in this area. This development will be required to tie into the Hurricane City Water system. The Water Department has stated that they are unable to serve this property until a tank and well are drilled in the area which is planned for but is currently not in development.
e. **If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.**

5. Will serve letters have been provided from the culinary and sanitary water providers,

6. A note has not been added to the plat indicating whether the property is in a tortoise take area,

7. **Water Use:** The Washington County water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. The site is not currently served by the Water Department; should water facilities become available, the development of 14 lots, which are not currently counted as part of Hurricane City's tracking budget, would be counted towards the City's allotted number of

units. This is a relatively small development and its small number of units would be considered negligible and unlikely to have a significant effect on the overall water system.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff makes the following findings:

1. Power capacity is not adequate to serve this development and the applicant needs to work with the Power Department to bring additional power capacity, including signing the power capacity contract and paying into the system
2. Water pressure is not sufficient in this area to be served by Hurricane City Water.
3. Water pressure may not be sufficient to meet fire code and this plat has been recommended for denial by the Hurricane Valley Fire District.
4. Off-site improvements including street improvements and sewer/water lines are not shown.
5. No plan for stormwater retention has been provided per HCC 10-39-7.
6. Engineering comments from previous applications have not been addressed.

Due to the lack of adequate public facilities, as detailed above, staff recommends the proposed preliminary plat be denied.

SITE DATA

OWNER OF PARCEL: FERNWOOD LLC, SKY RANCH PHASE 6 LLC

PARCEL NUMBERS:
3403-C-5-HV AND H-3403-C-2

CURRENT ZONING: RA-1

TOTAL AREA: 10.71 ACRES AND 19.62 ACRES
PROPOSED LOTS 18

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

GRASSY MEADOWS SKY RANCH PHASE 5C

GRASSY MEADOWS SKY RANCH PHASE IV

GRASSY MEADOWS SKY RANCH - PHASE 4

GRASSY MEADOWS SKY RANCH PHASE 6A

EXISTING 100 FT TAXIWAY EASEMENT

EXISTING TAXIWAY
3403-C-5-HV

S 89°50'43" E 568.73'

S 89°50'43" E 291.80'

S 00°10'05" W 393.95'

63 64 65 66 67 68 69 (EXISTING) 55 56

124
75,371 sq. ft.
1.73 acres
4501 S.

125
111,617 sq. ft.
2.562 acres
4505 S.

126
89,688 sq. ft.
2.059 acres
4511 S.

BUILDING LIMITS

EXISTING STREET
4500 SOUTH STREET

4500 SOUTH
EXISTING STREET

1200 WEST
EXISTING STREET

4620 SOUTH
EXISTING STREET

EXISTING C900 6" WATER MAIN

EXISTING HYDRANT

EXISTING STORM DRAIN PIPE

EXISTING DRAINAGE DITCH

PROPOSED DRAINAGE DITCH TO TIE INTO EXISTING STORM DRAIN PIPE

PROPOSED DRAINAGE DITCH

7 59859 sq ft 1.37 acres
6 59772 sq ft 1.37 acres
5 59772 sq ft 1.37 acres
4 59772 sq ft 1.37 acres
3 59772 sq ft 1.37 acres
2 59772 sq ft 1.37 acres
1 60701 sq ft 1.39 acres

8 54653 sq ft 1.25 acres
9 54619 sq ft 1.25 acres
10 54615 sq ft 1.25 acres
11 54611 sq ft 1.25 acres
12 54607 sq ft 1.25 acres
13 54603 sq ft 1.25 acres
14 55452 sq ft 1.27 acres

PROPOSED - GRASSY MEADOWS SKY RANCH - PHASE 6B
H-3403-C-2

PROPOSED - GRASSY MEADOWS SKY RANCH - PHASE 6B

100FT WIDE TAXIWAY EASEMENT

TAXIWAY EASEMENT

PROPOSED 41' RESIDENTIAL MINIMUM ROAD (RURD-100)

H-3403-E-2
HEVELONE LA VERNE & JOHANNA L TRUSTEES
EXISTING HOUSE

JACOLEENE
UNDEVELOPED
H-3403-K

H-3403-C-1

GMSR-B-1-HV
SKY RANCH DEVELOPMENT INC.

FAA APPROVED 4400' LIGHTED AND PAVED RUNWAY

120' FOOT BUILDING SETBACK FROM RUNWAY

STUB FOR SEWER CONNECTION

INSTALL NEW HYDRANT

INSTALL NEW 8" WATER VALVE

PROPOSED 8" SEWER MAIN

PROPOSED 8" WATER MAIN

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

EX. 10' UTILITY & DRAINAGE EASEMENT

EX. 7.5' UTILITY & DRAINAGE EASEMENT

EX. 100' TAXIWAY EASEMENT

PROPOSED 15' UTILITY & DRAINAGE EASEMENT

EX. 30' UTILITY & DRAINAGE EASEMENT

PROPOSED 15' UTILITY & DRAINAGE EASEMENT

PROPOSED 10' UTILITY & DRAINAGE EASEMENT

PROPOSED 6" SWALE W/ 4:1 SIDE SLOPES

PROPOSED 18" RCP

PROPOSED 24" RCP

PROPOSED 30" RCP

PROPOSED 36" RCP

PROPOSED 48" RCP

PROPOSED 54" RCP

PROPOSED 60" RCP

PROPOSED 72" RCP

EXISTING STORM DRAIN MANHOLE

PROPOSED STORM DRAIN MANHOLE

EXISTING CULVERT

PROPOSED CULVERT

EXISTING CURB INLET

PROPOSED CURB INLET

EXISTING GRATE INLET

PROPOSED GRATE INLET

EXISTING DOUBLE GRATE INLET

PROPOSED DOUBLE GRATE INLET

EXISTING COMBO BOX

PROPOSED COMBO BOX

EXISTING DOUBLE COMBO BOX

PROPOSED DOUBLE COMBO BOX

EXISTING STORM DRAIN MANHOLE

PROPOSED STORM DRAIN MANHOLE

EXISTING CLEAN OUT

PROPOSED CLEAN OUT

EXISTING FLARE END SECTION

PROPOSED FLARE END SECTION

EXISTING SINGLE YARD DRAIN

PROPOSED SINGLE YARD DRAIN

EXISTING DOUBLE YARD DRAIN

PROPOSED DOUBLE YARD DRAIN

EXISTING TRIPLE YARD DRAIN

PROPOSED TRIPLE YARD DRAIN

EXISTING QUAD YARD DRAIN

PROPOSED QUAD YARD DRAIN

EXISTING 8" WATER LINE

EX. 10" UTILITY & DRAINAGE EASEMENT

PROPOSED 8" WATER LINE

EXISTING 8" SEWER LINE

PROPOSED 8" SEWER LINE

EXISTING 8" WATER MAIN

PROPOSED 8" WATER MAIN

EXISTING 8" SEWER MAIN

PROPOSED 8" SEWER MAIN

EXISTING 6" WATER MAIN

PROPOSED 6" WATER MAIN

EXISTING 6" SEWER MAIN

PROPOSED 6" SEWER MAIN

EXISTING 4" WATER MAIN

PROPOSED 4" WATER MAIN

EXISTING 4" SEWER MAIN

PROPOSED 4" SEWER MAIN

EXISTING 3" WATER MAIN

PROPOSED 3" WATER MAIN

EXISTING 3" SEWER MAIN

PROPOSED 3" SEWER MAIN

EXISTING 2" WATER MAIN

PROPOSED 2" WATER MAIN

EXISTING 2" SEWER MAIN

PROPOSED 2" SEWER MAIN

EXISTING 1" WATER MAIN

PROPOSED 1" WATER MAIN

EXISTING 1" SEWER MAIN

PROPOSED 1" SEWER MAIN

EXISTING 3/4" WATER MAIN

PROPOSED 3/4" WATER MAIN

EXISTING 3/4" SEWER MAIN

PROPOSED 3/4" SEWER MAIN

EXISTING 1/2" WATER MAIN

PROPOSED 1/2" WATER MAIN

EXISTING 1/2" SEWER MAIN

PROPOSED 1/2" SEWER MAIN

EXISTING 1/4" WATER MAIN

PROPOSED 1/4" WATER MAIN

EXISTING 1/4" SEWER MAIN

PROPOSED 1

Hurricane City Application

Application Accepted Date:	02/02/2024
Type of Improvement:	Conditional Use Permit
Description:	Conditional use for square footage and height of g
Tenant / Project Name:	Jones Residence Remodel
Bldg. Address:	155 W 300 N
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Block 6
Phase:	
Block:	
Lot #:	3
Parcel #:	H-206-B
Property Owner:	Justin Jones
Permit Contact:	Justin Jones
P:	(435) 632-9970
Email:	bigjake2576@gmail.com

CONTACT INFORMATION

General Contractor:	Justin Jones
License #:	
P:	(435) 632-9970
City:	
State:	
Zip:	
Email:	bigjake2576@gmail.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 250.00
Planning Fee	$ 250.00
Sub Total:	**$ 250.00**
Permit Total:	**$ 250.00**
Amount Paid:	**$ 0.00**
Remaining Due:	**$ 250.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	02/07/24	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDCUP24-03

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Justin D. Jones

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 02/07/2024

Application Issued By: Date:

Receipt #: 8.176154-02/02/24

DRAFT

JUSTIN JONES

155W 300 N

HURRICANE, UT 84737

February 2, 2024

LETTER OF INTENT

(Conditional Use Permit)

I, Justin Jones, intend to construct a 465 sq. ft carport added to the existing garage.

The added carport height shall be 22'-7".

Justin Jones

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

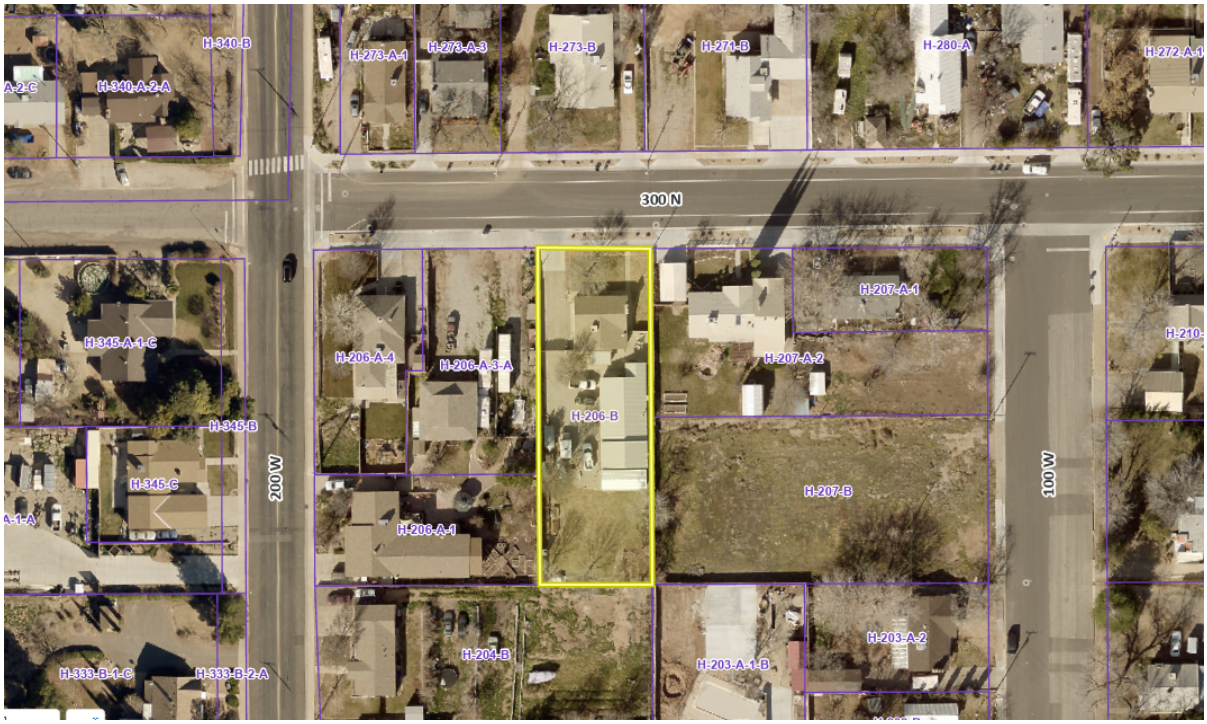
Agenda Date:	**02/22/2024**
Application Number:	CUP24-03
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Justin Jones
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	155 W 300 N
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes construction of a garage/casita/carport approximately 1885 square feet in size and 22' 7" feet tall. Hurricane City Code (HCC) 10-13-4 allows the maximum area and height of an accessory building to be 1,200 square feet in area and 16 feet tall in this zone. A property owner may apply for a conditional use permit to build a taller and larger building. The standards in the HCC to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):…

e. Standards for greater heights and size than permitted by this Code:
(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.
f. Standards for greater size than permitted by this Code.
(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

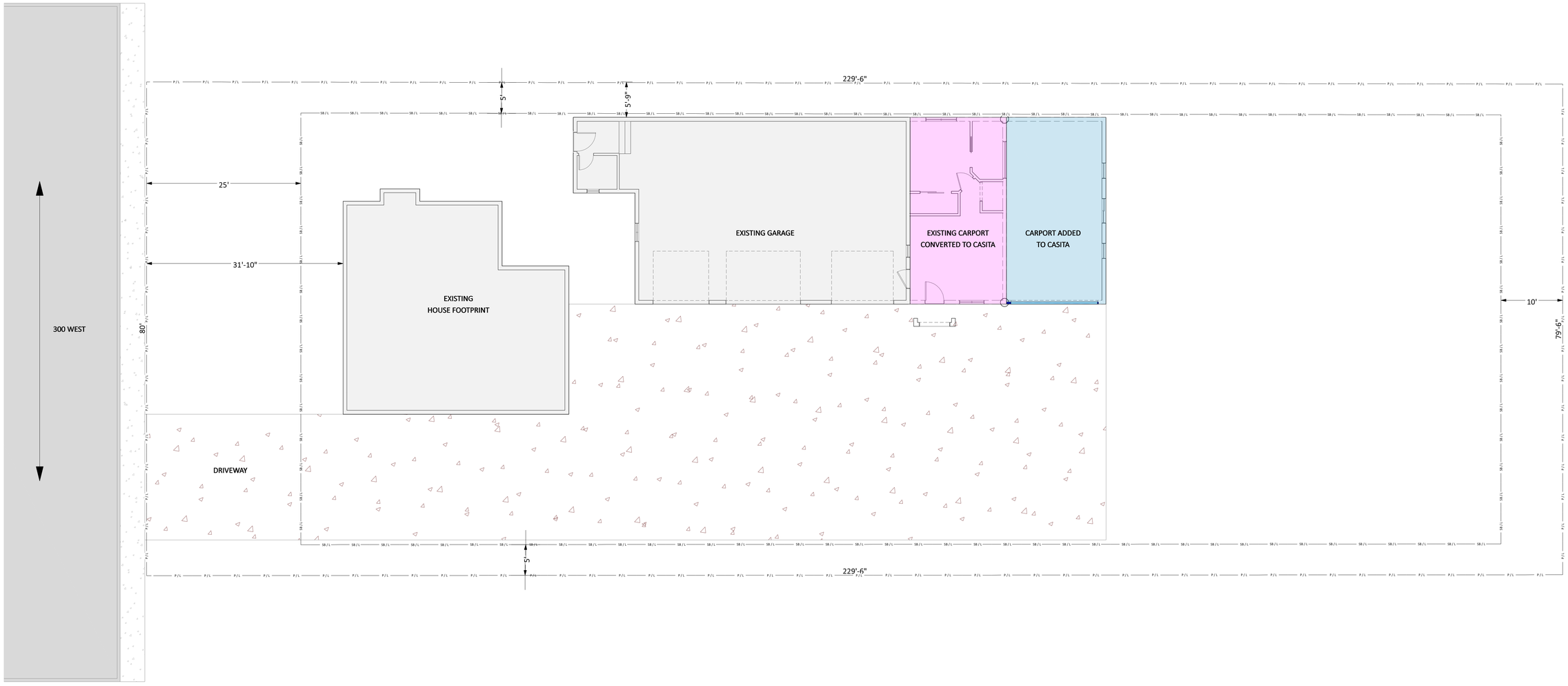
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.
(3) The building must be for a use permitted in the zone in which it is located.



Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The building is setback at least 5’ from all property lines.
3. When completed, approximately 85% of the lot will be unencumbered by buildings.
4. The use is permitted in this zone.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments.



SITE PLAN

SITE PLAN / LANDSCAPING PLAN
1" = 10'

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

SITE PLAN

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
1" = 10'

SHEET:
3



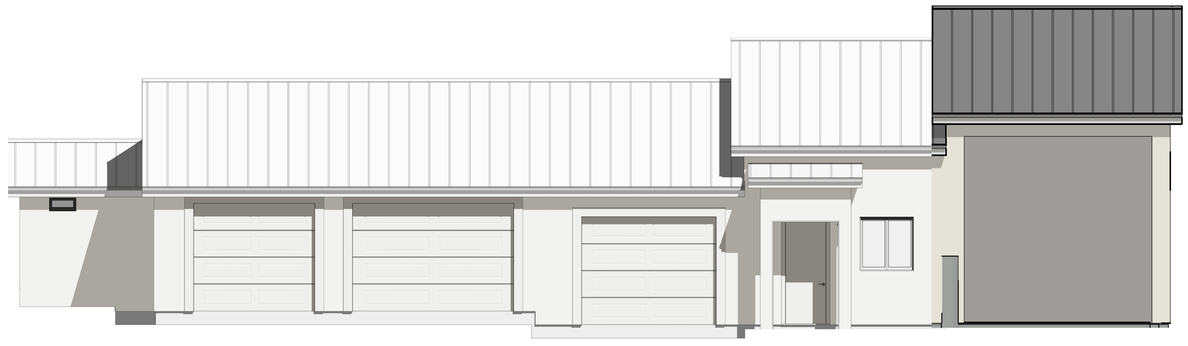
PHASE 1

EXISTING GARAGE WITH CARPORT



PHASE 2

CONVERT EXISTING CARPORT TO CASITA



PHASE 3

ADD CARPORT TO CONVERTED CASITA

TYPE OF CONSTRUCTION

SINGLE FAMILY RESIDENTIAL

AREA SQUARE FOOTAGE

CONVERTED CARPORT
TO CASITA
527 SQ FT.

CARPORT EXTENSION
465 SQ.FT.

COVERED PORCH AREA
24 SQ.FT.

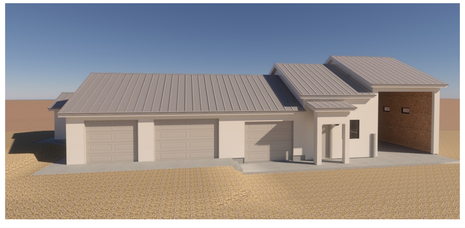
PLAN SHEET INDEX

SHEET	TITLE
1	PROJECT SUMMARY
3	SITE PLAN
4	CASITA FLOOR PLAN / ELEVATIONS
5	CARPORT FLOOR PLAN / ELEVATIONS
6	NOTES / DETAILS
8	CARPORT FOUNDATION / FRAMING DETAILS
E-1	ELECTRICAL PLAN (CASITA)
P-1	PLUMBING PLAN (CASITA)

PROPERTY OF A H BRACKEN CONSTRUCTION INC

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INSPECTION NOTES

1 DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT NOT LIMITED TO:
2 REFER TO STRUCTURAL ENGINEERED DRAWINGS AND CALCULATIONS.
3 REFER TO ENGINEERED TRUSS CALCULATIONS AND LAYOUT.
4 PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES AS REQUIRED (SEE STRUCTURAL NOTES).
5 SCHEDULE SPECIAL INSPECTION PRIOR BUILDING OFFICIAL INSPECTION. NOTIFY BUILDING OFFICIAL THAT WORK IS READY FOR INSPECTION AT LEAST 24-HOURS PRIOR TO REQUIRED INSPECTION.
6 PROVIDE BUILDING OFFICIAL WITH SPECIAL INSPECTION REPORT UPON REQUEST.
7 MAINTAIN ACCESS TO WORK REQUIRING INSPECTION UNTIL OBSERVED AND APPROVED BY THE BUILDING OFFICIAL.
8 PROVIDE ACCESS TO BUILDING OFFICIAL TO PERMIT DRAWINGS AND DOCUMENTS, STAMPED STRUCTURAL PLANS AND CALCULATIONS AND SPECIAL INSPECTION REPORTS.
9 MAINTAIN JOB-SITE COPIES OF ALL REPORTS AND INSPECTIONS COMPLETED.

GENERAL NOTES

THE DESIGNS INCLUDED IN THESE DRAWINGS ARE BASIC AND ARE NOT ENGINEERED. GENERAL CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED ENGINEER FOR STRUCTURAL, CIVIL AND SOILS ENGINEERING.

GENERAL CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. ITEMS NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND.

IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING PROJECT LAYOUT AND ROUGH OPENINGS).

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

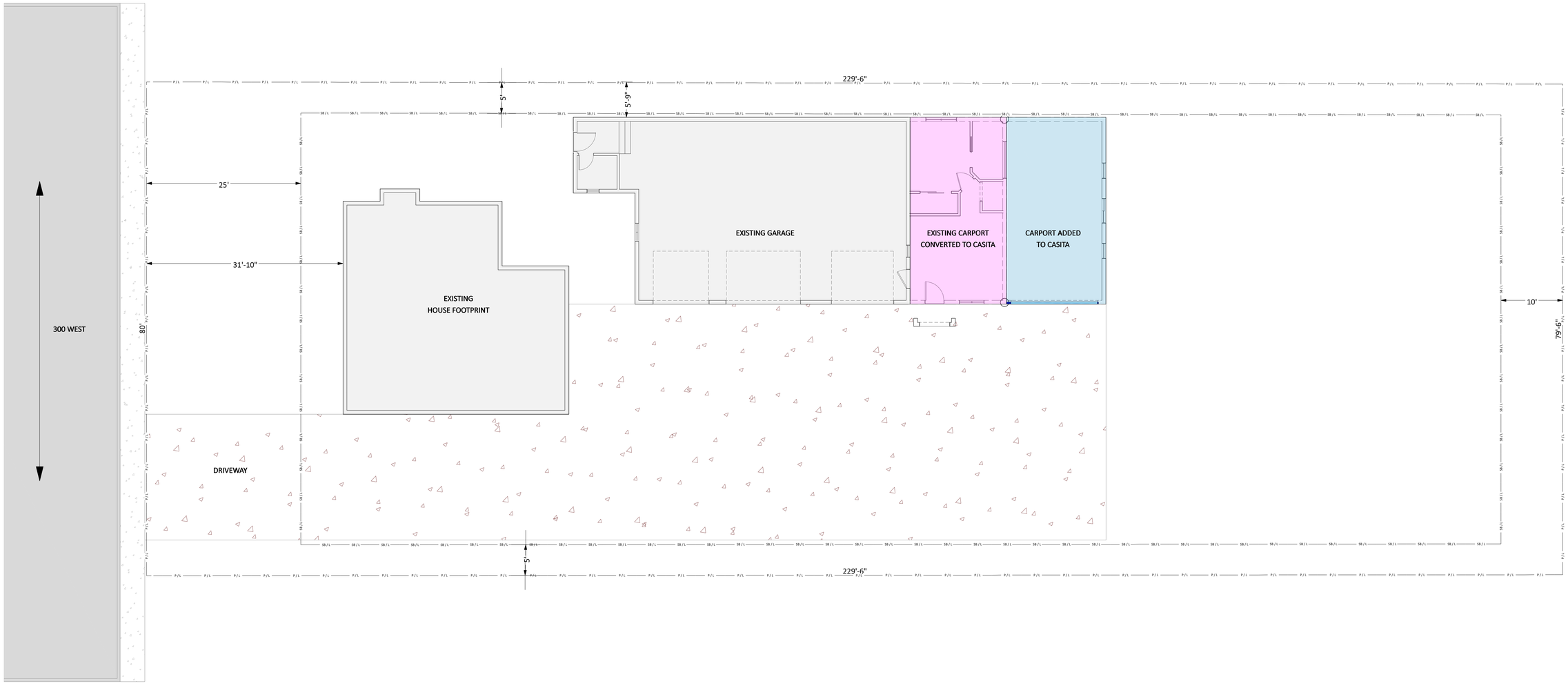
PROJECT SUMMARY

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
N.T.S.

SHEET:
1



SITE PLAN

SITE PLAN / LANDSCAPING PLAN
1" = 10'

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

SITE PLAN

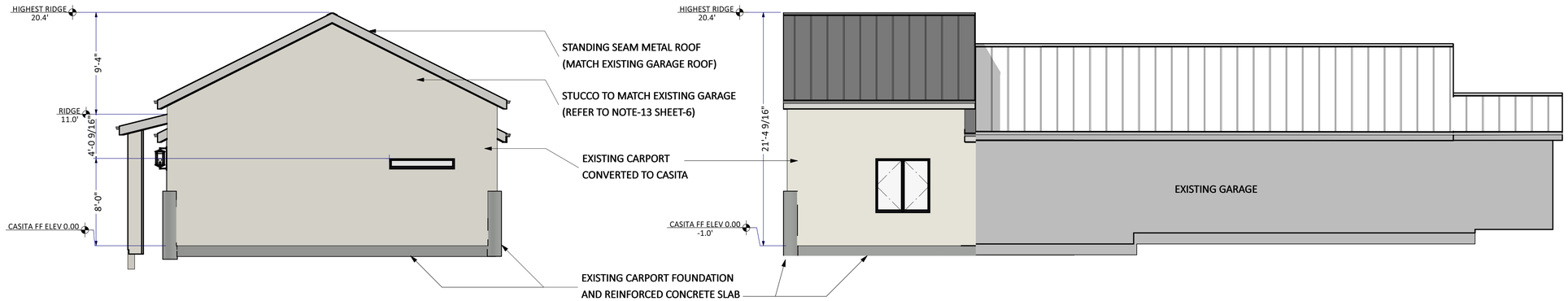
DRAWINGS PROVIDED BY:
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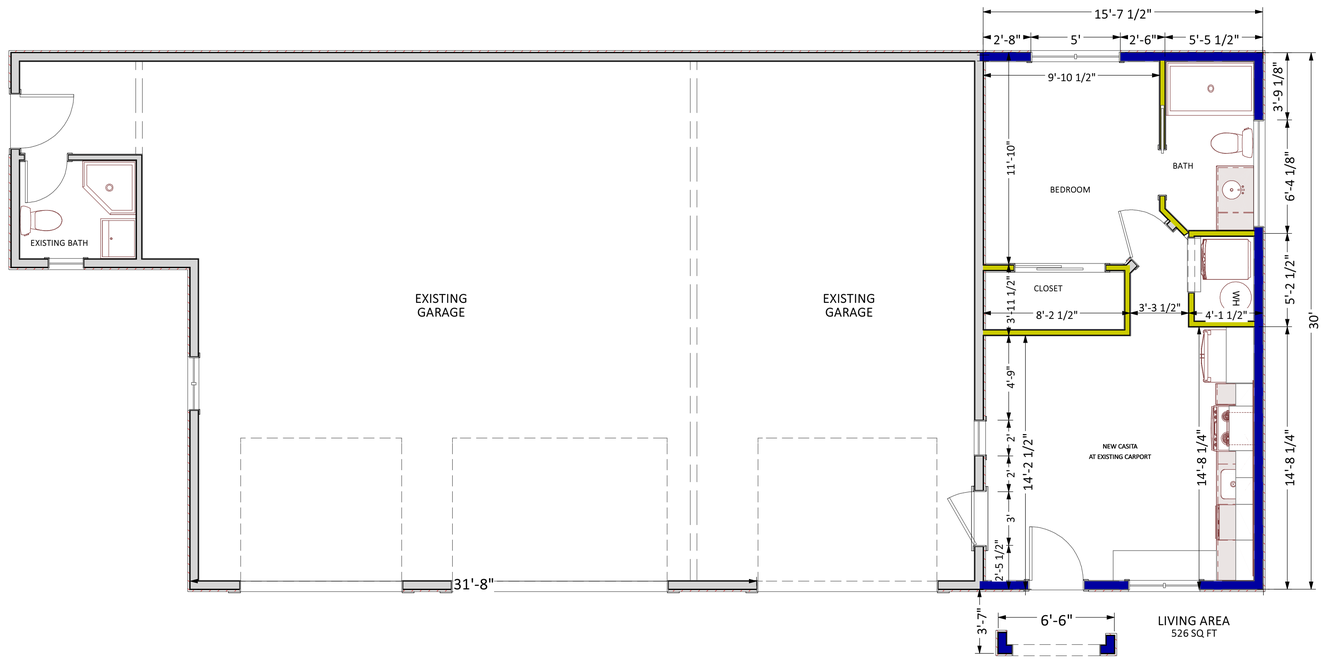
DATE:
01/05/2024

SCALE:
1" = 10'

SHEET:
3







ELEVATIONS

1/4" = 1'

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

PHASE 2
CASITA ELEVATION
CASITA FLOOR PLAN

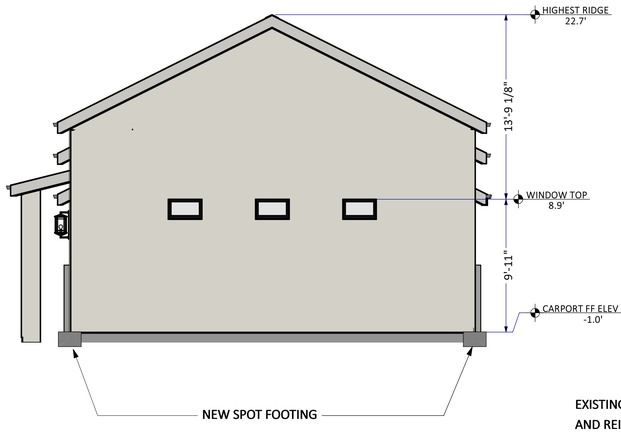
DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
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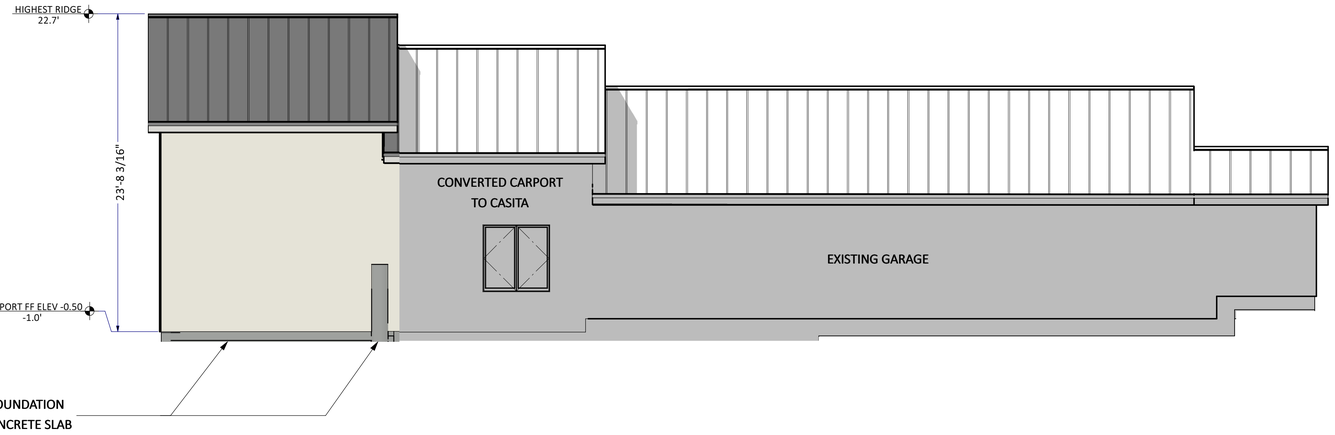
DATE:
01/05/2024

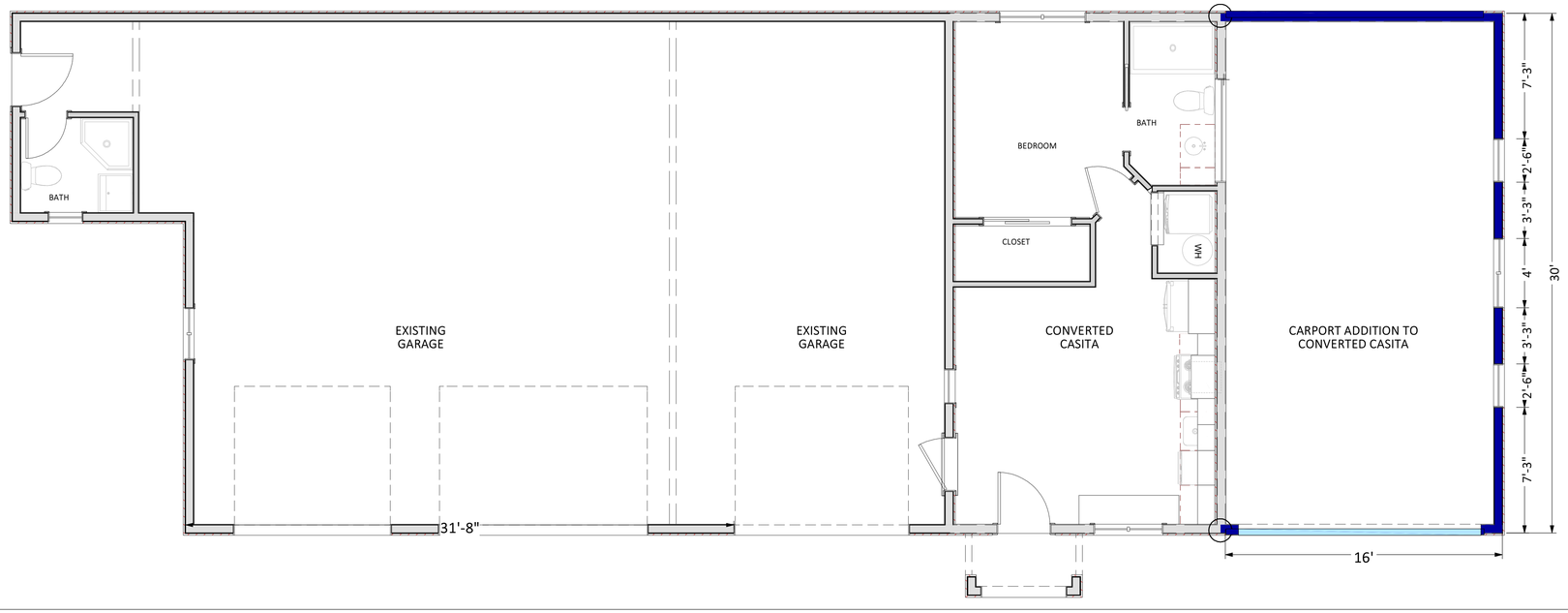
SCALE:
1/4" = 1'

SHEET:
4









ELEVATIONS / FLOOR PLAN
1/4" = 1'

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

PHASE 3
CARPORT ELEVATIONS
FLOOR PLAN

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
3/16" = 1'

SHEET:
5

NOTE: 1

Table R402.4.1.1 — U.S. DEPARTMENT OF ENERGY — Energy Efficiency & Renewable Energy

Component	Criteria
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.
Walls	Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.
Rim joists	Rim joists shall be insulated and include the air barrier.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.

(partial table)

64

BUILDING ENERGY CODES — www.energycodes.gov/becu

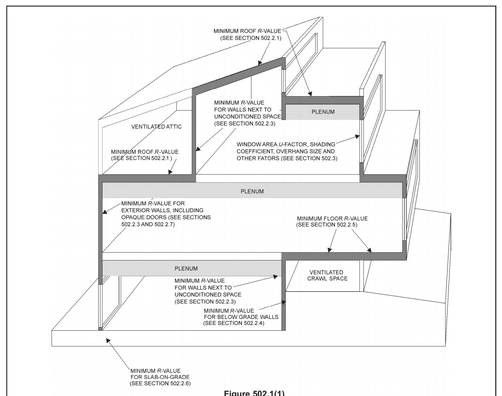


Figure 502.1(1)
GRAPHIC SUMMARY OF ENVELOPE REQUIREMENTS
(Courtesy of U.S. Department of Energy, Office of Building Technology State and Community Programs, www.energycodes.org)

2009 INTERNATIONAL ENERGY CONSERVATION CODE® COMMENTARY — 5-5

From Table 402.1.1 (minimum R-values; maximum U-values)

FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	GLAZED FENESTRATION SHGC	CEILING *R*-VALUE [a]	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE [b]	FLOOR *R*-VALUE	BASEMENT WALL *R*-VALUE [c]	SLAB *R*-VALUE & DEPTH [d]	CRAWL SPACE WALL *R*-VALUE [c,d]
0.35	0.55	0.40	49	20 or 13+5	8/13	19	10 / 13	10, 2 ft	10 / 13

NOTE: 2

TABLE 1404.2
MINIMUM THICKNESS OF WEATHER COVERINGS

COVERING TYPE	MINIMUM THICKNESS (inches)
Adhered masonry veneer	
Architectural cast stone	0.75
Other	0.25
Aluminum siding	0.019
Anchored masonry veneer	
Stone (natural)	2.0
Architectural cast stone	1.25
Other	2.0
Asbestos-cement boards	0.125
Asbestos shingles	0.156
Cold-rolled copper[d]	0.0216 nominal
Copper shingles[d]	0.0162 nominal
Exterior plywood (with sheathing)	0.313
Exterior plywood (without sheathing)	See Section 2304.6
Fiber cement lap siding	0.25[c]
Fiber cement panel siding	0.25[c]
Fiberboard siding	0.5
Glass-fiber reinforced concrete panels	0.375
Hardboard siding[c]	0.25
High-yield copper[d]	0.0162 nominal
Lead-coated copper[d]	0.0216 nominal
Lead-coated high-yield copper	0.0162 nominal
Marble slabs	1
Particleboard (with sheathing)	See Section 2304.6
Particleboard (without sheathing)	See Section 2304.6
Porcelain tile	0.25
Steel (approved corrosion resistant)	0.0149
Structural glass	0.344
Stucco or exterior cement plaster	
Three-coat work over:	
Metal plaster base	0.875[b]
Unit masonry	0.625[b]
Cast-in-place or precast concrete	0.625[b]
Two-coat work over:	
Unit masonry	0.5[b]
Cast-in-place or precast concrete	0.375[b]
Terra cotta (anchored)	1
Terra cotta (adhered)	0.25
Vinyl siding	0.035
Wood shingles	0.375
Wood siding (without sheathing)[a]	0.5

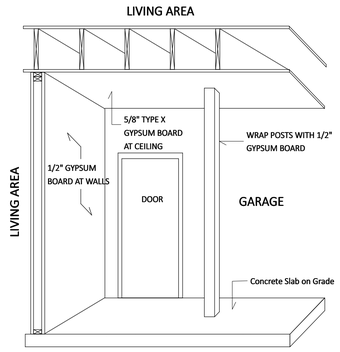
For SI: 1 inch = 25.4 mm, 1 ounce = 28.35 g, 1 square foot = 0.093 m^2.

a. Wood siding of thicknesses less than 0.5 inch shall be placed over sheathing that conforms to Section 2304.6.
b. Exclusive of texture.
c. As measured at the bottom of decorative grooves.
d. 16 ounces per square foot for cold-rolled copper and lead-coated copper, 12 ounces per square foot for copper shingles, high-yield copper and lead-coated high-yield copper.

2018 INTERNATIONAL BUILDING CODE®

NOTE: 3

DWELLING / GARAGE SEPARATION DETAIL
2015 IRC R302.6

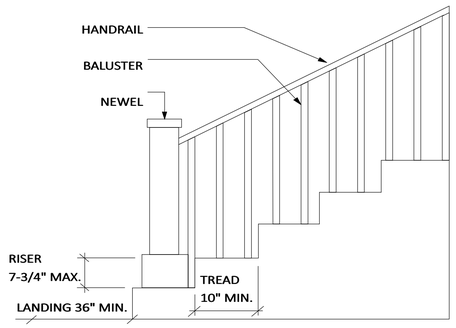


NOTES

1. FASTENING PER IRC TABLE R702.3.5
   5/8" TYPE X AT CEILING:
   FASTEN W/ 6D COOLER NAILS @ 6" O.C. OR DRYWALL SCREWS @ 6" O.C. WHEN FRAMING IS MAX. 24" O.C.
   1/2" GYPSUM BOARD AT WALLS:
   FASTEN W/ 5D COOLER NAILS @ 8" O.C. OR DRYWALL SCREWS @ 16" O.C. WHEN FRAMING IS MAX. 16" O.C.
   FASTEN W/ 5D COOLER NAILS @ 8" O.C. OR DRYWALL SCREWS @ 12" O.C. WHEN FRAMING IS MAX. 24" O.C.
2. GARAGES BENEATH HABITABLE ROOMS MUST BE SEPARATED AT THE CEILING WITH 5/8" TYPE X GYPSUM BOARD. THE STRUCTURE SUPPORTING THE SEPARATION AND WALLS BETWEEN THE RESIDENCE AND GARAGE MUST BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD.
3. DOORS SEPARATING THE GARAGE AND LIVING SPACES SHALL BE 1-3/8" SOLID WOOD, SOLID OR HONEYCOMB STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE RATED DOORS.
   THESE DOORS SHALL ALSO BE EQUIPPED WITH SELF-CLOSING DEVICE.
   THESE DOORS SHALL NOT OPEN INTO A SLEEPING ROOM.

NOTE: 4

STAIRWAYS
2015 IRC R 311.7



NOTES

1. STAIRWAY WIDTH 36" MIN.
2. HEADROOM 6'-8" MIN.
3. RISERS 7-3/4" MAX.
4. TREADS 10' MIN.
5. NOSINGS PROJECTION 3/4" MIN. 1-1/4" MAX.
6. LANDINGS 36" MIN.
7. HANDRAIL REQUIRED WITH 4 OR MORE RISERS
8. HANDRAIL 1-SIDE MIN. WITH CONTINUOUS RUN
9. HANDRAIL HEIGHT 34" MIN.- 38" MAX.
10. SPACE BETWEEN BALUSTER 3-1/2" MAX.

NOTE: 5

KITCHEN AND CABINET NOTES

1. CABINETS TO BE FRAMELESS, WOOD SPECIES BY HOMEOWNER
   CABINET COLOR / FINISH / DOOR STYLE / DRAW STYLE
2. CROWN MOLDING BY HOMEOWNER
   CABINET HARDWARE SELECTED BY HOMEOWNER
   INSTALL CABINET HARDWARE AND CROWN MOLDING ONSITE
3. APPLIANCE SPECIFICATIONS TO BE PROVIDED TO CABINET SUPPLER BY HOMEOWNER
   CABINET SUPPLIER RESPONSIBLE FOR FINAL MEASUREMENTS & APPLIANCE OPENINGS
   APPLIANCES TO BE ON DEDICATED CIRCUIT U.N.O.
   REFER TO APPLIANCE SPECIFICATIONS FOR AMP / VOLTAGE REQUIREMENTS
   PROVIDE 6" DUCT FOR HOOD (CONFIRM HOOD CFM WITH MFR)
   CONFIRM MATERIAL FOR BACKSPLASH & COUNTERTOPS WITH HOMEOWNER
   PROVIDE UNDER-CABINET LIGHTING U.N.O.
   ALL GLIDES TO BE "SOFT-CLOSE" TYPE CONFIRM ALL FIXTURE LOCATIONS & MEASUREMENTS AND CENTERLINES

NOTE: 6

MASTER BATH NOTES

1. PROVIDE VANITY SINK WITH INTEGRATED LED LIGHT
2. PROVIDE ELONGATED COMFORT HEIGHT TOILET
3. PROVIDE FREESTANDING TUB W/ FILLER
4. PROVIDE OPEN SHOWER ; CURBLESS; SLOPE TO DRAIN

NOTE: 7

INSULATION NOTES

PROVIDE THE FOLLOWING FIBERGLASS INSULATION:

ATTIC	R38 MIN.
CEILINGS	R38 MIN.
FLOOR TRUSSES	R19 MIN.
FLOORS	R19 MIN.
WALLS	R21 MIN.

NOTE: 8

WINDOW NOTES

1. PROVIDE LOW-E, DUEL GLAZED VINYL FRAMED WINDOWS
2. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE
3. BEDROOMS MUST HAVE 1-OPERABLE WINDOW OR DOOR TO EXTERIOR
4. BEDROOM OPERATING WINDOW MUST HAVE MIN. 5.7 SQ. FT. OPENING

NOTE: 9

DOOR NOTES

1: EXTERIOR DOORS MUST BE SOLID CORE AND/OR INSULATED
2: INTERIOR DOORS TO BE SOLID OR HOLLOW CORE PER OWNER
3: GARAGE DOORS TO BE STEEL SECTIONAL OVERHEAD DOORS
4: DOORS IN GARAGE TO LIVING SPACE TO BE AS FOLLOWS:
   A. SOLID WOOD OR HONEYCOMB CORE STEEL DOOR
   B. DOOR TO BE MIN. 1-3/8"
   C. DOOR TO HAVE SELF-CLOSING HINGES

NOTE: 10

VENTILATION NOTES

1. PROVIDE 1-SQ FT OF VENTILATION FOR EVERY 150-SQ FT OF GROSS ATTIC SPACE.
2. USE ANY COMBINATION OF RIDGE, EAVE AND CORNICE ROOF VENTS FOR VENTILATION.
3. 2,500 SQ FT OF GROSS ATTIC SPACE = 17-SQ FT OF FREE AIR VENTILATION.

NOTE: 11

1403.9 FIBER-CEMENT SIDING (1403.9)

1. FIBER-CEMENT SIDING SHALL CONFORM TO REQUIREMENTS OF ASTM C1186, TYPE "A" (OR ISO 8336, CATEGORY A), AND SHALL BE SO IDENTIFIED ON LABELING LISTING AN APPROVED QUALITY CONTROL AGENCY.
2. WEATHERPROOFING
   15# ASPHALT FELT / TYPE 1 FELT

NOTE: 12

PLAN NOTES

IRC CODE REQUIREMENTS

BUILDING PLANS

EXTERIOR WALL AND OPENING PROTECTION	R302.1
DWELLING / GARAGE SEPARATION	R302.5
LIGHT, VENTILATION AND HEATING	R303
TOILET, BATH AND SHOW SPACES	R307
SAFETY GLAZING	R308.4
EMERGENCY ESCAPE AND RESCUE OPENINGS	R310
EGRESS DOOR	R311.2
LANDINGS AT DOOR AND STAIRS	R311.3; R311.7.5
STAIRWAY WIDTH, TREADS AND RISERS	R311.7
HANDRAILS	R311.1.7
GUARDS	R312
SMOKE DETECTORS	R314
CARBON MONOXIDE DETECTORS	R315

ENERGY EFFICIENCY

1. RESCHECK	N1101-8

MECHANICAL SYSTEMS / FUEL GAS

PROVIDE DUCT TESTING OR BLOWER DOOR	R402.4.1.1
APPLIANCE ACCESS	M1305 / G2406
ELEVATION OF IGNITION SOURCE	M10307.3 / G2408.2
PROTECTION FROM IMPACT	M1307.3.1 / G408.2
COMBUSTION AIR	M1701 / G2407
VENT LOCATION AND TERMINATION	M1801 / G2426
DRYER EXHAUST DUCT	M1502 / G2439

PLUMBING

WATER HEATER LOCATION	P2801.4
SEISMIC BRACING	P2801.7

ELECTRICAL

EQUIPMENT LOCATION AND CLEARANCE	E3405
SERVICE LOCATION / UFER	E3601 / E3608.1.2
OUTLET RECEPTACLE LOCATIONS	E3901
GFCI / AFCI LOCATIONS	E3902
TAMPER RESISTANT RECEPTACLES	E4002.14

NOTE: 13

EXTERIOR INSULATION AND FINISH SYSTEMS (1403.11)

"EIFS" "SYNTHETIC STUCCO"

1: PROVIDE "EIFS" "SYNTHETIC STUCCO" SYSTEM
   SYNTHETIC FINISH COAT
   OVER
   CEMENT BASE COAT
   OVER
   METAL LATH
   OVER
   1" POLYSTYRENE FOAM BOARD
   OVER
   15# ASPHALT FELT / TYPE 1 FELT

2: "EIFS" "SYNTHETIC STUCCO" SYSTEM SHALL INCLUDE:
   STUCCO SCREED 6" MIN. ABOVE GRADE
   5/8" MIN. ABOVE CONCRETE OR ROOF
   PROVIDE "SYNTHETIC STUCCO" AT EXTERIOR CEILINGS, DECKS
   PROVIDE "SYNTHETIC STUCCO" AT ENTRIES AND OVERHANGS

NOTE: 14

ROOF FRAMING NOTES

1. SEE ENGINEERED DRAWINGS FOR FRAMING CONNECTIONS, SPACING, NAILING, SHEATHING AND SHEARWALL REQUIREMENTS.
2. TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES TO BE INSTALLED AND BRACED PER ENGINEERED DRAWING AND CALCULATIONS.
3. ALL TRUSS TO CARRY ENGINEERED STAMP
4. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT ENGINEERS DIRECTION AND APPROVAL.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

NOTES / IRC CODE

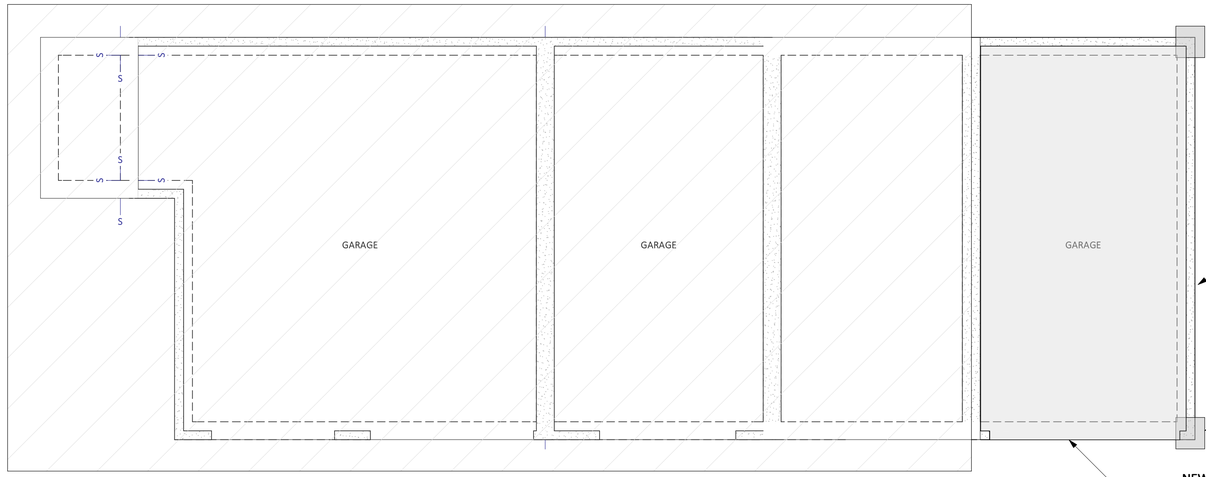
DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
N.T.S.

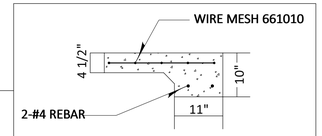
SHEET:
6

CARPORT FOUNDATION / FOOTING DETAILS

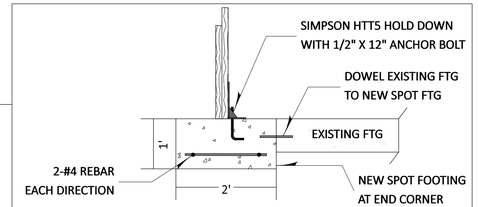


EXISTING GARAGE AND CASITA
FOUNDATION PLAN
(SHADED AREA)

NEW CARPORT EXISTING
SLAB AND FOUNDATION



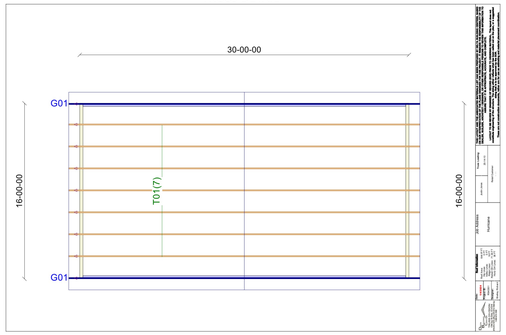
EXISTING FOOTING AND SLAB
NEW CARPORT ADDED TO CASITA



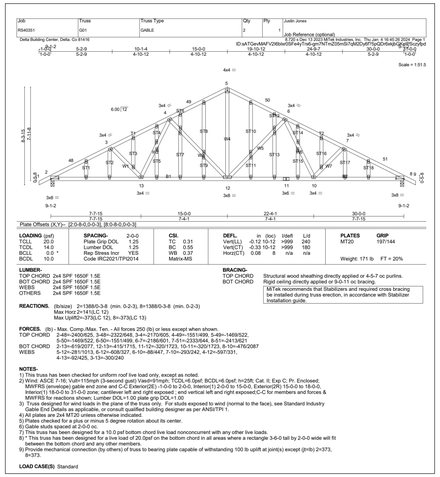
DETAIL
NEW SPOT FOOTING AT
EACH END CORNER OF CARPORT

CARPORT FRAMING / TRUSS DETAILS

TRUSS DETAIL



TRUSS DETAIL



Job	Truss	Truss Type	Qty	Ply	Justin Jones
RS40351	G01	GABLE	1	1	Job Reference (optional)

8.720 s Dec 13 2023 MiTek Industries, Inc. Thu Jan 4 16:40:26 2024 Page 1
ID:aTGeoMAFV2l0bbw05Fwk7ndUzm-TH?o2Dm63?aM2DuPTqQOHdaQKgeBNzvOy64

Scale = 1:51.5

Plate Offsets (X,Y)--	[2:0-8-0,0-0-3], [8:0-8-0,0-0-3]

LOADING (psf)	SPACING-	2-0-0	CSI.		DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 20.0	Plate Grip DOL	1.25	TC	0.31	Vert(LL)	-0.12 10-12	>999	240	MT20	197/144
TCDL 14.0	Lumber DOL	1.25	BC	0.55	Vert(CT)	-0.33 10-12	>999	180		
BCLL 0.0 *	Rep Stress Incr	YES	WB	0.37	Horz(CT)	0.08 8	n/a	n/a	Weight: 171 lb	FT = 20%
BCDL 10.0	Code IRC2021/TPI2014		Matrix-MS							

LUMBER-
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF 1650F 1.5E
WEBS 2x4 SPF 1650F 1.5E
OTHERS 2x4 SPF 1650F 1.5E

BRACING-
TOP CHORD Structural wood sheathing directly applied or 4-5-7 oc purlins.
BOT CHORD Rigid ceiling directly applied or 9-0-11 oc bracing.
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

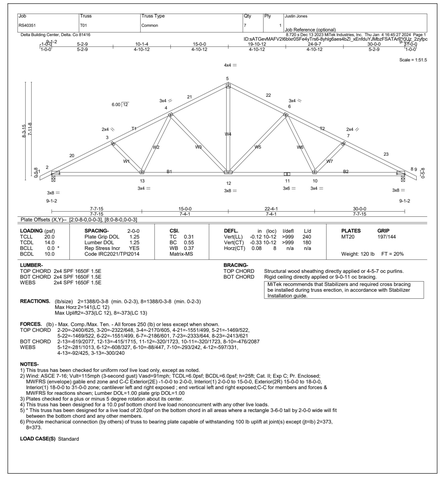
REACTIONS. (lb/size) 2=1388/0-3-8 (min. 0-2-3), 8=1388/0-3-8 (min. 0-2-3)
Max Horz 2=141(LC 12)
Max Uplift2=-373(LC 12), 8=-373(LC 13)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-48=-2400/625, 3-48=-2322/648, 3-4=-2170/695, 4-49=-1551/499, 5-49=-1469/522, 5-50=-1469/522, 6-50=-1551/499, 6-7=-2180/601, 7-51=-2333/644, 8-51=-2413/621
BOT CHORD 2-13=-619/2077, 12-13=-415/1715, 11-12=-320/1723, 10-11=-320/1723, 8-10=-476/2087
WEBS 5-12=-261/1013, 6-12=-608/327, 5-10=-88/447, 7-10=-293/242, 4-12=-597/331, 4-13=-92/425, 3-13=-300/240

NOTES-
1) This truss has been checked for uniform roof live load only, except as noted.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; Pr. Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) -1-0-0 to 2-0-0, Interior(1) 2-0-0 to 15-0-0, Exterior(2R) 15-0-0 to 18-0-0, Interior(1) 18-0-0 to 31-0-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.00 plate grip DOL=1.00
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) All plates are 2x4 MT20 unless otherwise indicated.
5) Gable requires continuous bottom chord bearing.
6) Gable studs spaced at 2-0-0 oc.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=lb) 2=373, 8=373.

LOAD CASE(S) Standard

TRUSS DETAIL



Job	Truss	Truss Type	Qty	Ply	Justin Jones
RS40351	T01	Common	7	1	Job Reference (optional)

8.720 s Dec 13 2023 MiTek Industries, Inc. Thu Jan 4 16:40:27 2024 Page 1
ID:aTGeoMAFV2l0bbw05Fwk7ndUzm-Ayhg6aeeAb2C_sEnMoYJMfoFSATAf5QOZ2_2VPc

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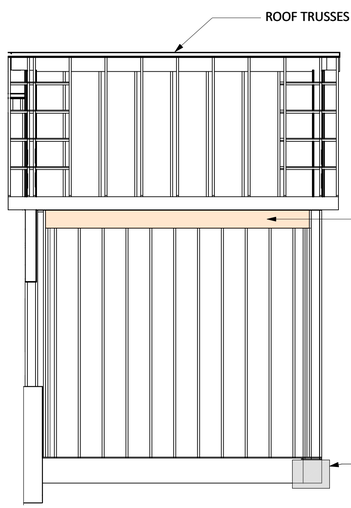
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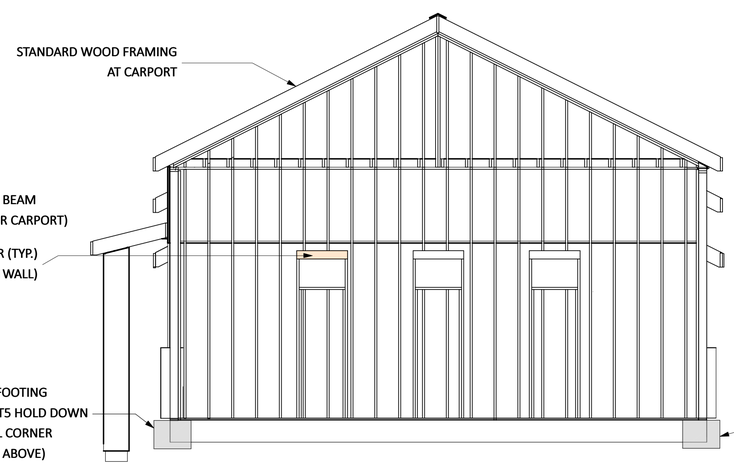
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1) This truss has been checked for uniform roof live load only, except as noted.
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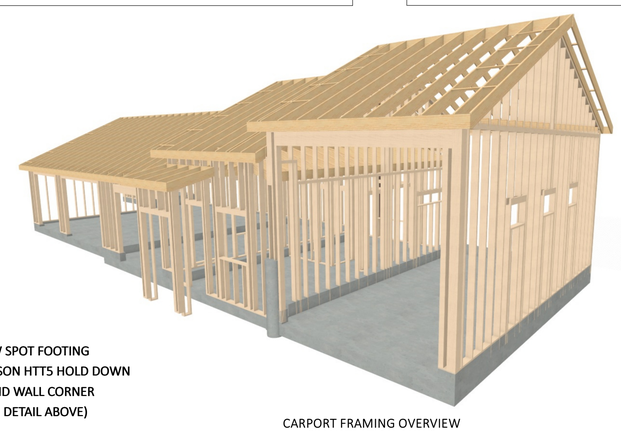
LOAD CASE(S) Standard



CARPORT FRONT FRAMING ELEVATION



CARPORT END FRAMING ELEVATION



CARPORT FRAMING OVERVIEW
"ILLUSTRATION ONLY"

NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

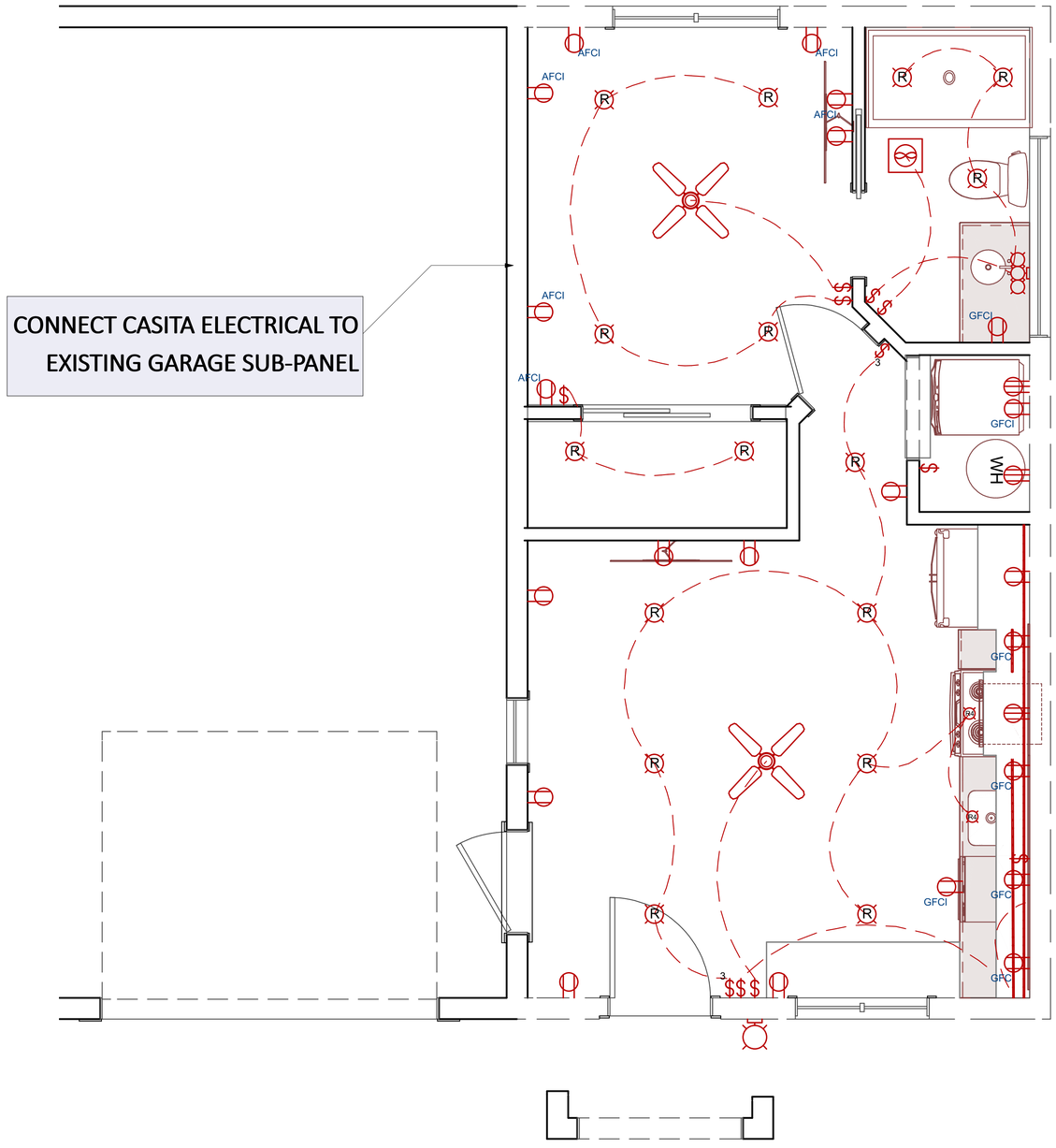
CARPORT FOUNDATION
CARPORT FRAMING
DETAILS

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:

SHEET:
8



ELECTRICAL NOTES

ELECTRICAL

1. HOMEOWNER SHALL PERFORM WALK-THRU WITH INSTALLERS TO VERIFY LOCATIONS OF OUTLETS, LIGHT, SWITCHES, DIMMERS, CENTRAL VACUUM LOCATIONS, CIRCUITS ETC.
2. FIXTURES TO BE SELECTED BY HOMEOWNER.
3. PROVIDE 400 AMP MINIMUM SERVICE TO MAIN PANEL (SEE DRAWING FOR LOCATION)
4. ALL APPLIANCES AND UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFR'S SPECS.
5. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, LAUNDRY ROOMS, GARAGES TO BE GFCI PER CODE
6. ALL BEDROOM OUTLETS AND LIGHTS SHALL BE ARC FAULT PROTECTED.
7. PROVIDE 1-SMOKE DETECTOR IN EACH BEDROOM. PROVIDE CARBON MONOXIDE DETECTOR IN CORRIDORS ACCESSING BEDROOMS. CONNECT SMOKE AND DETECTORS TO PERMANENT POWER. INTERCONNECT SMOKE AND CO DETECTORS. PROVIDE BATTERY BACKUP FOR ALL SMOKE AND CO DETECTORS.

ENTERTAINMENT

1. PROVIDE CABLE TV / SATELLITE JUNCTION BOX AT MEDIA ROOM
2. PROVIDE CABLE TV CONNECTION IN ROOM PER OWNER

SATELLITE DISH

1. LOCATE DISH AT UPPER SOUTH FACING ROOFLINE

UNDER-CABINET / STAIRWAY LIGHTING

1. REVIEW CABINET AND STAIRWAYS LOCATIONS
2. PROVIDE LED STAIRWAY LIGHTING WITH PHOTOCELL
3. PROVIDE UNDER-CABINET LIGHTING AT KITCHENS AND LAUNDRY ROOMS

SECURITY / AUTOMATION

1. PROVIDE DRAWINGS AND SPECIFICATIONS SHOWING LOCATIONS AND PANELS.
2. HOMEOWNER TO SELECT CAMERA LOCATIONS WITH PROVIDER

CHRISTMAS LIGHTING

1. REVIEW LOCATIONS FOR OUTLETS AT EXTERIOR OVERHANGS PER OWNER
2. PROVIDE CHRISTMAS LIGHTS OUTLETS AND SWITCHES PER OWNER

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, HEAT LAMP, LOW VOLTAGE
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	240V RECEPTACLE
WP GFCI	110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
WP 3 4	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
DM T	SWITCHES: DIMMER, TIMER
AV Control A	AUDIO VIDEO: CONTROL PANEL, SWITCH
SP ST	SPEAKERS: CEILING MOUNTED, WALL MOUNTED
CS CS/TV TV	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
T	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
SD	SMOKE DETECTORS: CEILING MOUNTED, WALL MOUNTED
EP	ELECTRICAL BREAKER PANEL

ELECTRICAL PLAN
CONVERTED CARPORT TO CASITA
1/2"=1'

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

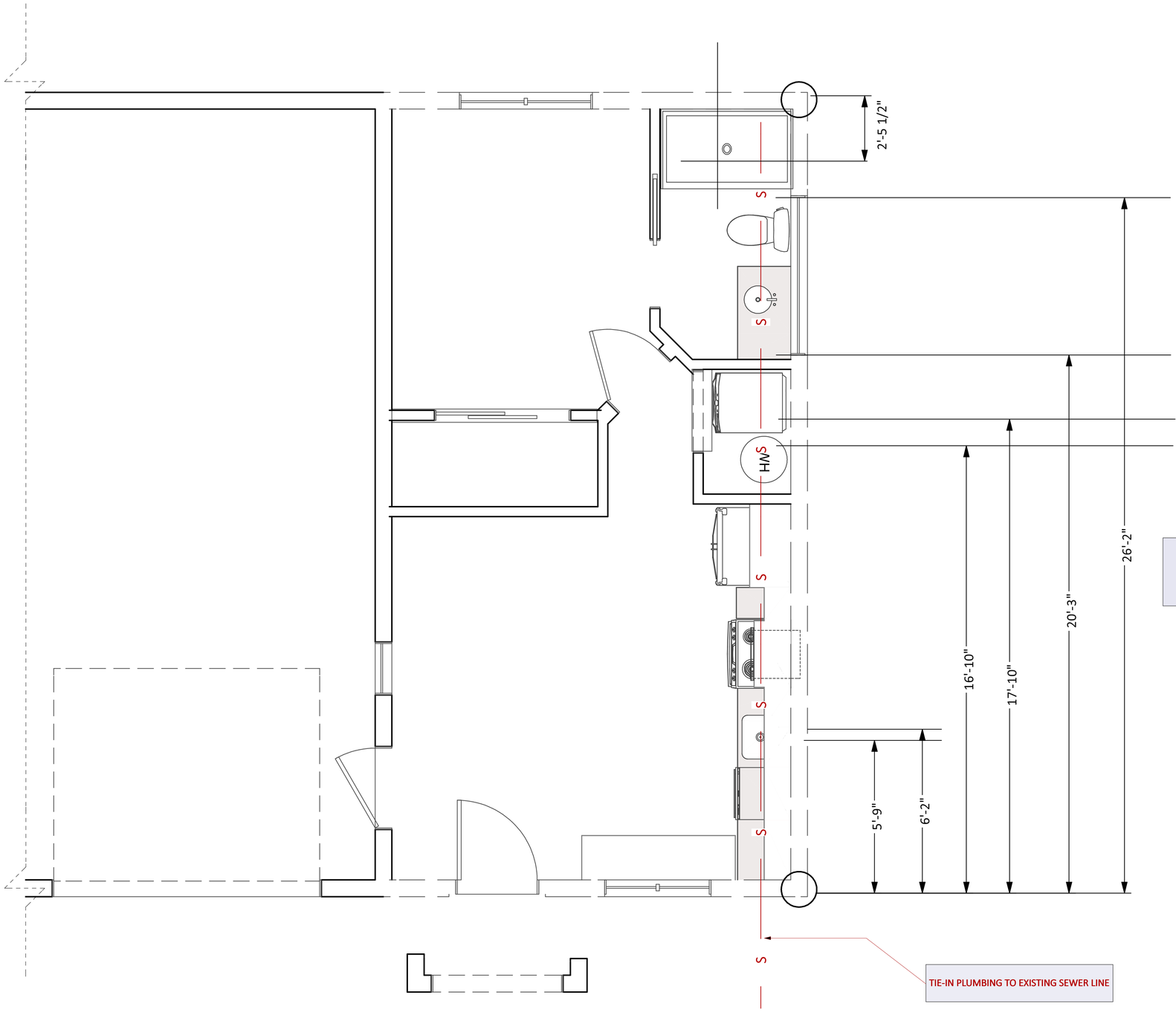
ELECTRICAL PLAN
(CARPORT TO CASITA)

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
1/2"=1'

SHEET:
E-1



MECHANICAL NOTES

Provide Condensation Drains and Overflow Drains per IRC
Provide ELECTRIC HEAT-PUMP THRU-WALL A/C UNIT
Provide ELECTRIC Water Heater

PLUMBING NOTES

Provide ELECTRIC Water Heater
Provide Floor Drains in Mechanical Room and Laundry Rooms (See Drawings).
Provide "Frost Free" Hose-bib

NOTE

1. SITE DRAWINGS AND UNDERGROUND PLUMBING LOCATIONS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY.
2. CONTRACTOR (PLUMBING SUBCONTRACTOR TO VERIFY ALL UNDERGROUND PLUMBING SIZES AND LOCATIONS.

EXISTING PLUMBING SYSTEM
(COMPLETED UNDER SEPARATE PERMIT)

PLUMBING PLAN
CONVERTED CARPORT TO CASITA
1/2"=1'

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

JONES RESIDENCE
155 W 300 N
HURRICANE, UT 84737

PLUMBING PLAN
CARPORT TO CASITA

DRAWINGS PROVIDED BY:
A H BRACKEN CONSTRUCTION INC
615 North 3050 East Suite B4
St. George, UT 84790
(435) 656-4430

DATE:
01/05/2024

SCALE:
1/2"=1'

SHEET:
P-1

Hurricane City Application

Application Accepted Date:	02/08/2024
Type of Improvement:	Site Plan (Final)
Description:	
Tenant / Project Name:	Chevron Business Storage
Bldg. Address:	41 N 6300 W
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Coral Canyon Market
Phase:	
Block:	
Lot #:	
Parcel #:	H-4-2-4-424
Property Owner:	Coral Canyon Market, LLC
Permit Contact:	Trent Leavitt
P:	(143) 567-4434
Email:	trent@advancedrealty.com

CONTACT INFORMATION

Engineer of Record:	Austin Chappell
Email:	austin@alcsg.com
P:	(435) 288-3330
General Contractor:	Johnson Construction
License #:	357520-5501
P:	(435) 674-4343
Address:	PO Box 1557
City:	Draper
State:	UT
Zip:	84020
Email:	trent@advancedrealty.com

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Planning Fee	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**250.00**
Remaining Due:	**$**	**0.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	02/12/24	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP24-19

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Trent Leavitt

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 02/12/2024

Application Issued By: Date:

Receipt #: 8.176328-02/08/24

DRAFT

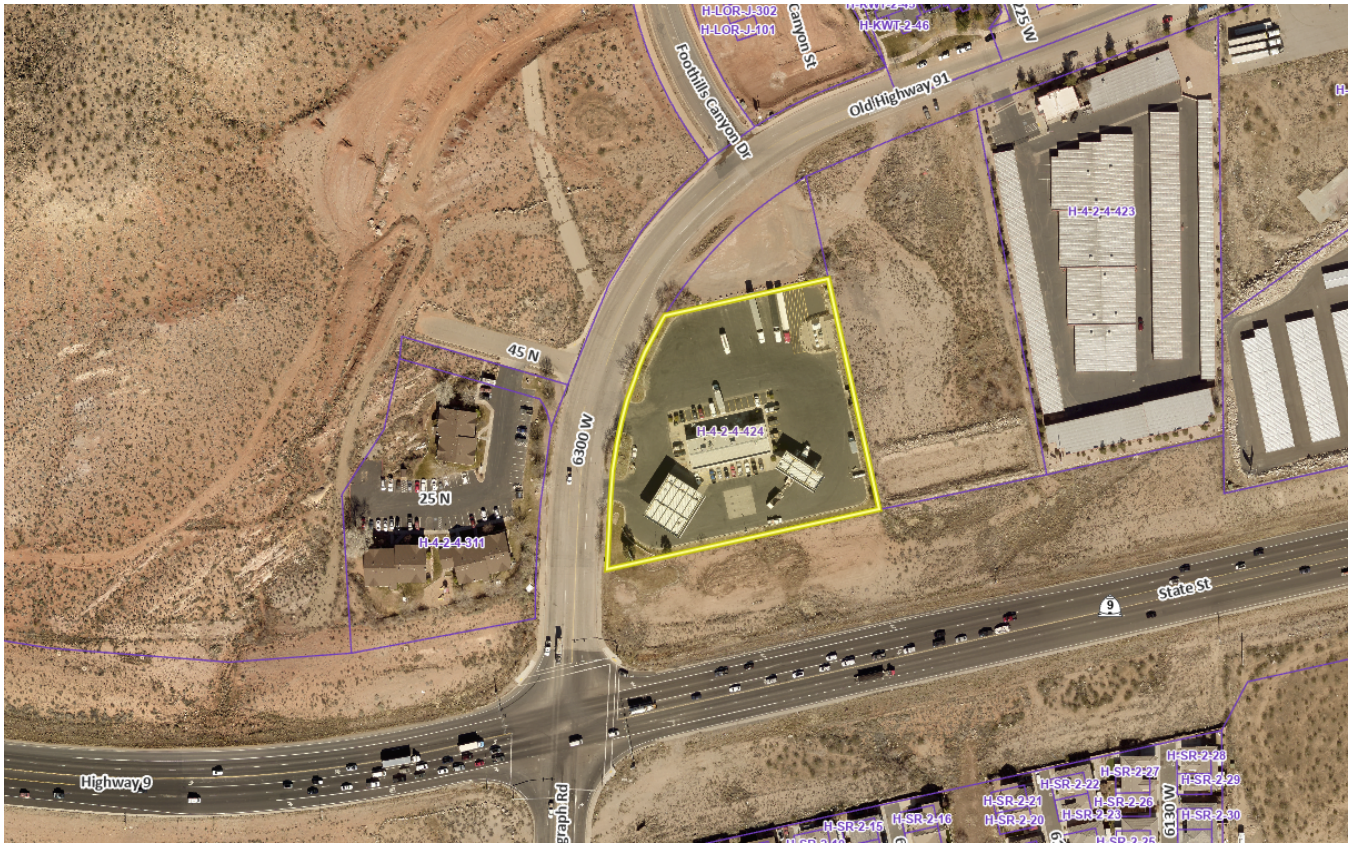
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	FSP24-19
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Johnson Construction
Agent:	Trent Leavitt
Request:	Approval of a Final Site Plan
Location:	41 N 6300 W
Zoning:	HC
General Plan Map:	Commercial

Discussion:
The applicant has filed a final site plan for an approximately 8,500 sq ft storage building on the property of the Chevron gas station located on the corner of SR-9 and Old Highway 91 (6300 W). Under the Highway Commercial zoning storage units are not permitted, however, the City has allowed storage for businesses on the same lot. This storage building would not be permitted to be rented or sold separately from the gas station and will only be used by the gas station for their storage. The applicant has informed staff their main goal is to limit the number of trucks that park on site overnight.

JUC Comments
1. The construction drawings were approved by the JUC in November 2023.



Staff Comments: Final Site Plan

1. As stated above the proposed use is permitted in the Highway Commercial zone as long as it is only for personal/business storage.
2. Parking Requirements per HCC 10-34-10:

Warehouse, self-service storage	1 space per employee on highest employment shift

   a. This use will not have any dedicated employees and thus additional parking is not required.
3. Landscape: The existing landscaping is shown on their plan. This plan will not increase or otherwise change the frontage on the property so no landscaping changes are needed.
4. The building elevations shown will not exceed 35’ in height.
5. No additional outdoor lighting is shown on their plans. Any additional outdoor lighting must comply with HCC 10-33-7.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this final site plan subject to JUC and staff comments.



DRAWING NOTE

APPROVAL OF THESE DRAWINGS INDICATES THAT THEY HAVE BEEN INTERPRETED CORRECTLY AND HAVE APPLIED THE REQUIREMENTS OF THE CONTRACTS DRAWINGS AND SPECIFICATIONS.
WHERE DISCREPANCIES EXIST BETWEEN THESE DRAWINGS AND THE DRAWINGS FOR OTHER TRADES, THE STRUCTURAL STEEL DRAWINGS SHALL GOVERN.

DESIGN NOTE

DESIGN OF ANY MATERIALS IN THE STRUCTURE, WHICH ARE NOT FURNISHED BY THE MANUFACTURER, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ENGINEERS OTHER THAN THE MANUFACTURER, UNLESS SPECIFICALLY INDICATED.

INSTALLATION NOTES

* FIELD CUTTING OF COMPONENTS IS REQUIRED FOR FITMENT.
* ROOF PANEL LAPS MUST BE SEALED WITH MASTIC TAPE (PROVIDED).
* PANELS AND TRIM ARE RECOMMENDED TO BE SET 1/8" ABOVE CONCRETE SURFACE.
* FLASHING MUST BE LAPPED A MINIMUM 2" AND SEALED AS NEEDED FOR WATER RESISTANCE.
* ALLOW 1/2" TOLERANCE FOR GIRTS AND HEADERS

BUILDING LAYOUT

WIDTH (ft.):	50'-0"/45'-0"
LENGTH (ft.):	165'-0"/45'-0"
EAVE HEIGHT (ft.):	16'-0"
ROOF SLOPE (Rise/12):	1/2"

PANEL SELECTION

ROOF:	STANDING SEAM ROOF
WALL:	PBR 26 Ga.
PARTITION:	PBM 29 Ga.
LINER:	NA

CHEVRON BUSINESS STORAGE // SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M HURRICANE, UTAH

BUILDING #1

DRAWING SCHEDULE

C-1	GENERAL NOTES
S-1	ELEVATION VIEW
S-2	SLAB PLAN
S-3	FLOOR PLAN
S-4	FRAMING PLAN
S-5	PARTITION PLAN
S-6	RAFTER PLAN
S-7	RAFTER & ATTACHMENT DETAILS
S-8	ROOF PLAN

BUILDING LOADS

CODE:	IBC 12
DEAD LOAD:	5.0 psf.
COLLATERAL LOAD:	0.5 psf.
LIVE LOAD:	20.0 psf. (MAX)
GROUND SNOW LOAD:	40.0 psf. (MAX)
ROOF SNOW LOAD:	40.0 psf. (MAX)
WIND SPEED:	115 mph.
CLOSED / OPEN:	Closed
EXPOSURE:	C
IMPORTANCE - WIND:	1.00
IMPORTANCE - SEISMIC:	1.00
IMPORTANCE - SNOW:	1.00
SEISMIC CATEGORY:	D
SEISMIC COEFFICIENT:	0.73
SEISMIC S1:	0.356
SEISMIC Sds:	0.763
SEISMIC Sd1:	0.401
SEISMIC BASE SHEAR:	0.667*1.2*Fa*Ss*W/R
INTERNAL WIND COEFFICIENT:	-0.18 / +0.18
OCCUPANCY:	II -Normal
THERMAL COEFFICIENT:	1.20

STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	EOS	EDGE OF SLAB	OA	OVERALL
APPR	APPROXIMATE	FBO	FURNISHED BY OTHERS	OC	ON CENTER
BLDG	BUILDING	FND	FOUNDATION	OD	OUTSIDE DIAMETER
BLK	BLOCK	FOB	FACE OF BLOCK / BRICK	OPP	OPPOSITE
BM	BEAM	FOS	FACE OF STEEL	PTN	PARTITION
BOT	BOTTOM	FT	FOOT / FEET	RAD	RADIUS
BLK	BLOCK	FTG	FOOTING	REF	REFERENCE
C/L	CENTERLINE	GA	GAUGE	REQD	REQUIRED
CJ	CAULK JOINT	GALV	GALVANIZED	REINF	REINFORCED
CLG	CEILING	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
COL	COLUMN	GRND	GROUND	SECT	SECTION
CONC	CONCRETE	GR	GRADE	SF	SQUARE FOOTAGE
CTR	CENTER	GYP	GYPSUM WALL BOARD	SIM	SIMILAR
DBL	DOUBLE	HORIZ	HORIZONTAL	SQ	SQUARE
DET	DETAIL	HT	HEIGHT	STD	STANDARD
DIA	DIAMETER	INS	INSULATION	STL	STEEL
DWG	DRAWING	INT	INTERIOR	TOB	TOP OF BEAM
DIM	DIMENSION	INFO	INFORMATION	TOC	TOP OF CONCRETE
DR	DOOR	JT	JOINT	TOS	TOP OF STEEL
EA	EACH	MAX	MAXIMUM	TOW	TOP OF WALL
ET	ERECTION TOLERANCE	MIN	MINIMUM	TYP	TYPICAL
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	MTL	METAL	VAR	VARIES
EXIST	EXISTING	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXP	EXPANSION	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
EXT	EXTERIOR	NA	NOT APPLICABLE	WO	WITHOUT
		NO	NUMBER	WT	WEIGHT

STRUCTURAL ABBREVIATIONS

BA	BASE ANGLE	L4216 - 4" x 2" x 16 Ga. Angle
BC4	4"BASE CHANNEL	U42516 - 4 1/8" x 2 5/8" x 16 Ga. Channel
BC6	6"BASE CHANNEL	U62516 - 6 1/8" x 2 5/8" x 16 Ga. Channel
C4	4" COLUMN	C4216 - 4" x 2" x 16 Ga. Cee
C6	6" COLUMN	C62516 - 6" x 2 1/2" x 16 Ga. Cee
DH	DOOR HEADER	C4216 - 4" x 2" x 16 Ga. Cee
DJ	DOOR JAMB	C43516 - 4" x 3 1/2" x 16 Ga. Cee
EC	EAVE CHANNEL	U42514 - 4 1/8" x 2 5/8" x 14 Ga. Channel
ES	EAVE STRUT	ES6416 - 6" x 4" x 16 Ga. Strut
FC	FLOOR CLIP	Manufactured Part
G	GIRT	C4216 - 4" x 2" x 16 Ga. Cee
HA	HALL ANGLE	L4216 - 4" x 2" x 16 Ga. Angle
JR	JACK RAFTER	C62516 - 6" x 2 1/2" x 16 Ga. Cee
M	MULLION	C12416 - 12" x 4" x 16 Ga. Cee
MCLP	MINI CLIP	Manufactured Part
PA	PARTITION ANGLE	L2218 - 2" x 2" x 18 Ga. Angle
PC	PARTITION CEE	C2218 - 2" x 2" x 18 Ga. Cee
RA	RAKE ANGLE	L4216 - 4" x 2" x 16 Ga. Angle
RC	RAKE CLIP	Manufactured Part
RS	RIDGE STRUT	RS6416 - 6" x 4" x 16 Ga. Strut
SPD	BASE ANGLE	SPD42216 - 4" x 2" x1 1/2" Angle
Z4	4" Z PURLIN	Z42516 - 4" x 2 1/2" x 16 Ga. Zee
Z6	6" Z PURLIN	Z62516 - 6" x 2 1/2" x 16 Ga. Zee
Z8	8" Z PURLIN	Z82516 - 8" x 2 1/2" x 16 Ga. Zee
Z10	10" Z PURLIN	Z102516 - 10" x 2 1/2" x 16 Ga. Zee
Z12	12" Z PURLIN	Z122516 - 12" x 2 1/2" x 16 Ga. Zee

SHEET ABBREVIATIONS

RL	29 Ga. PBR LINER PANEL
RR	26 Ga. PBR ROOF PANEL
RW	26 Ga. PBR WALL PANEL
ML	29 Ga. PBM LINER PANEL
MW	26 Ga. PBM WALL PANEL
RML	29 Ga. REVERSE PBM LINER PANEL
RMW	26 Ga. REVERSE PBM WALL PANEL
SSR	STANDING SEAM ROOF PANEL

SSR ABBREVIATIONS

BP7760	BACK UP PLATE
OC430	OUTSIDE CLOSURE
EP7600	EAVE PLATE - LOW
EP7616	EAVE PLATE - HIGH
FC200	FIXED CLIP - LOW
FC204	FIXED CLIP - HIGH
IC426	INSIDE CLOSURE
CS324	CINCH STRAP
GS246	GUTTER STRAP
RP7710	RAKE PLATE - LOW
RP7720	RAKE PLATE - HIGH

TRIM ABBREVIATIONS

DFR	DIE FORMED RIDGE CAP
DJC	DOOR JAMB COVER
DS	DOWNSPOUT WITH DIVERTER
DSS	DOWNSPOUT STRAP
HC	DOOR HEADER COVER
ET	EAVE TRIM
REND	RAKE END
GS	GUTTER STRAP
HMC	HALF MULLION COVER
HSET	HIGH SIDE EAVE TRIM
HT	HEAD TRIM
IA	INSIDE ANGLE
IC	INSIDE CORNER
ICB	INSIDE CORNER BOX
ISCL	INSIDE CLOSURE
JT	JAMB TRIM
MC	MULLION COVER
OA	OUTSIDE ANGLE
OC	OUTSIDE CORNER
OCB	OUTSIDE CORNER BOX
OSCL	OUTSIDE CLOSURE
PB	PEAK BOX
PTT	PARTITION TOP TRIM
GU	GUTTER
RT	RAKE TRIM
SSC	SILICONE SEALANT CAULK
SW	SIDEWALL FLASHING
WT	WAINSCOT TRIM

FASTENER ABBREVIATIONS

SB	1/2" x 3" SCREW BOLT - DeWalt SCREW-BOLT + (PFM1411380)	BASE TO SLAB CONNECTIONS
		BASE TO SLAB CONNECTIONS
DP	1/4" x 1 1/4" DRIVE PIN	BASE TO SLAB CONNECTIONS
MFS058NW	#10 x 5/8" SD NO WASHER	SPECIAL TRIM CONNECTIONS
MFS100	#12 x 1" SD	STRUCTURAL STEEL CONNECTIONS
MFS114	#12 x 1 1/4" SD	WALL SHEETING
MFSZAC114	#12 x 1 1/4" LONG LIFE SD	ROOF SHEETING
LS078	#14 x 7/8" LAP SCREW	WALL PANEL LAP
LSZAC078	#14 x 7/8" LONG LIFE LAP SCREW	ROOF PANEL LAP
PR	1/8" POP RIVET	TRIM CONNECTIONS
MFSO100	#17-14 x 1" SELF TAPPING	TS324 END LAP ATTACHMENT
MFS0112	1/4"-14 x 1 1/2" SD	TS324 CLIP ATTACHMENT

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT: CHEVRON BUSINESS STORAGE

DESCRIPTION: TAKE OFF SET

LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M HURRICANE, UTAH

DRAWING BY: A.G.

DRAWING DATE: 11/23/2023

CHECKED BY: M.J.

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

REVISION:

NO.	DATE	DESCRIPTION
1.	04/07/2023	Building Dimension Change
2.	05/18/2023	Purlin Size Change
3.	11/23/2023	Forklift opening provided

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
J. WALTER LEWIS
11/27/2023
STATE OF UTAH

JOB #: 1

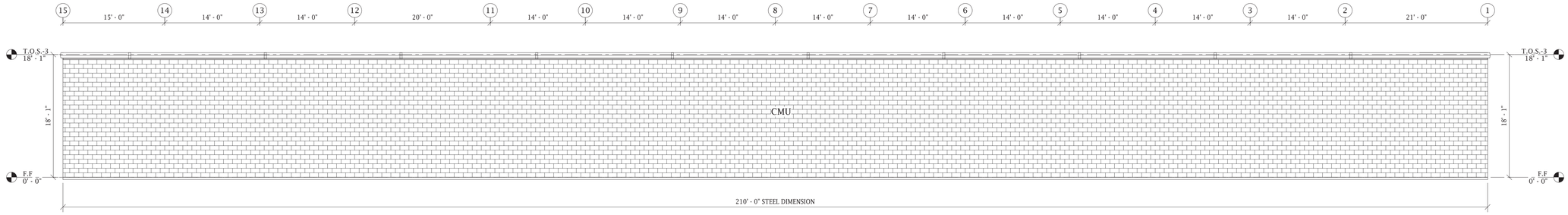
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ISSUE: TAKE OFF

SHEET: C-1

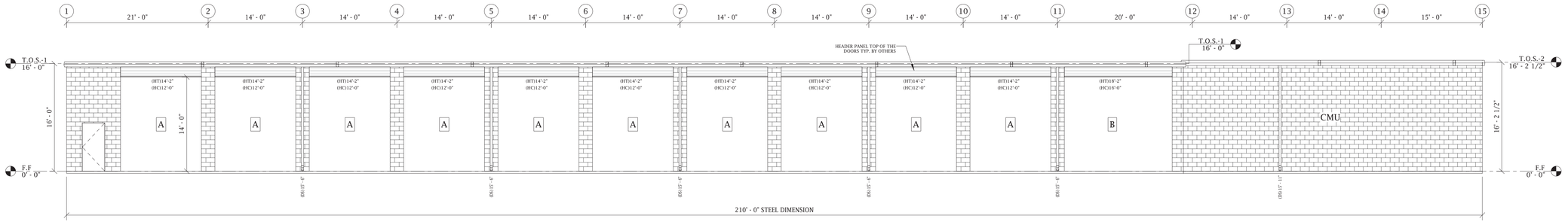
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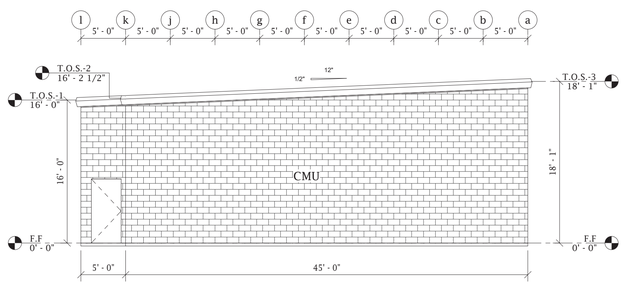
1 NORTH ELEVATION

BUILDING "1"(1/8"=1'-0")



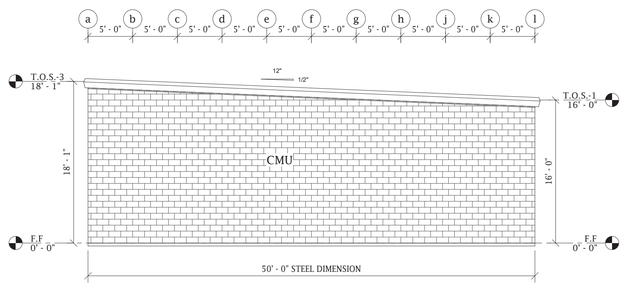
2 SOUTH ELEVATION

BUILDING "1"(1/8"=1'-0")



3 EAST ELEVATION

BUILDING "1"(1/8"=1'-0")



4 WEST ELEVATION

BUILDING "1"(1/8"=1'-0")

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

CHEVRON BUSINESS STORAGE

PROJECT

DESCRIPTION: TAKE OFF SET

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CHECKED BY: M.J.

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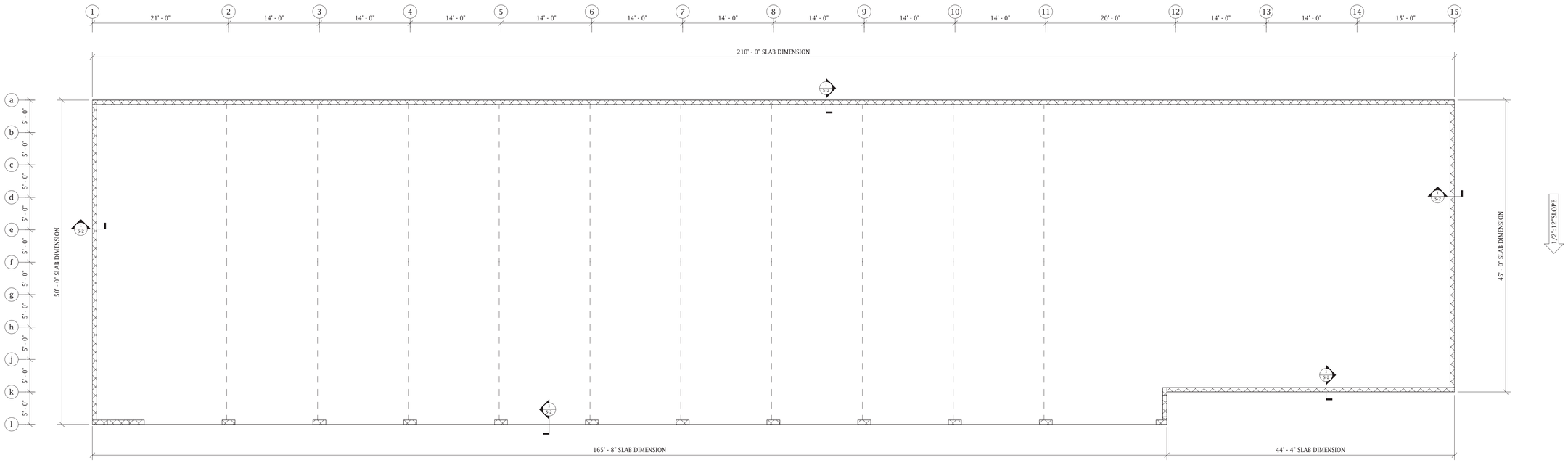
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ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

SHEET: S-1

OF SHEETS

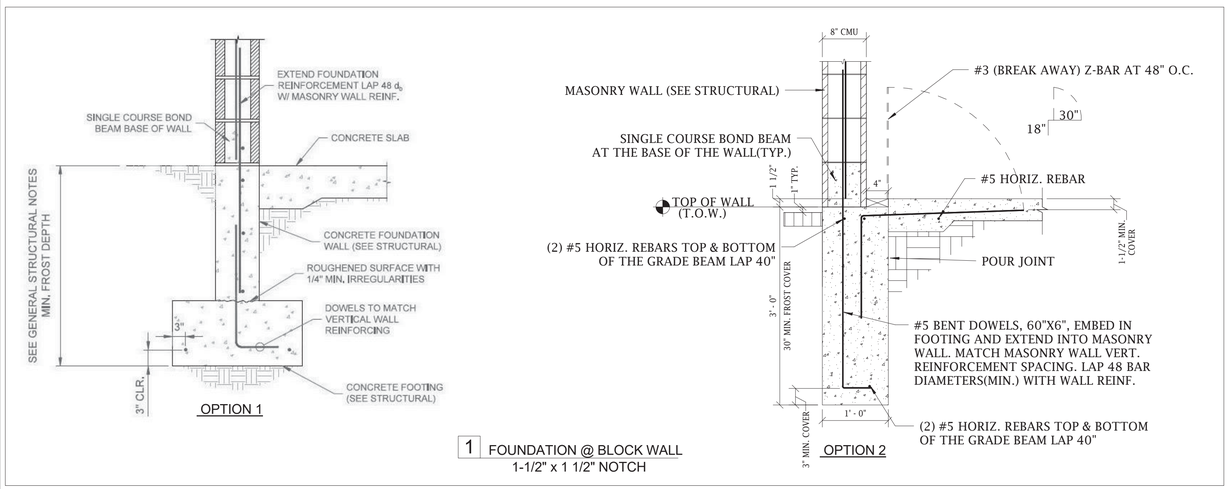


Plan North

SLAB PLAN

BUILDING "1"(1/8"=1'-0")

Note:
Slab should be reinforced with a microsynthetic fiber
product such as BASF Masterfiber F70 or equivalent in place of the 6x6 W1.4xW1.4 welded wire mesh.



1 FOUNDATION @ BLOCK WALL
1-1/2" x 1 1/2" NOTCH

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

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CHEVRON BUSINESS STORAGE

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DRAWING DATE: 11/23/2023

CHECKED BY: M.J.

SCALE: As indicated

REVISION:

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JOB #: 1

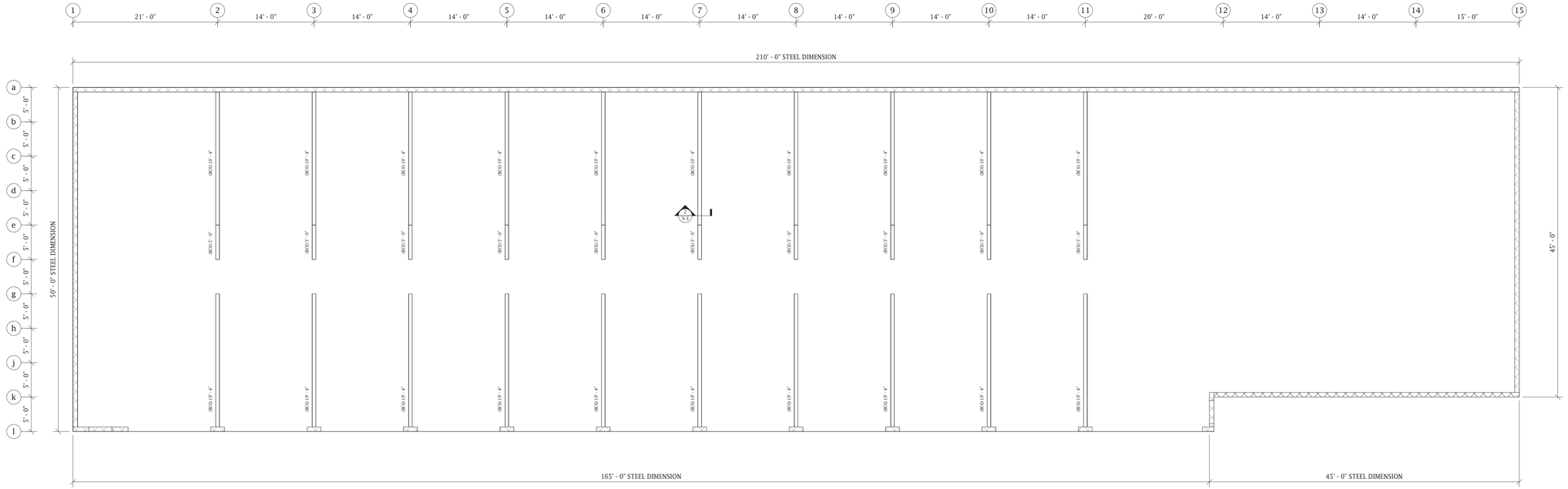
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ISSUE: TAKE OFF

SHEET:

S-2

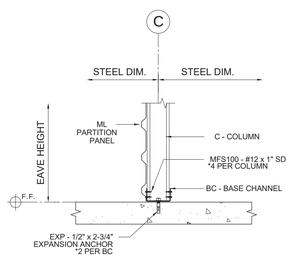
OF SHEETS



Plan North

FLOOR PLAN

BUILDING "1"(1/8"=1'-0")



2 COLUMN - BASE CHANNEL

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

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LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

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JOB #: 1

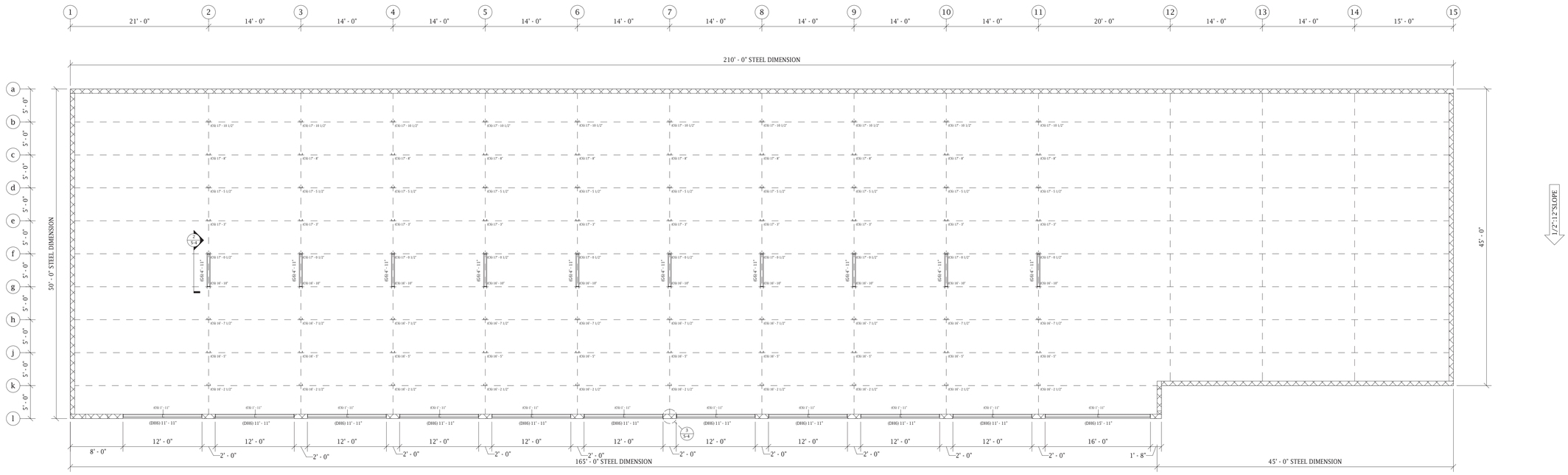
ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

SHEET:

S-3

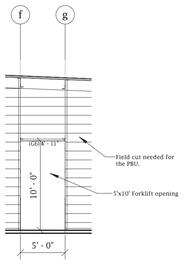
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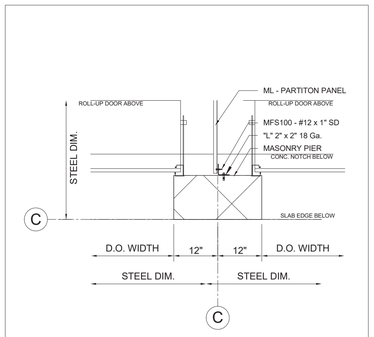
Plan North

FRAMING PLAN

BUILDING "1"(1/8"=1'-0")



2 Forklift opening
1/8" = 1'-0"



3 24" CMU PIER

36x24 Paper Size

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

DESCRIPTION: TAKE OFF SET

LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DRAWING BY: A.G.

DRAWING DATE: 11/23/2023

CHECKED BY: M.J.

SCALE: As indicated

REVISION:

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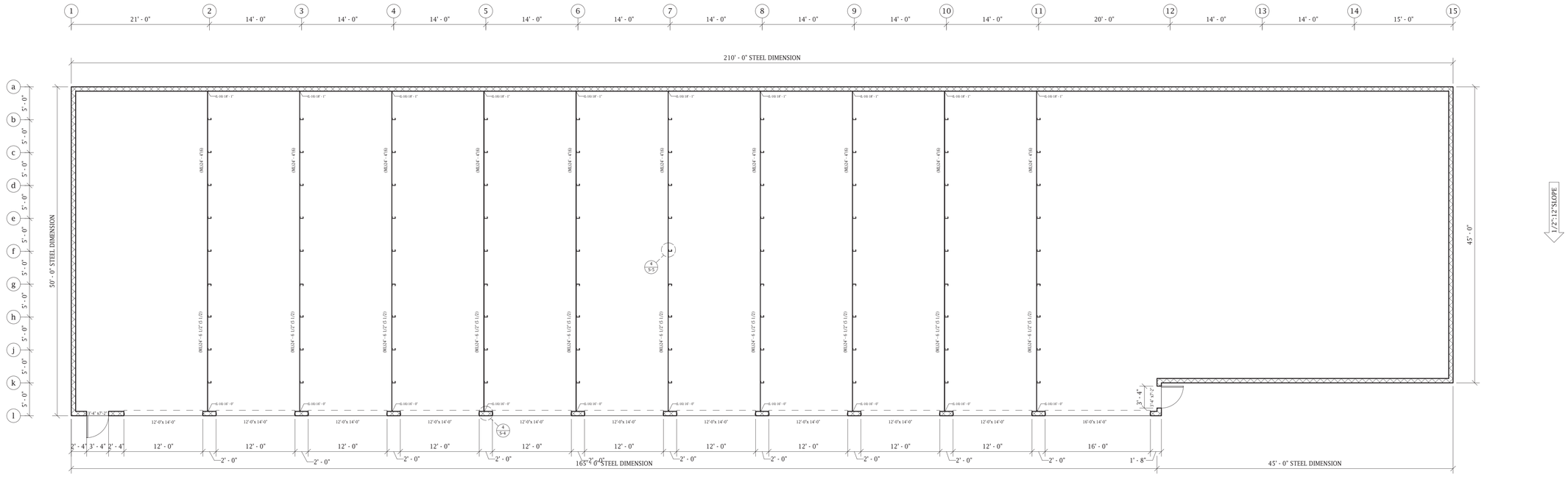
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ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

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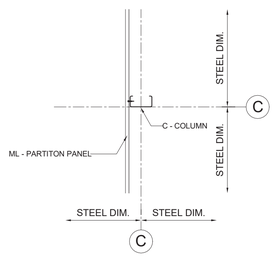
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Plan North

PARTITION PLAN

BUILDING "1"(1/8"=1'-0")



4 PARTITION TEE

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

DESCRIPTION: TAKE OFF SET

LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M HURRICANE, UTAH

DRAWING BY: A.G.

DRAWING DATE: 11/23/2023

CHECKED BY: M.J.

SCALE: As indicated

REVISION:

NO.	DATE	DESCRIPTION
1.	04/07/2023	Building Dimension Change
2.	05/18/2023	Purlin Size Change
3.	11/23/2023	Forklift opening provided

WASATCH STRUCTURES LLC — Reg. No. 13401-2202-AC — J. WALTER LEWIS — 11/27/2023 — STATE OF UTAH

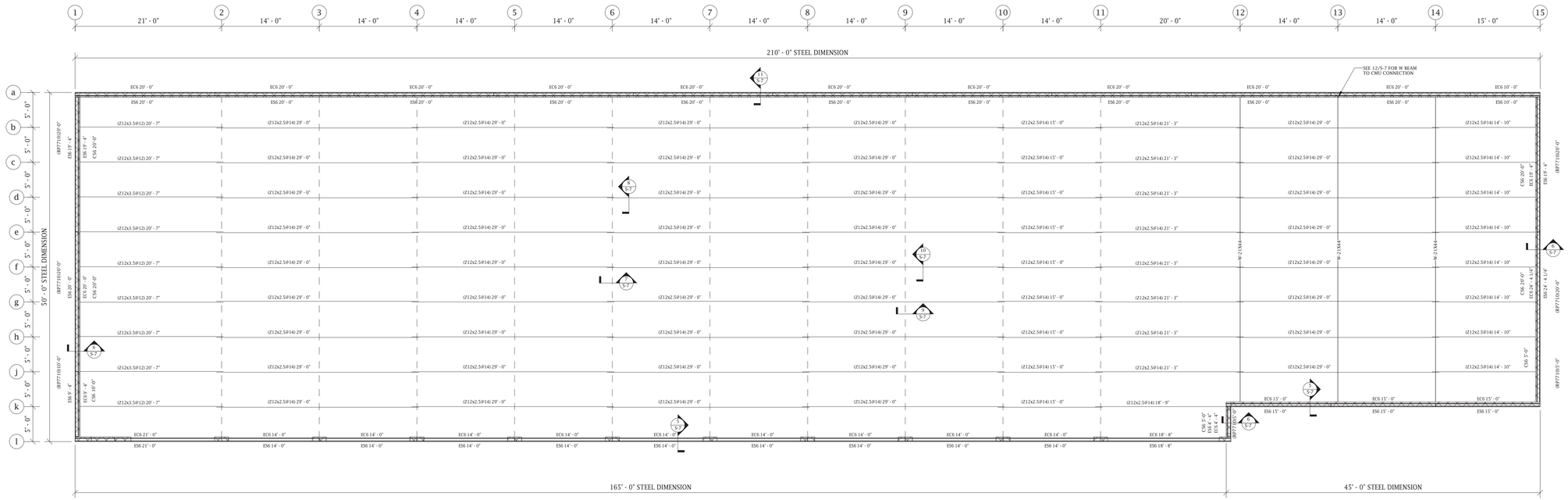
JOB #: 1

ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

SHEET: S-5

OF SHEETS



Plan North

RAFTER PLAN

BUILDING "1"(1/8"=1'-0")

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

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DRAWING BY: A.G.

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

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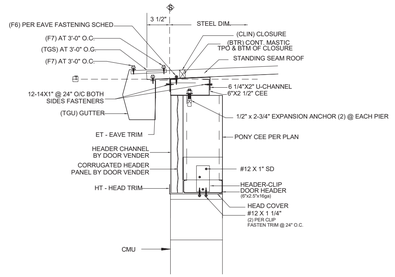
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ISSUE DATE: 04/04/2023

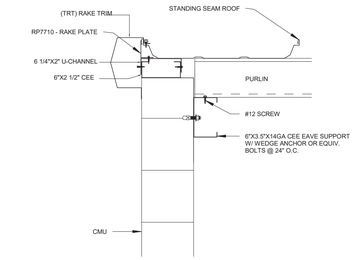
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SHEET: S-6

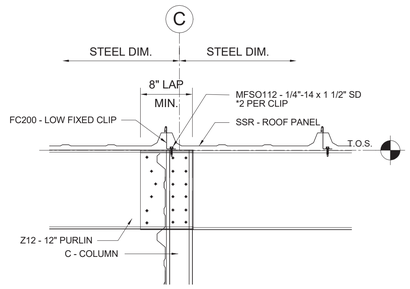
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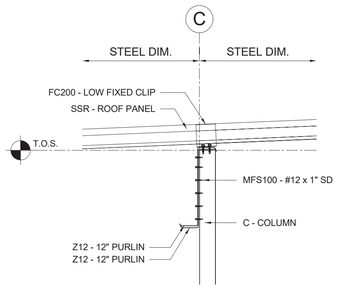
5 LOW EAVE w/ GUTTER



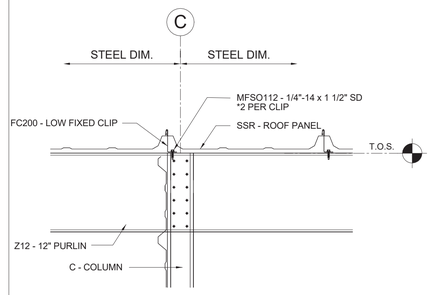
6 CMU @ END WALL



7 12" PURLIN LAP SIDE VIEW



8 12" PURLIN LAP SECTION VIEW

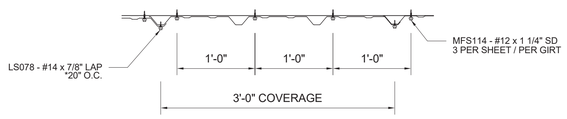


9 12" PURLIN SIDE VIEW

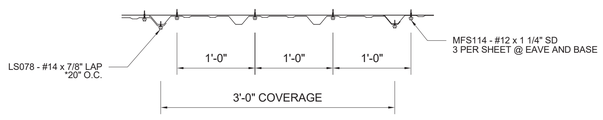
10 12" PURLIN SECTION VIEW

11 HIGHSIDE EAVE @ CMU

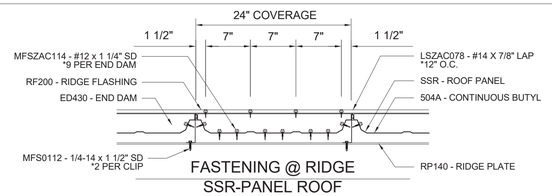
12 'W' BEAM @ CMU



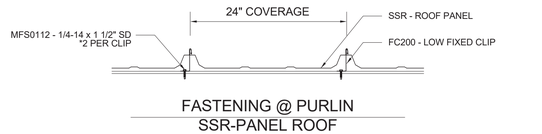
FASTENING @ GIRT & DOOR HEAD
R-PANEL WALL



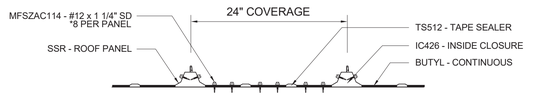
FASTENING @ EAVE & BASE
R-PANEL WALL



FASTENING @ RIDGE
SSR-PANEL ROOF



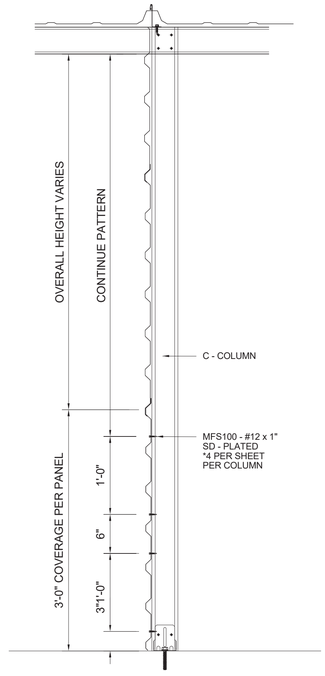
FASTENING @ PURLIN
SSR-PANEL ROOF



FASTENING @ EAVE
SSR-PANEL ROOF

ERECTOR NOTE

TOP PARTITION PANEL MAY BE BACK LAPPED AS NEEDED.



FASTENING LAYOUT @ COLUMN
M-PANEL PARTITION

RAFTER & ATTACHMENT DETAILS

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

DESCRIPTION: TAKE OFF SET

LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M HURRICANE, UTAH

SCALE: 1 : 11

CHECKED BY: M.J.

DRAWING DATE: 11/23/2023

DRAWING BY: A.G.

REVISION:

NO.	DATE	DESCRIPTION
1.	04/07/2023	Building Dimension Change
2.	05/18/2023	Purlin Size Change
3.	11/23/2023	Forklift opening provided



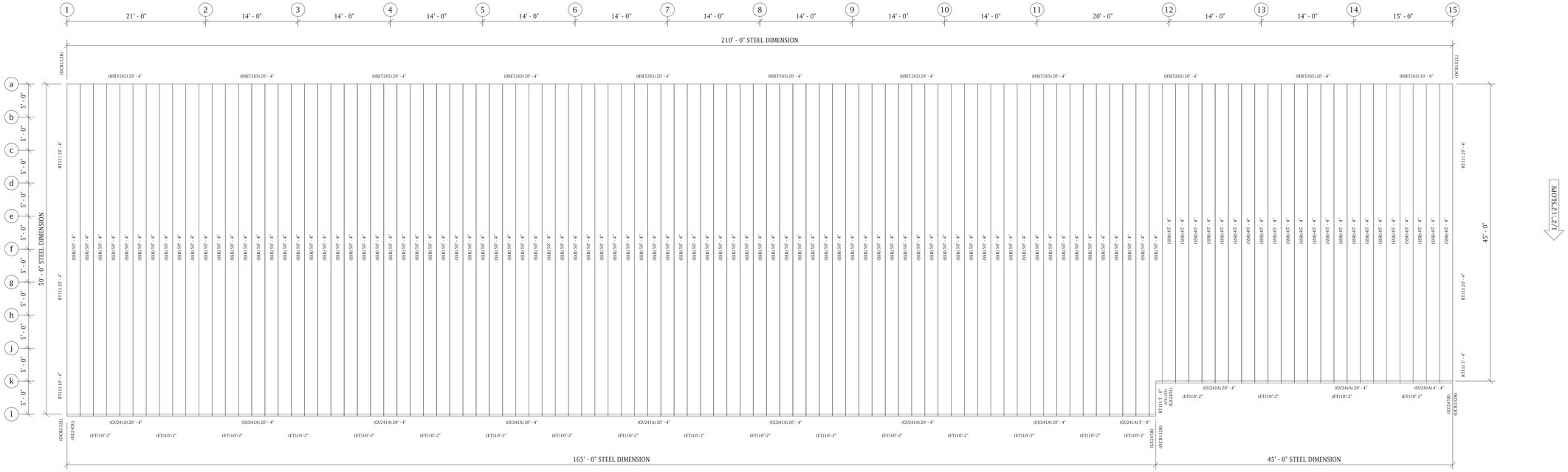
JOB #: 1

ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

SHEET: S-7

OF SHEETS



Plan North

ROOF PLAN

BUILDING "1"(1/8"=1'-0")

36x24 Paper Size

WASATCH STRUCTURES

WASATCH STRUCTURES LLC
15112 S PONY EXPRESS ROAD
BLUFFDALE, UTAH 84065
801-792-1860

PROJECT

CHEVRON BUSINESS STORAGE

DESCRIPTION: TAKE OFF SET

LOCATION: SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M HURRICANE, UTAH

DRAWING BY: A.G.

DRAWING DATE: 11/23/2023

CHECKED BY: M.J.

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

REVISION:

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2.	05/18/2023	Purlin Size Change
3.	11/23/2023	Forklift opening provided

WASATCH STRUCTURES — No. 13403 — J. WALTER LEWIS — 11/27/2023 — STATE OF UTAH

JOB #: 1

ISSUE DATE: 04/04/2023

ISSUE: TAKE OFF

SHEET: S-8

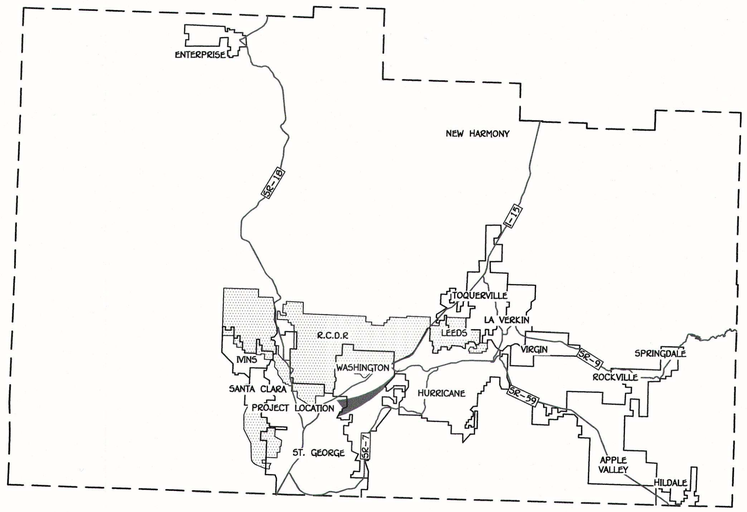
OF SHEETS

CHEVRON BUSINESS STORAGE

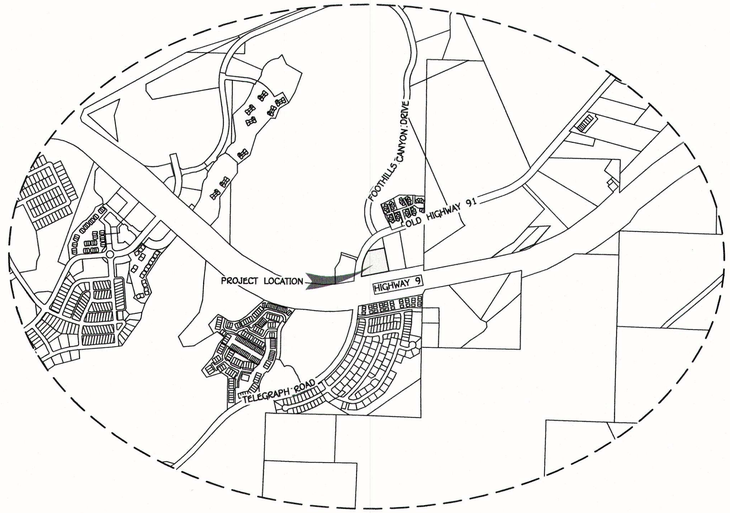
HURRICANE, UTAH

CONSTRUCTION DRAWINGS

OCTOBER 2023



WASHINGTON COUNTY



VICINITY MAP

SECTION 4, TOWNSHIP 42 S,
RANGE 14 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

GENERAL NOTES:

1. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
2. ALL CONTRACTORS, INCLUDING SUBCONTRACTORS, WORKING WITHIN THE PROJECT SITE ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY STANDARD SPECIFICATIONS.
4. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ONSITE AT ALL TIMES.
5. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF UTILITIES AND PROVIDE THESE LOCATIONS TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE BUT NOT LIMITED TO CLEARING AND GRUBBING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL DEEMED UNSUITABLE FOR FUTURE USE ON THE SITE SHALL BE DISPOSED OFF SITE AT THE CONTRACTOR'S EXPENSE.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK AND BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OTHER TRADES.
8. ANY NECESSARY FIELD DESIGN CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH THE CHANGES OR MODIFICATIONS.
9. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OUTSIDE OF THE PROJECT SITE UNLESS PERMITTED BY PRIOR AUTHORIZATION FROM THE CITY OR OTHER GOVERNING AGENCY.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL SURVEY MONUMENTS OR PROJECT CONTROL POINTS DURING CONSTRUCTION. CONTRACTOR TO RESTORE MONUMENTS IF ANY DAMAGES OCCUR. LOCATION OF ALL MONUMENTS (NEW OR RESTORED) MUST BE PROVIDED BY A LICENSED SURVEYOR.

N/A

PUBLIC WORKS: (435) 635-2811	11-29-23 DATE	INFOWEST:	
PLANNING: (435) 635-2811	11/16/23 DATE	FIRE: (435) 635-9562	10-25-23 DATE
ENGINEERING: (435) 635-2811	10-25-23 DATE	PARKS: (435) 635-0665	10/25/23 DATE
STREETS: (435) 216-7314	10-25-23 DATE	GIS: (435) 523-4994	10/25/23 DATE
WATER/IRRIGATION: (435) 635-9442	10-25-23 DATE	CENTURY LINK: (435) 673-9639	10-25-23 DATE
ASH CREEK: (435) 635-2348	11/22/23 DATE	DOMINION ENERGY: (435) 231-9971	10-25-23 DATE
HURRICANE POWER: (435) 635-5536	11-29-23 DATE	TDS: Add new TDS notes (435-817-0180) 435-256-1415	11-16-23 DATE
		WCWCD: (435) 673-3617	10/25/23 DATE

SHEET INDEX

#	SHEET	DESCRIPTION
1	C.1.1	COVER SHEET
2	C.2.1	DEMO PLAN
3	C.2.2	SITE PLAN
4	C.3.1	GRADING PLAN
5	C.4.1	UTILITIES PLAN
6	C.5.1	DETAILS

OWNER/APPLICANT:

ADVANCED REALTY
1156 EAST 750 SOUTH, SUITE 1
ST. GEORGE, UT 84790
CONTACT: TRENT LEAVITT
PHONE: (435) 674-4343
EMAIL: trent@advancedrealty.com

CIVIL ENGINEER

AMERICAN ENGINEERING & LAND SURVEYING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 668-5015
EMAIL: austin@aelssg.com

NOTICE TO CONTRACTORS:

Blue Stakes of UTAH811 Bluestakes.org Call Before You Dig!

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

STANDARDS AND SPECIFICATIONS:

1. ALL WORK SHALL COMPLY WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
   - HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.
   - INTERNATIONAL BUILDING AND PLUMBING CODE CURRENT EDITION AS ADMINISTERED BY HURRICANE CITY.

REV.	DATE:	REVISION

PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES CHAPPELL
STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
JOB #	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON BUSINESS STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

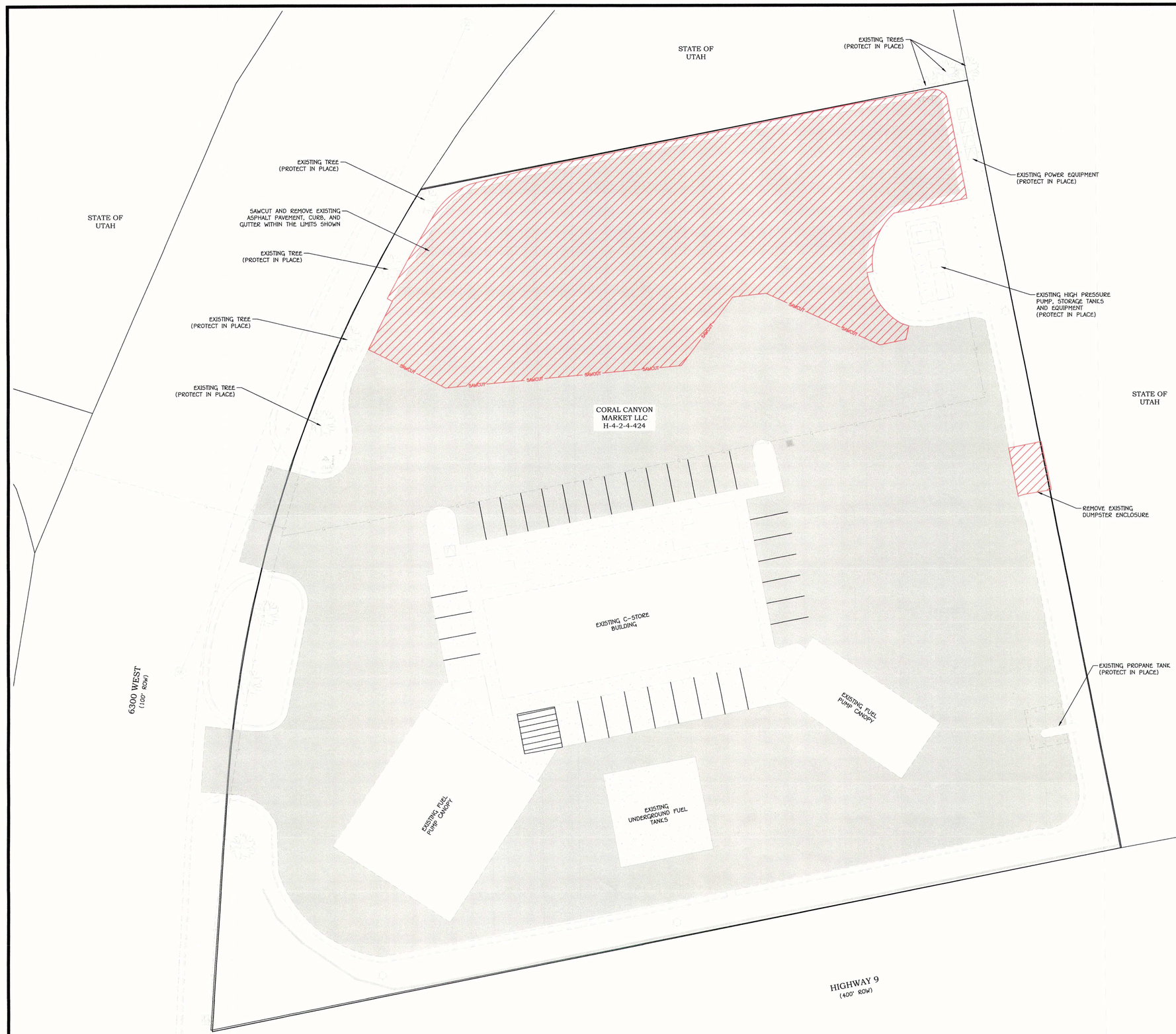
COVER SHEET
CONSTRUCTION DRAWINGS

C.1.1

SHEET: 1 of 6

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NOV 29 2023



REV.	DATE:	REVISION

REGISTERED PROFESSIONAL ENGINEER
No. 8217391
AUSTIN REES CHAPPELL
STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
JOB #	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON BUSINESS STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

DEMO PLAN
CONSTRUCTION DRAWINGS

C.2.1

SHEET: 2 of 6

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NOV 2 9 2023



SITE PLAN NOTES:

1. CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
2. CLASS I AND/OR CLASS II SURVEY MONUMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY MONUMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
3. ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

SITE PLAN KEY NOTES:

		STANDARD DWG./DETAIL
(1)	MATCH TO EXISTING (SEE SITE PLAN NOTE 1 ABOVE)	–
(2)	STANDARD CURB & GUTTER (HB30-7)	CC 101
(3)	DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS	–

SITE PLAN LEGEND:

- SAWCUT — DEMOLITION SAWCUT LINE
- PARCEL BOUNDARY
- EXISTING CMU/CONC RETAINING WALL
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPE AREA

REV.	DATE:	REVISION

REGISTERED PROFESSIONAL ENGINEER
No. 821739
AUSTIN REES CAMPBELL
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
JOB #:	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON BUSINESS STORAGE

SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

SITE PLAN

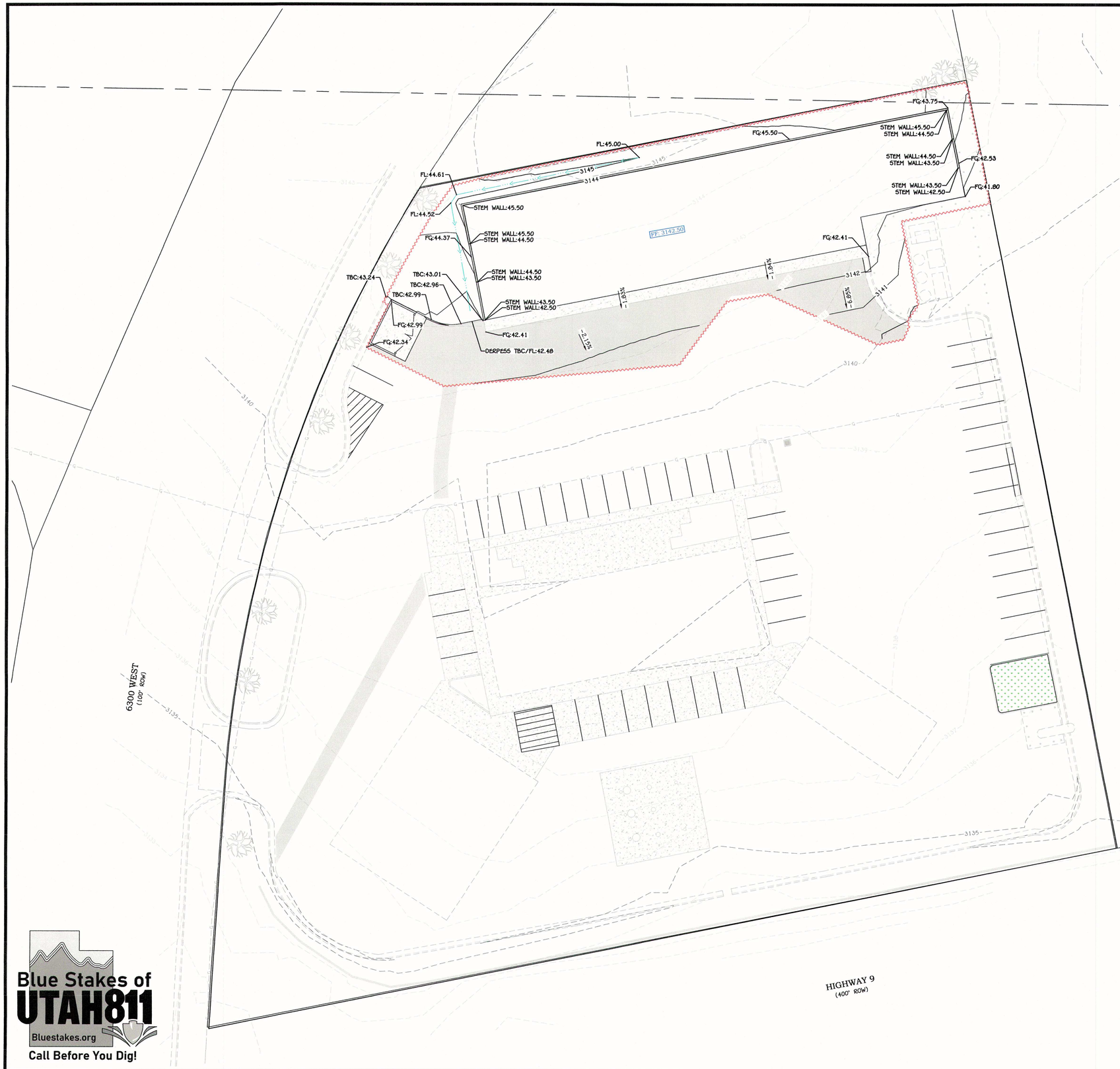
CONSTRUCTION DRAWINGS

C.2.2

SHEET: 3 of 6

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NOV 29 2023



GRADING PLAN NOTES:

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLACEMENT AND COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
4. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
5. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
6. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFRIM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
8. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
9. THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE GEOTECHNICAL REPORT ALONG WITH ONSITE FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
10. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.

GRADING PLAN LEGEND:

	STANDARD DWG./DETAIL
GRADING LIMITS OF DISTURBANCE	–
3000 EXISTING GROUND MAJOR CONTOUR	–
3000 EXISTING GROUND MINOR CONTOUR	–
3000 FINISH GROUND MAJOR CONTOUR	–
3000 FINISH GROUND MINOR CONTOUR	–
EXISTING CMU/CONC RETAINING WALL	–
GRATE INLET AREA DRAIN BOX	–

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM QIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

Blue Stakes of UTAH811
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REV.	DATE:	REVISION

REGISTERED PROFESSIONAL ENGINEER No. 8217391 AUSTIN REES CHAPPELL STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 360 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
JOB #:	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON BUSINESS STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

GRADING PLAN
CONSTRUCTION DRAWINGS

C.3.1

SHEET: 4 of 6

C:\Dropbox\American\03 Projects\2022\AES\AES-22-014 Chevron Storage\02 Drawings\Sheet Files\Construction Drawings\AES-22-014 GRADING PLAN.dwg

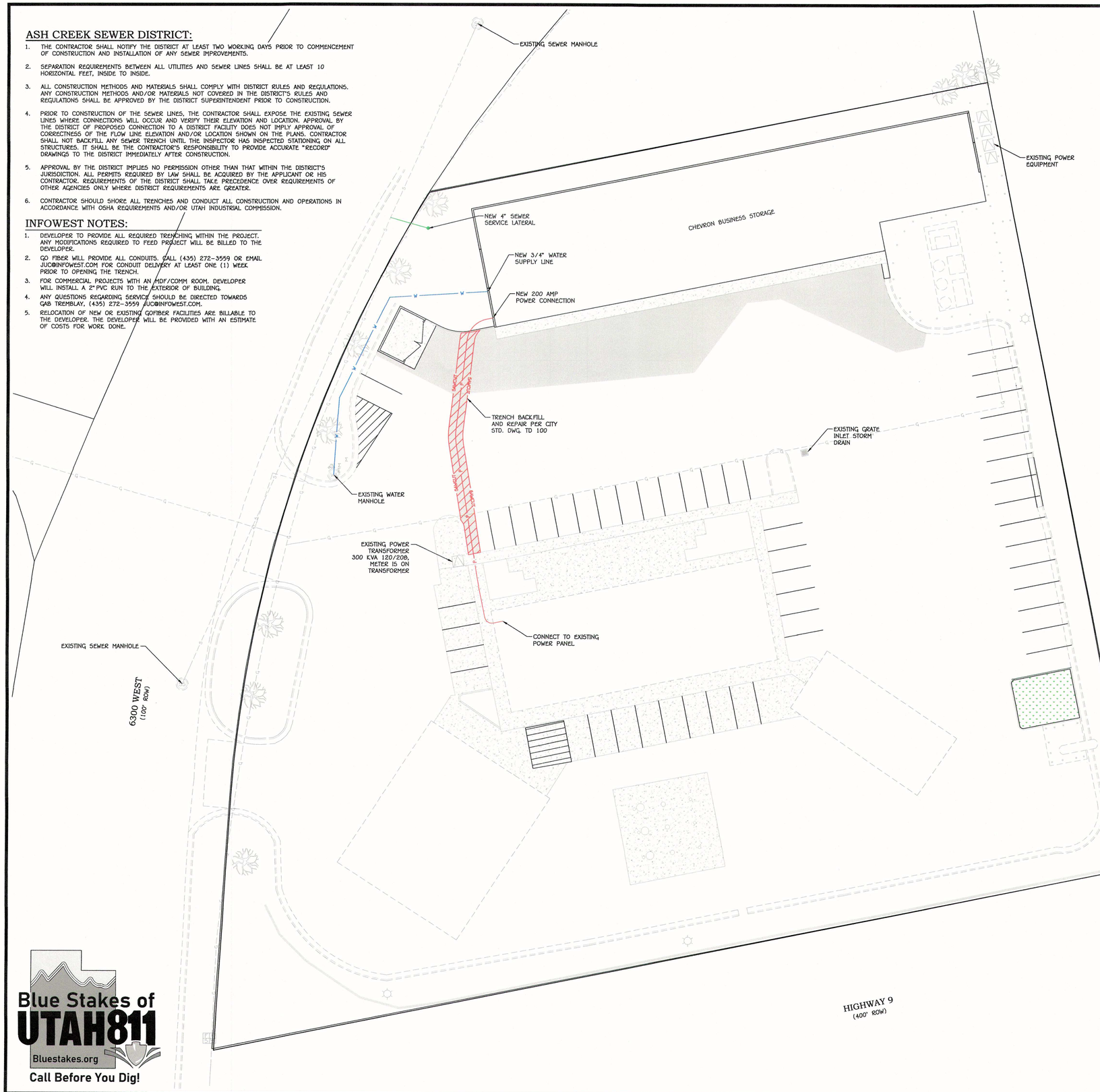
NOV 29 2023

ASH CREEK SEWER DISTRICT:

1. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF ANY SEWER IMPROVEMENTS.
2. SEPARATION REQUIREMENTS BETWEEN ALL UTILITIES AND SEWER LINES SHALL BE AT LEAST 10 HORIZONTAL FEET, INSIDE TO INSIDE.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH DISTRICT RULES AND REGULATIONS. ANY CONSTRUCTION METHODS AND/OR MATERIALS NOT COVERED IN THE DISTRICT'S RULES AND REGULATIONS SHALL BE APPROVED BY THE DISTRICT SUPERINTENDENT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION OF THE SEWER LINES, THE CONTRACTOR SHALL EXPOSE THE EXISTING SEWER LINES WHERE CONNECTIONS WILL OCCUR AND VERIFY THEIR ELEVATION AND LOCATION. APPROVAL BY THE DISTRICT OF PROPOSED CONNECTION TO A DISTRICT FACILITY DOES NOT IMPLY APPROVAL OF CORRECTNESS OF THE FLOW LINE ELEVATION AND/OR LOCATION SHOWN ON THE PLANS. CONTRACTOR SHALL NOT BACKFILL ANY SEWER TRENCH UNTIL THE INSPECTOR HAS INSPECTED STATIONING ON ALL STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ACCURATE "RECORD" DRAWINGS TO THE DISTRICT IMMEDIATELY AFTER CONSTRUCTION.
5. APPROVAL BY THE DISTRICT IMPLIES NO PERMISSION OTHER THAN THAT WITHIN THE DISTRICT'S JURISDICTION. ALL PERMITS REQUIRED BY LAW SHALL BE ACQUIRED BY THE APPLICANT OR HIS CONTRACTOR. REQUIREMENTS OF THE DISTRICT SHALL TAKE PRECEDENCE OVER REQUIREMENTS OF OTHER AGENCIES ONLY WHERE DISTRICT REQUIREMENTS ARE GREATER.
6. CONTRACTOR SHOULD SHORE ALL TRENCHES AND CONDUCT ALL CONSTRUCTION AND OPERATIONS IN ACCORDANCE WITH OSHA REQUIREMENTS AND/OR UTAH INDUSTRIAL COMMISSION.

INFOWEST NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
2. GO FIBER WILL PROVIDE ALL CONDUITS. CALL (435) 272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE (1) WEEK PRIOR TO OPENING THE TRENCH.
3. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF BUILDING.
4. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, (435) 272-3559 JUC@INFOWEST.COM.
5. RELOCATION OF NEW OR EXISTING GOFIBER FACILITIES ARE BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.





UTILITY PLAN NOTES:

1. ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, AND IRRIGATION METERS, GAS LATERALS, PHONE/COMM EQUIPMENT, CATV EQUIPMENT, AND OTHER JOINT UTILITY FACILITIES, POWER BOXES, EQUIPMENT, AND OTHER POWER FACILITIES, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY (OR OTHER AGENCY) STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS, THE CITY (OR AGENCY) STANDARDS AND SPECIFICATIONS WILL SUPERSEDE THE PLANS.
2. GAS, PHONE/COMM, AND CATV DESIGN PROVIDED FOR INFORMATION ONLY. FINAL DESIGN TO BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER. SEE GENERAL NOTES FOR UTILITY CONTACT INFORMATION.
3. POWER DESIGN PROVIDED FOR INFORMATION ONLY. FINAL DESIGN TO BE COORDINATED WITH THE POWER DEPARTMENT. SEE GENERAL NOTES FOR UTILITY CONTACT INFORMATION.

UTILITY LEGEND:

		STANDARD DWG./DETAIL
W	WATER MAIN (SIZE PER PLAN)	WD 301
W	EXISTING WATER MAIN (PER PLAN)	–
	EXISTING FIRE HYDRANT	–
W	EXISTING WATER SERVICE & METER	–
W	EXISTING WATER VALVE	–
WA	WATER MANHOLE	SD 108
S	SEWER MAIN (PER PLAN)	–
S	EXISTING SEWER MAIN (PER PLAN)	–
	SEWER CONNECTION	–
	EXISTING SEWER CONNECTION	–
SS	STANDARD SEWER MANHOLE	SD 109
IRR	EXISTING IRRIGATION MAIN	–
P	PROPOSED MISCELLANEOUS POWER	–
	ELECTRIC TRANSFORMER	–
	STREET LIGHT	–

HURRICANE CITY WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE CITY OF HURRICANE WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "CITY OF HURRICANE DESIGN STANDARD", "THE INTERNATIONAL PLUMBING CODE", AND THE "UNIFORM BUILDING CODE" LATEST EDITION AS ADMINISTERED BY THE CITY OF HURRICANE.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. IF THE IN FIELD CONDITION VARIES FROM DESIGN THE CONTRACTOR IS RESPONSIBLE FOR COSTS DUE TO CHANGES IN CONDITION. CITY MAPS ARE "BEST KNOWLEDGE" AND APPROXIMATE.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY ORDINANCE SECTION 8-3-9.
6. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT NEW PIPELINE AS REQUIRED. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN) ALL EXISTING SERVICE LINES OR UNUSED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES REPRESENTATIVE.
11. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. RISERS WILL NOT BE ALLOWED.
12. RAISE ALL UTILITIES, SUCH AS MANHOLES, METER SETTERS, FIRE HYDRANTS, WATER VALVE LIDS, ETC. TO ROADWAY OR PROJECT FINISHED GRADE AS MAY BE APPLICABLE.

TDS BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT MATT AT (435-817-0180) AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO MATT BRANN WITH TDS AT (435-817-0180).
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

NOTICE TO CONTRACTORS:

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Call Before You Dig!

REV.	DATE:	REVISION

PROFESSIONAL ENGINEER
No. 821739
AUSTIN REES CHAPPELL
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
JOB #:	AES-22-014
DRAWN BY:	SSA
CHECKED BY:	ARC

CHEVRON BUSINESS STORAGE
SECTION 4, TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

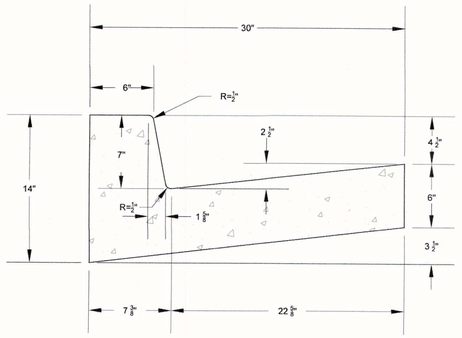
UTILITIES PLAN
CONSTRUCTION DRAWINGS

C.4.1

SHEET: 5 of 6

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NOV 29 2023



STANDARD CURB & GUTTER (TYPE HB30-7)

N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

CITY OF HURRICANE ENGINEERING

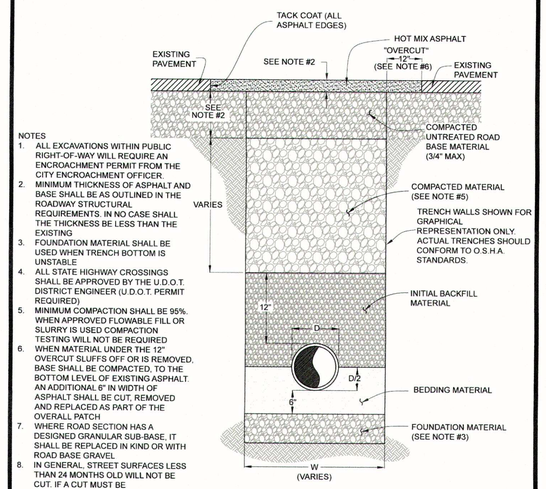
REVISIONS		
DATE	DESCRIPTION	BY

STANDARD CURB & GUTTER DETAILS

STANDARD DWG. NO. CC 101 | 1 OF 1

APPROVED:

DATE: APRIL 2020 BY: H.C.E.



NOTES

1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%. WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 12" OVERCUT SLUFFS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED IN KIND OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT. IF A CUT MUST BE MADE ADDITIONAL STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR

N.T.S.

CITY OF HURRICANE ENGINEERING

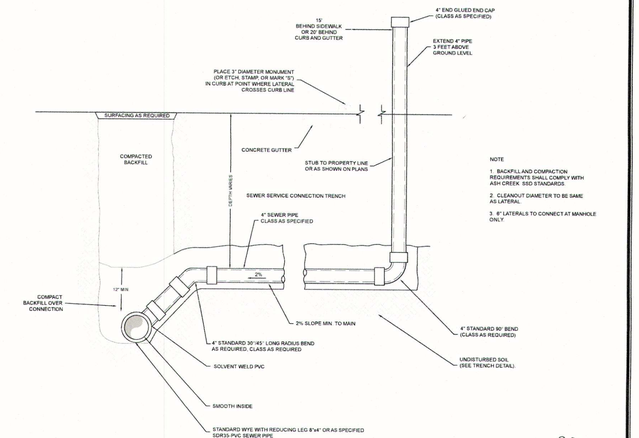
REVISIONS		
DATE	DESCRIPTION	BY

TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TD 100 | 1 OF 1

APPROVED:

DATE: APRIL 2020 BY: H.C.E.

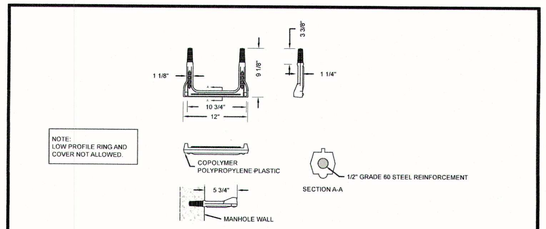


NOTE

1. BACKFILL AND COMPACTION REQUIREMENTS SHALL COMPLY WITH ASH CREEK SSD STANDARDS
2. CLEANOUT DIAMETER TO BE SAME AS LATERAL
3. 6" LATERALS TO CONNECT AT MANHOLE ONLY

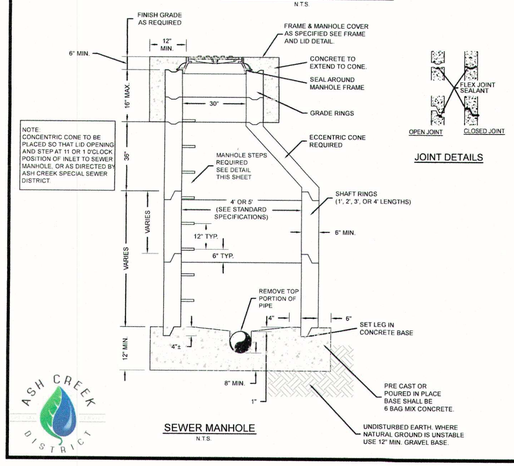
SEWER SERVICE CONNECTION DETAIL

N.T.S.



SEWER MANHOLE STEP DETAILS

N.T.S.



SEWER MANHOLE

N.T.S.

JOINT DETAILS

REV.	DATE	REVISION

AMERICAN
CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
OFFICE: (435) 288-3330

DATE:	10/18/2023
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CHEVRON BUSINESS STORAGE

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HURRICANE, UTAH

DETAILS

CONSTRUCTION DRAWINGS

C.5.1

SHEET: 6 of 6

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Hurricane City Application

Application Accepted Date:	02/08/2024
Type of Improvement:	Site Plan (Final)
Description:	
Tenant / Project Name:	Ropes of Southern Utah
Bldg. Address:	Jellystone Road and Sand Hollow Road
City:	Hurricane City
State:	UT
Zip:	84737
Subdivision:	Glampers Inn
Phase:	
Block:	
Lot #:	3&4
Parcel #:	H-4-2-1-331-GS1
Property Owner:	Scott Nielson
Permit Contact:	Karl Rasmussen
P:	(435) 680-0816
Email:	karl@pv-eng.com

CONTACT INFORMATION

Engineer of Record:	Karl Rasmussen
Email:	karl@pv-eng.com
P:	(435) 680-0816
General Contractor:	John Hendleman
License #:	TBD
P:	(801) 628-7147
Address:	3466 S Walnut Canyon Dr,
City:	St. George
State:	UT
Zip:	84790
Email:	aspensgrovellc@gmail.com

APPLICATION DETAILS

Valuation	$ 0.00

PERMIT FEES

Planning Fee	$ 250.00
Sub Total:	**$ 250.00**
Permit Total:	**$ 250.00**
Amount Paid:	**$ 0.00**
Remaining Due:	**$ 250.00**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	02/12/24	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PENDFSP24-20

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Karl Rasmussen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Brienna Spencer Date: 02/12/2024

Application Issued By: Date:

Receipt #: 8.176329-02/08/24

DRAFT

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	FSP24-20
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	John Hendleman
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan
Location:	Corner of Jellystone Road and Sand Hollow Road
Zoning:	PC
General Plan Map:	Planned Community

Discussion:
The applicant has filed a final site plan for Ropes of Southern Utah within the Glampers Inn development. This consists of a commercial restaurant building and a ropes recreational course. This is within the commercial area (Lots 3, and 4) of the Glampers Inn development.

JUC Comments

Construction drawings were signed off in February 2024



Location is approximate

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Planned Commercial zone
2. The submitted final plat for Glampers Inn has been amended by the applicant to address JUC concerns as well as shifted property boundaries within this development.

3. Parking Requirement: Per HCC 10-34-10

Recreation and entertainment, outdoor	*Parking study required*	
Restaurant, general	*1 space per 100 square feet of gross floor area*	*10 spaces minimum*

They have provided a parking study for the ropes course and restaurant building. Under our code 75 parking stalls would be required for the restaurant building. They are showing 50 stalls being required for the ropes course and 38 required for the restaurant building, with 10 parking spaces required for "employees". The Planning Commission may approve a parking study under HCC 10-34-9 (F) which is copied below:

> *F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.*
>
> *1. The study shall provide:*
>
> *a. Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*
>
> *b. Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;*
>
> *c. The source of data used to develop the study's recommendations; and*
>
> *d. The name and qualifications of the persons who prepared the study.*
>
> *2. The Planning Commission shall determine the required number of parking spaces after:*
>
> *a. Considering the recommendations of the parking study and any recommendations from City staff; and*
> *b. Making the findings required under subsection D or E of this section*

Due to the proposed ropes course use and potential for shared parking on site, staff is not concerned with granting a parking modification. More detail should be required on how the numbers in the parking study were concluded to fully meet the code for a parking modification before final site plan approval.

4. Landscape: A landscaping plan has been provided. This plan does appear to meet Hurricane City Code 10-34-6. Some of the required trees and shrubs are clustered away from the Sand Hollow Road and Jellystone Road intersection which staff finds acceptable.
5. The applicant has provided building elevations for the ropes course clubhouse and those are under 55' as required by the zoning. If the ropes towers do not have permanent roof structure then they would not be considered "buildings" under our code and thus elevations do not have to be provided. They will require extensive review during the building permit process.

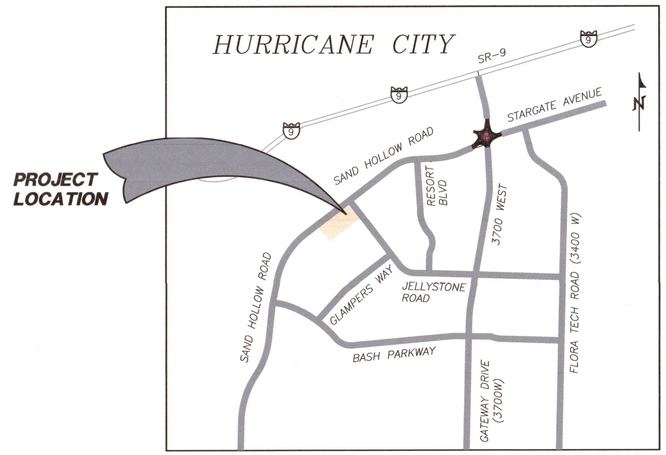
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend this item be continued until more information justifying the parking modification is provided.

TITLE SHEET FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CONTACT INFORMATION

DEVELOPER/OWNER	JOHN HENDLEMAN	801-628-7147
STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-635-9442
CENTURYLINK	DALE PATRICK	435-525-3249
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	JACOB BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT 119
PLANNING DEPARTMENT	GARY CUPP	435-635-2811 EXT 118
DIXIE POWER	TODD CALICO	866-673-3297
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	TREVOR BROWN	435-218-9848
GIS	BEN HOLMES	435-523-4994
INFOWEST	DALLIN PEAD	435-359-7778



VICINITY MAP
N.T.S.

OWNER:

JOHN HENDLEMAN
ASPENSGROVELLC@GMAIL.COM

ADDRESS:
3466 S WALNUT CANYON DR, ST. GEORGE
UTAH 84790

SHEET INDEX

SHEET	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	UTILITY PLAN
C4	GRADING PLAN
C5-C6	DETAIL SHEETS
C7-C8	ADS DETAIL SHEETS

HURRICANE CITY APPROVAL

PUBLIC WORKS	DATE 2/6/2024
ASH CREEK SEWER DISTRICT	DATE 2/7/24
WATER DEPARTMENT	DATE 2-7-24
CENTURYLINK	DATE 2/7/24
DOMINION ENERGY	DATE 2-7-24
PLANNING DEPARTMENT	DATE 2-7-24
FIRE DEPARTMENT	DATE 2-7-24
DIXIE POWER	DATE 2-7-24
PARKS DEPARTMENT	DATE 2/8/24
TDS TELECOM	DATE 2.7.24
GIS	DATE 2/7/24
CITY ENGINEER DEPARTMENT	DATE 2.7.24
WASHINGTON C.W.C.D.	DATE 2-7-24
STREETS DEPARTMENT	DATE 2-8-24
INFOWEST	DATE 2.7.24

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
STATE OF UTAH

TITLE SHEET FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

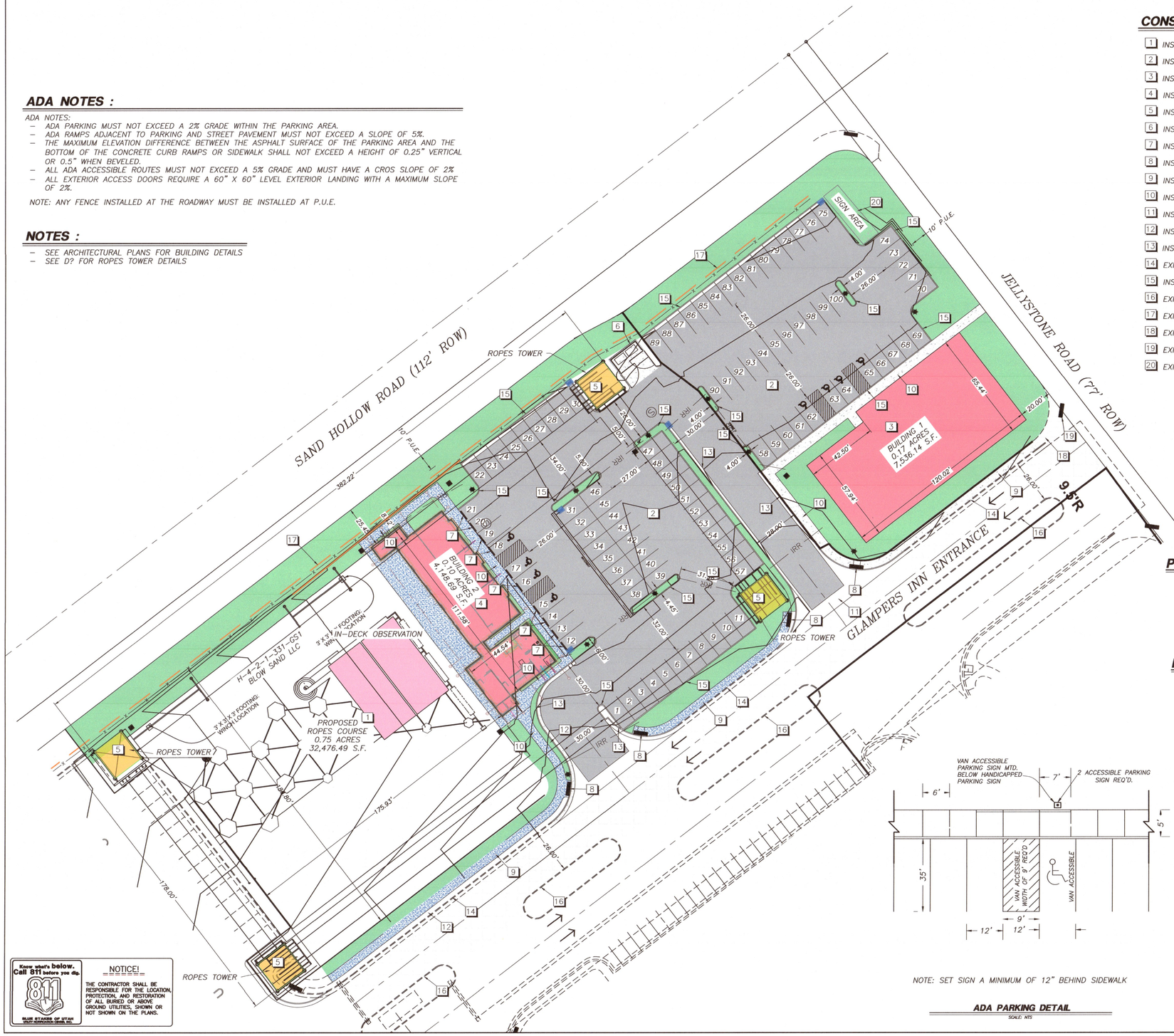
DATE	2/6/2024
SCALE	N/A
JOB NO.	737-001
SHEET NO:	C1

737-001 ROPES OF SU CONSTRUCTION DRAWINGS JAN 2024.DWG

FEB 08 2024

SITE PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



ADA NOTES :

ADA NOTES:
- ADA PARKING MUST NOT EXCEED A 2% GRADE WITHIN THE PARKING AREA.
- ADA RAMPS ADJACENT TO PARKING AND STREET PAVEMENT MUST NOT EXCEED A SLOPE OF 5%.
- THE MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING AREA AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK SHALL NOT EXCEED A HEIGHT OF 0.25" VERTICAL OR 0.5" WHEN BEVELED.
- ALL ADA ACCESSIBLE ROUTES MUST NOT EXCEED A 5% GRADE AND MUST HAVE A CROS SLOPE OF 2%
- ALL EXTERIOR ACCESS DOORS REQUIRE A 60" X 60" LEVEL EXTERIOR LANDING WITH A MAXIMUM SLOPE OF 2%.

NOTE: ANY FENCE INSTALLED AT THE ROADWAY MUST BE INSTALLED AT P.U.E.

NOTES :

- SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS
- SEE D? FOR ROPES TOWER DETAILS

CONSTRUCTION KEYNOTES

1. INSTALL ROPES COURSE
2. INSTALL PARKING LOT
3. INSTALL RESTAURANT
4. INSTALL ROPES COURSE BUILDING
5. INSTALL ROPES COURSE TOWER
6. INSTALL DUMPSTER
7. INSTALL STANDARD PARKING BUMPER
8. INSTALL ADA RAMP
9. INSTALL 5' SIDEWALK
10. INSTALL 6' SIDEWALK
11. INSTALL 8' WATER WAY
12. INSTALL 3' PLANTER STRIP
13. INSTALL STANDARD CURB & GUTTER
14. EXISTING STANDARD CURB & GUTTER
15. INSTALL A CURB
16. EXISTING A CURB
17. EXISTING ROCK WALL
18. EXISTING SIDEWALK
19. EXISTING ADA RAMP
20. EXISTING SIGN

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- CENTER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROPES TOWER CABLE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES COURSE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPE AREA
- ADA PARKING SYMBOL
- ADA RAMP
- ARROW LANE SYMBOL

PARKING & BUILDING TOTALS	
DESCRIPTION	AREA
BUILDINGS	2
ADA PARKING STALLS	8
PARKING STALLS	92
TOTAL PARKING STALLS	100

SITE TABLE	
DESCRIPTION	AREA
BUILDING AREA	11,684.84 SF
HARDSCAPE AREA	101,615.31 SF
LANDSCAPE AREA	24,976.83 SF
TOTAL	138,276.98 SF

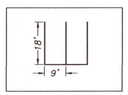
ROPES OF SOUTHERN UTAH PARKING STUDY FIGURES		
USE	PEOPLE	CARS
ROPES COURSE W/ BUILDING	200	50
RESTAURANT	152	38
EMPLOYEES	10	10
TOTAL		98

NOTES: FOR PARKING, 98 REQUIRED STALLS ARE NEEDED FOR THE AMOUNT OF PEOPLE PROPOSED TO BE AT THESE 2 FACILITIES. SITE PLAN PROVIDES 99 PARKING STALLS.

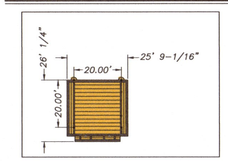
ROPES OF SOUTHERN UTAH LAND USE TABLE		
USE	PEOPLE	ACRES
ROPES COURSE W/ BUILDING	200	2
RESTAURANT	152	1
EMPLOYEES	10	
TOTAL		3

LAND USE: ZONING IS PLANNED COMMERCIAL

PARKING STALL DIMENSIONS



ROPES TOWER DIMENSIONS



NOTE: SET SIGN A MINIMUM OF 12" BEHIND SIDEWALK

ADA PARKING DETAIL
SCALE: NTS



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PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH 1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PROFESSIONAL ENGINEER / STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
STATE OF UTAH

SITE PLAN FOR:
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HURRICANE CITY, WASHINGTON COUNTY, UTAH

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737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

FEB 0 8 2024

UTILITY PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

POWER NOTES FOR ROPES COURSE:

1. THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENT.S. HAVE BEEN MADE IN FULL.
2. ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
4. ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6 TO 8" LIFTS TO A COMPACTION OF 95% IN ROADWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
5. FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWERS ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
6. ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
7. ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
8. OVERHEAD POWER LINE EASEMENT.S. SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAT 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15FT IN FRONT AND 5FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
9. PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON OUR METERING STANDARDS AND INSTALLATION GUIDELINES.

DOMINION ENERGY:

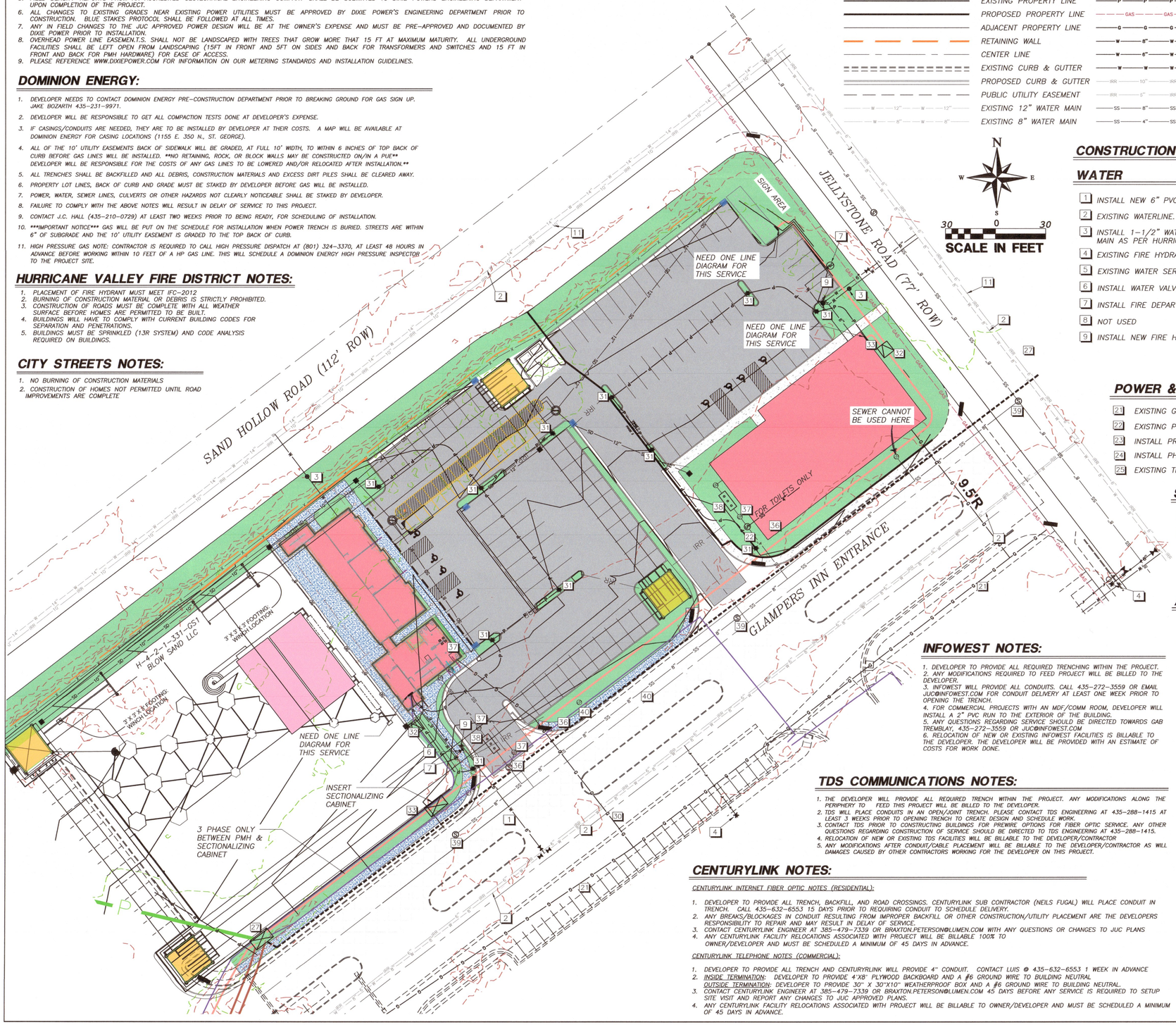
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 435-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

HURRICANE VALLEY FIRE DISTRICT NOTES:

1. PLACEMENT OF FIRE HYDRANT MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT.
4. BUILDINGS WILL HAVE TO COMPLY WITH CURRENT BUILDING CODES FOR SEPARATION AND PENETRATIONS.
5. BUILDINGS MUST BE SPRINKLED (13R SYSTEM) AND CODE ANALYSIS REQUIRED ON BUILDINGS.

CITY STREETS NOTES:

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- RETAINING WALL
- CENTER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING 12" WATER MAIN
- EXISTING 8" WATER MAIN
- PROPOSED POWER MAIN
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED 6" WATER MAIN
- PROPOSED WATER LATERAL
- PROPOSED 10" IRRIGATION LINE
- PROPOSED 6" IRRIGATION LINE
- PROPOSED 8" SEWER MAIN
- PROPOSED 4" SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES TOWER
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPE AREA
- WATER METER
- FIRE DEPARTMENT CONNECTION
- SEWER CLEAN OUT
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- 3 PHASE POWER
- SINGLE PHASE POWER
- NEW 3 PHASE FEEDER TO JELLYSTONE

N W E S

30 0 30
SCALE IN FEET

CONSTRUCTION KEYNOTES

WATER

1. INSTALL NEW 6" PVC WATER LINE
2. EXISTING WATERLINE. SIZE SHOWN
3. INSTALL 1-1/2" WATER LATERAL & METER CONNECT TO MAIN AS PER HURRICANE CITY STANDARDS
4. EXISTING FIRE HYDRANT
5. EXISTING WATER SERVICE STUB
6. INSTALL WATER VALVE
7. INSTALL FIRE DEPARTMENT CONNECTION
8. NOT USED
9. INSTALL NEW FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE

IRRIGATION

11. EXISTING IRRIGATION MAIN (SIZE SHOWN)

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTAH NUMBERS CALL 811

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POWER & GAS:

21. EXISTING GAS LINE
22. EXISTING POWER LINE
23. INSTALL PRIMARY POWER
24. INSTALL PHASE VAULTS
25. EXISTING TRANSFORMERS
26. EXISTING SECONDARY BOX
27. EXISTING PHASE VAULT
28. INSTALL STUB FOR FUTURE USE
29. INSTALL GAS STUB FOR FUTURE USE
30. PROPOSED GAS
31. INSTALL STREET LIGHT AND SECONDARY BOX
32. INSTALL TRANSFORMER SIZED BY DIXIE PWR
33. INSTALL SECONDARY POWER LINE
34. INSTALL SECONDARY BOX
35. EXISTING GAS LINE STUB

SEWER

36. INSTALL NEW 5' INSPECTION SEWER MANHOLE
37. INSTALL NEW 4" SEWER LATERAL AND CLEANOUT
38. INSTALL NEW GREASE INTERCEPTOR
39. EXISTING SEWER MANHOLE
40. EXISTING SEWER MAIN (SIZE SHOWN)

NOTE:

THE STREET LIGHTS ARE AN ARLINGTON #PTU1ODMH12BC3BH (DR-21B) FIXTURE WITH A CH/CHARLESTON #14FS/16-CA/XX (DR-21A) POLE- VERDE GREEN COLOR UNLESS THE POWER DEPARTMENT ALLOWS BLACK.

INFOWEST NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@INFOWEST.COM
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

TDS COMMUNICATIONS NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURYLINK NOTES:

CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPERS RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYRLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL
   OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

ASH CREEK SEWER DISTRICT NOTES:

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
5. DURING CONSTRUCTION ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVEN.T.S..

CITY WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", THE "INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (IPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXITING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
14. GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

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20 South 850 West, Suite 1
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Phone: 435-668-8307

No. 191090 KARL BRADLEY RASMUSSEN 2/6/24 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH

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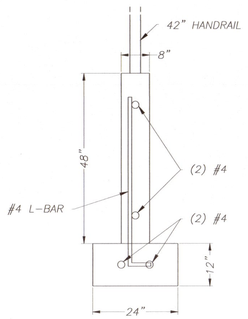
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GRADING PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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14. INSTALL STANDARD PARKING BUMPER



4' WALL DETAIL

NOTE: 4000 PSI CONCRETE REQUIRED

ROPES COURSE STORM
RETENTION FOR - 100 YEAR STORM EVENT

Using NOAA ATLAS 14 POINT PRECIPITATION INTENSITY (Inches per Hour)

Surface Calculations

Surface Type	Area (acres)	Coefficient	A*C	Allowable Runoff
Gravel/landscaping	1.0349	0.2	0.20697888	0
Parking Area	1.1	0.99	1.089	0
Pavement/Roof	0.27	0.99	0.2673	0
Total	2.404894399	0.65	1.56327888	0

Storage Calculations

Time (minutes)	A*C (Acres)	100 Year Interval (in/hr)	Time (s)	Cumulative Runoff (cu. Ft)	INFILTRATION AMOUNT (cu. Ft.)	Storage (cu. Ft.)
5	1.56327888	6.49	300	3044	158.3333333	2,885
10	1.56327888	4.94	600	4634	316.6666667	4,317
15	1.56327888	4.08	900	5740	475	5,265
30	1.56327888	2.75	1800	7738	950	6,788
60	1.56327888	1.7	3600	9567	1900	7,667
120	1.56327888	0.918	7200	10333	3800	6,533
180	1.56327888	0.624	10800	10535	5700	4,835
270	1.56327888	0.45	16200	11396	8550	2,846
360	1.56327888	0.356	21600	12021	11400	621
720	1.56327888	0.2	43200	13507	22800	-
1440	1.56327888	0.115	86400	15533	45600	-
				Required Storage Volume (cu. ft.)		7,667
				Recommended Retention Pond		0.18 acre-foot

Outlet Control Calculation

Allowable Runoff (cfs)	Gravity Constant (ft/s^2)	Orifice Coefficient (C)	Drop Inlet Depth (ft)	Orifice Area (sq in)	Orifice Diamter (in)
0	32.2	0.6	3	0.00	0.00

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RETAINING WALL
- PROPOSED 4' RETAINING WALL
- ADJACENT PROPERTY LINE
- FENCE LINE
- SECTION LINE
- CENTER LINE
- EXISTING MODIFIED CURB & GUTTER
- PROPOSED MODIFIED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES COURSE
- PROPOSED ROPES TOWER
- PROPOSED CONCRETE
- EXISTING SIDEWALK
- EXISTING ASPHALT
- LANDSCAPE AREA
- ADA PARKING SYMBOL
- ADA RAMP

N W E S

30 0 30

SCALE IN FEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL ENGINEER / STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
STATE OF UTAH

GRADING PLAN FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C4

737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

Know what's below. Call 811 before you dig.
811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

FEB 08 2024

DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH

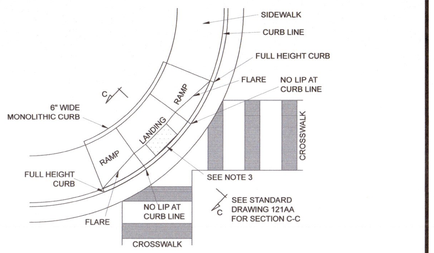
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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REVISIONS		
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
STATE OF UTAH



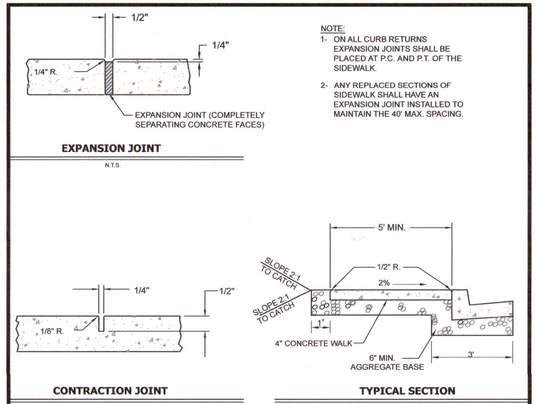
CORNER PEDESTRIAN RAMP

NOTES:

1. REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
3. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
4. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
5. LOCATE CURB CUT WITHIN CROSSWALK
6. HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

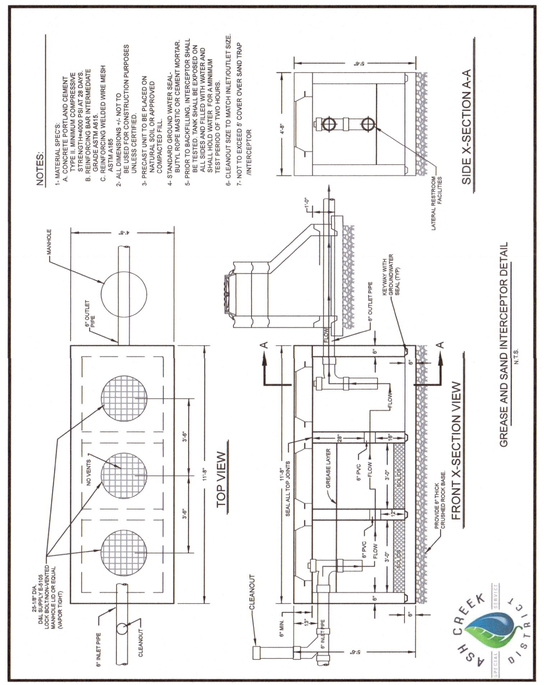
STANDARD CORNER PEDESTRIAN RAMP
N.T.S.

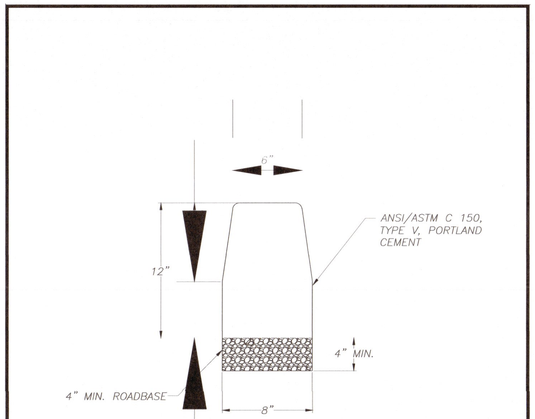
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	STANDARD CORNER PEDESTRIAN RAMP	STANDARD DWG. NO.: PED 100 | 1 OF 9; APPROVED: DATE: APRIL 2020 BY: H.C.E.



NOTE:
1- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.
2- ANY REPLACED SECTIONS OF SIDEWALK SHALL HAVE AN EXPANSION JOINT INSTALLED TO MAINTAIN THE 40' MAX. SPACING.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	CONCRETE SIDEWALK JOINT DETAIL	STANDARD DWG. NO.: CJ 100; APPROVED: DATE: APRIL 2020 BY: H.C.E.

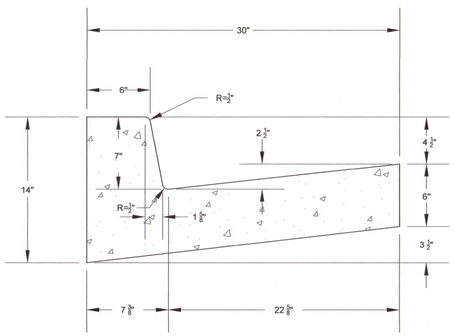




CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

"A" CURB
9.5.' .

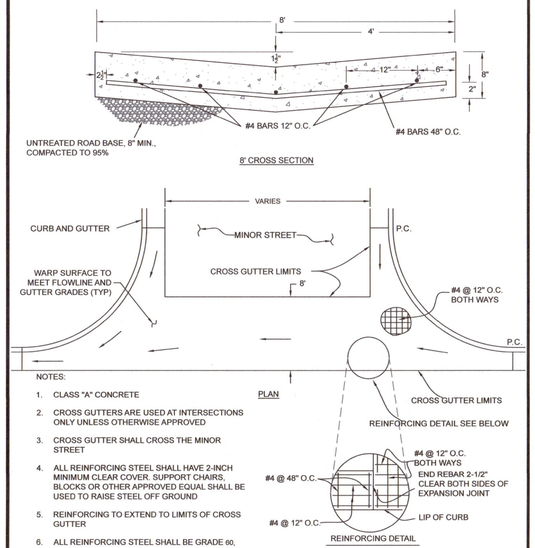
REVISIONS: DESCRIPTION / BY	A-CURB DETAILS	STANDARD DWG. NO.: 1 OF 1



STANDARD CURB & GUTTER (TYPE HB30-7)
N.T.S.

CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

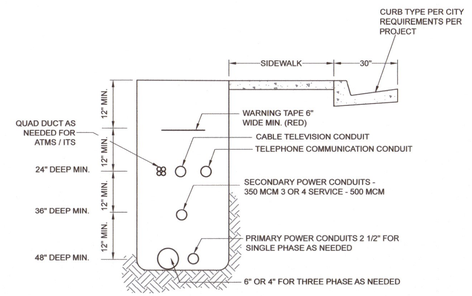
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	STANDARD CURB & GUTTER DETAILS	STANDARD DWG. NO.: CC 101 | 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



NOTES:
1. CLASS "A" CONCRETE
2. CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
3. CROSS GUTTER SHALL CROSS THE MINOR STREET
4. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
5. REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
6. ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
7. CONTROL JUOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS.

STANDARD 8' CROSS GUTTER
N.T.S.

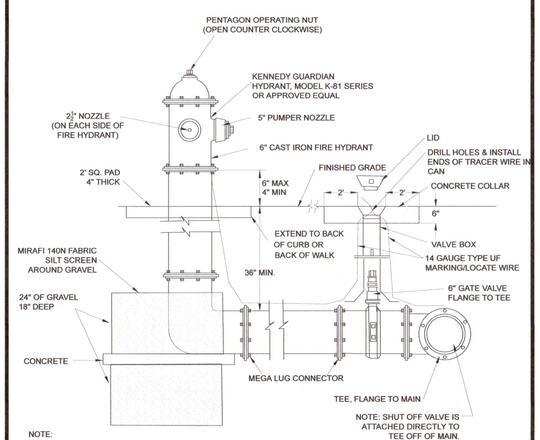
CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	STANDARD 8' CROSS GUTTER	STANDARD DWG. NO.: CG 100 | 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



NOTE:

*BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

CITY OF HURRICANE ENGINEERING		
REVISIONS: DATE / DESCRIPTION / BY	JOINT UTILITIES TRENCH DETAIL	STANDARD DWG. NO.: TD 101 | 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.



NOTE:

IN GENERAL, HYDRANTS SHALL BE PLACED A MINIMUM OF 6" AND A MAXIMUM OF 12" BEHIND SIDEWALK. WHERE A PLANTER STRIP IS USED, HYDRANT MAY BE PLACED IN CENTER PROVIDED WIDTH OF PLANTER IS 4' OR GREATER

STANDARD FIRE HYDRANT
N.T.S.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	STANDARD FIRE HYDRANT DETAILS	STANDARD DWG. NO.: WD 302 | 1 OF 1; APPROVED: DATE: APRIL 2020 BY: H.C.E.

737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C5

FEB 0 8 2024

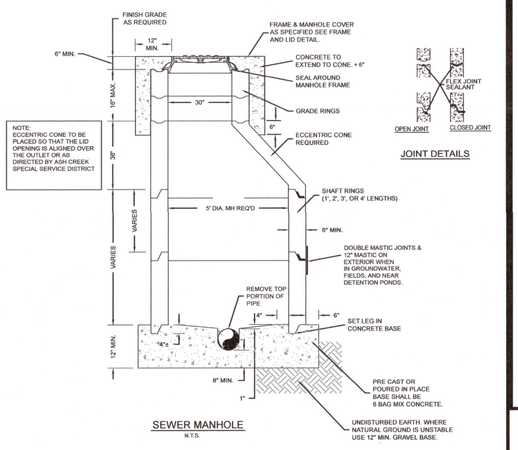
DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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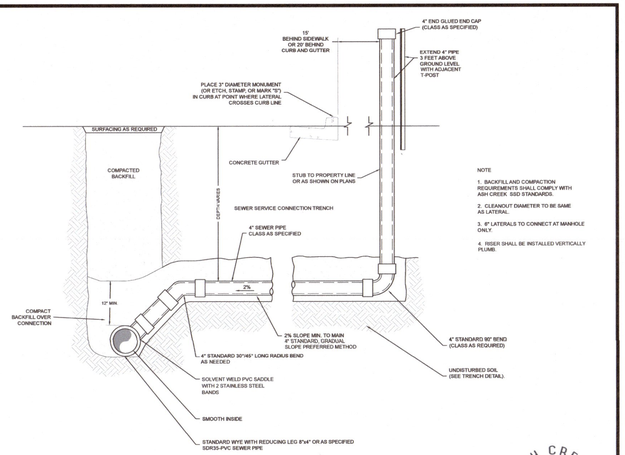
NO	DESCRIPTION	DATE	BY
	REVISIONS		

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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

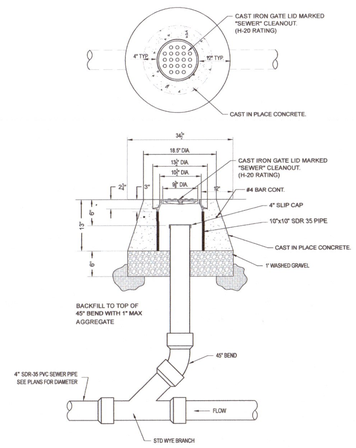


SEWER MANHOLE
N.T.S.

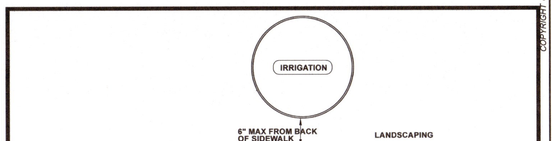
JOINT DETAILS



SEWER SERVICE CONNECTION DETAIL
N.T.S.



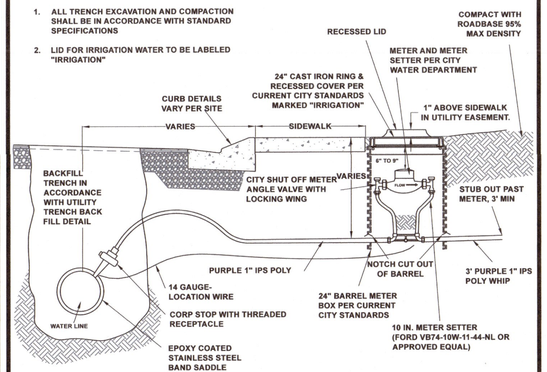
SEWER CLEANOUT W/LID DETAIL
N.T.S.



IRRIGATION METER PLAN VIEW

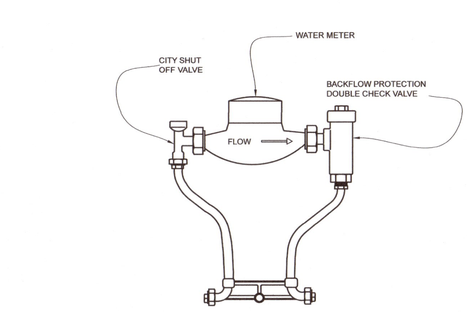
NOTES:

1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR IRRIGATION WATER TO BE LABELED "IRRIGATION"



1" IRRIGATION SERVICE AND METER
N.T.S.

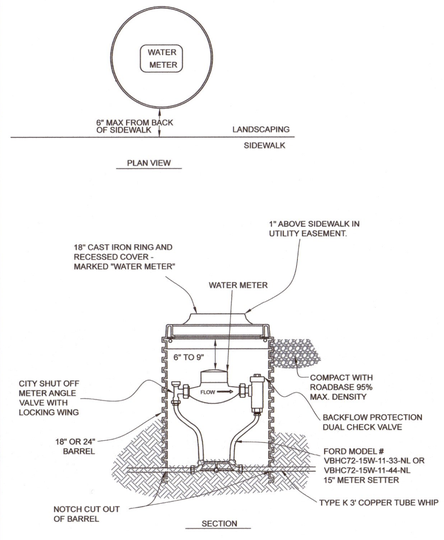
CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**1" IRRIGATION SERVICE CONNECTION AND METER**	STANDARD DWG. NO. WD 305-1 1 OF 2; APPROVED: DATE: 8/5/2020 BY: H.C.E.



APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
¾"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1½"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

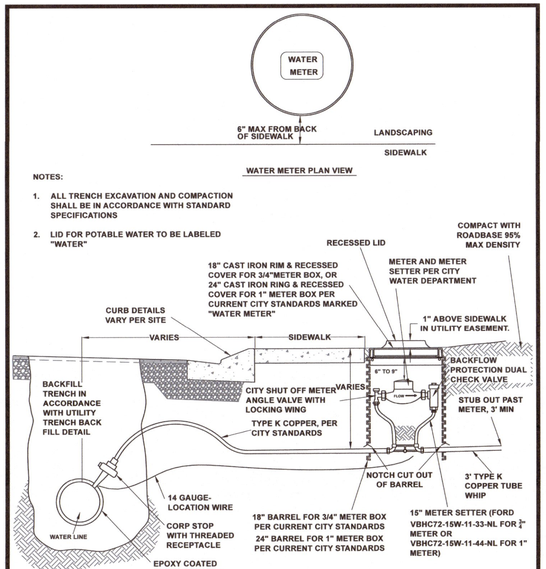
WATER METER SETTER
N.T.S.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**WATER METER SETTER DETAILS**	STANDARD DWG. NO. WD 303-1 1 OF 4; APPROVED: DATE: 8/5/2020 BY: H.C.E.



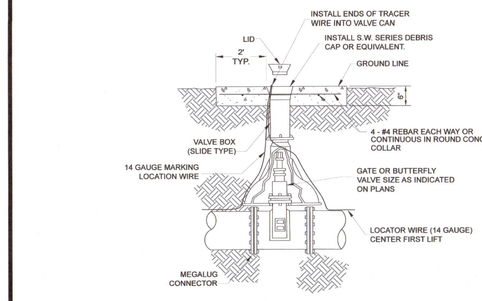
WATER METER BOX
N.T.S.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**WATER METER BOX DETAILS**	STANDARD DWG. NO. WD 303-2 2 OF 4; APPROVED: DATE: 8/05/20 BY: H.C.E.



¾" AND 1" WATER SERVICE AND METER
N.T.S.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**¾" AND 1"WATER SERVICE AND METER**	STANDARD DWG. NO. WD 303-3 3 OF 4; APPROVED: DATE: 8/5/2020 BY: H.C.E.



NOTES:

1- PAD SHALL EXTEND 2'-0" BEYOND EACH VALVE BOX

2- MARK CONCRETE COLLAR ON WATER VALVE BOXES WITH ARROW INDICATING DIRECTION OF FLOW & SIZE OF LINE.

CITY OF HURRICANE		
REVISIONS: DATE / DESCRIPTION / BY	**MAIN LINE VALVE**	STANDARD DWG. NO. WD 316 1 OF 1; APPROVED: DATE: 5/4/2021 BY: H.C.E.

737-001 ROPES OF SU CONSTRUCTION DRAWINGS JAN 2024.DWG

DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C6

No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

FEB 08 2024

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

ROPES COURSE
HURRICANE, UT, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
216124
STATE OF UTAH

ADS DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001

SHEET NO:
C7

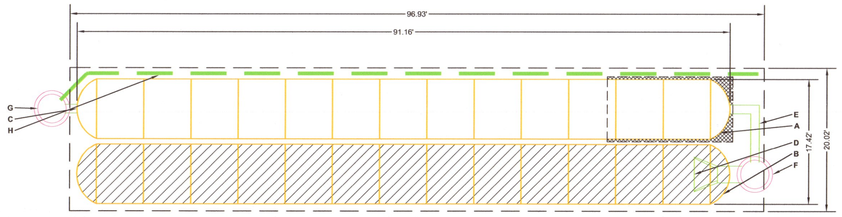
737-001 ROPES OF SU CONSTRUCTION DRAWINGS JAN 2024.DWG

FEB 0 8 2024

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:	
26	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.75
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	8.25
12	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	7.75
9	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.75
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	7.75
8077	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	6.75
		TOP OF MC-7200 CHAMBER:	5.75
		12" x 12" TOP MANIFOLD INVERT:	3.72
		24" ISOLATOR ROW PLUS INVERT:	0.92
1940	SYSTEM AREA (SF)	12" BOTTOM CONNECTION INVERT:	0.88
233.9	SYSTEM PERIMETER (ft)	BOTTOM OF MC-7200 CHAMBER:	0.75
		UNDERDRAIN INVERT:	0.00
		BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	12" TOP PARTIAL CUT END CAP. PART#: MC7200IEPP12T / TYP OF ALL 12" TOP CONNECTIONS	35.69"	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP. PART#: MC7200IEPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.26"	
PREFABRICATED END CAP	C	12" BOTTOM PARTIAL CUT END CAP. PART#: MC7200IEPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS	1.55"	
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	E	12" x 12" TOP MANIFOLD, ADS N-12	35.69"	
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.5 CFS IN
CONCRETE STRUCTURE	G	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		2.0 CFS OUT
UNDERDRAIN	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS175 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

—— —— BED LIMITS

NOTES

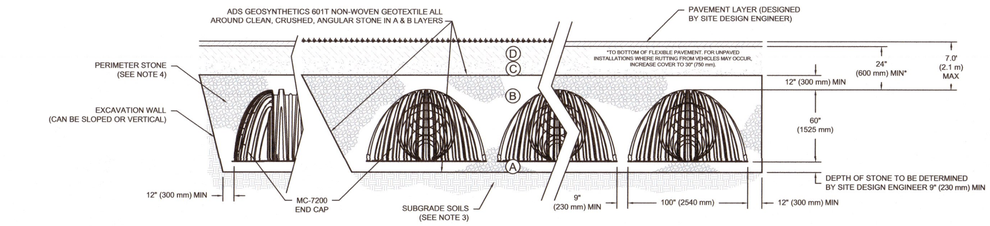
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

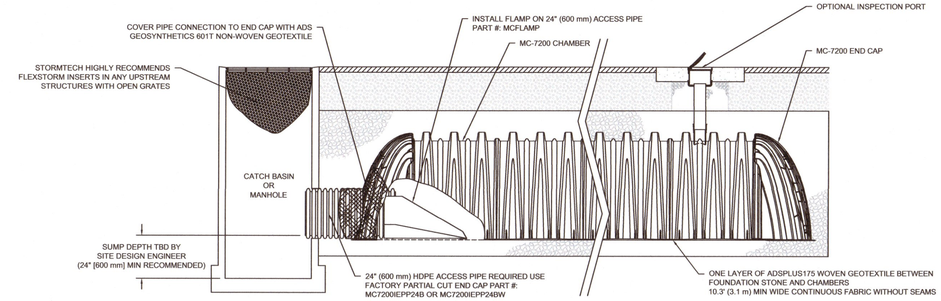
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



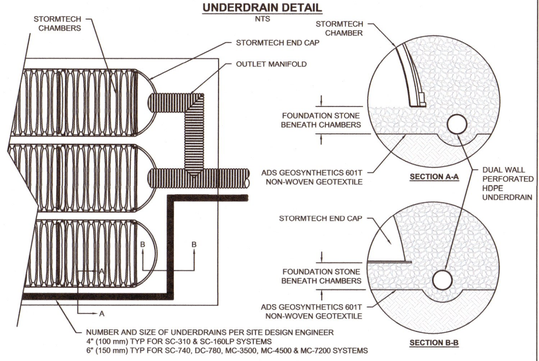
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/% THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

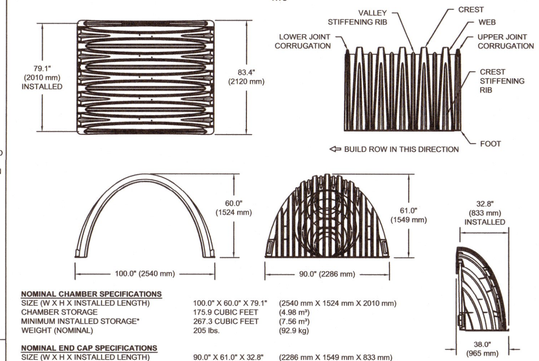


MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

UNDERDRAIN DETAIL
NTS



MC-7200 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

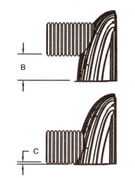
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

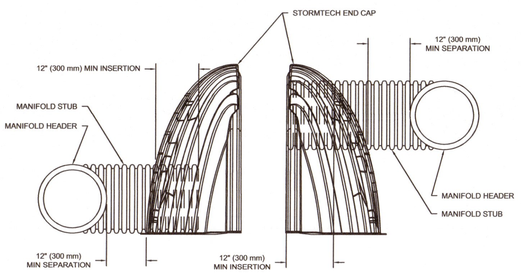
PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW			
MC7200IEPP18B		---	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

INSPECTION & MAINTENANCE

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

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

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

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

NOTES

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

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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROFESSIONAL ENGINEER — No. 191090 — KARL BRADLEY RASMUSSEN — 2/6/24 — STATE OF UTAH

ADS DETAIL SHEET FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

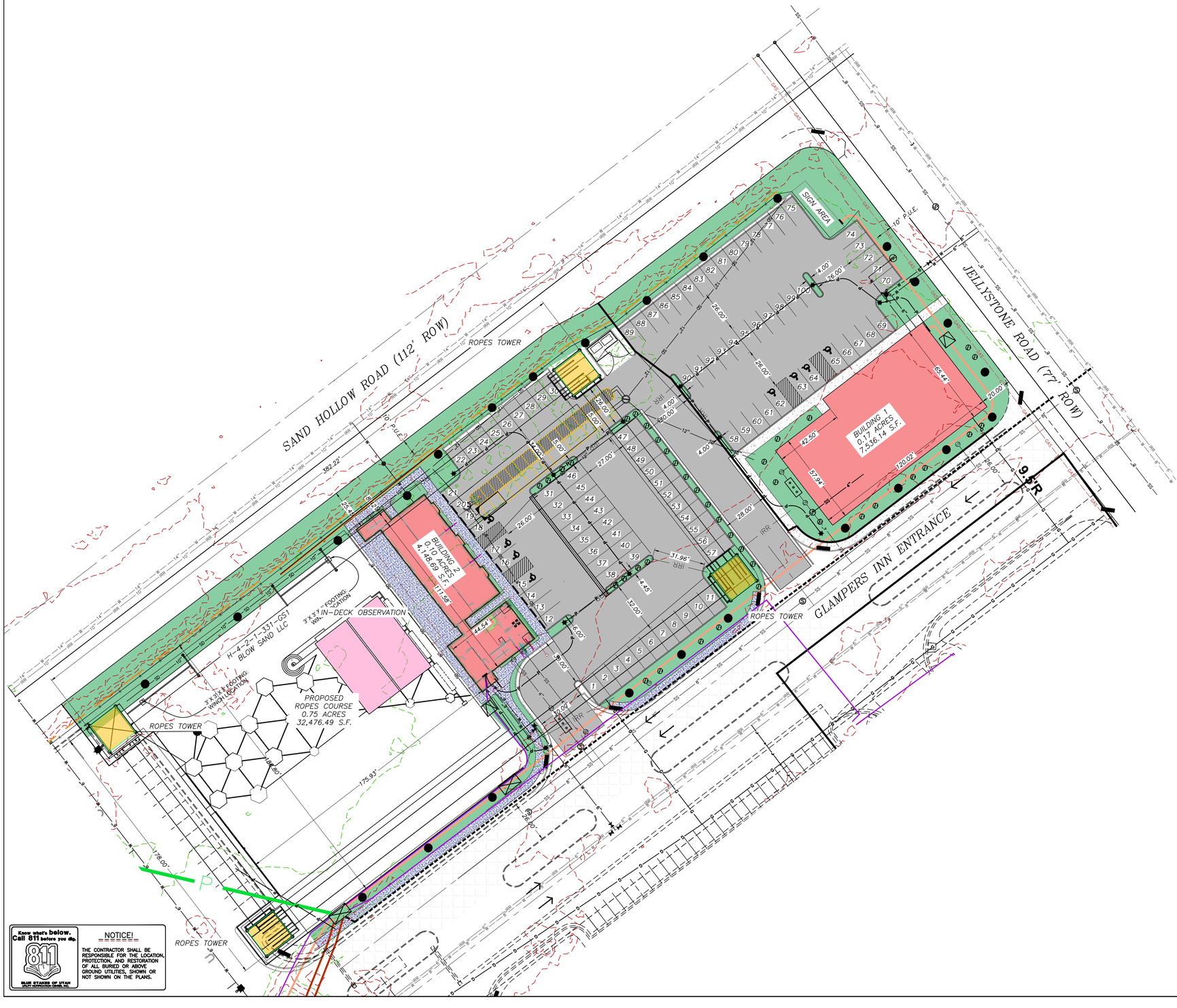
DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C8

737-001 ROPES OF SU CONSTRUCTION DRAWINGS JAN 2024.DWG

FEB 08 2024

LIGHTING PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

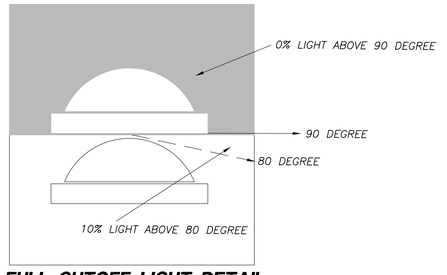


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- CENTER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROPES TOWER CABLE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES COURSE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPE AREA
- ADA PARKING SYMBOL
- ADA RAMP
- ARROW LANE SYMBOL
- NEW LIGHTS PER ELECTRICAL PLANS

N
W E
S

30 0 30
SCALE IN FEET



FULL CUTOFF LIGHT DETAIL
N.T.S.

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

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

BLUE STAKES OF UTAH
UTAH-NEVADA COMM. NO.

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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

KARL BRADLEY RASMUSSEN
No. 191090
2/6/24

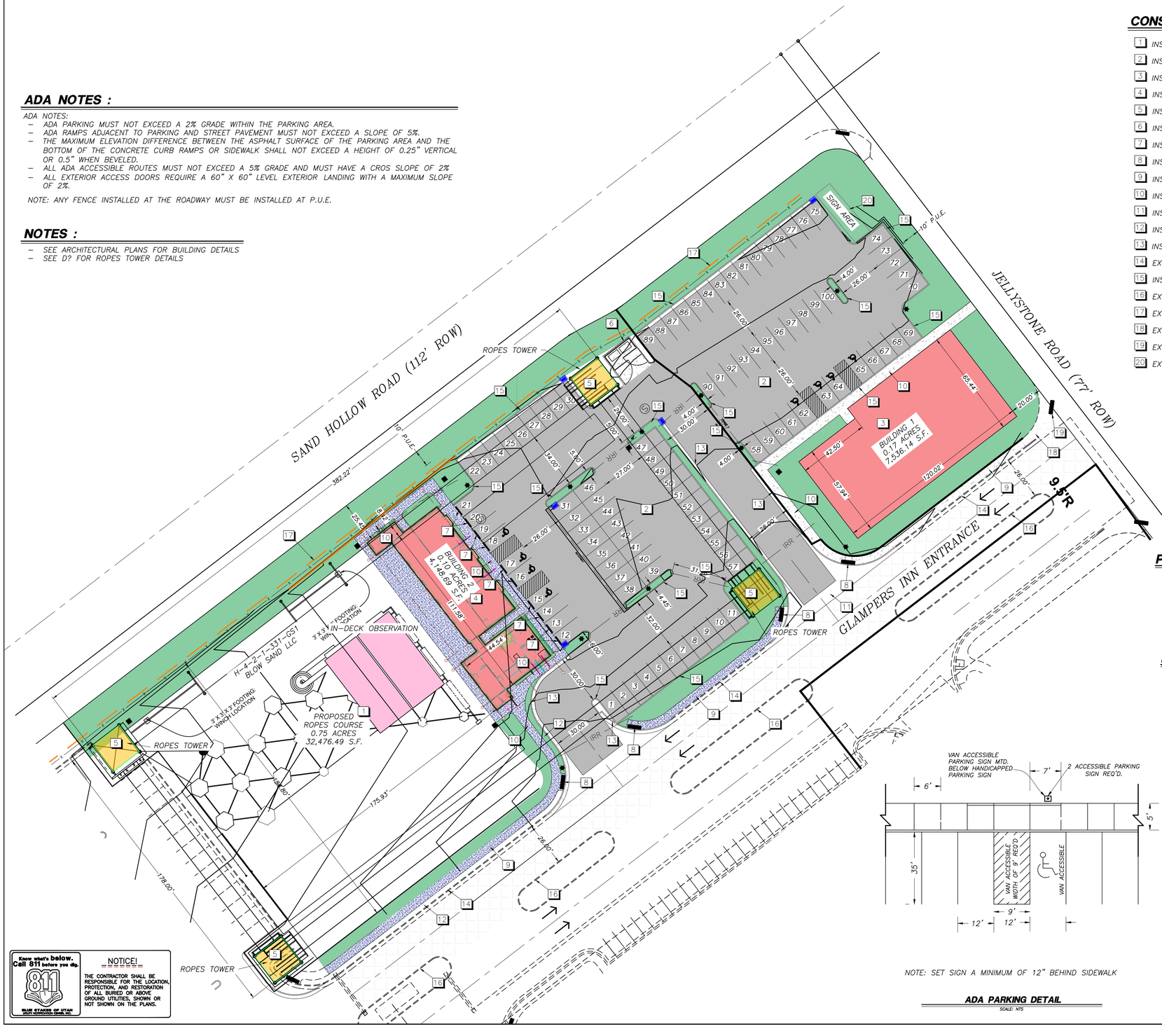
LIGHTING PLAN FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C9

737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

SITE PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



ADA NOTES :

ADA NOTES:
- ADA PARKING MUST NOT EXCEED A 2% GRADE WITHIN THE PARKING AREA.
- ADA RAMPS ADJACENT TO PARKING AND STREET PAVEMENT MUST NOT EXCEED A SLOPE OF 5%.
- THE MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING AREA AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK SHALL NOT EXCEED A HEIGHT OF 0.25" VERTICAL OR 0.5" WHEN BEVELED.
- ALL ADA ACCESSIBLE ROUTES MUST NOT EXCEED A 5% GRADE AND MUST HAVE A CROS SLOPE OF 2%
- ALL EXTERIOR ACCESS DOORS REQUIRE A 60" X 60" LEVEL EXTERIOR LANDING WITH A MAXIMUM SLOPE OF 2%.

NOTE: ANY FENCE INSTALLED AT THE ROADWAY MUST BE INSTALLED AT P.U.E.

NOTES :

- SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS
- SEE D? FOR ROPES TOWER DETAILS

CONSTRUCTION KEYNOTES

1. INSTALL ROPES COURSE
2. INSTALL PARKING LOT
3. INSTALL RESTAURANT
4. INSTALL ROPES COURSE BUILDING
5. INSTALL ROPES COURSE TOWER
6. INSTALL DUMPSTER
7. INSTALL STANDARD PARKING BUMPER
8. INSTALL ADA RAMP
9. INSTALL 5' SIDEWALK
10. INSTALL 6' SIDEWALK
11. INSTALL 8' WATER WAY
12. INSTALL 3' PLANTER STRIP
13. INSTALL STANDARD CURB & GUTTER
14. EXISTING STANDARD CURB & GUTTER
15. INSTALL A CURB
16. EXISTING A CURB
17. EXISTING ROCK WALL
18. EXISTING SIDEWALK
19. EXISTING ADA RAMP
20. EXISTING SIGN

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- CENTER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROPES TOWER CABLE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES COURSE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPE AREA
- ADA PARKING SYMBOL
- ADA RAMP
- ARROW LANE SYMBOL

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W E
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30 0 30
SCALE IN FEET

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PARKING & BUILDING TOTALS

DESCRIPTION	AREA
BUILDINGS	2
ADA PARKING STALLS	8
PARKING STALLS	92
TOTAL PARKING STALLS	100

SITE TABLE

DESCRIPTION	AREA
BUILDING AREA	11,684.84 SF
HARDSCAPE AREA	101,615.31 SF
LANDSCAPE AREA	24,976.83 SF
TOTAL	138,276.98 SF

ROPES OF SOUTHERN UTAH
PARKING STUDY FIGURES

USE	PEOPLE	CARS
ROPES COURSE W/ BUILDING	200	50
RESTAURANT	152	38
EMPLOYEES	10	10
TOTAL		98

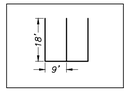
NOTES: FOR PARKING, 98 REQUIRED STALLS ARE NEEDED FOR THE AMOUNT OF PEOPLE PROPOSED TO BE AT THESE 2 FACILITIES. SITE PLAN PROVIDES 99 PARKING STALLS.

ROPES OF SOUTHERN UTAH
LAND USE TABLE

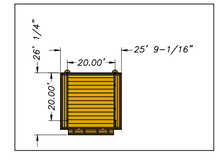
USE	PEOPLE	ACRES
ROPES COURSE W/ BUILDING	200	2
RESTAURANT	152	1
EMPLOYEES	10	
TOTAL		3

LAND USE: ZONING IS PLANNED COMMERCIAL

PARKING STALL DIMENSIONS



ROPES TOWER DIMENSIONS



NOTE: SET SIGN A MINIMUM OF 12" BEHIND SIDEWALK

ADA PARKING DETAIL
SCALE: NTS

Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

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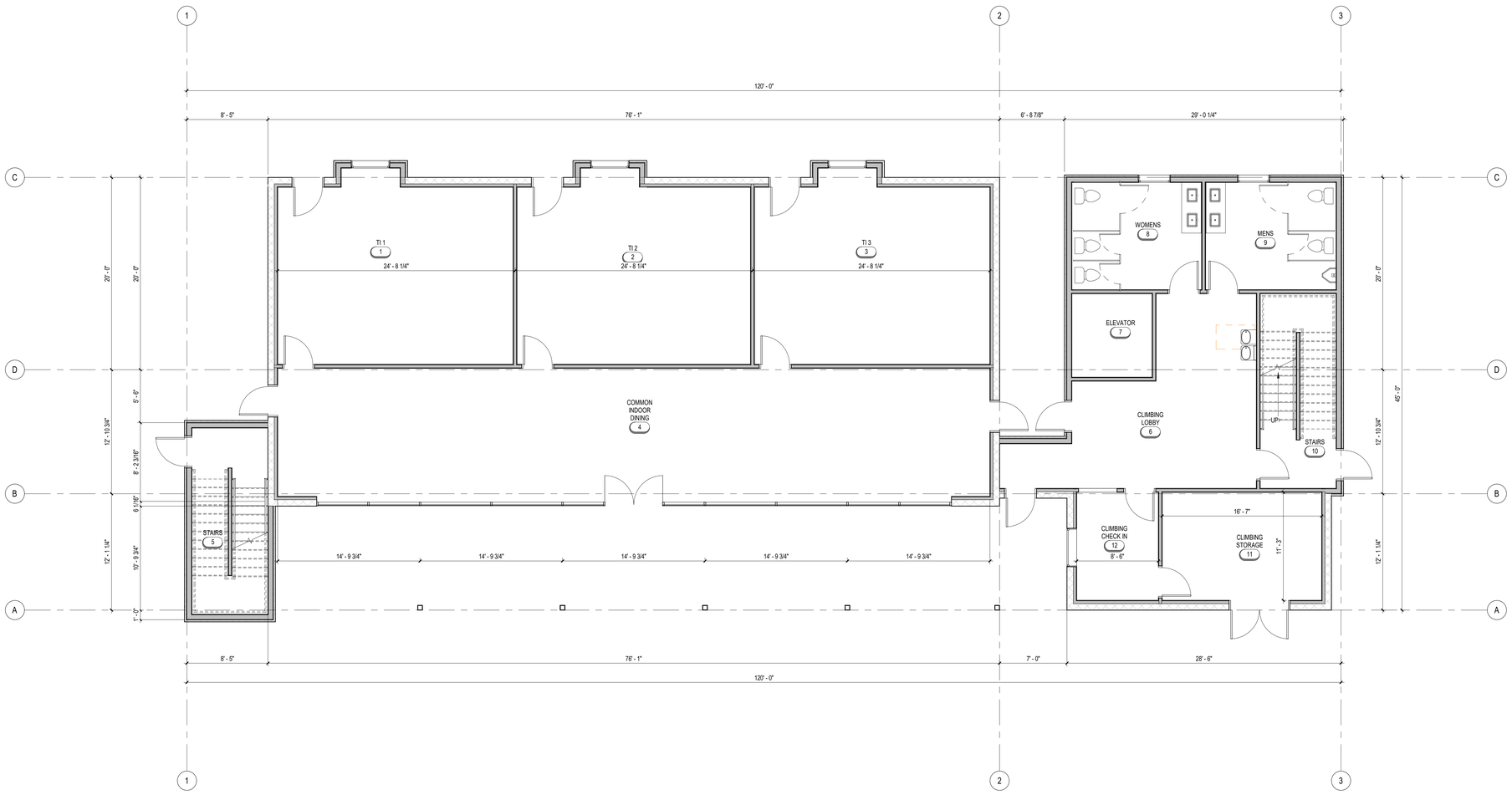
STATE OF UTAH
No. 191090
KARL BRADLEY RASMUSSEN
2/6/24
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C2

737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

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A1 / A101 LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO THE OUTSIDE **FACE OF STUD**, INTERIOR WALLS ARE TO THE **FACE OF GYPSUM BOARD**, **FACE OF MASONRY** OR **CENTER LINE OF COLUMNS** UNLESS OTHERWISE NOTED.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC... INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING ETC... SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE FOLLOWING TESTED JOINT PENETRATION LISTINGS.
H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN APPROVED UTILITY SPACES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
L. ARCHITECTURAL FINISH FLOOR ELEVATION OF **100'-0"** EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR INDICATED ON CIVIL DRAWINGS.
M. FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
N. FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL, OF ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
O. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0".
P. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
Q. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORADANCE WITH UL 103 AND UL 127.
R. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
S. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
T. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ICC-ANSI A117.1.
U. IN ALL UNITS, REINFORCING AND/OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC... ARE TO BE LOCATED PER ENLARGED UNIT SHEETS.
V. "PRE-ROCK" RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED PER ENLARGED UNIT SHEETS WHERE THE TUBS AND SHOWERS ARE ADJACENT TO FIRE RATED CONSTRUCTION.
W. ALL DWELLING UNITS ARE TO BE EITHER TYPE A OR TYPE B UNITS AS REQUIRED BY ANSI A117.1, SEE SHEET G002 AND ENLARGED UNIT PLANS. 2% OF THE TOTAL UNIT AMOUNT WILL BE TYPE A UNITS, THE REMAINING WILL BE TYPE "B" UNITS.
X. ALL EXTERIOR BALCONIES ARE NON-RATED, BUT WILL BE PROVIDED WITH DRY TYPE SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 705.2.3.1 EXCEPTION 3.
Y. FIRE DEPARTMENT STANDPIPE EQUIPMENT WITHIN STAIR SHAFTS ARE NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
Z. DRYER/EXHAUST VENTS SHALL BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS PER THE MECHANICAL CODE.
AA. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

KEYNOTE LEGEND

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE
E		

ROPES COURSE CLUBHOUSE
HURRICANE, UT

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HOLLADAY, UTAH 84121
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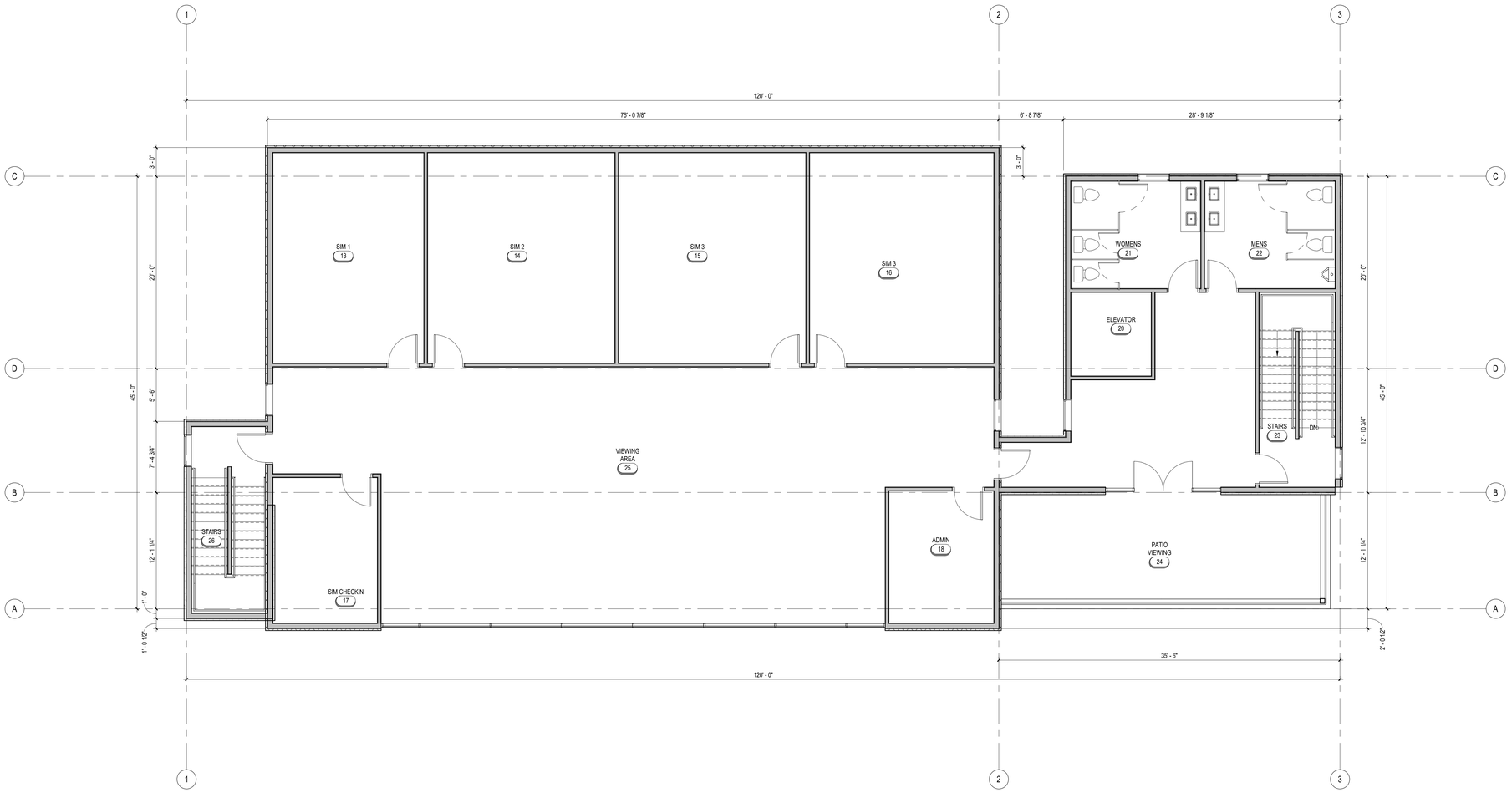
PROJECT NUMBER
Project Number
DWN BY: Author | CHKD BY: Checker
Project Status

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

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A1 / A102 LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO THE OUTSIDE **FACE OF STUD**, INTERIOR WALLS ARE TO THE **FACE OF GYPSUM BOARD**, **FACE OF MASONRY** OR **CENTER LINE OF COLUMNS** UNLESS OTHERWISE NOTED.
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KEYNOTE LEGEND

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

ROPES COURSE CLUBHOUSE
HURRICANE, UT

beecherwalker
Architecture/Interiors
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501
BEECHERWALKER.COM

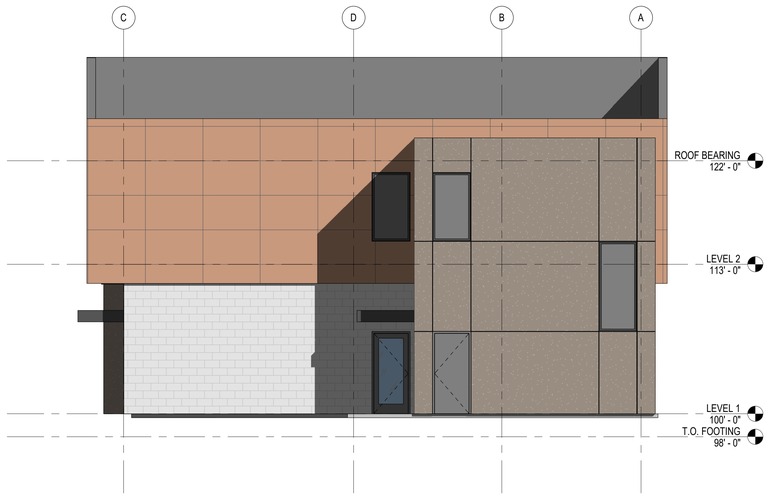
PROJECT NUMBER
Project Number
DWN BY: Author | CHKD BY: Checker
Project Status

LEVEL 2 FLOOR PLAN

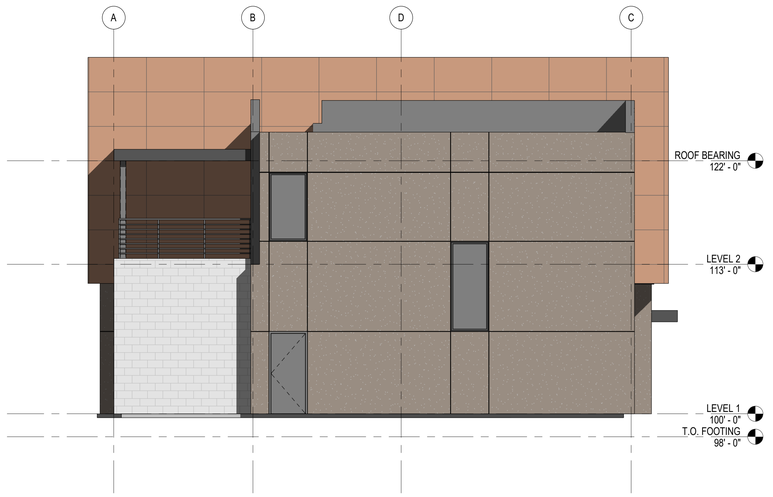
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A102

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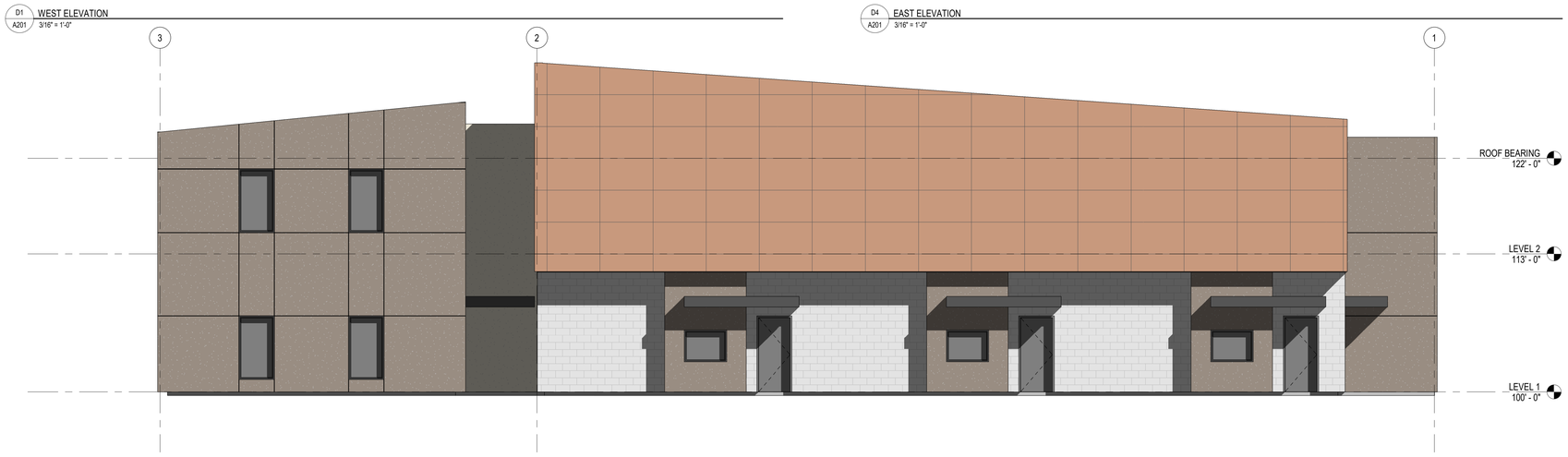
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D1 A201 WEST ELEVATION
3/16" = 1'-0"



D4 A201 EAST ELEVATION
3/16" = 1'-0"



B1 A201 NORTH ELEVATION
3/16" = 1'-0"



A1 A201 SOUTH ELEVATION
3/16" = 1'-0"

#	REV. DESCRIPTION	REV. DATE
MARK	ISSUE DESCRIPTION	ISS. DATE

ROPES COURSE CLUBHOUSE
HURRICANE, UT

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BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.8500
f. 801.438.8501

PROJECT NUMBER
Project Number

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Author	Checker

Project Status

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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C1 A920 3D VIEW



A1 A920 3D VIEW

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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HURRICANE, UT

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BEECHERWALKER.COM
3115 EAST LION LANE #200
HOLLADAY, UTAH 84121
o. 801.438.9500
f. 801.438.9501

PROJECT NUMBER
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DWN BY	CHKD BY
Author	Checker

Project Status

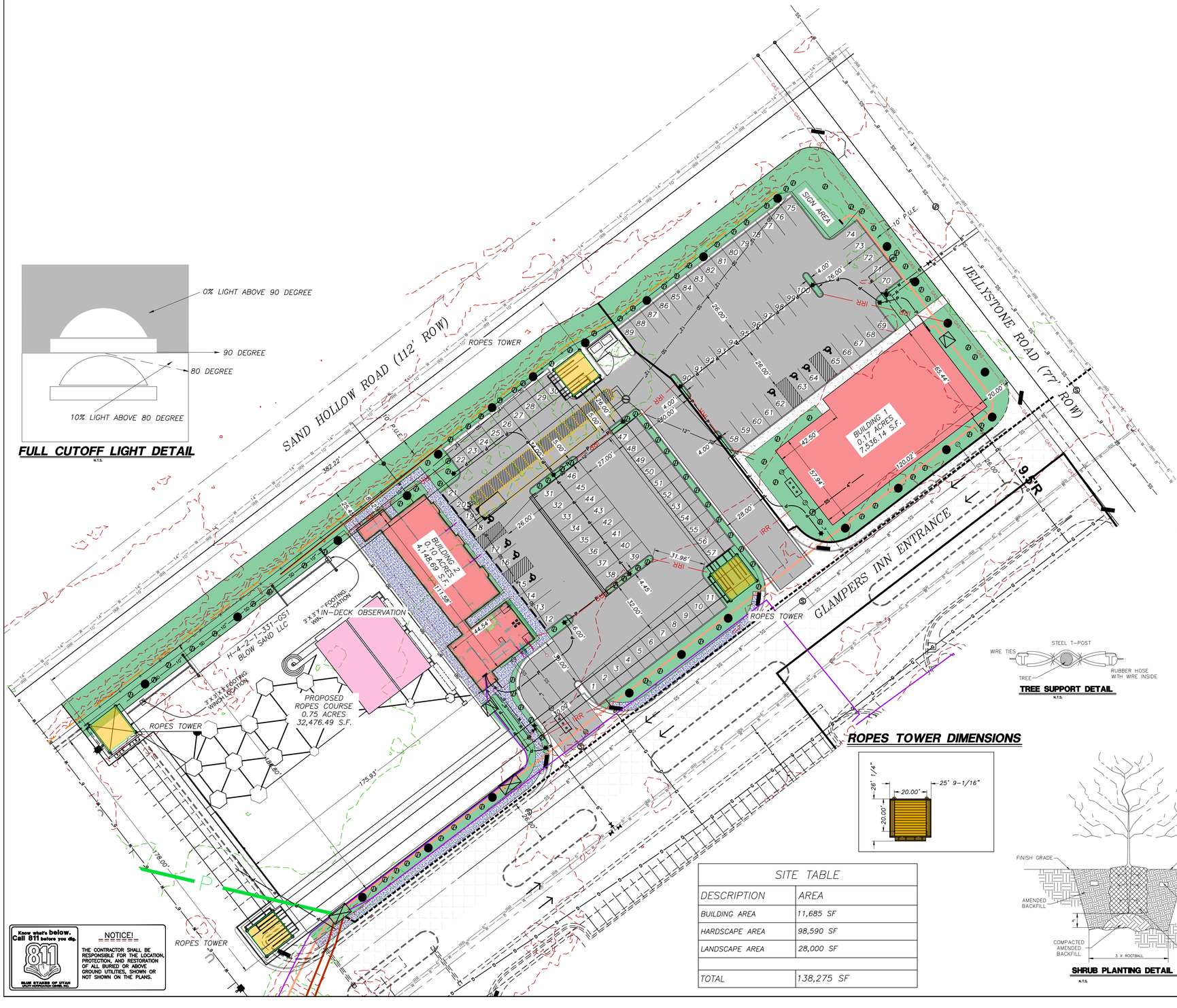
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A920

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LANDSCAPE PLAN FOR:
ROPES OF SOUTHERN UTAH

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



FULL CUTOFF LIGHT DETAIL
N.T.S.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- CENTER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROPES TOWER CABLE
- 2" IRRIGATION PIPE AND SLEEVES
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED ROPES COURSE
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPE AREA
- ADA PARKING SYMBOL
- ADA RAMP
- ARROW LANE SYMBOL
- NEW LIGHTS PER ELECTRICAL PLANS

N

30 0 30

SCALE IN FEET

LANDSCAPE NOTES:

1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE ND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.

3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.

4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.

5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.

6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

8: IRRIGATION AND LANDSCAPE DESIGN AND INSTALLATION SHALL BE TO HURRICANE CITY PARK'S STANDARDS.

9: IRRIGATION CONTROL WIRES SHALL BE TIED INTO EXISTING IRRIGATION CONTROLLER.

PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	25	2" CAL MIN
Ø	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	70	5 GAL

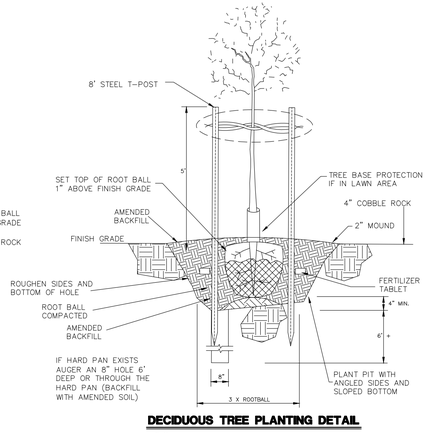
NOTE: LANDSCAPE CONTRACTOR TO INSTALL WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND SUSTAINABLE CARE FOR PLANT MATERIAL

TREE SUPPORT DETAIL
N.T.S.

ROPES TOWER DIMENSIONS

SITE TABLE	
DESCRIPTION	AREA
BUILDING AREA	11,685 SF
HARDSCAPE AREA	98,590 SF
LANDSCAPE AREA	28,000 SF
TOTAL	138,275 SF

SHRUB PLANTING DETAIL
N.T.S.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

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

811

BLUE STAKES OF UTAH
UTAH LOCATION & COORDINATION COUNCIL

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

No. 191090
KARL BRADLEY RASMUSSEN
2/6/24

LANDSCAPE PLAN FOR:
ROPES OF SOUTHERN UTAH
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/6/2024
SCALE	1"=30'
JOB NO.	737-001
SHEET NO:	C10

737-001 ROPES OF SU CONSTRUCTION DRAWINGS FEB 2024.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	CUP24-04
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Tony Larson
Agent:	Trent Johnson
Request:	A conditional use permit for a building of greater height
Location:	155 N 1580 W
Zoning:	RA-1
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 1600 sq. ft. and 21'+ tall casita/garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a building of greater height.

The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section e applies):

e. Standards for greater heights than permitted by this Code.

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater, and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

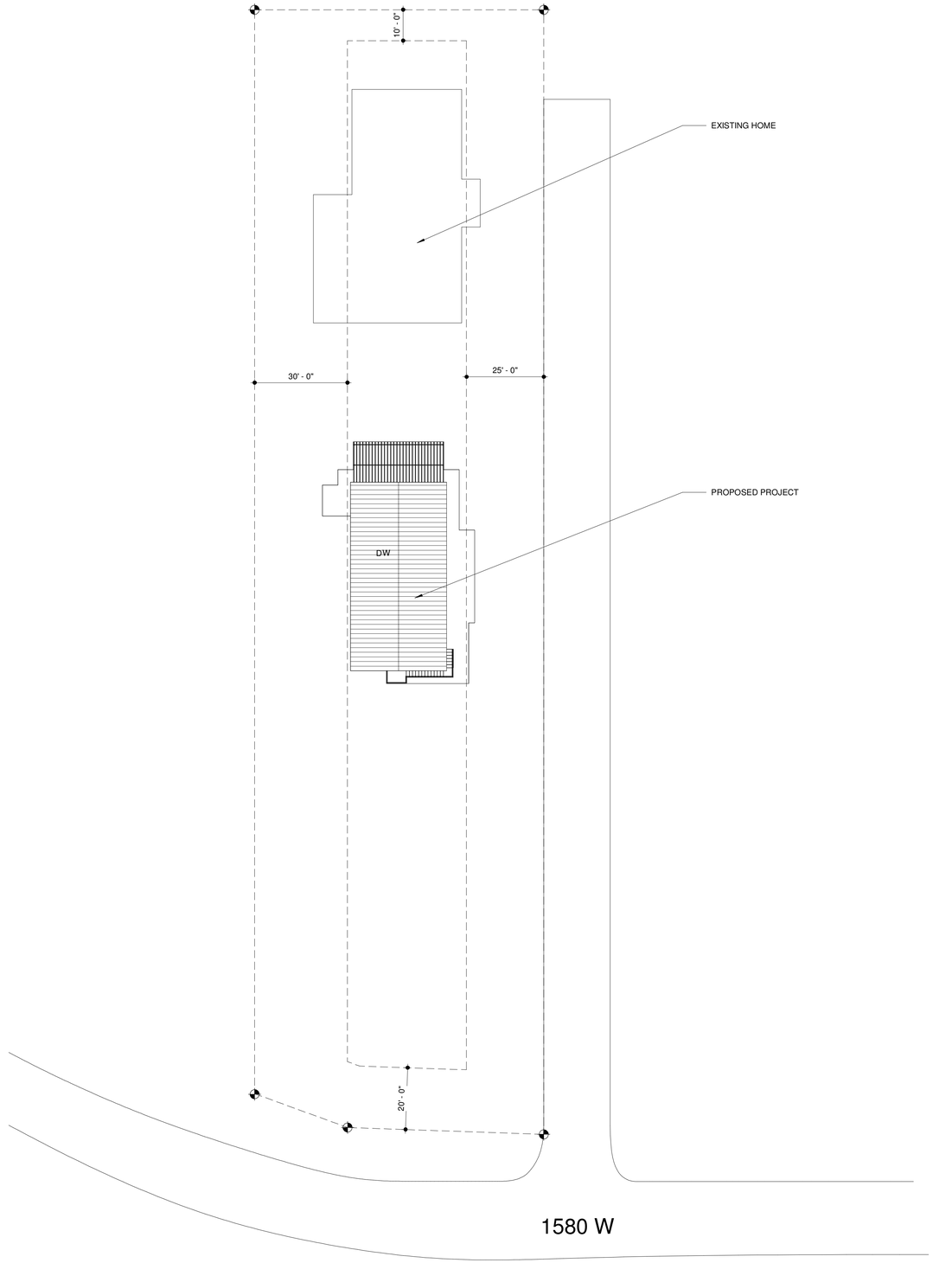
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines.
4. The building is for a permitted use in this zoning.

Recommendation: Staff recommends approval of the conditional use permit.



ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-0"



SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	-	-
LANDSCAPE	-	-
HARDSCAPE	-	-
TOTAL SITE	-	100

REVISIONS
DATE
1
2
3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

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Architectural Coalition
THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE ARCHITECTURAL COALITION.

LARSEN POOL HOUSE
Owner
155 N 1580 W, HURRICANE, UT 84737

SHEET NO.
A-0.7

DATE
Issue Date

2/15/2024 9:24:53 AM K:\Drawings 2023\2023-096 Hurricane Pool House\Hurricane Pool House.rvt

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT CHECKLIST

For office use only: $250.00

This application shall be accompanied by the following:

____ 1) A plot plan showing the following:
- ____ Property boundaries, dimensions, and existing streets.
- ____ Location of existing and proposed building or livestock facility
- ____ Adjoining property lines and uses within one hundred (100) feet of subject property.

____ 2) Building floor plans for new construction

____ 3) A statement of how the applicant intends to meet the conditions for the use desired

____ 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Anthony Lyman Date: 2-5-2024

Signature: Tony Lyman

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

a. Standards for a reception center:

(1) Hours of operation must be compatible with adjoining uses and comply with Hurricane City noise regulations.
(2) Parking must be provided.
(3) The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
(4) The center must have an approved site plan.
(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board.

b. Standards for an agricultural industry:

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

c. Standards for a public stable:

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) Site must contain adequate off-street parking for customers. All trailers must be contained on site.

d. Standards for an assisted living facility:

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
(2) The facility shall be licensed by the State of Utah.
(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights:

(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use

f. Standards for greater size:

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.
(3) The building must be for a use permitted in the zone in which it is located.

h. Standards for metal buildings:

(1) In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

APPEALS

Any person adversely affected by a decision regarding the transfer, issuance, or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

Conditional Use Permit Statement for Larson's Pool House

We are building an inside pool with an apartment above it.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

I (we), Guy Larsen, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

Guy Larsen
(Property Owner)

Tony Larsen
(Property Owner)

Subscribed and sworn to me this 5th day of February 2024.

(Notary Public)

Residing in: State of Utah

My Commission Expires: 10/19/27

Mesa Colleen James
Notary Public
State Of Utah
My Commission Expires 10/19/2027
733793

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
(Property Owner)

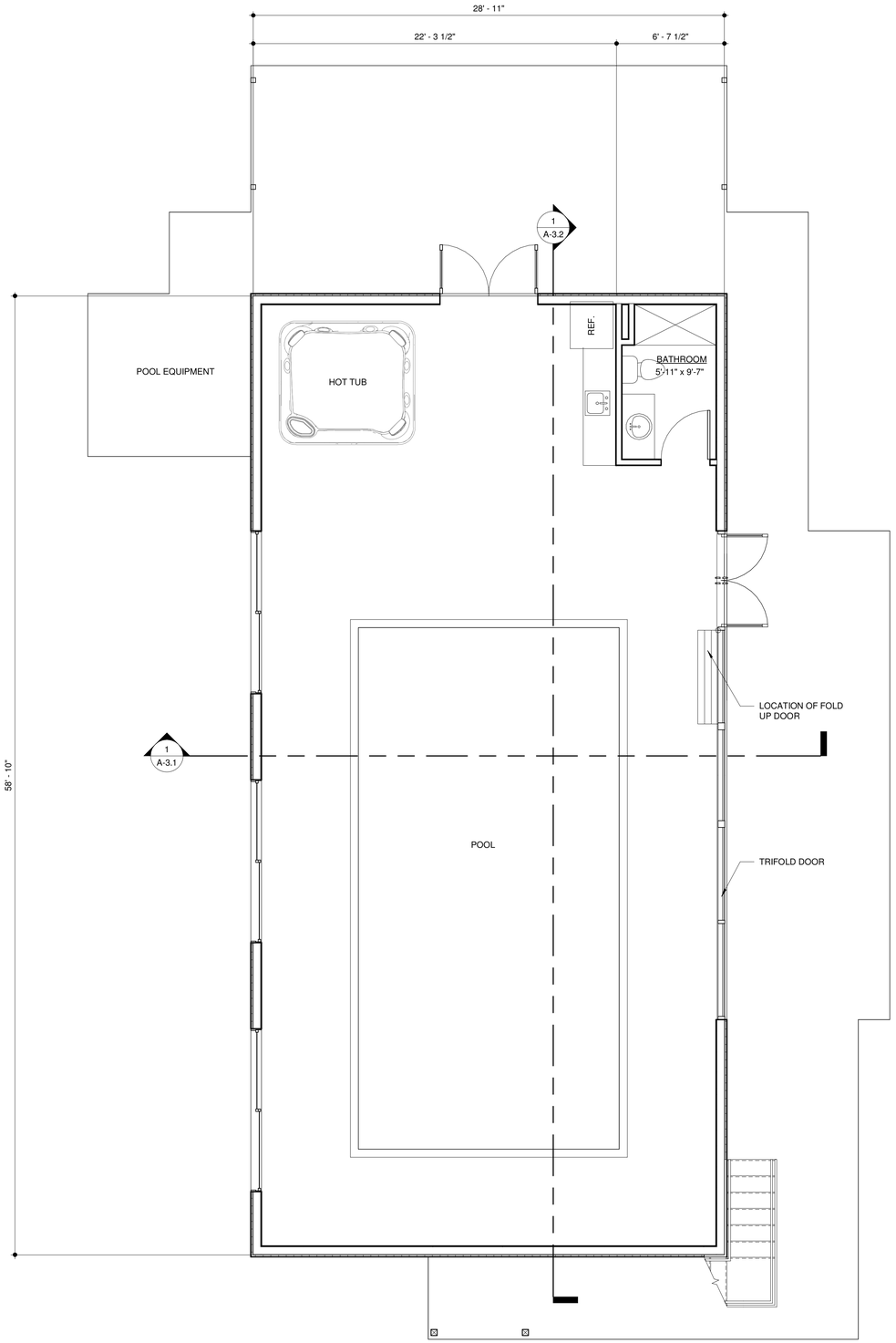
_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

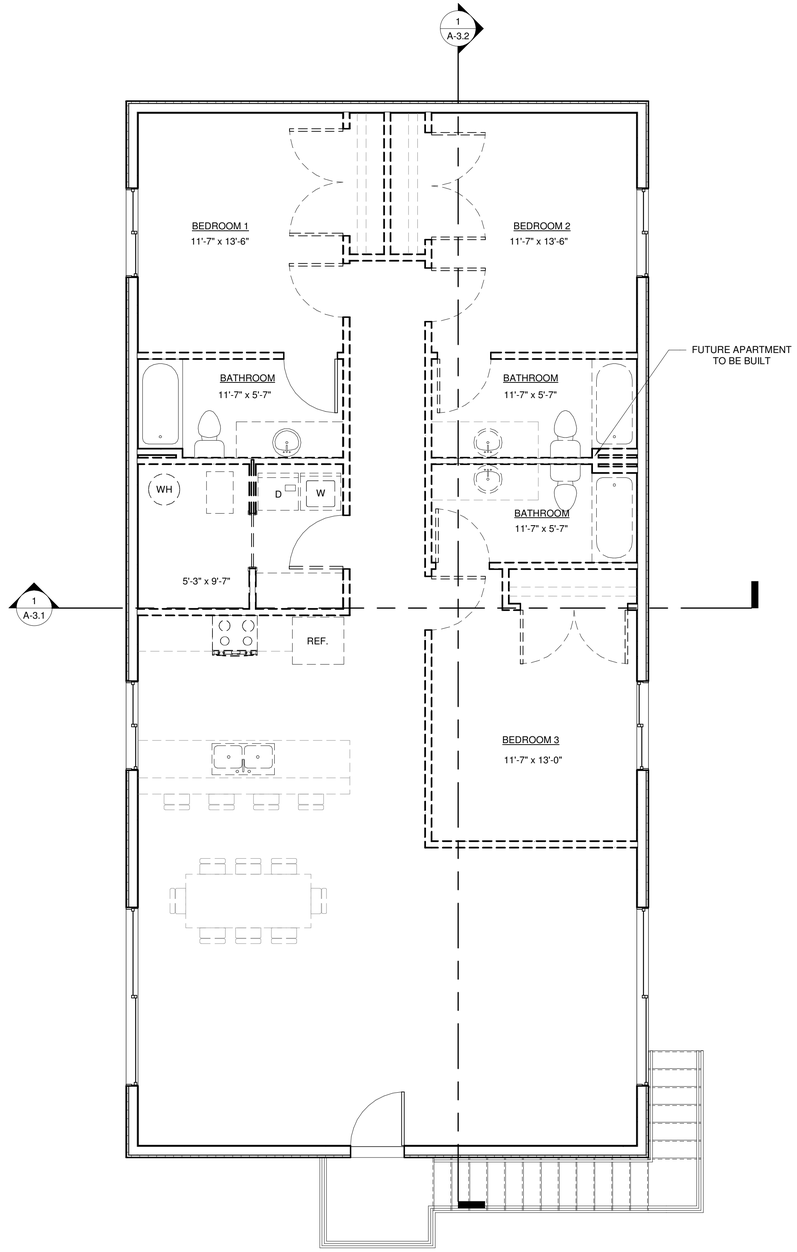
Residing in: _____

My Commission Expires: _____



MAIN LEVEL

SCALE 1/4" = 1'-0"



SECOND LEVEL

SCALE 1/4" = 1'-0"

SEE SHEET A-5.1 FOR DOOR SCHEDULE

SEE SHEET A-5.1 FOR WINDOW SCHEDULE

SEE SHEET A-6.__ FOR WALL TYPE DETAILS

REVISIONS
DATE
1
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3
4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY NOT FOR CONSTRUCTION

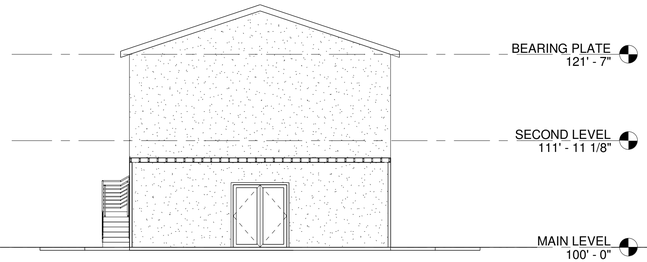
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LARSEN POOL HOUSE
Owner
Enter address here

SHEET NO.
A-1.1

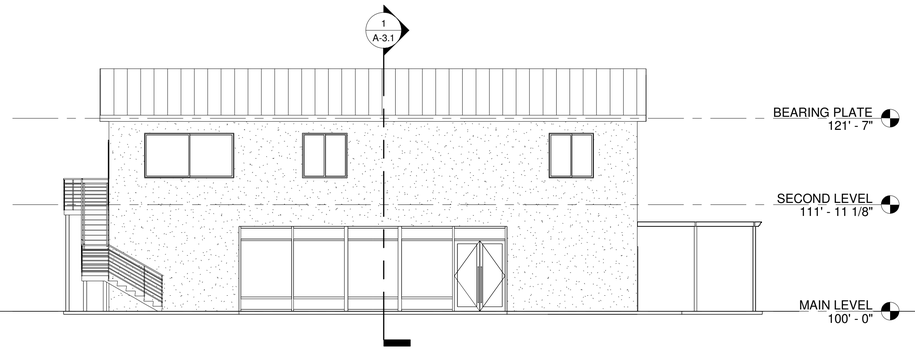
DATE
Issue Date

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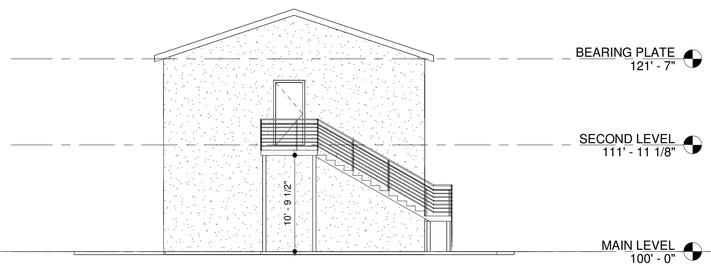
WEST ELEVATION

SCALE 1/8" = 1'-0"



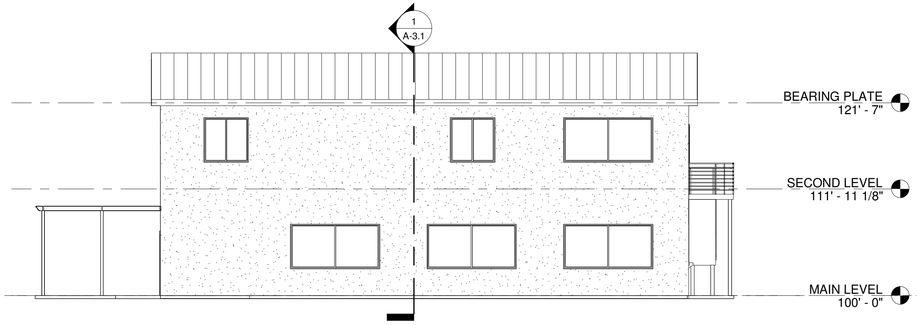
NORTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

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REVISIONS
DATE
1
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4

ARCHITECTURAL COALITION
962 West 800 North, Orem Utah, 84057 PH: 801-491-0275

PRELIMINARY
NOT FOR
CONSTRUCTION

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LARSEN POOL HOUSE
Owner
Enter address here

SHEET NO.
A-2.1

DATE
Issue Date

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

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For office use only: $250.00

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Applicant Name: Trent Johnson Date: 2/5/24

Signature: _____

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(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
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APPEALS

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Conditional Use Permit Statement for DH4

We are building a garage with an apartment above it.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

I (we), Trent Johnson, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5th day of February 2024.

(Notary Public)

Residing in: State of Utah

My Commission Expires: 10/19/27

Mesa Colleen James
Notary Public
State Of Utah
My Commission Expires 10/19/2027
733793

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

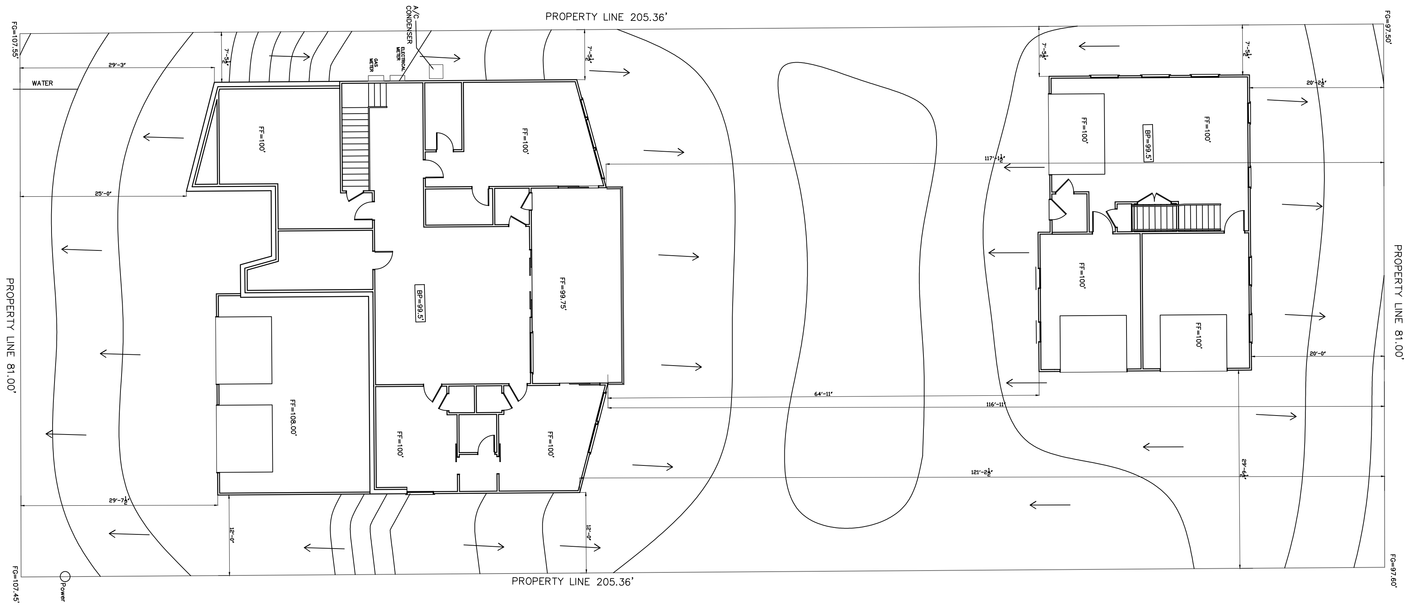
Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

2470 South



PROJECT	Lot 4
SCALE ON 24"X36" PAPER	3/32" = 1'
SCALE ON 11"X17" PAPER	3/64" = 1'
SHEET NUMBER	1

Enhanced Homes
378 East 1770 South, Orem Utah 84058
801-793-0346

SITE PLAN

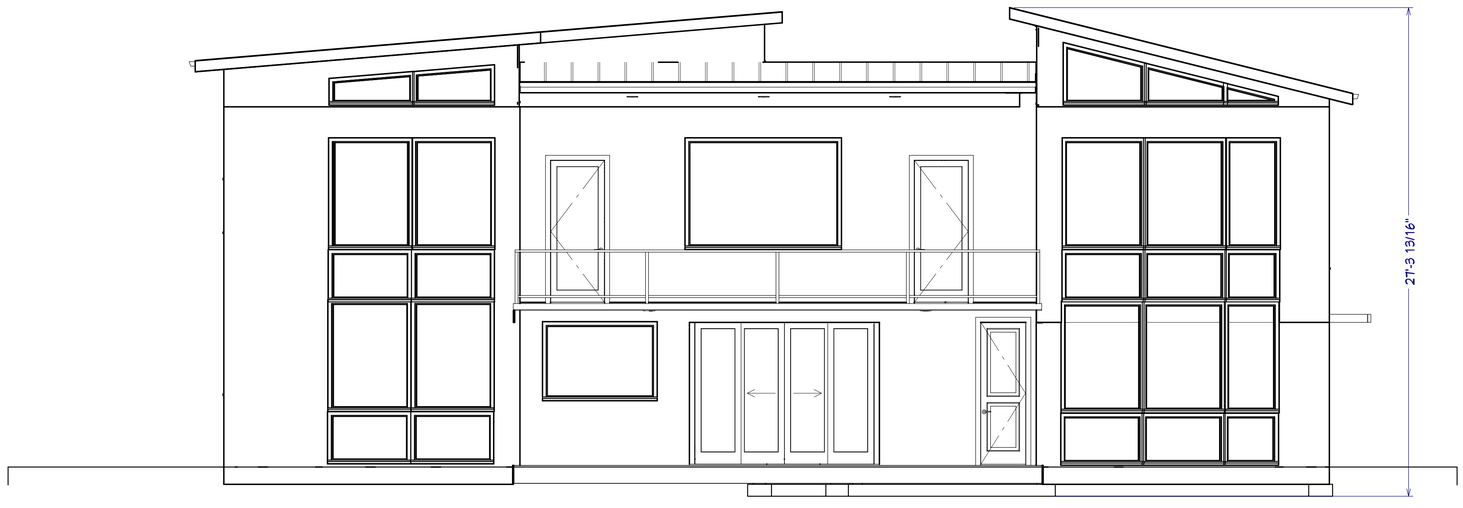
Dixie Heights,
Lot 4
Hurricane Ut.

Enhanced HOmes

801-793-0346



FRONT ELEVATION
Main House
1/4"= 1'



REAR ELEVATION
Main House
1/4"= 1'

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

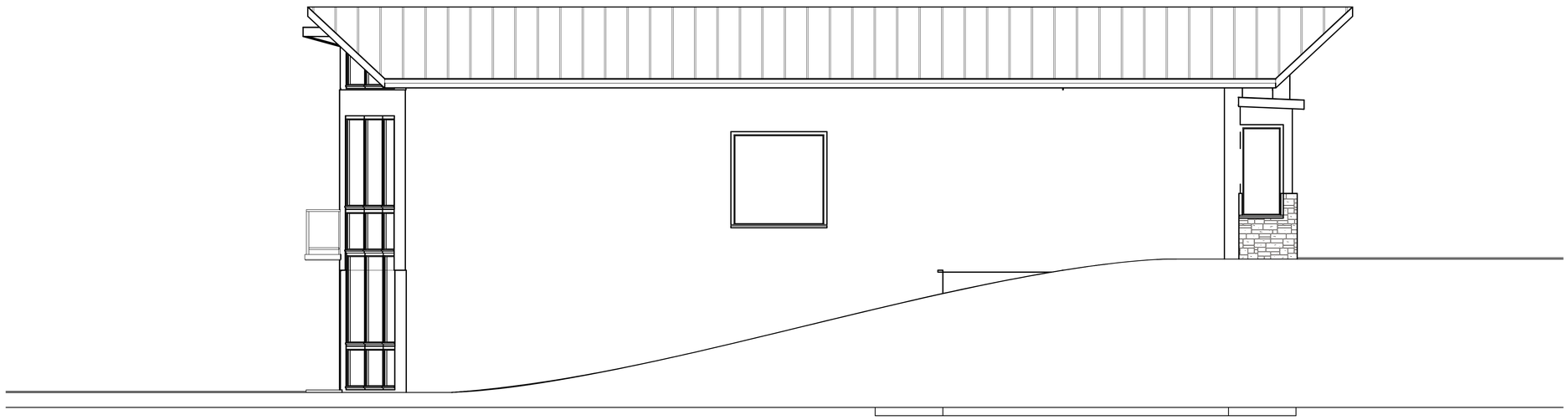
REV	DATE	DESCRIPTION	BY

Front Elevations

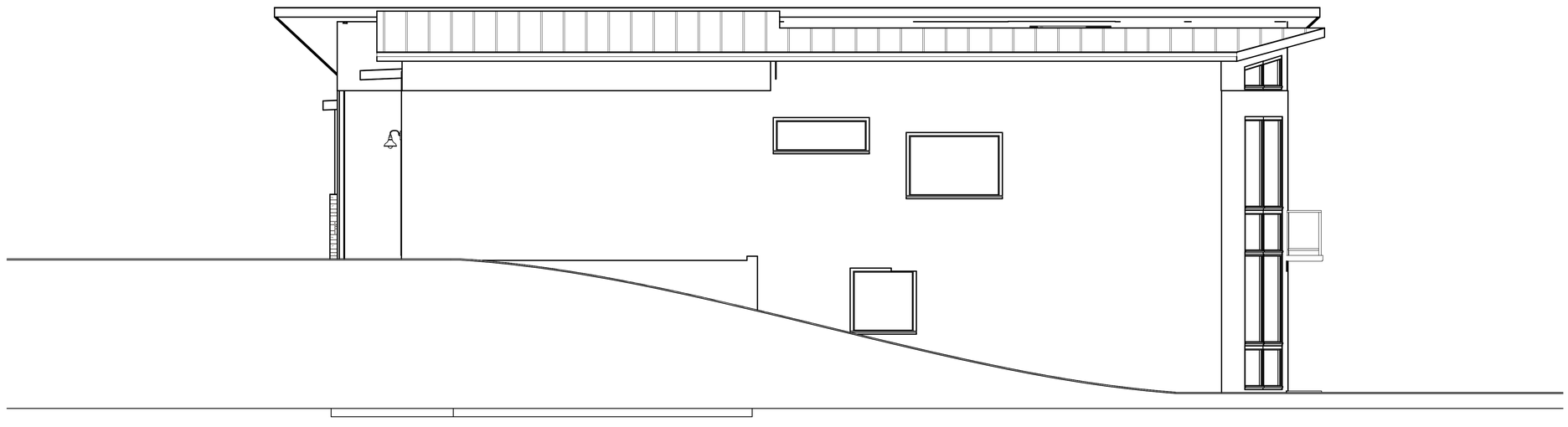
DATE: January 20, 2022

A-3.0

SCALE: 1/4in" = 1'-0"



LEFT ELEVATION
Main House
1/4"= 1'



RIGHT ELEVATION
Main House

1/4"= 1'

REV	DATE	DESCRIPTION	BY

2-Story Residence

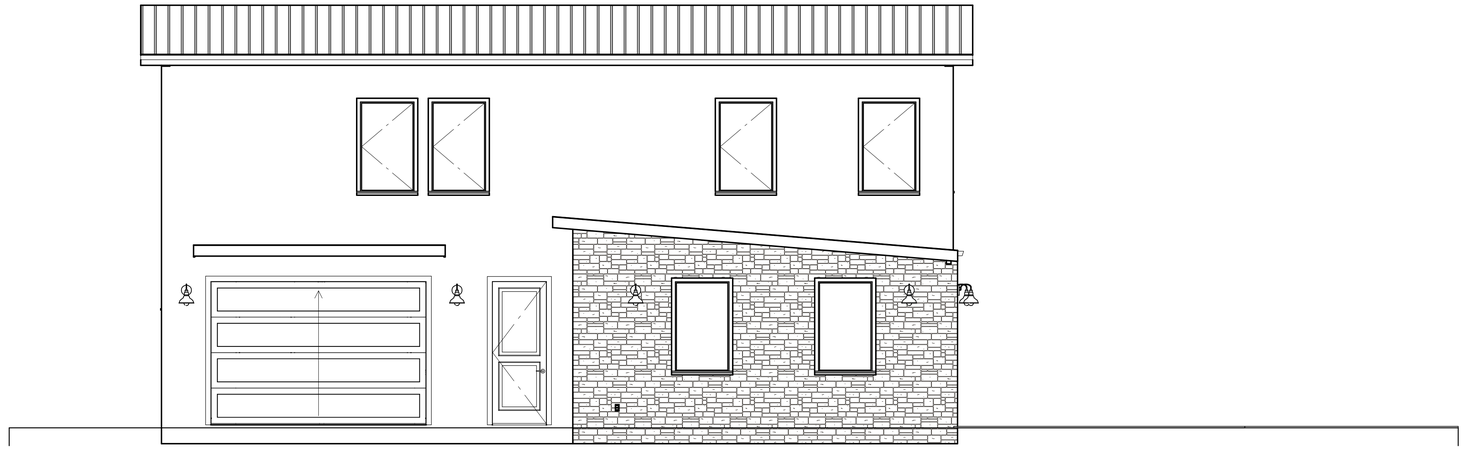
Dixie Heights
Lot 4
Hurricane, Ut.

Side Elevations

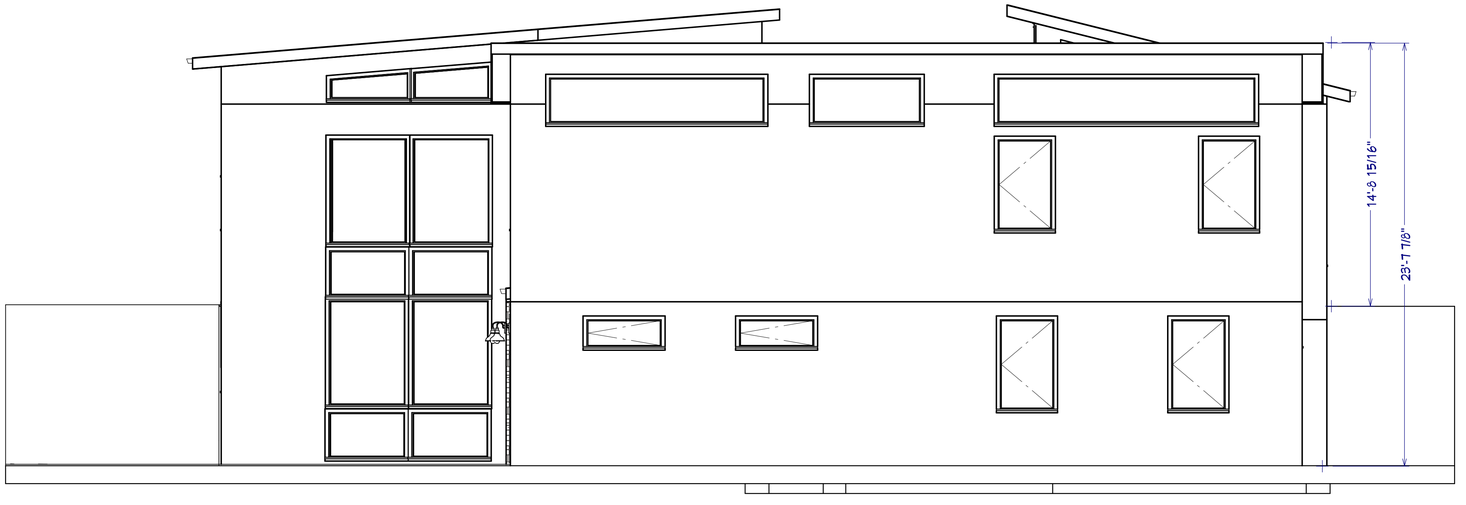
DATE: January 20, 2022

A-4.0

SCALE: 1/4in" = 1'-0"



FRONT ELEVATION
Pool House
1/4"= 1'



REAR ELEVATION
Pool House
1/4"= 1'

REV	DATE	DESCRIPTION	BY

2-Story Residence

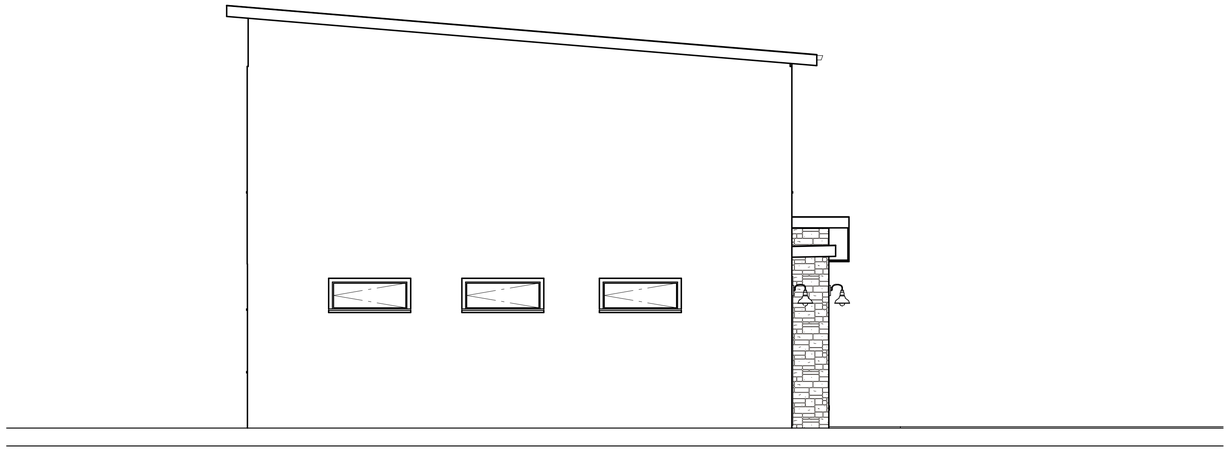
Dixie Heights
Lot 4
Hurricane, Ut.

Front Elevations

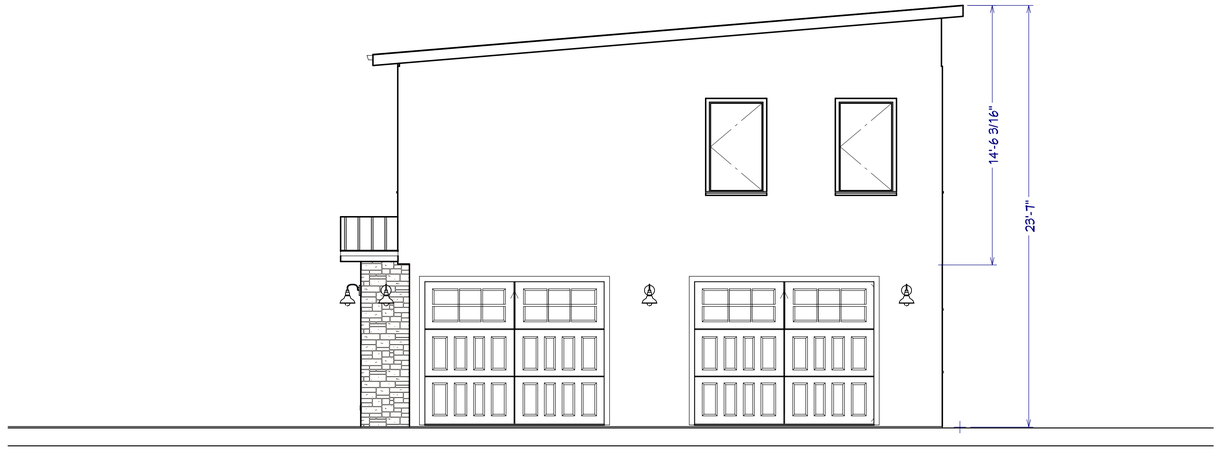
DATE: January 20, 2022

A-5.0

SCALE: 1/4in" = 1'-0"



LEFT ELEVATION
Pool House
1/4"= 1'



RIGHT ELEVATION
Pool House

1/4"= 1'

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

REV DATE DESCRIPTION BY

Side Elevations

DATE: January 20, 2022

A-6.0

SCALE: 1/4in" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 International Building Code INCLUDING ALL LOCAL ORDINANCES AND REQUIREMENTS. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE PROPER DESIGN AND INSTALLATION OF ALL REQUIRED SHORING, BRACING, AND FORMWORK. THE METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL SHORING AND BRACING SHALL BE PER THE MOST RECENT OSHA STANDARDS. ALL SHORING, BRACING, AND FORMWORK SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

3. BRADLEY C. MOSER IS THE ENGINEER OF RECORD. ALL DIMENSIONS, ELEVATIONS, AND EXISTING IMPROVEMENTS SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO BRADLEY C. MOSER AT 916-792-8527.

4. NOT USED

5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO CONSTRUCTION DETAILS ARE NOTED, DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. IN NO EVENT SHALL LOADS EXCEED THE DESIGN LOADINGS FOR THE SUPPORTING MEMBERS.

9. NO CHANGES IN THE PLANS SHALL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE ARCHITECT, CIVIL/STRUCTURAL ENGINEER, SOILS/GEOLOGICAL ENGINEER, COUNTY/CITY INSPECTOR AND BUILDING OFFICIAL.

10. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

11. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS ALL RUBBISH AND DEBRIS AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER CONTRACT. ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

12. THE CONTRACTOR SHALL OBTAIN OR OTHERWISE FURNISH PERMITS, LICENSES, FEES, MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THIS PROJECT.

13. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN FULL AND UNLIMITED WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE IN THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AN AMOUNT SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

14. EXCAVATIONS SHALL BE PER THE REQUIREMENTS OF THE STATE CONSTRUCTION SAFETY ORDERS AS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS AND SIMILAR DOCUMENTS, CORRESPONDENCE FOR THE OWNER'S RECORDS.

16. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS THE INTENDED MINIMUM QUALITY OF MATERIAL THAT WILL BE DEMANDED. SHOULD THE CONTRACTOR WISH TO SUGGEST ANY SUBSTITUTE CONSIDERED EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, IT SHALL BE STATED WHAT THE ITEM SUGGESTED IS AND THE DIFFERENCE IN COST, IF ANY.

GRADING NOTES

1. THE AREA TO RECEIVE COMPACTED FILLS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREAS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO PLACING CONTROLLED, COMPACTED FILL.

2. THE EXPOSED GRADE SHALL BE BENCHED, APPROPRIATELY GRADED, SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.

3. THE EXCAVATED ON-SITE MATERIALS ARE CONSIDERED UNSATISFACTORY FOR REUSE IN THE ENGINEERED FILL. REMOVE ANY TRASH, ORGANIC, OR DELETERIOUS MATERIALS. REMOVE BOULDERS LARGER THAN 6 INCHES.

4. SOIL SHALL BE SPREAD EVENLY IN LAYERS NOT TO EXCEED 4 INCHES WHILE LOOSE.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON 2018 IBC 1500 PSI CODE MINIMUMS.

2. UNLESS OTHERWISE INDICATED, FOUNDATION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CBC AND REQUIREMENTS OF THE CITY INSPECTOR.

3. FOUNDATION AND CAISSONS EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE. A FINAL GEOLOGIC INSPECTION REPORT OF THE CAISSON EXCAVATION SHALL BE PROVIDED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION. THE REPORT SHALL INCLUDE, BUT NOT LIMITED TO,VERIFICATION OF TOTAL EXCAVATION DEPTH, PILE EMBEDMENT DEPTH, APPROVED EMBEDMENT MATERIAL.

4. UNEXPECTED SOIL CONDITIONS: FOUNDATION DESIGN IS BASED UPON LOS ANGELES COUNTY BUILDING CODE, WORST CASE CONDITION (CLAY). ANY SUBSURFACE CONDITIONS NOT IN ACCORDANCE WITH THIS CONDITION SHALL BE REPORTED TO THE SOILS ENGINEER IMMEDIATELY FOR RESOLUTION PRIOR TO CONTINUING ANY WORK.

5. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER OR OTHER DEBRIS. COMPACT IN ACCORDANCE WITH ABOVE REFERENCED REPORT. EARTH SHALL BE COMPACTED UNDER ALL SLABS AND AROUND ALL FOOTINGS.

6. FORM FOOTINGS AS NECESSARY. BOTTOM OF FOOTING SHALL BE STEPPED IF NECESSARY TO PROVIDE LEVEL BEARING. FOUNDATION EXCAVATIONS SHALL BE CLEANED OF ANY LOOSENED SOILS AND STANDING WATER BEFORE PLACING STEEL OR CONCRETE.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36, 36 KSI YIELD STRESS, AND SHALL BE ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

4. STRUCTURAL STEEL SHALL HAVE A SHOP-APPLIED COAT OF RED-OXIDE PRIMER AND TWO COATS OF PAINT SPECIFICALLY INTENDED FOR PREVENTING CORROSION. COLOR TO BE BLACK OR DARK BROWN.

5. AFTER ERECTION, ALL FIELD CONNECTIONS AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED-UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

6. FIELD WELDING SHALL BE DONE BY A DULY LADBS CERTIFIED WELDER USING LOW-HYDROGEN RODS. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED. ALL WELDING ELECTRODES SHALL CONFORM TO:

STRUCTURAL STEEL: E70-T6
REINFORCING STEEL: E90 SERIES

7. BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS NOTED OTHERWISE. HIGH STRENGTH A325 BOLTS SHALL HAVE SPECIAL INSPECTION.

8. SHOP WELDS MUST BE FABRICATED IN A LADBS LICENSED FABRICATOR'S SHOP.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY SYSTEM SHALL HAVE COMPRESSIVE STRENGTH F'c = 1500 PSI. CONCRETE BLOCK, GRADE N-1 UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

2. MORTAR, TYPE S, SHALL CONFORM TO ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

3. GROUT, CONFORMING TO ASTM C476 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A FLUID CONSISTENCY. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.

4. PROVIDE TEST AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN ½" AND BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN ¾".

6. IF WORK IS STOPPED ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 1- ½" BELOW THE TOP OF THE BLOCK.

7. SPECIAL INSPECTION IN ACCORDANCE WITH 2018 IBC CHAPTER 17 BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS NOT REQUIRED UNLESS OTHERWISE NOTED.

8. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBAR REQUIREMENTS. LAP ALL BARS 48 BAR DIAMETERS (HORIZONTAL AND VERTICAL).

9. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.

10. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLE AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. VIBRATE AND RE-VIBRATE EACH LIFT.

CONCRETE NOTES

1. ALL PHASES OF WORK PERTAINING TO THE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) WITH MODIFICATION AS NOTED ON THE DRAWINGS.

2. ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SPECIFIC MINIMUMS ARE AS FOLLOWS:

	CONCRETE STRENGTHS F'c
SLABS ON GRADE:	2,500 PSI
FOOTINGS:	2,500 PSI
CONCRETE GRADE BEAMS:	3,000 PSI
CONCRETE COLUMNS:	3,000 PSI
CONCRETE ELEVATED SLABS:	3,000 PSI
CONCRETE BEAMS:	3,000 PSI
CAISSONS:	3,000 PSI

3. CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR SHALL BE REQUIRED FOR POURING CONCRETE EXCEEDING 2,500 PSI.

4. ALL STRUCTURAL CONCRETE SHALL BE MADE FROM AGGREGATES BASED ON WEIGHT CLASSIFICATION AS SHOWN BELOW: NORMAL WEIGHT: ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%

5. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY AND REVIEWED BY THE ENGINEER.

6. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). ANY WATER REDUCING AGENTS ADDED SHALL BE USED TO REDUCE WATER/CEMENT RATIO.

7. CLEAR COVERAGE OVER REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE AGAINST EARTH:	3" CLEAR
SLAB ON GRADE CONSTRUCTION:	CENTERED IN SLAB
FORMED CONCRETE:	2" CLEAR

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED, EXCEPT WHERE SHOWN. NOTIFY BEC IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. DRY PACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS FINE AGGREGATE CONFORMING TO ASTM C33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED BY HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRY PACK SHALL BE PACKED WITH THE DRY PACK MATERIAL, BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOIDS ARE COMPLETELY FILLED.

10. NON SHRINK GROUT SHALL BE A READY TO USE METALLIC AGGREGATE PROJECT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHALL HAVE THE FOLLOWING ATTRIBUTES:

-CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANYTIME.

-THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5,000 PSI AT SEVEN DAYS, AND 7,500 PSI AT 28 DAYS.

-GROUT SHALL BE EMBECO 636 PRODUCED BY MASTER BUILDERS (AVAILABLE FROM COMPTON SALES OFFICE: 310-886-1000), OR OTHER LISTED MAKES APPROVED BY THE BUILDING OFFICIAL.

11. FOR SLABS ON GRADE, LOCATE THE UNINDICATED CONSTRUCTION JOINTS IN A MANNER TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 600 SQUARE FEET, WITH ONE DIMENSION BEING NOT GREATER THAN 1.2 TIMES THE OTHER. PLACE PERPENDICULAR TO THE MAIN FRAME REINFORCEMENT, AND CONTINUE REINFORCEMENT ACROSS JOINT. PROVIDE ISOLATION JOINTS IN SLABS ON GRADE AND VERTICAL SURFACES.

12. USE SIMPSON PDPWL 2" SHOT PINS (OR EQUAL) @ 6" O.C. IN BEARING AND NON-BEARING WALLS

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, EXCEPT REINFORCING TO BE WELDED, WHICH SHALL CONFORM TO ASTM A706.

2. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED" IN THE DRAWINGS. IF REINFORCING BARS ARE NOT SHOWN OR NOTED, PROVIDE SAME REINFORCEMENT AS FOR SIMILAR CONDITIONS ELSEWHERE IN THE WORK, OR AS DIRECTED BY THE ARCHITECT/ENGINEER.

3. REINFORCEMENT BARS #5 AND LARGER SHALL NOT BE SPLICED EXCEPT AS DETAILED AND LOCATED ON DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING IN CONCRETE 1'-6" MINIMUM. WALL HORIZONTAL REINFORCEMENT SPLICES SHALL BE STAGGERED, VERTICAL REINFORCEMENT SHALL BE SPLICED ONLY AT HORIZONTAL SUPPORTS, SUCH AS ROOF OR FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET IN PLACE BEFORE CONCRETE IS POURED.

5. REINFORCEMENT BARS SHALL BE ACCURATELY PLACED AND FIRMLY SUPPORTED USING TIES AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE FIRM AND ACCURATE PLACING IS NECESSARY AS SPECIFIED IN THE ACI STANDARDS. DOWELS SHOULD BE PROVIDED TO MATCH ALL REINFORCEMENT AT CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

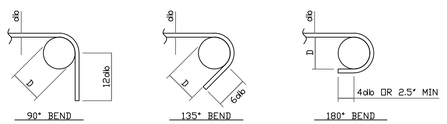
6. NO REINFORCEMENT WELDING SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS, OR APPROVED BY THE ENGINEER (TACK WELDING INCLUDED).

7. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS AND DENOTE CLEAR COVERAGE UNLESS OTHERWISE NOTED.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:

CONCRETE CAST AGAINST GROUND:	3"
FORMED CONCRETE BUT EXPOSED TO EARTH OR WEATHER:	2"

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCE, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.



TIMBER FRAMING NOTES

1. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANCHOR BOLTS SHALL BE PLACED 4'-0" O.C. MAXIMUM AND 12" FROM EACH END OF A PLATE UNLESS NOTED OTHERWISE.

2. PROVIDE DIAGONAL BRACING AT CORNERS AND EVERY 25 LINEAR FEET OF WALL, UNLESS SHEAR WALL IS INSTALLED.

3. UNLESS NOTED OTHERWISE ON FRAMING PLANS, ALL PLYWOOD ROOF SHEATHING SHALL BE ⅜" STANDARD CDX WITH EXTERIOR GLUE, PANEL IDENTIFICATION OF 24/0, NAILED WITH 10D COMMON GALVANIZED NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD NAIL. PLYWOOD FLOORING SHALL BE ⅜" CDX T&G PLYWOOD SHEATHING, GROUP 1, PANEL IDENTIFICATION OF 36/16, WITH EXTERIOR GLUE NAILED WITH 10D COMMONS AT 4" O.C. AT EDGES AND 12" O.C. FIELD NAIL. ALL WOOD SHALL CONFORM TO PS 1-95.

4. FOR SHEAR WALLS ONLY, PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO OR PTL AND SHALL CONFORM TO PS 1-95.

5. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSIONS AND FACE GRADING PERPENDICULAR TO THE RAFTERS OR JOINTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS.

6. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE FINISH IS LAID.

7. ALL HORIZONTAL MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER FOR 2X, 4X AND LARGER MEMBERS. ALL VERTICAL FRAMING SHALL BE DOUGLAS FIR NO. 2.

8. SAWN LUMBER SHALL NOT EXCEED19%% MOISTURE CONTENT.

9. JOISTS OR RAFTERS SHALL NOT BE NOTCHED OR DAPPED IN ANY MANNER UNLESS DETAILED.

10. FLOOR JOISTS GREATER THAN 4" IN DEPTH AND RAFTERS GREATER THAN 8" IN DEPTH SHALL HAVE WOOD SOLID BLOCKING AT ALL BEARINGS, AND SHALL HAVE A 2X FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING AT SPANS EQUAL OR GREATER THAN 8'-0" FOR FLOOR JOISTS AND 10'-0" FOR RAFTERS.

11. ALL HANGERS AND STANDARD FRAMING HARDWARE UNLESS NOTED OTHERWISE SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY AND ARE IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG.

12. TOP PLATES SHALL LAP LOWER PLATE AT CORNERS. BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 5-16D NAILS ON EACH SIDE.

13. ALL WALLS CONTAINING PIPES 3" IN DIAMETER OR LARGER SHALL BE 2X6 STUDS AT 16" O.C.

14. PROVIDE DOUBLE JOISTS AT ALL NON-BEARING PARTITIONS PARALLEL TO THE JOIST. DOUBLED OR TRIPLED HORIZONTAL MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D COMMON NAILS AT 16" O/C STAGGERED.

15. HOLES THROUGH SILLS, PLATES AND STUDS IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE OR STUD WIDTH.

16. FRAMING AND NAILING NOT DETAILED ON THE PLANS ARE TO CONFORM TO THE MINIMUM STANDARDS PER TABLE 2304.9.1 OF THE 2018 IBC.

17. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED $\frac{1}{16}$" LARGER THAN NOMINAL BOLT SIZE.

18. BOLTS SHALL HAVE A DRIVE FIT WITH HEADS AND NUTS BEARING ON PLATE. WASHERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (THIS SCHEDULE ALSO APPLIES TO LAG SCREW HEADS):

19. PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT PER 2018 IBC CHAPTER 23.

20. CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN $\frac{1}{32}$" OVERSIZED. HOLDOWN CONNECTOR BOLT SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED AT THE CONNECTION OF THE HOLDOWN TO THE POST. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

21. LAG SCREWS SHALL BE INSTALLED IN PRE DRILLED HOLES. THE HOLES ARE TO BE OF THE SAME DIAMETER AS THE SHANK FOR THE SHANK PORTION AND 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LAG SCREWS ARE TO BE INSERTED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW

BOLT DIAMETER	WASHER
½" DIA	3" SQUARE X ¼"
⅝" DIA	3" SQUARE X ¼"
¾" DIA	3" SQUARE X 5/16"
⅞" DIA	3 ½" SQUARE X 5/16"
1" DIA	4" SQUARE X ⅜"

MICROLLAMS/PARALLAMS/TIMBERSTRANDS

1. MICROLLAMS/PARALLAMS/TIMBERSTRANDS SHALL BE FABRICATED BY THE TRUS-JOIST OR AN APPROVED EQUAL IN STRUCTURAL DESIGN AND LOAD VALUES, CONFORM TO NER - 481 AND SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES:

DESIGN STRESSES (100% LOAD DURATION)

	CATEGORY	E PSI	F(b) PSI	Fc⊥PSI[2]	Fc II PSI	Fv PSI
1	TIMBER STRAND LSL	$1.5X10^6$	2250[4]	650	1950	285
2	MICROLLAM LVL	$1.9X10^6$	2600[3]	750	2310	285
3	PARALLAM PSL	$2.0X10^6$	2900[3]	650	2900	290

(1). FOR 12" DEPTH, FOR OTHERS, MULTIPLY BY (12/D) 0.111.
(2). FC SHALL NOT BE INCREASED FOR DURATION OF LOAD.
(3). DEPTH GREATER THAN 12" MULTIPLYF(B) BY (12/D) 0.136.
(4). DEPTH GREATER THAN 12" MULTIPLY F(B) BY (12/D) 0.092.

2. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER. 916-792-8527

GLUE LAMINATED BEAMS

1. GLUE LAMINATED BEAMS SHALL BE WEST COAST DOUGLAS FIR-LARCH, WITH 1-⅜" OUTER AND CORE LAMINATIONS AND SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED TIMBER", A.I.T.C. #117 AND ALL APPROVED SUPPLEMENTS THEREOF.

2. MOISTURE CONTENT OF THE LUMBER AT THE TIME OF GLUING SHALL BE NOT MORE THAN 16X WITH A MAXIMUM VARIATION OF 5X IN ANY BEAM.

3. BEAMS SHALL CONFORM TO A.I.T.C. INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE.

4. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION DURING SHIPPING.

5. A "CERTIFICATE OF INSPECTION", BY AN APPROVED INSPECTION AGENCY SHALL BE SUBMITTED TO THE CITY BUILDING AND SAFETY DEPARTMENT PRIOR TO ERECTION.

6. FOR SIMPLY SUPPORTED BEAMS.....USE COMBINATION 24F-V4
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b),BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

7. FOR CANTILEVER BEAMS.....USE COMBINATION 24F-V8
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b), BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

8. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER ENGINEERING CORP. @ 310-544-6010

9. GLUE LAM TIMBER MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2018 NDS SUPP. TABLE 5-A.

10. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETEROFR SMOOTH SHANK PORTION.

TABLE 2304.9.1-NAILING SCHEDULE

	CONNECTION	FASTENING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2.	BRIDGING TO JOIST, TOENAIL, EACH END	2-8D
3.	1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D
4.	WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8D
5.	2" SUBFLOOR TO JOIST, GIRDER, BLIND AND FACE NAIL	2-16D
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACE WALL PANELS	16D@16"O.C. 3-16D PER 16"
7.	TOP PLATE TO STUD, END NAIL	2-16D
8.	STUD TO SOLE PLATE	4-8D TOENAIL, OR 2-16D END NAIL
9.	DOUBLE STUD , FACE NAIL	16D@24" O.C.
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL	16D@16" O.C.
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12.	RIM JOIST TO TOP PLATE, TOENAIL	8D@6" O.C.
13.	TOP PLATES, LAP & INTERSECTION, FACE NAIL	2-16D
14.	CONTINUOUS HEADER TO STUD, TWO PIECES 16D@16" O.C. ALONG EACH EDGE	
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8D
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
17.	CEILING JOISTS LAP OVER PARTITIONS, FACE NAIL	3-16D
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
19.	RAFTER TO PLATE, TOENAIL	3-8D
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21.	1" X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8D
22.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D
23.	BUILT-UP CORNER STUDS, COMMON	16D@24" O.C.
24.	BUILT-UP GIRDER AND BEAMS 20D@32"@TOP & BOTTOM & STAGGERED 2-20D@ ENDS AND @ EACH SPLICE	
25.	2" PLANKS,COMMON	16D@ EACH BEARING
26.	COLLAR TIE TO RAFTER	3-10D
27.	JACK RAFTER TO HIP	3-10D
28.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D
29.	JOIST TO BAND JOIST	3-16D
30.	LEDGER STRIP 3-16D COMMON (3 ¼"X0.162") 4-3"X0.113" NAILS, FACE NAILS 4-3"X14 GAGE STAPLES	3-16D
31.	WOOD STRUCTURAL PANEL AND PARTICLE BOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS, 2 ¼"X0.113"NAIL, 1 ¾" 16"GAGE 19/32"-3/4",2 ¼"X0.113"NAIL, 2"16 GAGE 7/8"-1" 1-1/8"-1-1/4" SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	6D[C,J] 8D[D]OR 6D[E] 8D[C] 10D[D]OR 8D[J] 6D[E] 8D[C] 10D[D]OR 8D[E]
32.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6D[J] 8D[J]
33.	FIBEREBOARD SHEATHING: 1/2" 25/32"	NO. 11GAGE ROOFING NAIL[h] 6D COMMON NAIL (2"X0.113") NO. 16GAGE STAPLE[i] NO. 11GAGE ROOFING NAIL[h] 8D COMMON NAIL (2 ½" X 0.131") NO. 16 GAGE STAPLE
34.	INTERIOR PANELING: 1/4" 3/8"	4D[J] 6

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 International Building Code INCLUDING ALL LOCAL ORDINANCES AND REQUIREMENTS. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE PROPER DESIGN AND INSTALLATION OF ALL REQUIRED SHORING, BRACING, AND FORMWORK. THE METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL SHORING AND BRACING SHALL BE PER THE MOST RECENT OSHA STANDARDS. ALL SHORING, BRACING, AND FORMWORK SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

3. BRADLEY C. MOSER IS THE ENGINEER OF RECORD. ALL DIMENSIONS, ELEVATIONS, AND EXISTING IMPROVEMENTS SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO BRADLEY C. MOSER AT 916-792-8527.

4. NOT USED

5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO CONSTRUCTION DETAILS ARE NOTED, DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. IN NO EVENT SHALL LOADS EXCEED THE DESIGN LOADINGS FOR THE SUPPORTING MEMBERS.

9. NO CHANGES IN THE PLANS SHALL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE ARCHITECT, CIVIL/STRUCTURAL ENGINEER, SOILS/GEOLOGICAL ENGINEER, COUNTY/CITY INSPECTOR AND BUILDING OFFICIAL.

10. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

11. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS ALL RUBBISH AND DEBRIS AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER CONTRACT. ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

12. THE CONTRACTOR SHALL OBTAIN OR OTHERWISE FURNISH PERMITS, LICENSES, FEES, MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THIS PROJECT.

13. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN FULL AND UNLIMITED WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE IN THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AN AMOUNT SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

14. EXCAVATIONS SHALL BE PER THE REQUIREMENTS OF THE STATE CONSTRUCTION SAFETY ORDERS AS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS AND SIMILAR DOCUMENTS, CORRESPONDENCE FOR THE OWNER'S RECORDS.

16. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS THE INTENDED MINIMUM QUALITY OF MATERIAL THAT WILL BE DEMANDED. SHOULD THE CONTRACTOR WISH TO SUGGEST ANY SUBSTITUTE CONSIDERED EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, IT SHALL BE STATED WHAT THE ITEM SUGGESTED IS AND THE DIFFERENCE IN COST, IF ANY.

GRADING NOTES

1. THE AREA TO RECEIVE COMPACTED FILLS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREAS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO PLACING CONTROLLED, COMPACTED FILL.

2. THE EXPOSED GRADE SHALL BE BENCHED, APPROPRIATELY GRADED, SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.

3. THE EXCAVATED ON-SITE MATERIALS ARE CONSIDERED UNSATISFACTORY FOR REUSE IN THE ENGINEERED FILL. REMOVE ANY TRASH, ORGANIC, OR DELETERIOUS MATERIALS. REMOVE BOULDERS LARGER THAN 6 INCHES.

4. SOIL SHALL BE SPREAD EVENLY IN LAYERS NOT TO EXCEED 4 INCHES WHILE LOOSE.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON 2018 IBC 1500 PSI CODE MINIMUMS.

2. UNLESS OTHERWISE INDICATED, FOUNDATION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CBC AND REQUIREMENTS OF THE CITY INSPECTOR.

3. FOUNDATION AND CAISSONS EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE. A FINAL GEOLOGIC INSPECTION REPORT OF THE CAISSON EXCAVATION SHALL BE PROVIDED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION. THE REPORT SHALL INCLUDE, BUT NOT LIMITED TO,VERIFICATION OF TOTAL EXCAVATION DEPTH, PILE EMBEDMENT DEPTH, APPROVED EMBEDMENT MATERIAL.

4. UNEXPECTED SOIL CONDITIONS: FOUNDATION DESIGN IS BASED UPON LOS ANGELES COUNTY BUILDING CODE, WORST CASE CONDITION (CLAY). ANY SUBSURFACE CONDITIONS NOT IN ACCORDANCE WITH THIS CONDITION SHALL BE REPORTED TO THE SOILS ENGINEER IMMEDIATELY FOR RESOLUTION PRIOR TO CONTINUING ANY WORK.

5. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER OR OTHER DEBRIS. COMPACT IN ACCORDANCE WITH ABOVE REFERENCED REPORT. EARTH SHALL BE COMPACTED UNDER ALL SLABS AND AROUND ALL FOOTINGS.

6. FORM FOOTINGS AS NECESSARY. BOTTOM OF FOOTING SHALL BE STEPPED IF NECESSARY TO PROVIDE LEVEL BEARING. FOUNDATION EXCAVATIONS SHALL BE CLEANED OF ANY LOOSENED SOILS AND STANDING WATER BEFORE PLACING STEEL OR CONCRETE.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36, 36 KSI YIELD STRESS, AND SHALL BE ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

4. STRUCTURAL STEEL SHALL HAVE A SHOP-APPLIED COAT OF RED-OXIDE PRIMER AND TWO COATS OF PAINT SPECIFICALLY INTENDED FOR PREVENTING CORROSION. COLOR TO BE BLACK OR DARK BROWN.

5. AFTER ERECTION, ALL FIELD CONNECTIONS AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED-UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

6. FIELD WELDING SHALL BE DONE BY A DULY LADBS CERTIFIED WELDER USING LOW-HYDROGEN RODS. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED. ALL WELDING ELECTRODES SHALL CONFORM TO:

STRUCTURAL STEEL: E70-T6
REINFORCING STEEL: E90 SERIES

7. BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS NOTED OTHERWISE. HIGH STRENGTH A325 BOLTS SHALL HAVE SPECIAL INSPECTION.

8. SHOP WELDS MUST BE FABRICATED IN A LADBS LICENSED FABRICATOR'S SHOP.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY SYSTEM SHALL HAVE COMPRESSIVE STRENGTH F'c = 1500 PSI. CONCRETE BLOCK, GRADE N-1 UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

2. MORTAR, TYPE S, SHALL CONFORM TO ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

3. GROUT, CONFORMING TO ASTM C476 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A FLUID CONSISTENCY. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.

4. PROVIDE TEST AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN ½" AND BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN ¾".

6. IF WORK IS STOPPED ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 1- ½" BELOW THE TOP OF THE BLOCK.

7. SPECIAL INSPECTION IN ACCORDANCE WITH 2018 IBC CHAPTER 17 BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS NOT REQUIRED UNLESS OTHERWISE NOTED.

8. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBAR REQUIREMENTS. LAP ALL BARS 48 BAR DIAMETERS (HORIZONTAL AND VERTICAL).

9. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.

10. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLE AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. VIBRATE AND RE-VIBRATE EACH LIFT.

CONCRETE NOTES

1. ALL PHASES OF WORK PERTAINING TO THE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) WITH MODIFICATION AS NOTED ON THE DRAWINGS.

2. ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SPECIFIC MINIMUMS ARE AS FOLLOWS:

	CONCRETE STRENGTHS F'c
SLABS ON GRADE:	2,500 PSI
FOOTINGS:	2,500 PSI
CONCRETE GRADE BEAMS:	3,000 PSI
CONCRETE COLUMNS:	3,000 PSI
CONCRETE ELEVATED SLABS:	3,000 PSI
CONCRETE BEAMS:	3,000 PSI
CAISSONS:	3,000 PSI

3. CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR SHALL BE REQUIRED FOR POURING CONCRETE EXCEEDING 2,500 PSI.

4. ALL STRUCTURAL CONCRETE SHALL BE MADE FROM AGGREGATES BASED ON WEIGHT CLASSIFICATION AS SHOWN BELOW: NORMAL WEIGHT: ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%

5. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY AND REVIEWED BY THE ENGINEER.

6. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). ANY WATER REDUCING AGENTS ADDED SHALL BE USED TO REDUCE WATER/CEMENT RATIO.

7. CLEAR COVERAGE OVER REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE AGAINST EARTH:	3" CLEAR
SLAB ON GRADE CONSTRUCTION:	CENTERED IN SLAB
FORMED CONCRETE:	2" CLEAR

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED, EXCEPT WHERE SHOWN. NOTIFY BEC IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. DRY PACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS FINE AGGREGATE CONFORMING TO ASTM C33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED BY HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRY PACK SHALL BE PACKED WITH THE DRY PACK MATERIAL, BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOIDS ARE COMPLETELY FILLED.

10. NON SHRINK GROUT SHALL BE A READY TO USE METALLIC AGGREGATE PROJECT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHALL HAVE THE FOLLOWING ATTRIBUTES:

-CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANYTIME.

-THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5,000 PSI AT SEVEN DAYS, AND 7,500 PSI AT 28 DAYS.

-GROUT SHALL BE EMBECO 636 PRODUCED BY MASTER BUILDERS (AVAILABLE FROM COMPTON SALES OFFICE: 310-886-1000), OR OTHER LISTED MAKES APPROVED BY THE BUILDING OFFICIAL.

11. FOR SLABS ON GRADE, LOCATE THE UNINDICATED CONSTRUCTION JOINTS IN A MANNER TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 600 SQUARE FEET, WITH ONE DIMENSION BEING NOT GREATER THAN 1.2 TIMES THE OTHER. PLACE PERPENDICULAR TO THE MAIN FRAME REINFORCEMENT, AND CONTINUE REINFORCEMENT ACROSS JOINT. PROVIDE ISOLATION JOINTS IN SLABS ON GRADE AND VERTICAL SURFACES.

12. USE SIMPSON PDPWL 2" SHOT PINS (OR EQUAL) @ 6" O.C. IN BEARING AND NON-BEARING WALLS

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, EXCEPT REINFORCING TO BE WELDED, WHICH SHALL CONFORM TO ASTM A706.

2. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED" IN THE DRAWINGS. IF REINFORCING BARS ARE NOT SHOWN OR NOTED, PROVIDE SAME REINFORCEMENT AS FOR SIMILAR CONDITIONS ELSEWHERE IN THE WORK, OR AS DIRECTED BY THE ARCHITECT/ENGINEER.

3. REINFORCEMENT BARS #5 AND LARGER SHALL NOT BE SPLICED EXCEPT AS DETAILED AND LOCATED ON DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING IN CONCRETE 1'-6" MINIMUM. WALL HORIZONTAL REINFORCEMENT SPLICES SHALL BE STAGGERED, VERTICAL REINFORCEMENT SHALL BE SPLICED ONLY AT HORIZONTAL SUPPORTS, SUCH AS ROOF OR FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET IN PLACE BEFORE CONCRETE IS POURED.

5. REINFORCEMENT BARS SHALL BE ACCURATELY PLACED AND FIRMLY SUPPORTED USING TIES AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE FIRM AND ACCURATE PLACING IS NECESSARY AS SPECIFIED IN THE ACI STANDARDS. DOWELS SHOULD BE PROVIDED TO MATCH ALL REINFORCEMENT AT CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

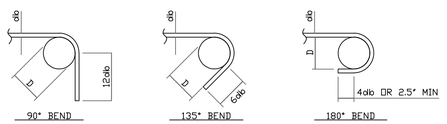
6. NO REINFORCEMENT WELDING SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS, OR APPROVED BY THE ENGINEER (TACK WELDING INCLUDED).

7. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS AND DENOTE CLEAR COVERAGE UNLESS OTHERWISE NOTED.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:

CONCRETE CAST AGAINST GROUND:	3"
FORMED CONCRETE BUT EXPOSED TO EARTH OR WEATHER:	2"

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCE, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.



TIMBER FRAMING NOTES

1. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANCHOR BOLTS SHALL BE PLACED 4'-0" O.C. MAXIMUM AND 12" FROM EACH END OF A PLATE UNLESS NOTED OTHERWISE.

2. PROVIDE DIAGONAL BRACING AT CORNERS AND EVERY 25 LINEAR FEET OF WALL, UNLESS SHEAR WALL IS INSTALLED.

3. UNLESS NOTED OTHERWISE ON FRAMING PLANS, ALL PLYWOOD ROOF SHEATHING SHALL BE ⅜" STANDARD CDX WITH EXTERIOR GLUE, PANEL IDENTIFICATION OF 24/0, NAILED WITH 10D COMMON GALVANIZED NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD NAIL. PLYWOOD FLOORING SHALL BE ⅜" CDX T&G PLYWOOD SHEATHING, GROUP 1, PANEL IDENTIFICATION OF 36/16, WITH EXTERIOR GLUE NAILED WITH 10D COMMONS AT 4" O.C. AT EDGES AND 12" O.C. FIELD NAIL. ALL WOOD SHALL CONFORM TO PS 1-95.

4. FOR SHEAR WALLS ONLY, PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO OR PTL AND SHALL CONFORM TO PS 1-95.

5. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSIONS AND FACE GRADING PERPENDICULAR TO THE RAFTERS OR JOINTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS.

6. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE FINISH IS LAID.

7. ALL HORIZONTAL MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER FOR 2X, 4X AND LARGER MEMBERS. ALL VERTICAL FRAMING SHALL BE DOUGLAS FIR NO. 2.

8. SAWN LUMBER SHALL NOT EXCEED19%% MOISTURE CONTENT.

9. JOISTS OR RAFTERS SHALL NOT BE NOTCHED OR DAPPED IN ANY MANNER UNLESS DETAILED.

10. FLOOR JOISTS GREATER THAN 4" IN DEPTH AND RAFTERS GREATER THAN 8" IN DEPTH SHALL HAVE WOOD SOLID BLOCKING AT ALL BEARINGS, AND SHALL HAVE A 2X FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING AT SPANS EQUAL OR GREATER THAN 8'-0" FOR FLOOR JOISTS AND 10'-0" FOR RAFTERS.

11. ALL HANGERS AND STANDARD FRAMING HARDWARE UNLESS NOTED OTHERWISE SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY AND ARE IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG.

12. TOP PLATES SHALL LAP LOWER PLATE AT CORNERS. BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 5-16D NAILS ON EACH SIDE.

13. ALL WALLS CONTAINING PIPES 3" IN DIAMETER OR LARGER SHALL BE 2X6 STUDS AT 16" O.C.

14. PROVIDE DOUBLE JOISTS AT ALL NON-BEARING PARTITIONS PARALLEL TO THE JOIST. DOUBLED OR TRIPLED HORIZONTAL MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D COMMON NAILS AT 16" O/C STAGGERED.

15. HOLES THROUGH SILLS, PLATES AND STUDS IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE OR STUD WIDTH.

16. FRAMING AND NAILING NOT DETAILED ON THE PLANS ARE TO CONFORM TO THE MINIMUM STANDARDS PER TABLE 2304.9.1 OF THE 2018 IBC.

17. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED $\frac{1}{16}$" LARGER THAN NOMINAL BOLT SIZE.

18. BOLTS SHALL HAVE A DRIVE FIT WITH HEADS AND NUTS BEARING ON PLATE. WASHERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (THIS SCHEDULE ALSO APPLIES TO LAG SCREW HEADS):

BOLT DIAMETER	WASHER
½" DIA	3" SQUARE X ¼"
⅝" DIA	3" SQUARE X ¼"
¾" DIA	3" SQUARE X $\frac{5}{16}$"
⅞" DIA	3 ½" SQUARE X $\frac{5}{16}$"
1" DIA	4" SQUARE X ⅜"

19. PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT PER 2018 IBC CHAPTER 23.

20. CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED. HOLDOWN CONNECTOR BOLT SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED AT THE CONNECTION OF THE HOLDOWN TO THE POST. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

21. LAG SCREWS SHALL BE INSTALLED IN PRE DRILLED HOLES. THE HOLES ARE TO BE OF THE SAME DIAMETER AS THE SHANK FOR THE SHANK PORTION AND 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LAG SCREWS ARE TO BE INSERTED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW

MICROLLAMS/PARALLAMS/TIMBERSTRANDS

1. MICROLLAMS/PARALLAMS/TIMBERSTRANDS SHALL BE FABRICATED BY THE TRUS-JOIST OR AN APPROVED EQUAL IN STRUCTURAL DESIGN AND LOAD VALUES, CONFORM TO NER - 481 AND SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES:

DESIGN STRESSES (100% LOAD DURATION)

	CATEGORY	E PSI	F(b) PSI	Fc⊥PSI[2]	Fc II PSI	Fv PSI
1	TIMBER STRAND LSL	$1.5X10^6$	2250[4]	650	1950	285
2	MICROLLAM LVL	$1.9X10^6$	2600[3]	750	2310	285
3	PARALLAM PSL	$2.0X10^6$	2900[3]	650	2900	290

(1). FOR 12" DEPTH, FOR OTHERS, MULTIPLY BY (12/D) 0.111.
(2). FC SHALL NOT BE INCREASED FOR DURATION OF LOAD.
(3). DEPTH GREATER THAN 12" MULTIPLYF(B) BY (12/D) 0.136.
(4). DEPTH GREATER THAN 12" MULTIPLY F(B) BY (12/D) 0.092.

2. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER. 916-792-8527

GLUE LAMINATED BEAMS

1. GLUE LAMINATED BEAMS SHALL BE WEST COAST DOUGLAS FIR-LARCH, WITH 1-⅜" OUTER AND CORE LAMINATIONS AND SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED TIMBER", A.I.T.C. #117 AND ALL APPROVED SUPPLEMENTS THEREOF.

2. MOISTURE CONTENT OF THE LUMBER AT THE TIME OF GLUING SHALL BE NOT MORE THAN 16X WITH A MAXIMUM VARIATION OF 5X IN ANY BEAM.

3. BEAMS SHALL CONFORM TO A.I.T.C. INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE.

4. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION DURING SHIPPING.

5. A "CERTIFICATE OF INSPECTION", BY AN APPROVED INSPECTION AGENCY SHALL BE SUBMITTED TO THE CITY BUILDING AND SAFETY DEPARTMENT PRIOR TO ERECTION.

6. FOR SIMPLY SUPPORTED BEAMS.....USE COMBINATION 24F-V4
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b),BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

7. FOR CANTILEVER BEAMS.....USE COMBINATION 24F-V8
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b), BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

8. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER ENGINEERING CORP. @ 310-544-6010

9. GLUE LAM TIMBER MUST BE FABRICATED IN A LADBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2018 NDS SUPP. TABLE 5-A.

10. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETEROFR SMOOTH SHANK PORTION.

TABLE 2304.9.1-NAILING SCHEDULE

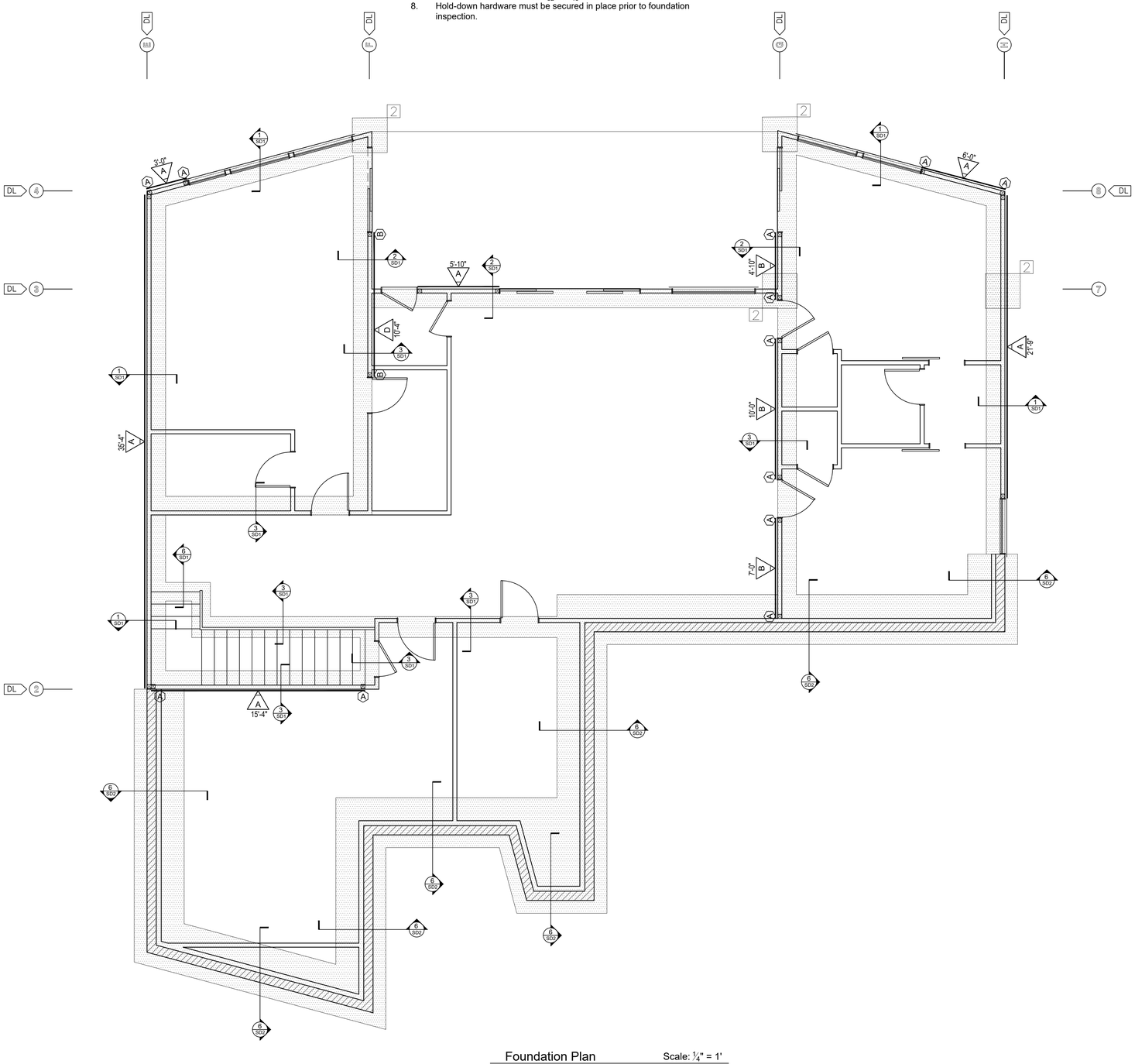
	CONNECTION	FASTENING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2.	BRIDGING TO JOIST, TOENAIL, EACH END	2-8D
3.	1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D
4.	WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8D
5.	2" SUBFLOOR TO JOIST, GIRDER, BLIND AND FACE NAIL	2-16D
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACE WALL PANELS	16D@16"O.C. 3-16D PER 16"
7.	TOP PLATE TO STUD, END NAIL	2-16D
8.	STUD TO SOLE PLATE	4-8D TOENAIL, OR 2-16D END NAIL
9.	DOUBLE STUD , FACE NAIL	16D@24" O.C.
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL	16D@16" O.C.
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12.	RIM JOIST TO TOP PLATE, TOENAIL	8D@6" O.C.
13.	TOP PLATES, LAP & INTERSECTION, FACE NAIL	2-16D
14.	CONTINUOUS HEADER TO STUD, TWO PIECES 16D@16" O.C. ALONG EACH EDGE	
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8D
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
17.	CEILING JOISTS LAP OVER PARTITIONS, FACE NAIL	3-16D
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
19.	RAFTER TO PLATE, TOENAIL	3-8D
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21.	1" X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8D
22.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D
23.	BUILT-UP CORNER STUDS, COMMON	16D@24" O.C.
24.	BUILT-UP GIRDER AND BEAMS 20D@32"@TOP & BOTTOM & STAGGERED 2-20D@ ENDS AND @ EACH SPLICE	
25.	2" PLANKS,COMMON	16D@ EACH BEARING
26.	COLLAR TIE TO RAFTER	3-10D
27.	JACK RAFTER TO HIP	3-10D
28.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D
29.	JOIST TO BAND JOIST	3-16D
30.	LEDGER STRIP 3-16D COMMON (3 $\frac{1}{4}$"X0.162") 4-3"X0.113" NAILS, FACE NAILS 4-3"X14 GAGE STAPLES	3-16D
31.	WOOD STRUCTURAL PANEL AND PARTICLE BOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS, 2 $\frac{1}{2}$"X0.113"NAIL, 1 $\frac{3}{4}$" 16"GAGE 19/32"-3/4",2 $\frac{1}{2}$"X0.113"NAIL, 2"16 GAGE 7/8"-1" 1-1/8"-1-1/4" SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	6D[C,J] 8D[G]OR 6D[E] 8D[C] 10D[G]OR 8D[J] 6D[E] 8D[C] 10D[G]OR 8D[C]
32.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6D[J] 8D[J]
33.	FIBERBOARD SHEATHING: 1/2" 25/32"	NO. 11GAGE ROOFING NAIL[K] 6D COMMON NAIL (2"X0.113") NO. 16GAGE STAPLE[L] NO. 11GAGE ROOFING NAIL[K] 8D COMMON NAIL (2 $\frac{1}{2}$" X 0.131") NO.

FOOTING SCHEDULE

1	24" SQ X 10" DEEP FOOTING NO REBAR REQUIRED
2	30" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.
3	36" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.



Foundation Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE (HDU-LARR#25720, STRAPS-LARR#25713)					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	7/8" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	7/8" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN NOTES

1. All sections above to be placed over fill compacted to 90% relative compaction in accordance with astm d 1557 method of compaction.
2. All slab bars to be centered in slab, unless noted otherwise.
3. Soil type D with an allowable bearing load of 1500 psf was used in the design of this project.
4. Roof sheathing to be 5/8" CDX plywood. Diaphragm nailing shall be 8d common nails @ 6" edge and 12" field unless noted otherwise.

PLAN LEGEND

	CONTINUOUS FOOTING
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"Ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 5/8". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all 5/8"dia anchors. 5/8" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of 5/8" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

REV DATE DESCRIPTION BY

Foundation Plan

DATE August 4, 2022

S-1.0

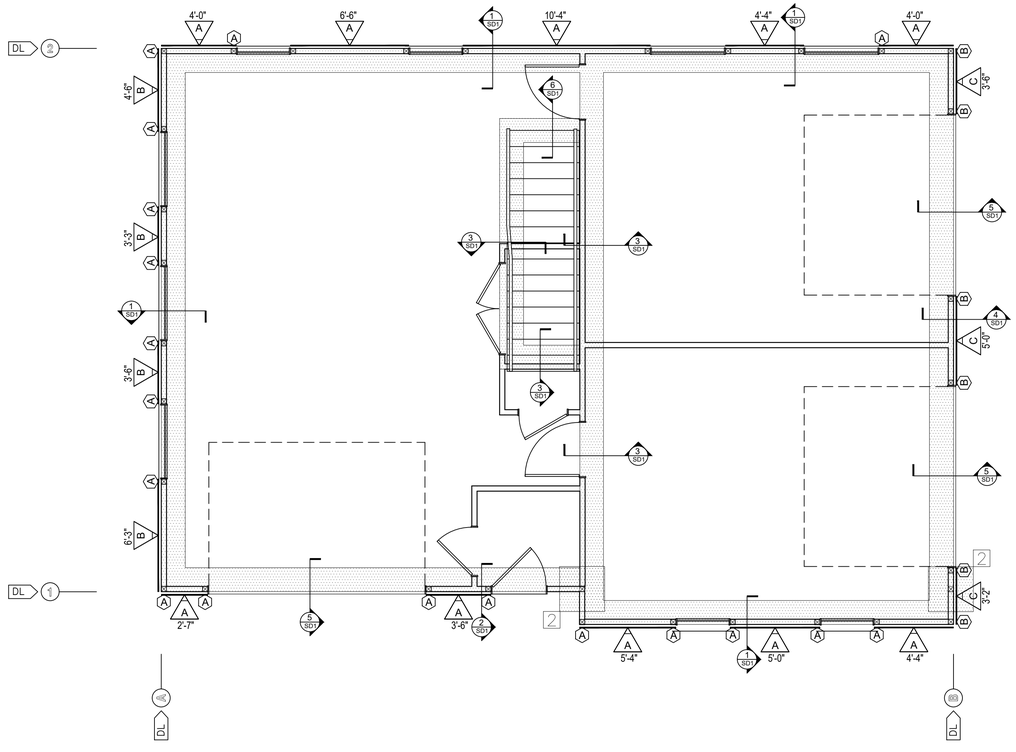
Scale 1/4" = 1'-0"

FOOTING SCHEDULE

1	24" SQ X 10" DEEP FOOTING NO REBAR REQUIRED
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SHEAR NOTES

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6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.



Foundation Plan Scale: 1/4" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE (HDU-LARR#25720, STRAPS-LARR#25713)					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
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B	HDU4-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	7/8" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	7/8" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN NOTES

1. All sections above to be placed over fill compacted to 90% relative compaction in accordance with astm d 1557 method of compaction.
2. All slab bars to be centered in slab, unless noted otherwise.
3. Soil type D with an allowable bearing load of 1500 psf was used in the design of this project.
4. Roof sheathing to be 5/8" CDX plywood. Diaphragm nailing shall be 8d common nails @ 6" edge and 12" field unless noted otherwise.

PLAN LEGEND

	CONTINUOUS FOOTING
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.

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B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x 1/4"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum 1/2"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 5/8". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all 5/8"dia anchors. 5/8" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of 5/8" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 4, Out Building
Hurricane, Ut.

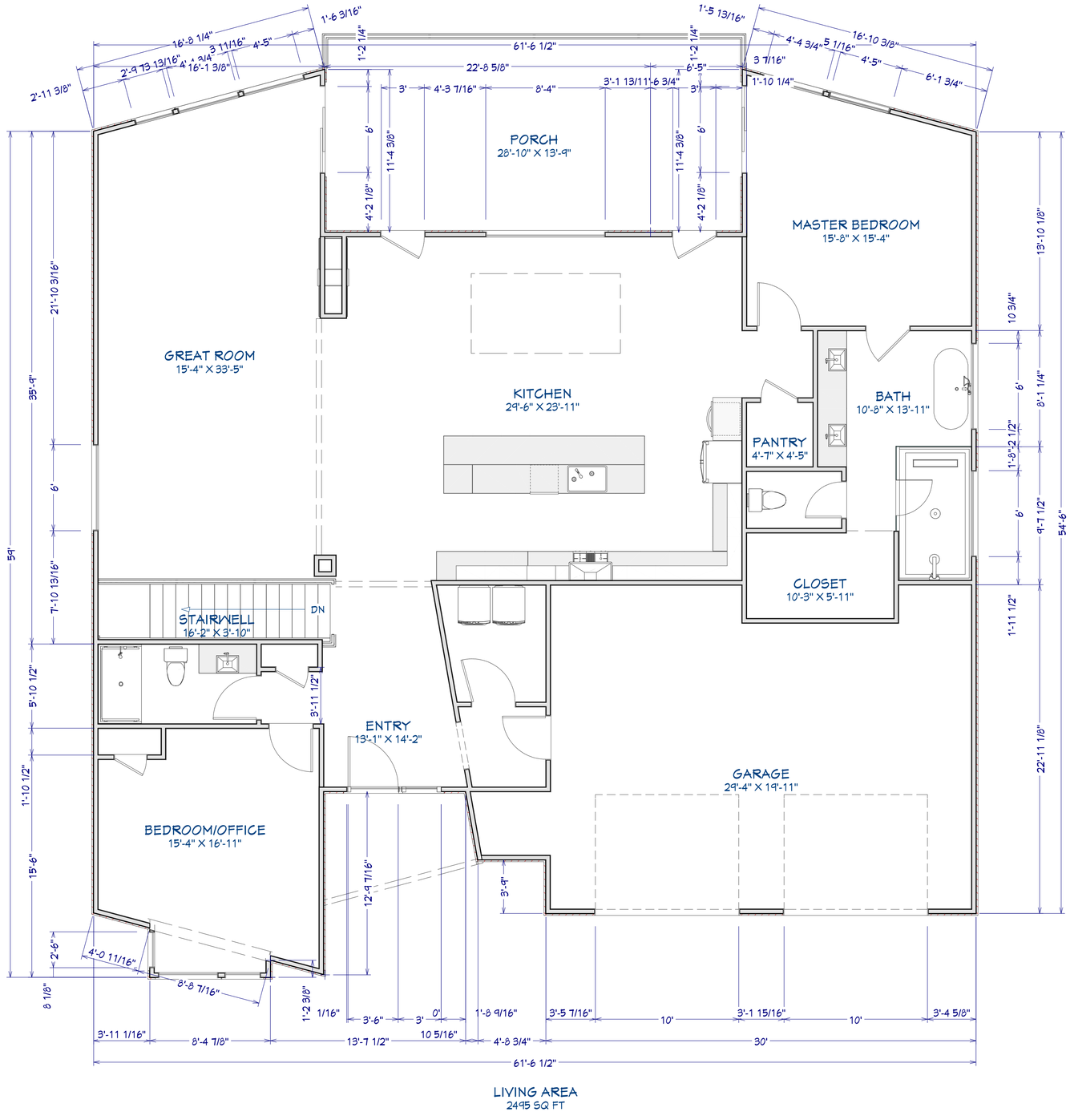
REV DATE DESCRIPTION BY

Foundation Plan

DATE August 12, 2022

S-1.0

Scale 1/4" = 1'-0"



REV	DATE	DESCRIPTION	BY

2-Story Residence

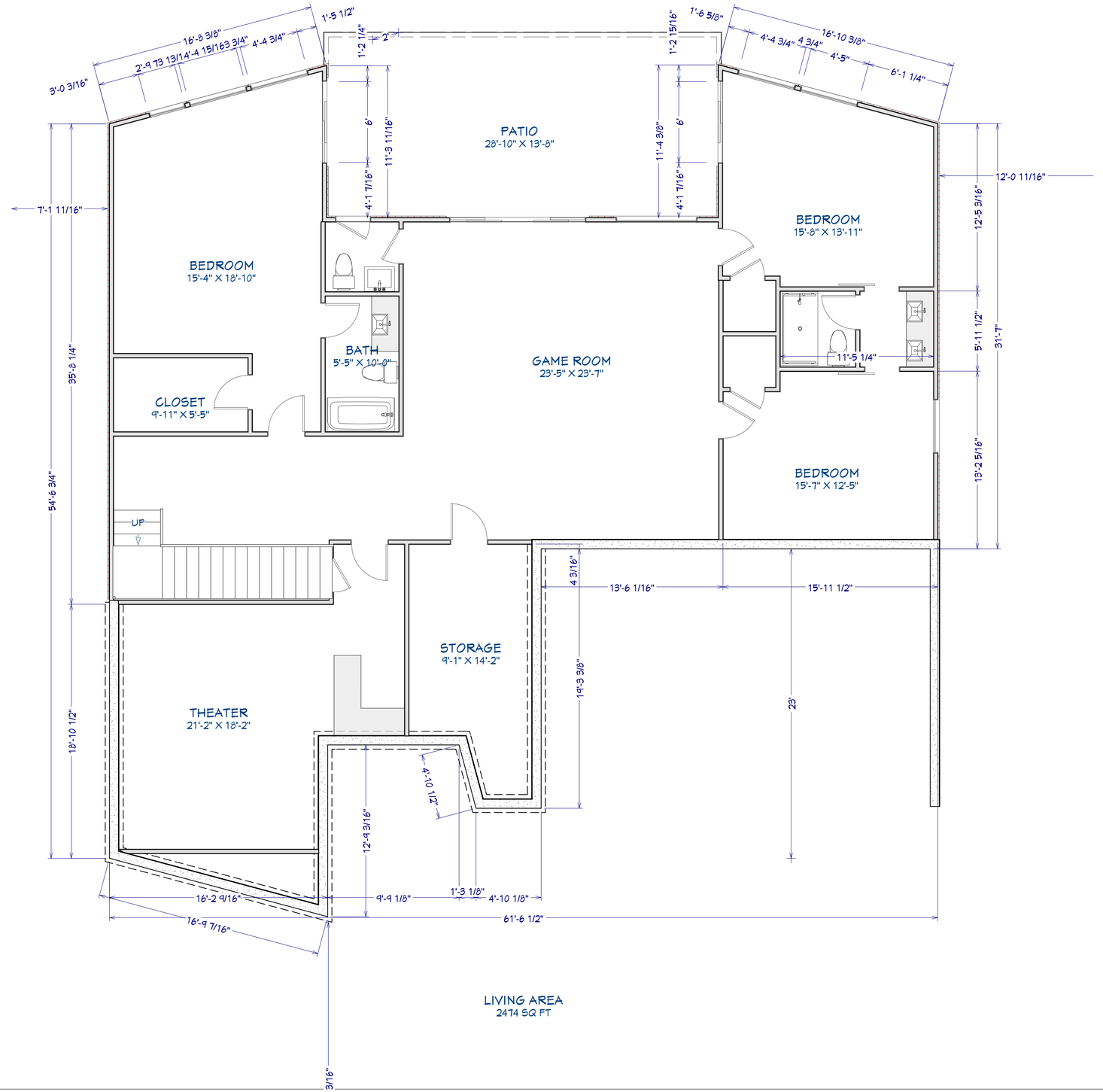
Dixie Heights
Lot 4
Hurricane, Ut.

Main Floor Plan

DATE: January 20, 2022

A-7.0

SCALE: 1/4in" = 1'-0"



2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

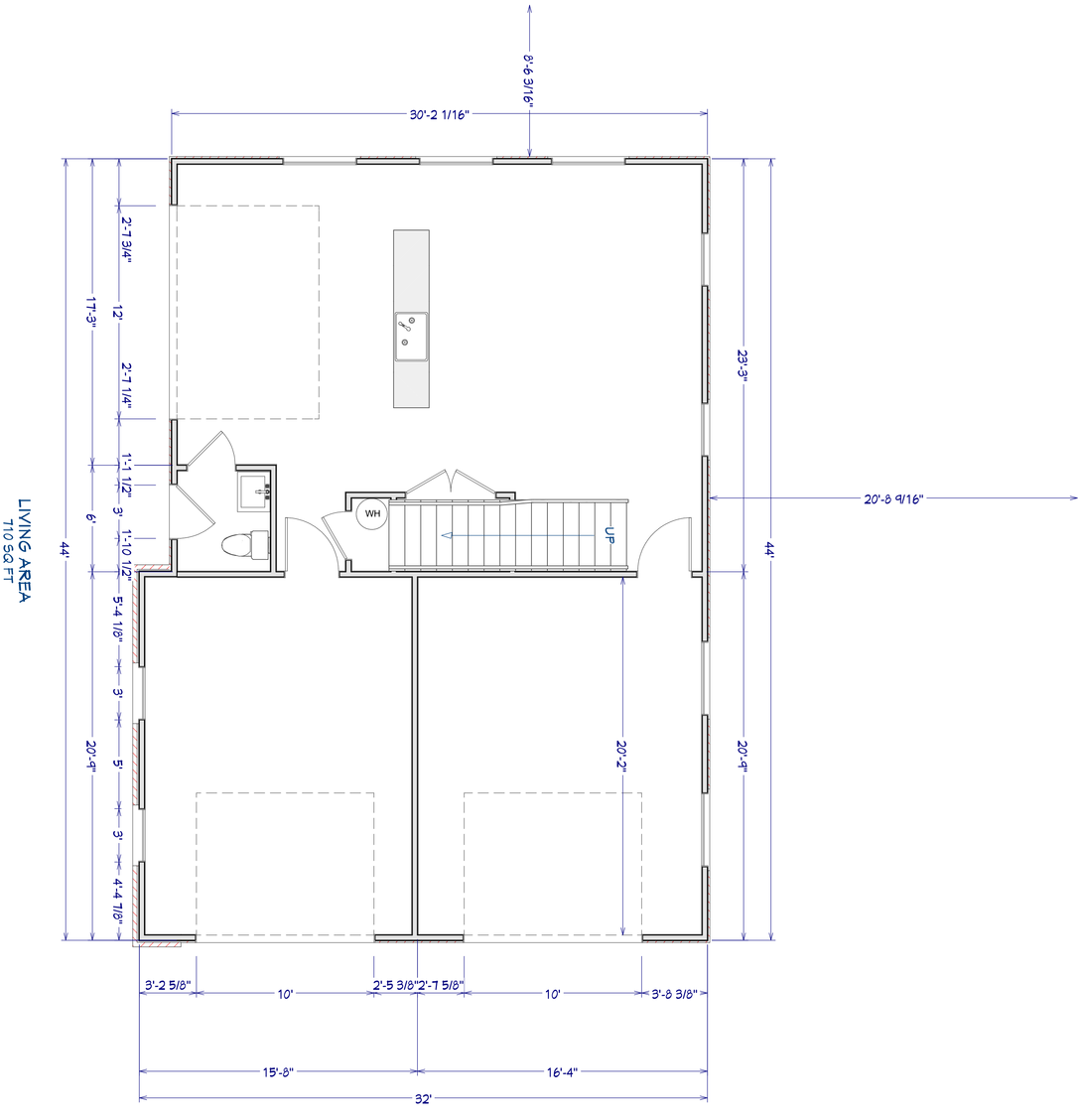
REV	DATE	DESCRIPTION	BY

Basement Floor Plan

DATE: January 20, 2022

A-8.0

SCALE: 1/4in" = 1'-0"



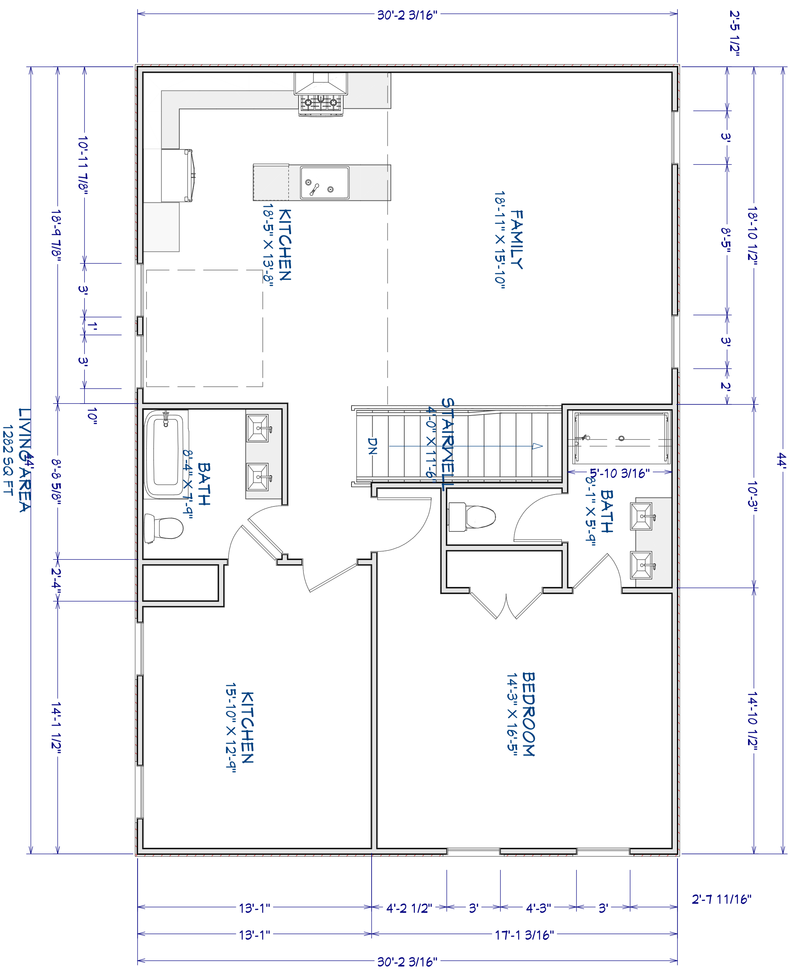
A-9.0

Main Floor Plan
Pool House

REV	DATE	DESCRIPTION	BY

2-Story Residence

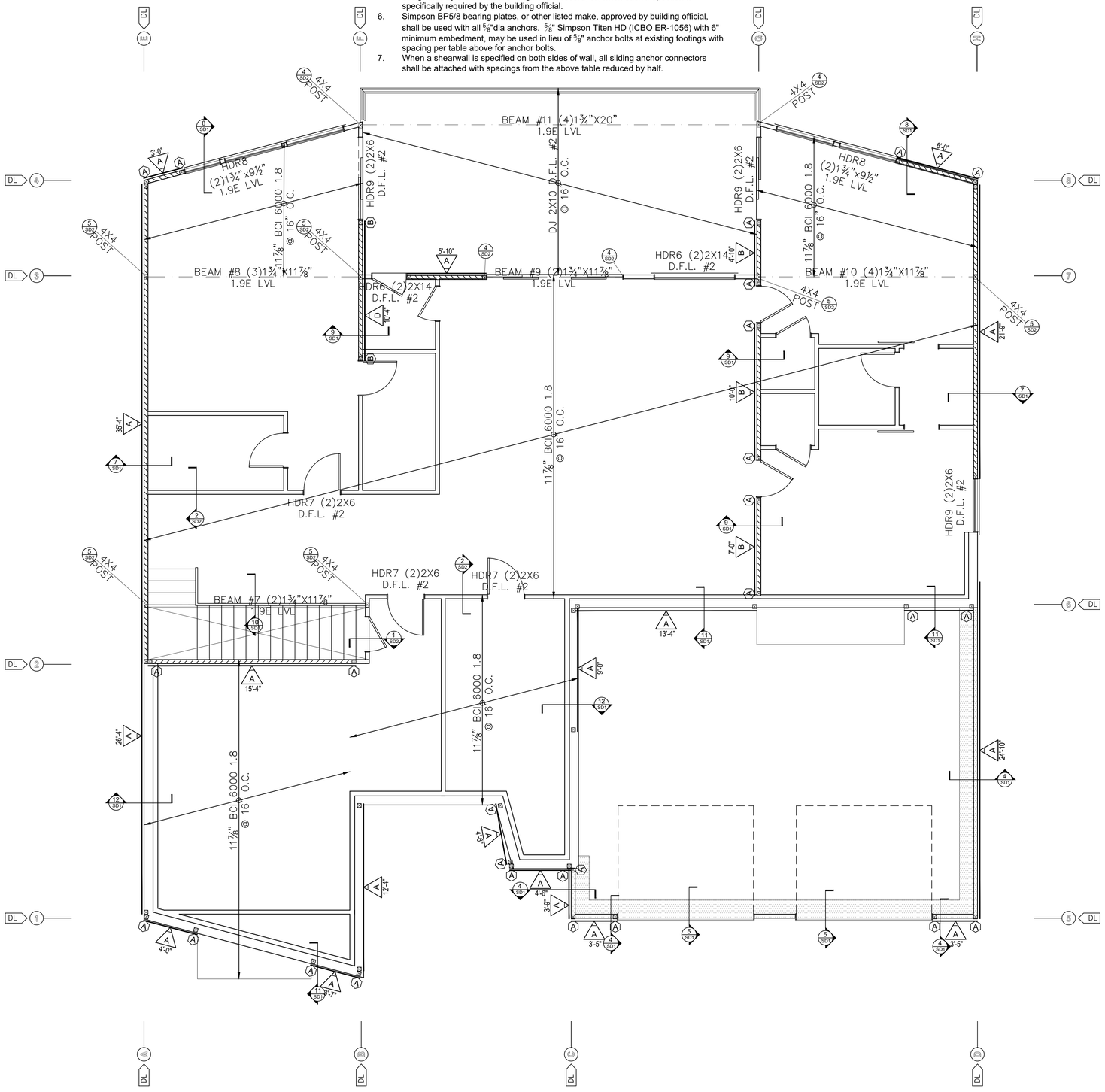
Dixie Heights
Lot 4
Hurricane, Ut.



A-10.0		2nd Floor Plan Pool House	REV	DATE	DESCRIPTION	BY	2-Story Residence Dixie Heights Lot 4 Hurricane, Ut.	

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 ⅝". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all ⅝"dia anchors. ⅝" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of ⅝" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



2nd Floor Framing Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	⅞" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	⅞" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled $\frac{1}{32}$" to $\frac{1}{16}$" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY

2nd Floor Framing Plan

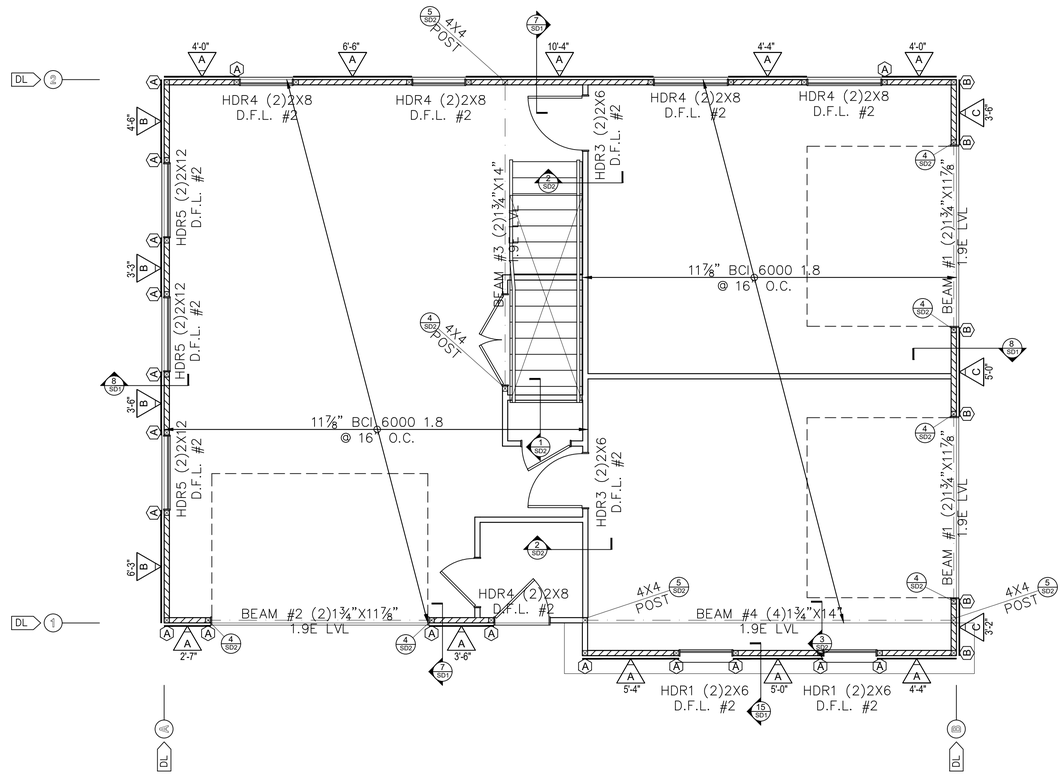
DATE August 4, 2022

S-2.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 ⅝". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all ⅝"dia anchors. ⅝" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of ⅝" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



2nd Floor Framing Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	⅞" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	⅞" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN LEGEND	
A 5'-0"	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	5/8"ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled $\frac{1}{32}$" to $\frac{1}{16}$" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 4, Out Building
Hurricane, Ut.

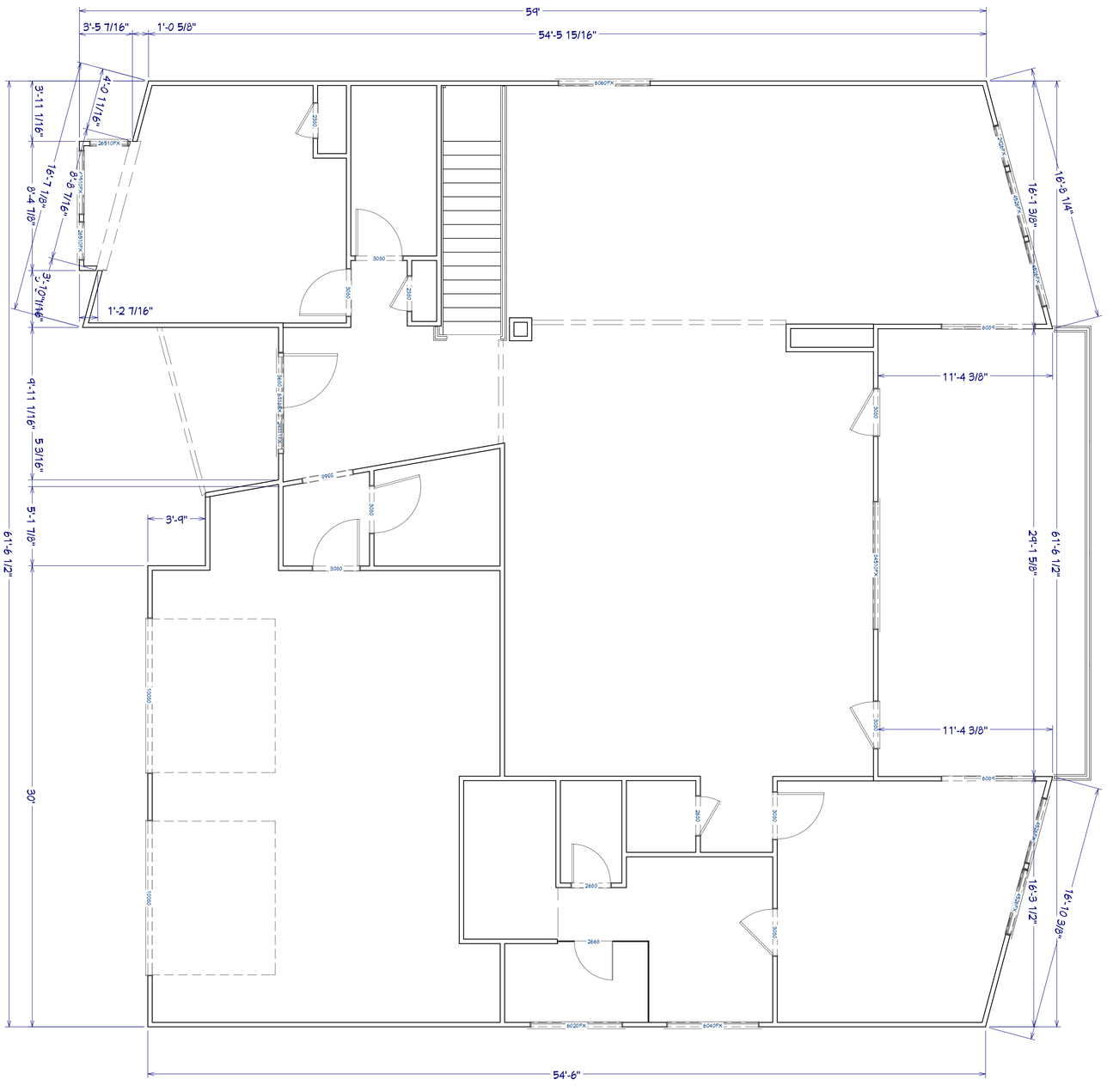
REV DATE DESCRIPTION BY

2nd Floor Framing Plan

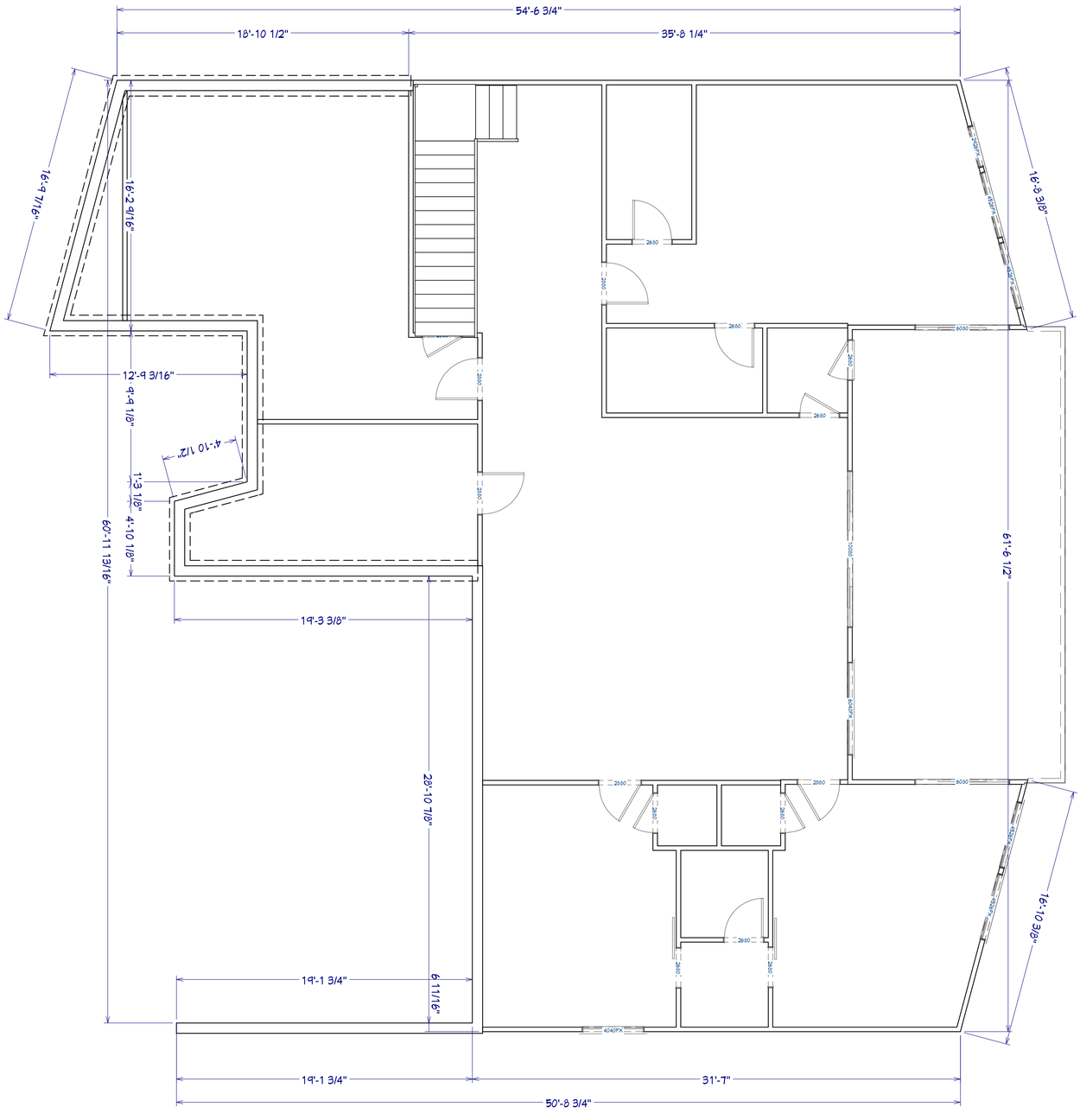
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S-2.0

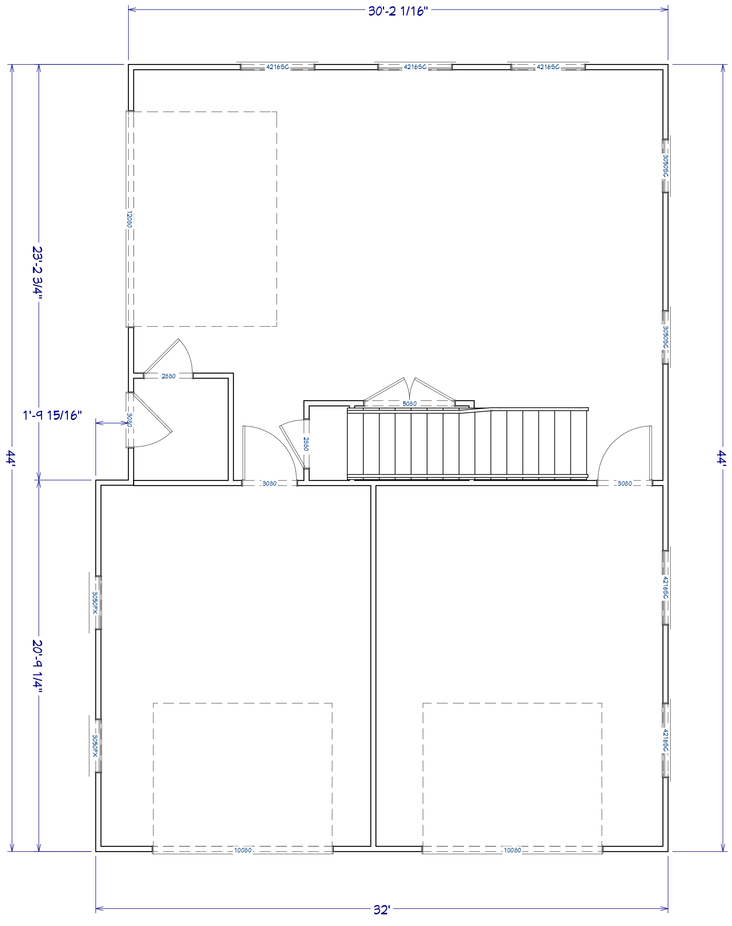
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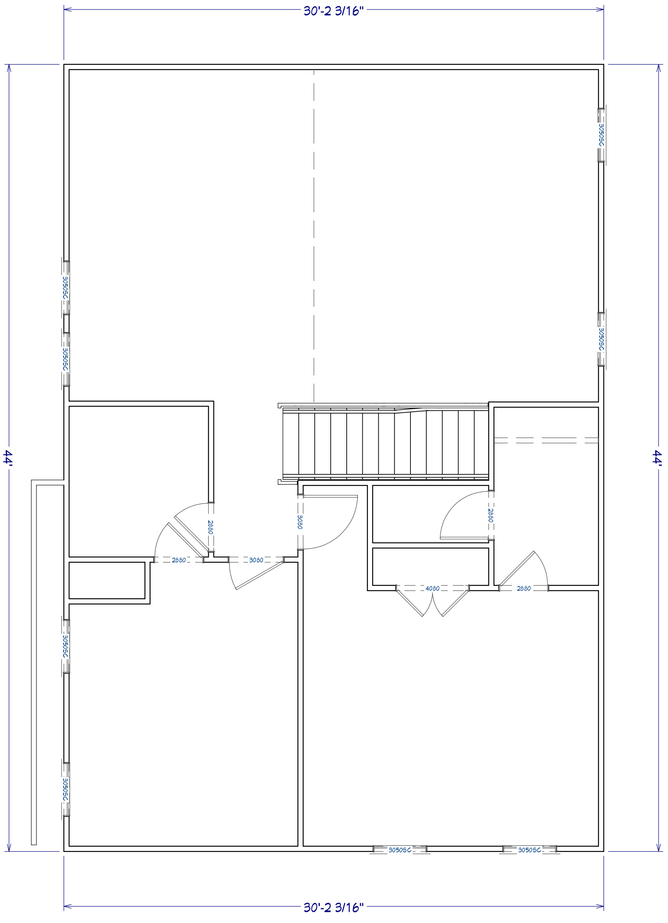
A-12.0		**1st Floor Framing** **Main House**	**REV** **DATE** **DESCRIPTION** **BY**	**2-Story Residence** **Dixie Heights** **Lot 4** **Hurricane, Ut.**	



A-13.0		**Basement Framing** **Main House**	**REV**	**DATE**	**DESCRIPTION**	**BY**	**2-Story Residence** **Dixie Heights** **Lot 4** **Hurricane, Ut.**	



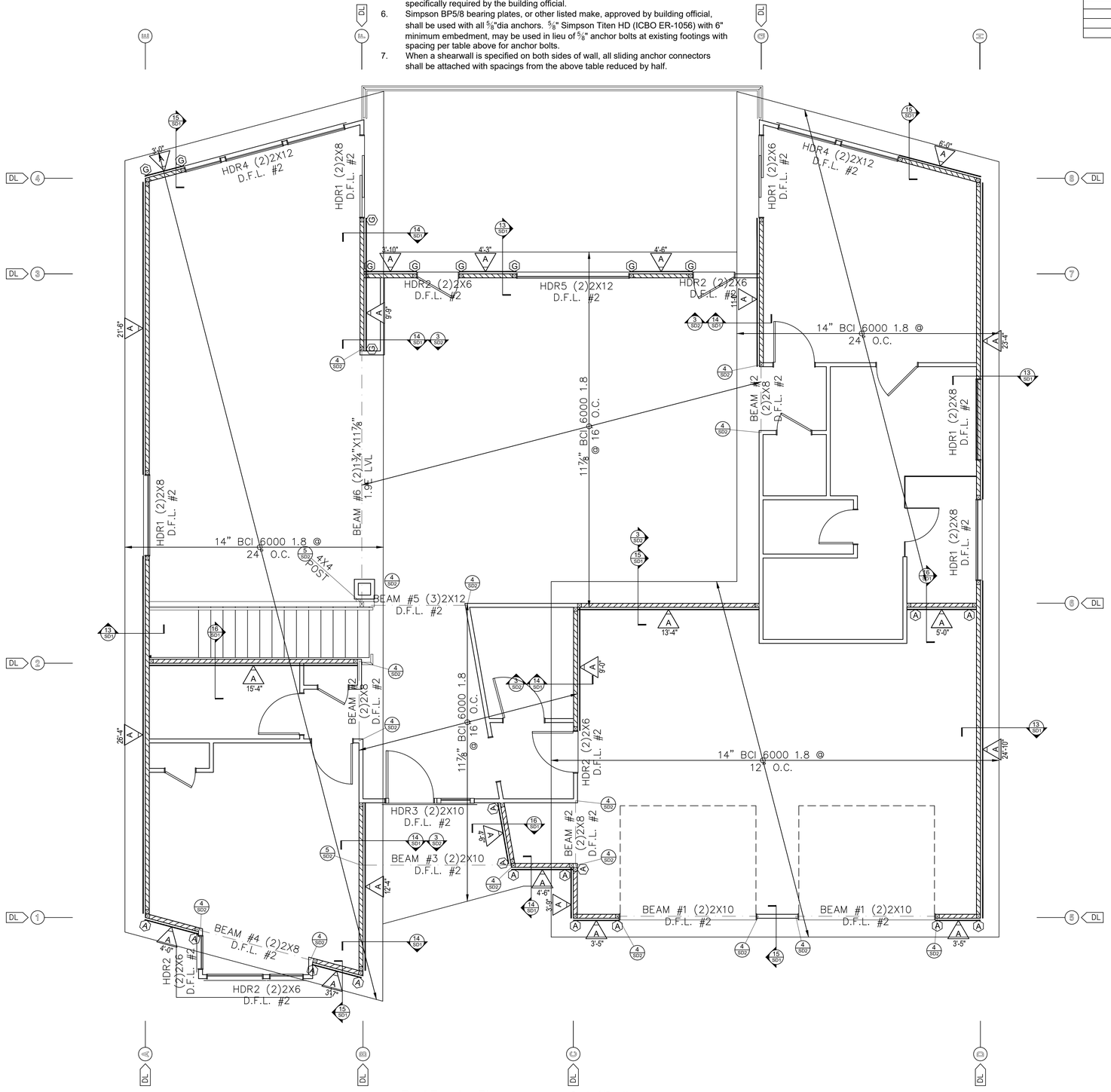
A-14.0	Main Floor Framing Pool House	REV DATE DESCRIPTION BY	2-Story Residence Dixie Heights Lot 4 Hurricane, Ut.	



A-15.0	2nd Floor Framing Pool House	REV DATE DESCRIPTION BY	2-Story Residence Dixie Heights Lot 4 Hurricane, Ut.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 ⅝". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all ⅝"dia anchors. ⅝" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of ⅝" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



Roof Framing Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	⅞" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	⅞" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS: 5/8"ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS: CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS: COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

REV DATE DESCRIPTION BY

Roof Framing Plan

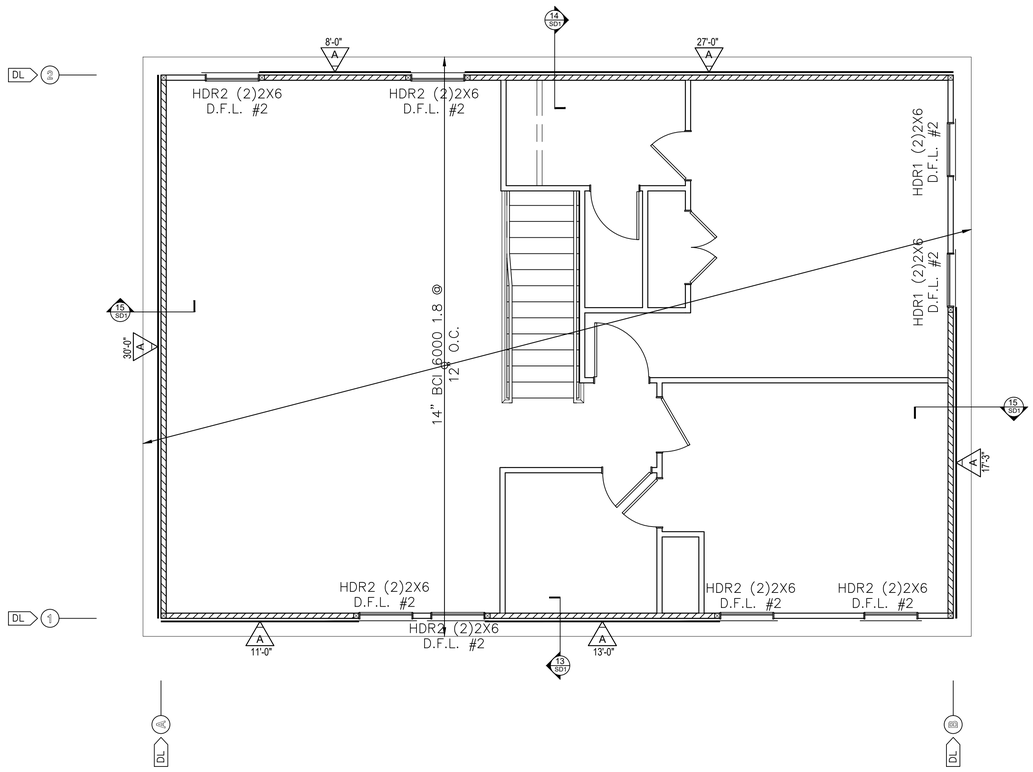
DATE August 4, 2022

S-3.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 ⅝". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all ⅝"dia anchors. ⅝" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of ⅝" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



Roof Framing Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	⅞" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	⅞" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C.
MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 4, Out Building
Hurricane, Ut.

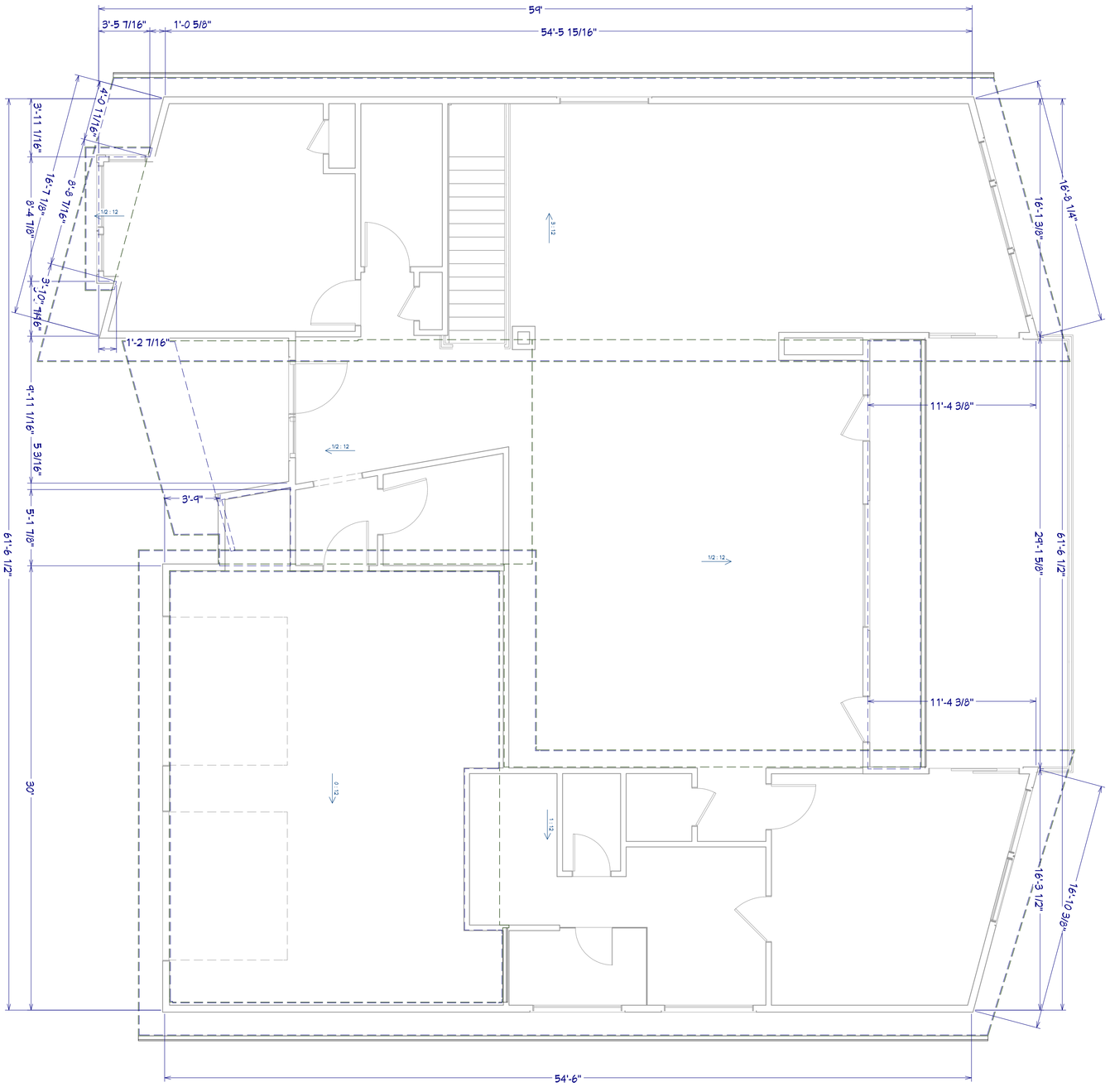
REV DATE DESCRIPTION BY

Roof Framing Plan

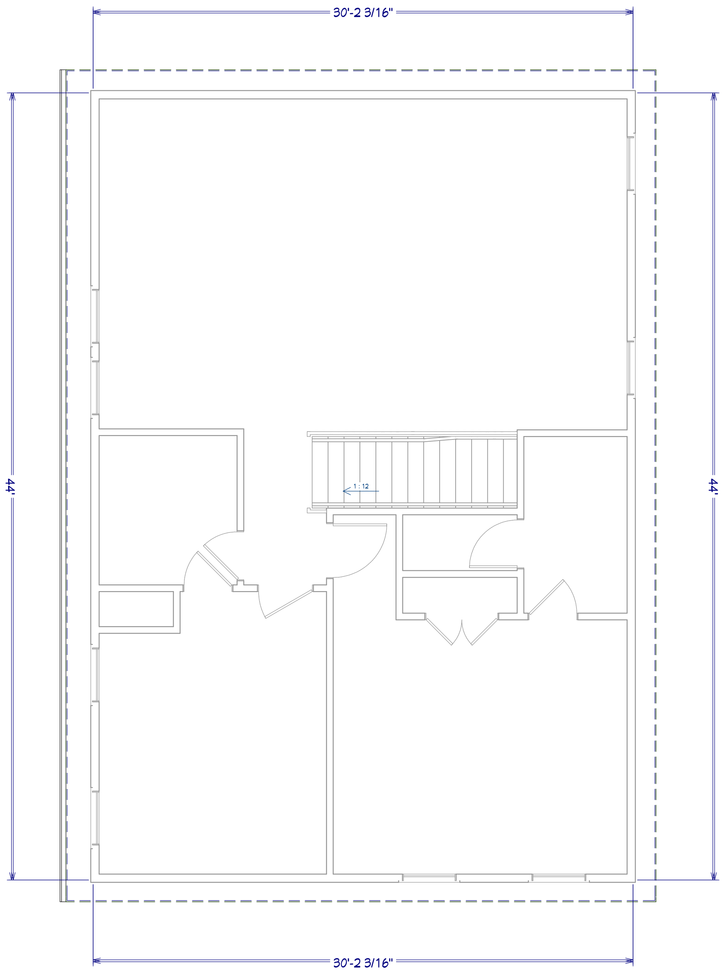
DATE August 12, 2022

S-3.0

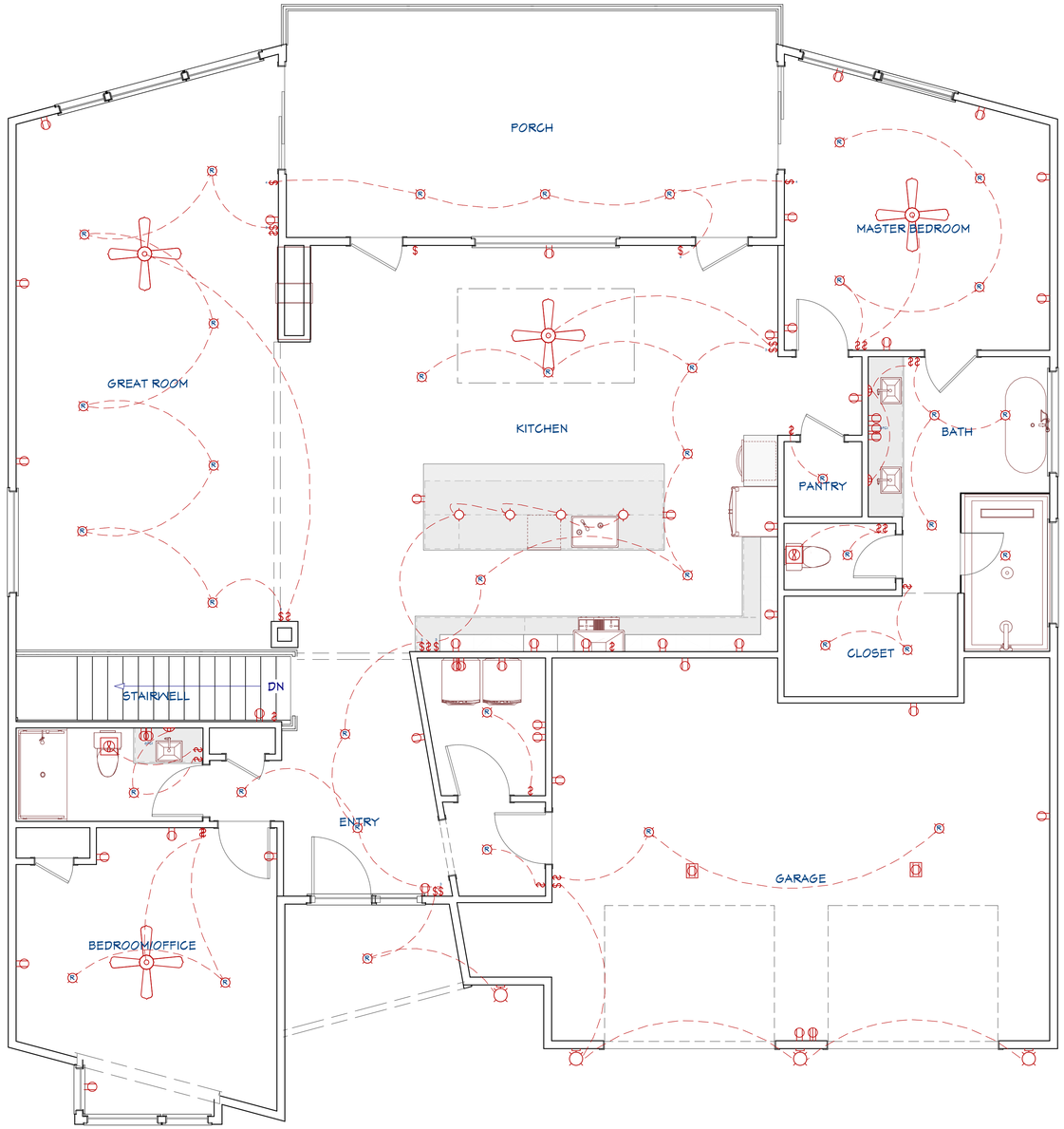
Scale 1/4" = 1'-0"



A-18.0		**Roof Drainage Plan** **Main House**	REV	DATE	DESCRIPTION	BY



A-19.0	Roof Drainage Plan Pool House	REV DATE DESCRIPTION BY	2-Story Residence Dixie Heights Lot 4 Hurricane, Ut.



LIVING AREA
2495 SQ FT

REV	DATE	DESCRIPTION	BY

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

Main Floor Electrical Plan
Main House

DATE: January 20, 2022

A-26.0

SCALE: 1/4in" = 1'-0"

LIVING AREA
2474 SQ FT

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

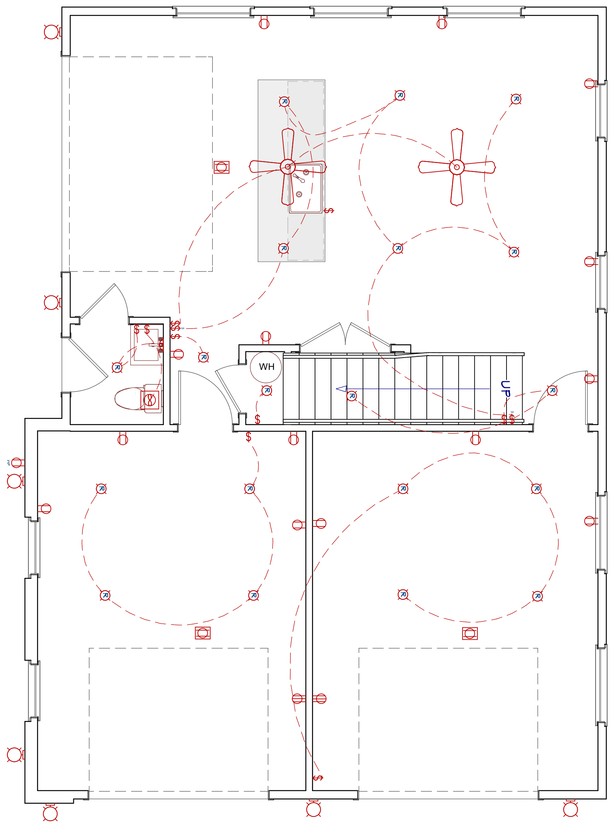
REV	DATE	DESCRIPTION	BY

Basement Electrical Plan
Main House

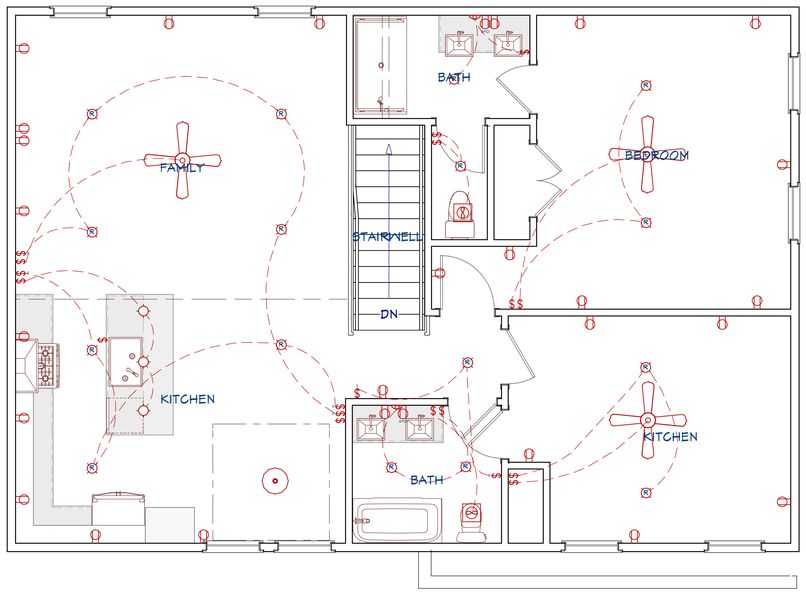
DATE: January 20, 2022

A-27.0

SCALE: 1/4th" = 1'-0"



A-28.0	**Main Floor Electrical Plan** **Pool House**	REV DATE DESCRIPTION BY	**2-Story Residence** **Dixie Heights** **Lot 4** **Hurricane, Ut.**



LIVING AREA
1282 SQ FT

REV DATE DESCRIPTION BY

2-Story Residence

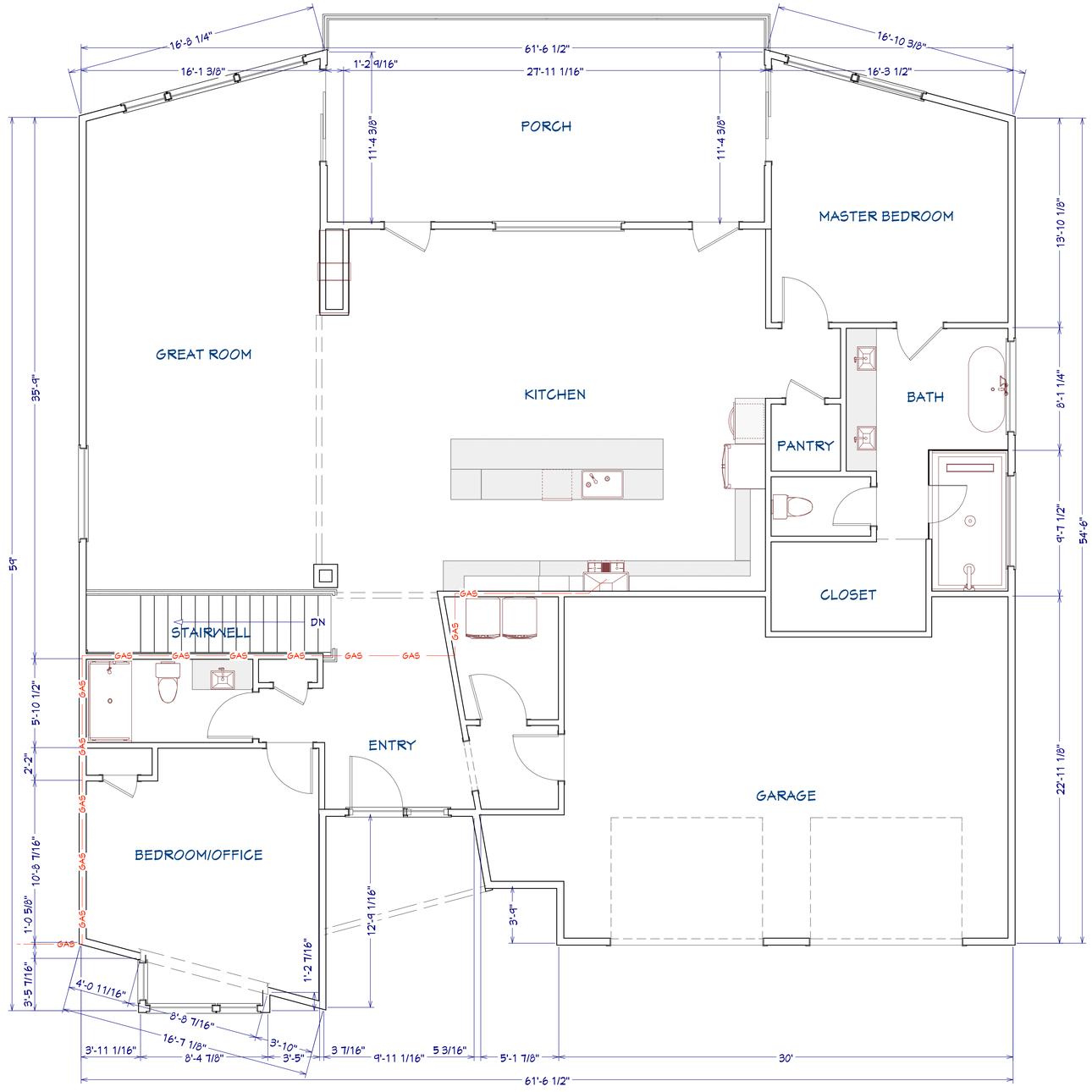
Dixie Heights
Lot 4
Hurricane, Ut.

2nd Floor Electrical Plan
Main House

DATE: January 20, 2022

A-29.0

SCALE: 1/4in" = 1'-0"



LIVING AREA
2495 SQ FT

REV	DATE	DESCRIPTION	BY

2-Story Residence

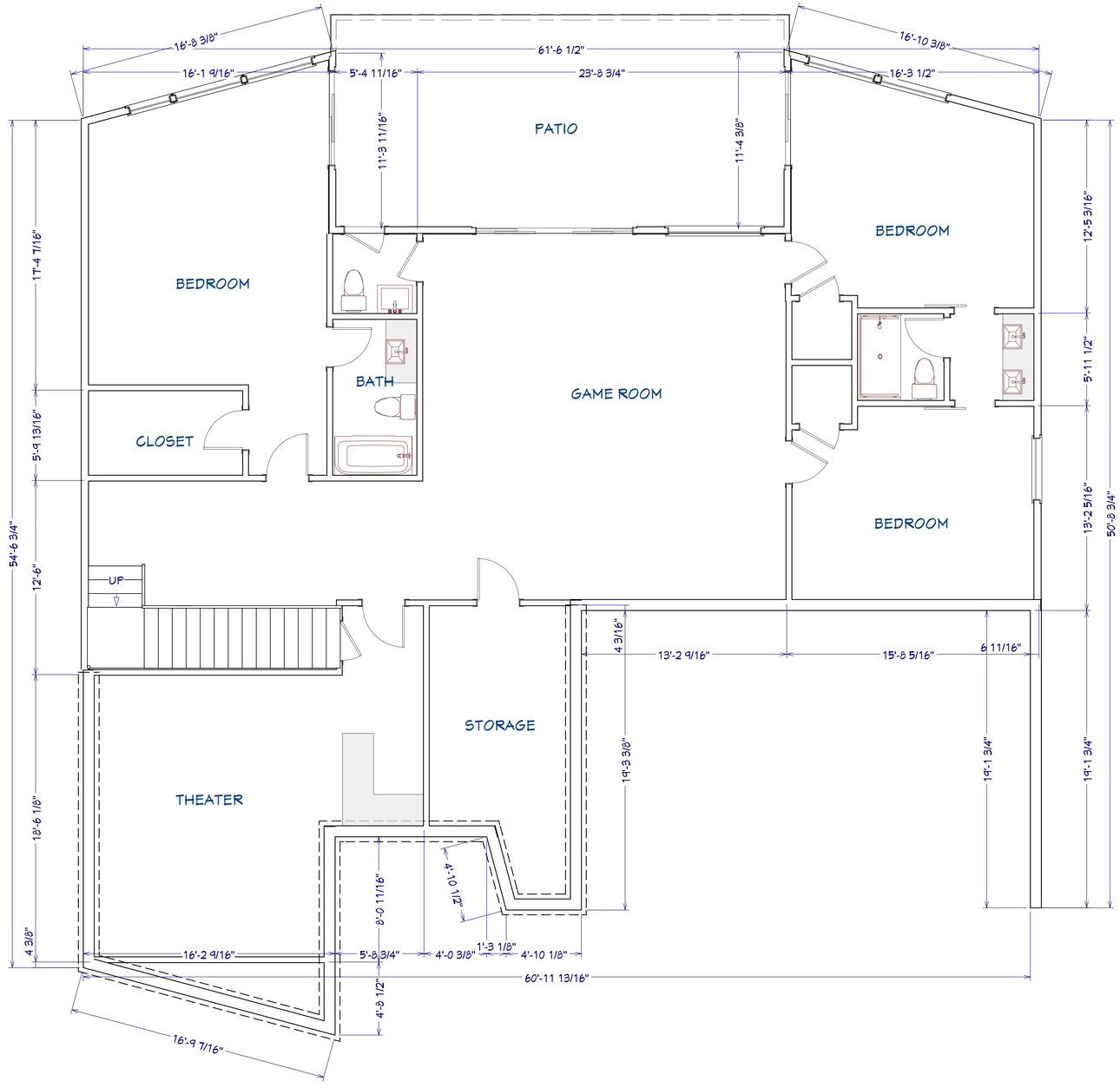
Dixie Heights
Lot 4
Hurricane, Ut.

Plumbing and HVAC Plan
Main House

DATE: January 20, 2022

A-30.0

SCALE: 1/4in" = 1'-0"



LIVING AREA
2474 SQ FT

REV	DATE	DESCRIPTION	BY

2-Story Residence

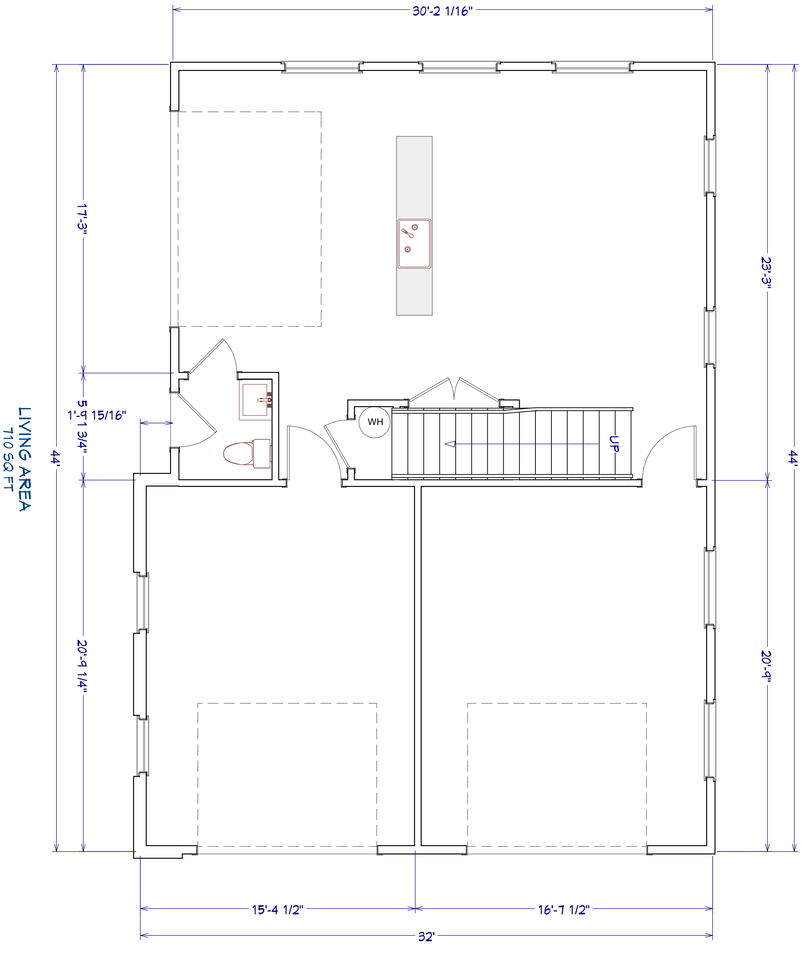
Dixie Heights
Lot 4
Hurricane, Ut.

Plumbing and HVAC Plan
Basement - Main House

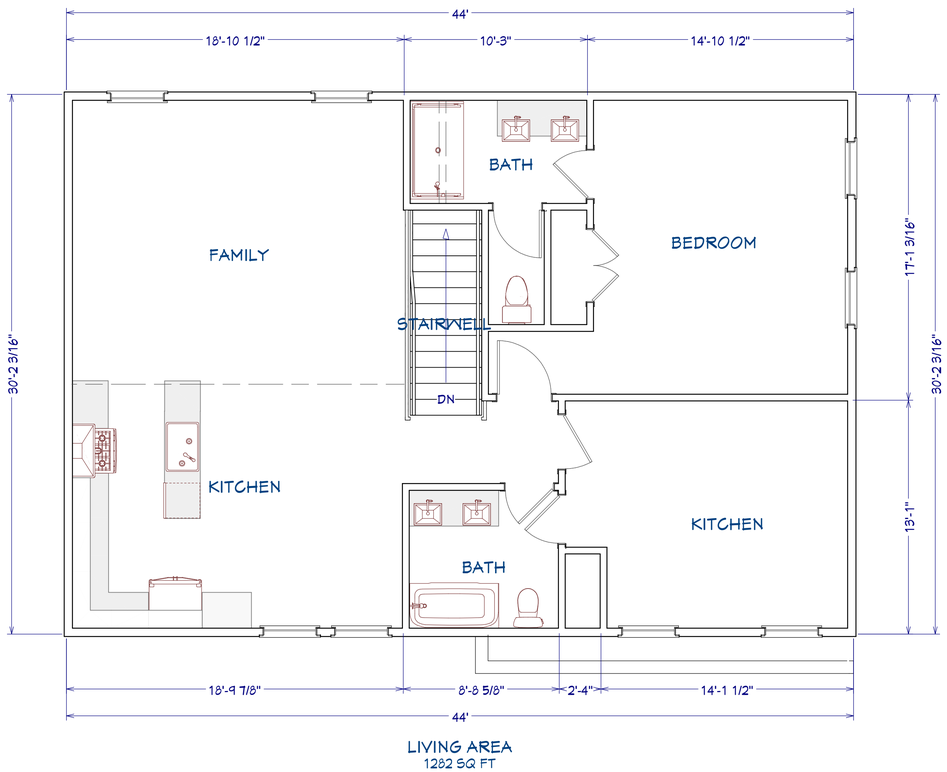
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A-31.0

SCALE: 1/4in" = 1'-0"



A-32.0	**Plumbing and HVAC Plan** **Main Floor** **- Pool House**	REV	DATE	DESCRIPTION	BY	**2-Story Residence** **Dixie Heights** **Lot 4** **Hurricane, Ut.**



LIVING AREA
1282 SQ FT

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

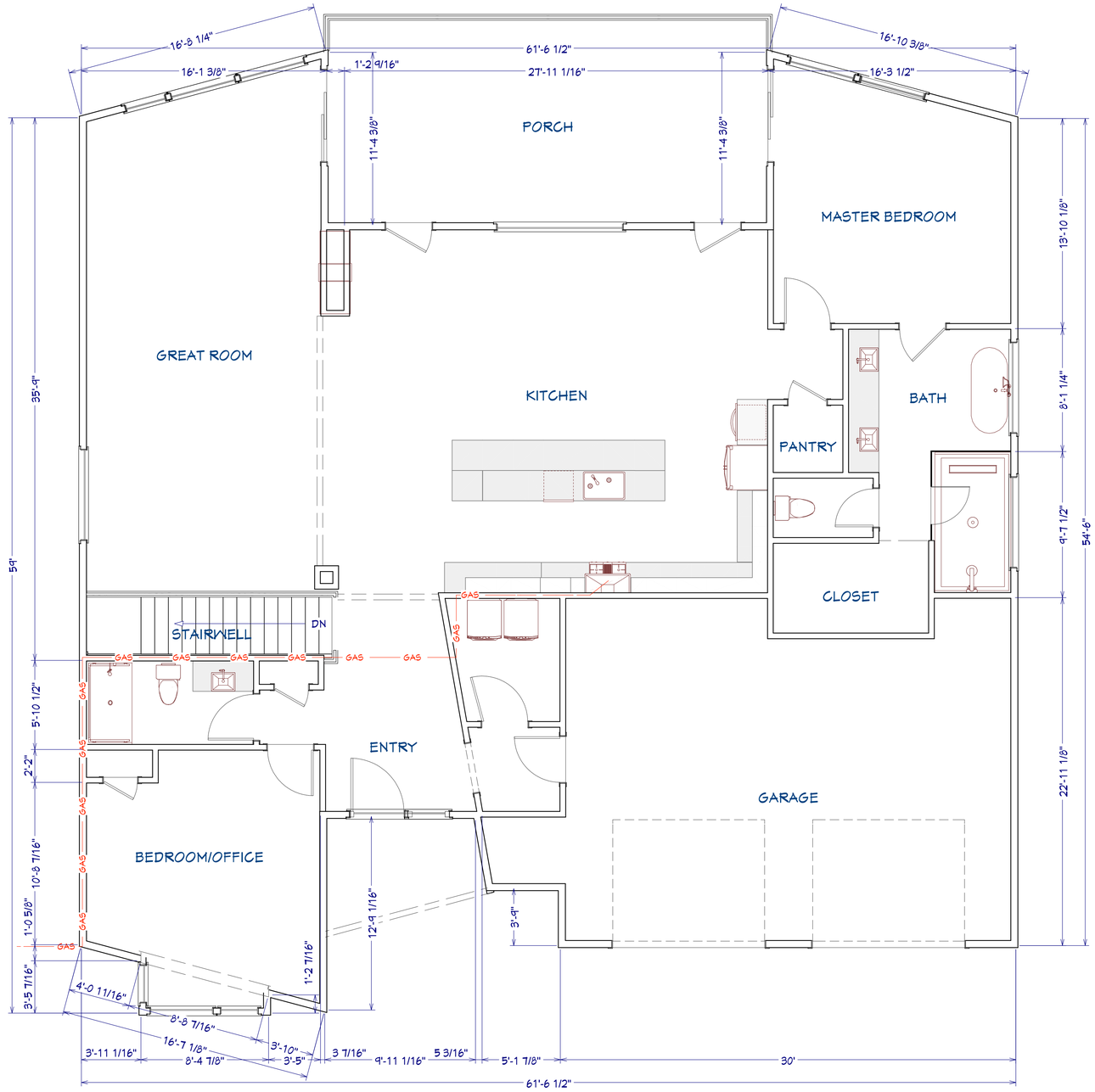
REV	DATE	DESCRIPTION	BY

Plumbing and HVAC Plan
2nd Floor
- Pool House

DATE: January 20, 2022

A-33.0

SCALE: 1/4th" = 1'-0"



LIVING AREA
2495 SQ FT

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

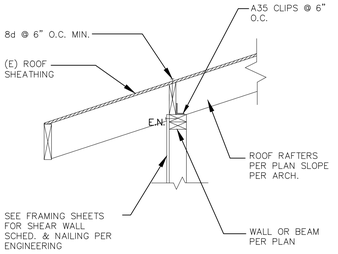
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1st Floor Gas Plan

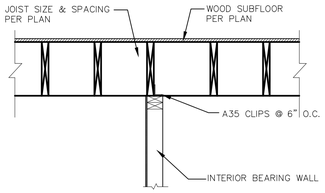
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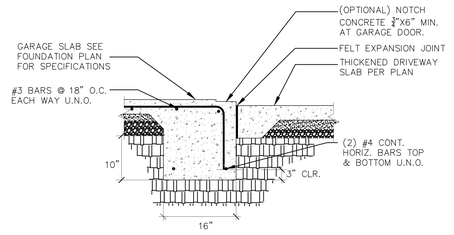
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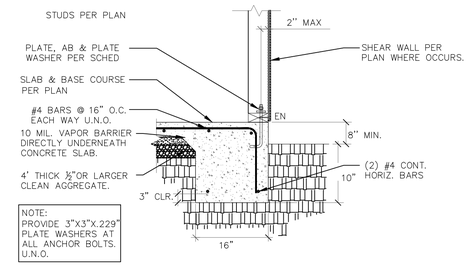
Shear Transfer — 13
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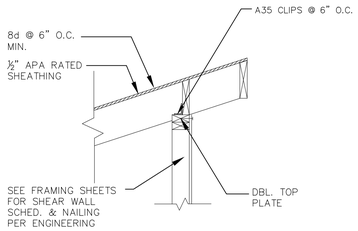
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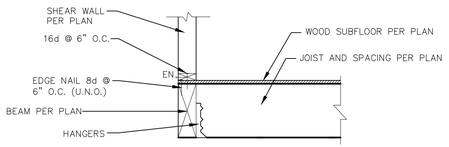
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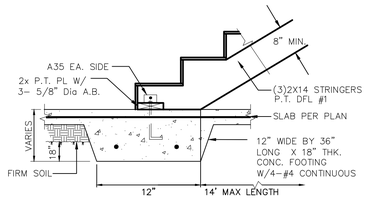
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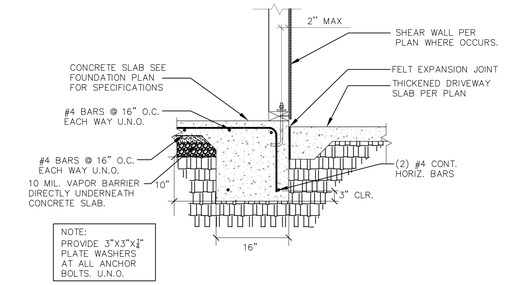
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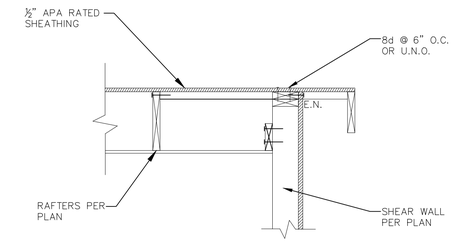
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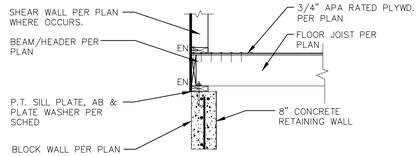
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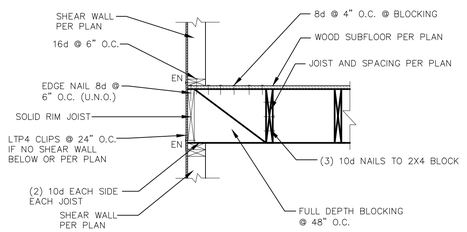
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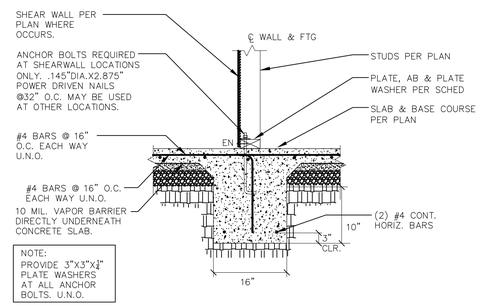
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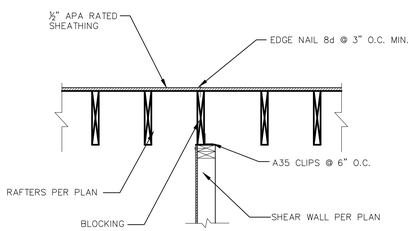
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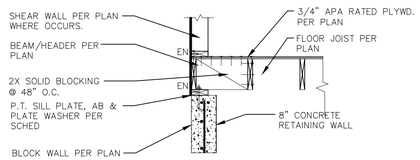
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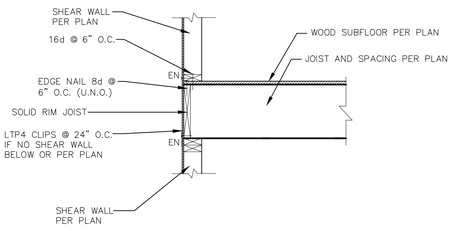
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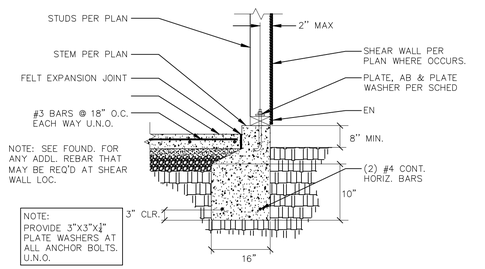
Shear Transfer — 16
Not To Scale



Shear Transfer — 12
Not To Scale



Shear Transfer — 8
Not To Scale



Garage Footing — 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

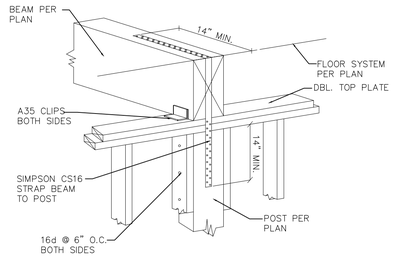
REV	DATE	DESCRIPTION	BY

Structural Details

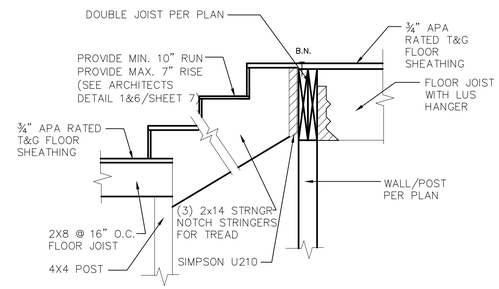
DATE August 4, 2022

SD-1

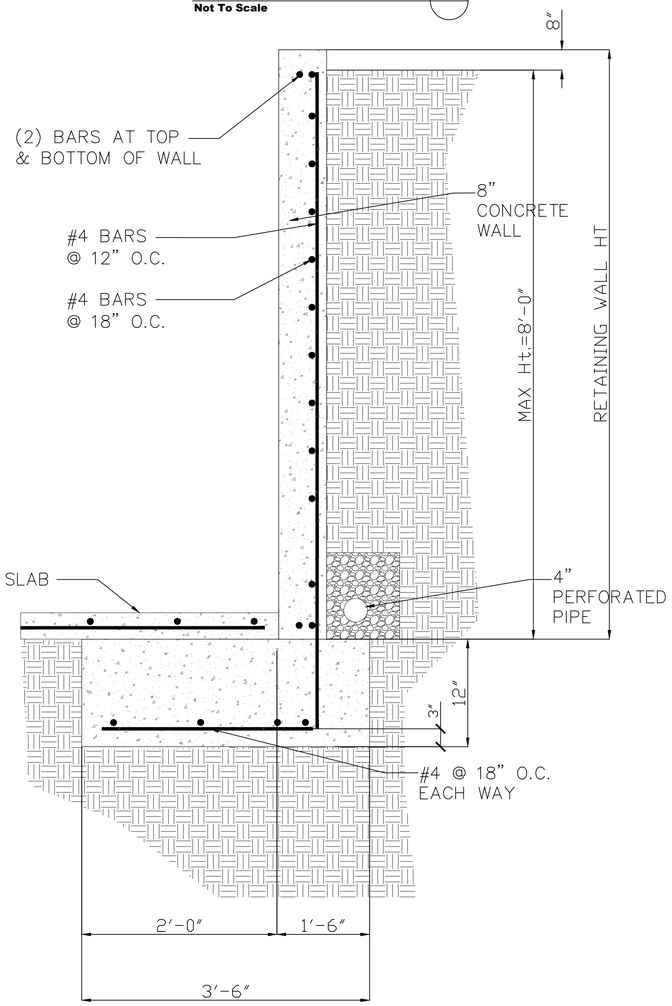
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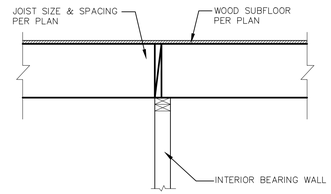
Beam to Post 5
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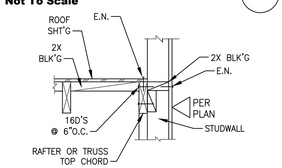
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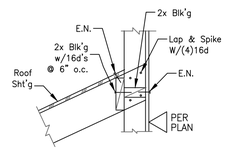


Retaining Wall 6
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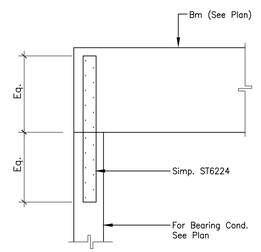


Interior Bearing Wall 2
Not To Scale





Lower Roof to Wall 3
Not To Scale



Beam to Post 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
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BRADLEY C. MOSER
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Enhanced Home Builders
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2-Story Residence

Dixie Heights
Lot 4
Hurricane, Ut.

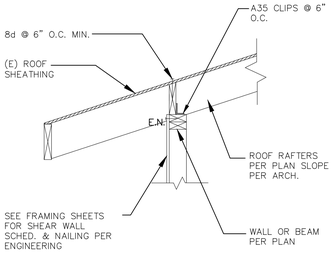
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Structural Details

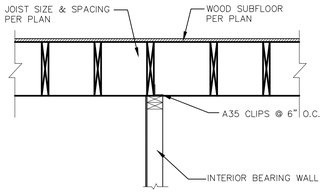
DATE August 4, 2022

SD-2

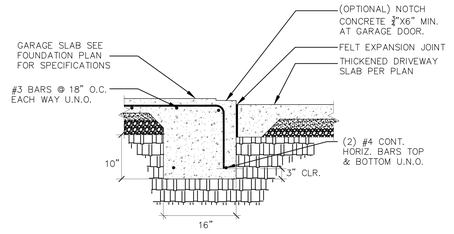
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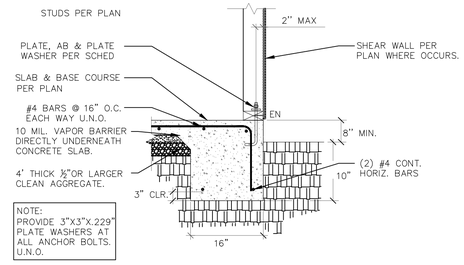
Shear Transfer 13
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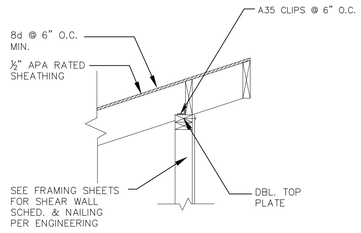
Shear Transfer 9
Not To Scale



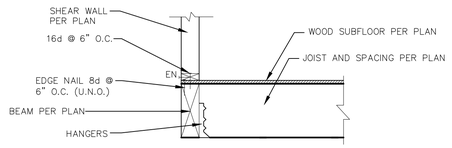
Garage Footing 5
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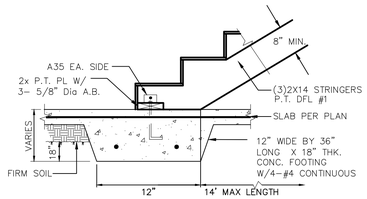
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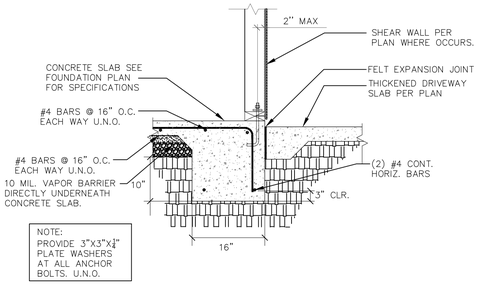
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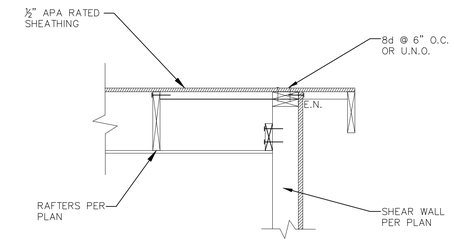
Framing 10
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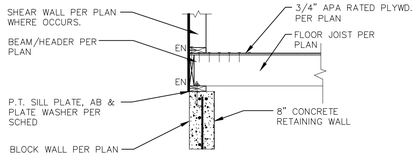
Stair Footing 6
Not To Scale



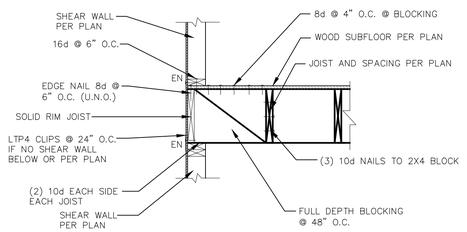
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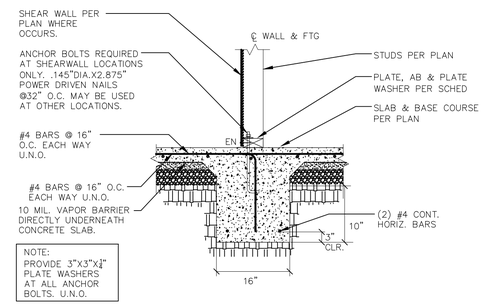
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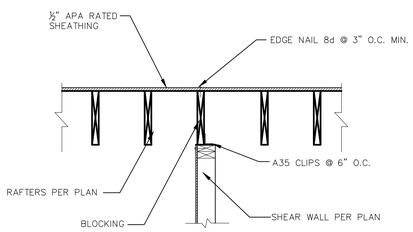
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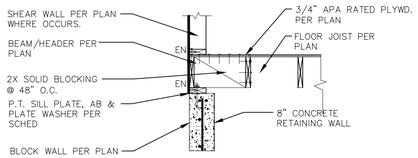
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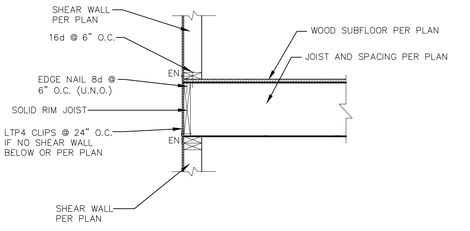
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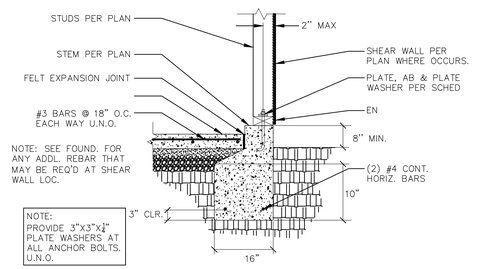
Shear Transfer 16
Not To Scale



Shear Transfer 12
Not To Scale



Shear Transfer 8
Not To Scale



Garage Footing 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 4, Out Building
Hurricane, Ut.

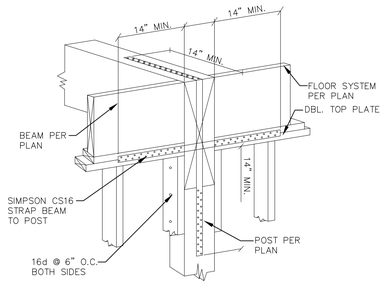
REV	DATE	DESCRIPTION	BY

Structural Details

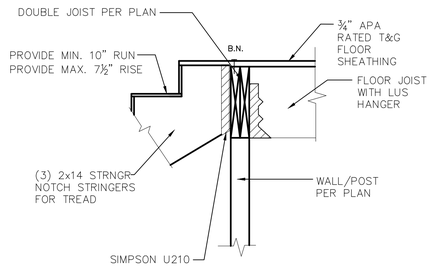
DATE August 12, 2022

SD-1

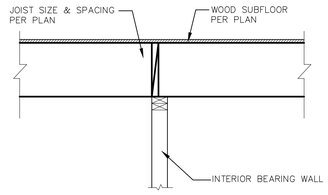
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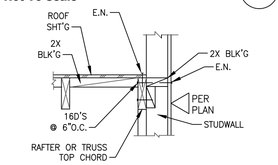
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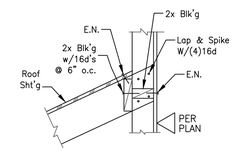


Stair Framing 1
Not To Scale

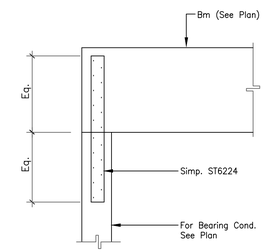


Interior Bearing Wall 2
Not To Scale





Lower Roof to Wall 3
Not To Scale



Beam to Post 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 4, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY

Structural Details

DATE August 12, 2022

SD-2

Scale N/A

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	CUP24-06
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	Trent Johnson
Request:	A conditional use permit for a building of greater height and size
Location:	3974 W 2470 S
Zoning:	R1-10 PDO
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 1320 sq. ft. and 24' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height.

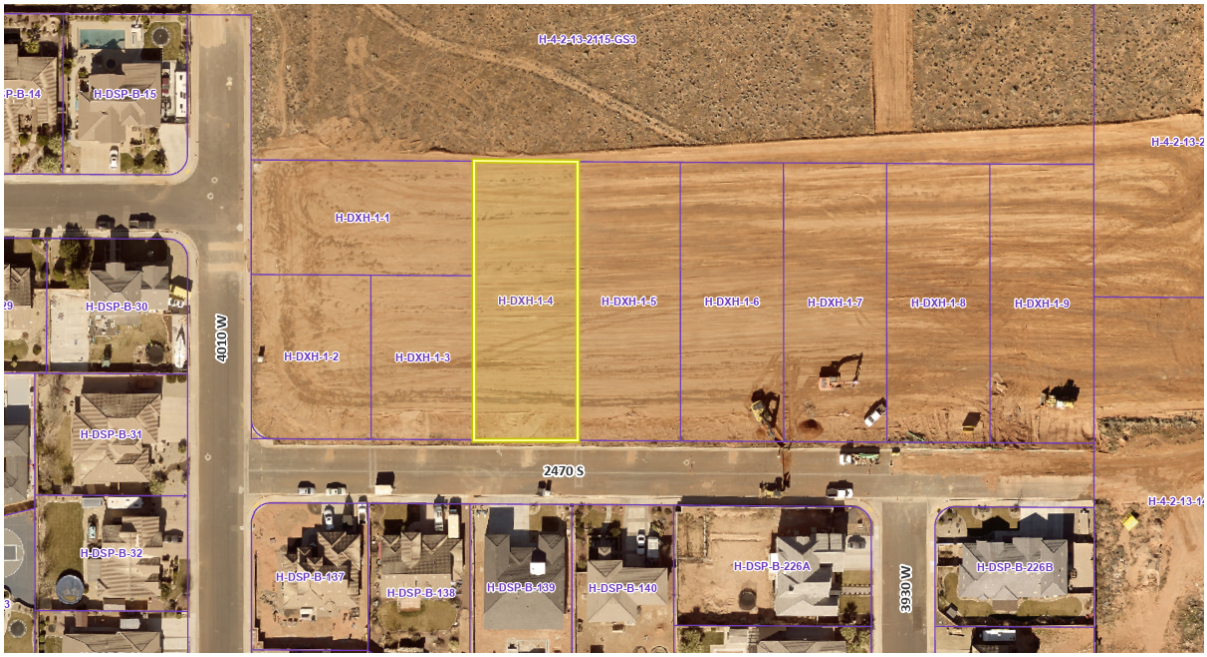
The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):

> *e. Standards for greater heights than permitted by this Code.*
> *(1)The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
> *(2)A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*
> *(3)A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.*

(4)In no event shall a building exceed 55 feet in height.

f.Standards for greater size than permitted by this Code.
(1)The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2)At least 50 percent of the lot on which the building is located must remain free of buildings.
(3)The building must be for a use permitted in the zone in which it is located.



Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines.
4. When both buildings are complete approximately 75% of the lot will be free of building.
5. The building is for a permitted use in this zoning.

Recommendation: Staff recommends approval of the conditional use permit.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT CHECKLIST

For office use only: $250.00

This application shall be accompanied by the following:

____ 1) A plot plan showing the following:
- ____ Property boundaries, dimensions, and existing streets.
- ____ Location of existing and proposed building or livestock facility
- ____ Adjoining property lines and uses within one hundred (100) feet of subject property.

____ 2) Building floor plans for new construction

____ 3) A statement of how the applicant intends to meet the conditions for the use desired

____ 4) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

****

I (we) have read and understand the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Applicant Name: Amber Gavitt Date: 2/9/24

Signature: _____

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (From Section 10-7-9 of Land Use Code)

a. Standards for a reception center:

(1) Hours of operation must be compatible with adjoining uses and comply with Hurricane City noise regulations.
(2) Parking must be provided.
(3) The use of on street parking to provide up to forty percent (40%) of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
(4) The center must have an approved site plan.
(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the State Alcohol Control Board.

b. Standards for an agricultural industry:

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

c. Standards for a public stable:

(1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
(4) Site must contain adequate off-street parking for customers. All trailers must be contained on site.

d. Standards for an assisted living facility:

(1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
(2) The facility shall be licensed by the State of Utah.
(3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.

e. Standards for greater heights:

(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use

f. Standards for greater size:

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.
(3) The building must be for a use permitted in the zone in which it is located.

h. Standards for metal buildings:

(1) In Residential (R-1) Zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

APPEALS

Any person adversely affected by a decision regarding the transfer, issuance, or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the decision. The appeal is filed with the Clerk of the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction with thirty (30) days from the date of decision of the Board of Adjustment.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

I (we), Amber Leavitt, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 9 day of February 2024.

(Notary Public)

Residing in: Utah

My Commission Expires: 10/19/27

Mesa Colleen James
Notary Public
State Of Utah
My Commission Expires 10/19/2027
733793

Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Conditional Use Permit Statement for DH6

We are building a home.

Dixie Heights Lot 6

Hurricane, UT.



TABLE OF CONTENTS		
Label	Title	Comments
A-1.0	Cover Page	
SP-1	Site Plan	
A-2.0	Main Elevations	
A-3.0	Main Side Elevations	
A-4.0	Outbuilding Elevations	
A-5.0	Outbuilding Side Elevations	
A-6.0	Main House Floor Plan	Upper Floor
A-7.0	Main House Floor Plan	Basement
SGN	Structural General Notes	Main House
S-1.0	Foundation Plan	Main House
S-2.0	2nd Floor Framing	Main House
S-3.0	Roof Framing Plan	Main House
SD-1	Structural Details	Main House
SD-2	Structural Details	Main House
SGN OB	Structural General Notes	Out Building
S-1.0 OB	Foundation Plan	Out Building
S-2.0 OB	2nd Floor Framing	Out Building
S-3.0 OB	Roof Framing Plan	Out Building
SD-1 OB	Structural Details	Out Building
SD-2 OB	Structural Details	Out Building
SCH-1.0	Window Schedule	
SCH-2.0	Door Schedule	

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

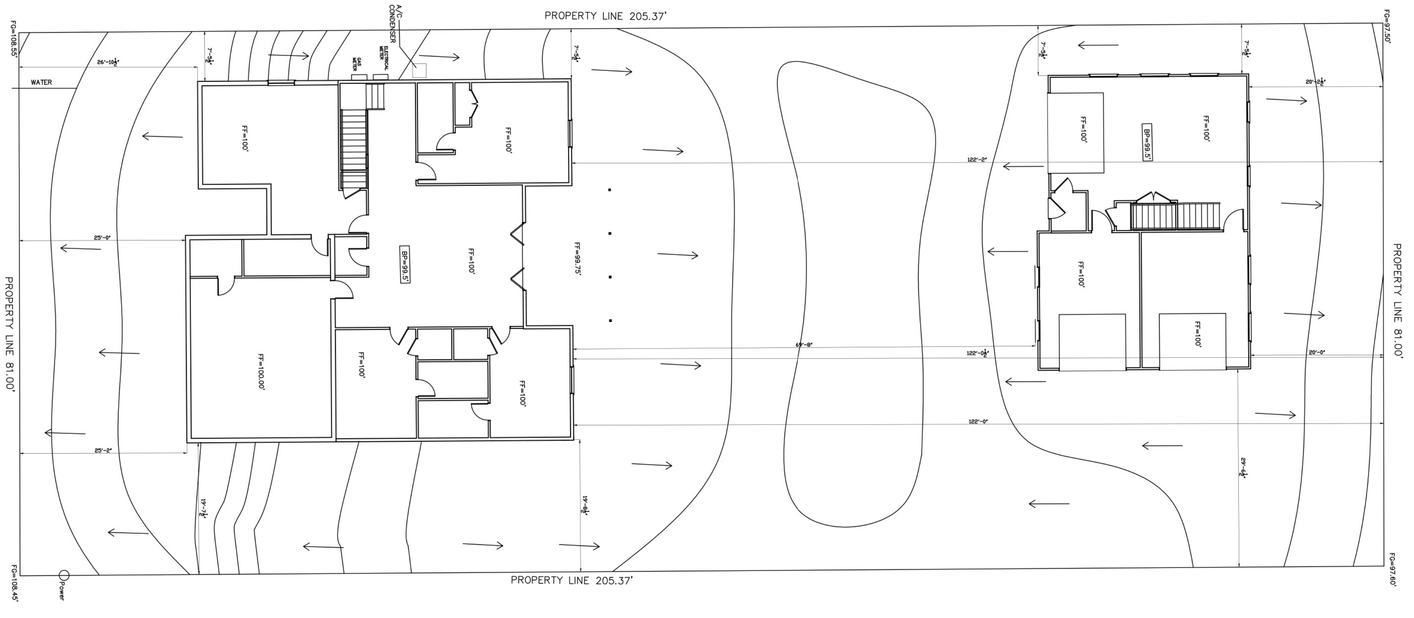
Cover Page

DATE: January 20, 2022

A-1.0

SCALE: 1/48" = 1'-0"

2470 South



PROJECT	Lot 4
SCALE ON 24"X36" PAPER	3/64" = 1'
SCALE ON 11"X17" PAPER	3/64" = 1'
SHEET NUMBER	1

Enhanced Homes
378 East 1770 South, Orem Utah 84058
801-793-0346

SITE PLAN

Dixie Heights,
Lot 6
Hurricane Ut.

Enhanced HOmes

801-793-0346



FRONT ELEVATION

1/4"= 1'



REAR ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

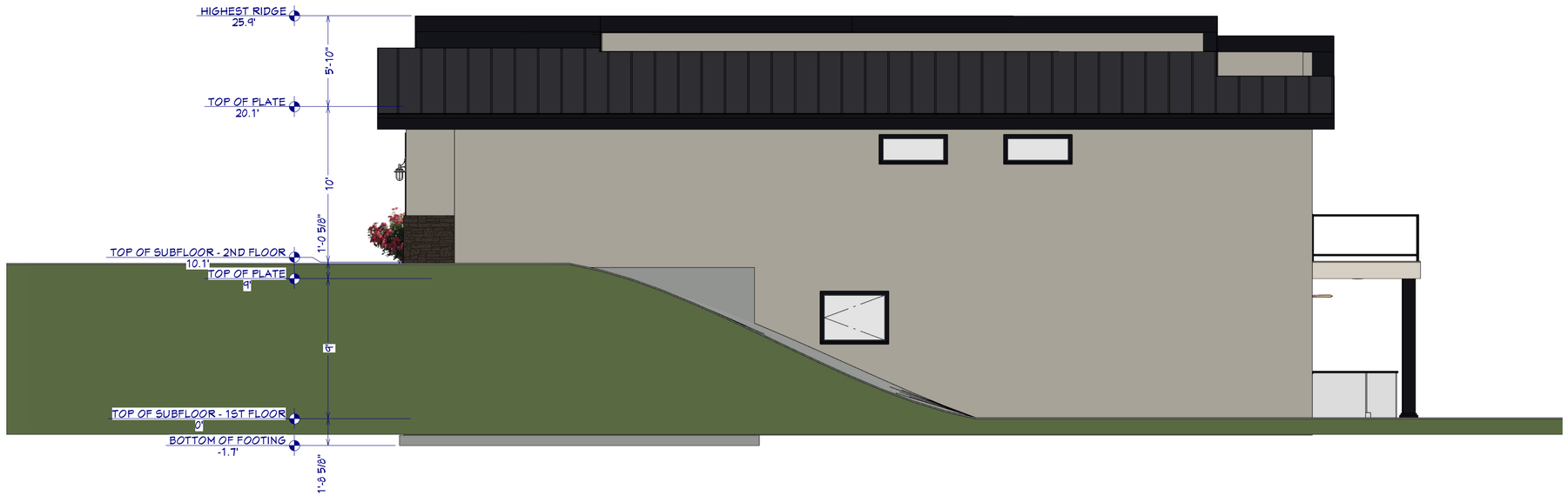
DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Main Elevations

DATE: January 20, 2022

A-2.0

SCALE: 1/4in" = 1'-0"



LEFT ELEVATION

1/4"= 1'



RIGHT ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

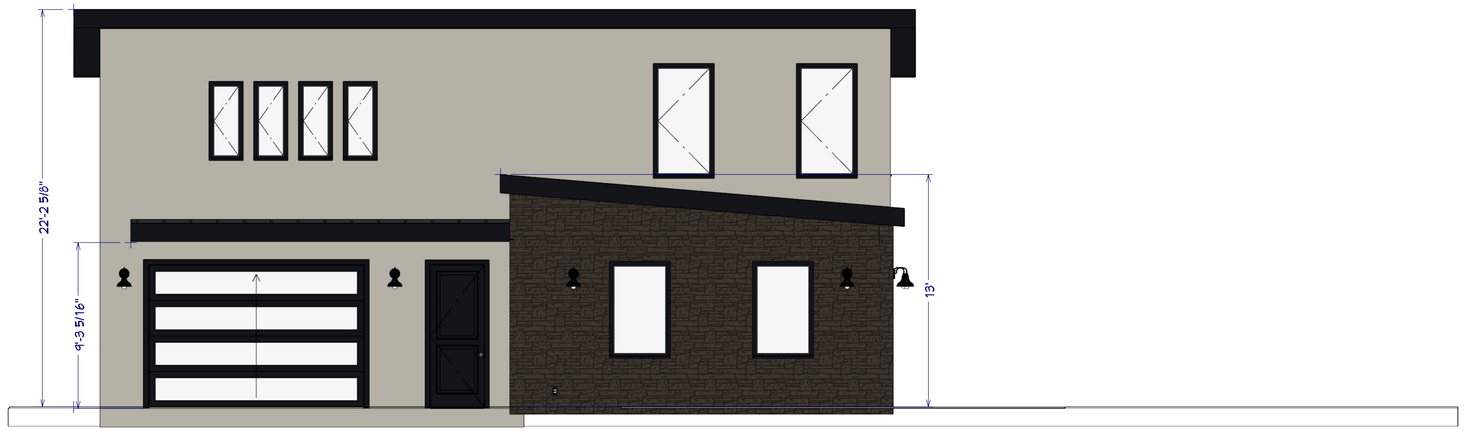
DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Main Side Elevations

DATE: January 20, 2022

A-3.0

SCALE: 1/4th" = 1'-0"



FRONT ELEVATION

1/4"= 1'



REAR ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Outbuilding Elevations

DATE: January 20, 2022

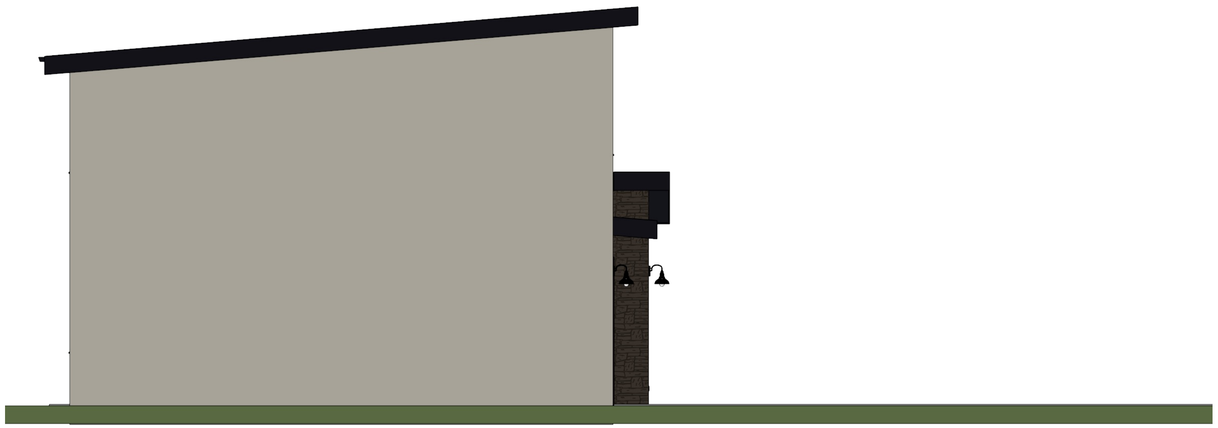
A-4.0

SCALE: 1/4in" = 1'-0"



LEFT ELEVATION

1/4"= 1'



RIGHT ELEVATION

1/4"= 1'

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

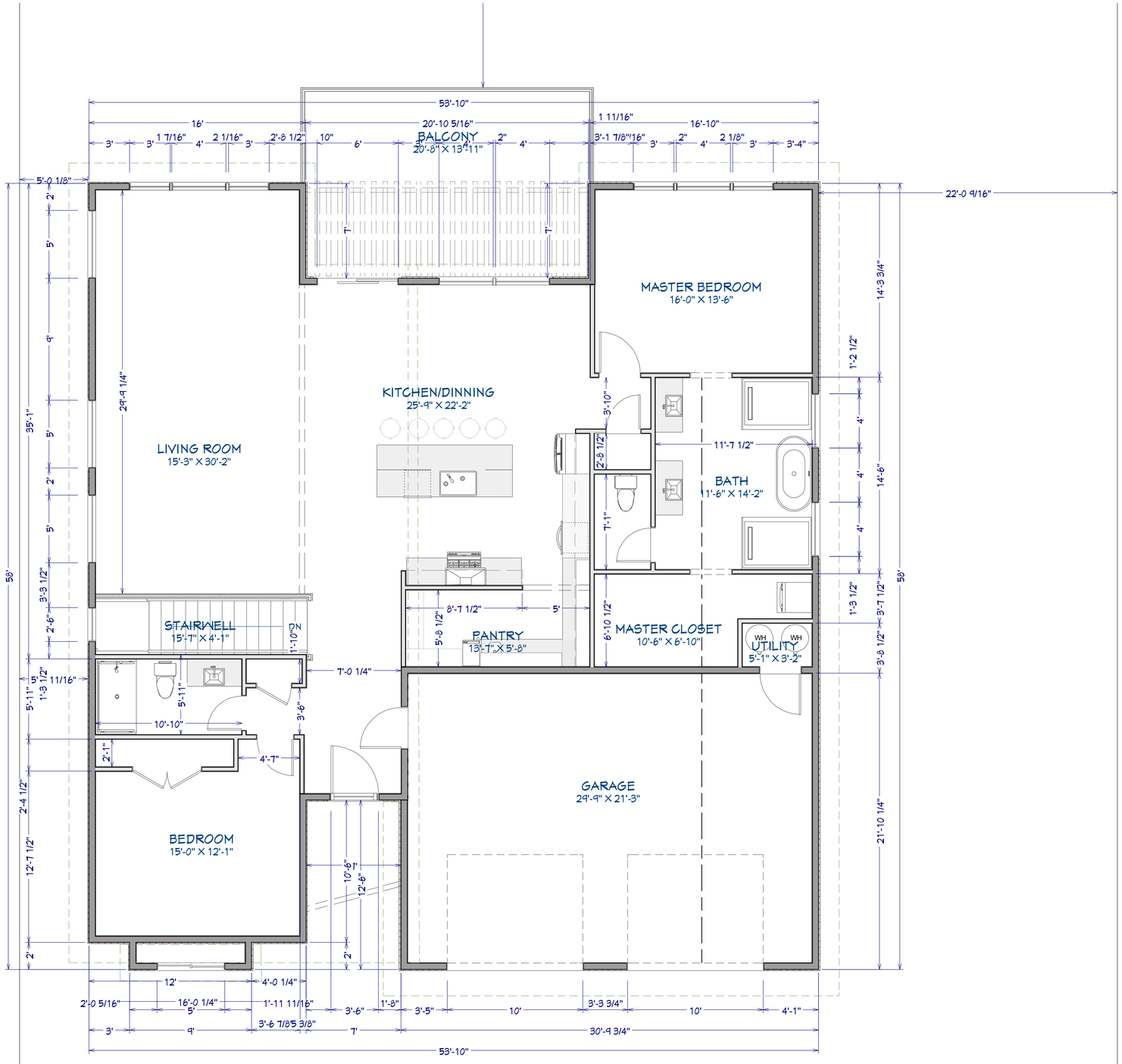
DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Outbuilding Side Elevations

DATE: January 20, 2022

A-5.0

SCALE: 1/4th" = 1'-0"



LIVING AREA
2109 SQ FT

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

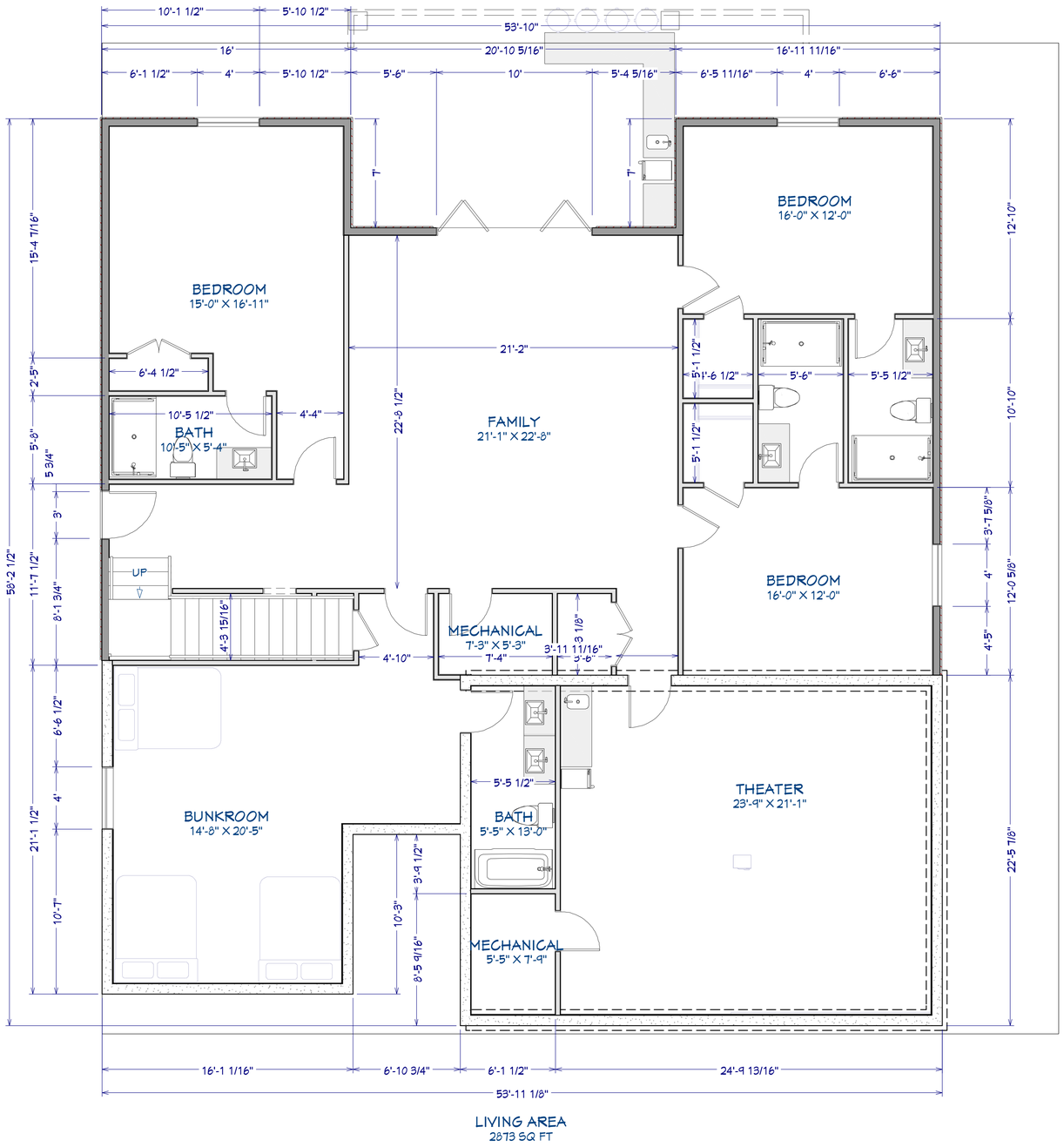
DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Main House Floor Plan
Upper Floor

DATE: January 20, 2022

A-6.0

SCALE: 1/4th" = 1'-0"



LIVING AREA
2873 SQ FT

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON

HURRICANE, UTAH

Main House Floor Plan Basement

DATE: January 20, 2022

A-7.0

SCALE: 1/4in" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 International Building Code INCLUDING ALL LOCAL ORDINANCES AND REQUIREMENTS. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE PROPER DESIGN AND INSTALLATION OF ALL REQUIRED SHORING, BRACING, AND FORMWORK. THE METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL SHORING AND BRACING SHALL BE PER THE MOST RECENT OSHA STANDARDS. ALL SHORING, BRACING, AND FORMWORK SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

3. BRADLEY C. MOSER IS THE ENGINEER OF RECORD. ALL DIMENSIONS, ELEVATIONS, AND EXISTING IMPROVEMENTS SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO BRADLEY C. MOSER AT 916-792-8527.

4. NOT USED

5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO CONSTRUCTION DETAILS ARE NOTED, DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. IN NO EVENT SHALL LOADS EXCEED THE DESIGN LOADINGS FOR THE SUPPORTING MEMBERS.

9. NO CHANGES IN THE PLANS SHALL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE ARCHITECT, CIVIL/STRUCTURAL ENGINEER, SOILS/GEOLOGICAL ENGINEER, COUNTY/CITY INSPECTOR AND BUILDING OFFICIAL.

10. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

11. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS ALL RUBBISH AND DEBRIS AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER CONTRACT. ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

12. THE CONTRACTOR SHALL OBTAIN OR OTHERWISE FURNISH PERMITS, LICENSES, FEES, MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THIS PROJECT.

13. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN FULL AND UNLIMITED WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE IN THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AN AMOUNT SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

14. EXCAVATIONS SHALL BE PER THE REQUIREMENTS OF THE STATE CONSTRUCTION SAFETY ORDERS AS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS AND SIMILAR DOCUMENTS, CORRESPONDENCE FOR THE OWNER'S RECORDS.

16. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS THE INTENDED MINIMUM QUALITY OF MATERIAL THAT WILL BE DEMANDED. SHOULD THE CONTRACTOR WISH TO SUGGEST ANY SUBSTITUTE CONSIDERED EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, IT SHALL BE STATED WHAT THE ITEM SUGGESTED IS AND THE DIFFERENCE IN COST, IF ANY.

GRADING NOTES

1. THE AREA TO RECEIVE COMPACTED FILLS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREAS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO PLACING CONTROLLED, COMPACTED FILL.

2. THE EXPOSED GRADE SHALL BE BENCHED, APPROPRIATELY GRADED, SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.

3. THE EXCAVATED ON-SITE MATERIALS ARE CONSIDERED UNSATISFACTORY FOR REUSE IN THE ENGINEERED FILL. REMOVE ANY TRASH, ORGANIC, OR DELETERIOUS MATERIALS. REMOVE BOULDERS LARGER THAN 6 INCHES.

4. SOIL SHALL BE SPREAD EVENLY IN LAYERS NOT TO EXCEED 4 INCHES WHILE LOOSE.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON 2021 IBC 1500 PSI CODE MINIMUMS.

2. UNLESS OTHERWISE INDICATED, FOUNDATION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CBC AND REQUIREMENTS OF THE CITY INSPECTOR.

3. FOUNDATION AND CAISSONS EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE. A FINAL GEOLOGIC INSPECTION REPORT OF THE CAISSON EXCAVATION SHALL BE PROVIDED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION. THE REPORT SHALL INCLUDE, BUT NOT LIMITED TO,VERIFICATION OF TOTAL EXCAVATION DEPTH, PILE EMBEDMENT DEPTH, APPROVED EMBEDMENT MATERIAL.

4. UNEXPECTED SOIL CONDITIONS: FOUNDATION DESIGN IS BASED UPON Herricane COUNTY BUILDING CODE, WORST CASE CONDITION (CLAY). ANY SUBSURFACE CONDITIONS NOT IN ACCORDANCE WITH THIS CONDITION SHALL BE REPORTED TO THE SOILS ENGINEER IMMEDIATELY FOR RESOLUTION PRIOR TO CONTINUING ANY WORK.

5. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER OR OTHER DEBRIS. COMPACT IN ACCORDANCE WITH ABOVE REFERENCED REPORT. EARTH SHALL BE COMPACTED UNDER ALL SLABS AND AROUND ALL FOOTINGS.

6. FORM FOOTINGS AS NECESSARY. BOTTOM OF FOOTING SHALL BE STEPPED IF NECESSARY TO PROVIDE LEVEL BEARING. FOUNDATION EXCAVATIONS SHALL BE CLEANED OF ANY LOOSENED SOILS AND STANDING WATER BEFORE PLACING STEEL OR CONCRETE.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36, 36 KSI YIELD STRESS, AND SHALL BE ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

4. STRUCTURAL STEEL SHALL HAVE A SHOP-APPLIED COAT OF RED-OXIDE PRIMER AND TWO COATS OF PAINT SPECIFICALLY INTENDED FOR PREVENTING CORROSION. COLOR TO BE BLACK OR DARK BROWN.

5. AFTER ERECTION, ALL FIELD CONNECTIONS AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED-UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

6. FIELD WELDING SHALL BE DONE BY A DULY BUILDING DEPART. CERTIFIED WELDER USING LOW-HYDROGEN RODS. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED. ALL WELDING ELECTRODES SHALL CONFORM TO:

STRUCTURAL STEEL: E70-T6
REINFORCING STEEL: E90 SERIES

7. BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS NOTED OTHERWISE. HIGH STRENGTH A325 BOLTS SHALL HAVE SPECIAL INSPECTION.

8. SHOP WELDS MUST BE FABRICATED IN A BUILDING DEPART. LICENSED FABRICATOR'S SHOP.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY SYSTEM SHALL HAVE COMPRESSIVE STRENGTH F'c = 1500 PSI. CONCRETE BLOCK, GRADE N-1 UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

2. MORTAR, TYPE S, SHALL CONFORM TO ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

3. GROUT, CONFORMING TO ASTM C476 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A FLUID CONSISTENCY. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.

4. PROVIDE TEST AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN ½" AND BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN ¾".

6. IF WORK IS STOPPED ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 1- ½" BELOW THE TOP OF THE BLOCK.

7. SPECIAL INSPECTION IN ACCORDANCE WITH 2021 IBC CHAPTER 17 BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS NOT REQUIRED UNLESS OTHERWISE NOTED.

8. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBAR REQUIREMENTS. LAP ALL BARS 48 BAR DIAMETERS (HORIZONTAL AND VERTICAL).

9. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.

10. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLE AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. VIBRATE AND RE-VIBRATE EACH LIFT.

CONCRETE NOTES

1. ALL PHASES OF WORK PERTAINING TO THE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) WITH MODIFICATION AS NOTED ON THE DRAWINGS.

2. ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SPECIFIC MINIMUMS ARE AS FOLLOWS:

	CONCRETE STRENGTHS F'c
SLABS ON GRADE:	2,500 PSI
FOOTINGS:	2,500 PSI
CONCRETE GRADE BEAMS:	3,000 PSI
CONCRETE COLUMNS:	3,000 PSI
CONCRETE ELEVATED SLABS:	3,000 PSI
CONCRETE BEAMS:	3,000 PSI
CAISSONS:	3,000 PSI

3. CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR SHALL BE REQUIRED FOR POURING CONCRETE EXCEEDING 2,500 PSI.

4. ALL STRUCTURAL CONCRETE SHALL BE MADE FROM AGGREGATES BASED ON WEIGHT CLASSIFICATION AS SHOWN BELOW: NORMAL WEIGHT: ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%

5. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY AND REVIEWED BY THE ENGINEER.

6. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). ANY WATER REDUCING AGENTS ADDED SHALL BE USED TO REDUCE WATER/CEMENT RATIO.

7. CLEAR COVERAGE OVER REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE AGAINST EARTH:	3" CLEAR
SLAB ON GRADE CONSTRUCTION:	CENTERED IN SLAB
FORMED CONCRETE:	2" CLEAR

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED, EXCEPT WHERE SHOWN. NOTIFY BEC IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. DRY PACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS FINE AGGREGATE CONFORMING TO ASTM C33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED BY HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRY PACK SHALL BE PACKED WITH THE DRY PACK MATERIAL, BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOIDS ARE COMPLETELY FILLED.

10. NON SHRINK GROUT SHALL BE A READY TO USE METALLIC AGGREGATE PROJECT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHALL HAVE THE FOLLOWING ATTRIBUTES:

-CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANYTIME.

-THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5,000 PSI AT SEVEN DAYS, AND 7,500 PSI AT 28 DAYS.

-GROUT SHALL BE EMBECO 636 PRODUCED BY MASTER BUILDERS (AVAILABLE FROM COMPTON SALES OFFICE: 310-886-1000), OR OTHER LISTED MAKES APPROVED BY THE BUILDING OFFICIAL.

11. FOR SLABS ON GRADE, LOCATE THE UNINDICATED CONSTRUCTION JOINTS IN A MANNER TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 600 SQUARE FEET, WITH ONE DIMENSION BEING NOT GREATER THAN 1.2 TIMES THE OTHER. PLACE PERPENDICULAR TO THE MAIN FRAME REINFORCEMENT, AND CONTINUE REINFORCEMENT ACROSS JOINT. PROVIDE ISOLATION JOINTS IN SLABS ON GRADE AND VERTICAL SURFACES.

12. USE SIMPSON PDPWL 2" SHOT PINS (OR EQUAL) @ 6" O.C. IN BEARING AND NON-BEARING WALLS

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, EXCEPT REINFORCING TO BE WELDED, WHICH SHALL CONFORM TO ASTM A706.

2. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED" IN THE DRAWINGS. IF REINFORCING BARS ARE NOT SHOWN OR NOTED, PROVIDE SAME REINFORCEMENT AS FOR SIMILAR CONDITIONS ELSEWHERE IN THE WORK, OR AS DIRECTED BY THE ARCHITECT/ENGINEER.

3. REINFORCEMENT BARS #5 AND LARGER SHALL NOT BE SPLICED EXCEPT AS DETAILED AND LOCATED ON DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING IN CONCRETE 1'-6" MINIMUM. WALL HORIZONTAL REINFORCEMENT SPLICES SHALL BE STAGGERED, VERTICAL REINFORCEMENT SHALL BE SPLICED ONLY AT HORIZONTAL SUPPORTS, SUCH AS ROOF OR FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET IN PLACE BEFORE CONCRETE IS POURED.

5. REINFORCEMENT BARS SHALL BE ACCURATELY PLACED AND FIRMLY SUPPORTED USING TIES AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE FIRM AND ACCURATE PLACING IS NECESSARY AS SPECIFIED IN THE ACI STANDARDS. DOWELS SHOULD BE PROVIDED TO MATCH ALL REINFORCEMENT AT CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

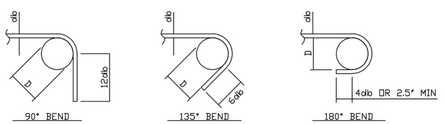
6. NO REINFORCEMENT WELDING SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS, OR APPROVED BY THE ENGINEER (TACK WELDING INCLUDED).

7. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS AND DENOTE CLEAR COVERAGE UNLESS OTHERWISE NOTED.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:

CONCRETE CAST AGAINST GROUND:	3"
FORMED CONCRETE BUT EXPOSED TO EARTH OR WEATHER:	2"

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCE, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.



TIMBER FRAMING NOTES

1. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANCHOR BOLTS SHALL BE PLACED 4'-0" O.C. MAXIMUM AND 12" FROM EACH END OF A PLATE UNLESS NOTED OTHERWISE.

2. PROVIDE DIAGONAL BRACING AT CORNERS AND EVERY 25 LINEAR FEET OF WALL, UNLESS SHEAR WALL IS INSTALLED.

3. UNLESS NOTED OTHERWISE ON FRAMING PLANS, ALL PLYWOOD ROOF SHEATHING SHALL BE ⅝" STANDARD CDX WITH EXTERIOR GLUE, PANEL IDENTIFICATION OF 24/0, NAILED WITH 10D COMMON GALVANIZED NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD NAIL. PLYWOOD FLOORING SHALL BE ¾" CDX T&G PLYWOOD SHEATHING, GROUP 1, PANEL IDENTIFICATION OF 36/16, WITH EXTERIOR GLUE NAILED WITH 10D COMMONS AT 4" O.C. AT EDGES AND 12" O.C. FIELD NAIL. ALL WOOD SHALL CONFORM TO PS 1-95.

4. FOR SHEAR WALLS ONLY, PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO OR PTL AND SHALL CONFORM TO PS 1-95.

5. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSIONS AND FACE GRADING PERPENDICULAR TO THE RAFTERS OR JOINTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS.

6. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE FINISH IS LAID.

7. ALL HORIZONTAL MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER FOR 2X, 4X AND LARGER MEMBERS. ALL VERTICAL FRAMING SHALL BE DOUGLAS FIR NO. 2.

8. SAWN LUMBER SHALL NOT EXCEED19%%% MOISTURE CONTENT.

9. JOISTS OR RAFTERS SHALL NOT BE NOTCHED OR DAPPED IN ANY MANNER UNLESS DETAILED.

10. FLOOR JOISTS GREATER THAN 4" IN DEPTH AND RAFTERS GREATER THAN 8" IN DEPTH SHALL HAVE WOOD SOLID BLOCKING AT ALL BEARINGS, AND SHALL HAVE A 2X FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING AT SPANS EQUAL OR GREATER THAN 8'-0" FOR FLOOR JOISTS AND 10'-0" FOR RAFTERS.

11. ALL HANGERS AND STANDARD FRAMING HARDWARE UNLESS NOTED OTHERWISE SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY AND ARE IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG.

12. TOP PLATES SHALL LAP LOWER PLATE AT CORNERS. BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 5-16D NAILS ON EACH SIDE.

13. ALL WALLS CONTAINING PIPES 3" IN DIAMETER OR LARGER SHALL BE 2X6 STUDS AT 16" O.C.

14. PROVIDE DOUBLE JOISTS AT ALL NON-BEARING PARTITIONS PARALLEL TO THE JOIST. DOUBLED OR TRIPLED HORIZONTAL MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D COMMON NAILS AT 16" O/C STAGGERED.

15. HOLES THROUGH SILLS, PLATES AND STUDS IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE OR STUD WIDTH.

16. FRAMING AND NAILING NOT DETAILED ON THE PLANS ARE TO CONFORM TO THE MINIMUM STANDARDS PER TABLE 2304.9.1 OF THE 2021 IBC.

17. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED $\frac{1}{16}$" LARGER THAN NOMINAL BOLT SIZE.

18. BOLTS SHALL HAVE A DRIVE FIT WITH HEADS AND NUTS BEARING ON PLATE. WASHERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (THIS SCHEDULE ALSO APPLIES TO LAG SCREW HEADS):

19. PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT PER 2021 IBC CHAPTER 23.

20. CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED. HOLDOWN CONNECTOR BOLT SHALL NOT BE MORE THAN $\frac{1}{8}$" OVERSIZED AT THE CONNECTION OF THE HOLDOWN TO THE POST. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

21. LAG SCREWS SHALL BE INSTALLED IN PRE DRILLED HOLES. THE HOLES ARE TO BE OF THE SAME DIAMETER AS THE SHANK FOR THE SHANK PORTION AND 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LAG SCREWS ARE TO BE INSERTED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW

BOLT DIAMETER	WASHER
½" DIA	3" SQUARE X ¼"
⅝" DIA	3" SQUARE X ¼"
¾" DIA	3" SQUARE X ⅜"
⅞" DIA	3 ½" SQUARE X ⅜"
1" DIA	4" SQUARE X ⅜"

MICROLLAMS/PARALLAMS/TIMBERSTRANDS

1. MICROLLAMS/PARALLAMS/TIMBERSTRANDS SHALL BE FABRICATED BY THE TRUS-JOIST OR AN APPROVED EQUAL IN STRUCTURAL DESIGN AND LOAD VALUES, CONFORM TO NER - 481 AND SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES:

DESIGN STRESSES (100% LOAD DURATION)

	CATEGORY	E PSI	F(b) PSI	Fc ⊥ PSI(4)	Fc II PSI	Fv PSI
1	TIMBER STRAND LSL	1.5X10⁶	2250 (1)	650	1950	285
2	MICROLAM LVL	1.9X10⁶	2600 (1)	750	2310	285
3	PARALLAM PSL	2.0X10⁶	2900 (1)	650	2900	290

(1). FOR 12" DEPTH, FOR OTHERS, MULTIPLY BY (12/D) 0.111.
(2). FC SHALL NOT BE INCREASED FOR DURATION OF LOAD.
(3). DEPTH GREATER THAN 12" MULTIPLYF(B) BY (12/D) 0.136.
(4). DEPTH GREATER THAN 12" MULTIPLY F(B) BY (12/D) 0.092.

2. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER. 916-792-8527

GLUE LAMINATED BEAMS

1. GLUE LAMINATED BEAMS SHALL BE WEST COAST DOUGLAS FIR-LARCH, WITH 1-½" OUTER AND CORE LAMINATIONS AND SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED TIMBER", A.I.T.C. #117 AND ALL APPROVED SUPPLEMENTS THEREOF.

2. MOISTURE CONTENT OF THE LUMBER AT THE TIME OF GLUING SHALL BE NOT MORE THAN 16X WITH A MAXIMUM VARIATION OF 5X IN ANY BEAM.

3. BEAMS SHALL CONFORM TO A.I.T.C. INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE.

4. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION DURING SHIPPING.

5. A "CERTIFICATE OF INSPECTION", BY AN APPROVED INSPECTION AGENCY SHALL BE SUBMITTED TO THE CITY BUILDING AND SAFETY DEPARTMENT PRIOR TO ERECTION.

6. FOR SIMPLY SUPPORTED BEAMS.....USE COMBINATION 24F-V4
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b),BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

7. FOR CANTILEVER BEAMS.....USE COMBINATION 24F-V8
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b), BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

8. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER ENGINEERING CORP. @ 310-544-6010

9. GLUE LAM TIMBER MUST BE FABRICATED IN A BUILDING DEPART. LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2021 NDS SUPP. TABLE 5-A.

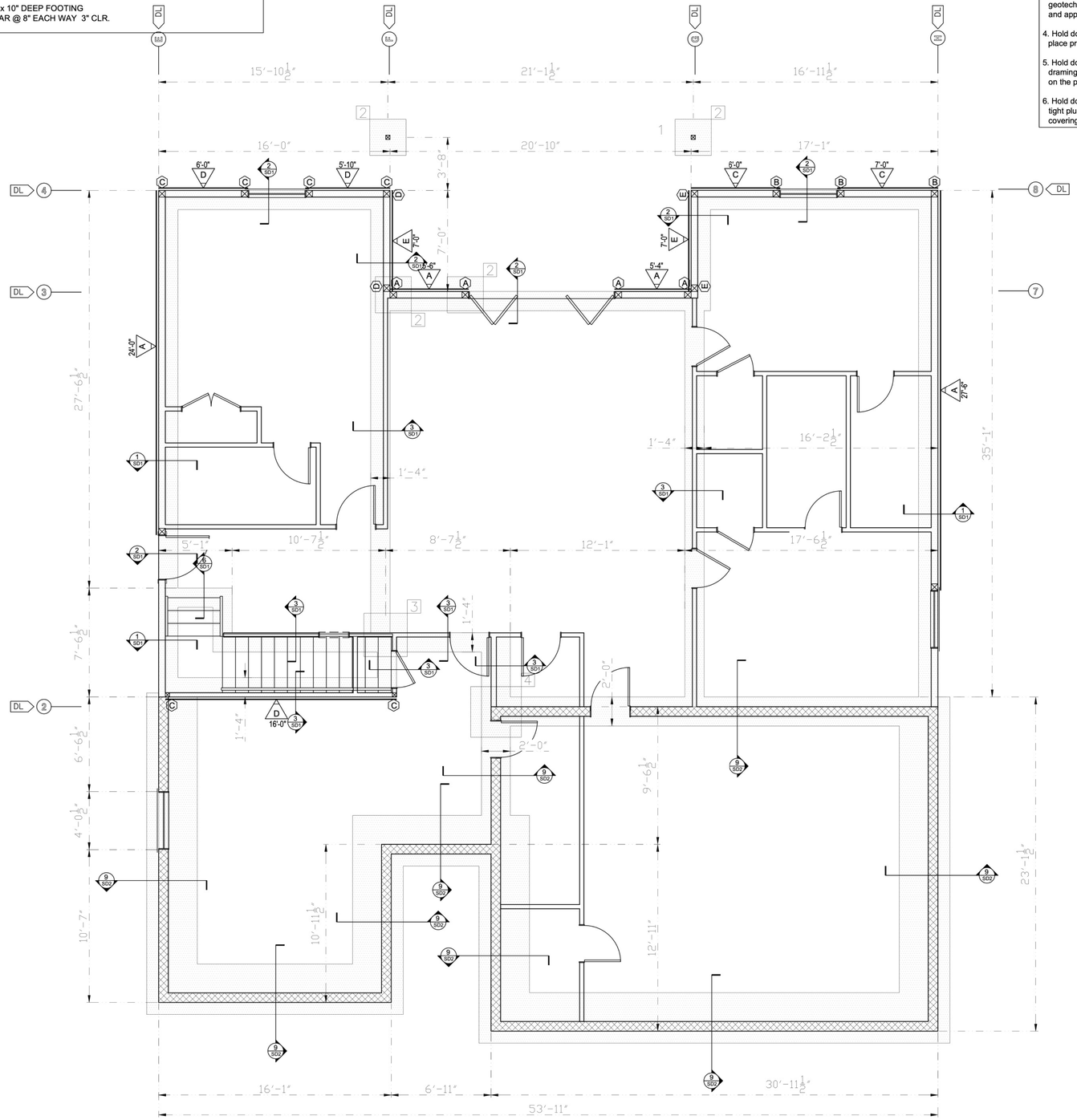
10. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETEROFR SMOOTH SHANK PORTION.

TABLE 2304.9.1-NAILING SCHEDULE

	CONNECTION	FASTENING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2.	BRIDGING TO JOIST, TOENAIL, EACH END	2-8D
3.	1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D
4.	WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8D
5.	2" SUBFLOOR TO JOIST, GIRDER, BLIND AND FACE NAIL	2-16D
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACE WALL PANELS	16D@16"O.C. 3-16D PER 16"
7.	TOP PLATE TO STUD, END NAIL	2-16D
8.	STUD TO SOLE PLATE	4-8D TOENAIL, OR 2-16D END NAIL
9.	DOUBLE STUD , FACE NAIL	16D@24" O.C.
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL	16D@16" O.C.
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12.	RIM JOIST TO TOP PLATE, TOENAIL	8D@6" O.C.
13.	TOP PLATES, LAP & INTERSECTION, FACE NAIL	2-16D
14.	CONTINUOUS HEADER TO STUD, TWO PIECES 16D@16" O.C. ALONG EACH EDGE	
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8D
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
17.	CEILING JOISTS LAP OVER PARTITIONS, FACE NAIL	3-16D
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
19.	RAFTER TO PLATE, TOENAIL	3-8D
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21.	1" X8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8D
22.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D
23.	BUILT-UP CORNER STUDS, COMMON	16D@24" O.C.
24.	BUILT-UP GIRDER AND BEAMS 20D@32"@TOP & BOTTOM & STAGGERED 2-20D@ ENDS AND @ EACH SPLICE	
25.	2" PLANKS,COMMON	16D@ EACH BEARING
26.	COLLAR TIE TO RAFTER	3-10D
27.	JACK RAFTER TO HIP	3-10D
28.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D
29.	JOIST TO BAND JOIST	3-16D
30.	LEDGER STRIP 3-16D COMMON (3 ½"X0.162") 4-3"X0.113" NAILS, FACE NAILS 4-3"X14 GAGE STAPLES	3-16D
31.	WOOD STRUCTURAL PANEL AND PARTICLE BOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS, 2 ½"X0.113"NAIL, 1 ¾" 16 GAGE 19/32"-3/4",2 ½"X0.113"NAIL, 2"16 GAGE 7/8"-1" 8D 1-1/8"-1-1/4" 10D (4) OR 8D (5) SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS 6D (5) 7/8" TO 1" 8D (5) 1-1/8" TO 1-1/4" 10D (4) OR 8D (5)	6D (2,3) 8D (4) OR 6D (5)
32.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6D (3) 8D (3)
33.	FIBERBOARD SHEATHING: 1/2" NO. 11GAGE ROOFING NAIL (3) 6D COMMON NAIL (2"X0.113") NO. 16GAGE STAPLE 25/32" NO. 11GAGE ROOFING NAIL (3) 8D COMMON NAIL (2 ½" X 0.131") NO. 16 GAGE STAPLE	
34.	INTERIOR PANELING: 1/4" 3/8"

FOOTING SCHEDULE

1	24" SQ X 10" DEEP FOOTING NO REBAR REQUIRED
2	30" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.
3	36" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.
4	42" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.



Foundation Plan Scale: ¼" = 1'

NOTES:

1. Foundation sills shall be naturally durable or preservative-treated wood. Field-cut ends, notches and drilled holes of preservative-treated wood shall be field-treated per AWPA M4.
2. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
3. Prior to requesting a Building Department foundation inspection, the soils engineer/ geotechnical consultant shall inspect and and approve the foundation excavations.
4. Hold down hardware must be secured in place prior to foundation inspection.
5. Hold down connector bolts into wood draming require 0.229"x3"x3" plate washers on the post opposite the hold-down.
6. Hold downs shall be tightened to finger-tight plus one-half wrench turn just prior to covering the wall framing.

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE (HDU-LARR#25720, STRAPS-LARR#25713)

HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

PLAN NOTES

1. All sections above to be placed over fill compacted to 90% relative compaction in accordance with astm d 1557 method of compaction.
2. All slab bars to be centered in slab, unless noted otherwise.
3. Soil type D with an allowable bearing load of 1500 psf was used in the design of this project.
4. Roof sheathing to be $\frac{5}{8}$" CDX plywood. Diaphragm nailing shall be 8d common nails @ 6" edge and 12" field unless noted otherwise.

PLAN LEGEND

	CONTINUOUS FOOTING
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	BASEMENT RETAINING WALLS

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS: 5/8"◊ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS: CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS: COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 $\frac{5}{8}$". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all $\frac{5}{8}$"dia anchors. $\frac{5}{8}$" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of $\frac{5}{8}$" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled $\frac{1}{32}$" to $\frac{1}{16}$" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 6
Hurricane, Ut.

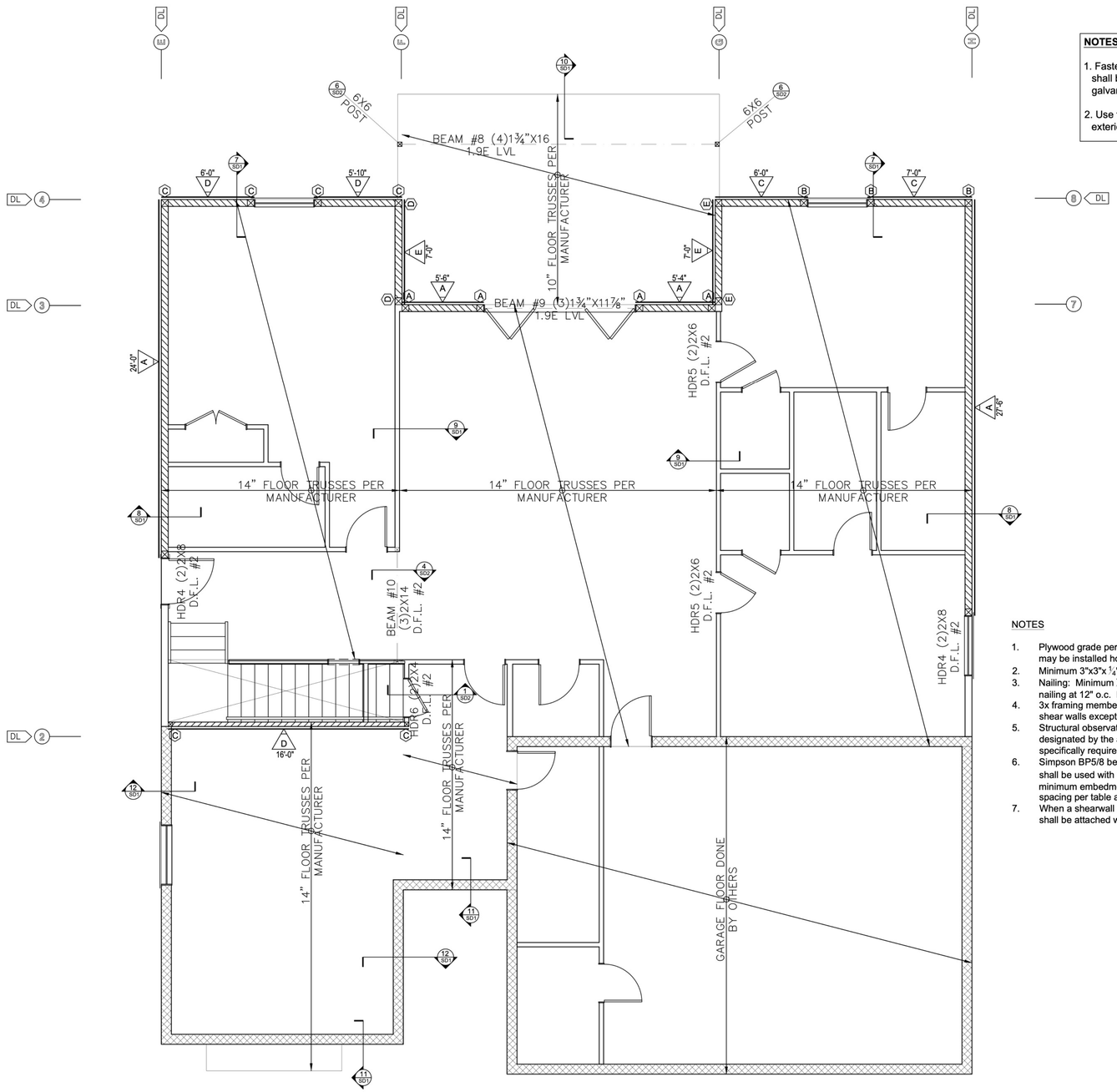
REV DATE DESCRIPTION BY

Foundation Plan

DATE July 31, 2023

S-1.0

Scale 1/4" = 1'-0"



2nd Floor Framing Plan Scale: 1/4" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	7/8" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	7/8" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2016 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"○ A.B. 2X SILL PL. Vs=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 5/8". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all 5/8"dia anchors. 5/8" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of 5/8" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

No. 343771-2203
BRADLEY C. MOSER
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2-Story Residence

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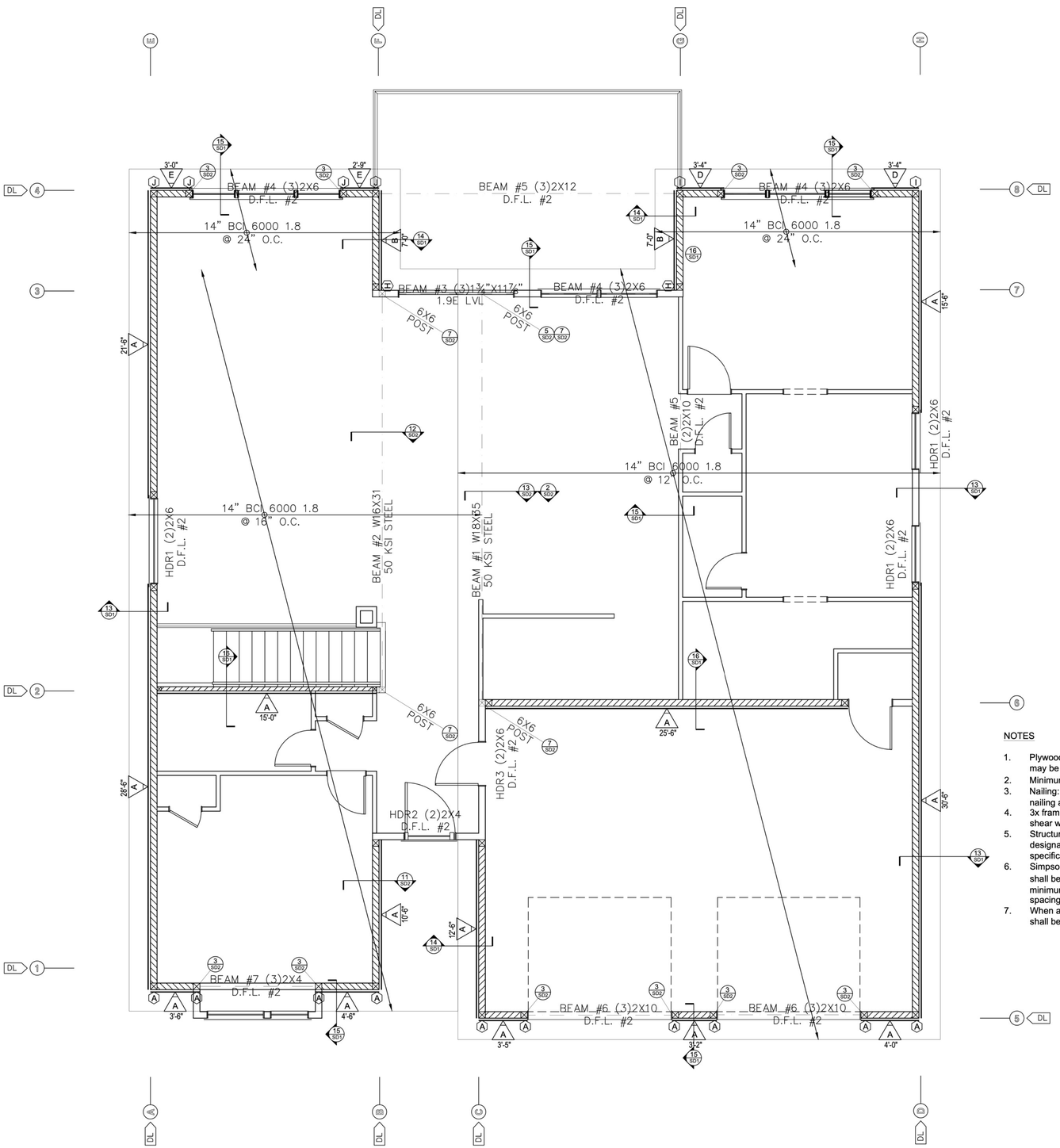
REV DATE DESCRIPTION BY

2nd Floor Framing Plan

DATE July 31, 2023

S-2.0

Scale 1/4" = 1'-0"



Roof Framing Plan Scale: 1/4" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
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1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
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D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
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SHEAR PANEL SCHEDULE

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B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
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SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
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5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
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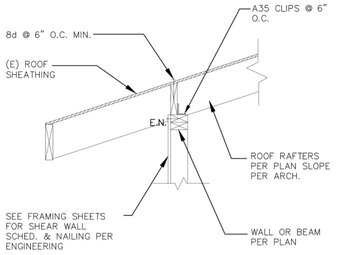
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Roof Framing Plan

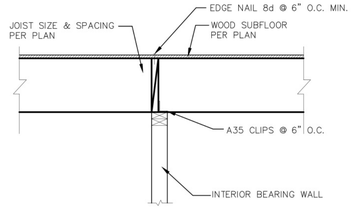
DATE July 31, 2023

S-3.0

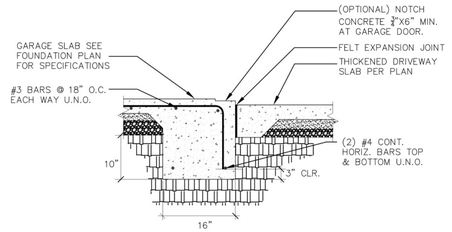
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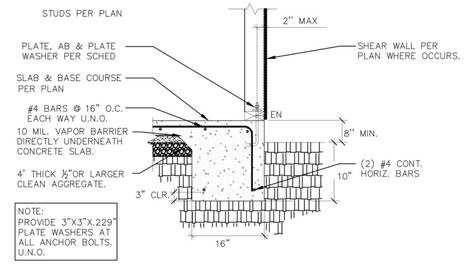
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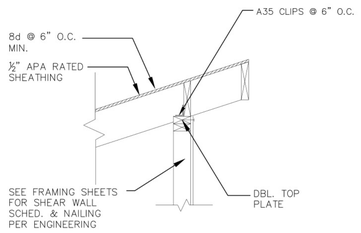
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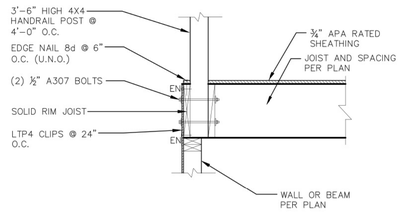
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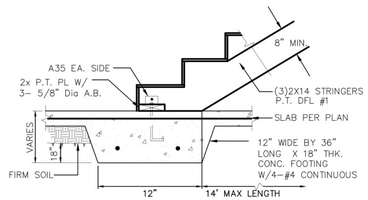
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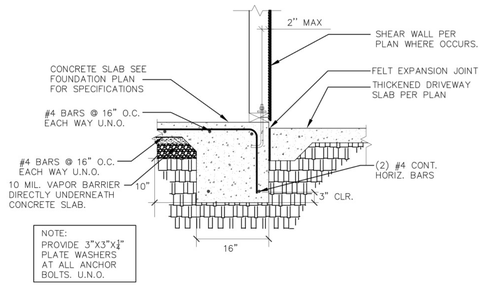
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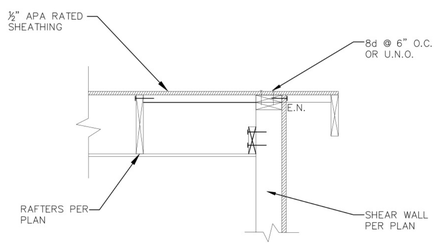
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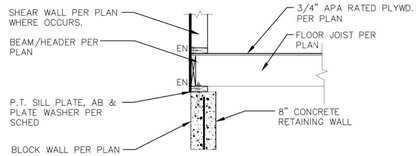
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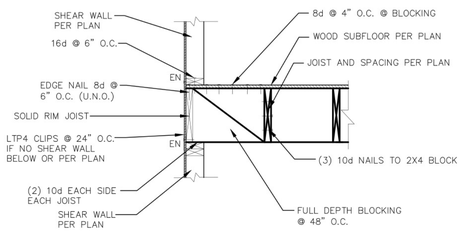
Exterior Footing 2
Not To Scale



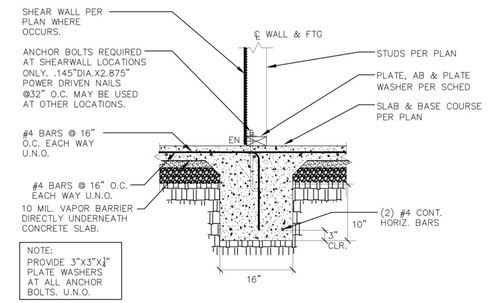
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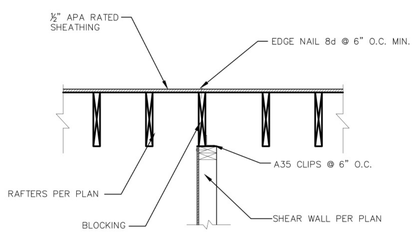
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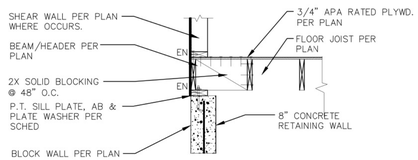
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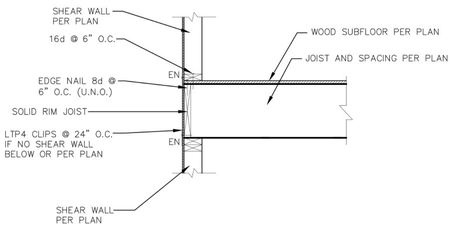
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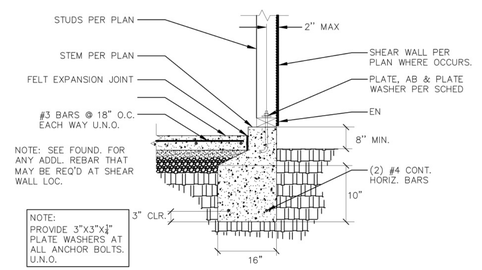
Shear Transfer 16
Not To Scale



Shear Transfer 12
Not To Scale



Shear Transfer 8
Not To Scale



Garage Footing 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 6
Hurricane, Ut.

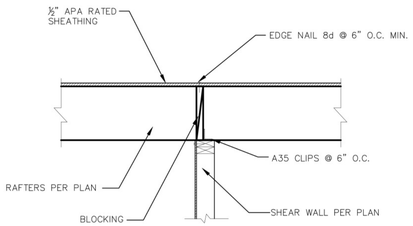
REV	DATE	DESCRIPTION	BY

Structural Details

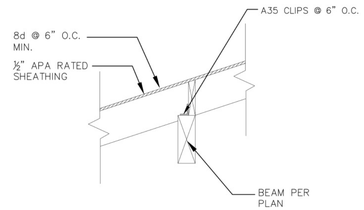
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SD-1

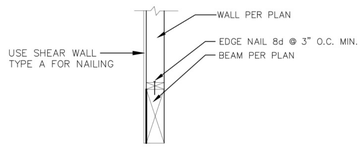
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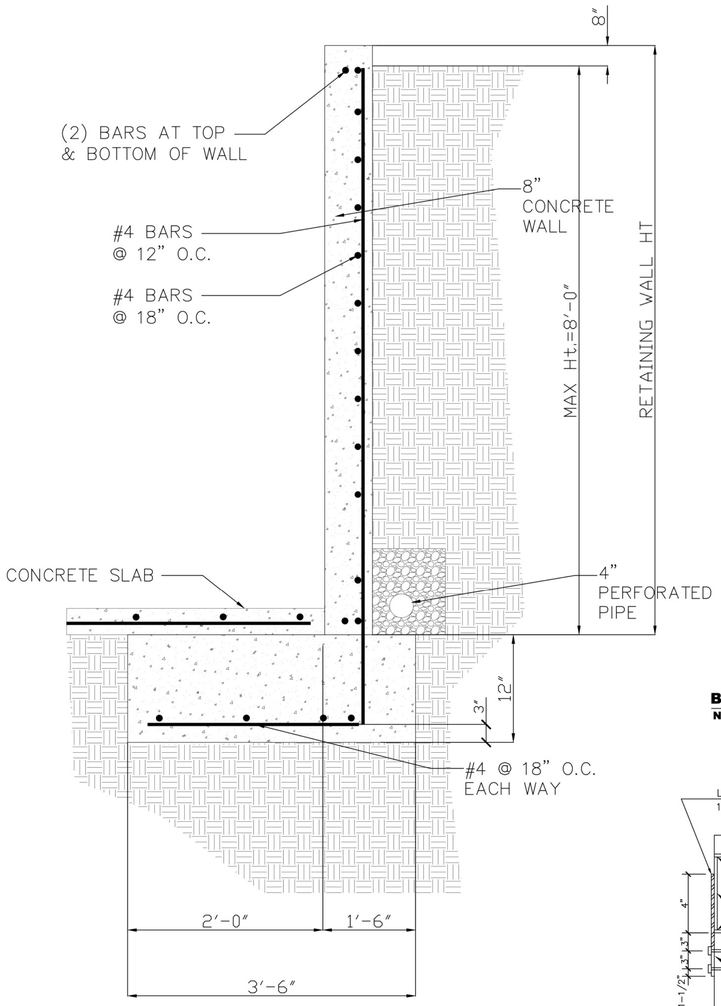
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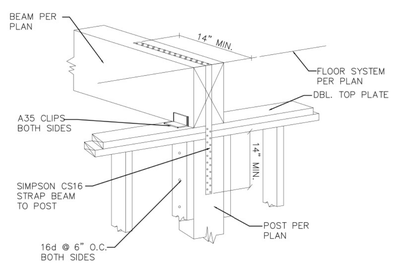
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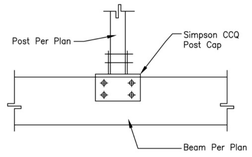
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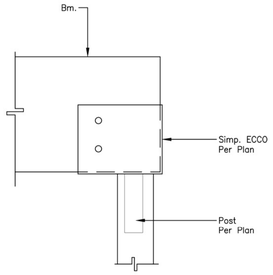
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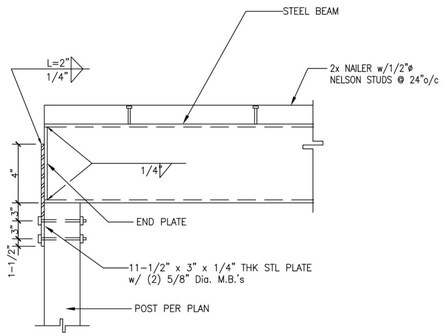
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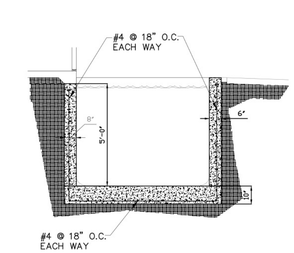
Post to Beam 5
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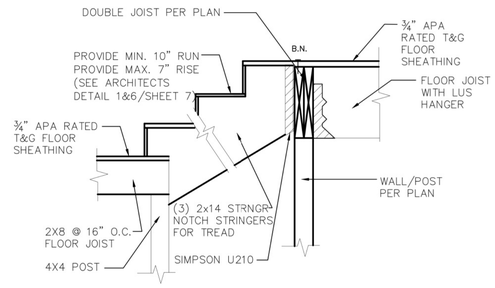
Beam to Post 6
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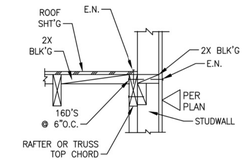
Stl. Beam to Post 7
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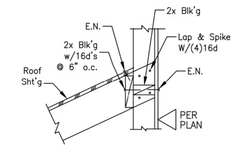


Pool Walls 8
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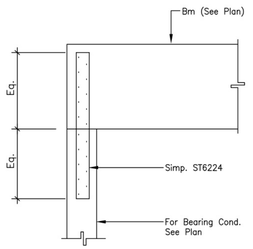


Stair Framing 1
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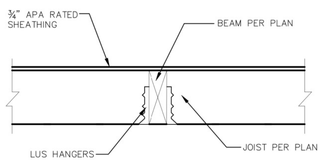




Lower Roof to Wall 2
Not To Scale



Beam to Post 3
Not To Scale



Flush Beam 4
Not To Scale

No. 343771-2203
BRADLEY C. MOSER
LICENSED PROFESSIONAL ENGINEER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Residence

Dixie Heights
Lot 6
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY

Structural Details

DATE July 31, 2023

SD-2

Scale N/A

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 International Building Code INCLUDING ALL LOCAL ORDINANCES AND REQUIREMENTS. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE PROPER DESIGN AND INSTALLATION OF ALL REQUIRED SHORING, BRACING, AND FORMWORK. THE METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, SUPERVISION, AND INSTALLATION OF ALL SHORING AND BRACING SHALL BE PER THE MOST RECENT OSHA STANDARDS. ALL SHORING, BRACING, AND FORMWORK SHALL REMAIN IN PLACE UNTIL ALL WORK HAS BEEN SUITABLY COMPLETED.

3. BRADLEY C. MOSER IS THE ENGINEER OF RECORD. ALL DIMENSIONS, ELEVATIONS, AND EXISTING IMPROVEMENTS SHALL BE VERIFIED AND DISCREPANCIES REPORTED TO BRADLEY C. MOSER AT 916-792-8527.

4. NOT USED

5. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES ON DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO CONSTRUCTION DETAILS ARE NOTED, DETAILS SHALL BE THE SAME AS FOR ANY OTHER SIMILAR WORK.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. THE APPROVED PLANS AND SPECIFICATIONS, INCLUDING REVISIONS, SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.

8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. IN NO EVENT SHALL LOADS EXCEED THE DESIGN LOADINGS FOR THE SUPPORTING MEMBERS.

9. NO CHANGES IN THE PLANS SHALL BE MADE AND NO EXTRA WORK PERFORMED UNLESS SO APPROVED BY THE ARCHITECT, CIVIL/STRUCTURAL ENGINEER, SOILS/GEOLOGICAL ENGINEER, COUNTY/CITY INSPECTOR AND BUILDING OFFICIAL.

10. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE COMPLETION OF THE WORK IN A THOROUGH AND WORKMANLIKE MANNER IN EVERY RESPECT.

11. THE CONTRACTOR SHALL PROMPTLY REMOVE FROM THE BUILDING, LOT, SIDEWALKS, AND STREETS ALL RUBBISH AND DEBRIS AS IT ACCUMULATES, DUE TO THE WORK DONE UNDER CONTRACT. ALL COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING ON A DAILY BASIS.

12. THE CONTRACTOR SHALL OBTAIN OR OTHERWISE FURNISH PERMITS, LICENSES, FEES, MATERIALS, LABOR, TOOLS, SUPPLIES, EQUIPMENT, TRANSPORTATION, SUPERINTENDENCE, TEMPORARY CONSTRUCTION OF EVERY NATURE, INSURANCE, TAXES AND ALL OTHER SERVICES AND FACILITIES NECESSARY TO COMPLETE THIS PROJECT.

13. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN FULL AND UNLIMITED WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE IN THE STATE OF CALIFORNIA, AND SHALL CARRY PUBLIC CONTINGENT LIABILITY OF INSURANCE, IN AN AMOUNT SATISFACTORY TO AND IN COMPANIES SELECTED WITH THE CONSENT OF THE OWNER.

14. EXCAVATIONS SHALL BE PER THE REQUIREMENTS OF THE STATE CONSTRUCTION SAFETY ORDERS AS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY.

15. SUBMIT COPIES OF PERMITS, LICENSES, CERTIFICATIONS, INSPECTION REPORTS, RELEASES, JURISDICTIONAL SETTLEMENTS, NOTICES, RECEIPTS FOR FEE PAYMENTS, JUDGMENTS AND SIMILAR DOCUMENTS, CORRESPONDENCE FOR THE OWNER'S RECORDS.

16. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS THE INTENDED MINIMUM QUALITY OF MATERIAL THAT WILL BE DEMANDED. SHOULD THE CONTRACTOR WISH TO SUGGEST ANY SUBSTITUTE CONSIDERED EQUAL IN VALUE AND EFFICIENCY WITH THE ONE SPECIFIED, IT SHALL BE STATED WHAT THE ITEM SUGGESTED IS AND THE DIFFERENCE IN COST, IF ANY.

GRADING NOTES

1. THE AREA TO RECEIVE COMPACTED FILLS SHALL BE STRIPPED OF ALL VEGETATION, DEBRIS, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREAS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO PLACING CONTROLLED, COMPACTED FILL.

2. THE EXPOSED GRADE SHALL BE BENCHED, APPROPRIATELY GRADED, SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.

3. THE EXCAVATED ON-SITE MATERIALS ARE CONSIDERED UNSATISFACTORY FOR REUSE IN THE ENGINEERED FILL. REMOVE ANY TRASH, ORGANIC, OR DELETERIOUS MATERIALS. REMOVE BOULDERS LARGER THAN 6 INCHES.

4. SOIL SHALL BE SPREAD EVENLY IN LAYERS NOT TO EXCEED 4 INCHES WHILE LOOSE.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON 2021 IBC 1500 PSI CODE MINIMUMS.

2. UNLESS OTHERWISE INDICATED, FOUNDATION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CBC AND REQUIREMENTS OF THE CITY INSPECTOR.

3. FOUNDATION AND CAISSONS EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF STEEL OR CONCRETE. A FINAL GEOLOGIC INSPECTION REPORT OF THE CAISSON EXCAVATION SHALL BE PROVIDED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION. THE REPORT SHALL INCLUDE, BUT NOT LIMITED TO,VERIFICATION OF TOTAL EXCAVATION DEPTH, PILE EMBEDMENT DEPTH, APPROVED EMBEDMENT MATERIAL.

4. UNEXPECTED SOIL CONDITIONS: FOUNDATION DESIGN IS BASED UPON Herricane COUNTY BUILDING CODE, WORST CASE CONDITION (CLAY). ANY SUBSURFACE CONDITIONS NOT IN ACCORDANCE WITH THIS CONDITION SHALL BE REPORTED TO THE SOILS ENGINEER IMMEDIATELY FOR RESOLUTION PRIOR TO CONTINUING ANY WORK.

5. COMPACTION: MATERIAL FOR FILLING AND BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER, TRASH, LUMBER OR OTHER DEBRIS. COMPACT IN ACCORDANCE WITH ABOVE REFERENCED REPORT. EARTH SHALL BE COMPACTED UNDER ALL SLABS AND AROUND ALL FOOTINGS.

6. FORM FOOTINGS AS NECESSARY. BOTTOM OF FOOTING SHALL BE STEPPED IF NECESSARY TO PROVIDE LEVEL BEARING. FOUNDATION EXCAVATIONS SHALL BE CLEANED OF ANY LOOSENED SOILS AND STANDING WATER BEFORE PLACING STEEL OR CONCRETE.

STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A36, 36 KSI YIELD STRESS, AND SHALL BE ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR BUILDINGS.

2. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN A SHOP APPROVED BY THE LOCAL BUILDING DEPARTMENT.

3. STRUCTURAL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

4. STRUCTURAL STEEL SHALL HAVE A SHOP-APPLIED COAT OF RED-OXIDE PRIMER AND TWO COATS OF PAINT SPECIFICALLY INTENDED FOR PREVENTING CORROSION. COLOR TO BE BLACK OR DARK BROWN.

5. AFTER ERECTION, ALL FIELD CONNECTIONS AND ALL ABRADED PLACES ON THE SHOP PAINT SHALL BE TOUCHED-UP WITH THE SAME TYPE OF PAINT AS THE SHOP COAT.

6. FIELD WELDING SHALL BE DONE BY A DULY Building Depart. CERTIFIED WELDER USING LOW-HYDROGEN RODS. CONTINUOUS INSPECTION BY A REGISTERED INSPECTOR IS REQUIRED. ALL WELDING ELECTRODES SHALL CONFORM TO:

STRUCTURAL STEEL: E70-T6
REINFORCING STEEL: E90 SERIES

7. BOLTS SHALL BE OF A307 QUALITY WITH WASHERS, UNLESS NOTED OTHERWISE. HIGH STRENGTH A325 BOLTS SHALL HAVE SPECIAL INSPECTION.

8. SHOP WELDS MUST BE FABRICATED IN A Building Depart. LICENSED FABRICATOR'S SHOP.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY SYSTEM SHALL HAVE COMPRESSIVE STRENGTH F'c = 1500 PSI. CONCRETE BLOCK, GRADE N-1 UNITS SHALL CONFORM TO ASTM C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.

2. MORTAR, TYPE S, SHALL CONFORM TO ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS.

3. GROUT, CONFORMING TO ASTM C476 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A FLUID CONSISTENCY. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED.

4. PROVIDE TEST AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. THE THICKNESS OF GROUT BETWEEN BLOCK UNITS AND REINFORCING STEEL SHALL BE NOT LESS THAN ½" AND BETWEEN PARALLEL REINFORCING BARS, NOT LESS THAN ¼".

6. IF WORK IS STOPPED ONE HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT 1- ½" BELOW THE TOP OF THE BLOCK.

7. SPECIAL INSPECTION IN ACCORDANCE WITH 2021 IBC CHAPTER 17 BY AN INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS NOT REQUIRED UNLESS OTHERWISE NOTED.

8. SEE REINFORCING STEEL NOTES AND STANDARD DETAILS FOR REBAR REQUIREMENTS. LAP ALL BARS 48 BAR DIAMETERS (HORIZONTAL AND VERTICAL).

9. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.

10. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLE AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. VIBRATE AND RE-VIBRATE EACH LIFT.

CONCRETE NOTES

1. ALL PHASES OF WORK PERTAINING TO THE CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318, LATEST APPROVED EDITION) WITH MODIFICATION AS NOTED ON THE DRAWINGS.

2. ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. SPECIFIC MINIMUMS ARE AS FOLLOWS:

	CONCRETE STRENGTHS F'c
SLABS ON GRADE:	2,500 PSI
FOOTINGS:	2,500 PSI
CONCRETE GRADE BEAMS:	3,000 PSI
CONCRETE COLUMNS:	3,000 PSI
CONCRETE ELEVATED SLABS:	3,000 PSI
CONCRETE BEAMS:	3,000 PSI
CAISSONS:	3,000 PSI

3. CONTINUOUS INSPECTION BY A CITY APPROVED DEPUTY INSPECTOR SHALL BE REQUIRED FOR POURING CONCRETE EXCEEDING 2,500 PSI.

4. ALL STRUCTURAL CONCRETE SHALL BE MADE FROM AGGREGATES BASED ON WEIGHT CLASSIFICATION AS SHOWN BELOW: NORMAL WEIGHT: ASTM C33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%

5. CONCRETE MIX DESIGNS SHALL BE PREPARED BY AN INDEPENDENT LABORATORY AND REVIEWED BY THE ENGINEER.

6. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED). ANY WATER REDUCING AGENTS ADDED SHALL BE USED TO REDUCE WATER/CEMENT RATIO.

7. CLEAR COVERAGE OVER REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

CONCRETE AGAINST EARTH:	3" CLEAR
SLAB ON GRADE CONSTRUCTION:	CENTERED IN SLAB
FORMED CONCRETE:	2" CLEAR

8. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED, EXCEPT WHERE SHOWN. NOTIFY BEC IN ADVANCE OF CONDITIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

9. DRY PACK UNDER BASE PLATES, SILL PLATES AND WHERE OTHERWISE NOTED ON DRAWINGS SHALL CONSIST OF 1 PART PORTLAND CEMENT AND 2.5 PARTS FINE AGGREGATE CONFORMING TO ASTM C33, WITH ENOUGH WATER TO FORM A BALL WHEN SQUEEZED BY HAND. THE SPACE BETWEEN TWO SURFACES REQUIRING DRY PACK SHALL BE PACKED WITH THE DRY PACK MATERIAL, BY TAMPING OR RAMMING WITH A BAR OR ROD, UNTIL THE VOIDS ARE COMPLETELY FILLED.

10. NON SHRINK GROUT SHALL BE A READY TO USE METALLIC AGGREGATE PROJECT REQUIRING ONLY THE ADDITION OF WATER AT THE JOB SITE, AND SHALL HAVE THE FOLLOWING ATTRIBUTES:

-CAPABLE OF PRODUCING A FLOWABLE GROUTING MATERIAL HAVING NO DRYING SHRINKAGE OR SETTLEMENT AT ANYTIME,

-THE COMPRESSIVE STRENGTH OF THE GROUT SHALL BE NOT LESS THAN 5,000 PSI AT SEVEN DAYS, AND 7,500 PSI AT 28 DAYS.

-GROUT SHALL BE EMBECO 636 PRODUCED BY MASTER BUILDERS (AVAILABLE FROM COMPTON SALES OFFICE: 310-886-1000), OR OTHER LISTED MAKES APPROVED BY THE BUILDING OFFICIAL.

11. FOR SLABS ON GRADE, LOCATE THE UNINDICATED CONSTRUCTION JOINTS IN A MANNER TO DIVIDE THE SLAB INTO AREAS NOT IN EXCESS OF 600 SQUARE FEET, WITH ONE DIMENSION BEING NOT GREATER THAN 1.2 TIMES THE OTHER. PLACE PERPENDICULAR TO THE MAIN FRAME REINFORCEMENT, AND CONTINUE REINFORCEMENT ACROSS JOINT. PROVIDE ISOLATION JOINTS IN SLABS ON GRADE AND VERTICAL SURFACES.

12. USE SIMPSON PDPWL 2" SHOT PINS (OR EQUAL) @ 6" O.C. IN BEARING AND NON-BEARING WALLS

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED, EXCEPT REINFORCING TO BE WELDED, WHICH SHALL CONFORM TO ASTM A706.

2. ALL CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED" IN THE DRAWINGS. IF REINFORCING BARS ARE NOT SHOWN OR NOTED, PROVIDE SAME REINFORCEMENT AS FOR SIMILAR CONDITIONS ELSEWHERE IN THE WORK, OR AS DIRECTED BY THE ARCHITECT/ENGINEER.

3. REINFORCEMENT BARS #5 AND LARGER SHALL NOT BE SPLICED EXCEPT AS DETAILED AND LOCATED ON DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING IN CONCRETE 1'-6" MINIMUM. WALL HORIZONTAL REINFORCEMENT SPLICES SHALL BE STAGGERED, VERTICAL REINFORCEMENT SHALL BE SPLICED ONLY AT HORIZONTAL SUPPORTS, SUCH AS ROOF OR FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SPLICES SHALL BE CLASS B UNLESS NOTED OTHERWISE.

4. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS SHALL BE ACCURATELY SET IN PLACE BEFORE CONCRETE IS POURED.

5. REINFORCEMENT BARS SHALL BE ACCURATELY PLACED AND FIRMLY SUPPORTED USING TIES AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE FIRM AND ACCURATE PLACING IS NECESSARY AS SPECIFIED IN THE ACI STANDARDS. DOWELS SHOULD BE PROVIDED TO MATCH ALL REINFORCEMENT AT CONSTRUCTION JOINTS UNLESS OTHERWISE NOTED.

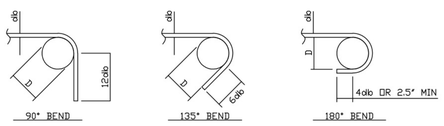
6. NO REINFORCEMENT WELDING SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS, OR APPROVED BY THE ENGINEER (TACK WELDING INCLUDED).

7. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS AND DENOTE CLEAR COVERAGE UNLESS OTHERWISE NOTED.

8. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:

CONCRETE CAST AGAINST GROUND:	3"
FORMED CONCRETE BUT EXPOSED TO EARTH OR WEATHER:	2"

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCE, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.



TIMBER FRAMING NOTES

1. ALL SILLS AND PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANCHOR BOLTS SHALL BE PLACED 4'-0" O.C. MAXIMUM AND 12" FROM EACH END OF A PLATE UNLESS NOTED OTHERWISE.

2. PROVIDE DIAGONAL BRACING AT CORNERS AND EVERY 25 LINEAR FEET OF WALL, UNLESS SHEAR WALL IS INSTALLED.

3. UNLESS NOTED OTHERWISE ON FRAMING PLANS, ALL PLYWOOD ROOF SHEATHING SHALL BE ⅞" STANDARD CDX WITH EXTERIOR GLUE, PANEL IDENTIFICATION OF 24/0, NAILED WITH 10D COMMON GALVANIZED NAILS AT 4" O.C. EDGE AND 12" O.C. FIELD NAIL. PLYWOOD FLOORING SHALL BE ⅞" CDX T&G PLYWOOD SHEATHING, GROUP 1, PANEL IDENTIFICATION OF 36/16, WITH EXTERIOR GLUE NAILED WITH 10D COMMONS AT 4" O.C. AT EDGES AND 12" O.C. FIELD NAIL. ALL WOOD SHALL CONFORM TO PS 1-95.

4. FOR SHEAR WALLS ONLY, PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO OR PTL AND SHALL CONFORM TO PS 1-95.

5. PLYWOOD SHEETS SHALL BE LAID WITH THE LONG DIMENSIONS AND FACE GRADING PERPENDICULAR TO THE RAFTERS OR JOINTS, AND THE SHEETS SHALL BE STAGGERED AS SHOWN. EACH SHEET SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND EXTEND TO 3 BEARINGS.

6. PLYWOOD DIAPHRAGM SHALL BE INSPECTED AND APPROVED BEFORE FINISH IS LAID.

7. ALL HORIZONTAL MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER FOR 2X, 4X AND LARGER MEMBERS. ALL VERTICAL FRAMING SHALL BE DOUGLAS FIR NO. 2.

8. SAWN LUMBER SHALL NOT EXCEED19%%% MOISTURE CONTENT.

9. JOISTS OR RAFTERS SHALL NOT BE NOTCHED OR DAPPED IN ANY MANNER UNLESS DETAILED.

10. FLOOR JOISTS GREATER THAN 4" IN DEPTH AND RAFTERS GREATER THAN 8" IN DEPTH SHALL HAVE WOOD SOLID BLOCKING AT ALL BEARINGS, AND SHALL HAVE A 2X FULL DEPTH SOLID BLOCKING OR CROSS BRIDGING AT SPANS EQUAL OR GREATER THAN 8'-0" FOR FLOOR JOISTS AND 10'-0" FOR RAFTERS.

11. ALL HANGERS AND STANDARD FRAMING HARDWARE UNLESS NOTED OTHERWISE SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY AND ARE IDENTIFIED BY NUMBERS AS SHOWN IN THEIR LATEST CATALOG.

12. TOP PLATES SHALL LAP LOWER PLATE AT CORNERS. BREAKS AT PLATE SHALL BE LAPPED A MINIMUM OF 4'-0", WITH 5-16D NAILS ON EACH SIDE.

13. ALL WALLS CONTAINING PIPES 3" IN DIAMETER OR LARGER SHALL BE 2X6 STUDS AT 16" O.C.

14. PROVIDE DOUBLE JOISTS AT ALL NON-BEARING PARTITIONS PARALLEL TO THE JOIST. DOUBLED OR TRIPLED HORIZONTAL MEMBERS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D COMMON NAILS AT 16" O/C STAGGERED.

15. HOLES THROUGH SILLS, PLATES AND STUDS IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE OR STUD WIDTH.

16. FRAMING AND NAILING NOT DETAILED ON THE PLANS ARE TO CONFORM TO THE MINIMUM STANDARDS PER TABLE 2304.9.1 OF THE 2021 IBC.

17. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED $\frac{1}{16}$" LARGER THAN NOMINAL BOLT SIZE.

18. BOLTS SHALL HAVE A DRIVE FIT WITH HEADS AND NUTS BEARING ON PLATE. WASHERS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (THIS SCHEDULE ALSO APPLIES TO LAG SCREW HEADS):

BOLT DIAMETER	WASHER
½" DIA	3" SQUARE X ¼"
⅝" DIA	3" SQUARE X ¼"
¾" DIA	3" SQUARE X $\frac{5}{16}$"
⅞" DIA	3 ½" SQUARE X $\frac{5}{16}$"
1" DIA	4" SQUARE X ⅜"

19. PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT PER 2021 IBC CHAPTER 23.

20. CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED. HOLDOWN CONNECTOR BOLT SHALL NOT BE MORE THAN $\frac{1}{16}$" OVERSIZED AT THE CONNECTION OF THE HOLDOWN TO THE POST. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

21. LAG SCREWS SHALL BE INSTALLED IN PRE DRILLED HOLES. THE HOLES ARE TO BE OF THE SAME DIAMETER AS THE SHANK FOR THE SHANK PORTION AND 75% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LAG SCREWS ARE TO BE INSERTED WITH THE TURN OF A WRENCH. DRIVING, AS WITH A HAMMER, IS NOT PERMITTED. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW

MICROLLAMS/PARALLAMS/TIMBERSTRANDS

1. MICROLLAMS/PARALLAMS/TIMBERSTRANDS SHALL BE FABRICATED BY THE TRUS-JOIST OR AN APPROVED EQUAL IN STRUCTURAL DESIGN AND LOAD VALUES, CONFORM TO NER - 481 AND SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES:

DESIGN STRESSES (100% LOAD DURATION)

	CATEGORY	E PSI	F(b) PSI	Fc ⊥ PSI[1]	Fc II PSI	Fv PSI
1	TIMBER STRAND LSL	1.5X10[6]	2250[4]	650	1950	285
2	MICROLLAM LVL	1.9X10[6]	2600[3]	750	2310	285
3	PARALLAM PSL	2.0X10[6]	2900[3]	650	2900	290

(1). FOR 12" DEPTH, FOR OTHERS, MULTIPLY BY (12/D) 0.111.
(2). FC SHALL NOT BE INCREASED FOR DURATION OF LOAD.
(3). DEPTH GREATER THAN 12" MULTIPLYF(B) BY (12/D) 0.136.
(4). DEPTH GREATER THAN 12" MULTIPLY F(B) BY (12/D) 0.092.

2. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER. 916-792-8527

GLUE LAMINATED BEAMS

1. GLUE LAMINATED BEAMS SHALL BE WEST COAST DOUGLAS FIR-LARCH, WITH 1-½" OUTER AND CORE LAMINATIONS AND SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED TIMBER", A.I.T.C. #117 AND ALL APPROVED SUPPLEMENTS THEREOF.

2. MOISTURE CONTENT OF THE LUMBER AT THE TIME OF GLUING SHALL BE NOT MORE THAN 16X WITH A MAXIMUM VARIATION OF 5X IN ANY BEAM.

3. BEAMS SHALL CONFORM TO A.I.T.C. INDUSTRIAL APPEARANCE GRADE, UNLESS NOTED OTHERWISE.

4. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION DURING SHIPPING.

5. A "CERTIFICATE OF INSPECTION", BY AN APPROVED INSPECTION AGENCY SHALL BE SUBMITTED TO THE CITY BUILDING AND SAFETY DEPARTMENT PRIOR TO ERECTION.

6. FOR SIMPLY SUPPORTED BEAMS.....USE COMBINATION 24F-V4
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b),BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

7. FOR CANTILEVER BEAMS.....USE COMBINATION 24F-V8
E, MODULUS OF ELASTICITY = 1,800,000 PSI
F(b), BENDING STRESS = 2,400 PSI
F(v), SHEAR STRESS = 800 PSI

8. FOR NOTCHING, DRILLING, AND MULTIPLE MEMBER CONNECTION, COMPLY WITH MFG'S SPECIFICATION OR CALL BRADLEY C. MOSER ENGINEERING CORP. @ 310-544-6010

9. GLUE LAM TIMBER MUST BE FABRICATED IN A Building Depart. LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER 2021 NDS SUPP. TABLE 5-A.

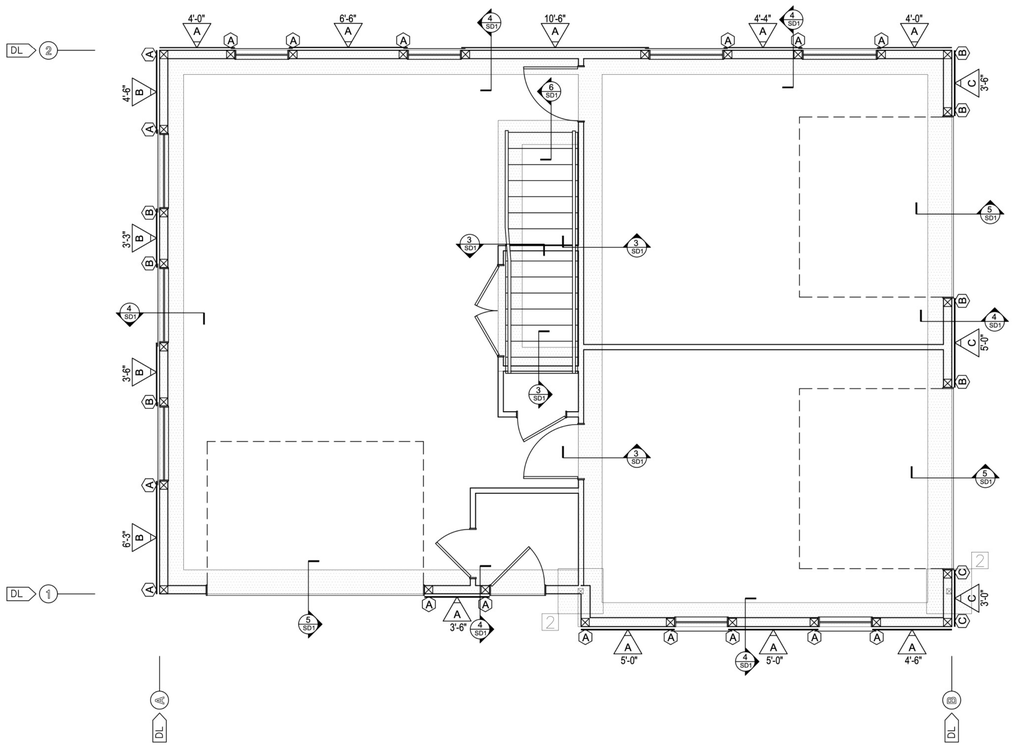
10. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIAMETER AND FULL DIAMETEROFR SMOOTH SHANK PORTION.

TABLE 2304.9.1-NAILING SCHEDULE

	CONNECTION	FASTENING
1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2.	BRIDGING TO JOIST, TOENAIL, EACH END	2-8D
3.	1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8D
4.	WIDER THAN 1"X6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8D
5.	2" SUBFLOOR TO JOIST, GIRDER, BLIND AND FACE NAIL	2-16D
6.	SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACE WALL PANELS	16D@16"O.C. 3-16D PER 16"
7.	TOP PLATE TO STUD, END NAIL	2-16D
8.	STUD TO SOLE PLATE	4-8D TOENAIL, OR 2-16D END NAIL
9.	DOUBLE STUD , FACE NAIL	16D@24" O.C.
10.	DOUBLE TOP PLATES, TYPICAL FACE NAIL	16D@16" O.C.
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12.	RIM JOIST TO TOP PLATE, TOENAIL	8D@6" O.C.
13.	TOP PLATES, LAP & INTERSECTION, FACE NAIL	2-16D
14.	CONTINUOUS HEADER TO STUD, TWO PIECES 16D@16" O.C. ALONG EACH EDGE	
15.	CEILING JOISTS TO PLATE, TOENAIL	3-8D
16.	CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
17.	CEILING JOISTS LAP OVER PARTITIONS, FACE NAIL	3-16D
18.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
19.	RAFTER TO PLATE, TOENAIL	3-8D
20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8D
21.	1" X6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8D
22.	WIDER THAN 1"X8" SHEATHING TO EACH BEARING, FACE NAIL	3-8D
23.	BUILT-UP CORNER STUDS, COMMON	16D@24" O.C.
24.	BUILT-UP GIRDER AND BEAMS 2-20D@ ENDS AND @ EACH SPLICE	20D@32"@TOP & BOTTOM & STAGGERED
25.	2" PLANKS,COMMON	16D@ EACH BEARING
26.	COLLAR TIE TO RAFTER	3-10D
27.	JACK RAFTER TO HIP	3-10D
28.	ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D
29.	JOIST TO BAND JOIST	3-16D
30.	LEDGER STRIP 3-16D COMMON (3 $\frac{1}{4}$"X0.162") 4-3"X0.113" NAILS, FACE NAILS 4-3"X14 GAGE STAPLES	3-16D
31.	WOOD STRUCTURAL PANEL AND PARTICLE BOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING) 1/2" AND LESS, 2 $\frac{1}{2}$"X0.113"NAIL, 1 $\frac{3}{4}$" 16 GAGE 19/32",3/4",2 $\frac{3}{8}$"X0.113"NAIL, 2"16 GAGE 7/8"-1" 1-1/8"-1-1/4" SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING): 3/4" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	6D[2] 8D[2] OR 6D[2] 8D[2] 10D[2] OR 8D[2] 6D[2] 8D[2] 10D[2] OR 8D[2]
32.	PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	6D[2] 8D[2]
33.	FIBERBOARD SHEATHING: 1/2" 25/32"	NO. 11GAGE ROOFING NAIL[1] 6D COMMON NAIL (2"X0.113") NO. 16GAGE STAPLE[1] NO. 11GAGE ROOFING NAIL[1] 8D COMMON NAIL (2 $\frac{3}{8}$" X 0.131") NO.

FOOTING SCHEDULE

1	24" SQ X 10" DEEP FOOTING NO REBAR REQUIRED
2	30" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.
3	36" SQ. x 10" DEEP FOOTING W/ #4 BAR @ 8" EACH WAY 3" CLR.



Foundation Plan Scale: 1/4" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE (HDU-LARR#25720, STRAPS-LARR#25713)					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	5/8" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	7/8" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	7/8" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Foundation sills shall be naturally durable or preservative-treated wood. Field-cut ends, notches and drilled holes of preservative-treated wood shall be field-treated per AWPA M4.
2. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
3. Prior to requesting a Building Department foundation inspection, the soils engineer/ geotechnical consultant shall inspect and and approve the foundation excavations.
4. Hold down hardware must be secured in place prior to foundation inspection.
5. Hold down connector bolts into wood draming require 0.229"x3"x3" plate washers on the post opposite the hold-down.
6. Hold downs shall be tightened to finger-tight plus one-half wrench turn just prior to covering the wall framing.

PLAN NOTES

1. All sections above to be placed over fill compacted to 90% relative compaction in accordance with astm d 1557 method of compaction.
2. All slab bars to be centered in slab, unless noted otherwise.
3. Soil type D with an allowable bearing load of 1500 psf was used in the design of this project.
4. Roof sheathing to be 5/8" CDX plywood. Diaphragm nailing shall be 8d common nails @ 6" edge and 12" field unless noted otherwise.

PLAN LEGEND

	CONTINUOUS FOOTING
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.

SHEAR PANEL SCHEDULE

2021 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS: 5/8"Ø A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS: CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS: COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x 1/4"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum 1/2"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 5/8". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all 5/8"dia anchors. 5/8" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of 5/8" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and 1/2 wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 6, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY

Foundation Plan

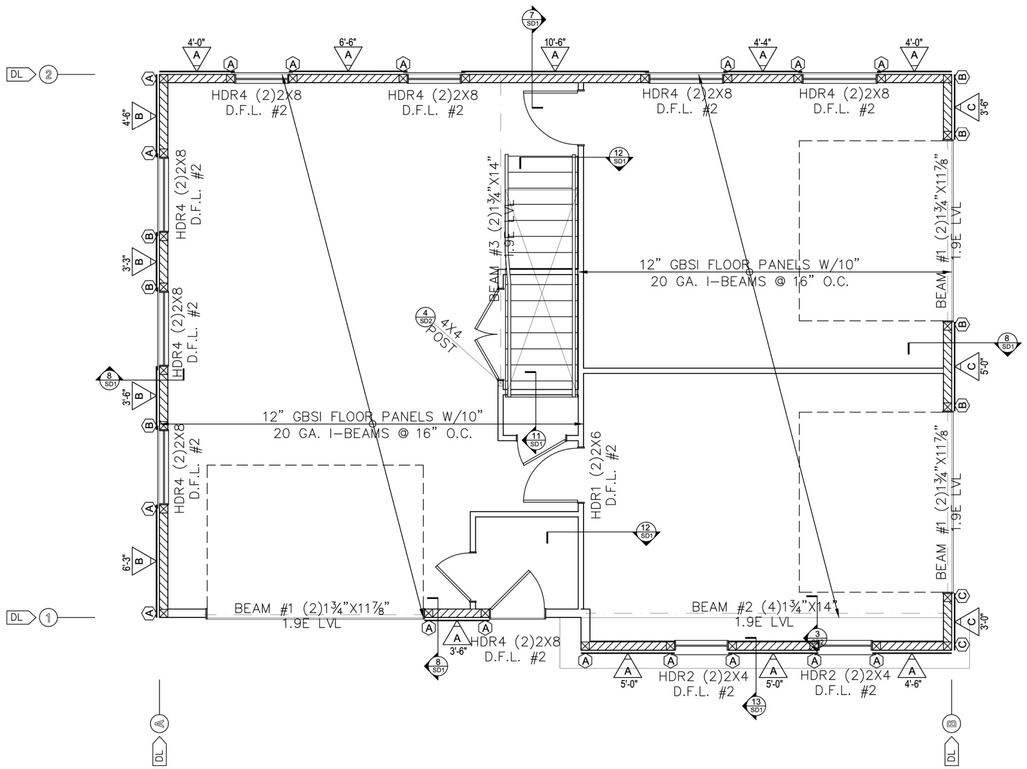
DATE July 31, 2023

S-1.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x ¼"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum ½"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 ⅝". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all ⅝"dia anchors. ⅝" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of ⅝" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



2nd Floor Framing Plan Scale: ¼" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	⅝" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	⅞" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	⅞" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
A 5'-0"	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2021 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS 5/8"□ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	2½"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	2½"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	2½"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	2½"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and ½ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
5. Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. loor shall have tongue and grove or blocked panel edges. plywood spans shall conform with table 2304.7.
6. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
7. All bolt holesshall be drilled 1/32" to 1/16" oversized.
8. Hold-down hardware must be secured in place prior to foundation inspection.

ROOF & FLOOR FRAMING NOTES

1. P.A. = Post Above.
   G.L.B. = Gluelam beam. Camber per plan.
   P.L.M. = Parallam beam by Trus Joist Manufacturing.
2. Do not make any electrical or plumbing hole @ gluelam or parallam without consulting with Bradley C. Moser. first.
3. Run plywood beyond all shear walls without any interruption.
4. Provide 2-member under all post & wall above (typ.) (min.)
5. Provide Simpson "HW" hanger for all beam to beam conn.
6. Frame all walls with 2x4 studs at 16" o.c. All posts to be 2-2x4 min unless noted otherwise. Fir walls as shown on architects plans and assembly drawings.
7. All nailing to be per IBC Table 2306.4.1, as shown on Sheet S-1.0.

LICENSED PROFESSIONAL ENGINEER
No. 343771-2203
BRADLEY C. MOSER
STRUCTURAL
STATE OF UTAH

Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 6, Out Building
Hurricane, Ut.

REV	DATE	DESCRIPTION	BY

2nd Floor Framing Plan

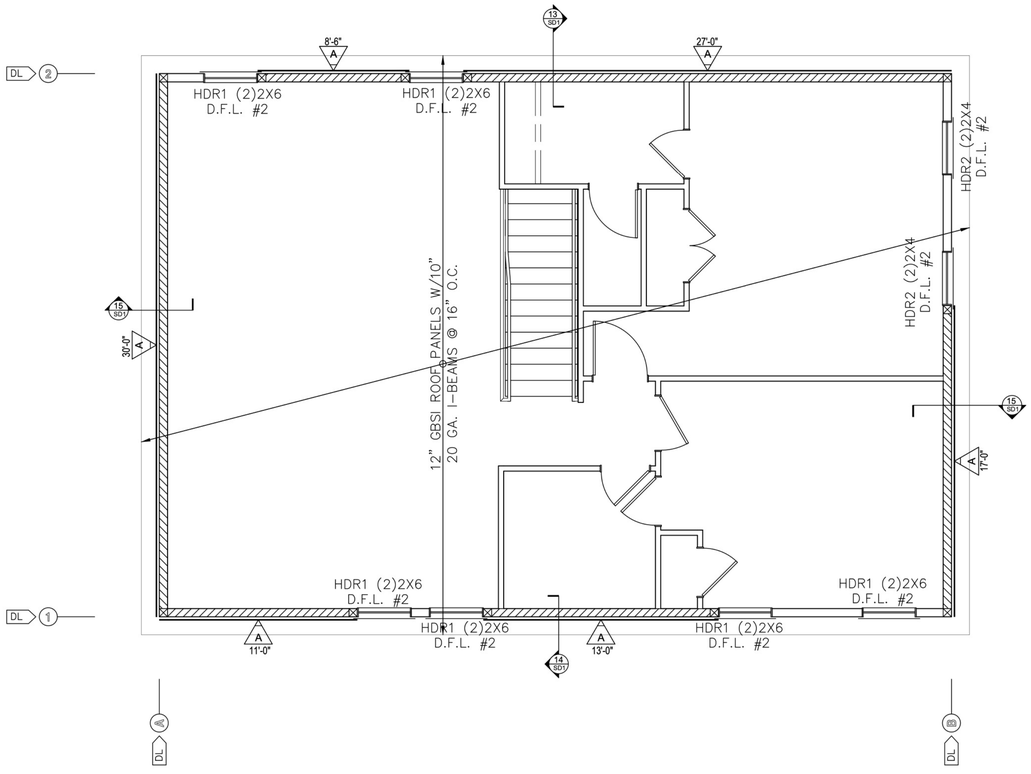
DATE July 31, 2023

S-2.0

Scale 1/4" = 1'-0"

NOTES

1. Plywood grade per IBC Table 2306.4.1 as shown on this sheet. Plywood panels may be installed horizontally or vertically.
2. Minimum 3"x3"x $\frac{1}{4}$"plate washers required for all anchor bolts at shearwalls.
3. Nailing: Minimum $\frac{1}{2}$"edge distance required at all panel edges and ends. Field nailing at 12" o.c. Minimum nail penetration 1 $\frac{5}{8}$". Common nails only.
4. 3x framing members at foundation sill plates and horizontal panel edge studs for all shear walls except A
5. Structural observation per Section 1702 of the IBC shall be provided when so designated by the architect or engineer of record, or, when such inspection is specifically required by the building official.
6. Simpson BP5/8 bearing plates, or other listed make, approved by building official, shall be used with all $\frac{5}{8}$"dia anchors. $\frac{5}{8}$" Simpson Titen HD (ICBO ER-1056) with 6" minimum embedment, may be used in lieu of $\frac{5}{8}$" anchor bolts at existing footings with spacing per table above for anchor bolts.
7. When a shearwall is specified on both sides of wall, all sliding anchor connectors shall be attached with spacings from the above table reduced by half.



Roof Framing Plan Scale: $\frac{1}{4}$" = 1'

HOLDOWN SPECIFICATIONS

FIRST FLOOR HOLDOWN TABLE					
HOLDOWN TYPE	HOLDOWN NAME	MINIMUM REQUIRED POST	REQ. BOLT-EMBED.	CAPACITY	LENGTH/# NAILS
A	HDU2-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	1969#	NA
B	HDU4-SDS2.5	2-2X4 OR 2-2X6	$\frac{5}{8}$" ALL-TREAD-10" MIN.	3143#	NA
C	HDU5-SDS2.5	2-2X4 OR 2-2X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	4073#	NA
D	HDU8-SDS2.5	4X6	$\frac{7}{8}$" ALL-TREAD-15" MIN.	6263#	NA
E	HDU11-SDS2.5	4X6	1" Ø THREAD-18" MIN.	7575#	NA
F	HDU14-SDS2.5	4X8 OR 6X6	1" Ø THREAD-18" MIN.	11025#	NA
G	CS16 STRAP 32"	2X4 OR 2X6	NA	1279#	32"/26-8d
H	MSTC40 STRAP	4X4	NA	2250#	40"/36-16d
I	MSTC52 STRAP	4X4	NA	3000#	52"/48-16d
J	MSTC66 STRAP	4X4	NA	4245#	66"/68-16d
L	CMST12 STRAP	4X6	NA	6926#	94"/86-16d

NOTES:

1. Fasteners for preservative-treated wood shall be of hot dipped zinc- coated galvanized steel per ASTM A153.
2. Use full length studs (balloon frame) on exterior walls of rooms with vaulted ceilings.

PLAN LEGEND	
A 5'-0"	PROPOSED SHEAR WALL PER SCHEDULE AND POST PER PLAN
	SHEAR WALL TYPE AND LENGTH - PER PLAN
A	HOLDOWN TYPE, PER SCHEDULE
D.L.	DRAG LINE-BOUNDARY NAIL ALONG THIS LINE (8d @ 6"oc, MIN.). TOP PLATE TO BE CONTINUOUS, SPLICE PER TYPICAL DETAIL ON SHEET SD.1 OF GENERAL NOTES.
	POST ABOVE

SHEAR PANEL SCHEDULE

2021 CALIFORNIA BUILDING CODE TABLE 2306.4.1

SHEARWALL DESIGNATION	PLY SHEATHING	EDGE NAILING	ALLOWABLE SHEAR (plf)	SLIDING ANCHORS: 5/8"◊ A.B. 2X SILL PL. V=1184# 3X SILL PL. V=1520#	SLIDING ANCHORS: CLIP SPACING SIMP. A35 V=450#	SLIDING ANCHORS: COM. 16d NAIL SPACING 2X SOLE PL. V=121#	SHEET BOTH FACES	3X SILL PLATE, STUDS, & BLKG REQUIRED	PERIODIC DEPUTY INSPECTION REQUIRED
A	15/32"min. Struct 1	8d-6"	210	48"	24"	6"	NO	NO	YES
B	15/32"min. Struct 1	8d-4"	320	48"	16"	4"	NO	NO	YES
C	15/32"min. Struct 1	8d-3"	410	42"	12"	3"	NO	YES	YES
D	15/32"min. Struct 1	8d-2"	545	32"	9"	2"	NO	YES	YES
E	15/32"min. Struct 1	10d-3"	650	24"	8"	$2\frac{1}{2}$"	NO	YES	YES
F	15/32"min. Struct 1	8d-3"	820	20"	8"	$2\frac{1}{2}$"	YES	YES	YES
G	15/32"min. Struct 1	8d-2"	1090	16"	8"	$2\frac{1}{2}$"	YES	YES	YES
H	15/32"min. Struct 1	10d-2"	1300	12"	8"	$2\frac{1}{2}$"	YES	YES	YES

NOTE: ALL OTHER ANCHOR BOLTS SHALL BE SPACED NOT GREATER THEN 48" O.C. AND NOT GREATER THEN 12" FROM EACH END OF A WALL.
NOTE: ALL 3X PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.

SHEAR NOTES

1. All exterior wall shall have (min.) plywood of 1/2" Struct. 2. w/ 8d nails @ 6", 12" O.C. (typ.) except where shear wall occurs.
2. D.S. = Drag Strut (all D.S. shall have boundary nailing.)
3. Use 2x4 studs @ 16" O.C. @ all shear & bearing walls except where noted otherwise.
4. Hold-Down connector bolts into wood framing require approve plate washers; and hold-downs shall be finger tight and $\frac{1}{2}$ wrench turn just pior to covering the wall framing. Connector bolts into wood framing require steel plate washers in accordance with table 2305.5 of the IBC Code.
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2-Story Out Building

Dixie Heights
Lot 6, Out Building
Hurricane, Ut.

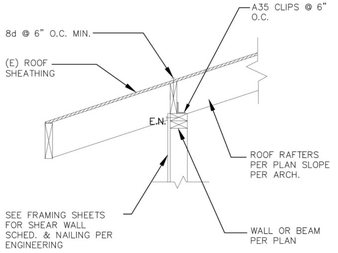
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Roof Framing Plan

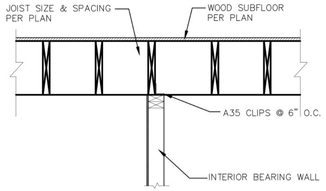
DATE July 31, 2023

S-3.0

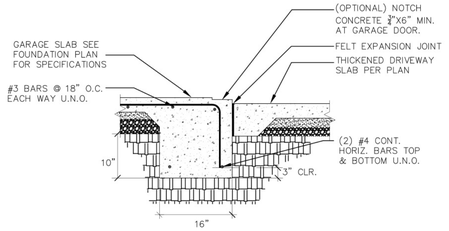
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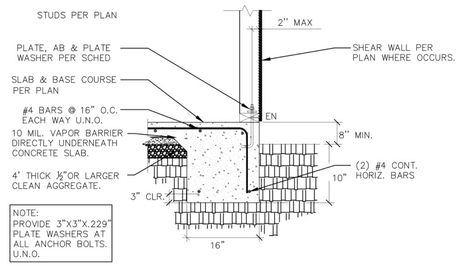
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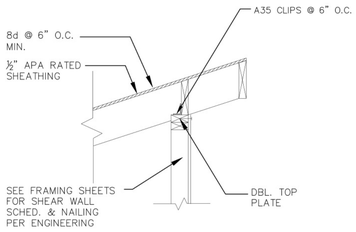
Shear Transfer 9
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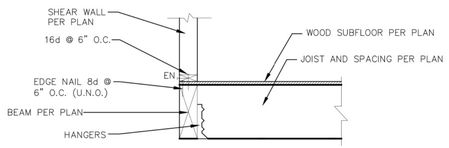
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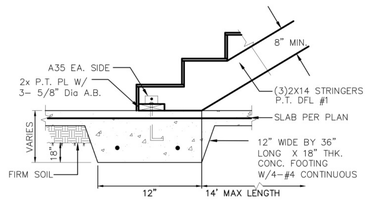
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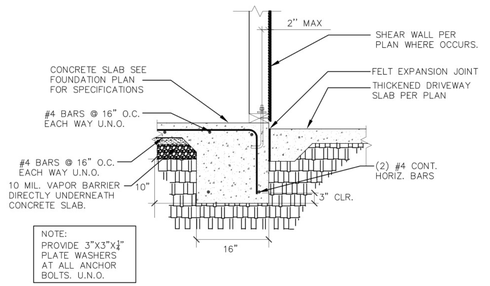
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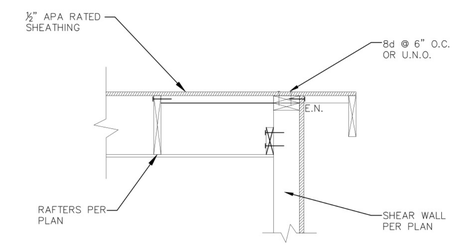
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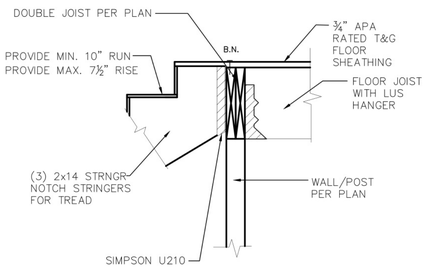
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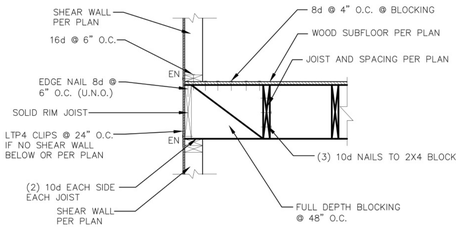
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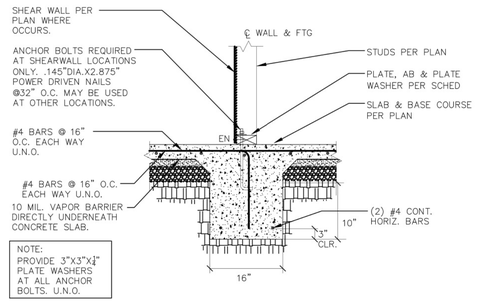
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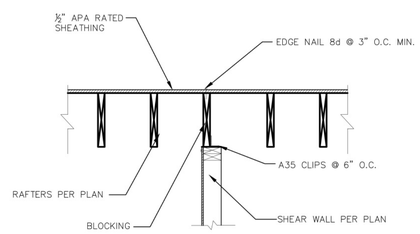
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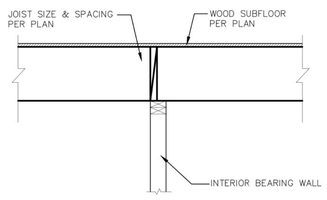
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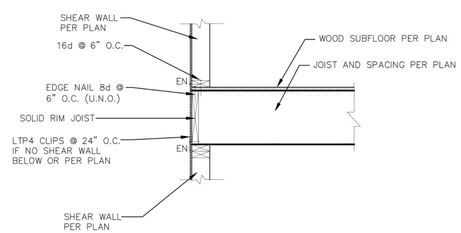
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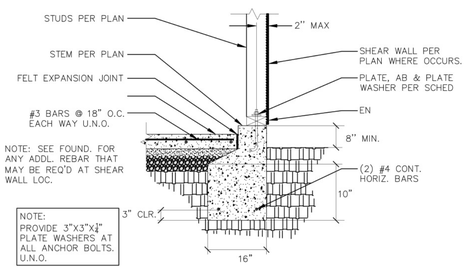
Shear Transfer 16
Not To Scale



Shear Transfer 12
Not To Scale



Shear Transfer 8
Not To Scale



Garage Footing 4
Not To Scale

LICENSED PROFESSIONAL ENGINEER
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Enhanced Home Builders
378 E. 720 South, Orem, Ut.

2-Story Out Building

Dixie Heights
Lot 6, Out Building
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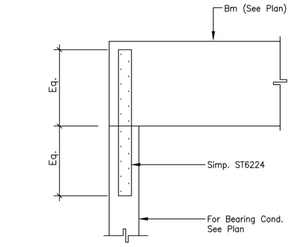
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Structural Details

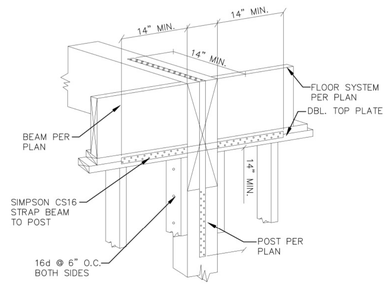
DATE July 31, 2023

SD-1

Scale N/A



Beam to Post 1
Not To Scale



Beam to Post 2
Not To Scale

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REV	DATE	DESCRIPTION	BY

Structural Details

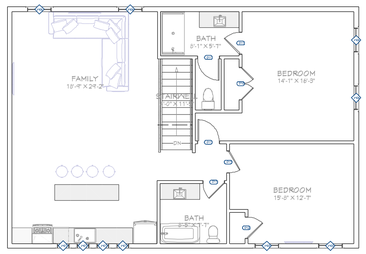
DATE July 31, 2023

SD-2

Scale N/A

1ST FLOOR

1/4"= 1'



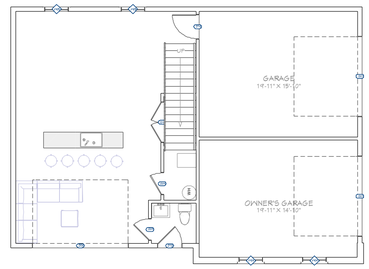
LIVING AREA
1281 SQ FT

WINDOW SCHEDULE

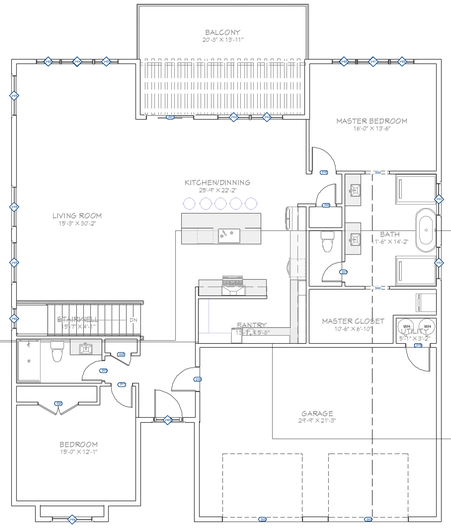
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	W02	2660FX	1	2	2660FX	31"X75"		FIXED GLASS	2'-6"X3'-4" (2)			
	W03	3020FX	4	2	3020FX	37"X25"		FIXED GLASS	2'-6"X4'-0" (2)			
	W04	3050FX	2	1	3050FX	37"X61"		FIXED GLASS	2'-6"X4'-0" (2)			
	W05	3050SG	2	1	3050SG	37"X61"		SINGLE CASEMENT-HL	2'-6"X4'-0" (2)			
	W06	3050SG	4	2	3050SG	37"X61"		SINGLE CASEMENT-HL	2'-6"X4'-0" (2)			
	W07	3060FX	4	2	3060FX	37"X73"		FIXED GLASS	2'-6"X4'-0" (2)			
	W08	3060SG	2	2	3060SG	37"X73"		SINGLE CASEMENT-HL	2'-6"X4'-0" (2)			
	W09	3616FX	1	2	3616FX	43"X19"		FIXED GLASS	2'-6"X4'-6" (2)			
	W10	4016FX	2	2	4016FX	49"X19"		FIXED GLASS	2'-10"X5'-2" (2)			
	W11	4020FX	2	2	4020FX	49"X25"		FIXED GLASS	2'-10"X5'-2" (2)			
	W12	4030SG	2	1	4030SG	49"X37"		SINGLE CASEMENT-HL	2'-10"X5'-2" (2)			
	W13	4050SG	2	1	4050SG	49"X61"		SINGLE CASEMENT-HL	2'-10"X5'-2" (2)			
	W14	4060FX	4	2	4060FX	49"X73"		FIXED GLASS	2'-10"X5'-2" (2)			
	W15	5016FX	3	2	5016FX	61"X19"		FIXED GLASS	2'-10"X6'-4" (2)			
	W16	5040LS	1	2	5040LS	61"X49"		LEFT SLIDING	2'-10"X6'-4" (2)			

2ND FLOOR

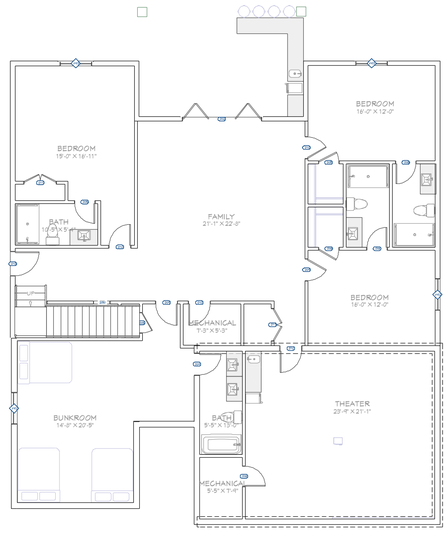
1/4"= 1'



LIVING AREA
710 SQ FT



LIVING AREA
2104 SQ FT



LIVING AREA
2013 SQ FT

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Window Schedule

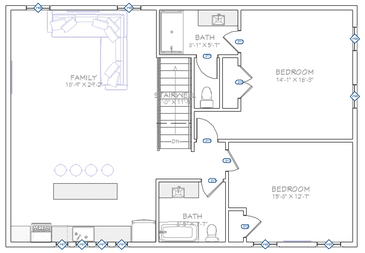
DATE: January 20, 2022

SCH-1.0

SCALE: 1/4in" = 1'-0"

1ST FLOOR

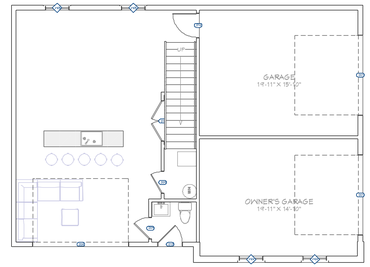
1/4"= 1'



LIVING AREA
1281 SQ FT

2ND FLOOR

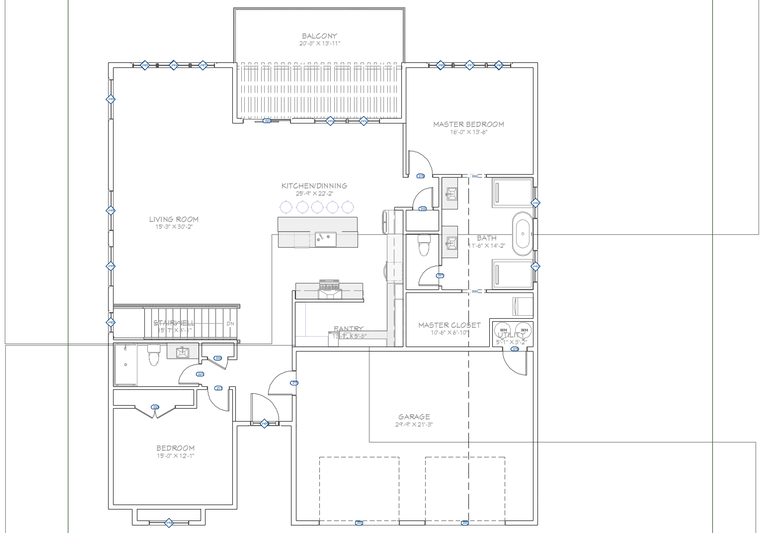
1/4"= 1'



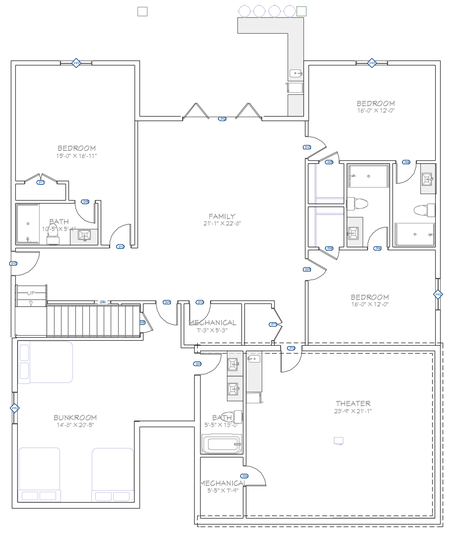
LIVING AREA
710 SQ FT

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	W.O	DESCRIPTION	HEADER	GLASS	MANUFACTURER	COMMENTS
	D01	10080	2	1	10080	122"X#R"	GARAGE-GARAGE DOOR GHD05	2"X12"X120" (2)			
	D02	10080	1	1	10080 L/R EX	120"X#L"	EXT. 4 DR. BIFOLD-GLASS PANEL	2"X6"X120" (2)			
	D03	10080	2	2	10080	122"X#R"	GARAGE-G12-REC13	2"X12"X120" (2)			
	D04	12080	1	1	12080	146"X#R"	GARAGE-GLASS PANEL	2"X12"X152" (2)			
	D05	2680	3	1	2680 L IN	32"X#L 1/2"	HINGED-DOOR P04	2"X6"X83" (2)			
	D06	2680	4	1	2680 R IN	32"X#L 1/2"	HINGED-DOOR P04	2"X6"X83" (2)			
	D07	2680	2	2	2680 L IN	32"X#L 1/2"	HINGED-DOOR P04	2"X6"X83" (2)			
	D08	2680	2	2	2680 R IN	32"X#L 1/2"	HINGED-DOOR P04	2"X6"X83" (2)			
	D09	2680	5	1	2680 L IN	34"X#L 1/2"	HINGED-DOOR P04	2"X6"X87" (2)			
	D10	2680	4	1	2680 R IN	34"X#L 1/2"	HINGED-DOOR P04	2"X6"X87" (2)			
	D11	2680	6	2	2680 L IN	34"X#L 1/2"	HINGED-DOOR P04	2"X6"X87" (2)			
	D12	2680	1	2	2680 R IN	34"X#L 1/2"	HINGED-DOOR P04	2"X6"X87" (2)			
	D13	3080	2	1	3080 L IN	38"X#L 1/2"	HINGED-DOOR P04	2"X6"X41" (2)			
	D14	3080	1	1	3080 R IN	38"X#L 1/2"	HINGED-DOOR P04	2"X6"X41" (2)			
	D15	3080	3	2	3080 L IN	38"X#L 1/2"	HINGED-DOOR P04	2"X6"X41" (2)			
	D16	3680	1	2	3680 L EX	44"X#R"	EXT. HINGED-GLASS PANEL	2"X6"X47" (2)			
	D17	4080	2	1	4080 L/R IN	50"X#L 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X83" (2)			
	D18	4080	1	2	4080 L/R IN	50"X#L 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X83" (2)			
	D19	5080	1	1	5080 L/R IN	62"X#L 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X85" (2)			
	D20	5080	1	2	5080 L/R IN	62"X#L 1/2"	DOUBLE HINGED-DOOR P04	2"X6"X85" (2)			
	D21	6080	1	2	6080 R EX	72"X#R"	EXT. SLIDER-GLASS PANEL	2"X6"X73" (2)			



LIVING AREA
2104 SQ FT



LIVING AREA
2213 SQ FT

Revision Table

Number	Date	Revised By	Description

2-Story Residence
Aerie Subdivision
Block P Lot 5
Hurricane, UT.

DESIGNED BY
MATT DOTSON
HURRICANE, UTAH

Door Schedule

DATE: January 20, 2022

SCH-2.0

SCALE: 1/4th" = 1'-0"

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/22/2024**
Application Number:	CUP24-07
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	Trent Johnson
Request:	A conditional use permit for a building of greater height and size
Location:	3946 W 2470 S
Zoning:	R1-10 PDO
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 1400 sq. ft. and 22' tall outbuilding. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height.

The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:
1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.
2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (sections e and f apply):

> *e. Standards for greater heights than permitted by this Code.*
> *(1)The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
> *(2)A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*
> *(3)A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.*

(4)In no event shall a building exceed 55 feet in height.

f.Standards for greater size than permitted by this Code.
(1)The greater size building desired must be of compatible architecture with immediately adjacent buildings.
(2)At least 50 percent of the lot on which the building is located must remain free of buildings.
(3)The building must be for a use permitted in the zone in which it is located.

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines.
4. When both buildings are complete approximately 75% of the lot will be free of building.
5. The building is for a permitted use in this zoning.

Recommendation: Staff recommends approval of the conditional use permit.