

JSSD ADMINISTRATION BUILDING



5388 NORTH OLD HWY 40
HEBER CITY, UT 84032

REVIEWED FOR CODE
COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB



DEFERRED SUBMITTAL			
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL DEFERRED ITEMS SUBMIT TO ARCHITECT FOR REVIEW.			
SPECIAL INSPECTIONS			
CONTRACTOR SHALL ORDER AND SCHEDULE ALL SPECIAL INSPECTION REQUIRED.			
NOTE: THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT ARE COMPOSED OF SETS OF DRAWINGS AND SPECIFICATIONS. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR, OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. ALL BIDDERS WHO ELECT TO SUBMIT BIDS FOR PORTIONS OF THIS PROJECT SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT, ADDENDA OR CLARIFICATIONS THAT MAY BE ISSUED. PROJECT SCOPE MAY BE DEFINED IN SPECIFICATIONS AND/ OR DRAWINGS.			

DESIGN TEAM

OWNER	ARCHITECT	STRUCTURAL	MECHANICAL	ELECTRICAL
JORDANELLE SPECIAL SERVICE DISTRICT 5780 NORTH, OLD HIGHWAY 40 HEBER CITY, UT 84032 PHONE: 435-654-9233 mcovey@jssd.us MAX COVEY	ARCHITECTURAL DESIGN WEST 795 N 400 W SALT LAKE CITY, UT 84103 PHONE: 801-539-8221 scotto@designwestarchitects.com SCOTT OLCOTT - AoR derekc@designwestarchitects.com DEREK CHRISTENSEN- PM	BHB CONSULTING ENGINEERS 2766 S. MAIN ST. SALT LAKE CITY, UT 84115 PHONE: 801-355-5656 dallin.pedersen@bhbenigneers.com DALLIN PEDERSEN, S.E.	BRENKMAN & COMPANY 1770 RESEARCH PARKWAY SUITE 112 LOGAN, UT 84341 PHONE: 435.554.7771 henk.brenkman@brenkmanandcompany.com HENK BRENKMAN	ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. 2117 SOUTH 3600 WEST SALT LAKE CITY, UT 84119 PHONE: 801-566-0503 david@rmceut.com David W. Stewart, P.E.

design west | architects
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING
5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION
1	9/27/18	ADDENDA 2
2	10/26/18	CITY COMMENTS
3	11/27/18	CITY COMMENTS 2

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18

COVER SHEET
G-001
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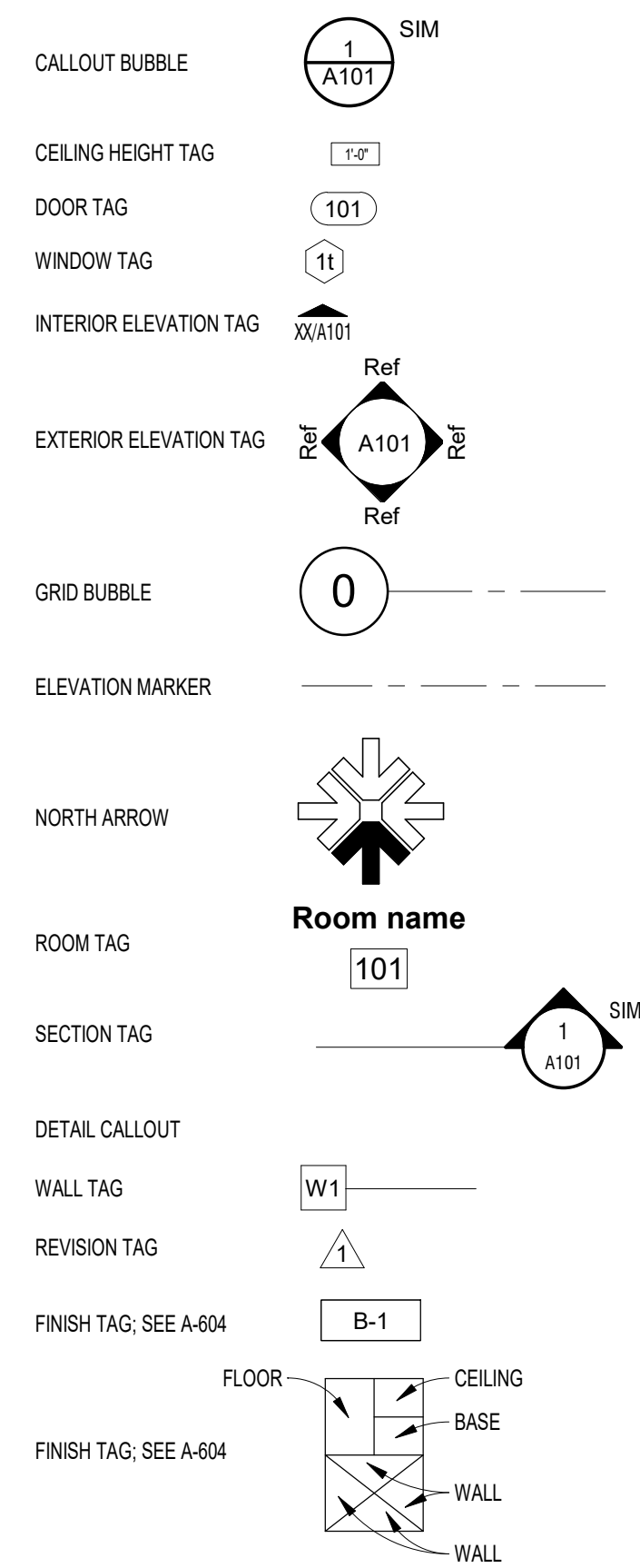
A

B

C

D

SYMBOLS LEGEND



MATERIALS LEGEND

MATERIAL	SYMBOL
EARTH	
ASPHALT PAVING	
COMPACTED GRANULAR FILL	
CONCRETE	
CONCRETE MASONRY UNITS	
BRICK	
STEEL	
CONTINUOUS WOOD	
WOOD BLOCKING	
PLYWOOD	
PARTICLE BOARD	
INSULATION	
RIGID INSULATION	
GYPSTUM BOARD	
ACOUSTIC TILE	
GLU-LAMINATE BEAM	
PLASTER & METAL LATH	
GLASS	
TILE	
FINISH WOOD	
ALUMINUM	
WOOD STUD WALL	

CODE

JURISDICTION
WASATCH COUNTY

CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE 1/2

OCCUPANCY
OCCUPANCY: B

MIXED OCCUPANCY (508.2)

YES NO

REQUIRED SEPARATION OF OCCUPANCIES (508.4)
N/A

TYPE OF CONSTRUCTION

IA IB IIA IIB IIIA IIIB IVA IVB VA VB

AUTOMATIC SPRINKLER SYSTEM

YES NO

BUILDING HEIGHT (504.3)
(B) ALLOWABLE BUILDING HEIGHT 40'
(B) PROPOSED BUILDING HEIGHT 27' 6"

NUMBER OF STORIES (504.4)
(B) ALLOWABLE NUMBER OF STORIES 2
(B) PROPOSED NUMBER OF STORIES 1

BUILDING AREA (506)
At=Tabular Area, If=Frontage Increase, Is=Sprinkler System Increase

If= $[F/P-0.25]W/30$
If= $[228-228-0.25]30/30$ If= 0.75

<u>FIRST LEVEL</u>		
ALLOWABLE		ACTUAL
(B) At=9,000 SF		
If=6,750 SF		
TOTAL=15,750	3,531 SF	

FIRE RESISTIVE REQUIREMENTS FOR VB (TABLE 601)

PRIMARY STRUCTURAL FRAME	0 HR	RATING
BEARING WALLS		
EXTERIOR	0HR	RATING
INTERIOR	0HR	RATING
NON BEARING WALLS	0HR	RATING
FLOOR CONSTRUCTION	0HR	RATING
ROOF CONSTRUCTION	0HR	RATING
CORRIDOR (202, 1020.1)	0HR	RATING 1020.1 EX 4

OCCUPANT LOAD CALCULATION (COMPLETE FACILITY) (TABLE 1004.1.2)

FIRST LEVEL		
ASSEMBLY	535 SF/(15)	= 36
BUSINESS	3,531 SF/(100)	= 35.3
TOTAL OCCUPANTS		= 72

EGRESS WIDTH (TABLE 1005.1)

STAIRWAYS	0.3" PER OCCUPANT [44" MIN. (1011.2)]	
OTHER EGRESS	0.2 INCHES PER OCCUPANT	
	(0.15 INCHES PER OCCUPANT W/ SPRINKLER SYSTEM)	

EXITS REQUIRED (1006.2)

REQUIRED NUMBER OF EXITS	1
PROVIDED NUMBER OF EXITS	3

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

TOTAL OCCUPANTS 72	REQUIRED	ACTUAL
--------------------	----------	--------

FACILITY

WATER CLOSETS		
B = 72 OCCUPANTS - 36 F / 36 M=1.44 M /1.44 F		2 M / 2 F

LAVATORIES

B = 72 OCCUPANTS - 36 F / 3366 F=-.9 M /9 F (2902.2 EX. 2)		2 M / 2 F
--	--	-----------

DRINKING FOUNTAINS

B = 72 OCCUPANTS -	=1	2
--------------------	----	---

SERVICE SINKS

=1	1
----	---

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ABBREVIATIONS

ARR	DESCRIPTION	ARR	DESCRIPTION	ARR	DESCRIPTION
ACC STA	ACCESSIBLE STATION	EIFS	EXTERIOR INSULATION	d	PENNY
AC	ACOUSTIC, ACOUSTICAL		FINISH SYSTEM	P-LAM	PLASTIC LAMINATE PLATE
ABS	ACRYLONITRILE-BUTADIENE	FIN	FINISH	PLYWD	PLYWOOD
	-STYRENE	FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE
AD	ADDENDUM	FLR	FLOOR	PREFAB	PREFABRICATED
ADJ	ADJUSTABLE	FD	FLOOR DRAIN	PT	PRESERVATIVE TREATED
AFF	ABOVE FINISH FLOOR	FTG	FOOTING	PROJ	PROJECTION
ALT	ALTERNATE	FDN	FOUNDATION	QT	QUARRY TILE
ALUM	ALUMINUM	FRP	FIBER REINFORCED PANEL	RAD	RADIUS
AB	ANCHOR BOLT	GALV	GALVANIZED	REF	REFRIGERATOR
L	ANGLE	GI	GALVANIZED IRON	REINF	REINFORCE
ASI	ARCHITECT SUPPLEMENTAL	GA	GAUGE	REV	REVISION
	INSTRUCTION	GYP BD	GYPSTUM BOARD	RFI	REQUEST FOR INFORMATION
ASPH	ASPHALT	HDWD	HARDWOOD	RD	ROOF DRAIN
BSMT	BASEMENT	HT	HEIGHT	RO	ROUGH OPENING
BB	BASKETBALL	HM	HOLLOW METAL	R/	ROUND
BRG	BEARING	HORIZ	HORIZONTAL	SCHED	SCHEDULE
BM	BENCH MARK	ID	INSIDE DIAMETER	SIM	SIMILAR
BLKG	BLOCKING	INSUL	INSULATION	SHT	SHEET
BD	BOARD	INT	INTERIOR	SPEC	SPECIFICATION
B.O.	BOTTOM OF	JT	JOINT	SQ	SQUARE
BLDG	BUILDING	KD	KNOCK DOWN	SS	STAINLESS STEEL
B.U.R.	BUILT UP ROOF	KO	KNOCK OUT	STD	STANDARD
CLG	CEILING	LLV	LONG LEG VERTICAL	STL	STEEL
CL	CENTER LINE	MH	MANHOLE	STOR	STORAGE
CT	CERAMIC TILE	MFR	MANUFACTURER	STRUCT	STRUCTURAL
CB	CHALKBOARD	MB	MARKER BOARD	SUSP	SUSPENDED, SUSPENSION
C	CHANNEL	MO	MASONRY OPENING	SYS	SYSTEM
CO	CLEAN OUT	MAX	MAXIMUM	TB	TACKBOARD
COL	COLUMN	MECH	MECHANICAL	TEL	TELEPHONE
CONC	CONCRETE	MT	MOUNT	TV	TELEVISION
CMU	CONCRETE MASONRY UNIT	MTL	METAL	TEMP	TEMPORARY
CONN	CONNECTION	MIN	MINIMUM	TS	TUBE STEEL
CONT	CONTINUOUS	MISC	MISCELLANEOUS	THRES	THRESHOLD
CONTR	CONTRACTOR	(N)	NEW	TOIL	TOILET
DIM	DIMENSION	NIC	NOT IN CONTRACT	T.O.	TOP OF
DS	DOWNSPOUT	NTS	NOT TO SCALE	T & B	TOP AND BOTTOM
DWG	DRAWING	O.C.	ON CENTER	TYP	TYPICAL
EA	EACH	OPNG	OPENING	VERT	VERTICAL
ELECT	ELECTRICAL	OPP	OPPOSITE	U.N.O.	UNLESS NOTED OTHERWISE
EWC	ELECTRIC WATER COOLER	OD	OUTSIDE DIAMETER	WC	WATER CLOSET
ELEV	ELEVATION	OH	OVERHEAD	WM	WATER METER
EQ	EQUAL	OF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED	WWF	WELDED WIRE FABRIC
EQUIP	EQUIPMENT			W	WIDE FLANGE
EXIST	EXISTING	OF/OI	OWNER FURNISHED / OWNER INSTALLED	WDO	WIDE FLANGE
(E)	EXISTING			W/	WITH
EXP	EXPANSION	PART BD	PARTITION BOARD	W/O	WITHOUT
EXT	EXTERIOR	PART'N	PARTITION	WD	WOOD

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E-601	ELECTRICAL SCHEDULES

VICINITY MAP



JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

MARK: 2

DATE: 10/26/18

CITY COMMENTS

DESCRIPTION:

PROJECT #:

818120

DRAWN BY:

DC

CHECKED BY:

SO

ISSUED:

07-17-18



PROJECT
INFORMATION

G-002

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design west | architects

255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

LOGAN UT 84321

1/27/2018 5:01:51 PM



COMcheck Software Version 4.3.5.1
Envelope Compliance Certificate

Project Information

Energy Code:	2015 IECC
Project Title:	818120 - JSSD
Location:	Heber City, Utah
Climate Zone:	6b
Project Type:	New Construction
Vertical Glazing / Wall Area:	15%

Construction Site: 5360 North Old Hwy 40
HEBER CITY, Utah 84032

Owner/Agent:

Designer/Contractor: DESIGN WEST ARCHITECTS

Additional Efficiency Package(s)

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Building Area	Floor Area
1-Office : Nonresidential	3520

Envelope Assemblies

Assembly	Gross Area or Perimeter	Ravity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor ₁₆
Floor: Unheated Slab-On-Grade, Vertical 2 ft. [Bldg Use 1 - Office] (c)	248	---	10.0	0.540	0.540
Roof: Attic Roof, Wood Joists [Bldg Use 1 - Office]	3520	49.0	0.0	0.021	0.021
NORTH					
Ext. Wall - NW: Wood-Frame, 16in o.c., [Bldg Use 1 - Office]	700	19.0	5.0	0.048	0.051
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID STOREFRONT, SHGC 0.40, [Bldg Use 1 - Office] (b)	30	---	---	0.320	0.360
Door - , Perf. Specs.: Product ID STOREFRONT DOOR, SHGC 0.25, [Bldg Use 1 - Office] (b)	27	---	---	0.320	0.770
Clairestory - NW: Wood-Frame, 16in o.c., [Bldg Use 1 - Office]	37	19.0	0.0	0.067	0.051
EAST					
Ext. Wall - NE: Wood-Frame, 15in o.c., [Bldg Use 1 - Office]	880	19.0	5.0	0.048	0.051
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID STOREFRONT, SHGC 0.40, [Bldg Use 1 - Office] (b)	90	---	---	0.320	0.430
Clairestory - NE: Wood-Frame, 16in o.c., [Bldg Use 1 - Office]	106	19.0	0.0	0.067	0.051
Window: Metal Frame with Thermal Break: Fixed, Perf. Specs.: Product ID STOREFRONT, SHGC 0.40, [Bldg Use 1 - Office] (b)	30	---	---	0.320	0.360
SOUTH					
Ext. Wall - SE: Wood-Frame, 16in o.c., [Bldg Use 1 - Office]	700	19.0	5.0	0.048	0.051
Window: Metal Frame with Thermal Break: Operable, Perf. Specs.: Product ID STOREFRONT, SHGC 0.40, [Bldg Use 1 - Office] (b)	96	---	---	0.320	0.430
Door: Insulated Metal, Perf. Specs.: Product ID STOREFRONT DOOR, SHGC 0.40, [Bldg Use 1 - Office] (b)	21	---	---	0.320	0.770
Clairestory - SE: Wood-Frame, 16in o.c., [Bldg Use 1 - Office]	37	19.0	0.0	0.067	0.051

Project Title: 818120 - JSSD Report date: 06/08/18
Data filename: Page 1 of 9

Envelope inspection method shall be blower test.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor _(w)
Ext. Wall - SW: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Office)	940	19.0	5.0	0.048	0.051
Window, Metal Frame with Thermal Break: Fixed, Part Specs: Product U STOREFRONT, SHGC 0.40, (Bldg. Use 1 - Office)	120	—	—	0.320	0.360
Door, Part Specs: Product U STOREFRONT DOOR, SHGC 0.40, (Bldg. Use 1 - Office)	—	—	—	0.320	0.770
Clareatory: SW: Wood-Framed, 16in. o.c., (Bldg. Use 1 - Office)	106	19.0	0.0	0.067	0.051
Window, Metal Frame with Thermal Break: Fixed, Part Specs: Product U STOREFRONT, SHGC 0.40, (Bldg. Use 1 - Office)	30	—	—	0.320	0.360

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

Envelope PASSES: Design 2% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.3.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

DEREK C. Project Manager
Name - Title Signature Date 7-27-18

Project Title: 818120 - JSSD Report date: 06/08/18
Data filename: Page 2 of 9

design west | architects

255 SOUTH 300 WEST
795 NORTH 400 WEST
SALT LAKE CITY UT 84103
LOGAN UT 84321

JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032

JORDANELLE SPECIAL SERVICE DISTRICT

[illegible]

PROJECT #: 818120
DRAWN BY: Author
CHECKED BY: Checker
ISSUED: 07-17-18



COMCHECK

G-003

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EXISTING JSSD
WATER RECLAMATION
FACILITY

FUTURE TREATMENT
BUILDINGS

PROPOSED JSSD
ADMINISTRATION
BUILDING

335.60'

271.06'

0 120' 240' 360'

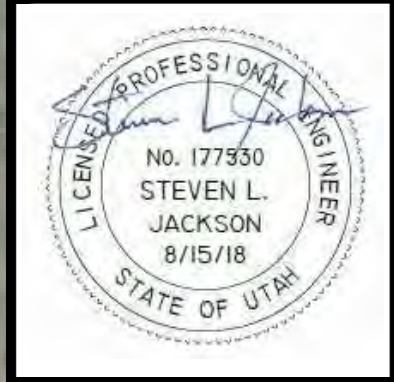
SCALE 1"=120'
(22 X 34 SHEET)

The image is an aerial photograph of a large, undeveloped area with some existing infrastructure. On the left, there is an existing water reclamation facility with several large circular tanks and a building. To the right of this, four rectangular outlines represent future treatment buildings. Further right, a dashed outline represents a proposed administration building. Dimensions of 335.60' and 271.06' are shown for the proposed building. A north arrow and a scale bar (1"=120', 22 x 34 sheet) are located in the bottom right corner. A red text box in the top left corner states: 'REVIEWED FOR CODE COMPLIANCE BY WASATCH COUNTY APPROVED PLANS MUST REMAIN ON THE JOB'.

Jackson Engineering
3376 Stonehill Lane
Cottonwood Heights, Utah 84121
Phone (801) 558-5283
Fax (801) 943-0108

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JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
ADMINISTRATIVE & TREATMENT FACILITY AREA PLAN

[illegible]

PROJECT NO.:	DATE:
18.067.103	8/30/2018
DRAWN BY:	CHECKED BY:
SP	SJ

PROJECT MANAGER:	
S. JACKSON	

SITE PLAN
CS100

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Jackson Engineering
3376 Stonehill Lane
Cottonwood Heights Utah 84121
Phone (801) 558-5293
Fax (801) 943-0108

FOR:
JORDANELLE SPECIAL
SPECIAL SERVICE DISTRICT
5780 N. OLD HWY 40
HEBER CITY, UT 84032
CONTACT:
MAX COVEY
PHONE: (435) 654-9233

JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
SITE PLAN



NO.	DATE	REVISION	BY

PROJECT NO.: 18.067.103	DATE: 8/30/2018
DRAWN BY: SP	CHECKED BY: SJ
PROJECT MANAGER: S. JACKSON	

SITE PLAN
CS101

KEY NOTES

- 3" ASPHALT OVER 8" BASE COURSE
- 4" THICK CONCRETE SIDEWALK
- 8" DIP WATER LINE (PROVIDED AND INSTALLED BY OWNER)
- FIRE HYDRANT ASSEMBLY (PROVIDED AND INSTALLED BY OWNER)
- 1" WATER SERVICE LATERAL (PROVIDED AND INSTALLED BY OWNER)
- 1" WATER METER CAN (PROVIDED AND INSTALLED BY OWNER)
- E-ONE PUMP (PROVIDED AND INSTALLED BY OWNER)
- 1" LOW PRESSURE SEWER LATERAL (PROVIDED AND INSTALLED BY OWNER)
- NEW 24" ADS CULVERT
- REMOVE EXISTING GATE INCLUDING ROCK POST STRUCTURES
- NEW MOTORIZED GATE
- (1) 3" CONDUIT; RMP UTILITY SERVICE
(1) 2" CONDUIT; SERVICE POWER FOR LIGHT POLE AND GATE
(2) 2" CONDUIT; FIBER OPTIC COMMUNICATION, (SEE SHEET E100)
- LIGHT POLE (SEE E100)
- VAN ACCESSIBLE PARKING STALL
- HANDICAP PARKING SIGN

LEGEND

-----	ADMINISTRATION BUILDING PARCEL
-----	EXISTING CONTOUR LINE
-----	NEW CONTOUR LINE
SS	NEW SEWER LINE
W	NEW WATER LINE
UGE	NEW BURIED POWER LINE
COMM	NEW FIBER OPTIC LINE
SD	STORM DRAIN LINE
	NEW FIRE HYDRANT
	NEW LIGHT POLE

LANDSCAPING NOTES

- LANDSCAPING TO CONSIST OF 4"-8" DIAMETER COBBLE ROCK 8 FEET BEYOND THE BUILDING WITH RE-SEEDING OF ALL DISTURBED AREAS; GRANITE SEED "CABON BLEND".



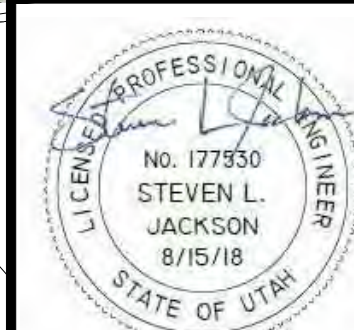
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(22 X 34 SHEET)

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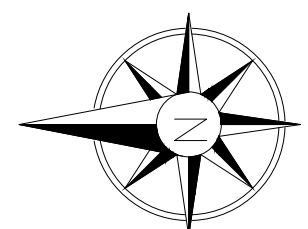
Jackson Engineering
3376 Stonehill Lane
Cottonwood Heights, Utah 84121
Phone (801) 558-5293
Fax (801) 943-0108

FOR:
JORDANELLE SPECIAL
SPECIAL SERVICE DISTRICT
5780 N. OLD HWY 40
HEBER CITY, UT 84032
CONTACT:
MAX COVEY
PHONE: (435) 654-9233

JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
SEWER PLAN

[illegible]

PROJECT NO.:	DATE:
18.067.103	8/30/2018
DRAWN BY:	CHECKED BY:
SP	SJ
PROJECT MANAGER:	
S. JACKSON	

SEWER PLAN
C102

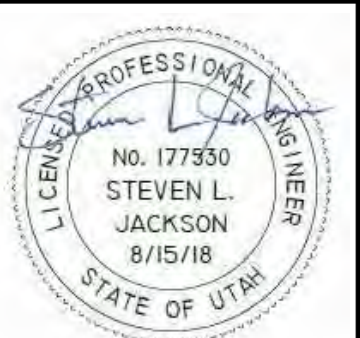
0 60' 120' 180'

SCALE 1"=60'

(22 X 34 SHEET)

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Cottonwood Heights Utah 84121
Phone (801) 558-5293
Fax (801) 943-0108

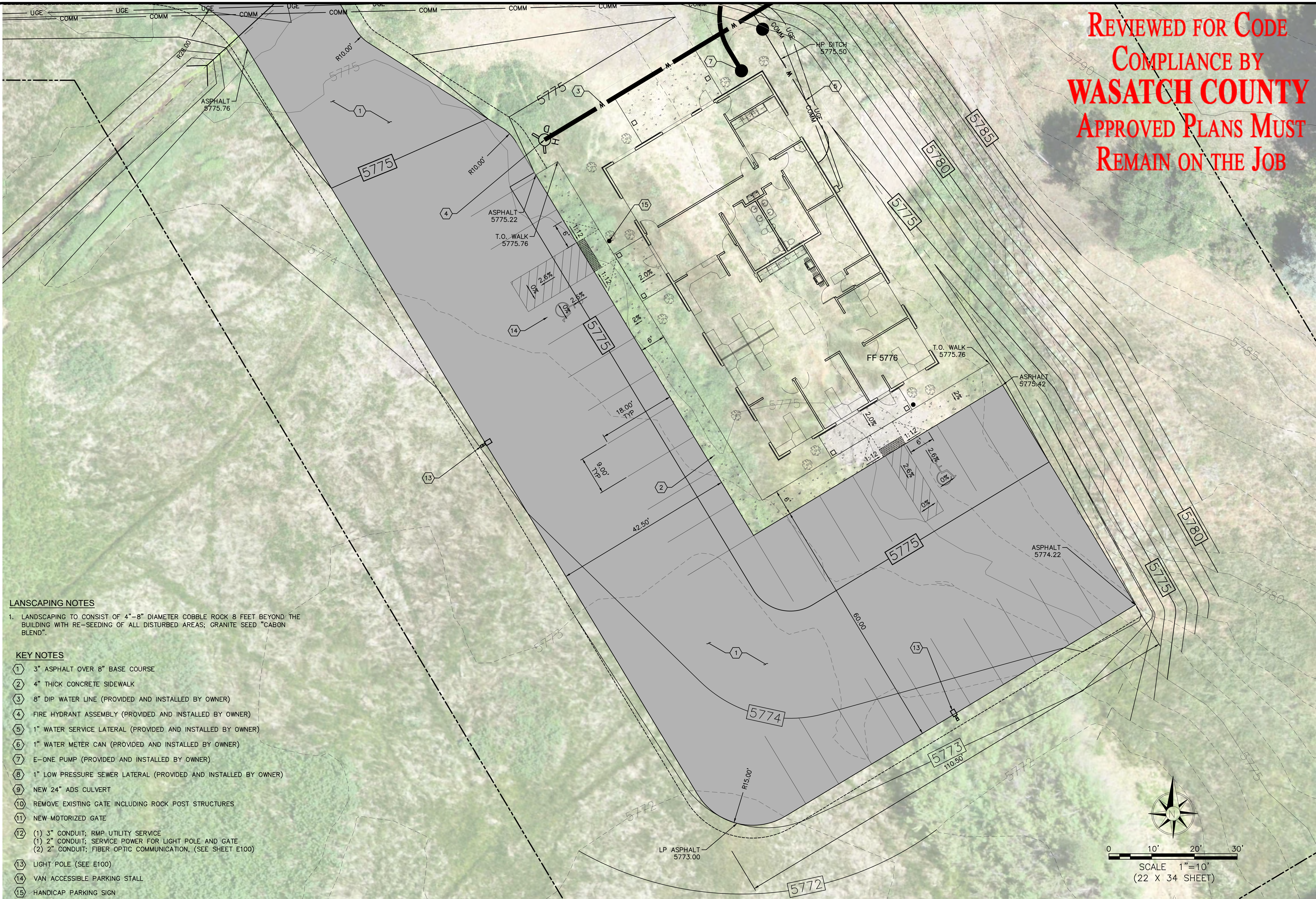
JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
SITE PLAN



NO.	DATE	REVISION	BY

PROJECT NO.: 8.067.103	DATE: 8/30/2018
DRAWN BY: SP	CHECKED BY: SJ
PROJECT MANAGER: S. JACKSON	

SITE PLAN
CS103



- 1 3" ASPHALT OVER 8" BASE COURSE
- 2 4" THICK CONCRETE SIDEWALK
- 3 8" DIP WATER LINE (PROVIDED AND INSTALLED BY OWNER)
- 4 FIRE HYDRANT ASSEMBLY (PROVIDED AND INSTALLED BY OWNER)
- 5 1" WATER SERVICE LATERAL (PROVIDED AND INSTALLED BY OWNER)
- 6 1" WATER METER CAN (PROVIDED AND INSTALLED BY OWNER)
- 7 E-ONE PUMP (PROVIDED AND INSTALLED BY OWNER)
- 8 1" LOW PRESSURE SEWER LATERAL (PROVIDED AND INSTALLED BY OWNER)
- 9 NEW 24" ADS CULVERT
- 10 REMOVE EXISTING GATE INCLUDING ROCK POST STRUCTURES
- 11 NEW-MOTORIZED GATE
- 12 (1) 3" CONDUIT; RMP UTILITY SERVICE
(1) 2" CONDUIT; SERVICE POWER FOR LIGHT POLE AND GATE
(2) 2" CONDUIT; FIBER OPTIC COMMUNICATION, (SEE SHEET E100)
- 13 LIGHT POLE (SEE E100)
- 14 VAN ACCESSIBLE PARKING STALL
- 15 HANDICAP PARKING SIGN

REVIEWED FOR CODE
COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
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- LANDSCAPING NOTES
1. LANDSCAPING TO CONSIST OF 4"-8" DIAMETER COBBLE ROCK 8 FEET BEYOND THE BUILDING WITH RE-SEEDING OF ALL DISTURBED AREAS; GRANITE SEED "CABON BLEND".
- KEY NOTES
- 1 4" - 8" COBBLE ROCK
- 2 LOW PROFILE BUSH
- 3 DISTURBED AREA TO BE RESEEDED WITH NATIVE GRASS MIX

Jackson Engineering
3376 Stonehill Lane
Cottonwood Heights Utah 84121
Phone (801) 558-5293
Fax (801) 943-0108

FOR:
JORDANELLE SPECIAL
SPECIAL SERVICE DISTRICT
5780 N. OLD HWY 40
HEBER CITY, UT 84032
CONTACT:
MAX COVEY
PHONE: (435) 654-9233

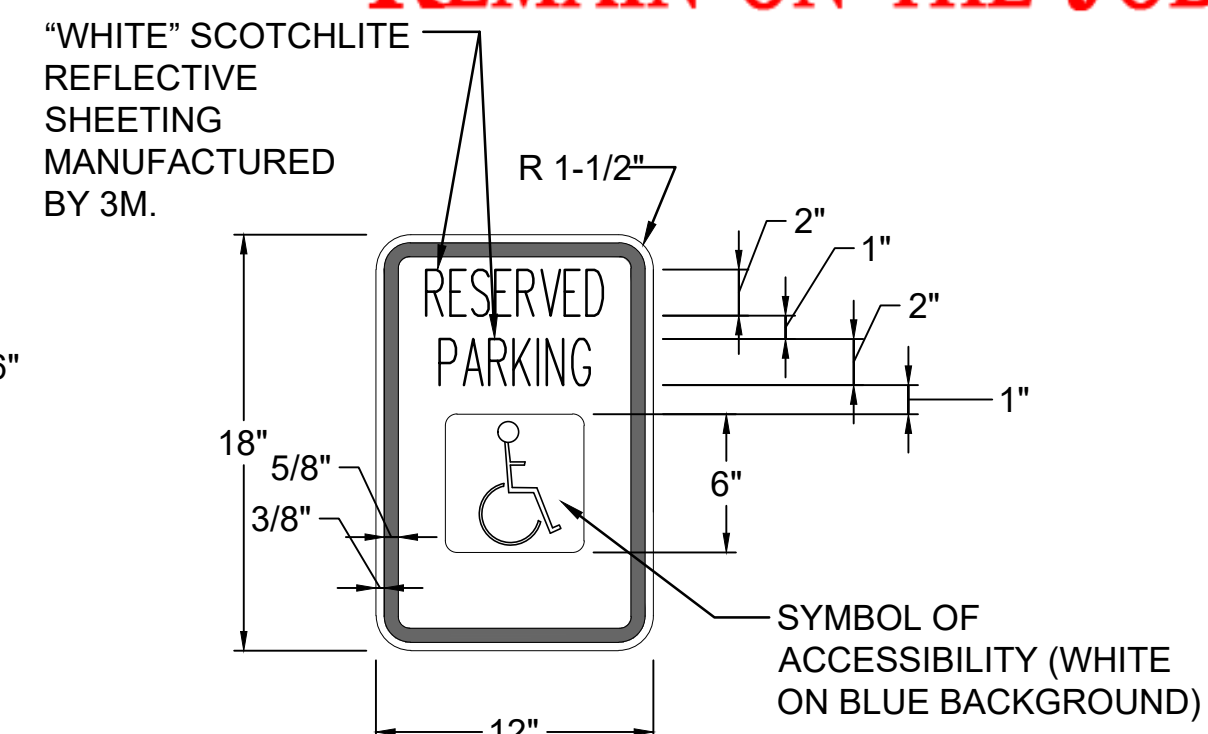
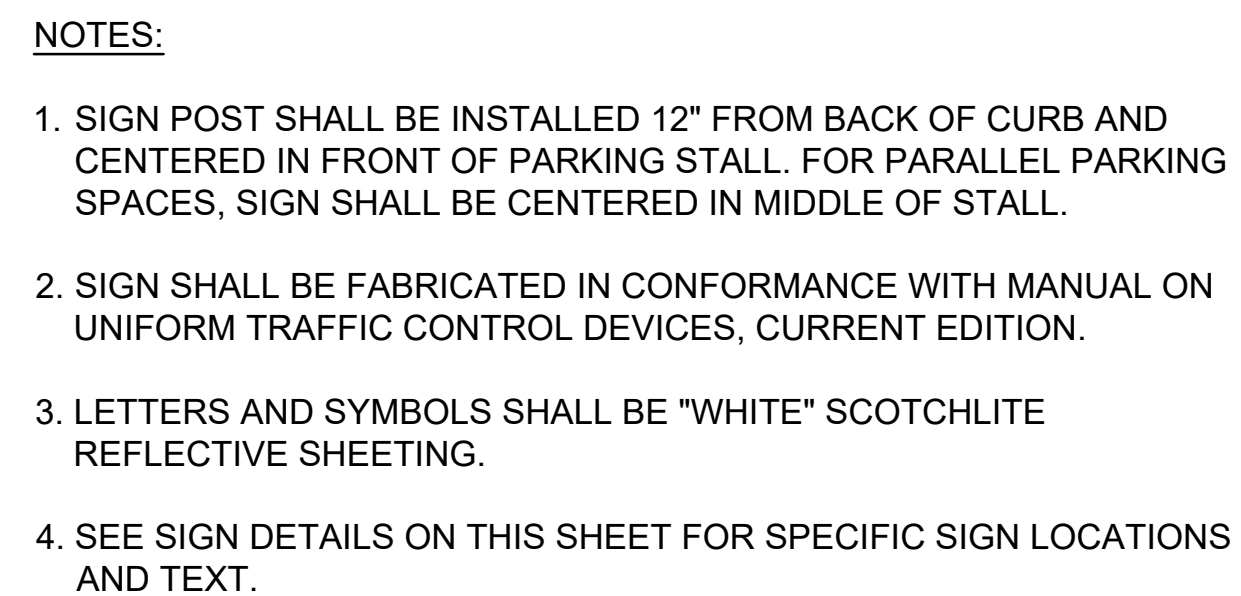
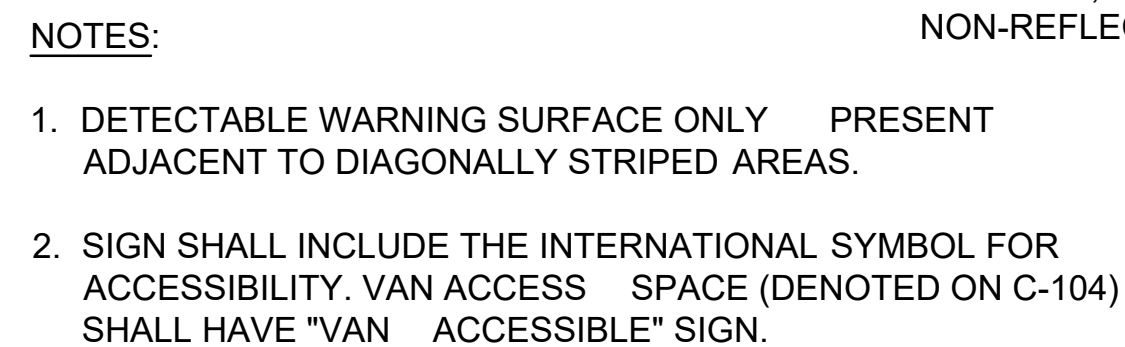
JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
No. 177950
STEVEN L. JACKSON
8/15/18
STATE OF UTAH

NO.	DATE	REVISION	BY

PROJECT NO.: 18.067.103
DATE: 8/30/2018
DRAWN BY: SP
CHECKED BY: SJ
PROJECT MANAGER: S. JACKSON

SITE PLAN
CS104

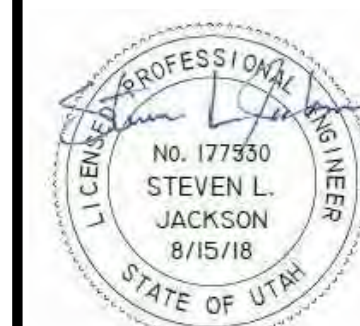


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Cottonwood Heights Utah 84121
Phone (801) 558-5293
Fax (801) 943-0108

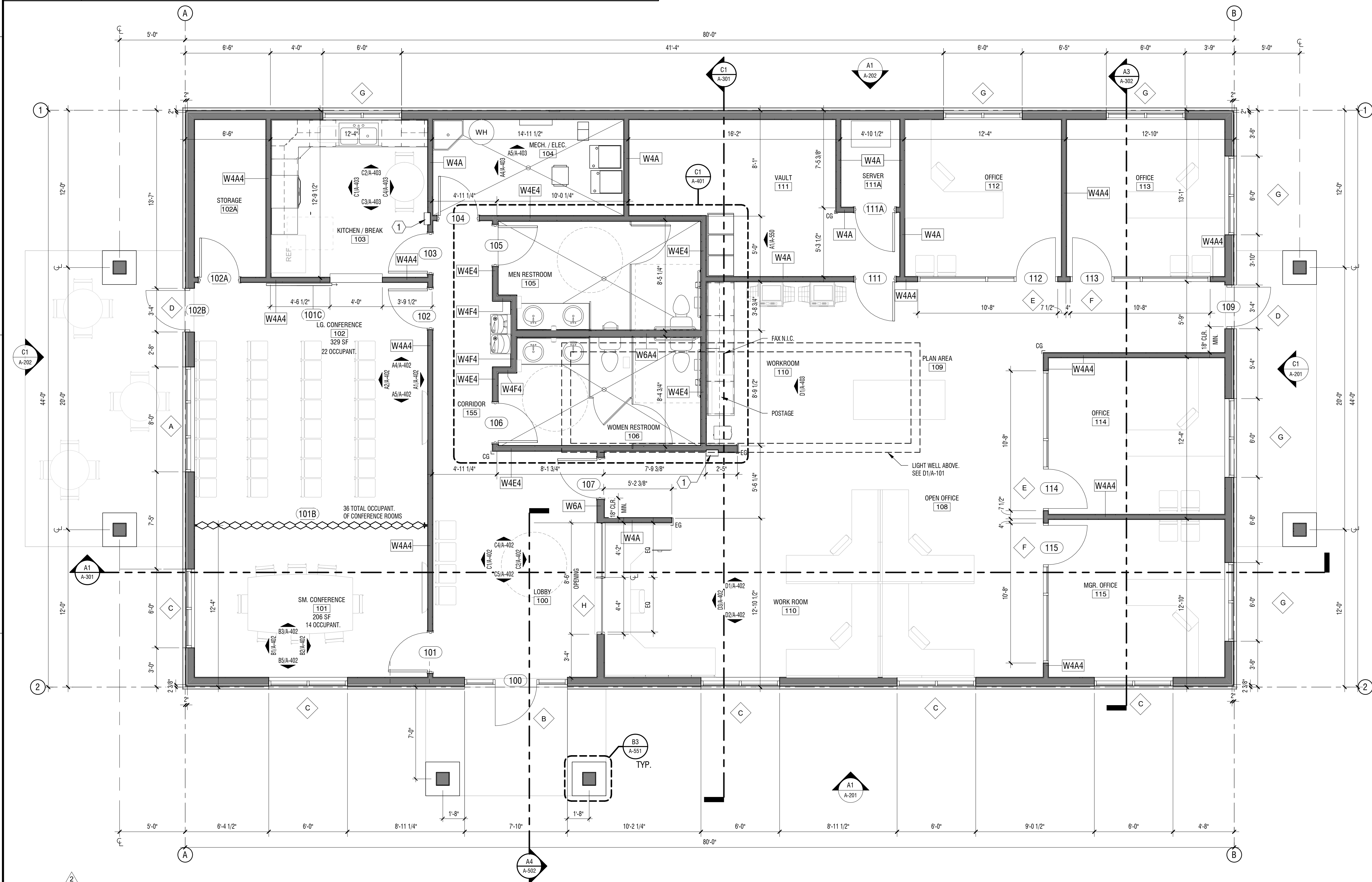
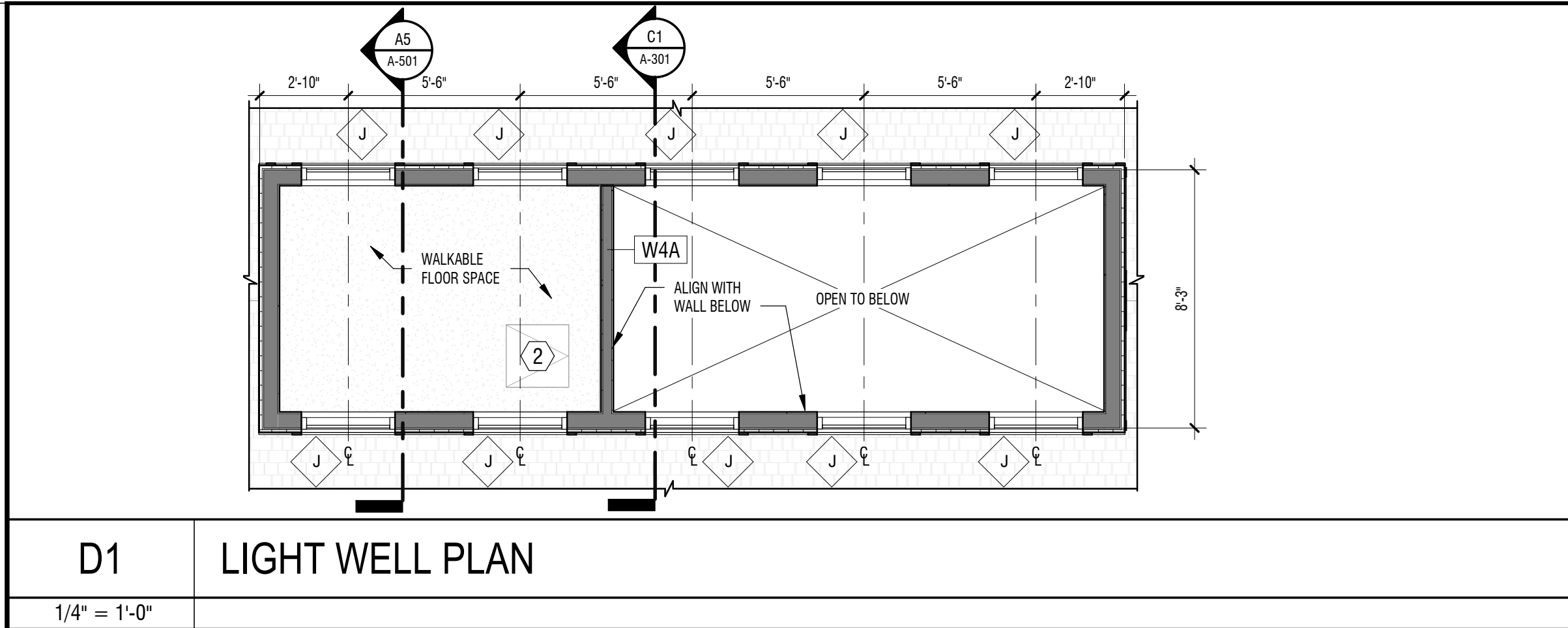
FOR:
JORDANELLE SPECIAL
SPECIAL SERVICE DISTRICT
5780 N. OLD HWY 40
HEBER CITY, UT 84032
CONTACT:
MAX COVEY
PHONE: (435) 654-9233

JORDANELLE SPECIAL SERVICE DISTRICT
ADMINISTRATION BUILDING
CIVIL DETAILS

[illegible]

PROJECT NO.:	DATE:
18.067.103	8/30/2018
DRAWN BY:	CHECKED BY:
SP	SJ
PROJECT MANAGER:	
S. JACKSON	

CIVIL DETAILS
CD101



A1
1/4" = 1'-0"

FLOOR PLAN

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WASATCH COUNTY
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FLOOR PLAN KEYED NOTES	
MARK	Description
1	FIRE EXTINGUISHER CABINET SEMI RECESSED, WHITE W/ FULL PANEL GLAZING, LETTERING, RED VERTICAL.
2	ACCESS HATCH BELOW, SEE SHEET A-701.

- GENERAL NOTES
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DIMENSION DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THAT PORTION OF WORK. CONTRACTOR SHALL VERIFY LAY-OUT OF STRUCTURAL, MECHANICAL, AND ELECTRICAL.
 - ALL INTERIOR DIMENSIONS ARE TO/FROM FACE OF STUD / MASONRY. ALL EXTERIOR DIMENSIONS ARE TO/FROM FACE OF GRID FOUNDATION. DIMENSIONS MARKED 'CLEAR' OR 'CLY' ARE FROM FACE OF FINISH TO FACE OF FINISH AND SHALL BE MAINTAINED AND CANNOT BE FIELD ADJUSTED WITHOUT PRIOR APPROVAL BY THE ARCHITECT. ALL DOOR FRAMES SHALL BE 3" MIN. FROM WALL U.N.O.
 - MATERIAL BLOCKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT
 - FE = FIRE EXTINGUISHER
 - SEE EQUIPMENT DRAWINGS FOR SLOPES IN AREAS W/CONVEYOR SYSTEM.
 - SEE SCHEDULES FOR DOOR AND WINDOW TYPES.
 - SLAB ELEVATION

WALL TYPES		
MARK	RATING/STC	DESCRIPTION
W4A	N/A	5/8" GYP BD. 2x4" WD STUD @ 16" O.C. 5/8" GYP BD. EXTEND TO BOTTOM OF TRUSS
W4A4	N/A	5/8" GYP BD. 2x4" WD STUD @ 16" O.C. SOUND BATT 5/8" GYP BD. EXTEND TO BOTTOM OF TRUSS
W4F4	N/A	TILE WAINSCOT 5/8" GLASS MAT GYP BD. 2x4" WD STUD @ 16" O.C. SOUND BATT 5/8" GLASS MAT GYP BD. TILE WAINSCOT EXTEND TO BOTTOM OF TRUSS
W4E4	N/A	5/8" GYP BD. 2x4" WD STUD @ 16" O.C. SOUND BATT 5/8" GLASS MAT GYP BD. TILE WAINSCOT EXTEND TO BOTTOM OF TRUSS
W6A	N/A	5/8" GYP BD. 2x6" WD STUD @ 16" O.C. 5/8" GYP BD. EXTEND TO BOTTOM OF TRUSS
W6A4	N/A	TILE WAINSCOT 5/8" GLASS MAT GYP BD. 2x6" WD STUD @ 16" O.C. SOUND BATT 5/8" GLASS MAT GYP BD. TILE WAINSCOT EXTEND TO BOTTOM OF TRUSS

JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION
2	10/28/18	CITY COMMENTS

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18



OVERALL MAIN
FLOOR PLAN

A-101

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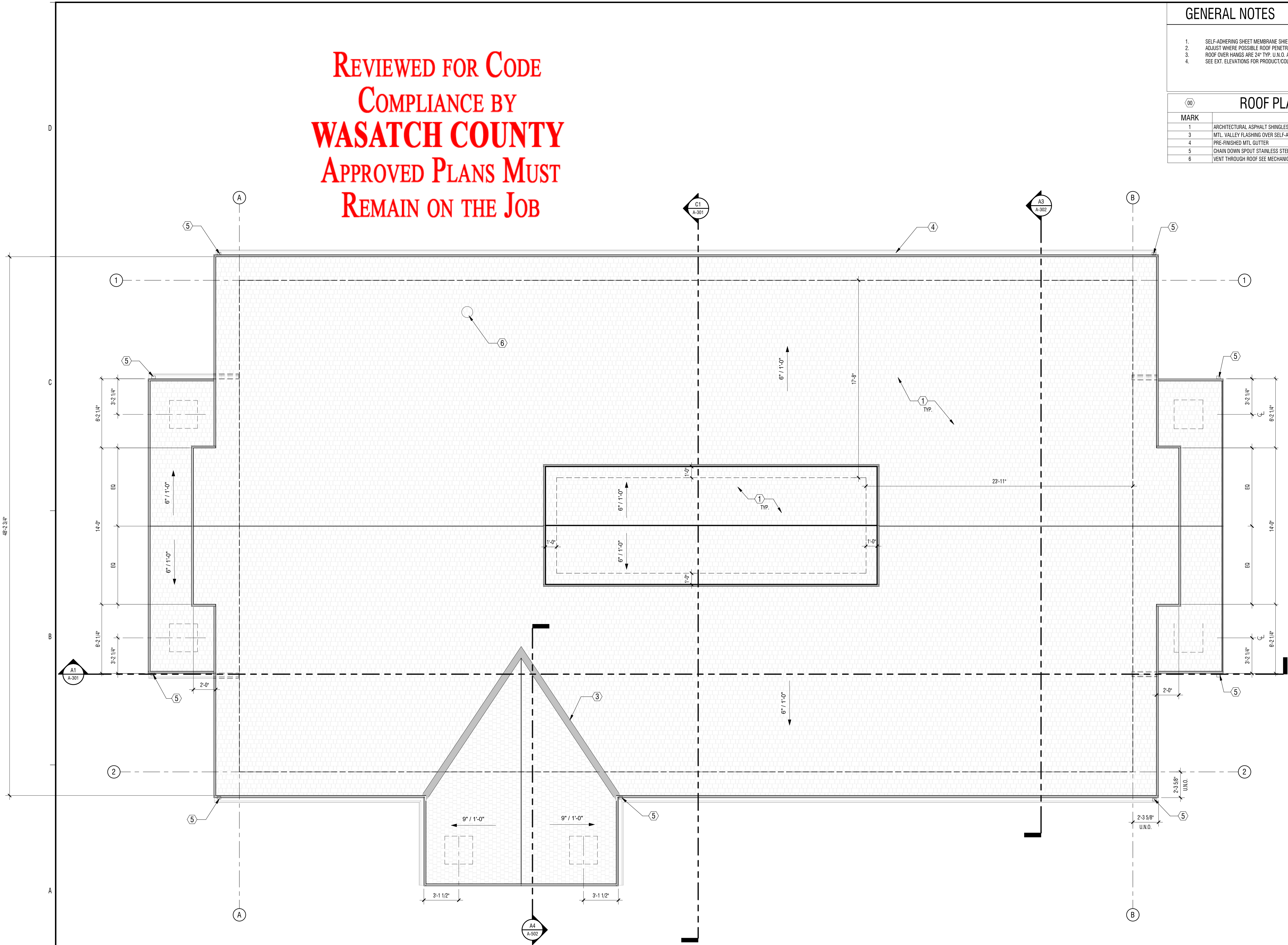
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APPROVED PLANS MUST
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GENERAL NOTES

1. SELF-ADHERING SHEET MEMBRANE SHIELD FROM EAVES TO 24" INSIDE WALL LINE AND IN ALL VALLEYS.
2. ADJUST WHERE POSSIBLE ROOF PENETRATIONS SO THAT THEY OCCUR ON THE BACK SIDE OF THE ROOF.
3. ROOF OVER HANDS ARE 24" TYP. U.N.O. ADJUST HEEL SO AS TO ALIGN FASCIAS.
4. SEE EXT. ELEVATIONS FOR PRODUCT/COLOR INFORMATION

ROOF PLAN KEYED NOTES

MARK	Description
1	ARCHITECTURAL ASPHALT SHINGLES OVER UNDERLAYMENT. 40 YEAR.
3	MTL. VALLEY FLASHING OVER SELF-ADHERING SHEET MEMBRANE
4	PRE-FINISHED MTL. GUTTER
5	CHAIN DOWN SPOUT STAINLESS STEEL TERMINATE INTO BASIN BELOW. SEE CIVIL.
6	VENT THROUGH ROOF SEE MECHANICAL.



JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

DESCRIPTION:

DATE:

PROJECT #: 818120
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CHECKED BY: SO
ISSUED: 07-17-18



OVERALL ROOF PLAN

A-102

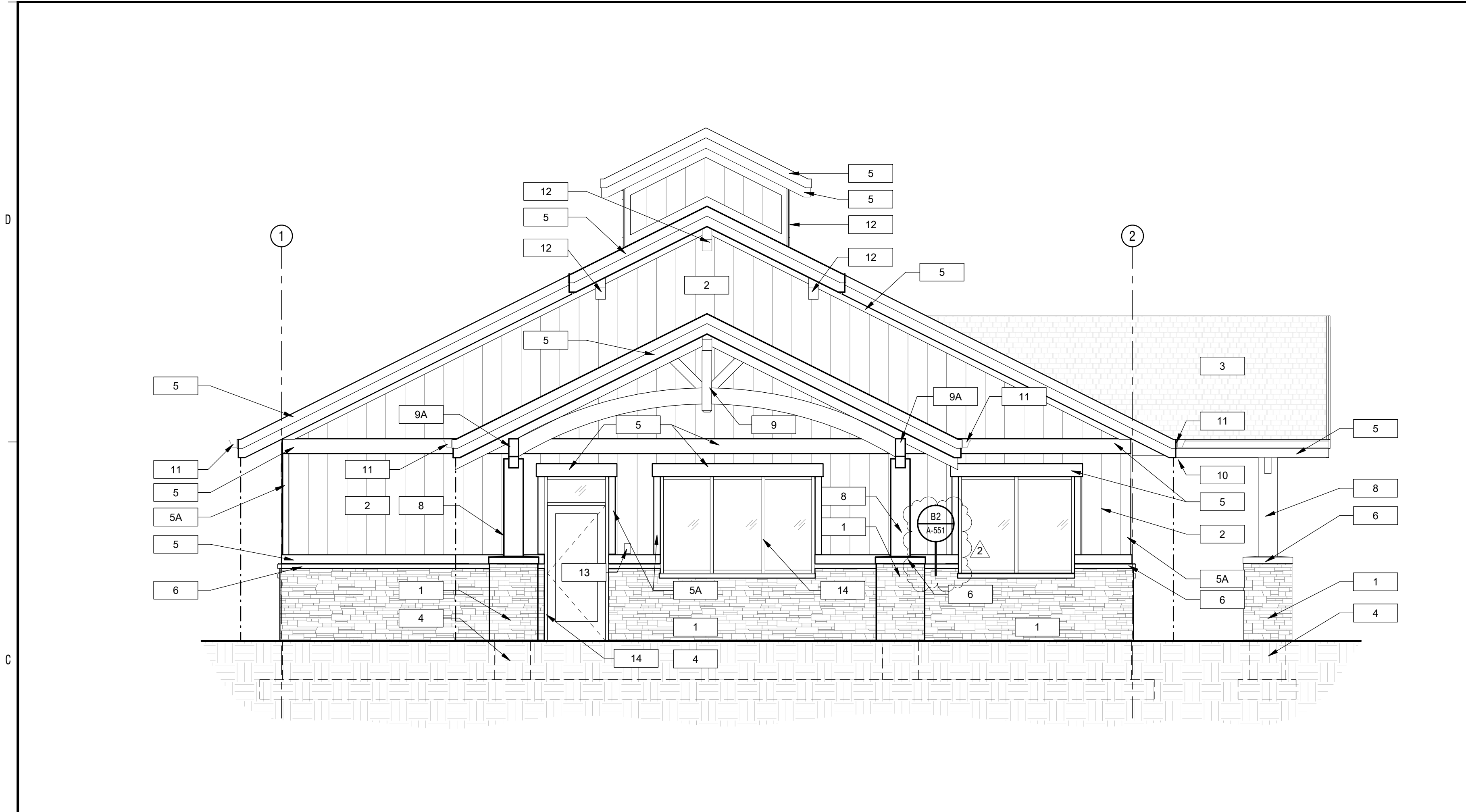
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WEST BUILDING ELEVATION



A-201

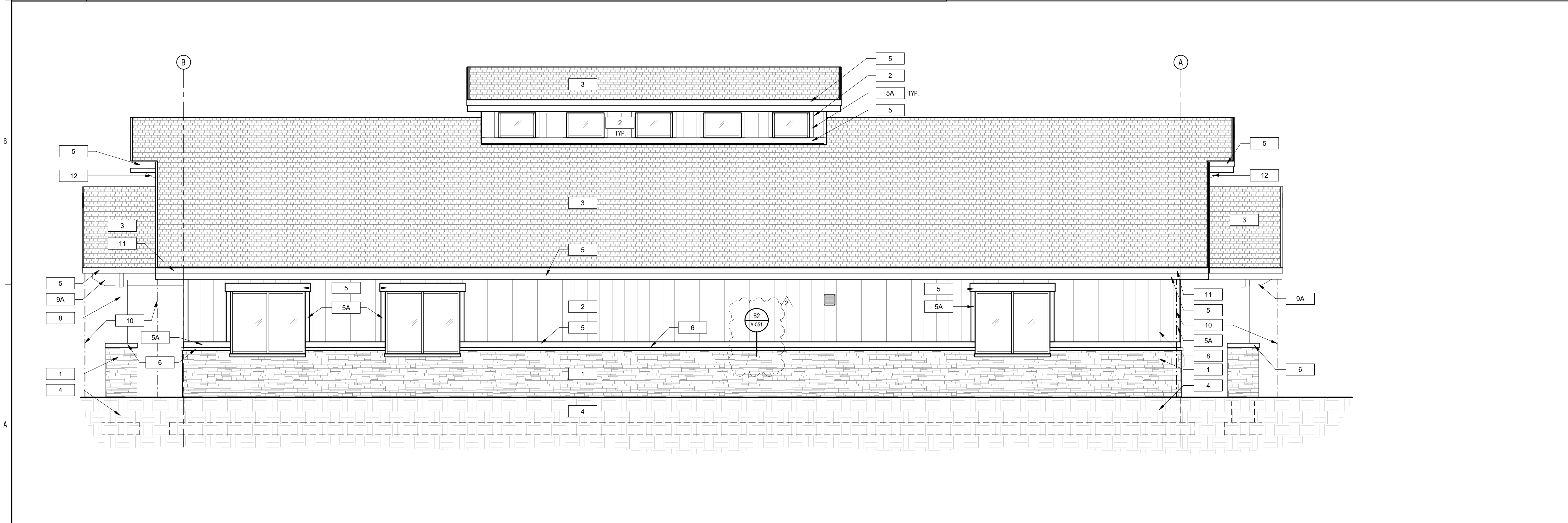
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ELEVATION KEY NOTES		
MARK	DESCRIPTION	COLOR / MANUFACTURER
1	STONE VENEER	DELTA STONE, SIGNATURE LINE, GREY LEDGE
2	BOARD AND BATTON FIBERCEMENT SIDING	PAINT SW 7039
3	ARCHITECTURAL ASPHALT SHINGLES	LANDMARK, MAX. DEF. DRIFTWOOD
4	CONC. FOOTING & FOUNDATION	
5	1X8 FIBERCEMENT FACIA	PAINT SW 7039
5A	1X8 FIBERCEMENT TRIM	PAINT SW 6385
6	PRECAST CONC. SILL, 4" PROFILE	
8	12" X 12" TIMBER COLUMN	STAIN AS SELECTED BY ARCHITECT
9	TIMBER TRUSS, SEE C4/A-201	STAIN AS SELECTED BY ARCHITECT
9A	TIMBER TRUSS, SEE C4/A-201	STAIN AS SELECTED BY ARCHITECT
10	RAIN CHAIN, DOWNSPOUT, SEE CIVIL DRAWINGS	HAWKINS - GRADE 316SS STAINLESS STEEL
11	PRE-FINISHED MTL. GUTTER	COLOR TO MATCH WINDOW/DOOR SYSTEM
12	CORBAL, FIBERCEMENT, 8 X 12	STAIN AS SELECTED BY ARCHITECT
13	KEY CARD READER, SEE DOOR HARDWARE	
14	WINDOW/DOOR SYSTEM	ANNODIZED ALUM. BLACK

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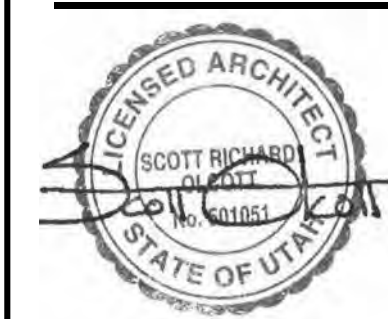
C1 NORTH BUILDING ELEVATION
1/4" = 1'-0"



A1 EAST BUILDING ELEVATION
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
2	10/26/18	CITY COMMENTS

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18



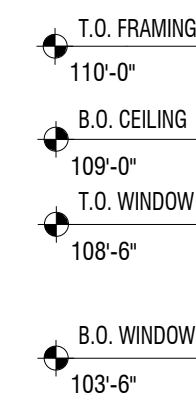
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B

A

11/27/2018 5:01:26 PM



BUILDING SECTION

$$1/4'' = 1'-0''$$

3

4

5

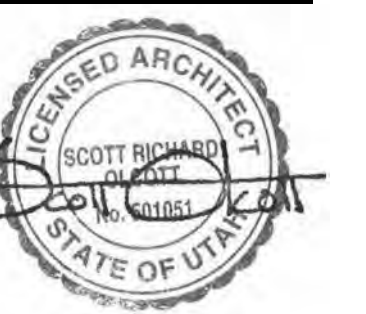
LUGAN UT 84321
SALT LAKE CITY UT 84103

HEBER CITY, UT 84032
JORDANELLE SPECIAL SER

DESIGNATION.

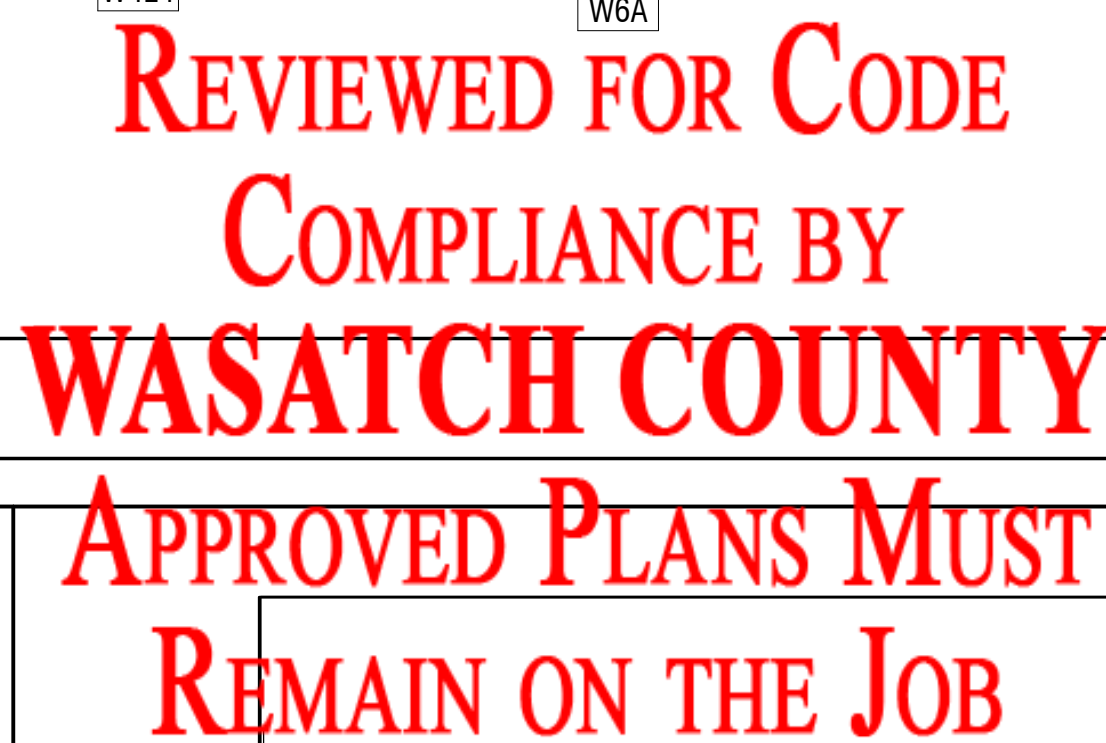
DATE:

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18



A-302

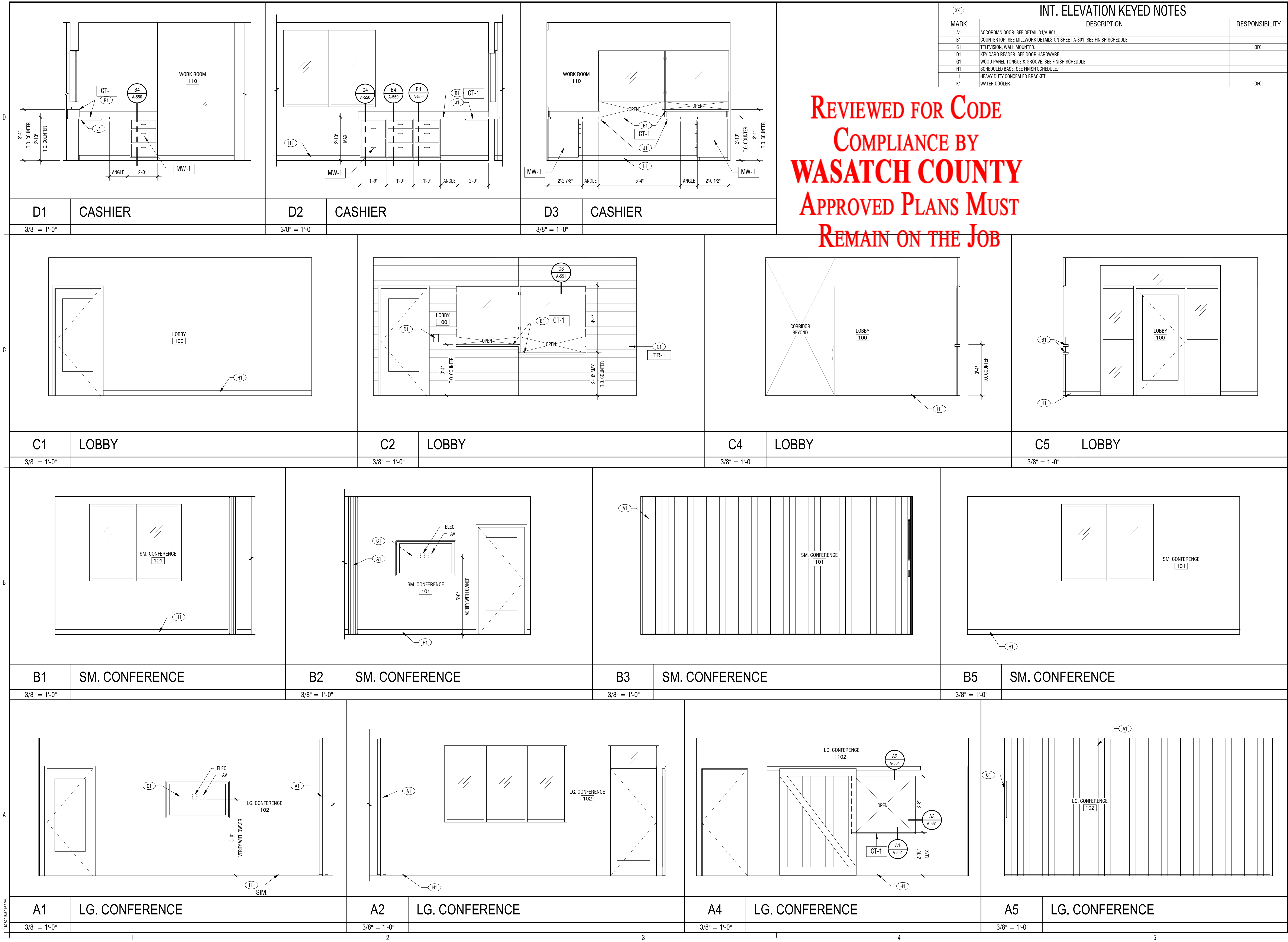
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ADA SINK DETAIL

- | INTERIOR ELEVATION KEYED NOTES | | |
|--------------------------------|--|----------------|
| MARK | DESCRIPTION | RESPONSIBILITY |
| A | TOILET TISSUE DISPENSER | OFCI |
| B | GRAB BAR | |
| C | PAPER TOWEL DISPENSER | OFCI |
| D | MIRROR, B-1658 2436 24X36 | |
| E | SOAP DISPENSER | OFCI |
| F | PAINTED GYP., SEE FINISH SCHEDULED | |
| G | FEMININE NAPKIN DISPOSAL | OFCI |
| H | MOP & BROOM HOLDER, B-239X34 | |
| K | DRAIN PIPE PROTECTION | |
| L | SINK, SEE PLUMBING | |
| M | TILE, SEE FINISH SCHEDULE | |
| N | MOP SINK, SEE PLUMBING DRAWINGS | |
| P | TOILET FLUSH CONTROLS ON OPEN SIDE, SEE PLUMBING | |
| Q | COVERED TILE BASE, SEE FINISH SCHEDULE | |
| R | FIBER REINFORCED PANEL AND TRIMS, WHITE | |
| S | DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS. | |
| T | URINAL, SEE PLUMBING | |
| U | TOILET PARTITION, PROVIDE HOOK B-233 | |
| V | URINAL PARTITION | |
| W | ELECTRIC RANGE N.I.C. (GE JS645SLSS) WITH HOOD SEE MECHANICAL PLANS RH-1 | OFCI |
| WA | ADA SWITCH FOR ELECTRIC HOOD | OFCI |
| X | FORCED AIR UNIT, SEE MECHANICAL | |
| Y | WATER HEATER | |
| Z | PANELBOARD; SEE ELECTRICAL | |





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LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING
5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

DESCRIPTION:
DATE:
PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18

INTERIOR ELEVATIONS

A-402

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D

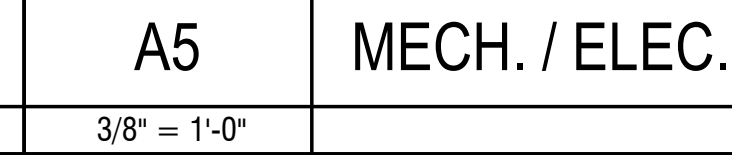
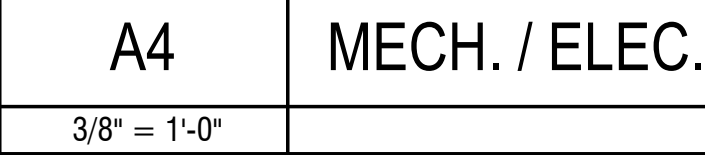
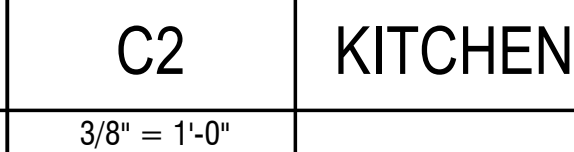
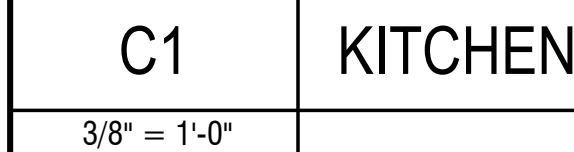
C

B

A

Wed 4/6

D1	OPEN OFFICE
3/8" = 1'-0"	



2	V	URINAL PARTITION
	W	ELECTRIC RANGE N.Y.C. (GE JS645LS) WITH HOOD SEE MECHANICAL PLANS RH-1
	WA	ADA SWITCH FOR ELECTRIC HOOD
	X	FORCED AIR UNIT SEE MECHANICAL

255 SOUTH 300 WEST
795 NORTH 400 WEST

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032

JORDANELLE SPECIAL SERVICE DISTRICT

MARK:	DATE:	DESCRIPTION:
2	10/26/18	CITY COMMENTS

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18

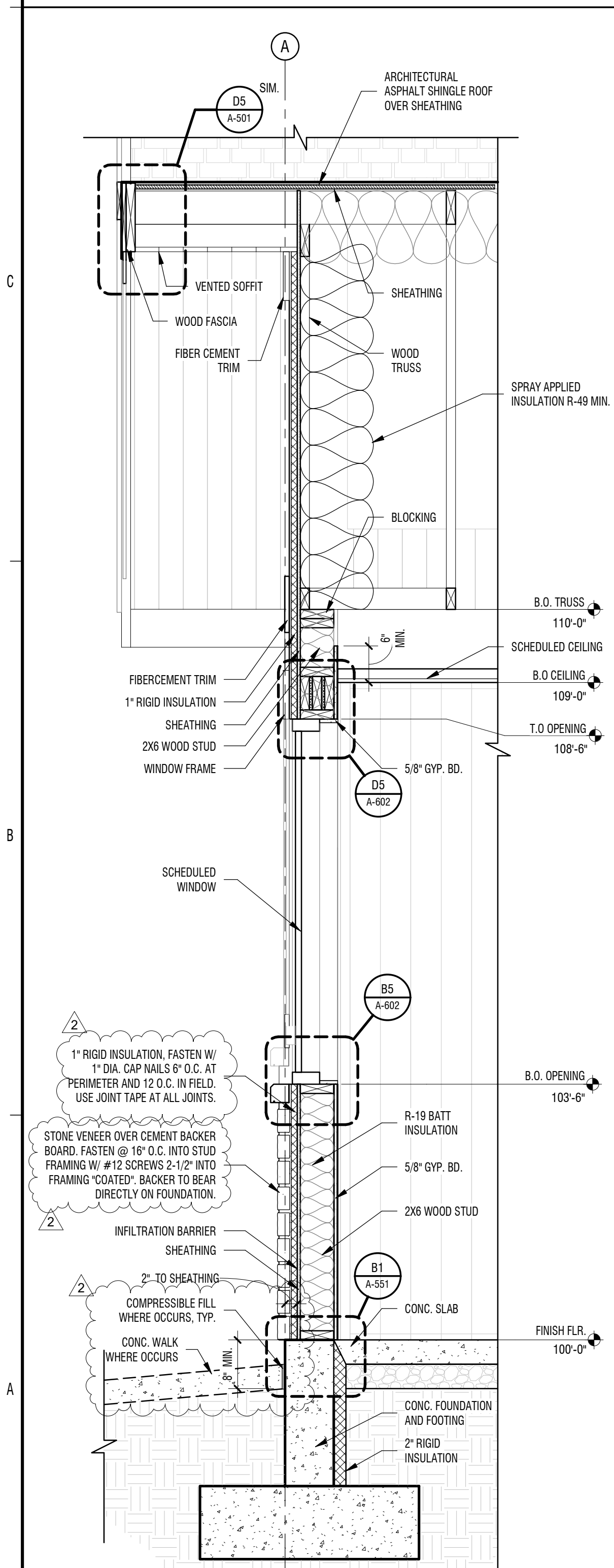


INTERIOR ELEVATIONS

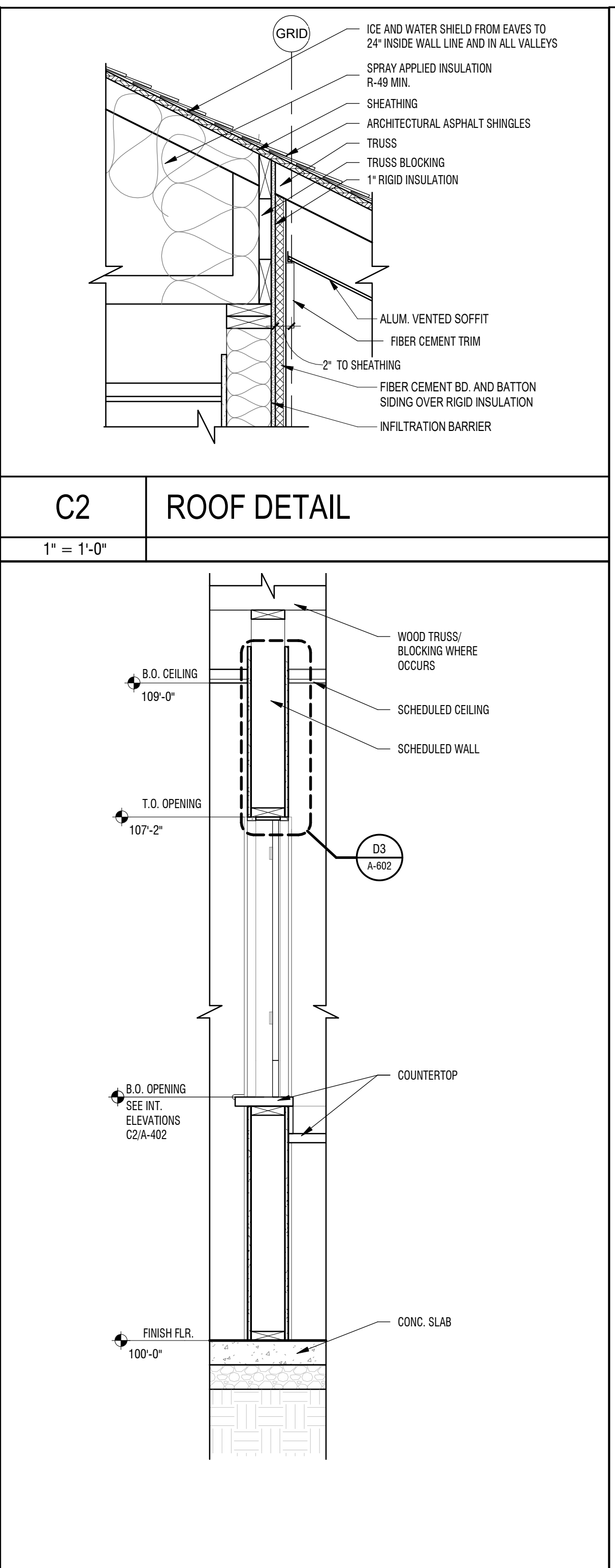
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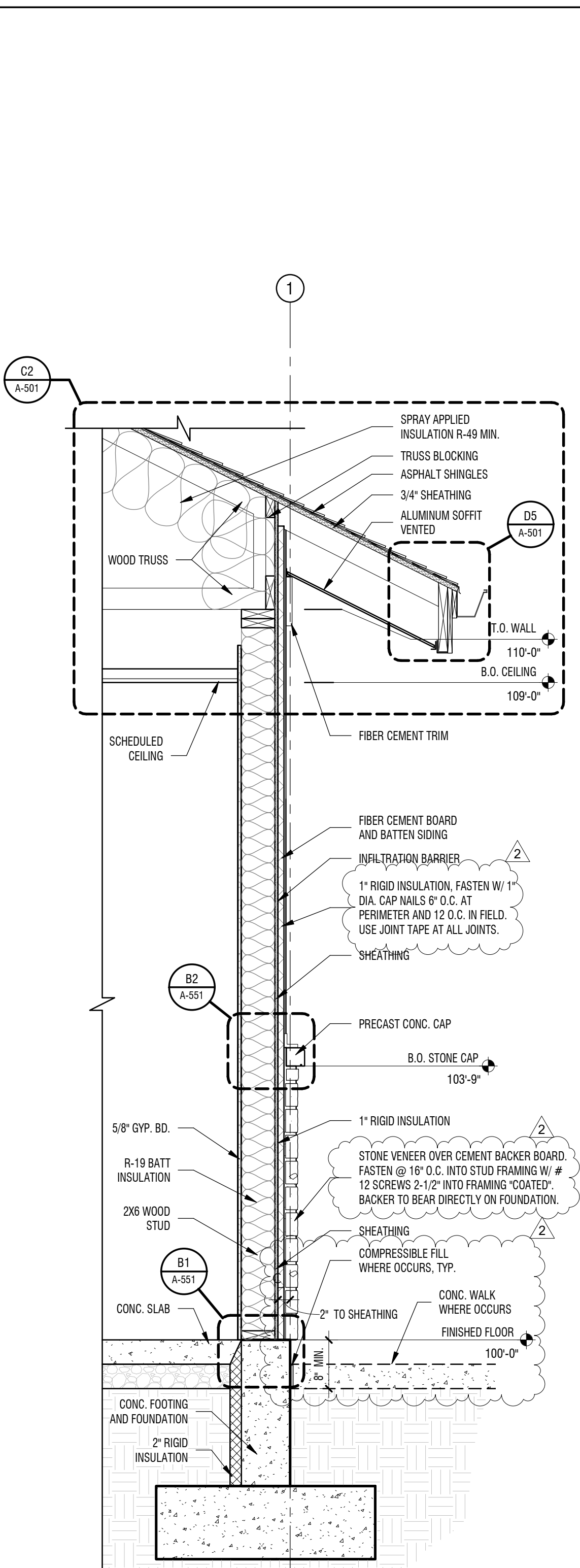
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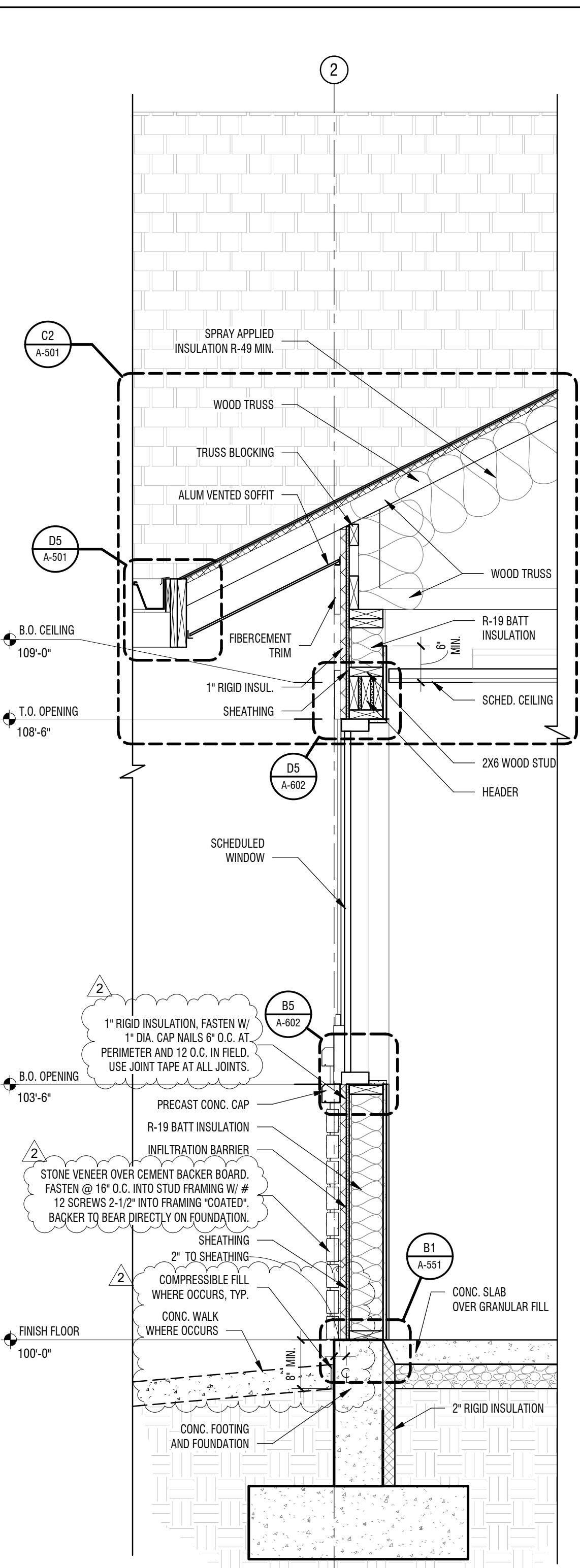
A1 WALL SECTION
3/4" = 1'-0"



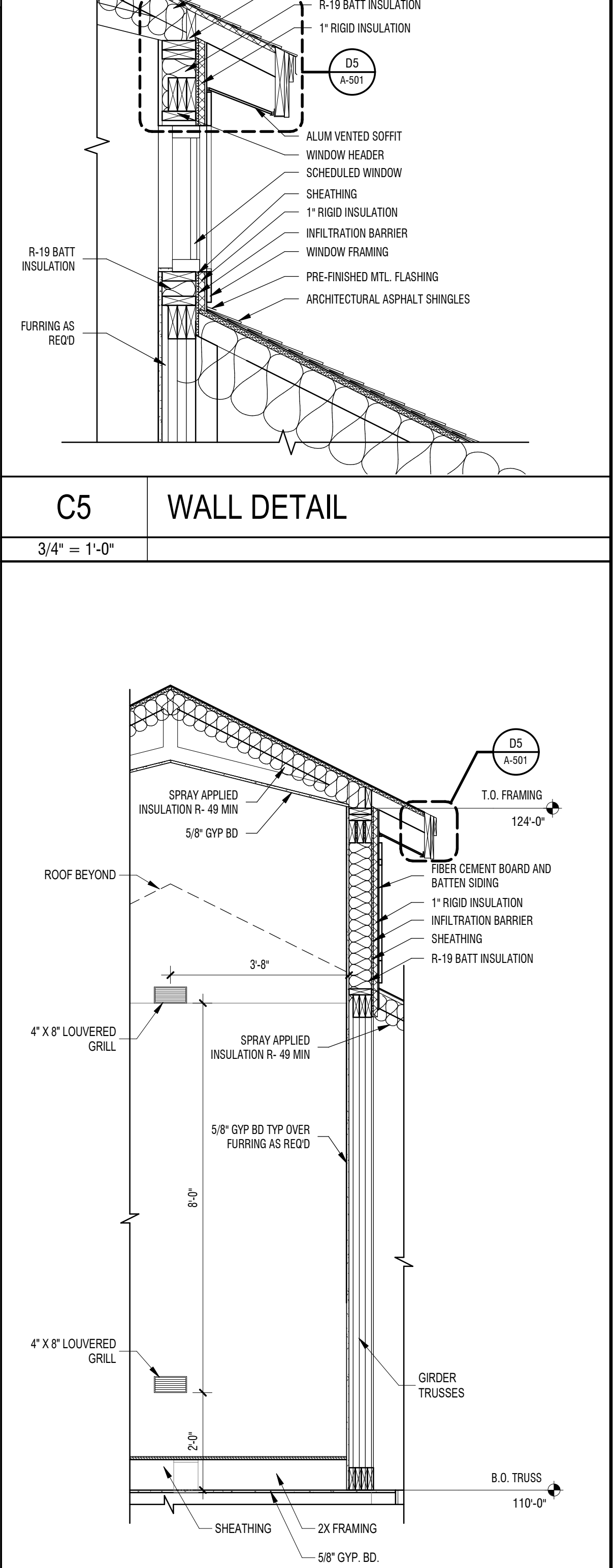
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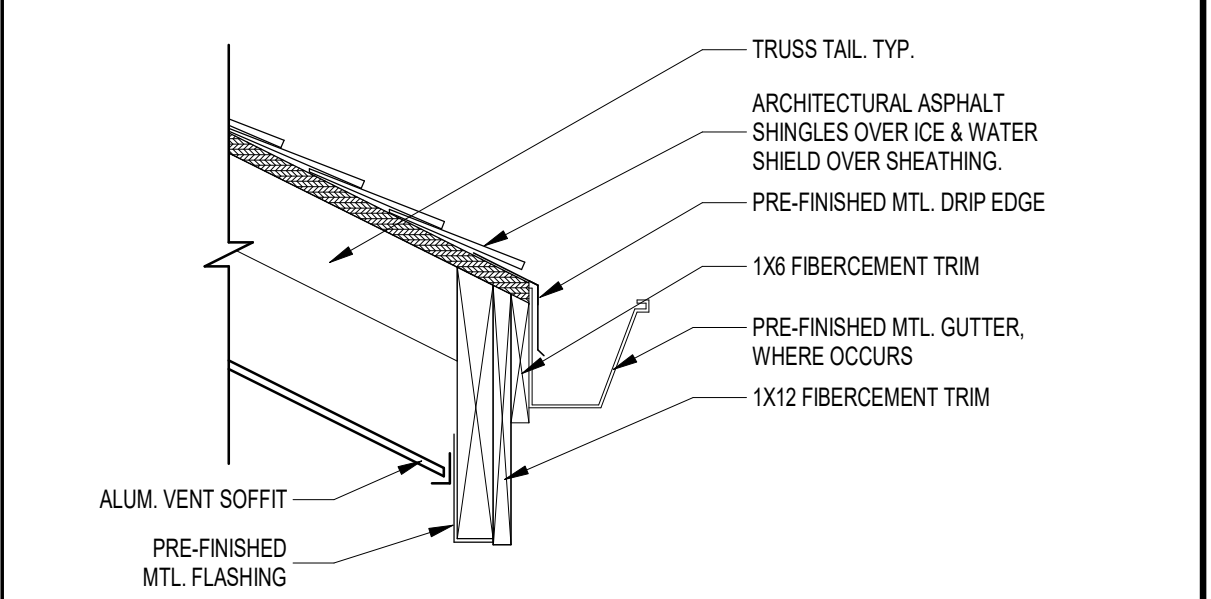
A3 WALL SECTION
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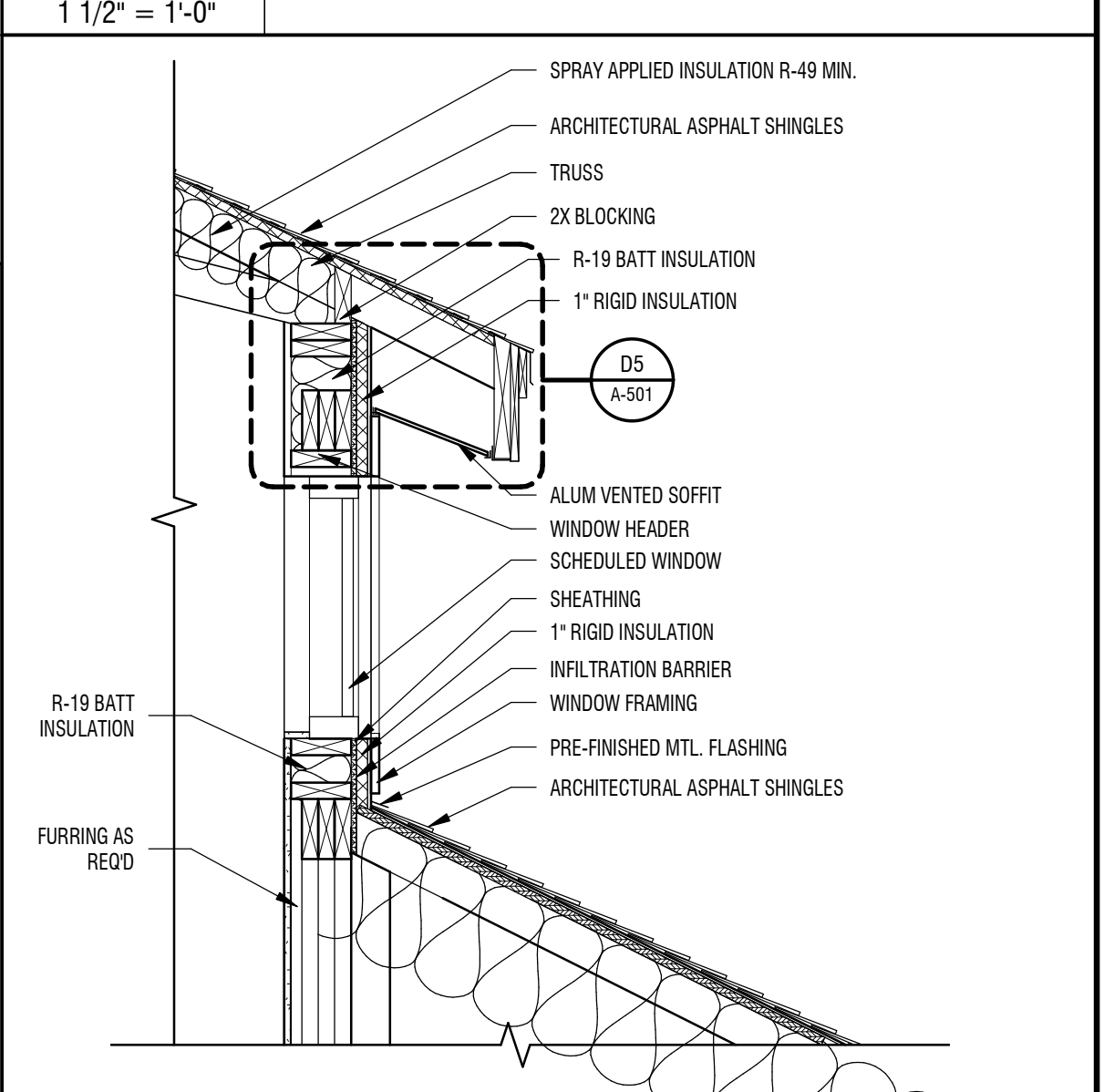
A4 WALL SECTION
3/4" = 1'-0"



A5 WALL SECTION
1/2" = 1'-0"



D5 FACIA DETAIL
1 1/2" = 1'-0"



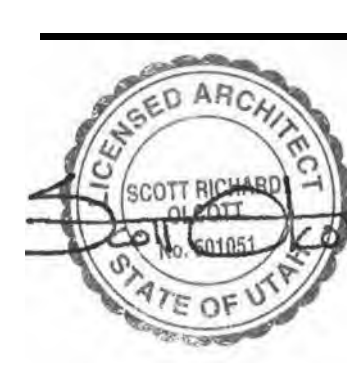
C5 WALL DETAIL
3/4" = 1'-0"

JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK	DATE	CITY COMMENTS	DESCRIPTION
2	10/28/18		

PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18

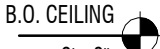


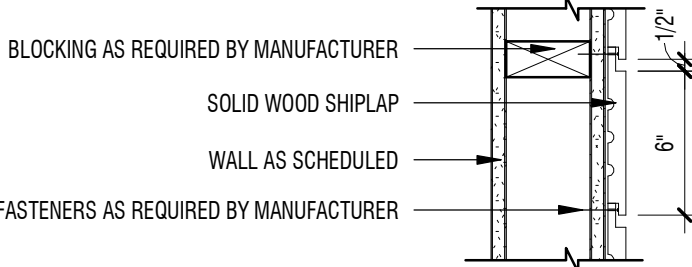
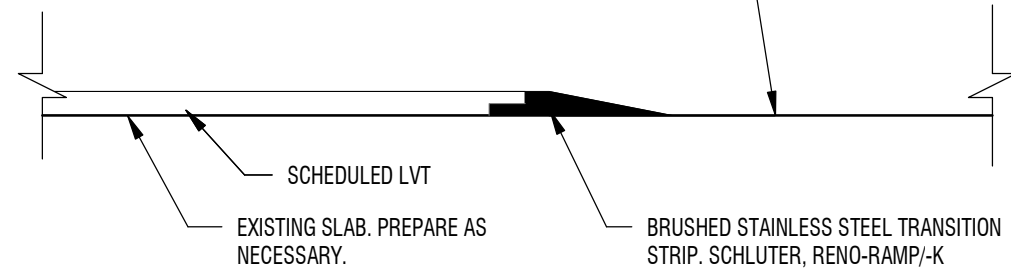
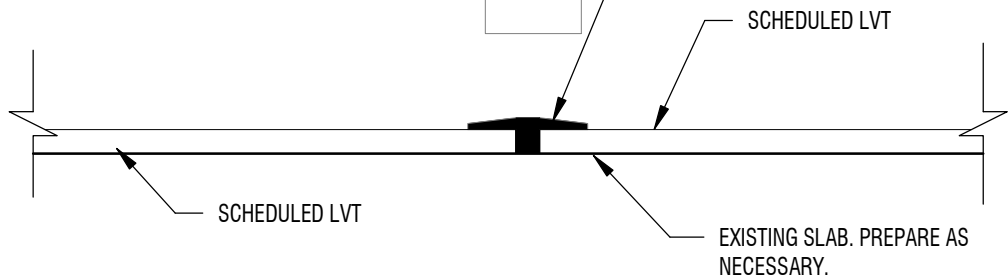
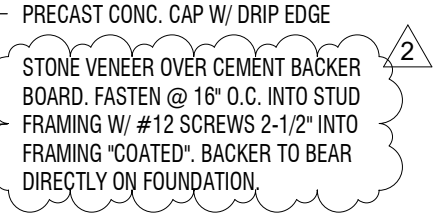
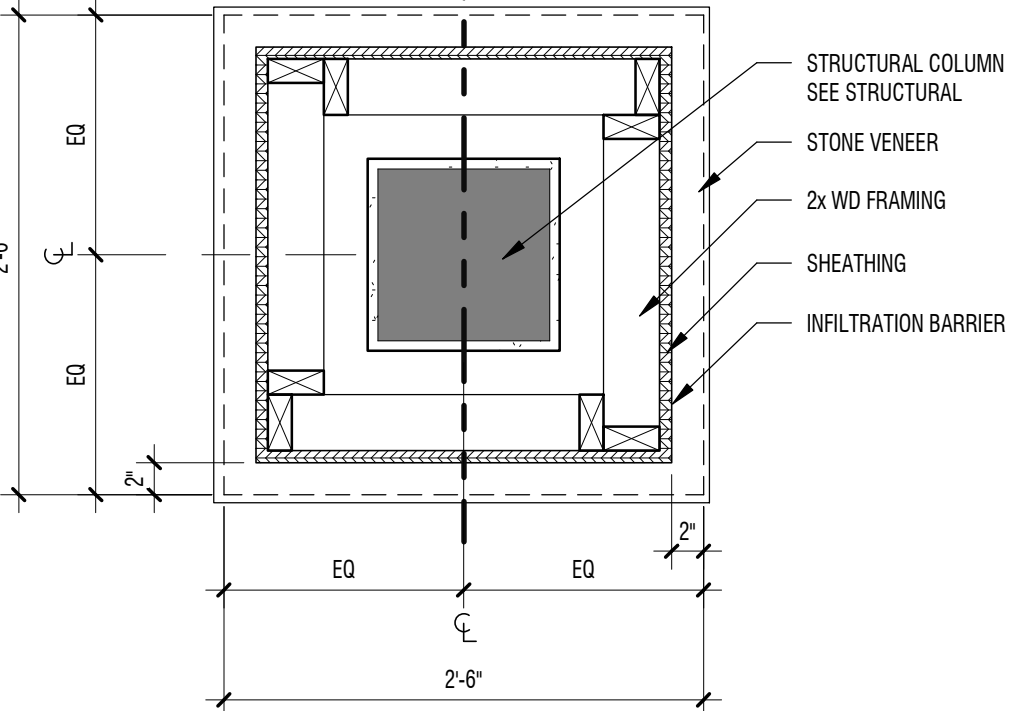
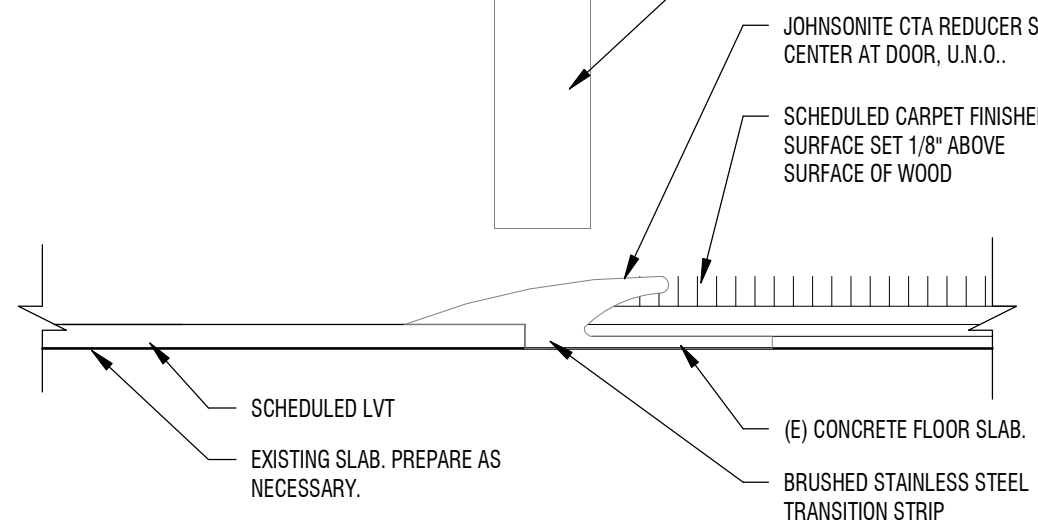
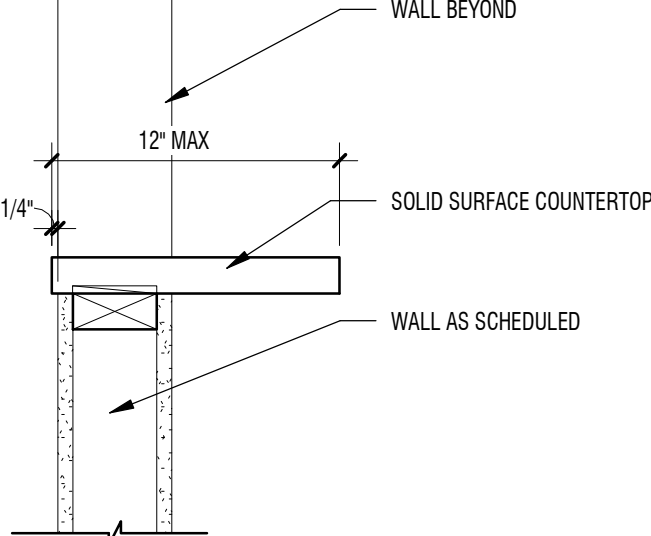
WALL SECTIONS

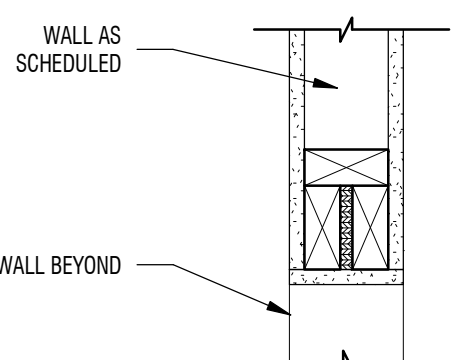
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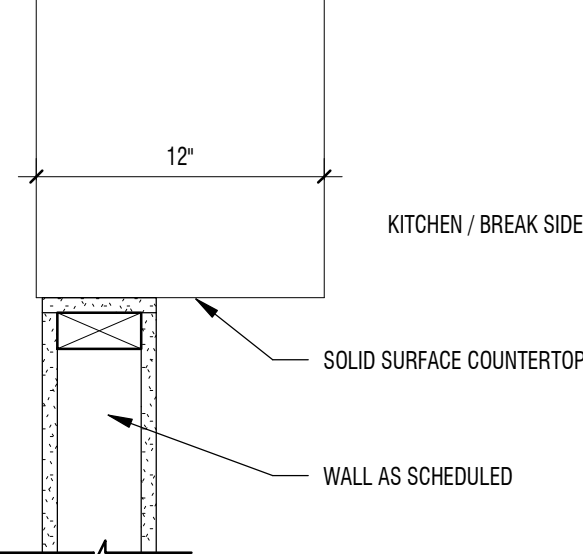
255 SOUTH 300 WEST
LOGAN UT 84321

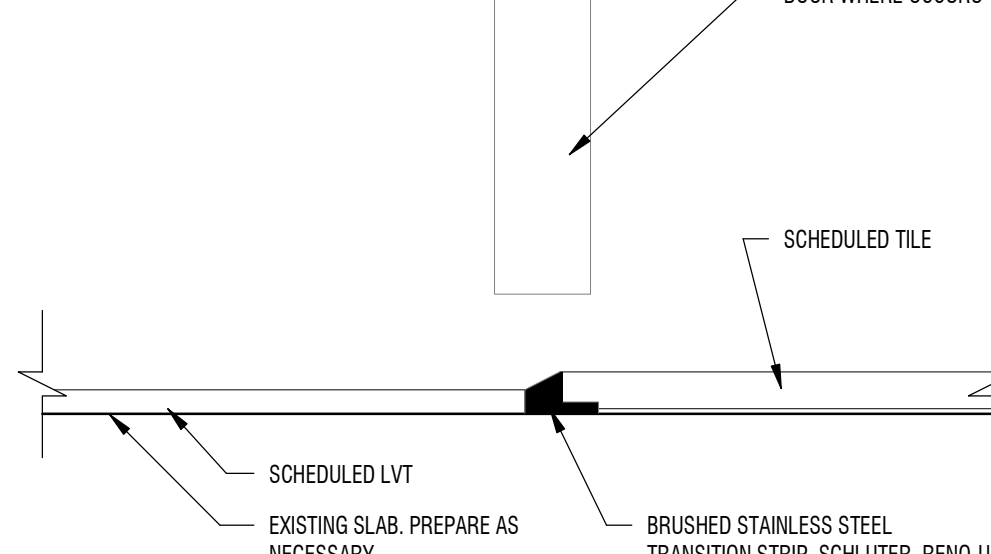
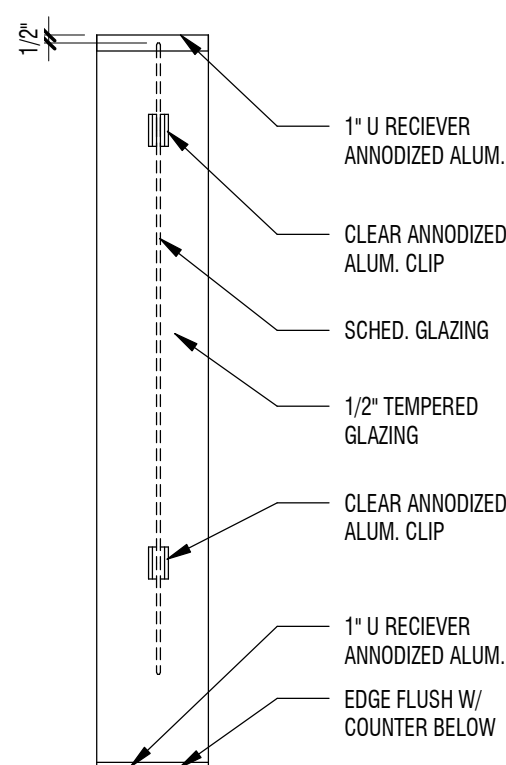
255 SOUTH 300 WEST

$$1\ 1/2'' = 1'-0''$$


 $1\frac{1}{2}'' = 1'-0''$ 
$$1\ 1/2'' = 1'-0''$$

$$3'' = 1'-0''$$

$$3'' = 1'-0''$$
$$1\ 1/2'' = 1'-0''$$

$$1\frac{1}{2}'' = 1'-0''$$

$$1'' = 1' - 0''$$

$$3'' = 1'-0''$$


$$1\frac{1}{2}'' = 1'-0''$$


$$1\frac{1}{2}'' = 1'-0''$$


$$1\ 1/2'' = 1'-0''$$

$$\overline{3'' = 1'-0''}$$

$$1'' = 1' - 0''$$

MARK:	DATE:	DESCRIPTION:
2	10/26/18	CITY COMMENTS

A-551

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255 SOUTH 300 WEST
795 NORTH 400 WEST

LOGAN UT 84321
SALT LAKE CITY UT 84103



$3'' = 1' \cdot 0''$		$3'' = 1' \cdot 0''$		$1 \frac{1}{2}'' = 1' \cdot 0''$	
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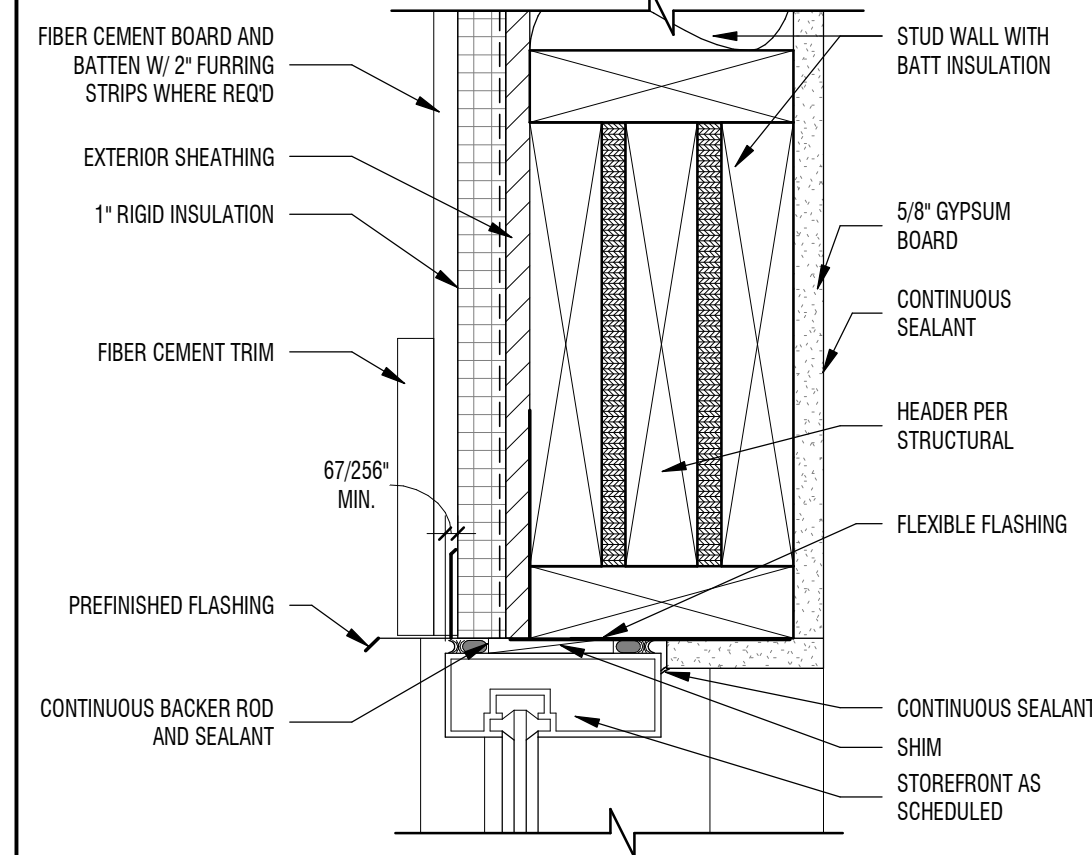
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B

1	SOLAR BAN 60 GLASS, 1" INSUL
---	------------------------------

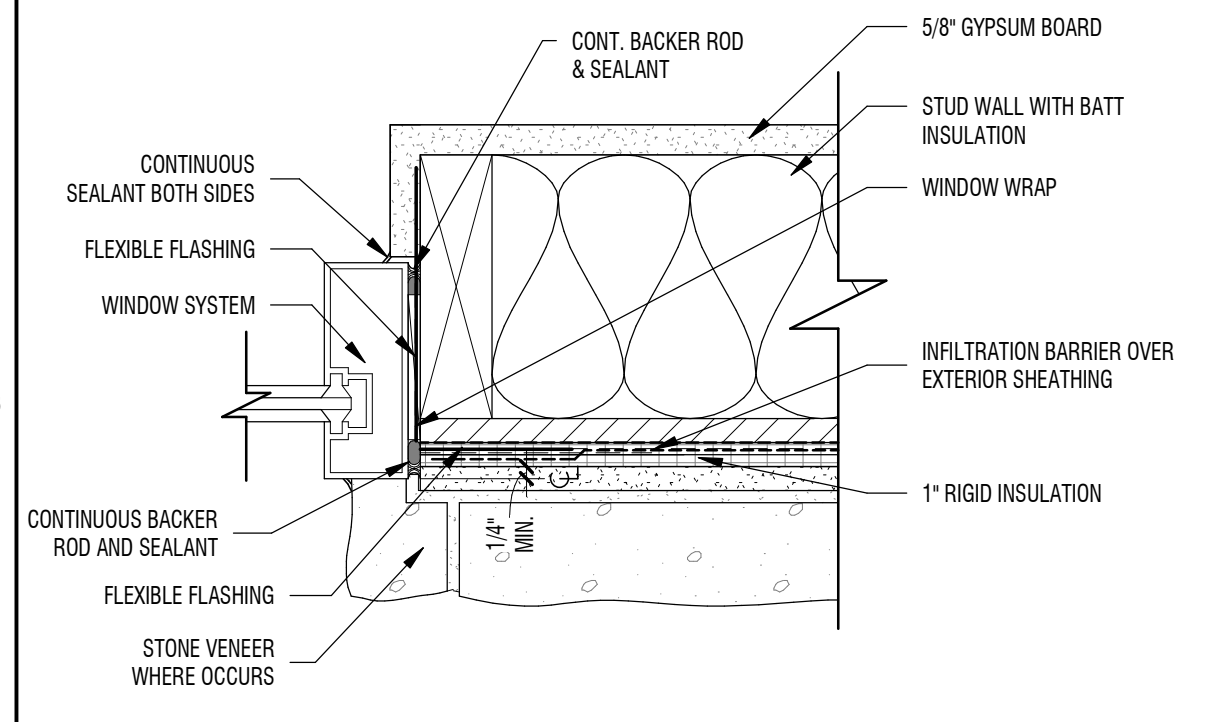


HARDWARE SCHEDULE



HEAD/JAMB SIM. @ FIBER CMNT

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WINDOW JAMB @ STONE

--	--

-

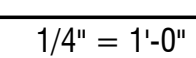
WINDOW SILL

$$\overline{3'' = 1'-0'}$$


5



1/4" = 1'-0"



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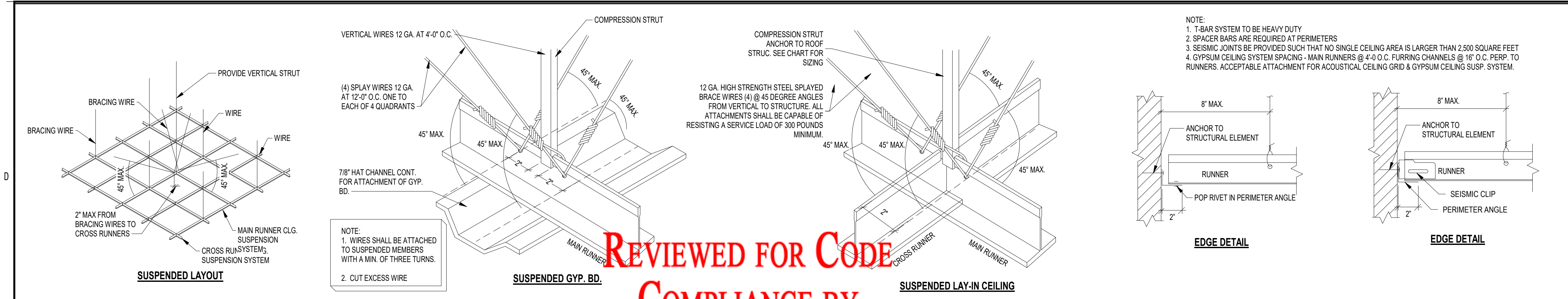
NOTE: SEE ALSO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES

FLOOR TRASITIONS (S-X, SCHLUTER)						
MARK	TYPE	FINISH	COLOR	SIZE	NOTES	INSTALLATION
S-1	JOHNSONITE, CTA REDUCER STRIP	CLEAR	STAINLESS STEEL		TRANSITION L.V.T. TO CARPET, MINIMAL REVEAL FOR SLOPED TRANSITIONS, SEE A-551/B4	GLUE DOWN OVER CONCRETE SUBFLOOR, CONTRACTOR TO VERIFY MANUFACTURE INSTALLATION REQUIREMNETS.
S-2	SCHLUTER, RENO-U	CLEAR	STAINLESS STEEL		TRANSITION L.V.T. TO TILE, EDGE PROTECTION PROFILE FOR ABUTTING TILE TO LOWER TRANSITIONS, SEE A-551/A4	GLUE DOWN OVER CONCRETE SUBFLOOR, CONTRACTOR TO VERIFY MANUFACTURE INSTALLATION REQUIREMNETS.
S-3	SCHLUTER, RENO-RAMP-K	CLEAR	STAINLESS STEEL		TRANSITION L.V.T. TO CONC., PROFILE FOR SLOPED TRANSITIONS, SEE A-551/D4	GLUE DOWN OVER CONCRETE SUBFLOOR, CONTRACTOR TO VERIFY MANUFACTURE INSTALLATION REQUIREMNETS.
S-4	SCHLUTER, RENO-T	CLEAR	STAINLESS STEEL		TRANSITION L.V.T. TO CONC., PROFILE FOR SLOPED TRANSITIONS, SEE A-551/C4	GLUE DOWN OVER CONCRETE SUBFLOOR, CONTRACTOR TO VERIFY MANUFACTURE INSTALLATION REQUIREMNETS.

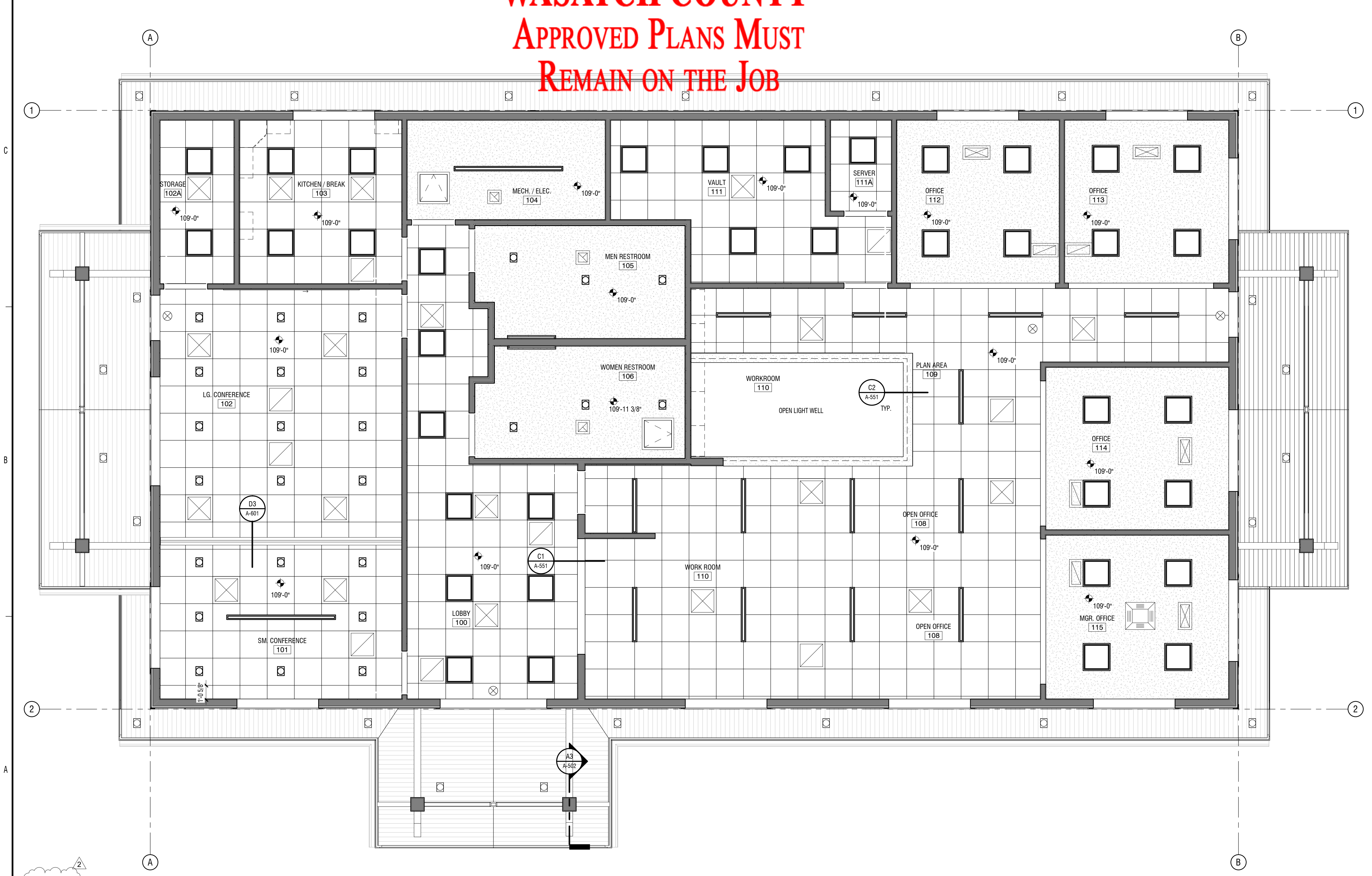
**REVIEWED FOR CODE
COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB**

NOTE: TWO PHYSICAL SAMPLES OF ACTUAL MATERIAL AND SPECIFIED FINISH SHALL BE PROVIDED BY CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO ORDERING MATERIAL.
PT-* INDICATES USER SELECTED ACCENT COLOR SEE PT-2 THROUGH PT-5.

NOTE: TWO PHYSICAL SAMPLES OF ACTUAL MATERIAL AND SPECIFIED FINISH SHALL BE PROVIDED BY CONTRACTOR FOR APPROVAL BY THE ARCHITECT PRIOR TO ORDERING MATERIAL.



D1 SUSPENDED DETAILS
1/4" = 1'-0"



A1 REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING LEGEND	
	2x2, 2x4 LAY-IN FIXTURE
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL SCONCE FIXTURE
	INTERIOR PENDANT FIXTURE
	EXTERIOR PENDANT FIXTURE
	EXIT SIGN - SEE ELECTRICAL DRAWINGS
	OCCUPANCY SENSOR
	SUPPLY OR FRESH AIR GRILLE
	RETURN OR RELIEF AIR GRILLE
	2'-0" x 2'-0" SUSPENDED ACOUSTICAL LAY-IN CEILING SYSTEM
	PAINTED GYPSUM BOARD CEILINGS TYPICAL, U.N.O.
	ALUMINUM SOFFIT W/ CONT. VENTING
	WOOD BEAMS & PURLINS
	LED COVE LIGHTING
	LIGHTING FIXTURE SEE ELECTRICAL
	LIGHTING FIXTURE SEE ELECTRICAL
	LIGHTING FIXTURE SEE ELECTRICAL
	LIGHTING FIXTURE SEE ELECTRICAL
	24" x 24" ACCESS HATCH LOCKABLE PAINT TO MATCH CEILING
	LIGHTING FIXTURE SEE ELECTRICAL
	RETURN SEE MECHANICAL
	SUPPLY SEE MECHANICAL
	EXHAUST SEE MECHANICAL

design west | architects

LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING
5388 NORTH OLD HWY 40
HEBER CITY, UT 84032
JORDANIELLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION
2	10/26/18	CITY COMMENTS

PROJECT #:

818120

DRAWN BY:

DC

CHECKED BY:

SO

ISSUED:

07-17-18

REFLECTED CEILING PLAN

A-701

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GENERAL STRUCTURAL NOTES

GENERAL

- The structural notes are intended to complement the project specifications. Specific notes and details in the drawings shall govern over the structural notes and typical details.
- Typical details and sections shall apply where specific details are not shown.
- The contractor shall verify all site conditions and dimensions. If actual conditions differ from those shown in the contract drawings, the contractor shall immediately notify the architect/engineer before proceeding with the fabrication or construction of any affected elements.
- Omissions or conflicts between the contract drawings and/or specifications shall be brought to the attention of the architect/engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirement as directed by the architect/engineer at no additional cost to the owner.
- The contractor shall submit a written request to the architect/engineer before proceeding with any changes, substitutions or modifications. Any work done by the contractor before receiving written approval will be at the contractor's risk.
- The structural drawings are not all-inclusive and do not contain all dimensions, elevations, openings, mechanical shafts and penetrations needed to build the structure. The contractor shall coordinate these items with the Architectural, Mechanical and Electrical drawings.
- The contractor shall coordinate with all trades any items that are to be integrated into the structural system such as openings, penetrations, mechanical and electrical equipment, etc. Sizes and locations of mechanical and other equipment that differs from those shown on the contract drawings shall be reported to the architect/engineer.
- The contractor shall provide adequate shoring and bracing as required for his method of erection. Shoring and bracing shall remain in place until final connections for the permanent members are completed. The building shall not be considered stable until all connections are completed. Walls shall not be considered self-supporting and shall be braced until the roof system is completed.
- The contractor shall not cut or core any holes in concrete walls without prior review by the architect/engineer.
- Site observations by BHB Consulting Engineers, P.C.'s field representative shall not be construed as approval of construction procedures nor special inspection.
- Detailing and shop drawing production for structural elements will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultant's drawings. Some dimensions and elements such as elevations, depressions, slopes, mechanical housekeeping pads, etc. are not shown in the structural drawings. All dimensions shown on structural drawings shall be verified by contractor with architectural, mechanical and electrical drawings.
- Review of shop drawing submittals by BHB Consulting Engineers, P.C. is for general compliance only and is not intended for approval. The shop drawing review shall not relieve the contractor from the responsibility of completing the project according to the contract documents.
- Shop drawings made from reproductions of the contract drawings will be rejected unless the contractor signs a release agreement prior to the shop drawings being reviewed.
- Only an authorized representative of BHB Consulting Engineers, P.C. may make changes to these contract drawings. BHB Consulting Engineers, P.C. shall not be held responsible or liable for any claims arising directly or indirectly from changes made without written authorization by an authorized representative of BHB Consulting Engineers, P.C.

BASIS OF DESIGN

- Governing Building Code Risk Category: International Building Code 2015 II
- Roof Snow Load
 - Ground Snow Load: $P_g = 86 \text{ psf}$
 - Snow Importance Factor: $I_s = 1.0$
 - Snow Exposure Coefficient: $C_e = 1.0$
 - Thermal Exposure Coefficient: $C_t = 1.0$
 - Roof Snow Load: $P_f = 0.7 \cdot C_e \cdot C_t \cdot I_s \cdot P_g = 60 \text{ psf plus Snow Drift}$
- Roof Live Load: 20 psf
- Seismic Loads
 - Seismic Importance Factor, I_s : 1.0
 - Seismic Design Category: D
 - Mapped Spectral Acceleration: $S_s = 1.300g$
 - Soil Site Class: $S_1 = 0.436g$
 - Soil Site Coefficients: $F_a = 1.0$, $F_v = 1.5$
 - 5% Damped Design Spectral Response Acceleration
 - $S_{DS} = 2/3 \cdot F_a \cdot S_s = 0.867g$
 - $S_{D1} = 2/3 \cdot F_v \cdot S_1 = 0.455g$
 - Basic Seismic-Force-Resisting System: Wood Shear Wall
 - Response Modification Coefficient: $R = 6.5$
 - System Over-strength Factor: 3.0
 - Deflection Amplification Factor: 4.0
 - Fundamental Building Period: $T = 0.207 \text{ seconds}$
 - Seismic Response Coefficient
 - $C_s = S_{DS} \cdot I_e / R$
 - $C_s = S_{D1} \cdot I_e / (R \cdot T)$
 - Dead Loads of Structure: $V = C_s \cdot W = 0.133 W$ (Strength Design)
 - Equivalent Lateral Force (Static)
- Wind Loads
 - Wind Velocity (3 Second Gust): 115 mph (Strength), 90 mph (Allowable ($I_w = 1.0$))
 - Exposure Type: C
 - Internal Pressure Coefficient, GC_{pi} : +/-0.18
 - Topographic Factor, K_{zt} : 1.0
 - Components and Cladding Wind Force Table (psf, Strength Design)

Component Elevation above grade	Effective Wind Area for Component (sq ft.)				
	10 sq ft.	20 sq ft.	50 sq ft.	100 sq ft.	500 sq ft.
15	-38.6	-38.0	-32.6	-30.0	-23.9
20	-41.0	-38.2	-34.6	-31.8	-26.4
25	-43.0	-40.1	-36.3	-33.4	-26.7
30	-44.7	-41.7	-37.7	-34.7	-27.7

FOUNDATION

- Soils Report by AEGC Applied GeoTech, Dated 07/02/2018, Project No. 1180137
- Soil Bearing Pressure: 2,000 psf, on undisturbed natural gravel.
- Frost Protection: 40 inches minimum to bottom of footing. Contractor shall field verify that the footing elevations and final grades indicated on the plans will provide the minimum frost protection. The contractor shall notify the architect/engineer if there are any locations where the minimum frost protection might not be achieved prior to placing concrete.
- Lateral Soil Pressure Fluid Equivalent Density:
 - Active: 40 pcf (retaining walls)
 - At Rest: 55 pcf (rigid foundation walls)
 - Passive: 300 pcf
- Coefficient of Friction: 0.45

EARTHWORK

- All footings shall bear on suitable natural material.
- Consult the soils report for further earthwork requirements.

CONCRETE

- Materials, unless noted otherwise:
 - Normal weight aggregates: ASTM C 33
 - Combined aggregate gradation for slabs on grade and other designated concrete shall be 8% - 18% for large top size aggregates (1½ in.) or 8% - 22% for smaller top size aggregates (1 in. or ¾ in.) retained on each sieve below the top size and above the No. 100. The range for the No. 30 and No.50 sieves shall be 8% - 15% retained in each. To avoid gap gradation the following shall occur:
 - The percent retained on two adjacent sieves shall not fall below 5%.
 - The percent retained on three adjacent sieves shall not fall below 8%.
 - When the percent retained on two adjacent sieves is less than 8%, the total retained on either of these sieves and the adjacent outside sieve shall be at least 13%. See ACI 302 Section 5.4.3.3 for more information.
 - A gradation chart or table shall be submitted with mix designs for slabs on grade.
 - Maximum Aggregate Size shall be not be larger than:
 - clear 1/5 the narrowest dimension of the forms
 - 1/3 the depth of the slab
 - ¼ the minimum spacing between bars
 - Reinforcing Steel: ASTM A615 Grade 60 (Fy = 60 ksi)
Use Grade 40 (Fy = 40 ksi) for field bent dowels with spacings indicated reduced by 1/3.
ASTM A496
 - Deformed Bar Anchors (DBA): ASTM A108
 - Headed Stud Anchors (HSA)
 - Anchor Rods: Typical, uno
ASTM F1554, Grade 36, with ASTM A563 heavy hex nuts and hardened washers Grade A
 - Admixtures:
 - Air-entraining admixtures shall comply with ASTM C 260 (when used).
 - Calcium chloride shall not be added to the concrete mix.
 - Water-reducing admixture shall comply with ASTM C 494/C 494M, Type A (when used).
 - Retarding admixture shall comply with ASTM C 494/C 494M, Type B (when used).
 - Water-reducing and retarding admixture shall comply with ASTM C 494/C 494M, Type D (when used).
 - High-range, water-reducing admixture shall comply with ASTM C 494/C 494M, Type F (when used).
 - High-range, water-reducing and retarding admixture shall comply with ASTM C 494/C 494M Type G (when used).
 - Admixture manufacturer shall have ISO 9001 Quality Certification. To ensure compatibility all admixtures shall be from the same manufacturer
 - Type I/II cement complying with ASTM C-150 shall be used for all concrete. Cement source shall remain the same for the entire job.
 - The water/cementitious materials ratios shall meet the requirements of Table 19.3.2.1 of ACI 318-14.
 - Fly Ash - ASTM C618, Class F – 25% maximum cementitious content.
 - Provide air entraining as recommended by Table 19.3.3.1 of ACI 318-14. Concrete that extends above grade and is exposed to freezing and thawing while moist shall be air-entrained.
 - The slump shall meet the requirements of ACI 301.
 - No aluminum conduit or product containing aluminum or any other material injurious to concrete shall be embedded in concrete.
- Compressive strengths of concrete at 28 days shall be as follows:
 - Footings & Foundation Walls
 - Strength: 3,000 psi
 - Classification: F0, S0, W0, C0
 - All Site Concrete with Reinforcement
 - Strength: 5,000 psi
 - Classification: F3, S0, W1, C2
 - All Site Concrete without Reinforcement
 - Strength: 4,500 psi
 - Classification: F3, S0, W1, C2

- Only one grade or type of concrete shall be poured on the site at any given time.
- The contractor shall be responsible for the design, detailing, care, placement and removal of all formwork and shores.
 - Supporting forms and shoring shall not be removed until structural members have acquired sufficient strength to safely support their own weight and any construction load to which they may be subjected. In no case, however, shall forms and shoring be removed in less than 24 hours after concrete placement.
- Reinforcement shall have the following concrete cover:

a. Cast-in-place Concrete	Clear Cover
i. Cast against and permanently exposed to earth	3"
ii. Formed concrete exposed to earth or weather: #6 thru #18 bars #5 and smaller bars	2" 1-1/2"
iii. Concrete not exposed to weather or in contact with ground: - Slabs, Walls and their piers, Joists; #11 bars and smaller - Beams, Columns: Primary Reinf., Ties, Stirrups, Spirals	3/4" 1-1/2"
- Detailing:
 - Lap splice lengths shall be detailed to comply with the "Concrete Reinforcing Bar Lap Splice Schedule" on sheet S-601. Splices may be made with mechanical splices capable of 125% tension capacity of the bar being spliced. Mechanical splices shall be the positive connecting type coupler and shall meet all International Building Code requirements and shall have a current ICC-ES report or IAPMO Certification. Use "Lenton" Standard Couplers (ICC ER-3967), "Bar-Lock" (ICC ESR-2495) or equal with internal protector. If mechanical splices are used, splices or couplers on adjacent bars shall be staggered a minimum of 24" apart along the longitudinal axis of the reinforcing bars.
 - At joints provide reinforcing dowels to match the member reinforcing, unless noted otherwise.
 - At all discontinuous control or construction slab on grade joints, provide 2 - #4 x 48 inches.
 - Corner Bars: Provide corner bars at intersecting wall corners using the same bar size and spacing as the horizontal wall reinforcing. Corner bars shall lap the horizontal reinforcing with the required lap splice length.
 - All vertical reinforcing shall be doweled to footings, or to the structure below with the same size and spacing as the vertical reinforcing for the element above. Dowels extending into footings shall terminate with a 90 degree standard hook and shall extend to within 4" of the bottom of the footing. Footing dowels (#8 bars and smaller) with hooks need not extend more than 20" into footings.
 - Horizontal wall reinforcing shall terminate at ends of walls and openings into the far end of the jamb color with a 90-degree standard hook. Horizontal wall reinforcing shall be continuous through construction and control joints.
 - See detail 7/S-501 for reinforcing around miscellaneous openings (8" to 36" wide). For openings wider than 36", contact the engineer. All recesses that interrupt reinforcing shall be reinforced the same as an opening.
- Construction Joints, Control (Contraction) Joints:
 - Construction joints in all horizontal and vertical construction joints including between top of footing and foundation walls shall be intentionally roughened to a full amplitude of approximately 1/4 inch. The laitance on the concrete (thin, flaky layer of hardened but weak hydrated cement) shall be mechanically removed from the surface after the concrete has achieved final set.
 - Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed as soon as final set is achieved and it is okay to operate the cutter on the slab. Final set is typically achieved within the first 4 to 6 hours of the slab pour. For early entry saw cutting, joints should be cut within the first 1 to 4 hours, depending on weather conditions and concrete hydration rate. Where saw cut joints cannot be cut along the entire projected length of the joint, a 90 degree hand grinder or other tool shall be used to complete the joint. Control joints may be installed by:
 - Saw cut a depth of 1/4 the thickness of the slab (1 1/4" ± for early entry saws)
 - Tooled joints a depth of 1/4 the thickness of the slab
 - For interior concrete slabs-on-grade that are to receive no floor covering, install construction or control joints in slabs on grade at a spacing not to exceed 30 times the slab thickness in any direction, unless noted otherwise. For interior concrete slabs-on-grade that are to receive floor coverings the contractor has the option to eliminate control joints. Construction joints shall not exceed a distance of 125'-0" o.c. in any direction.
- Construction
 - Use chairs or other support devices recommended by the CRSI to support and tie reinforcement bars prior to placing concrete. Reinforcing steel for slabs on grade shall be adequately supported. Support reinforcing steel of slabs on grade with precast concrete units. Lifting the reinforcing off the grade during placement of concrete is not permitted.
 - Concrete to be mechanically consolidated during placement per ACI standards.
 - Contractor shall coordinate placement of all openings, curbs, dowels, sleeves, conduits, bolts, inserts and other embedded items prior to concrete placement.
 - All embeds, anchors and dowels shall be securely tied to formwork or to adjacent reinforcing prior to the placement of concrete.
 - No pipes, ducts, sleeves, etc shall be placed in structural concrete unless specifically detailed or approved by the structural engineer. Penetrations through walls when approved shall be built into the wall prior to concrete placement. Penetrations will not be allowed in footings or grade beams unless detailed. Piping shall be routed around footings and grade beams and unless detailed. Footings shall be stepped to avoid piping.
 - Reinforcing Bars shall not be welded. Do not substitute reinforcing bars for DBAs or HSAs.



BHB STRUCTURAL
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

design west | architects
255 SOUTH 300 WEST
795 NORTH 400 WEST
LOGAN UT 84321
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION				
		STRUCTURAL ADDENDUM				
1	11/02/18					

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
ISSUED: 11.02.18



GENERAL
STRUCTURAL NOTES

S-001

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GENERAL STRUCTURAL NOTES

POST-INSTALLED ANCHORS

1. General Post-Installed Anchor Notes
- a. Do not install adhesive anchors in concrete if less than 21 days old; do not install mechanical anchors, screw anchor or powder actuated anchors in concrete less than 7 days old. Contractor must obtain written approval from the engineer to install prior to these time periods. Do not apply full load to anchors until concrete has reached 28-day compression strength.
- b. Anchors specified in details shall be provided; alternative anchors may be used if the contractor provides calculations demonstrating that the alternative can achieve the performance values of the specified product. These calculations, along with an ICC-ES ESR or IAPMO-UES ER approval for use in cracked concrete and compliant with the specified codes herein, must be submitted to the structural engineer prior to use.
- c. Follow all the manufacturer's recommendations and certification testing reports for anchor installation. See specific anchors below for more information.
- d. No anchor shall be installed within 1.5 anchor rod diameters of an abandoned hole that has been filled with non-shrink grout; increase distance to 3 anchor rod diameters when the abandoned hole has not been filled.
2. Adhesive Anchors
- a. For concrete, the adhesive shall be HIT RE 500-V3 with Safe Set™ Technology (ICC-ES ESR-3814) by Hilti Inc., HIT-HY 200 with Safe Set™ Technology (ICC-ES ESR-3187) by Hilti Inc., Pure 110 + (ICC-ES ESR-3298) by Powers Fasteners Inc, SET-XP (ICC-ES ESR-2508) by Simpson Strong-Tie or AT-XP (IAPMO-UES ER-263) by Simpson Strong-Tie Inc., Sika AnchorFix-3001 (ICC-ES ESR-3608) by Sika Corporation.
- b. Unless noted otherwise on specific details, minimum embedment for dowels shall comply with the "Epoxy Dowel Embed Schedule" on sheet S-601.
- c. Epoxy shall be within the manufacturer's recommended life time and prior to expiration date. Do not use epoxy that has not been stored per manufacturer's recommendations or may have experienced freeze thaw cycles or extreme heat.
- d. Do not install adhesive anchor in wet or damp hole unless product is approved for such conditions without strength reduction. Do not install adhesive anchors if concrete temperature is below 50-degree F unless epoxy is approved for lower temperature without strength reduction. Refer to manufacturer's published installation instructions.
- e. Follow all the manufacturer's recommendations and certification testing reports regarding hole cleaning prior to epoxy installation. All holes shall be drilled with ANSI standard bits designed for concrete. Diamond core drilled holes are not allowed unless indicated in specific details or approved by the structural engineer prior to use.
3. Mechanical Anchors
- a. For concrete, the mechanical anchor shall be Kwik Bolt TZ (ICC-ES ESR-1917) by Hilti Inc., Strong-Bolt 2 (ICC-ES ESR-3037) by Simpson Strong-Tie Inc. or Power-Stud+ SD2 (ICC-ES ESR-2502) by Powers Fasteners Inc.
4. Screw Anchors
- a. For concrete, the screw anchors shall be Titen HD (ICC-ES ESR-2713 for concrete only) by Simpson Strong-Tie, or Screw Bolt + (ICC-ER ESR-3889 for concrete only) by DeWalt Kwik HUS-EZ (ICC-ES ESR-3027 for concrete only) by Hilti Inc.
5. Powder Actuated Fasteners
- a. For fasteners driven into steel, the fastener shall be X-U P8 TH Universal Knurled Shank Fastener (ICC-ES ESR-2269) by Hilti Inc., PDPA (ICC-ES ESR-2138) by Simpson Strong-Tie Inc. or 8mm Head Spiral CSI Drive Pin (ICC-ES ESR-2024) by Powers Fasteners Inc.
- b. For fasteners driven into concrete, the fastener shall be X-U Universal Knurled Shank Fastener (ICC-ES ESR-2269) by Hilti Inc., PDP or PDPA (ICC-ESR-2138) by Simpson Strong-Tie Inc. or 8mm Head Spiral CSI Drive Pin (ICC-ES ESR-2024 for concrete only) by Powers Fasteners Inc.

WOOD

1. Materials:
- a. Fasteners
- i. Nails used for all framing anchors, post caps, hold downs, column bases, etc. shall be standard common with the following properties:
- | Nail Size | Shank Diameter | Min. Penetration into Support Member |
|-----------|----------------|--------------------------------------|
| 8d | 0.131" | 1.50" |
| 10d | 0.148" | 1.63" |
| 16d | 0.162" | 1.75" |
- ii. Fastener sizes other than those listed above are not permitted without prior written approval from the engineer.
- iii. All fasteners, including nails, for preservative-treated and fire retardant-treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.
- iv. Bolts shall be ASTM A36 or equal with ASTM A563 heavy hex nuts and ATSM F436 hardened washers, Grade A, unless noted otherwise.
- b. Framing Lumber
- i. All framing lumber shall be # 2 Douglas Fir-Larch or better unless noted otherwise.
- c. Engineered Lumber
- i. Glu-lam beams shall be Douglas-fir combination number 24F-V4 except cantilevered and continuous beams shall be combination number 24F-V8. Glu-lam columns shall be DF combination symbol #3 for columns.
- ii. Wood I-joists shall be TJI as manufactured by Trus-Joist Corporation, BCI as manufactured by Boise Cascade Corporation, Red-I as manufactured by RED Built, SolidStart I-Joists by LP Corporation, RFPI by Roseburg. Engineer note: ADD this section as needed (if a different I-joist manufacturer than what is specified on the drawings is used, the contractor shall submit drawings and calculations to the architect and engineer for review that clearly indicate that joists have been designed for all applicable loads, including mechanic unit loads and that all openings have been accounted for and framed per the details in the structural drawings.)
- iii. Laminated Veneer Lumber (LVL) shall be Micro-Lam 1.9E by Trus-Joist Corporation, Versa-Lam 2.0E Boise Cascade Corporation, RedLam 2.0E by RED Built, SolidStart LVL 2.0E by LP Corporation or RigidLam 2.0E by Roseburg.
- iv. Rimboard shall be TimberStrand LSL Rim Board by Trus-Joist Corporation, Versa-Rim by Boise Cascade Corporation, SolidStart LSL by LP Corporation or OSB RigidRim RimBoard by Roseburg (Rimboard shall be 1 1/8" thick, minimum), Rimboard LSL by Redbuilt.
- v. All required blocking bridging and bracing shall be provided by joist manufacturer and installed by contractor. All penetrations through the joists shall be done per manufacturers' recommendations and requirements.
- d. Sheathing
- i. Wood sheathing shall meet the minimum performance criteria given in APA PRP-108, Performance Standards and Policies for Structural-Use Panels, Form E445, Voluntary Product Standard PS 1 & PS 2 and Performance Standard for Wood-Based Structural-Use Panels, Form S350, and Structural Plywood, Form H860. Panels shall be unsanded plywood or oriented strand board (OSB) and shall be interior grade with exterior glue and have the minimum following thickness and span rating indicated in the "Sheathing Schedule at Roof and Floor" on sheet S-601.

2. All wood in contact with concrete, masonry or soil shall be pressure treated or be redwood.
3. General framing and carpentry shall be connected as per "Minimum Nailing Schedule" on sheet S-601 unless noted otherwise.
4. All framing anchors, post caps, hold downs, column bases, etc. shall be provided by Simpson Strong-Tie, USP Structural Connectors or approved equal. If Simpson isn't used, the contractor shall provide a comparison list.
5. Provide solid shaped blocking at least 2 in. (nominal) thick and full depth of joist at ends and at each support of joist. Attach blocking between joists to the wood top plate of the wall with one Simpson "A35" framing anchor per each piece of blocking and fill all holes in the framing anchor with 8-d x 1-1/2" nails (12 nails per A35).
6. Provide approved bridging at 8'-0" o.c. maximum between joist end supports.
7. Built-up beams and columns shall be constructed as per "Built-up Beams and Columns" on sheet S-511 unless noted otherwise.
8. All walls shall have a minimum of two top plates. Splices in top plates shall be staggered a minimum of four feet from the nearest splice in adjoining top plate.

PRE-FABRICATED METAL PLATE WOOD TRUSSES

1. The Pre-fabricated metal plate wood trusses shall be designed, signed, and sealed by a Professional Engineer registered in the same state as the project location. They shall be designed to support the concentrated and other distributed loads as shown on the framing plans in addition to the following uniform loads:
- a. Dead Load (Top Chord)= 10 psf
- b. Dead Load (Bottom Chord)= 10 psf
- c. Snow Load (Top Chord)= 38 psf
- 58 psf Total Load
- The wood truss designer shall consider unbalanced snow loading for all sloped roofs exceeding 2.38 degrees (1/2 on 12) or less than 70 degrees. Correlate the design with all mechanical equipment, fire sprinkling systems and hanging walls supported by the trusses. Provide extra trusses where required.
2. Design all wood trusses and bearing attachments for wind uplift. Assume a dead load of 8 psf to resist uplift.
3. Where the parapet is required to be built into the truss profile, design the parapet for an ultimate wind load of 50 psf in either direction.
4. No stress increase is allowed for snow loads.
5. Refer to architectural drawings for truss profile. Detailing and shop drawing production for prefab metal plate wood trusses will require information (including dimensions) contained in the architectural, structural and/or other consultants' drawings. The structural drawings shall be used in conjunction with the architectural and other consultant's drawings. Some dimensions and elements such as elevation and slopes are not shown in the structural drawings. All dimensions shown on structural drawings shall be verified by contractor with architectural drawings. Coordinate roof slope with architectural roof plan, sections and elevations.
6. All truss-to-truss connections shall be designed and provided by the truss manufacturer.
7. Design, handling, erection, and permanent bracing of metal plate connected wood trusses shall be in accordance with ANSI/TPI-1, National Design Standard for Metal Plated Connected Wood Truss Construction.
8. Steel Connector Plates: All steel gusset plates shall be galvanized and shall be approved by the "Research Committee for the International Code Council". Submit a copy of the ICC Report for the connector plate used. Values established by this committee must be indicated on the shop drawings.
- a. Stress increases for steel connector plate values for duration of load are not allowed.
- b. The minimum size for any connector shall be 8 square inches (not required at truss blocking).
- c. All steel gusset plates shall be located on the joint as the stresses require and shall provide a minimum bite of 2.5" length on all tension members (not required at truss blocking).
- d. All steel plate dimensions shall be increased by 10% above that required by analysis.
- e. Plates shall be pressed or rolled into member to obtain full penetration without crushing the outer surfaces of wood.
9. No wane, knots, skips, or other defects shall occur in the plated contact area or scarfed area of web members. Plates shall be centered with one required each side of wood truss.
10. The trusses shall be handled and stored in a manner to prevent moisture from being absorbed by the wood.
11. Requirements for truss stability and erection shall comply with the Truss Plate Institute publications entitled "Commentary and Recommendations for Bracing Wood Trusses" and "Commentary and Recommendations for Handling and Erecting Wood Trusses." The contractor shall have copies of these publications on site and shall be familiar with their contents.
12. Shop Drawings: Complete calculations and shop drawings indicating all member forces, stresses, duration factors, lumber grades, dimensions, truss to truss connections, steel truss plate sizes and locations shall be submitted and reviewed by the engineer before fabrication. Each connector shall be dimensioned on the shop drawings as to its exact location at the joint.

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LEGEND OF MARKS AND ABBREVIATIONS

AB	ANCHOR BOLT(S)	K	KIP(S) = 1000 POUNDS
ABV	ABOVE	KLF	KIPS PER LINEAL FOOT
ALT	ALTERNATE	KSF	KIPS PER SQUARE FOOT
APPROX	APPROXIMATE		
ARCH	ARCHITECT(URAL)	LBS	POUNDS
		LF	LINEAL FOOT
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL
BLW	BELOW	LLV	LONG LEG VERTICAL
BM	BEAM	LSH	LONG SIDE HORIZONTAL
B.N.	BOUNDARY NAILING	LSV	LONG SIDE VERTICAL
BOT	BOTTOM	LVL	LAMINATED VENEER LUMBER
BRG	BEARING		
BTWN	BETWEEN	MAX	MAXIMUM
		MECH	MECHANICAL
CC	CENTER-TO CENTER	MFR	MANUFACTURER
CC-x	CONCRETE COLUMN	MIN	MINIMUM
CGS	CENTER OF GROSS STEEL	MISC	MISCELLANEOUS
C.J.	CONST/CONTROL JOINT		
CJP	COMPLETE JOINT PENETRATION	NIC	NOT IN CONTRACT
	GROOVE WELD (FULL PEN WELD)	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	O.F.	OUTSIDE FACE
CP-x	CONCRETE PIER	OPNG	OPENING
CRW-x	CONCRETE RETAINING WALL	OPP	OPPOSITE
CTR	CENTER		
CRW-x	CONCRETE WALL	PAF	POWDER-ACTUATED FASTENER
		PCF	POUNDS PER CUBIC FOOT
DB	DECK BEARING	PL	PLATE
DBA	DEFORMED BAR ANCHOR	PLF	POUNDS PER LINEAL FOOT
DBE	DECK BEARING ELEVATION	PSF	POUNDS PER SQUARE FOOT
DBL	DOUBLE	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	PT	POINT
DIA	DIAMETER		
DIM	DIMENSION	REINF	REINFORCING
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	R.D.	ROOF DRAIN
DWL	DOWEL	RTU	ROOF TOP UNITS
EA	EACH	SBP-x	STEEL BASE PLATE MARK
E.N.	EDGE NAILING	SCW	SEISMIC CRITICAL WELD
E.F.	EACH FACE	SC-x	STEEL COLUMN MARK
E.J.	EXPANSION JOINT	SCP-x	STEEL CAP PLATE MARK
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SI	SPECIAL INSPECTION
E.O.D.	EDGE OF DECK	SIM	SIMILAR
E.O.S.	EDGE OF SLAB	SMU	SUSPENDED MECHANICAL UNITS
EQUIP	EQUIPMENT	SOG	SLAB-ON-GRADE
EQ	EQUAL	SQ	SQUARE
E.W.	EACH WAY	STAG	STAGGERED
EXT	EXTERIOR	STD	STANDARD
		STL	STEEL
FC-x	CONTINUOUS FOOTING MARK	STR	STRUCTURAL
F.D.	FLOOR DRAIN	STS	SELF TAPPING SCREWS
FDN	FOUNDATION		
F.F.	FINISHED FLOOR	T&B	TOP AND BOTTOM
F.N.	FIELD NAILING	TEMP	TEMPERATURE
FR-x	RECTANGULAR FOOTING	THDS	THREADS
FS-x	SQUARE FOOTING MARK	T.O.	TOP OF
FT	FOOT	TOC	TOP OF CONCRETE
FTG	FOOTING	TOD	TOP OF DECK
FTS-x	THICKEN SLAB MARK	TOF	TOP OF FOOTING
		TOS	TOP OF STEEL
		TOW	TOP OF WALL
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GLB	GLU-LAM BEAM		
GSN	GENERAL STRUCTURAL NOTES	UNO	UNLESS NOTED OTHERWISE
HORIZ	HORIZONTAL	VERT	VERTICAL
HSA	HEADED STUD ANCHOR		
HT	HEIGHT	W/	WITH
		WT	WALL THICKNESS
		WWF	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH
ICC	INTERNATIONAL CODE COUNCIL		
IBC	INTERNATIONAL BUILDING CODE		
I.F.	INSIDE FACE		
IN.	INCH		
INT	INTERIOR		
JT	JOINT		
JST	JOIST		



bnb STRUCTURAL
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bnb@bnbengineers.com

design west | architects

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LOGAN UT 84321
795 NORTH 400 WEST
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40
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JORDANIELLE SPECIAL SERVICE DISTRICT

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1	11/02/18	STRUCTURAL ADDENDUM

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
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GENERAL
STRUCTURAL NOTES

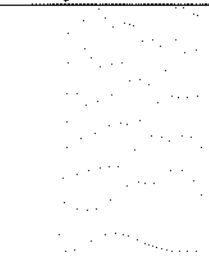
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SPECIAL INSPECTIONS

STATEMENT OF SPECIAL INSPECTION AND QUALITY ASSURANCE

Special inspection and quality assurance, as required by section 1704 and 1705 of the 2015 IBC, shall be provided by an independent agency employed by the owner unless waived by the building official. The names and credentials of the Special Inspectors to be used shall be submitted to the Building Official for approval.	
Responsibilities of the Special Inspector	
	Special Inspector shall review all work listed in the special inspection schedules herein for conformance with the approved construction plans, specifications and 2015 IBC. All testing and inspection reports shall be sent within 24 hours of the test to the architect, engineer, building official and contractor for review. All items not in compliance shall be brought to the immediate attention of the contractor for correction, and if uncorrected, to the architect, engineer and building official. Once corrections have been made by the contractor, the special inspector shall submit a final signed report to the building official stating that the work requiring special inspection was, to the best of the special inspector's knowledge, in conformance with the approved construction plans, specifications and 2015 IBC.
Responsibilities of the Contractor	
	The contractor shall submit a written statement of responsibility to the owner and the building official prior to the commencement of work in accordance with 2015 IBC section 1704.4. This statement shall indicate that the contractor will coordinate and cooperate with the required inspections contained herein. The contractor shall notify the designated special inspector that work is ready for inspection at least 24 hours before said inspection is required. All work requiring special inspection shall remain open and accessible until it has been observed by the special inspector and deemed acceptable through inspection report. Special inspection during fabrication is not required if the fabricator is registered and approved to perform such work without special inspection.

SOILS CONSTRUCTION INSPECTIONS

Soils (2015 IBC Section 1705.6)			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Site Preparation	-	X	Verify that the site has been prepared in accordance with the Earthwork section of the General Structural Notes and per recommendations by a geotechnical engineer (if required) prior to placement of prepared fill.
Fill Material	X	-	Verify that the material being used, the maximum lift thickness and the in-place dry density of the compacted fill material comply with the Earthwork section of the General Structural Notes and per recommendations by a geotechnical engineer (if required) during placement and compaction.
Continuous Footing Backfill: at least one test for each 40 linear feet or less of wall length, but no fewer than 2 tests.	-	X	At each compacted backfill layer.
Spot Footing Backfill: Minimum of one compaction test for each lift for each spot footing.	-	X	At each compacted backfill layer.
See specifications for further requirements.	-	-	

CONCRETE CONSTRUCTION INSPECTIONS

Concrete (2015 IBC Section 1705.3 and Section 1705.12.1) The following concrete elements require special inspection:			
All concrete footings, All concrete walls, Concrete columns/pier.			
ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Protection of concrete during cold and hot weather	-	X	
Verify materials used including use of the required mix design	-	X	Verify mix design meets strength and exposure requirements listed on General Structural Notes
Formwork	-	X	Verify shape, location and member dimensions
Bolts installed in concrete	X	-	Inspection of anchors or embeds cast in concrete is required when allowable loads have been increased or where strength design is used. Prior to and during concrete placement.
Embeds and Inserts installed in concrete	X	-	Prior to and during concrete placement.
Concrete reinforcing steel placement	-	X	Verify that reinforcing is of specified type, grade and size; that it is free of oil, dirt and rust; that it is located and spaced properly; that hooks, bends, ties, stirrups and supplemental reinforcement are placed correctly; that lap lengths, stagger and offsets are provided; and that all mechanical connections are installed per the manufacturer's instructions and/or evaluation report.
Concrete placement and samples	X	-	Cylinders, slump, temperature and air-entrainment shall be done for every 150 cubic yards or each day's production if the day's production is less than 150 cubic yards nor less than once for each 5000 sq. ft of surface area for slabs and walls.
See specifications for further concrete testing requirements.	-	-	

WOOD CONSTRUCTION INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY	PERIODIC	COMMENTS
	CONTINUOUS		
Prefabricated metal plate wood trusses (2015 IBC Sections 1704.5 and 1704.2.5)			
Shop fabrication of trusses	-	X	Verify that detailed fabrication and quality control procedures exist that provide a basis of inspection control of the workmanship and the fabricator's ability to conform to approved construction documents and referenced standards.
Wood diaphragms and shear walls (2015 IBC Sections 1704.2, 1705.11.1 and 1705.12.2)			
All wood diaphragms and shear walls	-	X	Verify wood panel sheathing, grade, thickness and nominal size of framing members, adjoining panel edges, nailing, bolting, anchoring (including hold downs) and other fastening of components within the lateral force resisting system.

POST-INSTALLED ANCHOR INSPECTIONS

ITEM FOR VERIFICATION & INSPECTION	INSPECTION FREQUENCY		COMMENTS
	CONTINUOUS	PERIODIC	
Post Installed Anchors and Reinforcing Bars (2015 IBC Section 1705.1.1)			
Epoxy Anchors and Reinforcing Bars	X	-	Special inspection shall be performed per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHOR section of the General Structural Notes prior to installation of epoxy and anchor rod. If the anchor is not installed in a horizontal, upwardly inclined or overhead orientation meant to resist sustained tension loads, special inspection may be reduced to a periodic frequency.
Mechanical Anchors and Screw Anchors	-	X	Special inspection shall be provided per manufacturer's requirements and approved ICC-ES reports noted in POST-INSTALLED ANCHOR section of the General Structural Notes prior to installation of mechanical or screw anchor.

STRUCTURAL OBSERVATION PROGRAM

If structural observations are required, they shall be done by the Engineer of Record or an approved subordinate at the stages of construction listed in the Construction Notification Phases section of these notes. At the conclusion of the project, the designated structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that to the best of the structural observer's knowledge have not been resolved (See IBC 2015 1704.6).		
STRUCTURAL OBSERVATION PROGRAM REQUIRED BY	YES	NO
CODE:		X

CONSTRUCTION MILESTONE SCHEDULE

CONTRACTOR TO NOTIFY ENGINEER AT THE FOLLOWING CONSTRUCTION PHASES:	
CONCRETE	
Footings, stem walls and piers	Prior to pouring concrete
WOOD	
Wall framing	After substantial portion of framing is completed
Roof framing	After substantial portion of framing is completed
Wood shear walls	After substantial portion of framing is completed and prior to covering either side of shear walls
Wood roof sheathing	After substantial portion of framing is completed and prior to roofing

DEFERRED SUBMITTALS

For the purpose of this section, deferred submittals are defined as per section 107.3.4.1 of the IBC 2015. Submittal documents for deferred submittal items shall be submitted to the engineer, architect and building official for their review for general conformance with the design of the building.	
DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT ARE:	
Prefabricated metal plate wood trusses	
Wood timber trusses, beams, posts and the connections of these elements to one another	



BH&B STRUCTURAL
2766 S Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbenigneers.com

design west | architects
255 SOUTH 200 WEST
795 NORTH 400 WEST
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JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION	
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1	11/02/18		STRUCTURAL ADDENDUM

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
ISSUED: 11.02.18

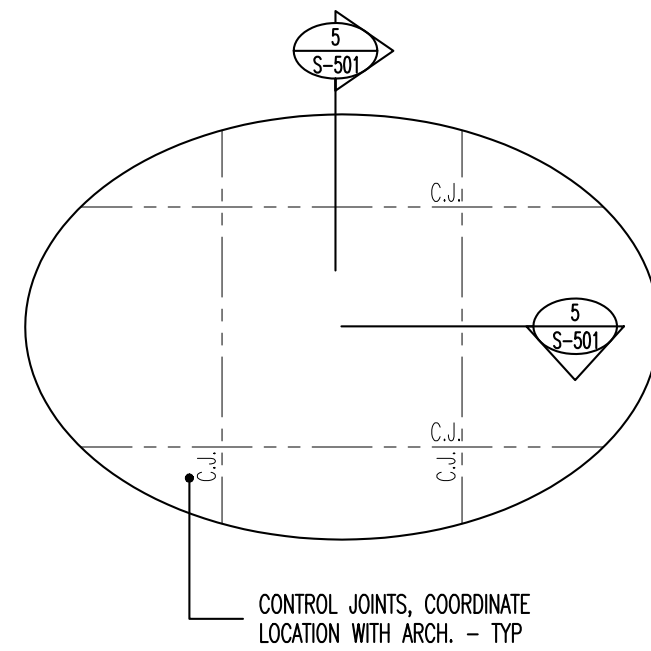


SPECIAL
INSPECTIONS

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4" THICK UNREINFORCED
CONCRETE SLAB ON GRADE.
T.O.C. = 100'-0"

MARKS AND SYMBOLS LEGEND

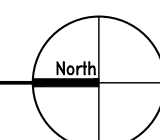
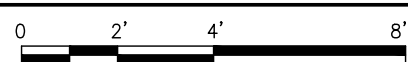
- SECTION MARK
SHEET NUMBER
- FOOTING DESIGNATION
TOP OF FOOTING ELEVATION
- INDICATES CONCRETE WALL.
- INDICATES STRUCTURAL WALL ABOVE.
- DEPRESS FOUNDATION WALL AND POUR SLAB
OVER. SEE DETAIL 8/S-501.
- INDICATES WOOD SHEARWALL (AND TYPE)
OVER CONCRETE WALL (AND TYPE), SEE
SCHEDULES ON SHEET S-601 & S-602.
- INDICATES RECTANGULAR FOOTING. SEE
SCHEDULE ON SHEET S-601.
- INDICATES CONTINUOUS FOOTING. SEE
SCHEDULE ON SHEET S-601.
- INDICATES SPOT FOOTING. SEE SCHEDULE
ON SHEET S-601.
- INDICATES HOLDOWN. SEE SCHEDULE ON
SHEET S-602.
- INDICATES CONTROL/CONSTRUCTION JOINT.
SEE DETAILS 5/S-501 AND 6/S-501.
- INDICATES REQUIRED NUMBER OF BEARING
AND KING STUDS. SEE SCHEDULE
ON SHEET S-602.
- INDICATES CONCRETE PIER. SEE SCHEDULE
ON SHEET S-601.

FOOTING AND FOUNDATION PLAN NOTES

- COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
- SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
- SEE "EARTHWORK" NOTES ON SHEET S-001 AND DETAIL 11/S-501 FOR MINIMUM FILL REQUIRED BENEATH FOOTINGS.
- ALL SPOT FOOTINGS SHALL BE CENTERED UNDER POSTS (UNO).
- SEE DETAILS 1/S-501 AND 2/S-501 FOR CONDITION WHERE BURIED PIPES RUN PARALLEL AND PERPENDICULAR TO FOOTINGS.
- SEE DETAIL 5/S-501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
- SEE DETAIL 6/S-501 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
- SEE SHEET S-602 FOR HOLDOWN SCHEDULE.
- SEE DETAIL 9/S-501 FOR TYPICAL SILL PLATE BOLTING DETAIL.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL TIMBER POSTS.
- SEE DETAIL 3/S-501 FOR FOOTING STEP.
- SEE DETAIL 7/S-501 FOR DEPRESSED SLAB.

FOOTING AND FOUNDATION PLAN

SCALE: 1/4"=1'-0"



BH&B STRUCTURAL
2766 S Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhengineering.com

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FOOTING AND FOUNDATION PLAN

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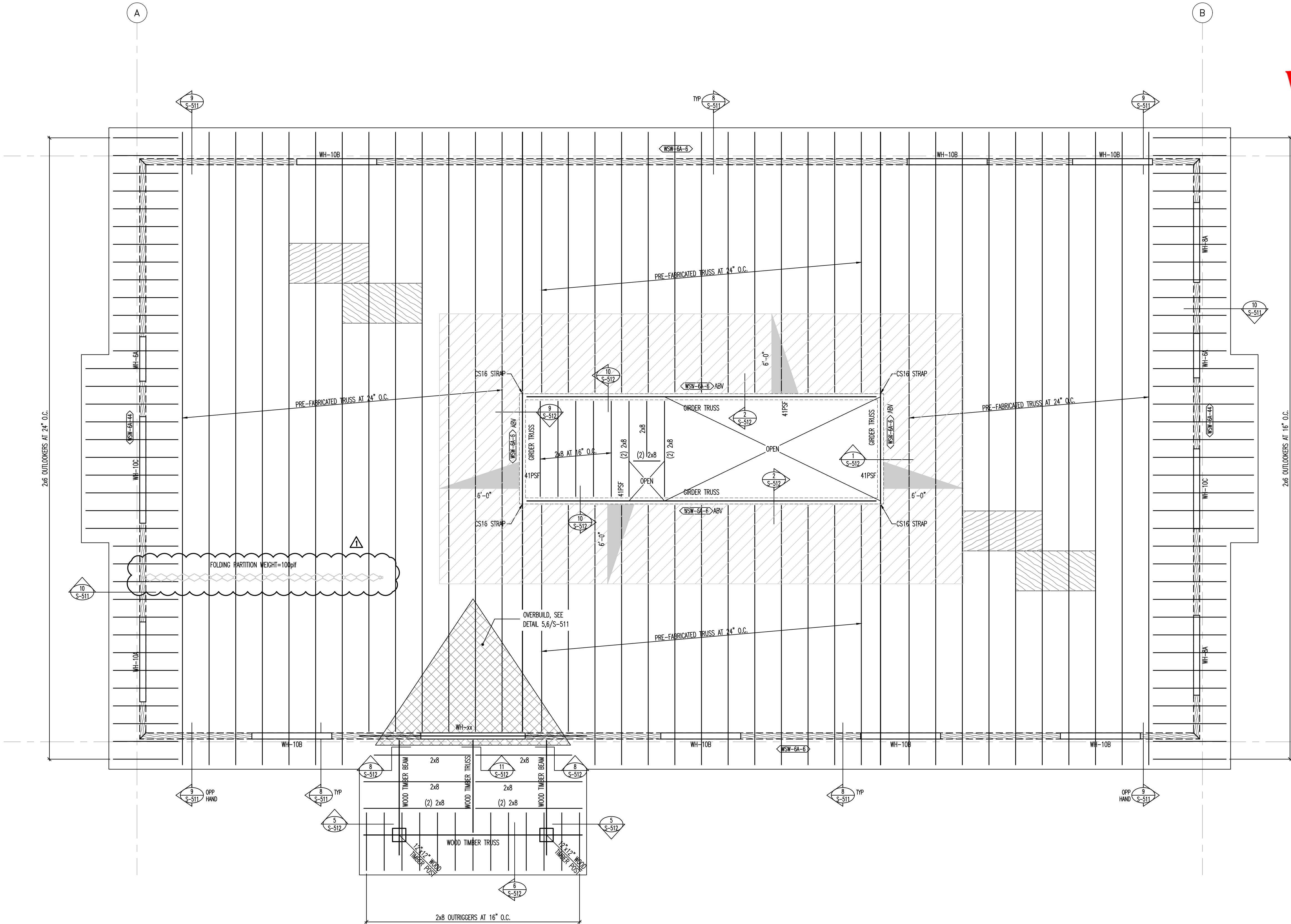
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ROOF
FRAMING PLAN

S-111

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SNOW DRIFT LEGEND

INDICATES AREA OF SNOW DRIFT

INDICATES ADDITIONAL LOADING DUE TO SNOW DRIFT (SEE NOTE #1).
X = LOAD AT DRIFT HIGH POINT
Y = LENGTH OF DRIFT

INDICATES ADDITIONAL LOADING DUE TO SNOW DRIFT (SEE NOTE #1).
X = LOAD AT DRIFT HIGH/LOW POINT
Y = LENGTH OF DRIFT

1. SEE PLAN FOR SNOW DRIFT LOADING. THESE LOADS ARE IN ADDITION TO THE JOIST UNIFORM AND POINT LOADS SHOWN ON PLANS. JOIST SUPPLIER TO ADD SNOW DRIFT LOAD TO BOTH JOISTS AND GIRDERS.

MARKS AND SYMBOLS LEGEND

SECTION MARK
SHEET NUMBER

INDICATES WOOD STUD WALL WHICH EXTENDS ABOVE ROOF.

INDICATES WOOD STUD WALL WHICH STOPS AT ROOF.

INDICATES STRUCTURAL WALL ABOVE.

INDICATES PLYWOOD ROOF SHEATHING, SEE SCHEDULE ON SHEET S-602.

INDICATES WOOD SHEARWALL TYPE, SEE SCHEDULE ON SHEET S-602.

INDICATES REQUIRED NUMBER OF BEARING AND KING STUDS, SEE SCHEDULE ON SHEET S-602.

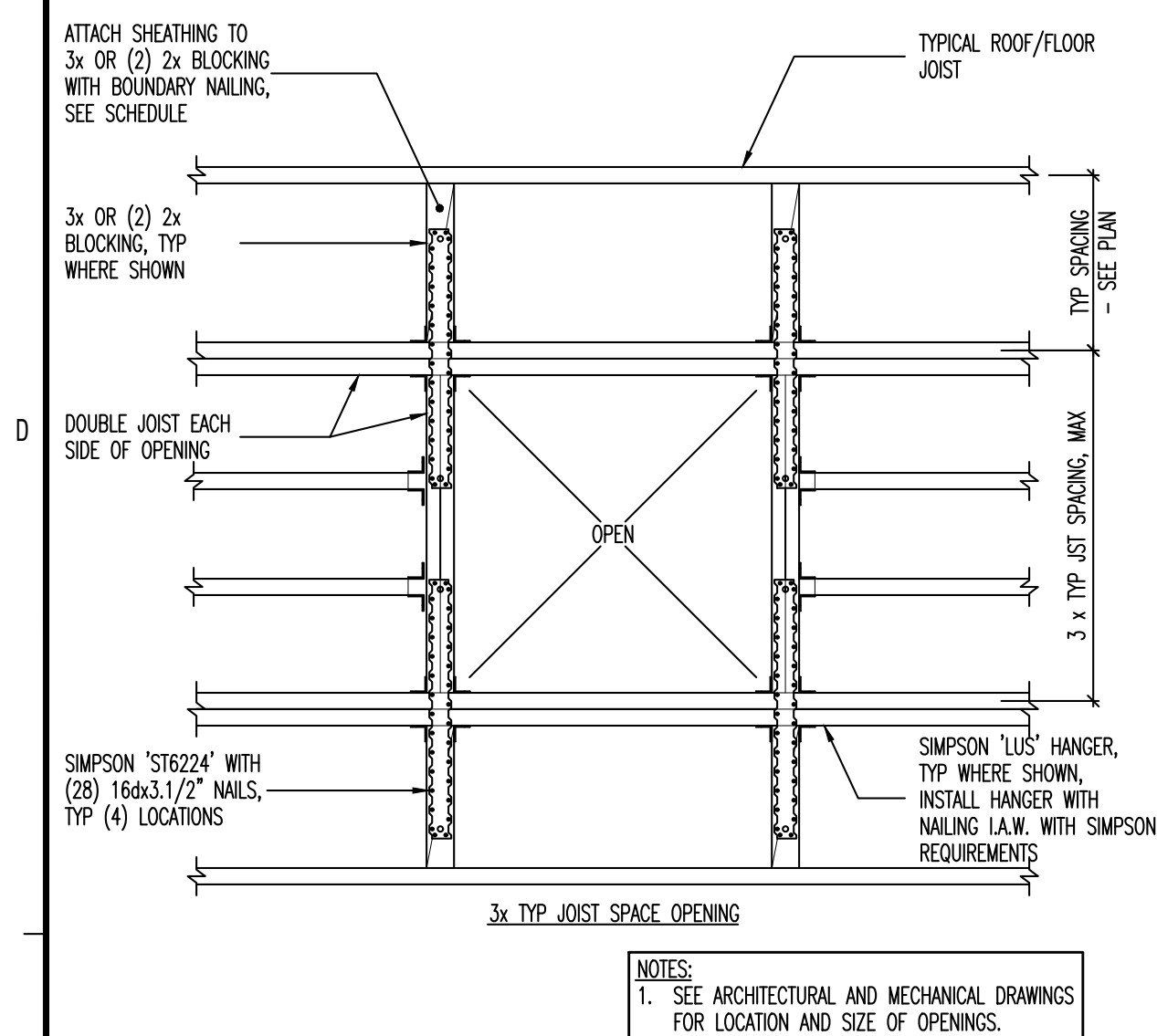
ROOF FRAMING DESIGN LOADS

ROOF LOADS:		MEZZANINE LOADS:	
DEAD LOAD	20 psf	DEAD LOAD	20 psf
SNOW LOAD	38 psf	MEZZANINE LOAD	40 psf
TOTAL LOAD	58 psf	TOTAL LOAD	60 psf

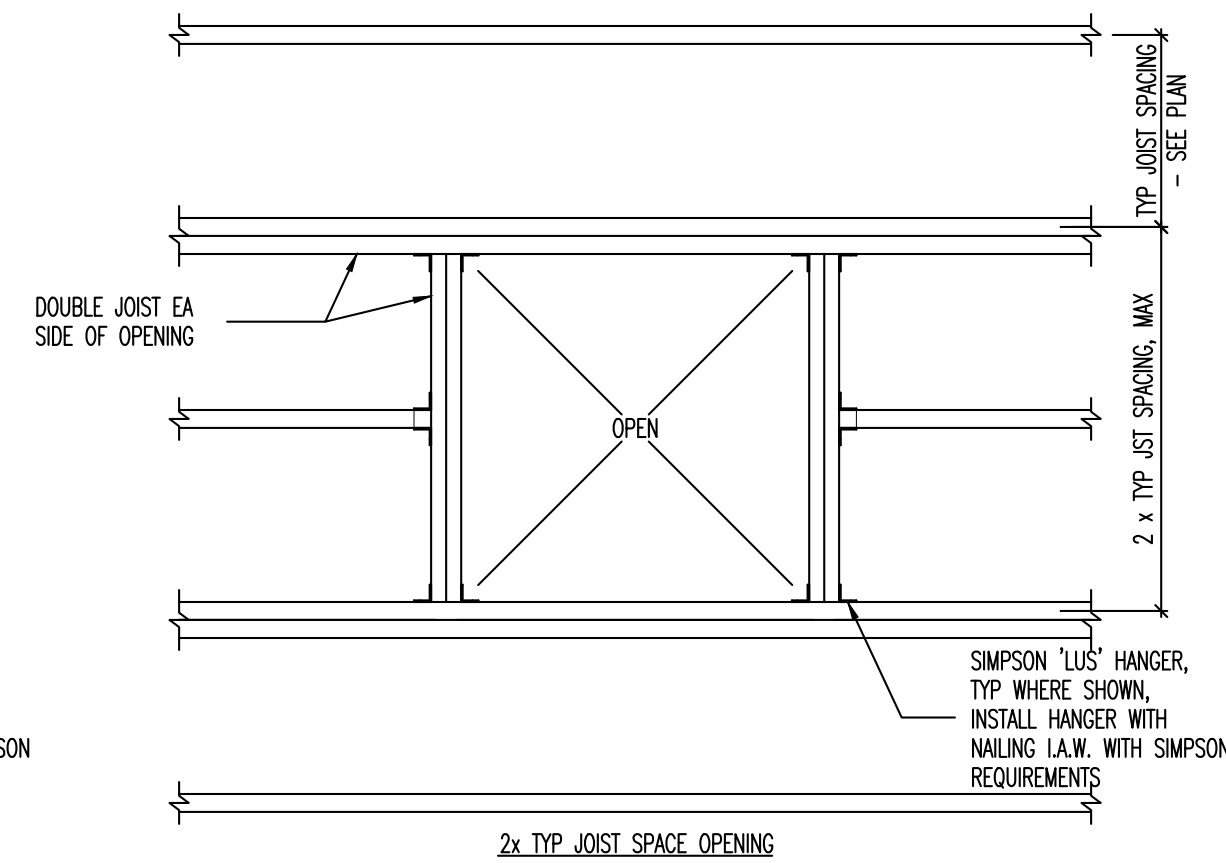
ROOF FRAMING PLAN NOTES

- VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE DETAIL 1/S-511 FOR FRAMING AROUND ALL OPENINGS.
- SEE DETAIL 7/S-511 FOR TYPICAL BUILT-UP BEAM DETAIL.
- SEE DETAIL 2/S-511 FOR TYPICAL TOP PLATE SPLICE DETAIL.
- SEE DETAIL 3/S-511 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
- SEE DETAIL 4/S-511 FOR INTERIOR NON-BEARING WALL BRACING.
- AT ALL ROOF TRUSS GIRDERS PROVIDE SIMPSON H2.5 HOLDOWN PER DETAIL 8/S-511.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL TIMBER POSTS, BEAMS AND TRUSSES.

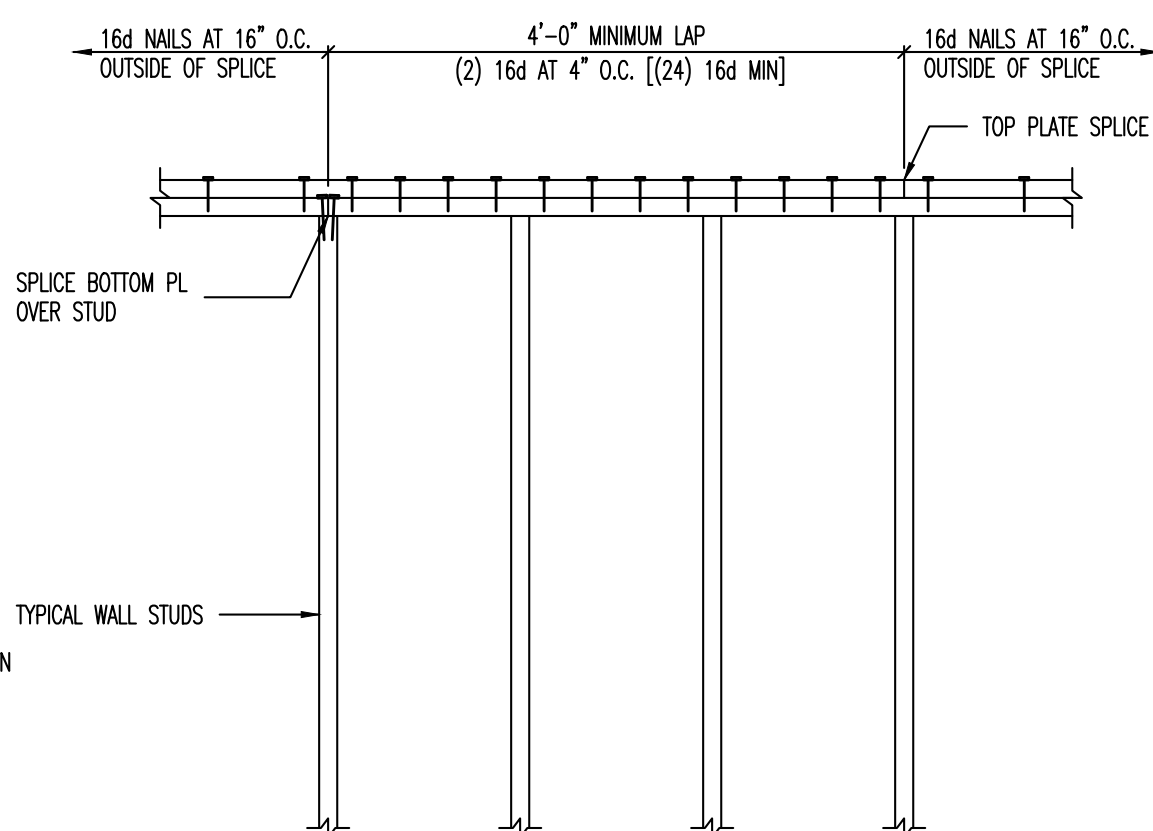
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bhb@dbhengr.com



1 FRAMING AT CONVENTIONALLY FRAMED ROOF OPENINGS

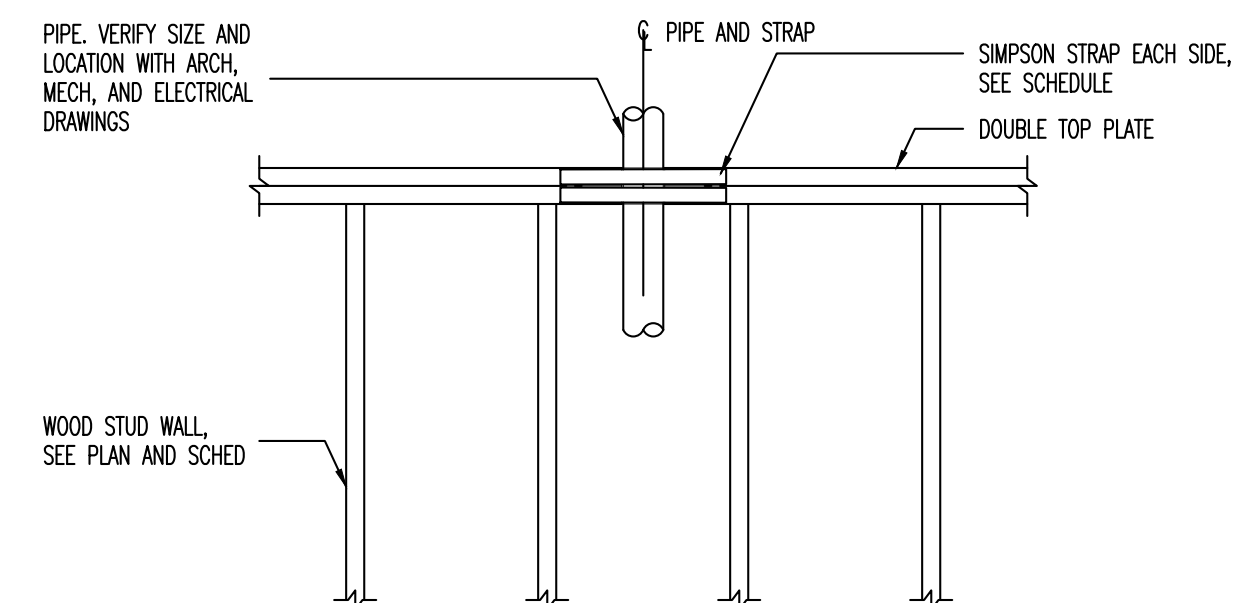


2 TYPICAL TOP PLATE SPLICE DETAIL

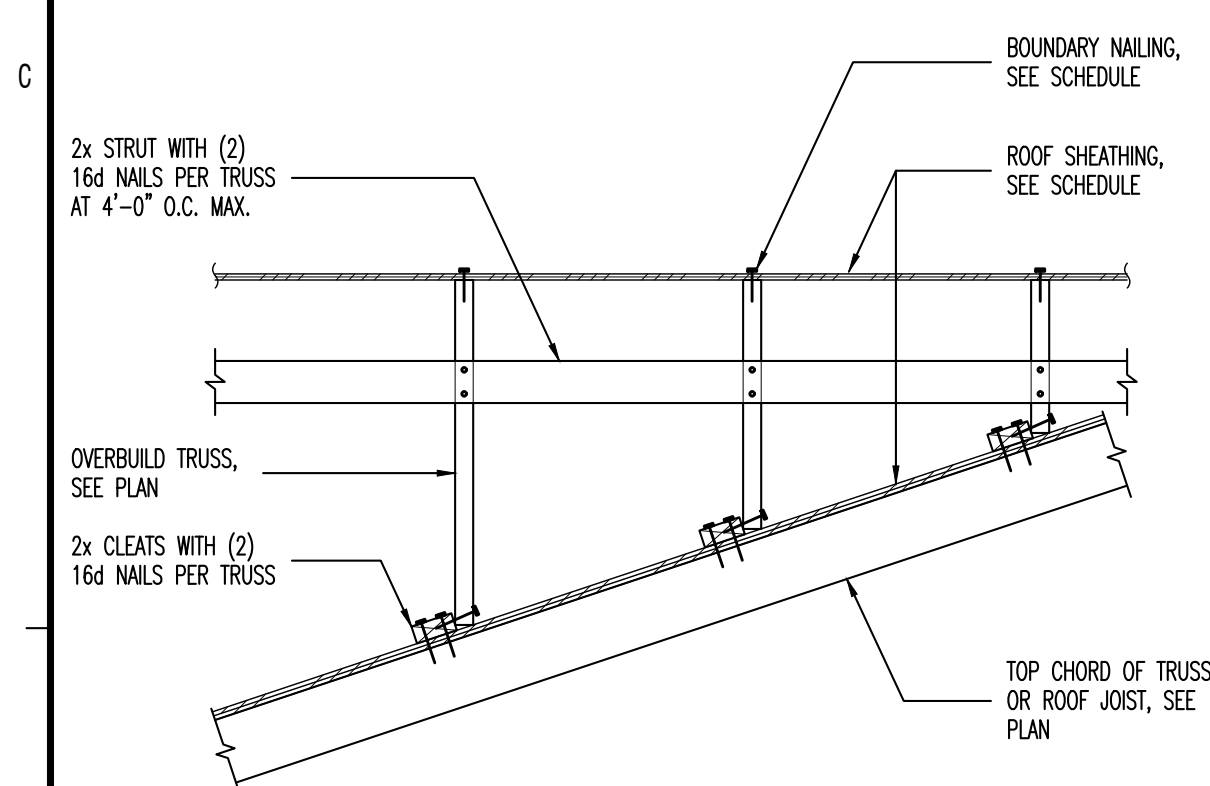
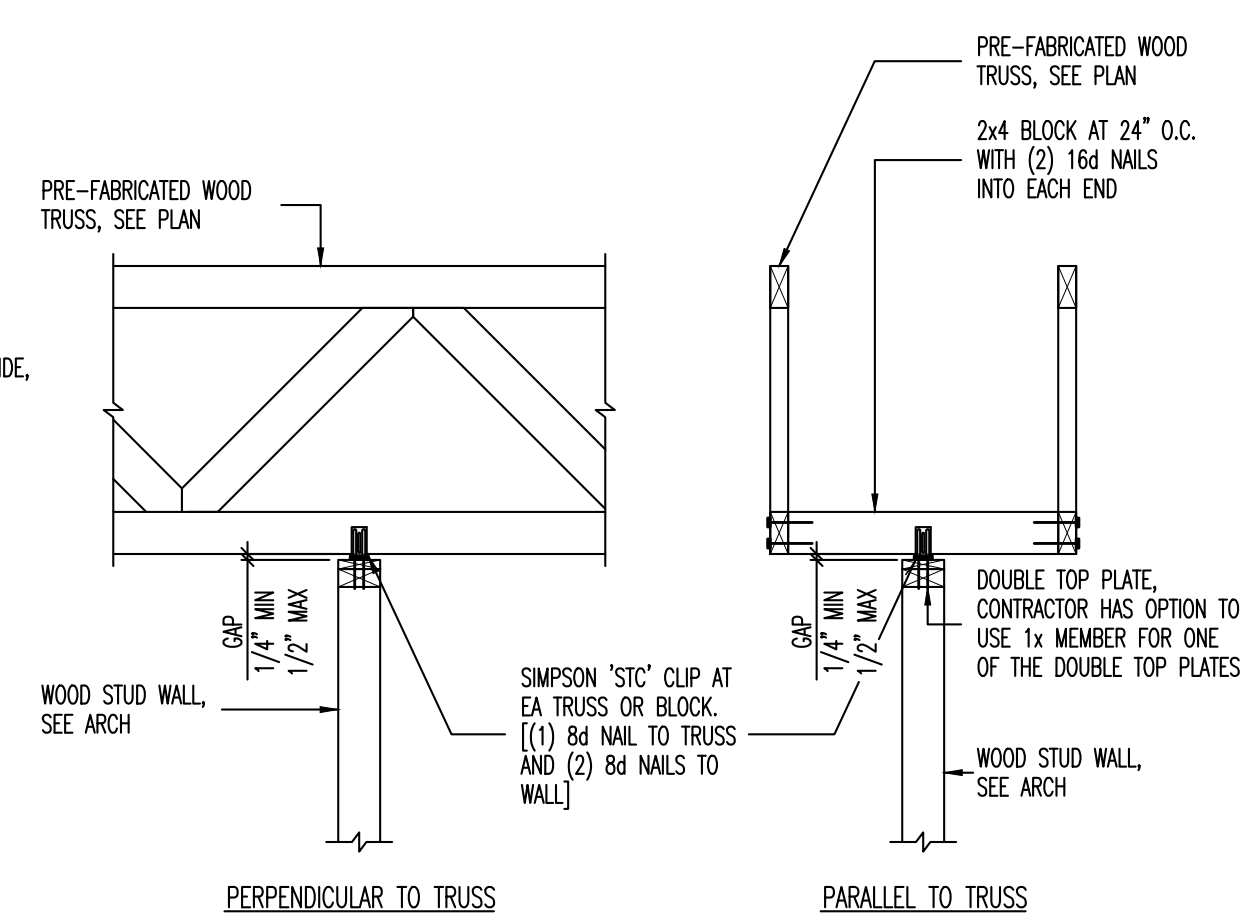


3 TOP PLATE SPLICE SCHEDULE AT PIPE

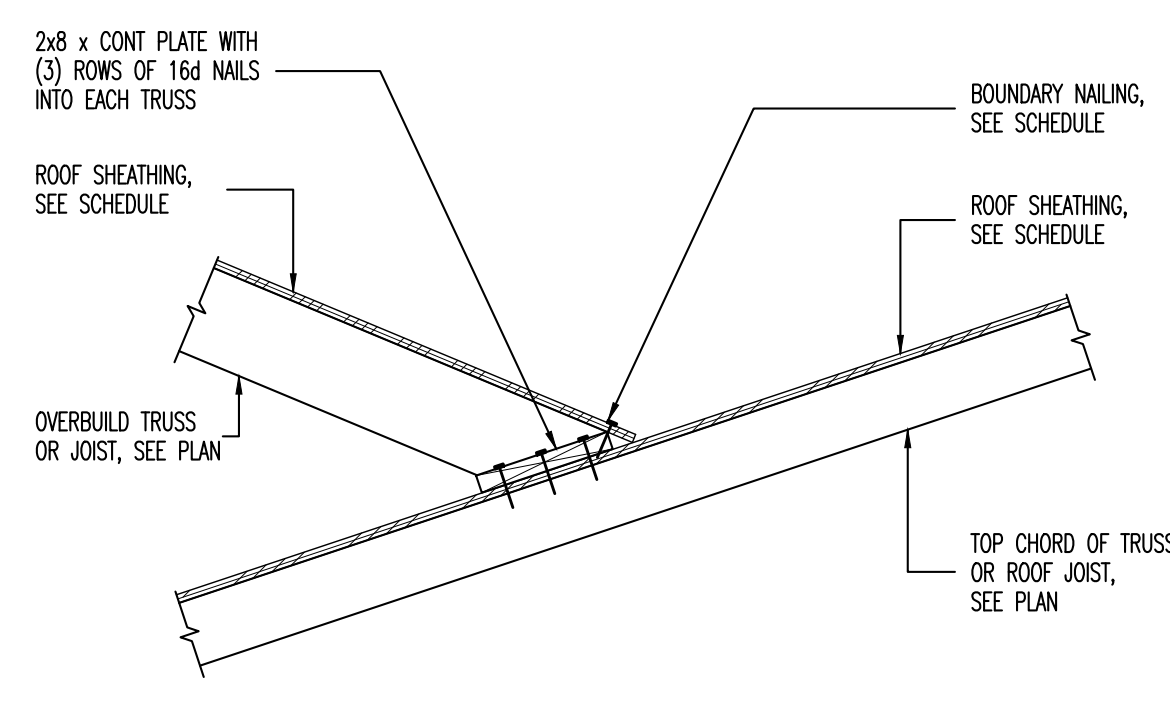
TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	(2) SIMPSON CTS218 WITH (24) 10dX1 1/2" NAILS OR EQUIVALENT
GREATER THAN 2/3 STUD WIDTH	(4) SIMPSON CTS218 WITH (24) 10dX1 1/2" NAILS [(2) CTS218 EACH SIDE OF WALL] OR EQUIVALENT



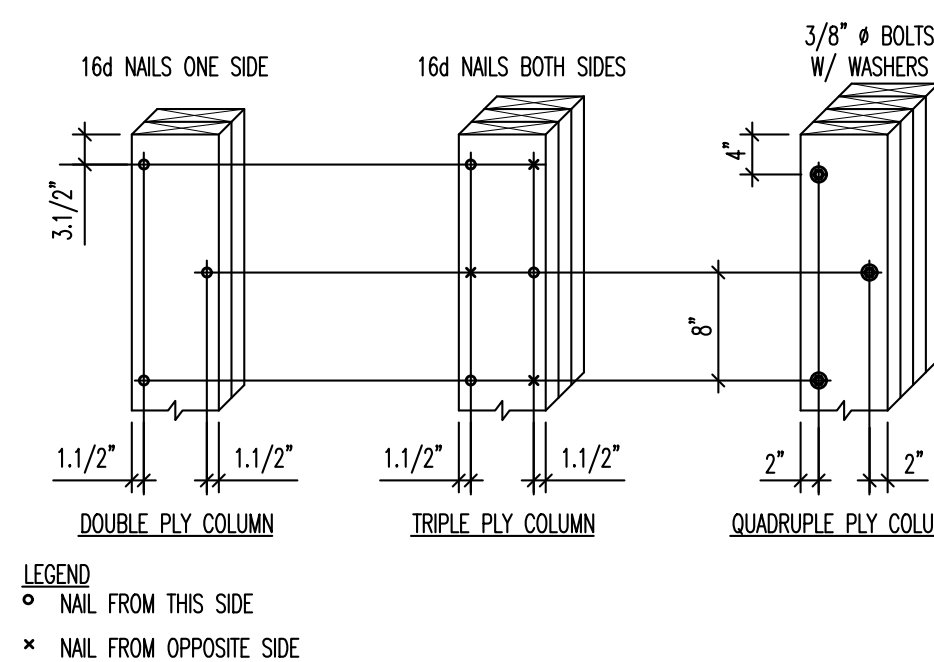
4 TYPICAL INTERIOR NON-BEARING WALL BRACING



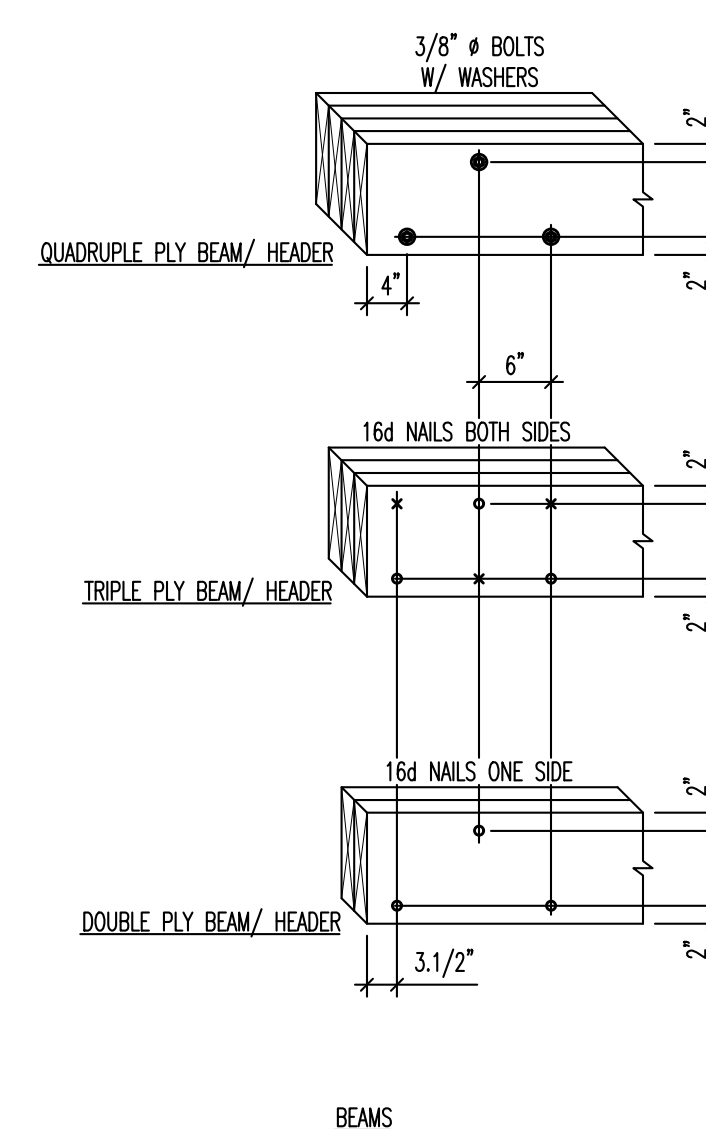
5 OVERBUILD DETAIL



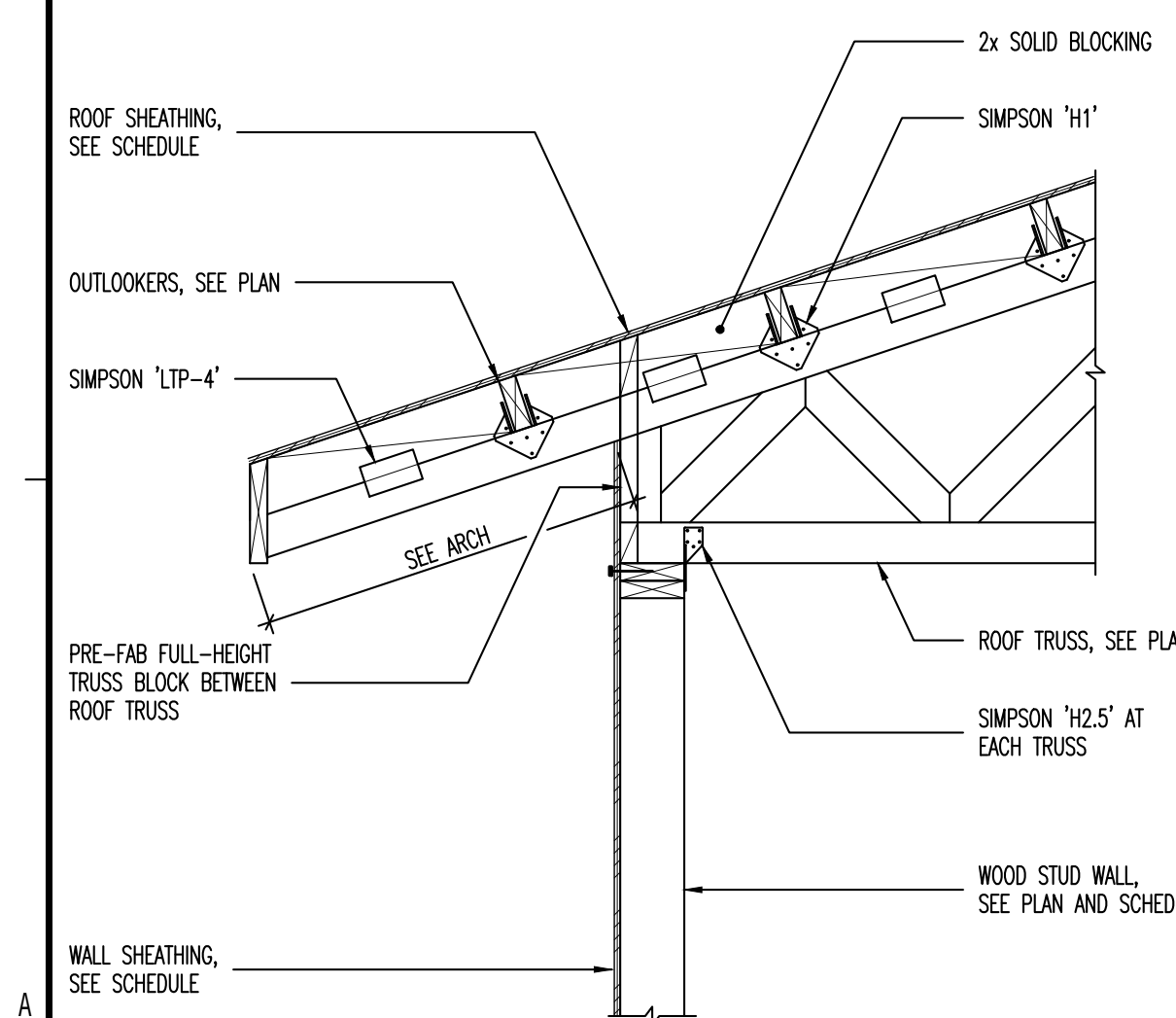
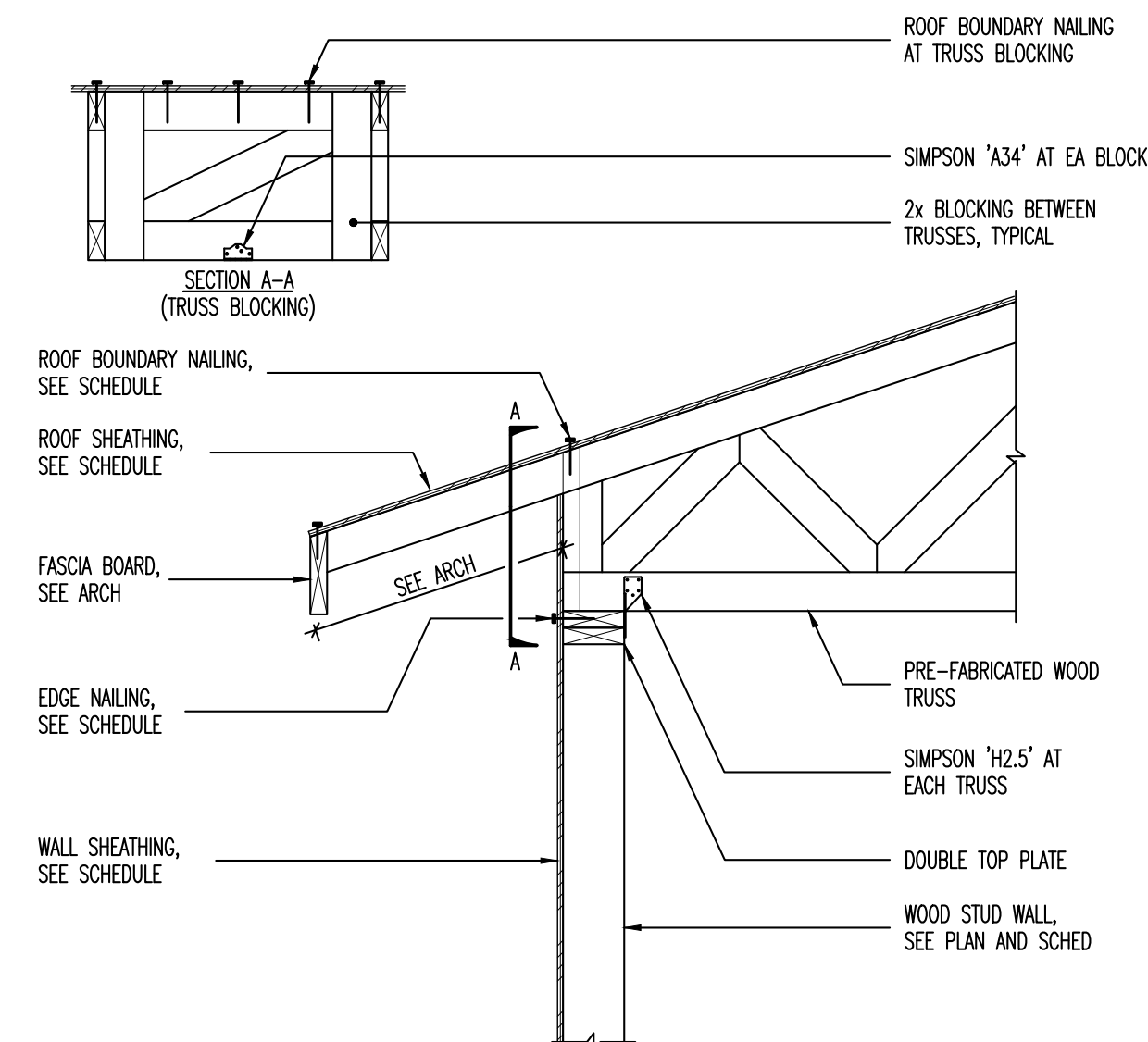
6 OVERBUILD DETAIL



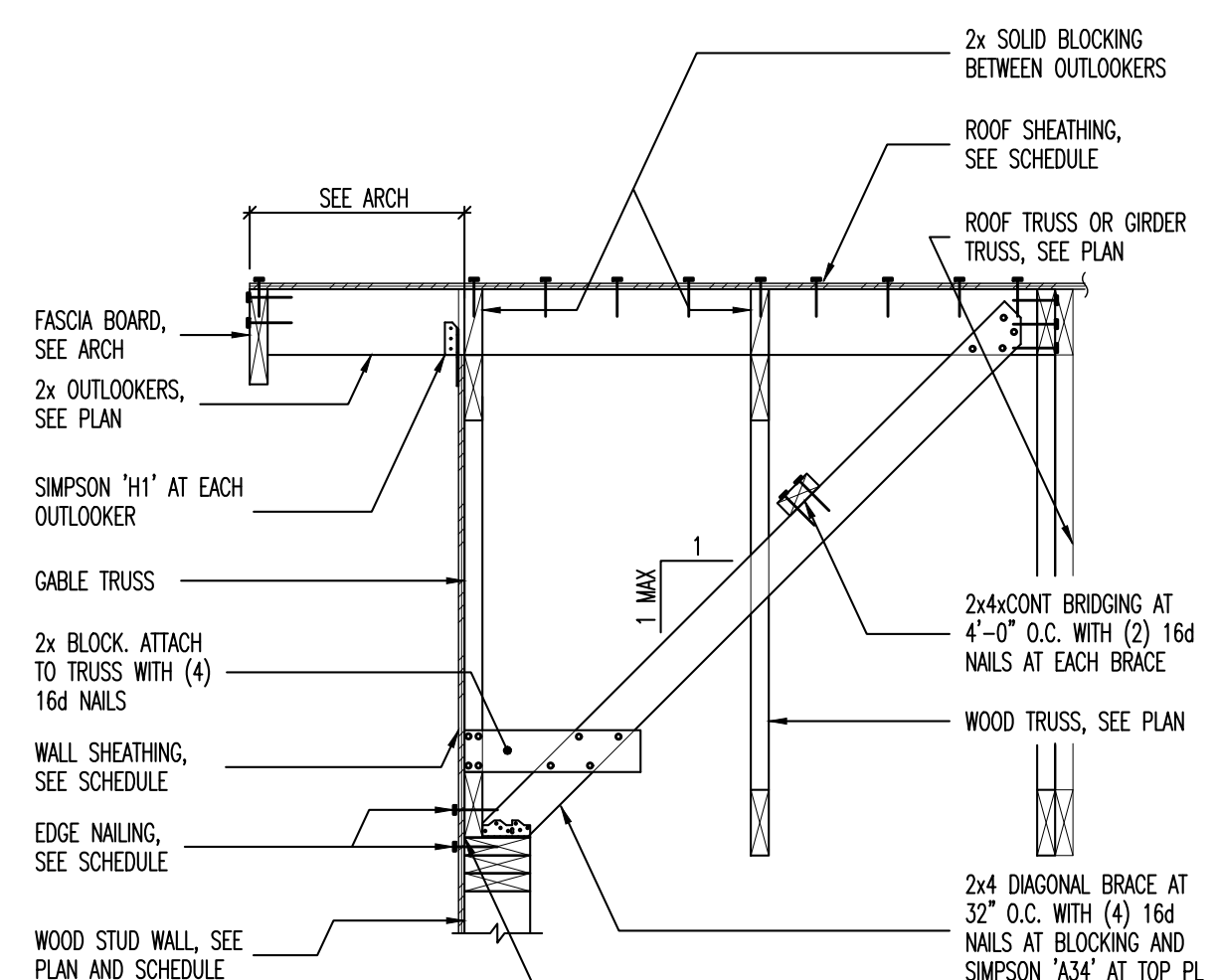
7 TYPICAL BUILD-UP WOOD MEMBER DETAIL



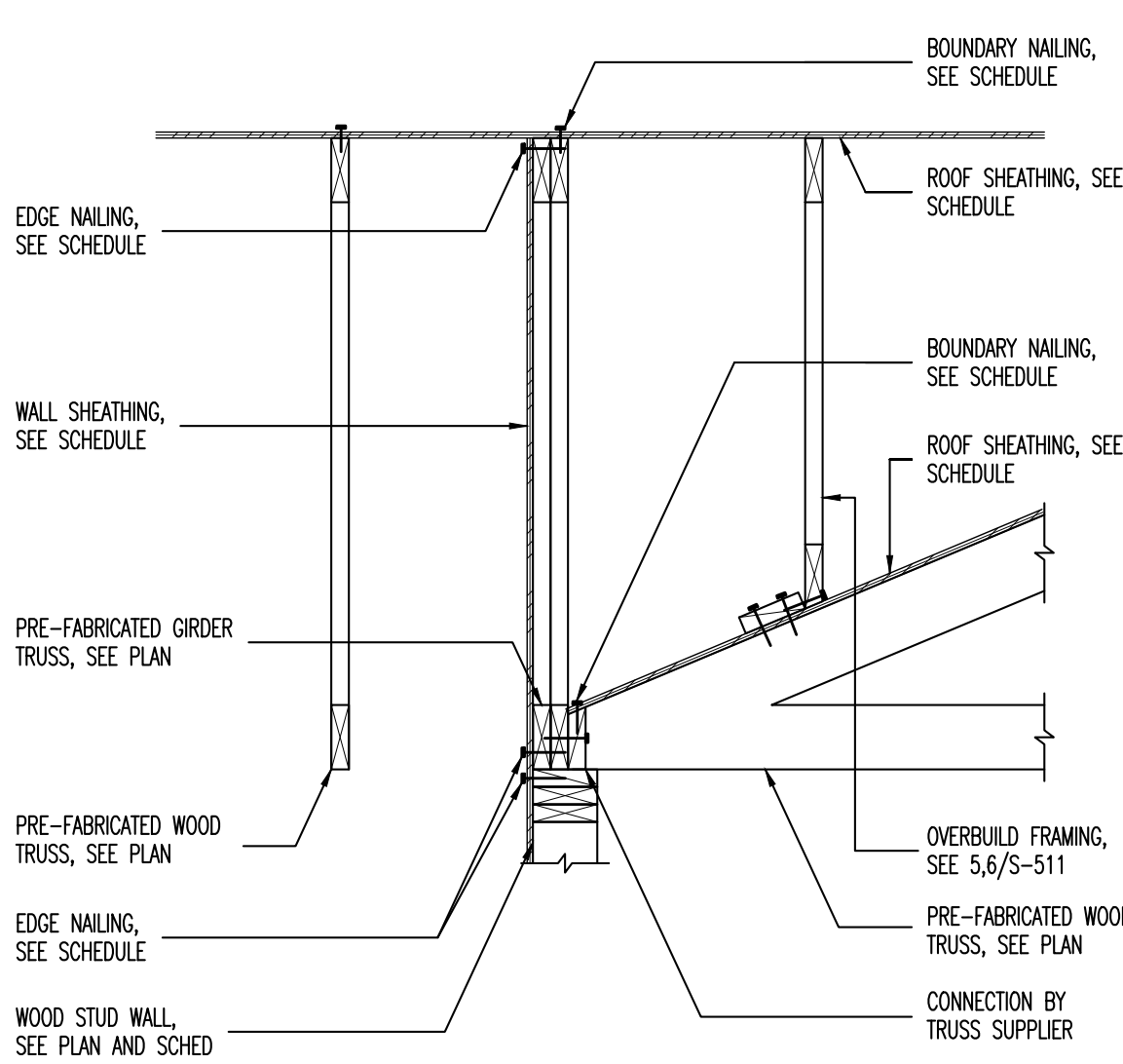
8 WOOD TRUSS BEARING AT WOOD STUD WALL



9 WOOD TRUSS BEARING AT WOOD STUD WALL

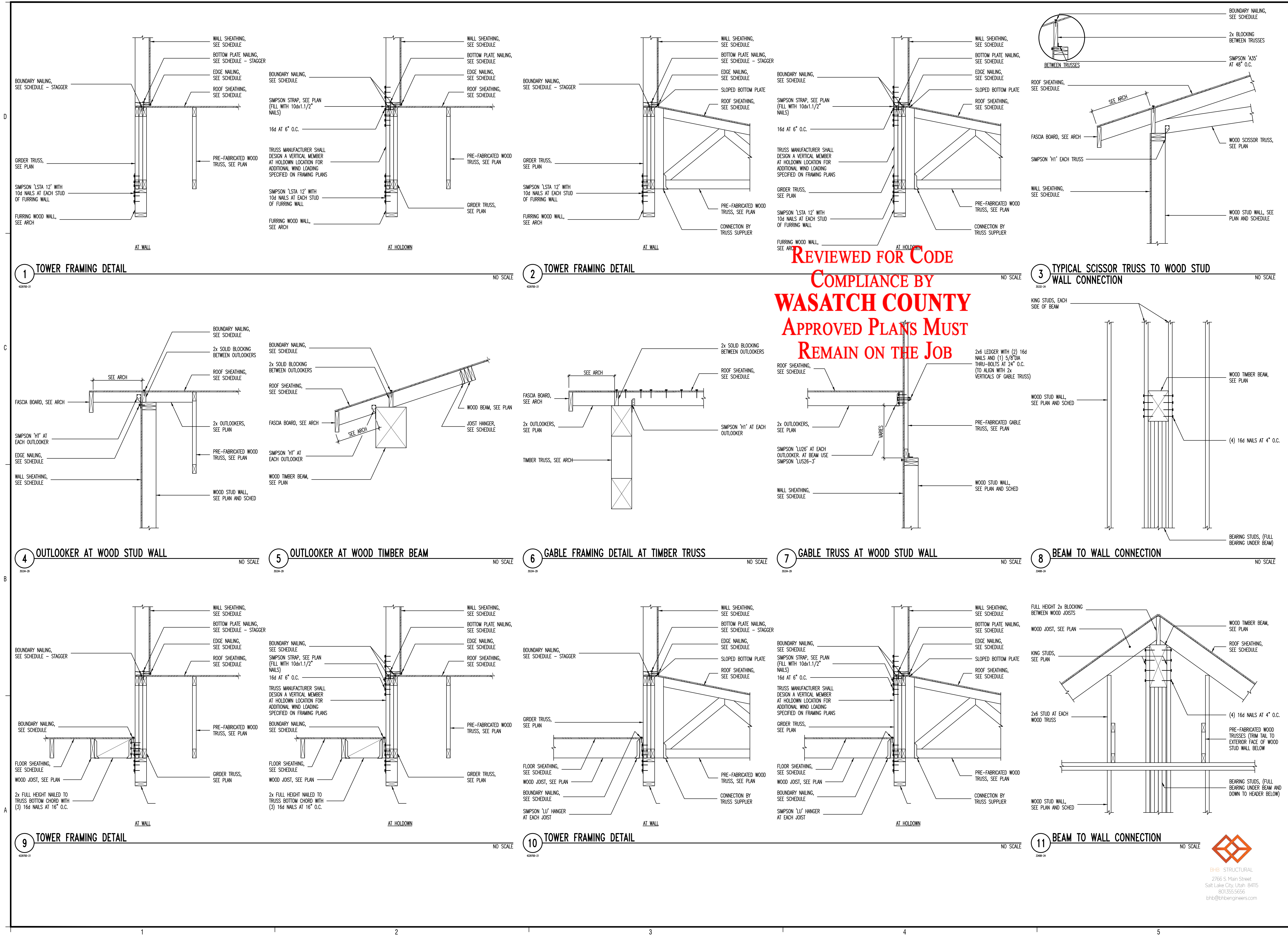


10 GABLE FRAMING DETAIL



11 TRUSS BEARING AT GIRDER TRUSS UNDER OVERBUILD

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DJC

CHECKED BY:

DP

ISSUED:

11.02.18

11/02/2018

Roof Framing Details

S-512

Roof Framing Details

S-512

Roof Framing Details

S-512

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REVIEWED FOR CODE
COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB

CONCRETE FOOTING SCHEDULE												
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FC2.0	2'-0"	CONT	12"	-	#4	1'-6"	48"	3	#4	CONT	EQ	.
FS3.5	3'-6"	3'-6"	12"	4	#4	3'-0"	EQ	4	#4	3'-0"	EQ	
FS6.5	6'-6"	6'-6"	24"	6	#5	6'-0"	EQ	6	#5	6'-0"	EQ	
FR6x8	6'-8"	8'-0"	24"	6	#6	5'-6"	EQ	6	#5	7'-6"	EQ	
FR6x16	6'-0"	16'-0"	24"	11	#9	5'-6"	EQ	6	#5	15'-6"	EQ	

- CONCRETE FOOTING NOTES:
- PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
 - TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
 - IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
 - RUN CONTINUOUS FOOTING REINFORCEMENT THROUGH SPOT FOOTINGS.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - SOME SCHEDULED FOOTINGS MAY NOT BE USED, SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.

1 CONCRETE FOOTING SCHEDULE

SCHED_CONC_FTC-0100-1100

NO SCALE

CONCRETE REINFORCING BAR LAP SPICE SCHEDULE																	
BAR SIZE	f'c = 3000psi & f'c = 3500 psi				f'c = 4000psi & f'c = 4500 psi				f'c = 5000psi				f'c = 6000psi				
	REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		REGULAR		TOP		
	CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		CLASS		
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B	
#3	17"	22"	22"	28"	15"	19"	19"	24"	13"	17"	17"	22"	12"	16"	15"	20"	
#4	22"	29"	29"	37"	19"	25"	25"	32"	17"	22"	22"	29"	16"	20"	20"	27"	
#5	28"	36"	36"	47"	24"	31"	31"	40"	22"	28"	28"	36"	20"	26"	26"	33"	
#6	33"	43"	43"	56"	29"	37"	37"	48"	26"	33"	33"	43"	24"	31"	31"	40"	
#7	48"	63"	63"	81"	42"	54"	54"	70"	37"	49"	49"	63"	34"	44"	44"	58"	
#8	55"	72"	72"	93"	48"	62"	62"	80"	43"	56"	55"	72"	39"	51"	51"	66"	
#9	62"	81"	81"	105"	54"	70"	70"	91"	48"	63"	63"	81"	44"	57"	57"	74"	
#10	70"	91"	91"	118"	61"	79"	79"	102"	54"	70"	70"	91"	50"	64"	64"	83"	
#11	78"	101"	101"	131"	67"	87"	87"	113"	60"	78"	78"	101"	55"	71"	71"	93"	

TABULATED VALUES ARE FOR CASE 1 REINFORCEMENT, WHERE THE REQUIREMENTS OF TABLE BELOW ARE MET. WHERE THESE CONDITIONS ARE NOT MET, MULTIPLY THE LAP LENGTHS (f_{ld}) BY 1.5.

REQUIREMENT FOR CASE 1 LAP LENGTHS			db = BAR DIAMETER
BAR CLEAR SPACING	CLEAR COVER	STIRRUPS OR TIES	
>=db	>=db	>=CODE FOR MINIMUM THROUGHOUT f _d	
>=2db	>=db	NO REQUIREMENT	

- CONCRETE REINFORCING BAR LAP SPICE NOTES:
- THIS SCHEDULE SHALL BE USED FOR ALL BAR SPLICES IN CONCRETE WALLS, UNLESS NOTED OTHERWISE.
 - CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPICE LENGTH.
 - CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE NO. 2 ABOVE ARE MET.
 - TIES AND STIRRUPS SHALL NOT BE SPLICED.
 - DO NOT SPlice VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
 - THE VALUES TABULATED IN SCHEDULE ARE FOR GRADE 60 REINFORCING BARS. FOR GRADE 75, MULTIPLY LAP LENGTHS BY 1.25 AND FOR GRADE 80, MULTIPLY BY 1.33.
 - THE VALUES TABULATED IN SCHEDULE ARE MINIMUM REQUIREMENTS. LONGER LENGTHS MAY BE USED FOR CONSTRUCTIBILITY.
 - TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
 - FOR EPOXY-COATED OR ZINC AND EPOXY DUAL-COATED BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, MULTIPLY LAP LENGTHS BY 1.5.
 - FOR ALL OTHER CASES MULTIPLY BY 1.2
 - FOR LIGHT WEIGHT CONCRETE, MULTIPLY LAP LENGTHS BY 1.33 UNLESS THE AVERAGE SPLITTING TENSILE STRENGTH (F_{st}) IS SPECIFIED. FOR LIGHT WEIGHT CONCRETE WHERE F_{st} IS SPECIFIED, REFER TO AC308-14 SECTION 19.2.4.3
 - SPLICES FOR BUNDLED BARS:
 - FOR BUNDLED BARS OF THREE OR LESS, LAP SPICE LENGTHS SHALL BE MULTIPLIED BY 1.2.
 - FOR BUNDLED BARS OF FOUR OR MORE, LAP SPICE LENGTHS SHALL BE MULTIPLIED BY 1.33.
 - INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
 - ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

2 CONCRETE REINFORCING BAR LAP SPICE SCHEDULE

SCHED_CONC_FTR-01

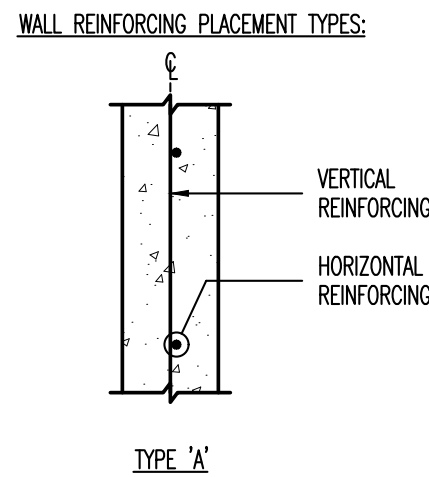
NO SCALE

CONCRETE WALL SCHEDULE					
MARK	THICKNESS	REINFORCING			COMMENTS
		VERTICAL	HORIZONTAL	TOP AND BOTTOM	
CW-BA	8"	#4 AT 18" O.C.	#4 AT 12" O.C.	(1) #4	A

ABBREVIATIONS:
E.F. EACH FACE
I.F. INSIDE FACE
O.F. OUTSIDE FACE

WALLS NOT DESIGNATED IN PLAN		
THICKNESS	VERTICAL	HORIZONTAL
6"	#4 AT 18" O.C.	#4 AT 16" O.C.
8"	#4 AT 18" O.C.	#4 AT 12" O.C.
10"	#4 AT 16" O.C.	#5 AT 15" O.C.
12"	#4 AT 18" O.C. E.F.	#4 AT 16" O.C. E.F.

- CONCRETE FOUNDATION WALL NOTES:
- SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



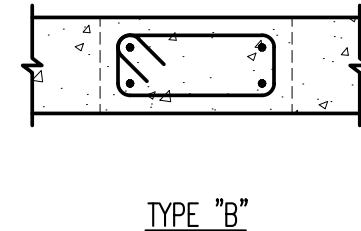
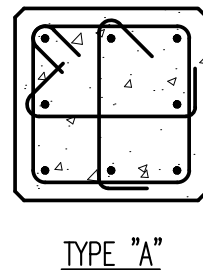
3 CONCRETE WALL SCHEDULE

SCHED_CONC_WALL-01

NO SCALE

CONCRETE PIER SCHEDULE					
MARK	PIER SIZE	REINFORCING		TYPE	COMMENTS
		VERTICAL	TIES		
CP-22A	22"x22"	(8) #5 BARS	(3) #3 AT 8" O.C.	A	.
CP-16A	16"x16"	(4) #5 BARS	#3 AT 8" O.C.	B	

- CONCRETE PIER NOTES:
- INSTALL (3) SETS OF TIES WITHIN TOP 5" OF ALL PIERS (UNO).
 - RUN HORIZONTAL CONCRETE WALL REINFORCING CONTINUOUS THROUGH PIER WHEN PIER IS POURED MONOLITHICALLY WITH CONCRETE WALL.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

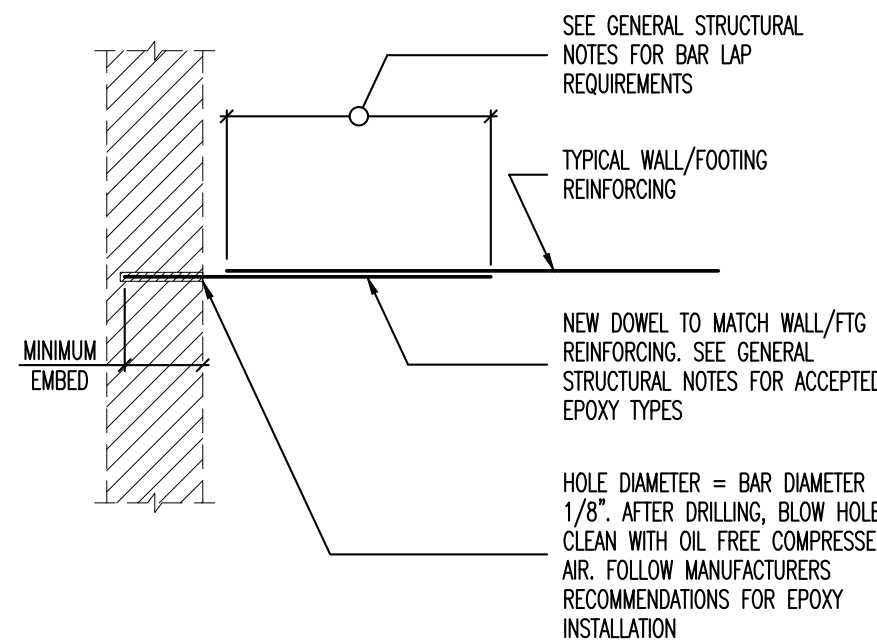


4 CONCRETE PIER SCHEDULE

SCHED_CONC_PIR-01

NO SCALE

EPOXY DOWEL EMBED SCHEDULE	
DOWEL SIZE	MINIMUM EMBEDMENT INTO EXISTING CONCRETE
#4	6.1/2"
#5	7.1/2"
#6	10"
#7	1'-1"
#8	1'-4"



5 EPOXY DOWEL EMBED SCHEDULE

SCHED_CONC_EPW-01

NO SCALE

JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK:	DATE:	DESCRIPTION:	
		STRUCTURAL ADDENDUM	
1	11/02/18		

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
ISSUED: 11.02.18



SCHEDULES

S-601

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DBH STRUCTURAL
2766 S Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@dbhengineers.com

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COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB

MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
RM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HIP, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED ON OPPOSITE SIDES. (2) 20d AT ENDS AND AT EACH SPLICE.
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
STUD TO SOLE PLATE, END NAIL	(2) 16d
PLYWOOD & PARTICLEBOARD:	SEE WOOD SCHEDULE USED IN DRAWINGS FOR NAIL SIZE AND SPACING

- MINIMUM NAILING NOTES:
- NAILING SCHEDULE IS PER TABLE 2304.10.1 OF THE I.B.C., 2015.
 - NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON THE PLANS OR DETAILS.
 - ALL NAILS USED ARE COMMON NAILS.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

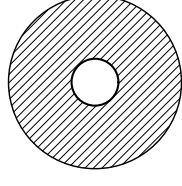
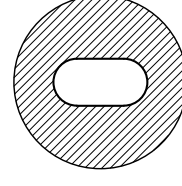
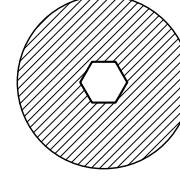
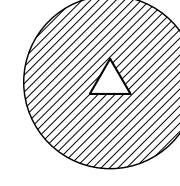
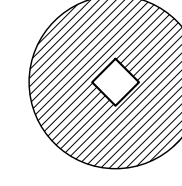
1 MINIMUM NAILING SCHEDULE

NO SCALE

MISCELLANEOUS SIMPSON HARDWARE SCHEDULE					
POST BASES AND POST CAPS		SHEAR CLIPS		STRAPS ^A	
CONNECTOR	MINIMUM NAILING	CONNECTOR	MINIMUM NAILING	CONNECTOR	MINIMUM NAILING
AC/ACE	16d	A34	(8) 8d x 1.1/2"	LSTA	10d
LC	16d	A35	(12) 8d x 1.1/2"	LSTI	10d x 1/1/2"
BC	16d	LTP4	(12) 8d x 1.1/2"	MST	16d
PC	10d	LTP5	(12) 8d x 1.1/2"	MSTA	10d
CCO	1/4"x2.1/2" SDS	L90	(10) 10d x 1.1/2"	MSTI	10d x 1.1/2"
LPC	10d			ST	16d
LCC	16d			MSTC	16d SINKER
LGB	16d			CMST ^B	16d
CCO	10d			CS ^C	10d
FB	16d				
WPB	16d				
ABH/ABW	16d				
ABU	16d				
NPB	1/4"x2.1/2" SDS				
FPB	10d				
CBSQ	1/4"x2" SDS				

- SCHEDULE NOTES:
- INCREASE NAIL SPACING WHEN NAILING OCCURS IN NARROW FACE OF ENGINEERED LUMBER, SEE GENERAL STRUCTURAL NOTES.
 - 10d NAILS ARE PERMITTED IF TRIANGULAR HOLES ARE FILLED.
 - 8d NAILS ARE PERMITTED IF NAIL QUANTITY IS INCREASED BY 20%.

- MISCELLANEOUS SIMPSON HARDWARE NOTES:
- FILL MINIMUM NAIL HOLES (UNLESS NOTED OTHERWISE).
 - ALL INFORMATION IS PROVIDED ONLY FOR 'SIMPSON STRONG-TIE' HARDWARE. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM STRUCTURAL ENGINEER OF RECORD.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

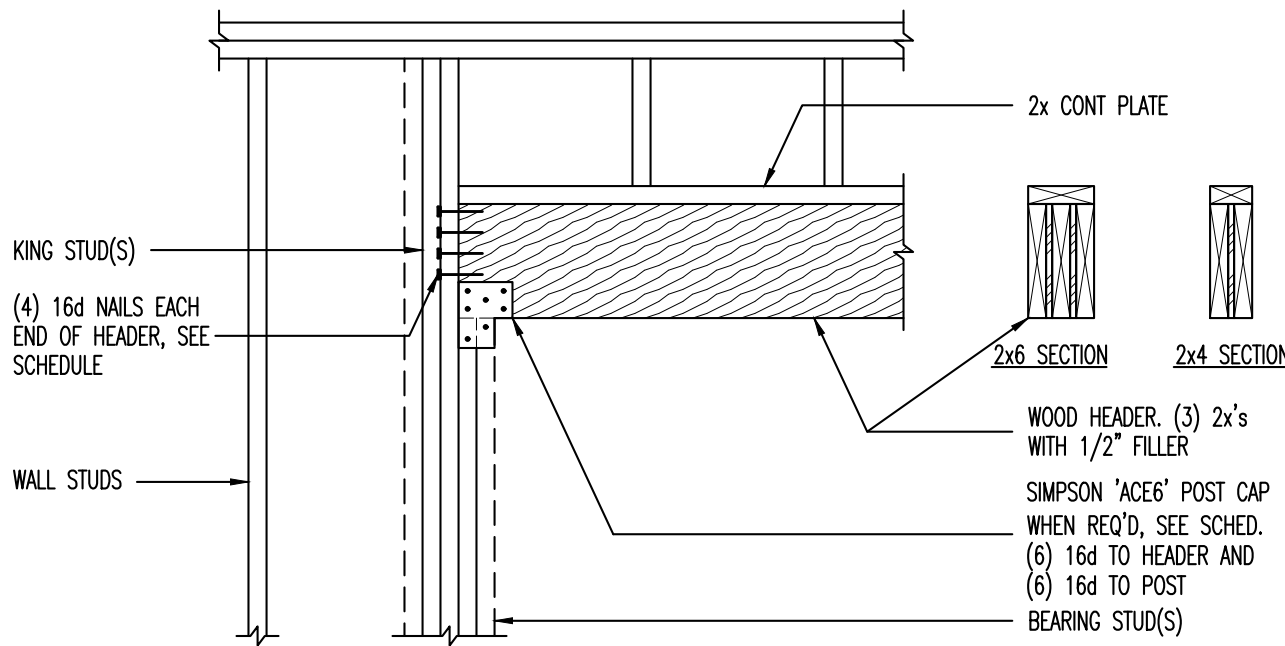
FASTENING IDENTIFICATION				
ROUND HOLES	OBLONG HOLES	HEXAGONAL HOLES	TRIANGULAR HOLES	DIAMOND HOLES
				
PURPOSE: TO FASTEN A CONNECTOR. FILL REQUIREMENTS: ALWAYS FILL (UNLESS NOTED OTHERWISE).	PURPOSE: TO MAKE FASTENING A CONNECTOR IN A TIGHT LOCATION EASIER. FILL REQUIREMENTS: ALWAYS FILL.	PURPOSE: TO FASTEN A CONNECTOR TO CONCRETE OR MASONRY. FILL REQUIREMENTS: ALWAYS FILL WHEN CONNECTING TO CONCRETE OR MASONRY.	PURPOSE: TO INCREASE A CONNECTOR'S STRENGTH OR TO ACHIEVE MAX. STRENGTH. FILL REQUIREMENTS: WHEN MAX. NAILING IS SPECIFIED.	PURPOSE: TEMPORARY FASTENING TO EASE INSTALLATION. FILL REQUIREMENTS: NONE.

2 MISCELLANEOUS SIMPSON HARDWARE SCHEDULE

NO SCALE

HEADER BEARING SCHEDULE FOR WOOD STUD WALL (WH-x)					
MARK	DESIGNATION	CONNECTIONS	JAMB		COMMENTS
			BEARING STUDS	KING STUDS	
WH-6A	(3) 2x6	(4) 16d NAILS	1	1	
WH-8A	(3) 2x8	(4) 16d NAILS	1	1	
WH-10A	(3) 1.3/4"x9.1/2" LVL	(4) 16d NAILS AND SIMPSON 'ACE6' POST CAP	3	2	
WH-10B	(3) 1.3/4"x9.1/2" LVL	(4) 16d NAILS AND SIMPSON 'ACE6' POST CAP	2	1	
WH-10C	(3) 2x10	(4) 16d NAILS AND SIMPSON 'ACE6' POST CAP	1	2	

- HEADER SCHEDULE NOTES:
- PROVIDE SIMPSON 'ACE6' POST CAP FOR ALL HEADER 6'-0" SPAN OR GREATER.

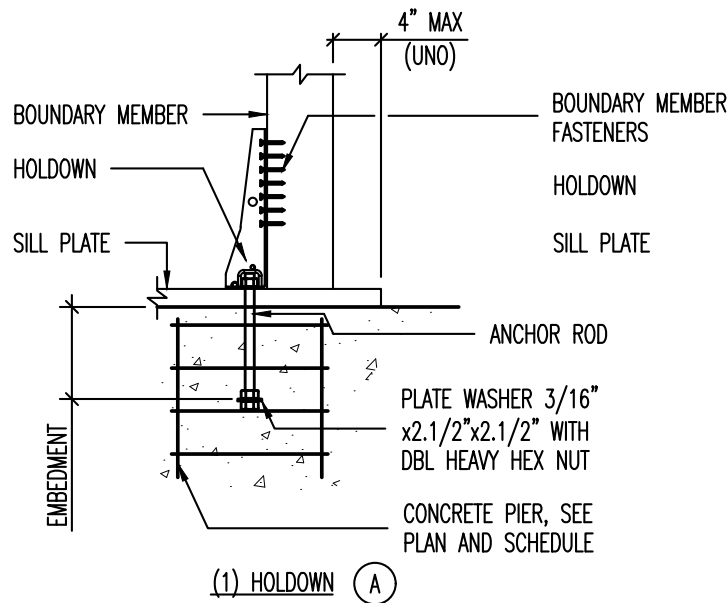


3 HEADER BEARING SCHEDULE FOR 2x6 STUD WALL (WH-x)

NO SCALE

HOLDOWN SCHEDULE								
SIMPSON HOLDOWN	BOUNDARY MEMBER	BOUNDARY MEMBER FASTENERS	END LENGTH	ANCHOR ROD	EMBEDMENT		DETAIL	COMMENTS
					LOCATION	CAST IN PLACE		
HDU2	(2) 2x6 DF NO.2 MIN	(6) 1/4"DIA x 2.1/2" SDS		5/8"DIA	AT FOOTING	9" 11"	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16" 18"		
HDU8	(3) 2x6 DF NO.2 MIN	(20) 1/4"DIA x 2.1/2" SDS		7/8"DIA	AT FOOTING	12" 15"	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16" 23"		
HDU11	6x6 POST DF NO.2 MIN	(30) 1/4"DIA x 2.1/2" SDS		1"DIA	AT FOOTING	15" 15"	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16" N/A		
HDU14	6x6 POST DF NO.2 MIN	(36) 1/4"DIA x 2.1/2" SDS		1"DIA	AT FOOTING	15" 18"	A	NOTE 6
					AT CONC WALL W/ CONC PIER	16" N/A		

- HOLDOWN NOTES:
- ALL HOLDOWNS SPECIFIED ARE "SIMPSON - STRONG TIE", SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
 - LAG SCREWS SHALL NOT BE USED.
 - DO NOT OVER TORQUE NUTS; SEE MANUFACTURER'S TORQUE REQUIREMENTS.
 - ANCHOR RODS SHALL BE ASTM F1554 Gr. 36 OR A36 THREADED ROD AND SHALL HAVE A 3/16"x2.1/2"x2.1/2" PLATE WASHER WITH DOUBLE HEAVY HEX NUT AT THE EMBEDMENT END INTO THE CONCRETE.
 - INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
 - WHERE CONCRETE PIER IS PROVIDED IN WALL, ANCHOR BOLT MUST FALL WITHIN THE REINFORCING TIES OF THE PIER.
 - STRAP HOLDOWNS CANNOT BE BENT OUT OF POSITION FOR WALL INSTALLATION.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



4 HOLDOWN SCHEDULE

NO SCALE



BHBS STRUCTURAL
2766 S Main Street
Salt Lake City, Utah 84115
801.355.5656
bhbs@bhbsengineers.com

design west | architects

LOGAN UT 84021
SALT LAKE CITY UT 84103

255 SOUTH 300 WEST
795 NORTH 400 WEST

JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40

HEBER CITY, UT 84032

JORDANVILLE SPECIAL SERVICE DISTRICT

DESCRIPTION		STRUCTURAL ADDENDUM	
DATE:	11/02/18		
MARK:	1		

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
ISSUED: 11.02.18



11/02/2018

SCHEDULES

S-602

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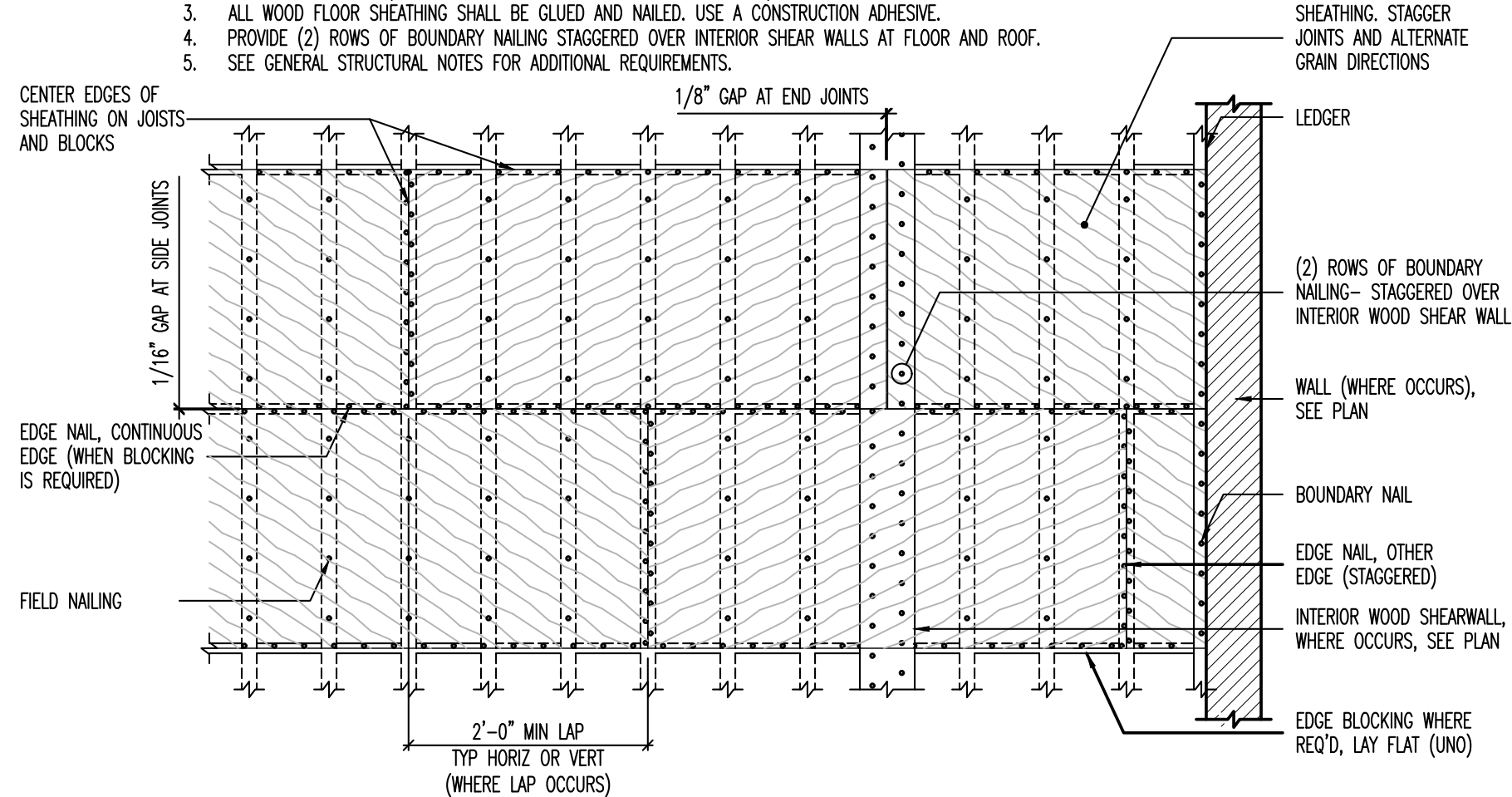
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COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB

SHEATHING SCHEDULE AT ROOF AND FLOOR									
LOCATION	WOOD SHEATHING THICKNESS	SPAN RATING	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
				CONT. EDGE	OTHER EDGE				
ROOF	19/32"	40/20	10d	6"	6"	12"	6"	NO	

SHEATHING NOTES:

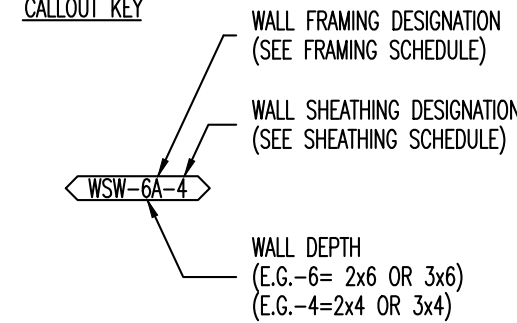
1. MINIMUM NAIL PENETRATION INTO FRAMING: 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148").
3. ALL WOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED. USE A CONSTRUCTION ADHESIVE.
4. PROVIDE (2) ROWS OF BOUNDARY NAILING STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND ROOF.
5. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



5 SHEATHING SCHEDULE AT ROOF [PLAN VIEW] NO SCALE

WOOD WALL FRAMING SCHEDULE (WSW-x)				
MARK	STUDS	TOP PLATE	RIM BOARD	COMMENTS
WSW-6A	2x6 AT 16" O.C.	(2) 2x6	(1) 1.1/2" LVL RIM	INTERIOR CORRIDOR WALLS

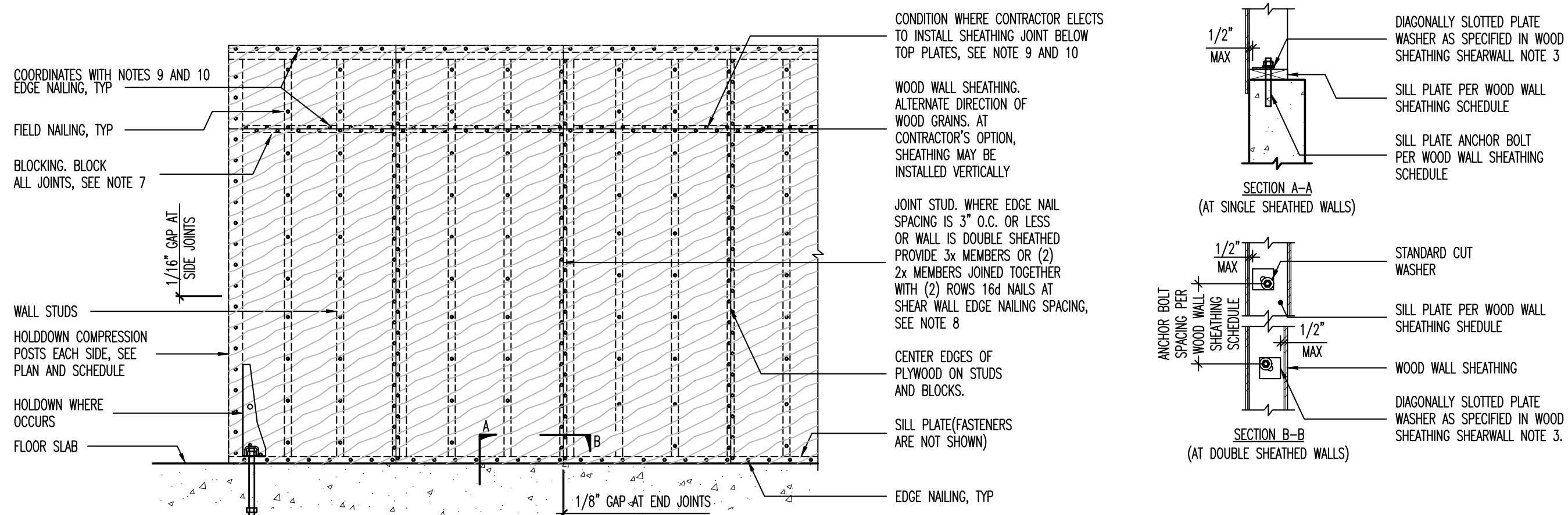
CALLOUT KEY



7/16" WOOD WALL SHEATHING SCHEDULE (WSW-x)												
MARK	STUD & BLOCK AT JOINTS (NOTE 7)	THICKNESS	NAIL SIZE	EDGE NAIL	FIELD NAIL	SILL OR BOTTOM PLATE	BOTTOM PLATE FASTENERS		SILL PLATE ANCHOR BOLTS (NOTE 1-6)	RIM BOARD FASTENERS (NOTE 9 & 10)	CAPACITIES EQ' WL	COMMENTS
N	2x	SEE ARCH	8d	-	-	2x	16d NAILS AT 6" O.C.	5/8" DIA AT 48" O.C.		16d TOENAIL AT 8" O.C.	60plf 60plf	NO STRUCTURAL SHEATHING REQ'D
6		6" O.C.			16d NAILS AT 6" O.C.		5/8" DIA AT 32" O.C.	A34" AT 16" O.C.	260plf 348plf			
4		4" O.C.			16d NAILS AT 4" O.C.		5/8" DIA AT 32" O.C.	A34" AT 16" O.C.	380plf 388plf			
3		3" O.C.			16d NAILS AT 4" O.C.		5/8" DIA AT 32" O.C.	A34" AT 12" O.C. OR A35" AT 16" O.C.	490plf 515plf			
2	3x	7/16" OSB	8d	2" O.C.	12" O.C.	3x	1/4"x6" SDS WOOD SCREWS AT 6" O.C.	5/8" DIA AT 16" O.C.		A34" AT 8" O.C.	640plf 772plf	SHEATHING IS REQ'D BOTH SIDES OF WALLS (NOTE 8)
44				4" O.C.			1/4"x6" SDS WOOD SCREWS AT 6" O.C.	5/8" DIA AT 16" O.C.		A34" AT 8" O.C.	760plf 772plf	
33				3" O.C.			1/4"x6" SDS WOOD SCREWS AT 6" O.C.	5/8" DIA AT 16" O.C.		A35" AT 8" O.C.	980plf 1,042plf	
22				2" O.C.			1/4"x6" SDS WOOD SCREWS AT 4" O.C.	5/8" DIA AT 16" O.C.		L90" AT 8" O.C.	1,280plf 1,387plf	

WOOD SHEATHING SHEARWALL NOTES:

1. USE COMMON NAILS. AT SILL PLATE USE HOT-DIPPED OR TUMBLE GALVANIZED NAILS, IN ACCORDANCE WITH IBC 2304.9.5.
2. ALL SILL PLATES TO BE PRESSURE TREATED LUMBER.
3. PROVIDE 1/4"x3"x0-4 1/2" (1/4" x 3" x 0-3" FOR 2x4 WALLS) WASHER PLATES AT SILL PLATE ANCHOR BOLTS WITH A DIAGONAL SLOTTED HOLE WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF UP TO 1 3/4". PROVIDE A STANDARD CUT WASHER BETWEEN THE PLATE WASHER AND THE NUT. EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SHEATHED EDGE OF SILL PLATE (REFERENCE SECTION A-A BELOW). FOR DOUBLE SHEATHED WALLS STAGGER PLATE WASHERS TO BE WITHIN 1/2" OF EACH SHEATHING EDGE OF SILL PLATE (REFERENCE SECTION B-B BELOW).
4. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A STANDARD 90° HOOK OF 3-TIMES THE ANCHOR BOLT DIAMETER AND BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH IBC 2304.9.5.
5. ANCHOR BOLTS MAY BE REPLACED WITH POST-INSTALLED ADHESIVE ANCHORS, POST-INSTALLED DRILL-IN MECHANICAL ANCHORS (EXPANSION BOLTS), OR POST-INSTALLED SCREW ANCHORS. REFER TO GENERAL STRUCTURAL NOTES FOR ACCEPTABLE PRODUCTS.
6. POST-INSTALLED ANCHORS SHALL BE INSTALLED TO SAME DIAMETER AND DEPTH REQUIREMENT AS CAST-IN-PLACE BOLTS.
7. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
8. CONTRACTOR HAS OPTION TO ORIENT BLOCKING WITH WIDE FACE VERTICAL IN WHICH CASE 2x4 BLOCKING IS SUFFICIENT FOR ALL WALLS. PROVIDE BLOCK ON BOTH SIDES OF WALL IN CASES WHERE WALL IS SHEATHED BOTH SIDES.
9. CONTRACTOR HAS OPTION TO ELIMINATE RIM BOARD FASTENERS FOR SINGLE SHEATHED SHEARWALLS PROVIDED SHEATHING EDGE FROM SHEARWALL ABOVE AND BELOW OCCURS AT MIDLEVEL OF RIM BOARD AND NAILED WITH REQUIRED EDGE NAIL SPACING AS SCHEDULED.
10. AT PARTY WALLS, PROVIDE DOUBLE SHEATHING ON ONE WALL ONLY AND NOT (1) SHEATHING ON BOTH WALLS. HOLDOWN MUST BE LOCATED ON SHEATHED WALL.
11. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



6 WOOD SHEATHING SHEARWALL SCHEDULE [WOOD SHEATHING VERTICAL ORIENTATION] [ELEVATION VIEW] NO SCALE



bhb STRUCTURAL
2766 S Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbingengineers.com

design west | architects
255 SOUTH 300 WEST
795 NORTH 400 WEST
LOGAN UT 84321
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING

5780 NORTH, OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION
1	11/02/18	STRUCTURAL ADDENDUM

PROJECT #: 180608
DRAWN BY: DJC
CHECKED BY: DP
ISSUED: 11.02.18



SCHEDULES

S-603

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V:\Projects\0221 - JSSD Admin Building2 - Design - Rev0021 - JSSD Admin Building - rvt

GENERAL MECHANICAL NOTES

- Contractor is responsible for all permits, licenses, fees, and charges as required by authority having jurisdiction for the performance of the work as outlined in these contract documents.
- The contractor shall be responsible for installing a complete and functional system in accordance to the intent of the plans and written specifications.
- All plumbing shall be in accordance with the local regulations and the International Plumbing Code of 2015.
- Contractor to coordinate work with other disciplines.
- Drawing is diagrammatic and is not to be scaled. Refer to architectural plans or field measurements for dimensions.
- Contractor shall verify all existing construction prior to submitting his bid. No extras will be paid due to unanticipated existing conditions.
- Coordinate all roof and wall penetrations required with the general contractor. Provide all flashings, sleeves, curbs, reinforcing angles, supporting frames, etc. which is required unless called out to be furnished by others.
- Contractor to provide submittal to Engineer for review prior to acquiring equipment as soon as possible after contract award. Equals will require review from engineer and owner for quality and performance against items specified. All control devices shall be included with submittals. Equipment and fixture substitutions that are not listed on these contract documents shall not be allowed without the prior written approval of the owner.
- Extra charges - any discrepancies and omissions discovered shall be reported to the engineer immediately and prior to tender closing for rectification by addendum.
- The proper performance of the control system is the responsibility of the contractor.
- Shop drawings - submit 1 copy in pdf format to the engineer for approval. Provide 2 printed copies of reviewed shop drawings to owner in 2 O&M manuals within 90 days of acceptance. The contractor shall ensure that equals for the major equipment fit in the allocated space and meet codes and specifications.
- Upon completion contractor shall prepare a set of as-built drawings in AutoCAD/Revit format and provide pdf printouts for review by engineer.
- Maintenance manuals - contractor shall provide 2 copies complete with shop drawings. Three ringer binder style is acceptable. Provide on-site operating seminar to familiarize owner with all functions of new equipment. Submit maintenance manuals within 90 days of project acceptance.
- As-built drawings - mechanical contractor shall keep on site an extra set of drawings and specifications on which changes shall be noted daily. As-built drawings shall also be provided showing location of access doors, clean-outs, and any deviation from design drawings. Submit as-built drawings within 90 days of project acceptance.
- Warranty - mechanical contractor shall provide written warranty on his system for one full year from time of acceptance by the owner.
- Structural - misc. Steel support hangers for unit heaters, fans, heat pumps, etc. Shall be by the mechanical with clamps to structure, not welded. Structural reinforcing for equipment is by general contractor.
- Electrical coordination - motor disconnect switches and starters (including magnetic starters for interlocking) shall be by electrical contractor unless otherwise specified. Disconnects for packaged makeup air units shall be by electrical contractor. Electrical contractor shall wire in low voltage and line voltage thermostats, electric heaters and control transformers provided by mechanical contractor. Mechanical contractor shall complete low voltage controls wiring. Confirm voltages on site before ordering equipment.
- Duct dimensions on plans are finished inside dimensions.
- Sleeving - mechanical contractor shall be on site to sleeve mechanical openings through concrete, to flash and counter flash and to coordinate joist locations away from mechanical shafts.
- Design documents - these design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

DUCT INSULATION NOTE

- Insulate all supply and return duct with R-6 duct insulation. Insulation must have metal jacket. All components used (insulation, jackets, mastics, adhesives, and tapes) must have flame-spread index of 25 or less, and smoke-developed index of 50 or less when tested in accordance with ASTM E 84 or 723 (be plenum rated).

LOW PRESSURE DUCT NOTE

- Provide all duct with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams except for welded or locking type longitudinal joints. Pressure test duct.

PLUMBING IN RETURN AIR PLENUMS

- Treat all ceiling spaces as return air plenums.
- All materials used in return air plenums must have flame-spread index of 25 or less, and smoke-developed index of 50 or less when tested in accordance with ASTM E84 or UL 723 (be plenum rated).

MECHANICAL ALTERNATE NOTE

- Alternate mechanical equipment is acceptable. Alternates must be equal or better in performance, durability, and warranty.

HEATING AND VENTILATION NOTES

- Duct material shall be as follows unless otherwise indicated:
 - Round supply/return air: ASTM A653 Z90 Zinc coating.
 - Rectangular supply/return air: ASTM A653 Z90 Zinc coating.
 - Runouts to diffusers: spiral wound flexible galvanized spiral to SMACNA standards.
 - Exhaust duct: ASTM A653 Z90 Zinc coating.
 - Transitions shall conform to SMACNA.
 - Thickness, fabrication, reinforcement and joints to SMACNA.
 - Flex connections - provide flex connections 1/4" Duro Dyne Excelon PVC coated polyester at inlet and outlets of all forced air units.
 - Flexible duct - Thermaflex S-LP-10 insulated, M-KE insulated, maximum 10 ft connector length per air outlet.
- Duct sealer - MP water-based paste sealer must be applied to seal leaking duct connections, joints and elbows.
- Flues & Breeching
 - Combustion air - shall terminate with spill box and baffle to diffuse cold air and protect water lines.
 - Provide minimum 1" clearance from combustibles for "B" vent and 6" for single wall vent connections.
- Balancing
 - Upon completion balance air flows to values indicated. Contractor is responsible for the provision of balancing dampers, even if not indicated on the drawings. Provide an air balance report to the engineer for review. Report balancing measurements on the as-built drawings. Air and water balancing shall be at+/- 10% of specified complete with design versus actual readings.
 - Fans - supply and exhaust fans, air systems amps, rpm, cfm, suction and discharge static pressure. Grilles - supply, return and exhaust air volumes.
 - Sketch layout of duct systems showing details of balance.
- Control wiring by HVAC contractor. Final connections by HVAC contractor.
- All caulking on building penetrations shall be a 1-component non-sag urethane sealant.
- The HVAC systems shall be constructed in accordance with NFPA 101:7-2 and NFPA 90A "standard for the installation of air conditioning and ventilation systems.
- All HVAC flues and vents shall be constructed in accordance with the International Fuel Gas code of 2015.
- Fire dampers - shall be type "B", UL labeled, with damper blades fully clear of the air stream, seal with Dow Corning RTV silicone foam. Provide access door at all fire dampers.
- Provide sheet metal fire stops tight around ducts passing through fire separations and ceilings. Run to kitchen WC or dryer exhaust ducts inside party or corridor rated walls.
- Mount condensate and refrigerant lines as high as possible.

IECC CLOSE OUT REQUIREMENTS

- Contractor to provide to the owner and design engineer a preliminary commissioning report prior to final mechanical inspection.
- Contractor to provide to the owner the following items within 90 days of receiving certificate of occupancy
 - As-Build drawings showing installed equipment.
 - Operating and maintenance manuals including routine maintenance requirements, name and address of servicing agency, narrative of controls, and recommended operating setpoints.
 - System balancing report.
 - Final commissioning report.

GENERAL NOTES

All controls supplied by mechanical. All line voltage by electrical. DC and low voltage by mechanical.

THERMOSTAT NOTES:

Provide 24/7 Programmable thermostat with minimum 4 daily setpoints and auto switchover between heating and cooling, minimum 2-stage heating and cooling capability and night setback mode. Install in thermostat in lockbox. Setback to 55 F heat and 85 F cool. Provide c/w 2 hour occupant override, 10 hour backup, 5 F deadband, and setpoint overlap restriction.

SEISMIC CONTROL NOTES

- Install tight to structure.
- Seismic control measures not to jeopardize noise and vibration isolation systems. Provide 1/4" to 3/8" clearance during normal operation of equipment and systems between seismic restraint and equipment.
- Incorporate seismic restraints into vibration isolation system to resist complete isolator unloading.

SHEET LIST - MECHANICAL

Sheet Number	Sheet Name	Current Issue	Current Revision Description
M100	MECHANICAL OVERVIEW	3	CITY REVIEW COMMENTS
M101	MAIN FLOOR MECHANICAL	3	CITY REVIEW COMMENTS
M102	MECHANICAL SCHEDULES	3	CITY REVIEW COMMENTS
M103	MECHANICAL DETAILS	3	CITY REVIEW COMMENTS

KEYNOTES

- | ID | DESCRIPTION |
|----|--|
| 1 | TERMINATE FLUE AND COMBUSTION WITH CONCENTRIC VENT. SEE DETAILS. |
| 2 | WATER HEATER DIRECT VENT. TERMINATE THROUGH ROOF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. |

REVIEWED FOR CODE
COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB

RA = RETURN AIR DUCT
SA = SUPPLY AIR DUCT
REA = RELIEF AIR DUCT
OA = OUTSIDE AIR DUCT
FLUE = MECHANICAL FLUE
CA = COMBUSTION AIR
T = THERMOSTAT
S = REMOTE TEMPERATURE SENSOR

MECHANICAL LEGEND

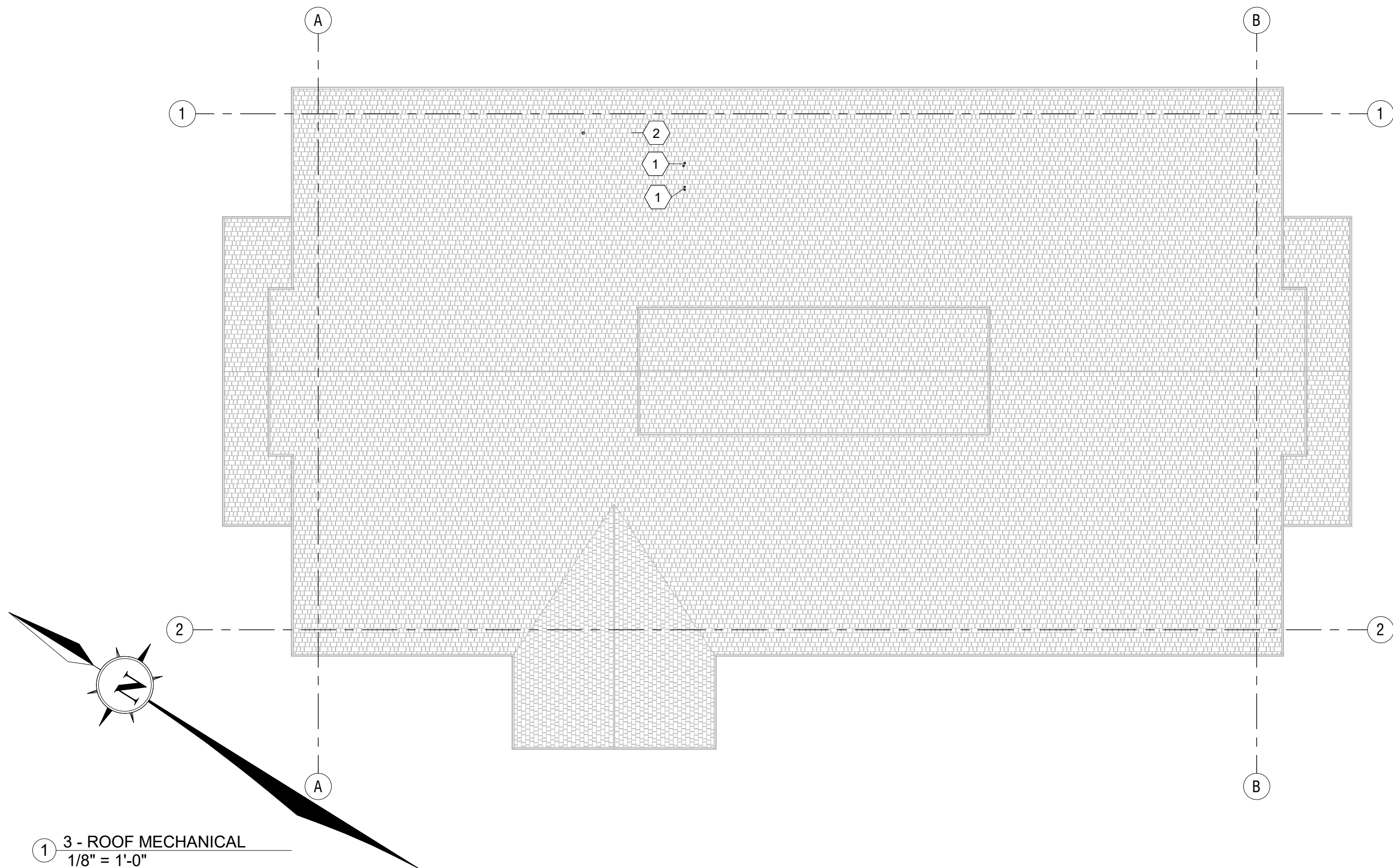
GAS LOAD

PIPE SIZING BASED ON 2015 INTERNATIONAL FUEL GAS CODE

GAS PIPING SIZED USING LONGEST MAXIMUM RUN OF EQUIVALENT LENGTH OF PIPING = 50 FT. INLET PRESSURE 2 PSI WITH 1 PSI PRESSURE DROP.

ITEM	GAS FLOW RATE (CFH)
FURNACE (F-1)	102
FURNACE (F-2)	102
DWH-1	44
Grand total: 3	248

MECHANICAL SMACNA SEISMIC HAZARD LEVEL	
COMPONENT	SHL VALUE
Plumbing	D
Air Side HVAC	D
Wet Side HVAC	D
Ducts	C



3 - ROOF MECHANICAL
1/8" = 1'-0"

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255 SOUTH 300 WEST
795 NORTH 400 WEST
LOGAN UT 84321
SALT LAKE CITY UT 84103

BRENKMAN
& COMPANY

1770 RESEARCH PARK WAY
SUITE 112
LOGAN, UT 84301
PHONE: 435-554-7771
www.brenkmanandcompany.com



JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HIGHWAY 40
HEBER CITY, UT 84032

JORDANVILLE SPECIAL SERVICE DISTRICT

DESCRIPTION:

CITY REVIEW COMMENTS

CITY REVIEW COMMENTS

DATE:

10/25/18

11/27/18

PROJECT #: 818120

DRAWN BY: ZR

CHECKED BY: SS

ISSUED: 06-04-18

MECHANICAL
OVERVIEW

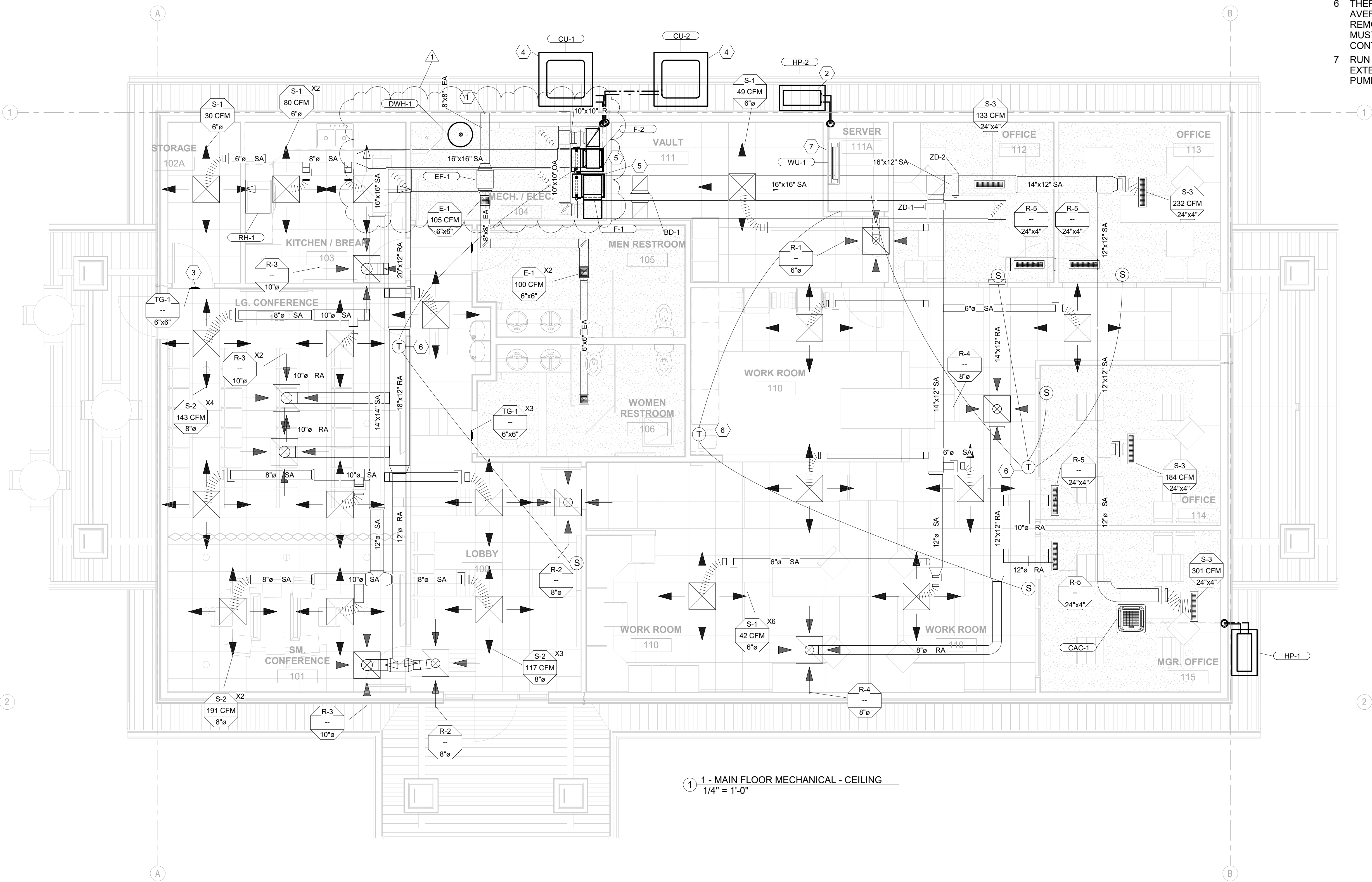
M100

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REVIEWED FOR CODE
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APPROVED PLANS MUST
REMAIN ON THE JOB

KEYNOTES

- | ID | DESCRIPTION |
|----|---|
| 1 | DUCT EXHAUST THROUGH WALL. TERMINATE C/W RAINCAP, INSECT SCREEN, AND BACKDRAFT DAMPER. |
| 2 | INSTALL HEAT PUMP LEVEL ON, AND SECURE TO CONCRETE PAD. RUN REFRIGERANT LINES TO FAN COIL AND CONNECT. SEE SCHEDULES FOR LINE SIZES. |
| 3 | INSTALL TRANSFER GRILLE AT LOW LEVEL IN DOOR. |
| 4 | INSTALL CONDENSING UNIT LEVEL ON, AND SECURE TO CONCRETE PAD. RUN REFRIGERANT LINES TO FURNACE COOLING COIL AND CONNECT. |
| 5 | INSTALL FURNACE AS PER DETAILS. VENT FURNACE FLUE AND COMBUSTION THROUGH ROOF. TERMINATE WITH CONCENTRIC VENT. CONNECT FURNACE COOLING COIL TO REFRIGERATION LINES. RUN CONDENSATE LINES TO NEAREST FLOOR DRAIN. SEE DETAILS. |
| 6 | THERMOSTAT MUST READ TEMPERATURE AND AVERAGE TEMPERATURE WITH CONNECTED REMOTE SENSOR SHOWN. THERMOSTATS MUST TIE IN WITH LENNOX IHARMONY CONTROL SYSTEM. SEE DETAILS. |
| 7 | RUN REFRIGERANT LINES SNUG AGAINST EXTERIOR WALL AND CONNECT TO HEAT PUMP. |



1 - MAIN FLOOR MECHANICAL - CEILING
1/4" = 1'-0"

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255 SOUTH 300 WEST
795 NORTH 400 WEST
SALT LAKE CITY UT 84103

BRENKMAN & COMPANY
1770 RESEARCH PARK WAY
SUITE 112
LOGAN, UT 84341
PHONE: 435-554-7771
www.brenkmanandcompany.com



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5388 NORTH OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

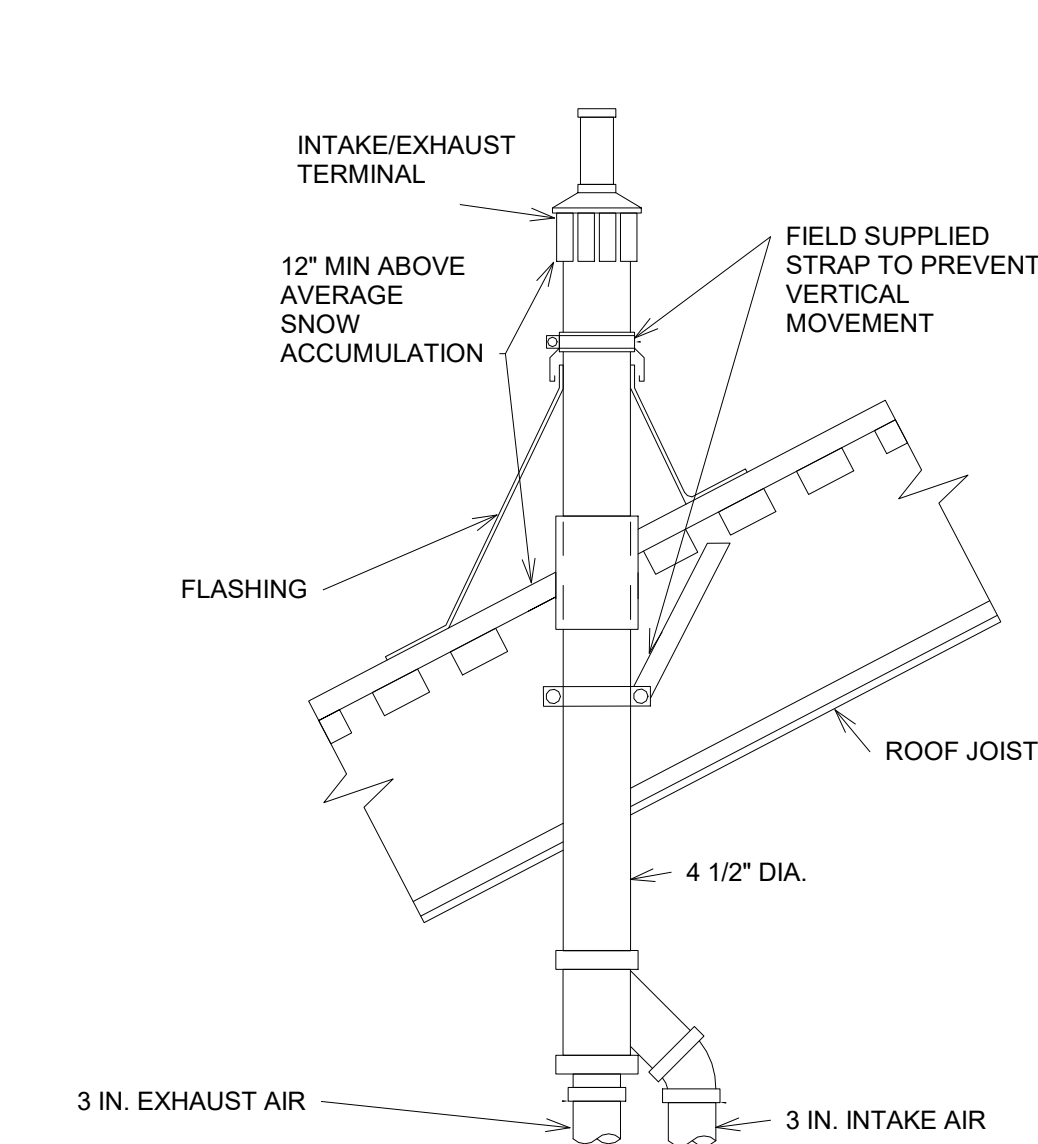
MARK	DATE	DESCRIPTION:	
		CITY REVIEW COMMENTS	CITY REVIEW COMMENTS
1	10/25/18		
3	11/27/18		

PROJECT #: 818120
DRAWN BY: ZR
CHECKED BY: SS
ISSUED: 06-04-18

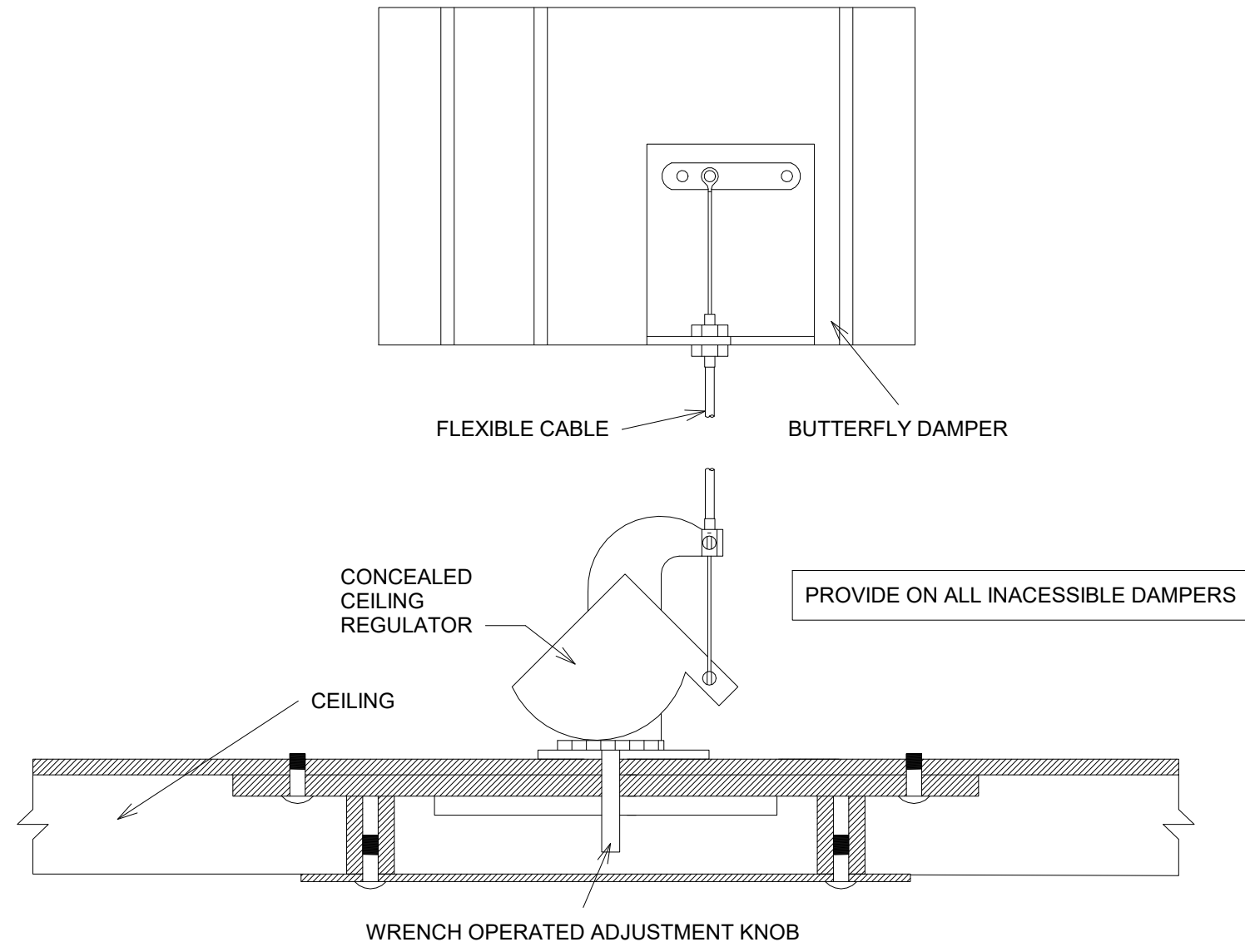
MAIN FLOOR
MECHANICAL

M101
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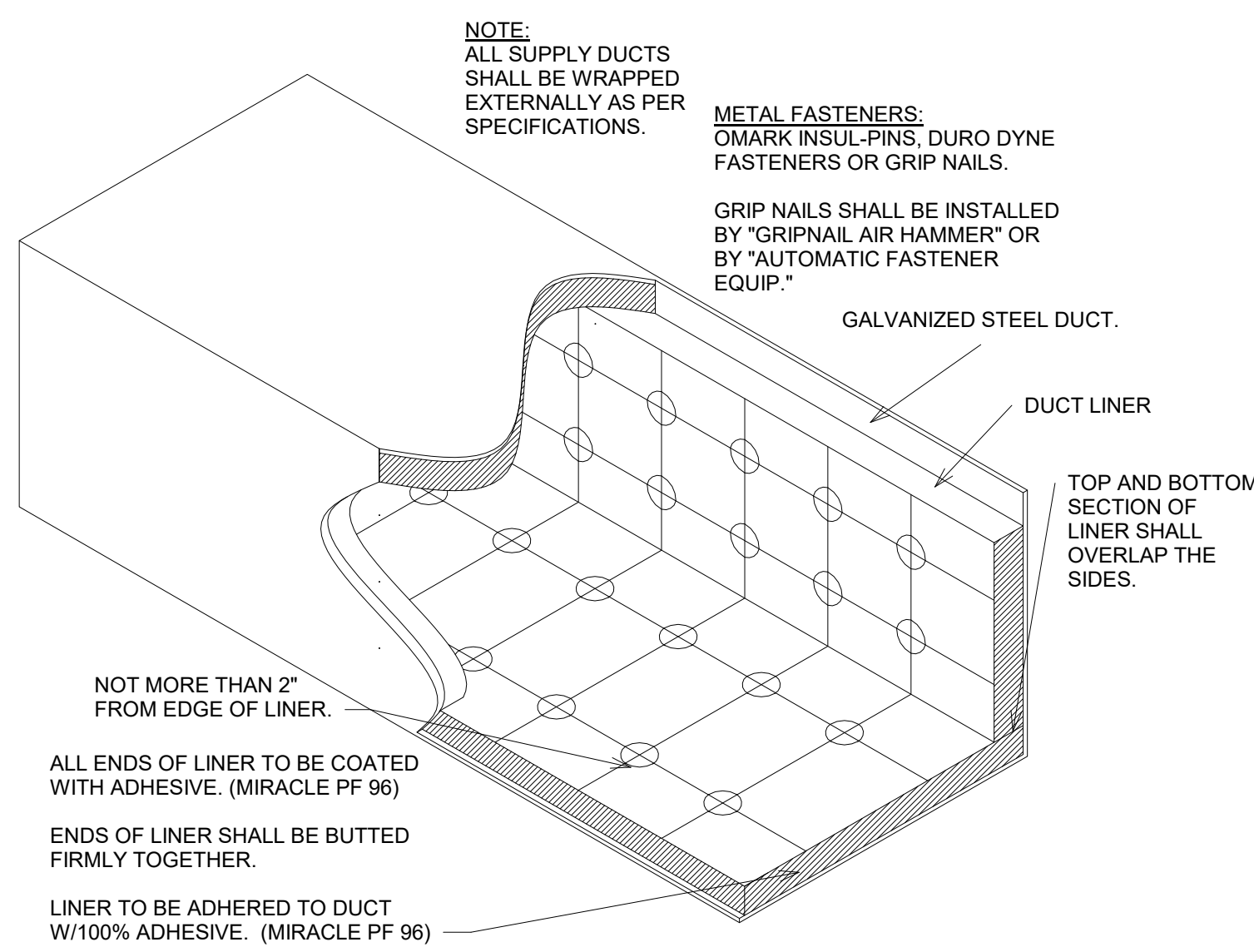
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APPROVED PLANS MUST
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① Concentric Vent - Sloped Roof
N.T.S.

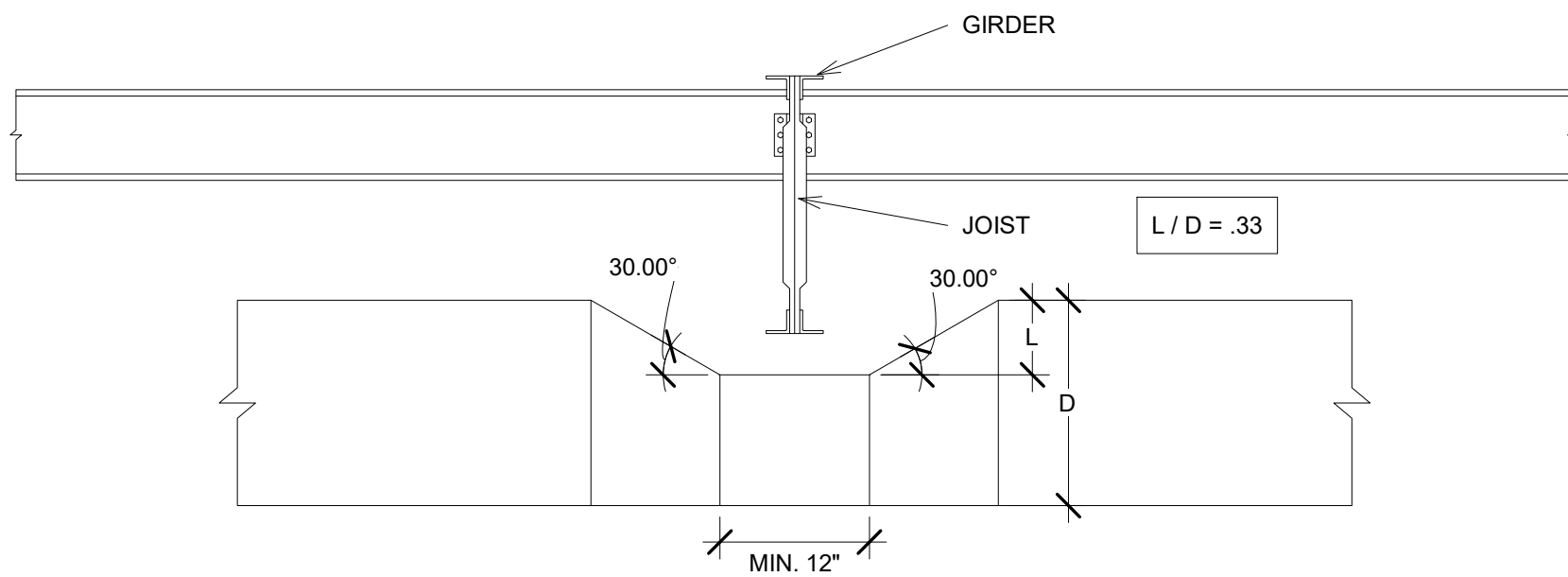


② Duct - Inaccessible Damper
N.T.S.



③ Duct - Liner Detail
N.T.S.

AIR TERMINAL SCHEDULE					
TAG	MANUFACTURER	MODEL	SIZE	QTY	Description
E-1	Price Industries	ECG	6"x6"	3	Egg Crate Grille For Drywall Lay-in.
R-1	Price Industries	PDDR	6"ø	1	For T-Bar Lay-In.
R-2	Price Industries	PDDR	8"ø	2	For T-Bar Lay-In.
R-3	Price Industries	PDDR	10"ø	4	For T-Bar Lay-In.
R-4	Price Industries	PDDR	8"ø	2	For Surface Mount.
R-5	Price Industries	ASP Series	24"x4"	4	Custom Flow Linear. 2x 1" Slots.
S-1	Price Industries	SCD	6"ø	10	For T-Bar Lay-In.
S-2	Price Industries	SCD	8"ø	9	For T-Bar Lay-In.
S-3	Price Industries	ASP Series	24"x4"	4	Custom Flow Linear. 2x 1" Slots.
TG-1	Price Industries	STG	6"x6"	4	Door transfer grille.



④ Duct - Typical Slice Detail
N.T.S.

DUCT HEATER SCHEDULE											
Mark	Manufacturer	Model	Air Flow	Winter Design Temperature	Heat Entering Dry Bulb	Heat Leaving Dry Bulb	Size	Power	Voltage	Phase	Frequency
DH-1	INDEECO	Standard Duct Heater	437 CFM	2 °F	2 °F	30 °F	10" x 10"	1600 W	208 V	1	60 Hz

EXHAUST FAN SCHEDULE								
IDENTITY			MECHANICAL		ELECTRICAL			Comments
Mark	Manufacturer	Model	External Static Pressure	Air Flow	Voltage	Phase	Motor Operating HP	
EF-1	Greenheck	SQ-80-D	0.25 in-wg	350 CFM	115 V	1	60 W	

Duct Heater Note:
Provide duct heater c/w thermostat in duct. Set thermostat to control duct heater so that the leaving air temperature is 37° F. Duct heater to be continuously modulating type.

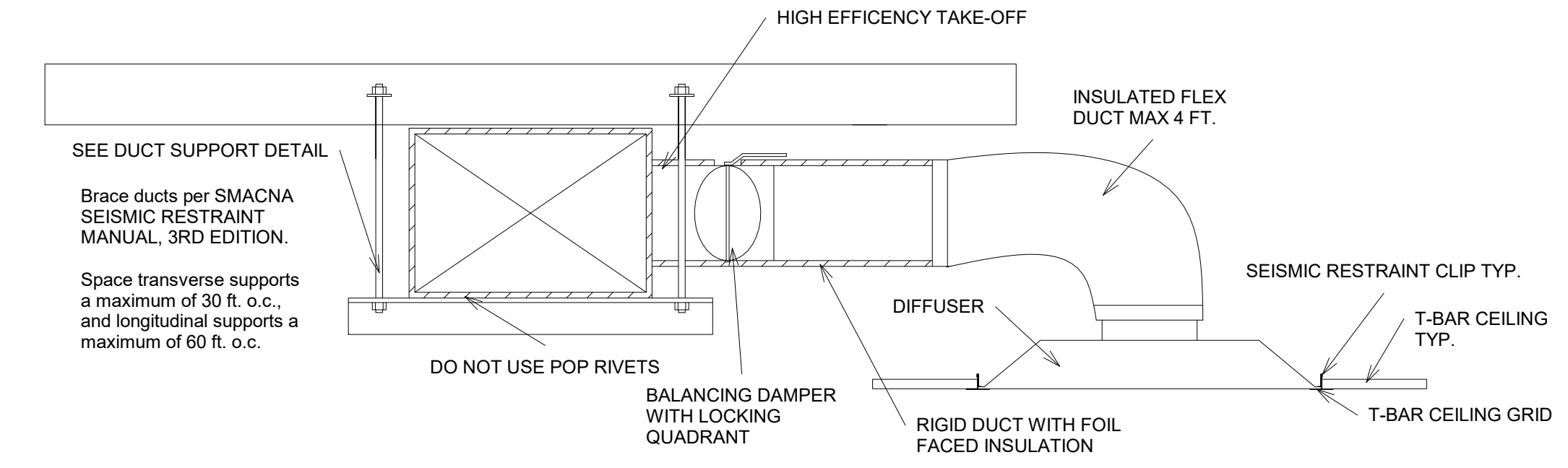
RANGE HOOD SCHEDULE					
IDENTITY			MECHANICAL		Notes
Mark	Manufacturer	Model	Air Flow	External Static Pressure	
RH-1	Broan	Antero CLDA136SS	150 CFM	0.2 in-wg	Recirculating Range Hood. Provide HPF30 Charcoal Filter.

HEATPUMP SCHEDULE														
IDENTITY			Cooling Capacity	Heat Capacity	SEER	HSPF	Suction Line	Liquid Connection	ELECTRICAL					Weight
Mark	Manufacturer	Model							Voltage	Phase	Frequency	MCA	MOP	
HP-1	Lennox	MPA009S4S-1P	9,000 Btu/h	10,000 Btu/h	23.5	10	3/8"	1/4"	208 V	1	60 Hz	15 A	15 A	83 lb
HP-2	Lennox	MPA009S4S-1P	9,000 Btu/h	10,000 Btu/h	19	10	3/8"	1/4"	208 V	1	60 Hz	15 A	15 A	83 lb

CASSETTE/FAN COIL SCHEDULE										
IDENTITY			MECHANICAL		ELECTRICAL					
Mark	Manufacturer	Model	Cooling Capacity	Heat Capacity	Suction Line	Liquid Connection - Ref.	Voltage	Phase	Frequency	Power
WU-1	Lennox	MWMA009S4-2P	9,000 Btu/h	10,000 Btu/h	3/8"	1/4"	208 V	1	60 Hz	20 W
CAC-1	Lennox	M22A009S4	9,000 Btu/h	10,000 Btu/h	1/4"	1/4"	208 V	1	60 Hz	46 W

CONDENSING UNIT SCHEDULE											
Mark	Manufacturer	Model	Nominal Cooling Capacity	SEER	Suction Line	Liquid Line	Voltage	Phase	Frequency	MCA	MOP
CU-1	Lennox	13ACXN048	4	14.0	7/8"	3/8"	208 V	1	60 Hz	31.9 A	50 A
CU-2	Lennox	13ACXN048	4	14.0	7/8"	3/8"	208 V	1	60 Hz	31.9 A	50 A

FURNACE SCHEDULE																		
IDENTITY			MECHANICAL								ELECTRICAL				FUEL			
Mark	Manufacturer	Model	Supply Air	Return Air	Outside Air	Relief Air	Heat Input	Heat Load	External Static Pressure	Efficiency Rating	Cooling Capacity (Tons)	Voltage	MCA	MOP	Phase	Flue Connection	Fuel	Gas Connection
F-1	Lennox	SLP98UH090XV48C	1,600 CFM	1,600 CFM	288 CFM	132 CFM	88,000 Btu/h	30,456 Btu/h	0.34 in-wg	98.2	4	120 V	10 A	15 A	1	2"	NG	1/2"
F-2	Lennox	SLP98UH090XV48C	1,600 CFM	1,295 CFM	149 CFM	0 CFM	88,000 Btu/h	28,043 Btu/h	0.58 in-wg	98.2	4	120 V	10 A	15 A	1	2"	NG	1/2"

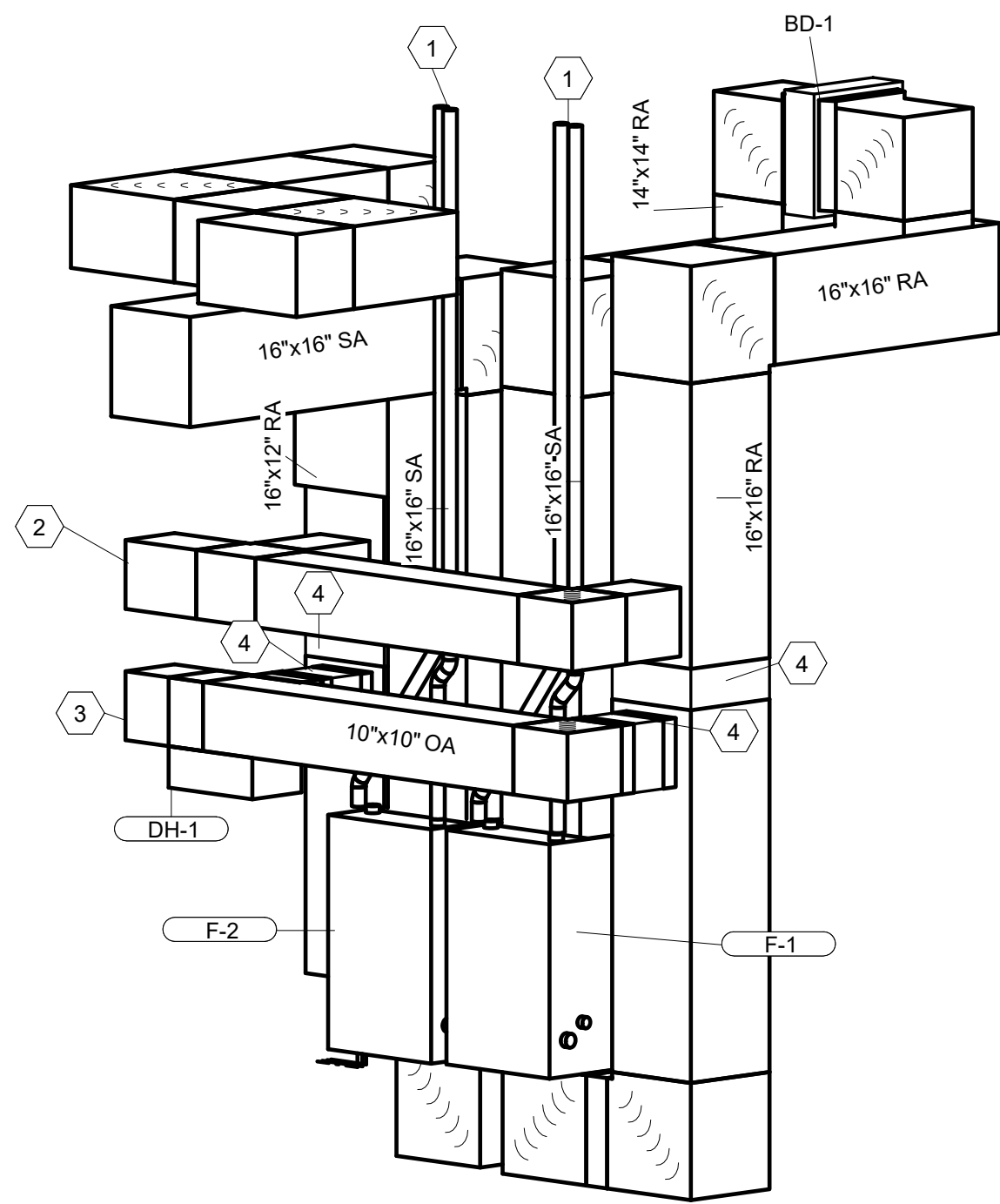


⑤ Duct - Square Diffuser - T-Bar Ceiling Installation Detail
N.T.S.

KEYNOTES	
ID	DESCRIPTION
1	TERMINATE FLUE AND COMBUSTION WITH CONCENTRIC VENT. SEE DETAILS.
2	PROVIDE C/W BACKDRAFT DAMPER, INSECT SCREEN AND RAIN CAP.
3	PROVIDE C/W INSECT SCREEN, RAIN CAP, AND INTAKE LOUVER.
4	BALANCING DAMPER.

ZONE & BYPASS DAMPER NOTE:
DAMPERS MUST TIE IN WITH LENNOX IHARMONY CONTROL SYSTEM.

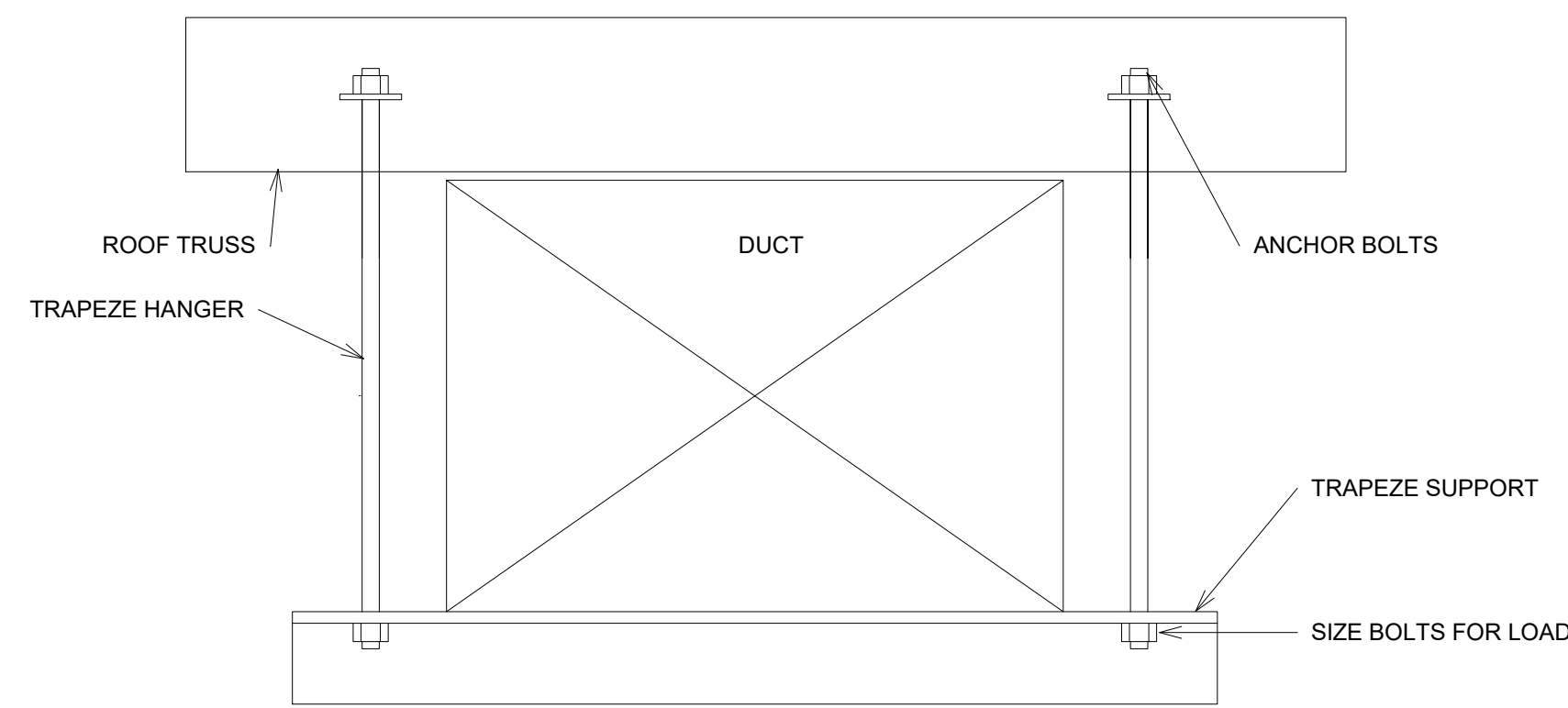
ZONE & BYPASS DAMPER SCHEDULE		
IDENTIFICATION	MECHANICAL	
	Flow	Size
BD-1	1158 CFM	14"x14"-14"x14"
ZD-1	471 CFM	14"x12"-14"x12"
ZD-2	1158 CFM	16"x12"-16"x12"



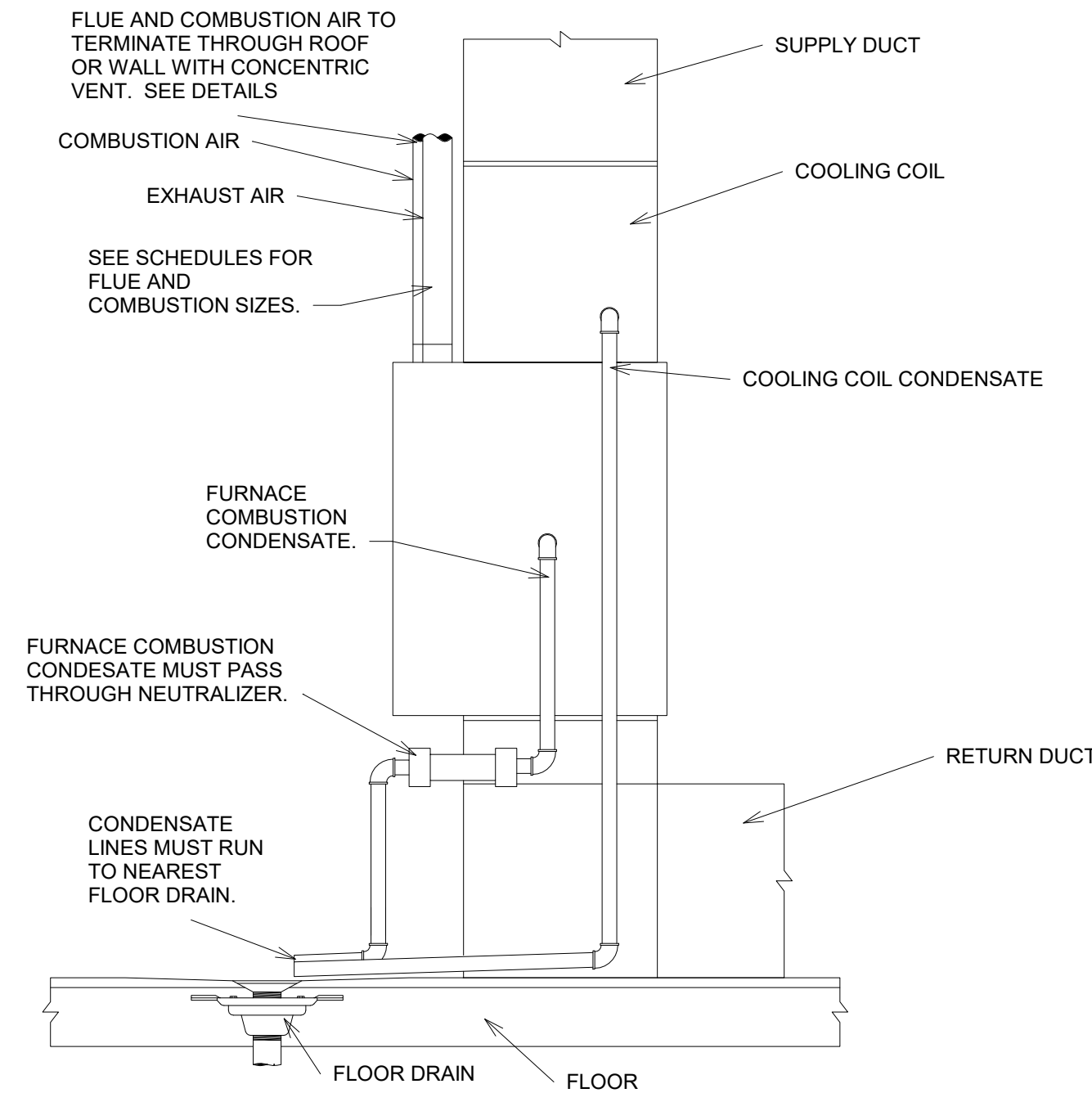
⑥ MECHANICAL ROOM ISOMETRIC

MARK	DATE	DESCRIPTION
3	11/27/18	CITY REVIEW COMMENTS

PROJECT #:	818120
DRAWN BY:	ZR
CHECKED BY:	SS
ISSUED:	06-04-18



1 Duct - Close Rectangular Hanger
N.T.S.

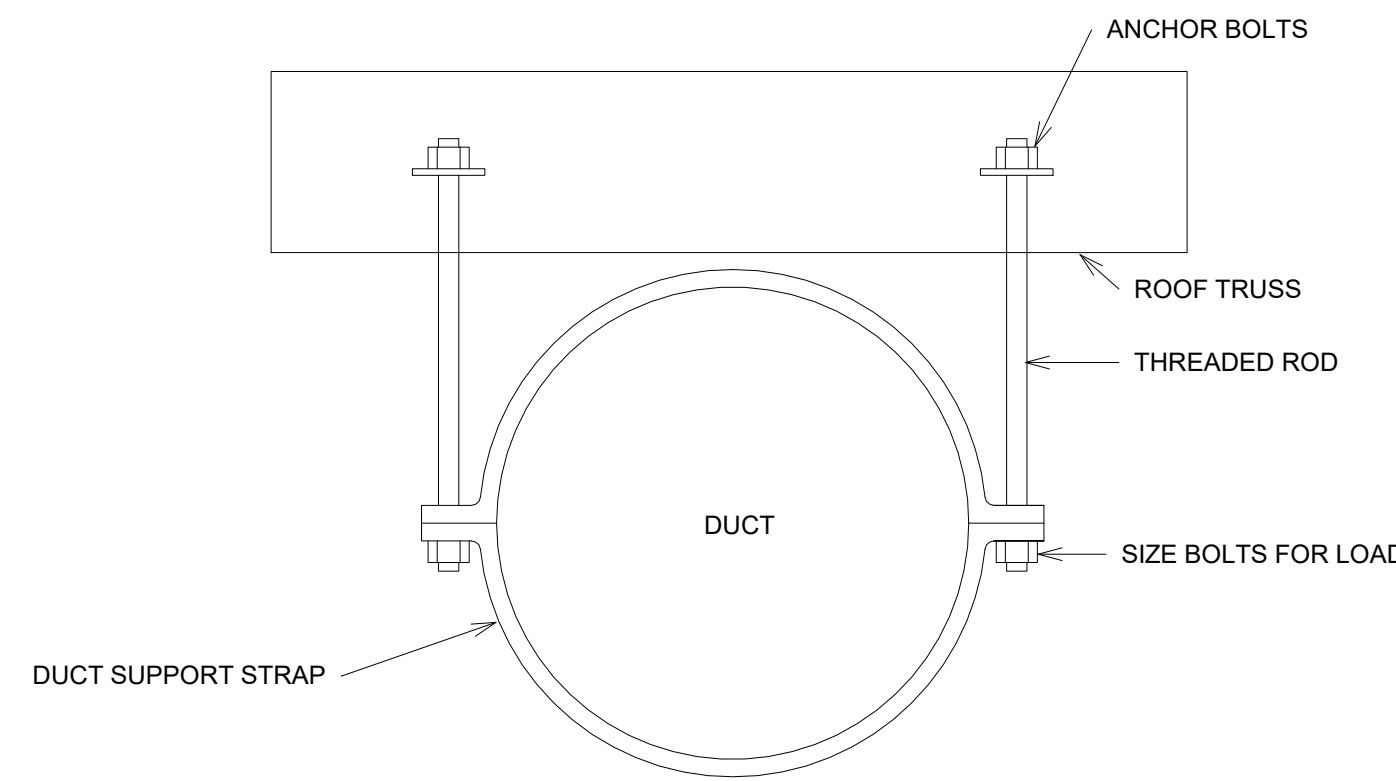


3 Furnace - Upflow Installation
N.T.S.

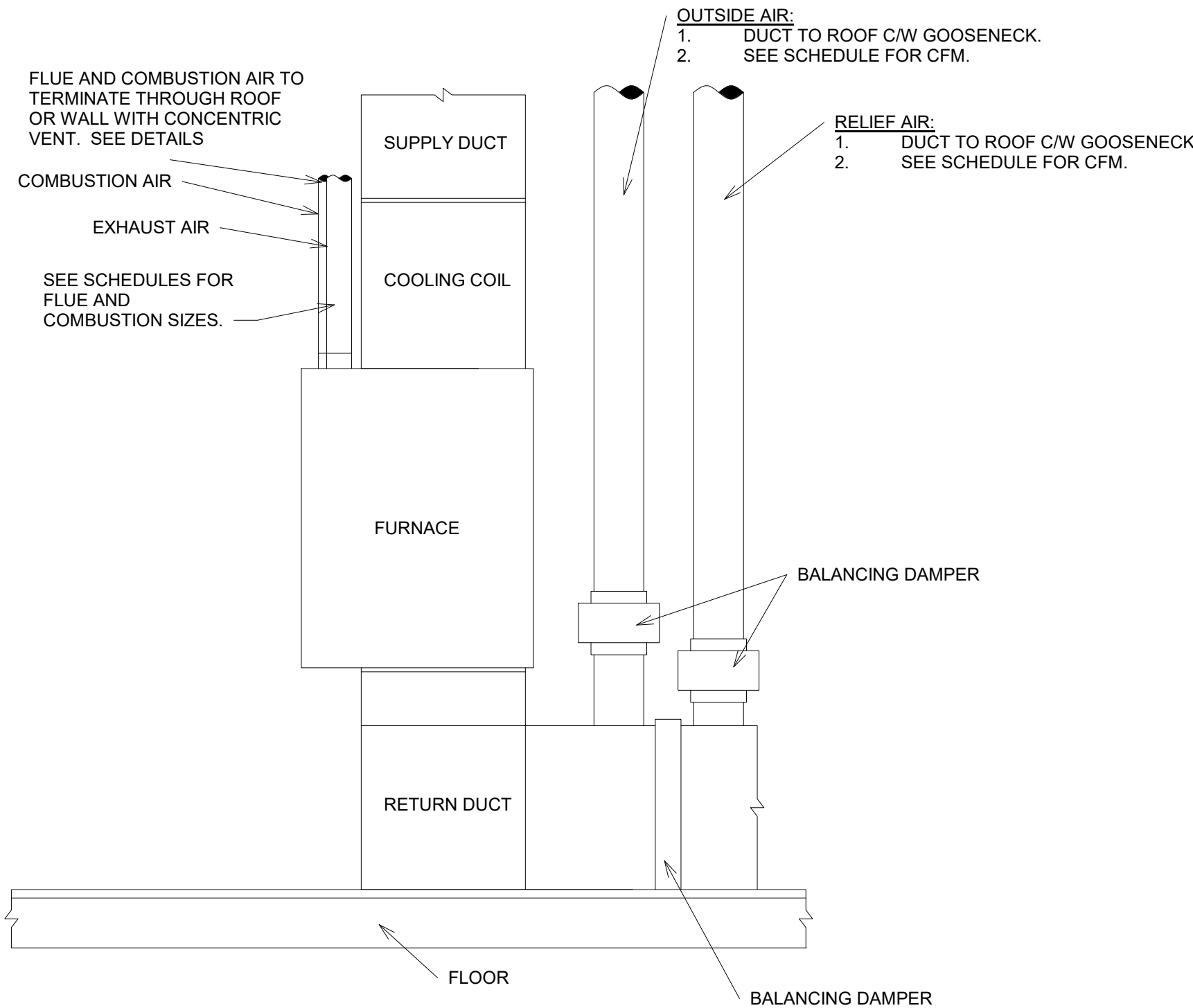
THIS IS A SIMPLIFIED DETAIL FOR DUCTS LESS THAN 20X20 ONLY. REFER TO SMACNA Seismic Restraint Manual for Mechanical Systems, 3RD EDITION FOR DETAILED NOTES AND DUCT SUPPORTS.

BRACE DUCTS AS PER SMACNA Seismic Restraint Manual Guidelines for Mechanical Systems, 3RD EDITION. OBTAIN SHL VALUE FROM ENGINEER.

SEE SMACNA Seismic Restraint Manual Guidelines for Mechanical Systems, 3RD EDITION FOR SPACING OF BRACES AND SEISMIC NOTES SUPPLIED WITH THESE DRAWINGS.



2 Duct - Close Round Hanger
N.T.S.

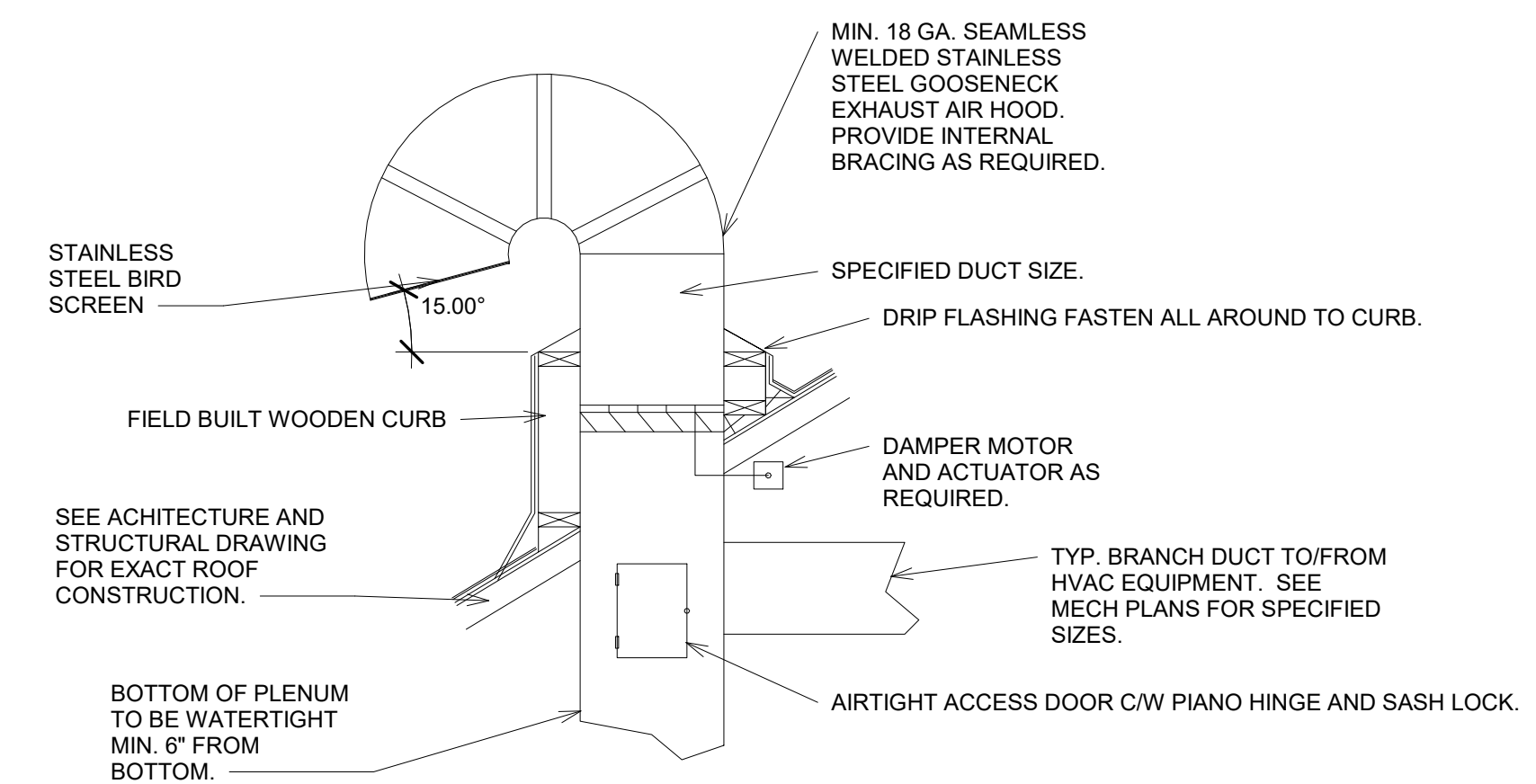


4 Furnace - Duct Installation
N.T.S.

THIS IS A SIMPLIFIED DETAIL FOR DUCTS LESS THAN 20X20 ONLY. REFER TO SMACNA Seismic Restraint Manual for Mechanical Systems, 3RD EDITION FOR DETAILED NOTES AND DUCT SUPPORTS.

BRACE DUCTS AS PER SMACNA Seismic Restraint Manual Guidelines for Mechanical Systems, 3RD EDITION. OBTAIN SHL VALUE FROM ENGINEER.

SEE SMACNA Seismic Restraint Manual Guidelines for Mechanical Systems, 3RD EDITION FOR SPACING OF BRACES AND SEISMIC NOTES SUPPLIED WITH THESE DRAWINGS.



5 Gooseneck - Pitched Roof
N.T.S.

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COMPLIANCE BY
WASATCH COUNTY
APPROVED PLANS MUST
REMAIN ON THE JOB

JSSD ADMINISTRATION BUILDING
5388 NORTH OLD HIGHWAY 40
HEBER CITY, UT 84032
JORDANVILLE SPECIAL SERVICE DISTRICT

MARK	DATE	DESCRIPTION
1	10/25/18	CITY REVIEW COMMENTS
3	1/27/18	CITY REVIEW COMMENTS

PROJECT #: 818120
DRAWN BY: ZR
CHECKED BY: SS
ISSUED: 06-04-18

MECHANICAL
DETAILS

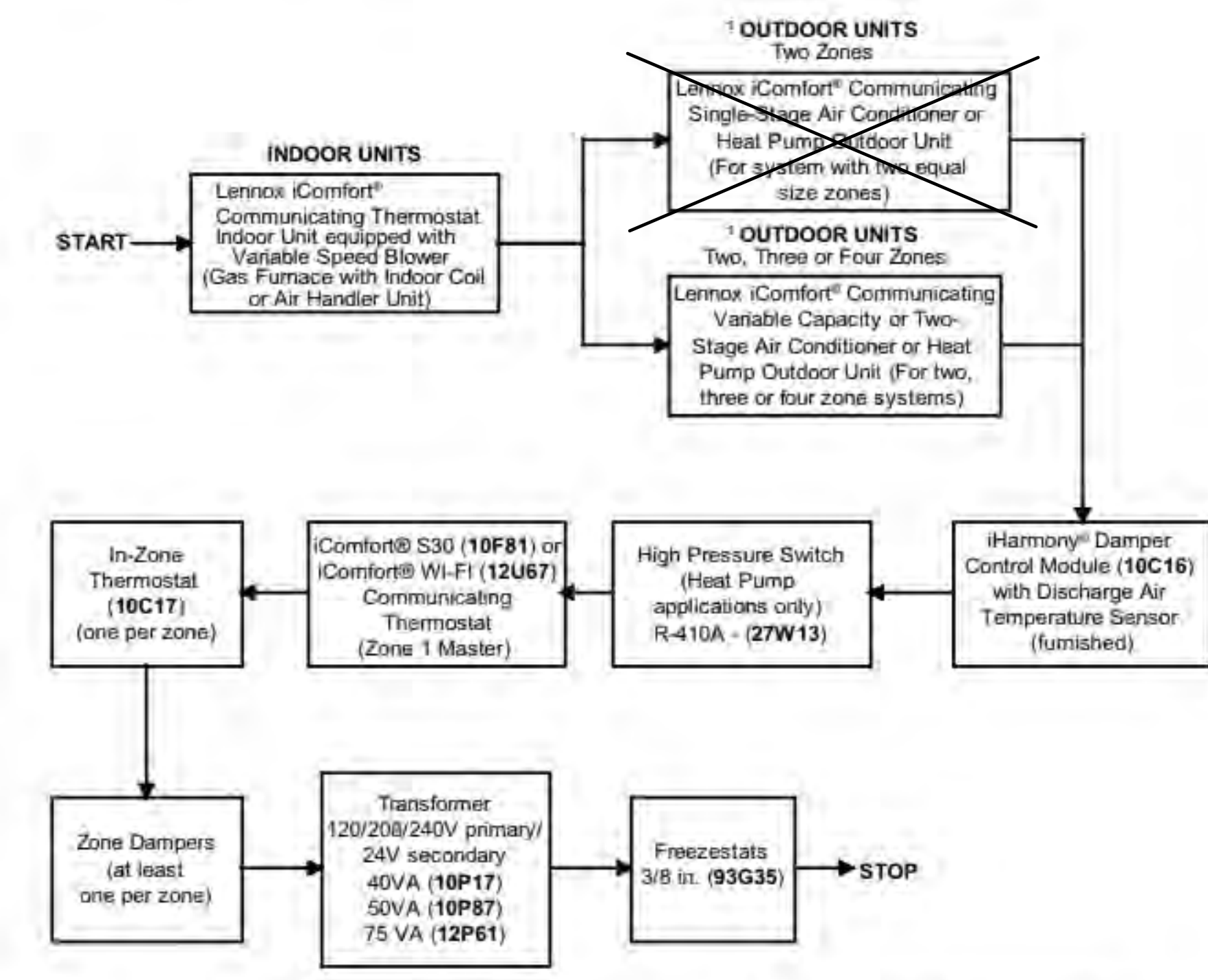
M103
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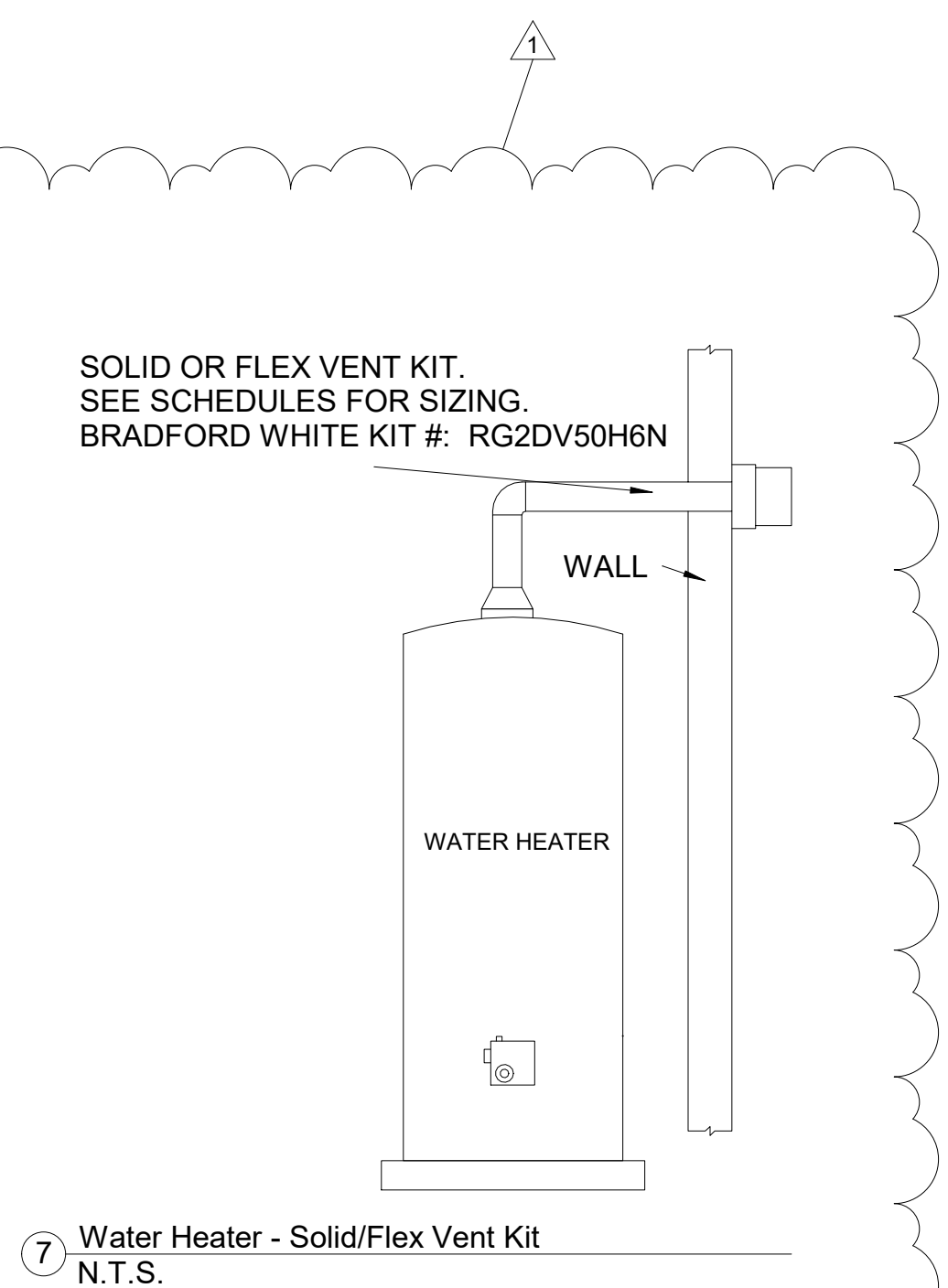


COMPONENT SELECTION



A conventional, non-communicating outdoor unit may also be used as long as the indoor unit is iComfort Communicating. NOTE - Dual Fuel Systems - Only iComfort Communicating heat pump outdoor units may be used with a dual fuel system.

6 Lennox iHARMONY Selection - From iHARMONY Installation Manual
N.T.S.



7 Water Heater - Solid/Flex Vent Kit
N.T.S.

V:\Projects\0221 - JSSD Admin Building2 - Design1 - Rev00221 - JSSD Admin Building - 04

GENERAL PLUMBING NOTES

1. GENERAL
 - a. Contractor is responsible for all permits, licenses, fees and charges as required by authority having jurisdiction for the performance of the work as outlined in these contract documents.
 - b. The contractor shall be responsible for installing a complete and functional system in accordance to the intent of the plans.
 - c. All plumbing shall be in accordance with local regulations and the International Plumbing Code of 2015.
 - d. Contractor to coordinate work with other disciplines.
 - e. Drawing is diagrammatic and is not to be scaled. Refer to architectural plans or field measurements for dimensions.
 - f. Contractor shall verify all existing construction prior to submitting his bid. No extras will be paid due to unanticipated existing conditions.
 - g. Extra charges - any discrepancies and omissions discovered shall be reported to the engineer immediately and prior to tender closing for rectification by addendum.
 - h. Shop drawings - submit 1 copy in pdf format to the engineer for approval. Provide 2 printed copies of reviewed shop drawings to owner in 2 O&M manuals. The contractor shall ensure that equals for the major equipment fit in the allocated space and meet codes and specifications.
 - i. Maintenance manuals - contractor shall provide 2 copies complete with shop drawings. Three ringer binder style is acceptable. Provide on-site operating seminar to familiarize owner with all functions of new equipment
 - j. Warranty - mechanical contractor shall provide written warranty on his system for one full year from time of acceptance by the owner.
 - k. Excavation - plumbing contractor shall excavate for his work and back fill to i2" above pipes with sand.
 - l. Structural - Misc. Steel support hangers for unit heaters, fans, heat pumps, etc. Shall be by the mechanical with clamps to structure, not welded. Structural reinforcing for equipment is by general contractor.
 - m. As-built drawings - mechanical contractor shall keep on site an extra set of drawings and specifications on which changes shall be noted daily. As-built drawings shall also be provided showing location of access doors, clean-outs, and any deviation from design drawings.
 - n. Potable water copper piping shall use lead-free solder. testing inside water lines shall hold 100 psi air for 1 hour.
 - o. Natural gas - plumber shall provide low pressure gas lines to appliances complete with yellow paint coating on pipe where exposed to outdoors. Confirm meter size with local gas utility company. Utility upgrade costs to be borne by owner.
 - p. Plumbing contractor shall be on site to sleeve Plumbing openings through concrete, to flash and counter flash and to coordinate joist locations away from mechanical shafts.
 - q. Design documents - these design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.
 - r. The written book specification takes precedence over these notes.

GENERAL PLUMBING FIXTURE NOTES

1. All plumbing fixtures shall be furnished c/w necessary traps, stops, tailpieces, trim, etc.
2. Plumbing contractor to supply and coordinate all plumbing fixture voltage and power requirements with electrical contractor.
3. All water heaters and hot water storage tanks shall have a drain valve installed at the bottom of the tank as required by code. All water heaters shall be seismically anchored as per code.
4. Provide sanitary venting piping for all fixtures.

IECC CLOSE OUT REQUIREMENTS

1. Contractor to provide to the owner and design engineer a preliminary commissioning report prior to final mechanical inspection.
2. Contractor to provide to the owner the following items within 90 days of receiving certificate of occupancy.
 - A. As-Build drawings showing installed equipment.
 - B. Operating and maintenance manuals including routine maintenance requirements, name and address of servicing agency, narrative of controls, and recommended operating setpoints.
 - C. System balancing report.
 - D. Final commissioning report.

GENERAL SANITARY NOTES

1. Provide chrome escutcheon cover plates at all pipe penetrations of finished wall surfaces.
2. Vents through roof shall be min. 3" diameter at penetration unless otherwise indicated. Provide all required flashing to make vent penetration waterproof.
3. Space floor cleanouts no more than 100ft. Provide floor cleanouts in horizontal drains where the direction change by more than 45 degrees. Cleanout size shall be the same than the piping served.
4. Provide a trap guard for all floor drains.
5. Mount wall cleanouts at all wall mounted plumbing fixture drains.

GENERAL PLUMBING PROTECTION NOTES

1. Install backflow preventers in each water supply to mechanical equipment and systems and to other equipment and systems and to other equipment and water systems that may be sources of contamination. Comply with authorities having jurisdiction.
2. Locate backflow preventers in same room as connected equipment or system.
3. Install drain for backflow preventers with atmospheric-vent drain connection with air-gap fitting, fixed air-gap fitting, or equivalent positive pipe separation of at least two pipe diameters in drain piping and pipe-to-floor drain. Locate air-gap device attached to or under backflow preventer. Simple air breaks are unacceptable for this application.
4. Do not install bypass piping around backflow preventers.
5. Provide water pressure regulator when required by authority having jurisdiction and in compliance with the International Plumbing Code of 2015.

GENERAL PIPING NOTES

1. Piping material shall be as follows (Unless otherwise indicated in specification):
 - a. Underground water service: PEX-AL-HDPE with oxygen barrier.
 - b. Above ground hot and cold water piping: Copper type L in exposed areas or Standard PEX in concealed areas.
 - c. Drain waste and vent piping: ABS DR22.
 - d. Gas piping: to ASTM A106 schedule 40.
2. Domestic hot, cold water lines and hydronic heating lines shall have 1" thermal insulation complete with vapor barrier, joints to be taped throughout facility. Hangers to have guides to allow for complete pipe insulation.
3. Contractor is responsible for routing water piping around zones that would be prone to freezing. The contractor will be responsible for any repairs and corrections to water lines not appropriately routed around freeze prone zones.
4. Valves on water lines shall be bronze ball valves. Do not use gate or globe valves. Valve size shall be the same than the inlet pipe size.
5. Install water hammer arrestors as indicated by code and where shown on plans. Concealed location arrestors are to be rated.
6. All hot and cold domestic water lines to fixtures shall be minimum 1/2".
7. Unless a hot water reticulation system has been called for in the contract documents, domestic hot water lines shall be equipped with a heat-trace heating system in compliance with Table C404.5.1 of the current state approved International Energy Conservation Code.
8. Plumbing piping shall not be installed above electrical panels. Provide required clearances per "N.E.C." coordinate work with electrical contractor.
9. Insulate all above grade domestic hot water lines minimum 1/2" mineral wool and provide canvas jacket.
10. Caulk all pipe penetrations through fire rated walls. All caulking on building penetrations shall be a 1-component non-sag urethane sealant.
11. Provide intumescent pipe donuts at all penetrations of combustible piping form main floor ceiling space and main floor fire separations.

PLUMBING ALTERNATE NOTE

1. Alternate mechanical equipment is acceptable. Alternates must be equal or better in performance, durability, and warranty.

PLUMBING IN RETURN AIR PLENUMS

1. Treat all ceiling spaces as return air plenums.
2. All materials used in return air plenums must have flame-spread index of 25 or less, and smoke-developed index of 50 or less when tested in accordance with ASTM E84 or UL 723 (be plenum rated).

GAS APPLIANCES AND REGULATIONS NOTES

1. All gas piping shall comply with the international Fuel Gas Code of 2015.
2. Provide step-down regulators at all appliances and size as per International Fuel Gas Code of 2015.
3. Vent natural gas regulators to outdoors. Terminate min. 3 ft from building openings and 10ft from mechanical intakes.

SEISMIC CONTROL NOTES

1. Install tight to structure.
2. Seismic control measures not to jeopardize noise and vibration isolation systems. Provide 1/4" to 3/8" clearance during normal operation of equipment and systems between seismic restraint and equipment.
3. Incorporate seismic restraints into vibration isolation system to resist complete isolator unloading.

- PLUMBING LEGEND**
- (G) = GAS METER
 - (C) = WALL CLEANOUT
 - (C) = BALL VALVE
 - (C) = PLUG VALVE
 - DCW = PRESSURE REGULATOR
 - DHW = DOMESTIC COLD WATER
 - DHWR = DOMESTIC HOT WATER
 - SAN = DOMESTIC HOT WATER RECIRCULATION
 - V = SANITARY
 - S = VENT
 - SH = STORM
 - AIR = NON-POTTABLE SHOP COLD WATER
 - GR-SAN = AIR LINE
 - GR-SAN = GREASE SANITARY LINE

HOT WATER RECIRCULATION NOTE

1. THIS BUILDING IS DESIGNED WITH A HOT WATER RECIRCULATION SYSTEM. THIS SYSTEM DOES NOT COVER ALL EXTREMITIES OF THE DHW DISTRIBUTION SYSTEM. CONTRACTOR TO INCLUDE HEAT TRACE IN ACCORDANCE WITH SECTION C404.5 OF IECC 2015. HEAT TRACE SHALL HAVE A REGULATION CONTROL.
2. BOTH HEAT TRACE SUB-SYSTEM AND THE HOT WATER RECIRCULATION SYSTEM SHALL HAVE CONTROLS IN COMPLIANCE WITH SECTION C404.6 OF THE IECC 2015.

SHEET LIST - PLUMBING

Sheet Number	Sheet Name	Current Issue	Current Revision Description
P100	PLUMBING OVERVIEW	3	CITY REVIEW COMMENTS
P101	MAIN FLOOR PLUMBING	3	CITY REVIEW COMMENTS
P102	PLUMBING ISOMETRICS	3	CITY REVIEW COMMENTS
P103	PLUMBING SCHEDULES	3	CITY REVIEW COMMENTS

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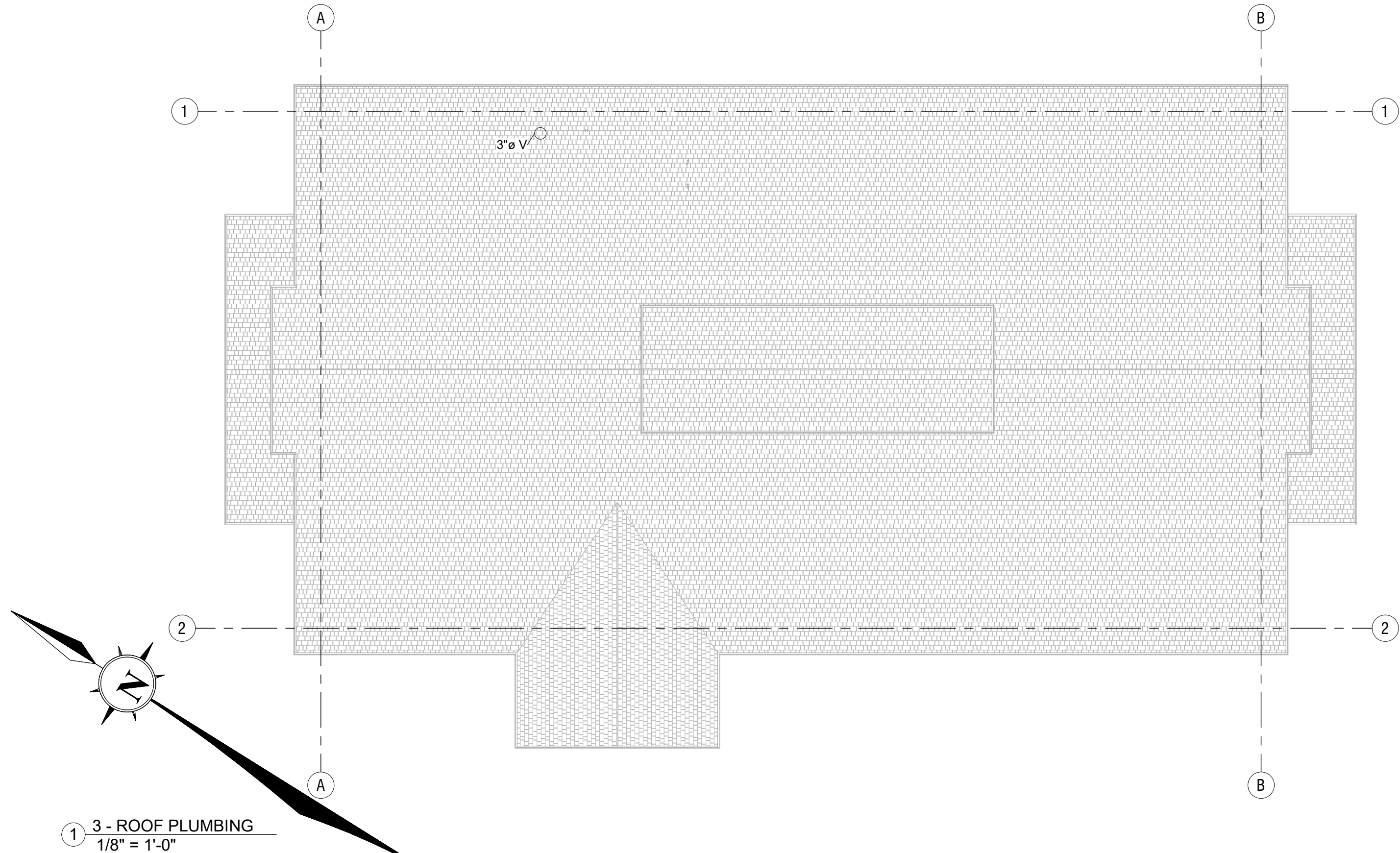
PLUMBING SMACNA SEISMIC HAZARD LEVEL	
COMPONENT	SHL VALUE
Plumbing	D

GAS LOAD

PIPE SIZING BASED ON 2015 INTERNATIONAL FUEL GAS CODE

GAS PIPING SIZED USING LONGEST MAXIMUM RUN OF EQUIVALENT LENGTH OF PIPING = 50 FT. INLET PRESSURE 2 PSI WITH 1 PSI PRESSURE DROP.

ITEM	GAS FLOW RATE (CFH)
FURNACE (F-1)	102
FURNACE (F-2)	102
DWH-1	44
Grand total: 3	248



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HEBER CITY, UT 84032

JORDANELLE SPECIAL SERVICE DISTRICT

DESCRIPTION:

CITY REVIEW COMMENTS

DATE:

11/27/18

MARK:

3

PROJECT #:

818120

DRAWN BY:

ZR

CHECKED BY:

SS

ISSUED:

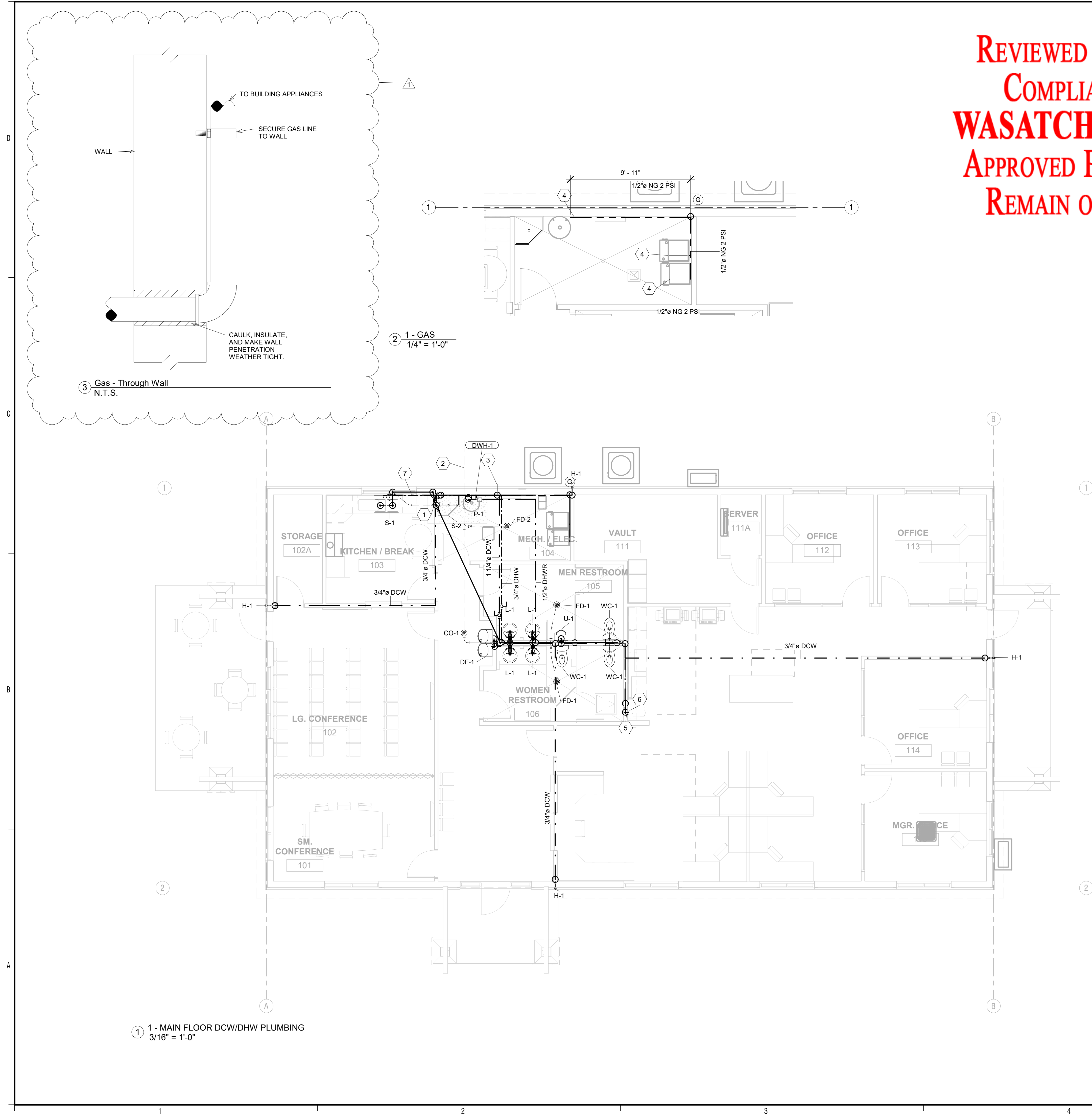
06-04-18

PLUMBING OVERVIEW

P100

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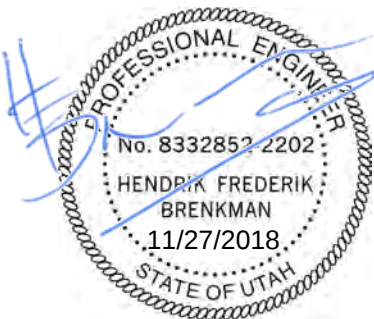
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KEYNOTES

- | ID | DESCRIPTION |
|----|--|
| 1 | MAIN VENT STACK. VENT TO ROOF. SEE DETAILS. |
| 2 | TIE INTO MAIN SANITARY LINE. COORDINATE WITH CIVIL. |
| 3 | CONNECT TO DCW SERVICE LINE. |
| 4 | CONNECT EQUIPMENT TO GAS. SEE DETAILS |
| 5 | INSTALL 1/2 INCH DCW LINE FOR CONNECTION TO OWNER SUPPLIED WATER COOLER. |
| 6 | INSTALL 2 INCH SANITARY CONNECTION 6" AFF FOR CONNECTION TO OWNER SUPPLIED WATER COOLER. |
| 7 | DCW/DHW MUST RUN SNUG AGAINST, AND BE SECURED TO, INSIDE WALL. |

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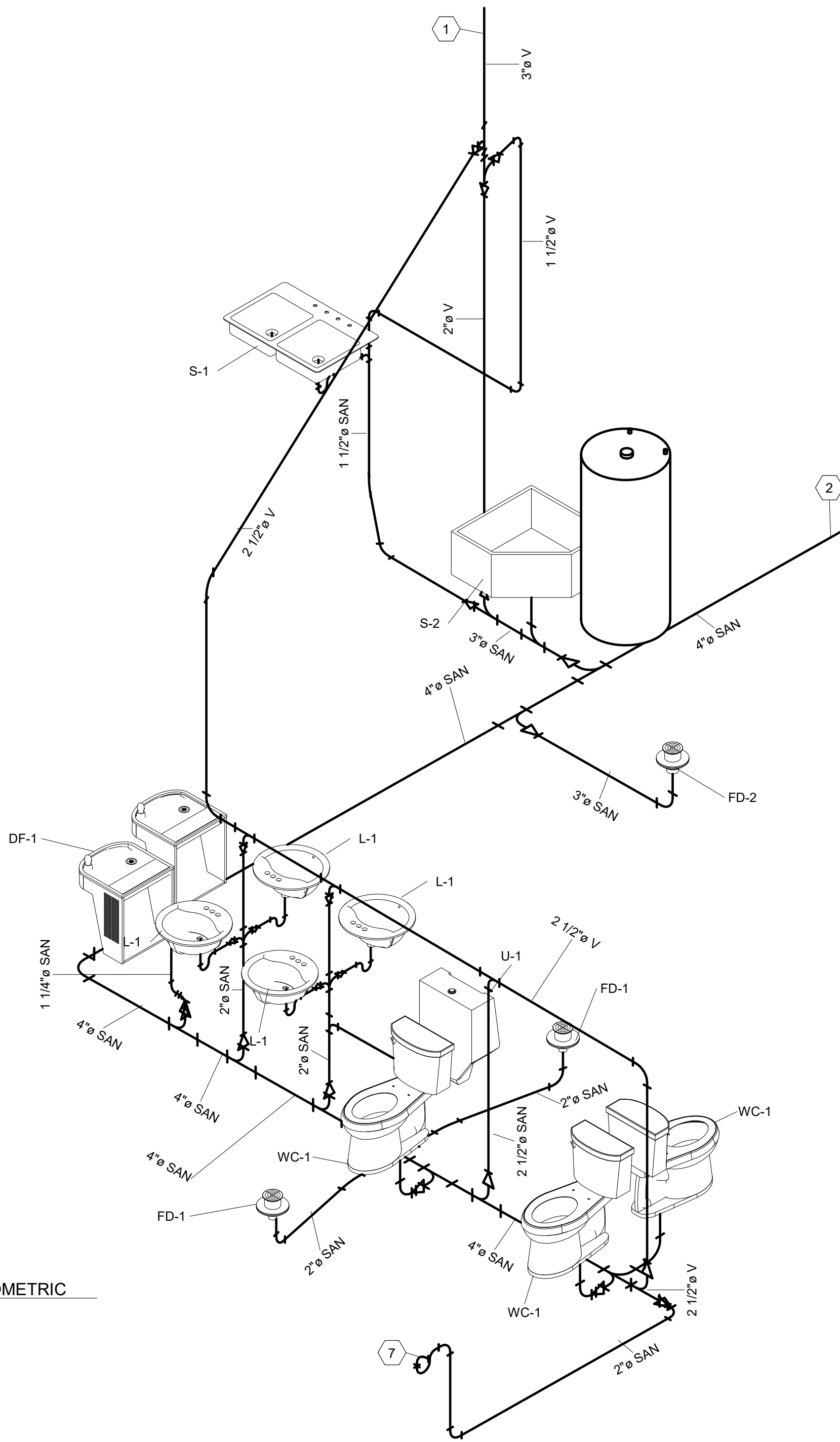
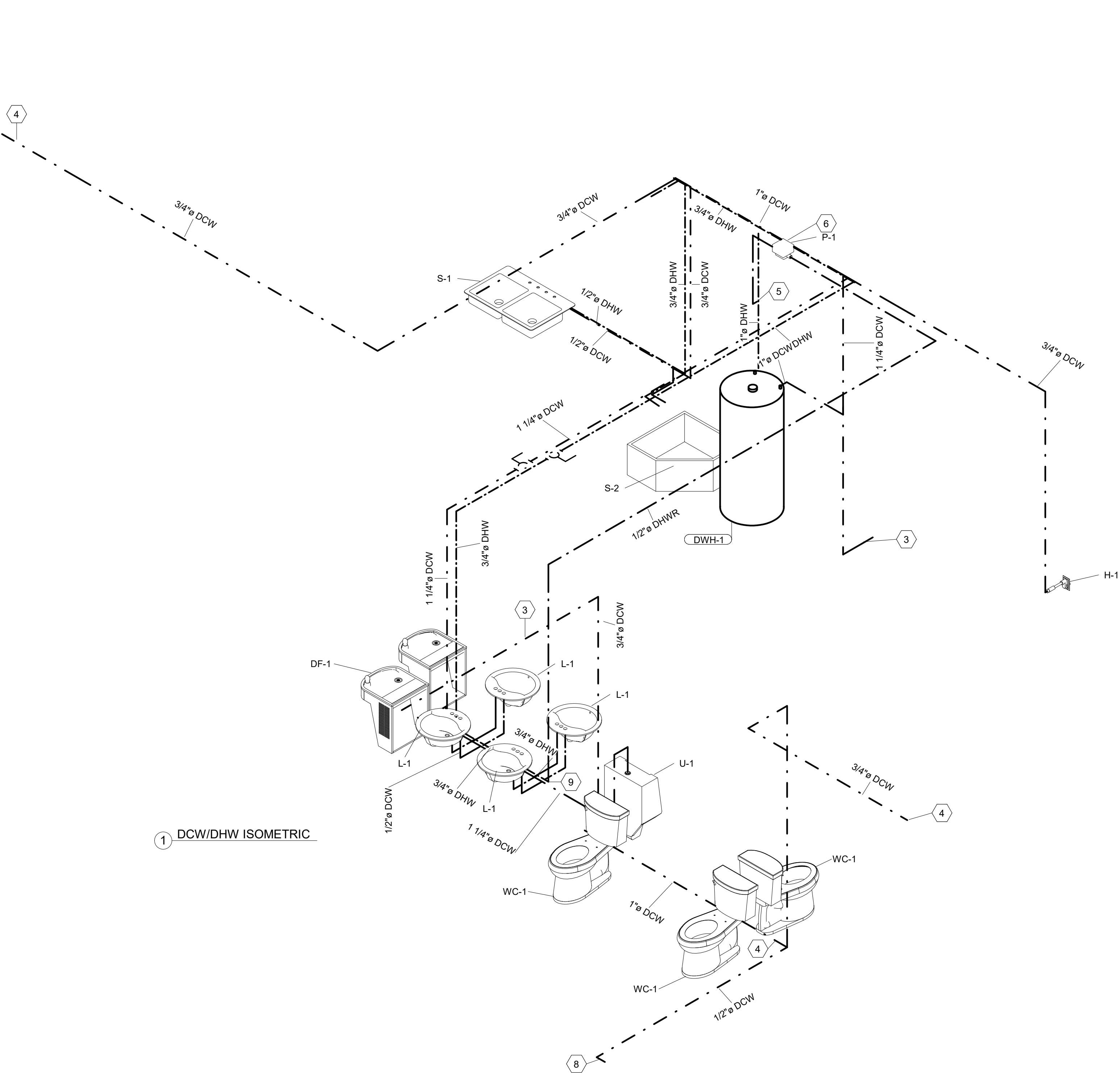
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MAIN FLOOR
PLUMBING

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KEYNOTES	
ID	DESCRIPTION
1	MAIN VENT STACK. VENT TO ROOF. SEE DETAILS.
2	TIE INTO MAIN SANITARY LINE. COORDINATE WITH CIVIL.
3	CONNECT TO DCW SERVICE LINE.
4	DCW TO WALL HYDRANT.
5	CONNECT DHW RECIRCULATION LINE INTO MAIN DHW LINE.
6	INSTALL RECIRCULATION PUMP ON DHW RECIRCULATION LINE.
7	INSTALL 2 INCH SANITARY CONNECTION 6" AFF FOR CONNECTION TO OWNER SUPPLIED WATER COOLER.
8	INSTALL 1/2 INCH DCW LINE FOR CONNECTION TO OWNER SUPPLIED WATER COOLER.
9	CONNECT DHW RECIRCULATION LINE INTO DHW LINE.



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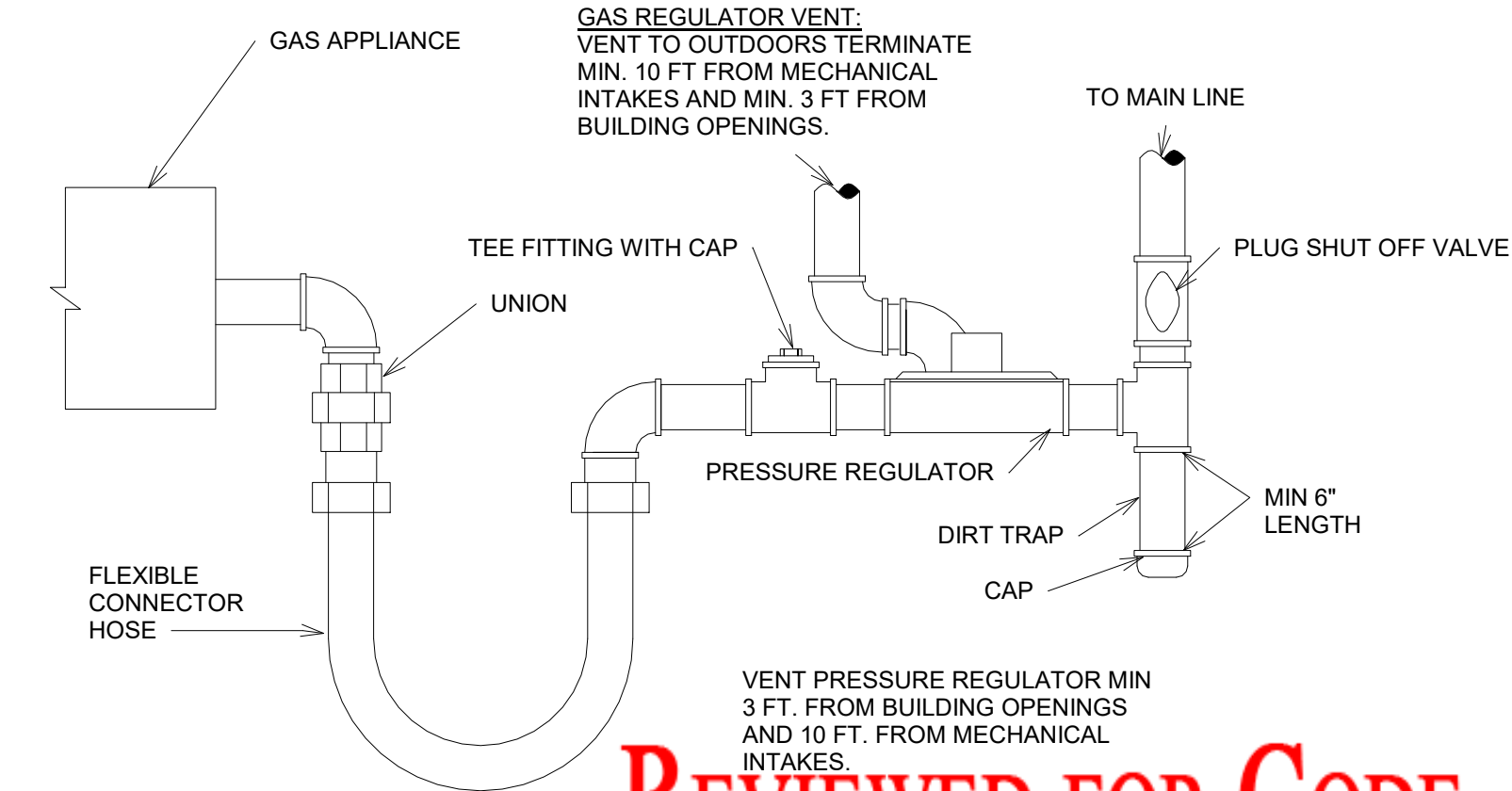


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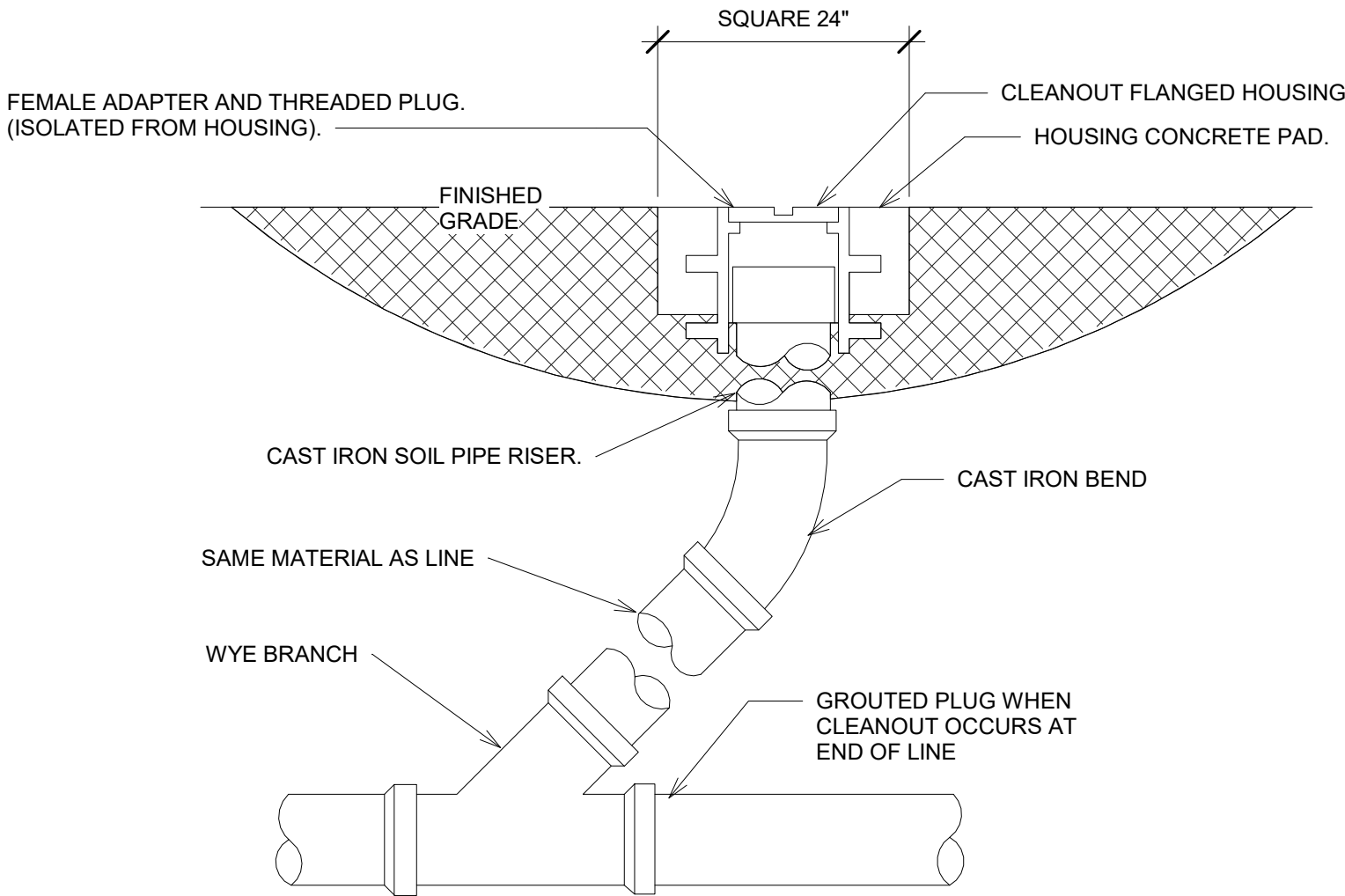
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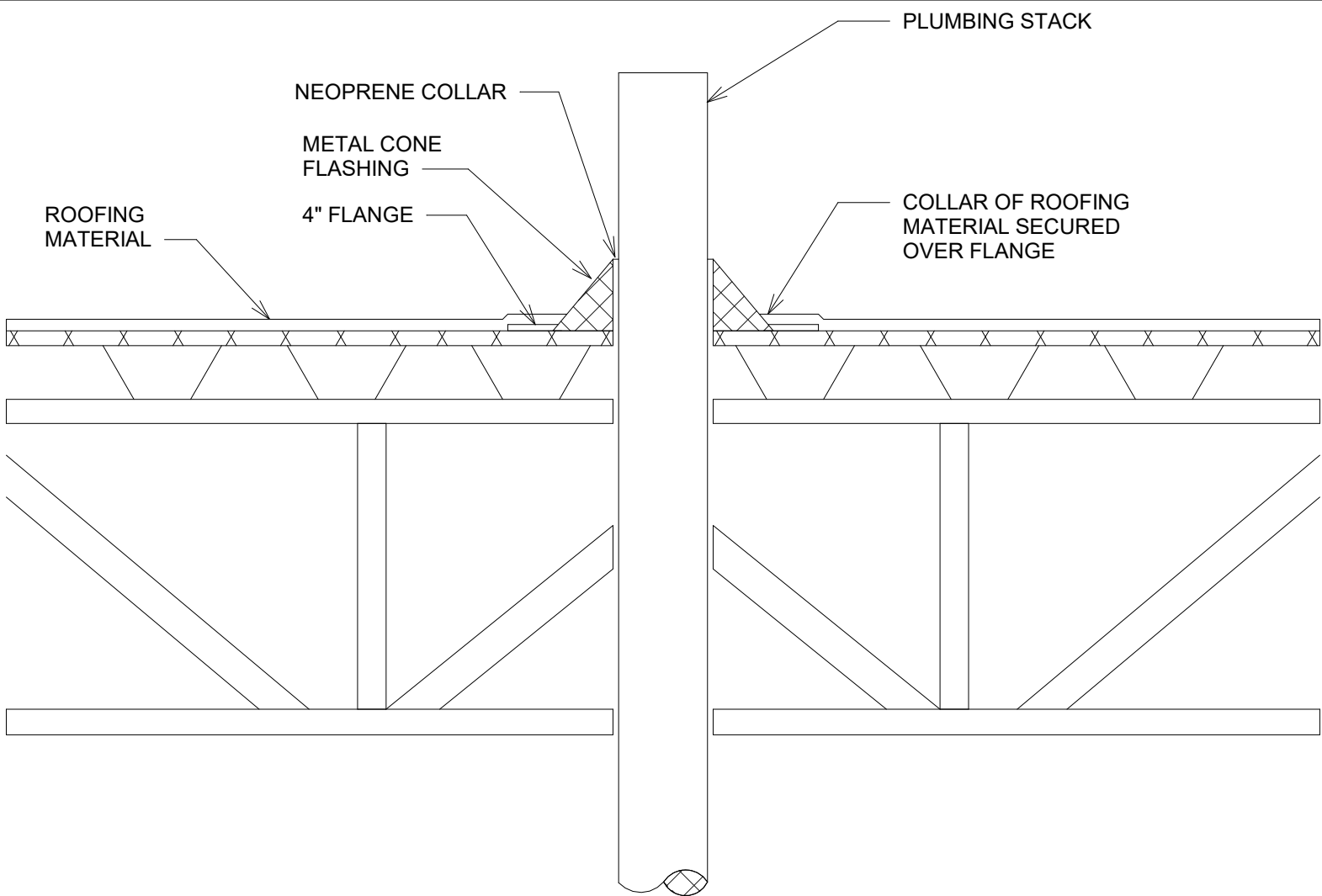
PLUMBING
ISOMETRICS



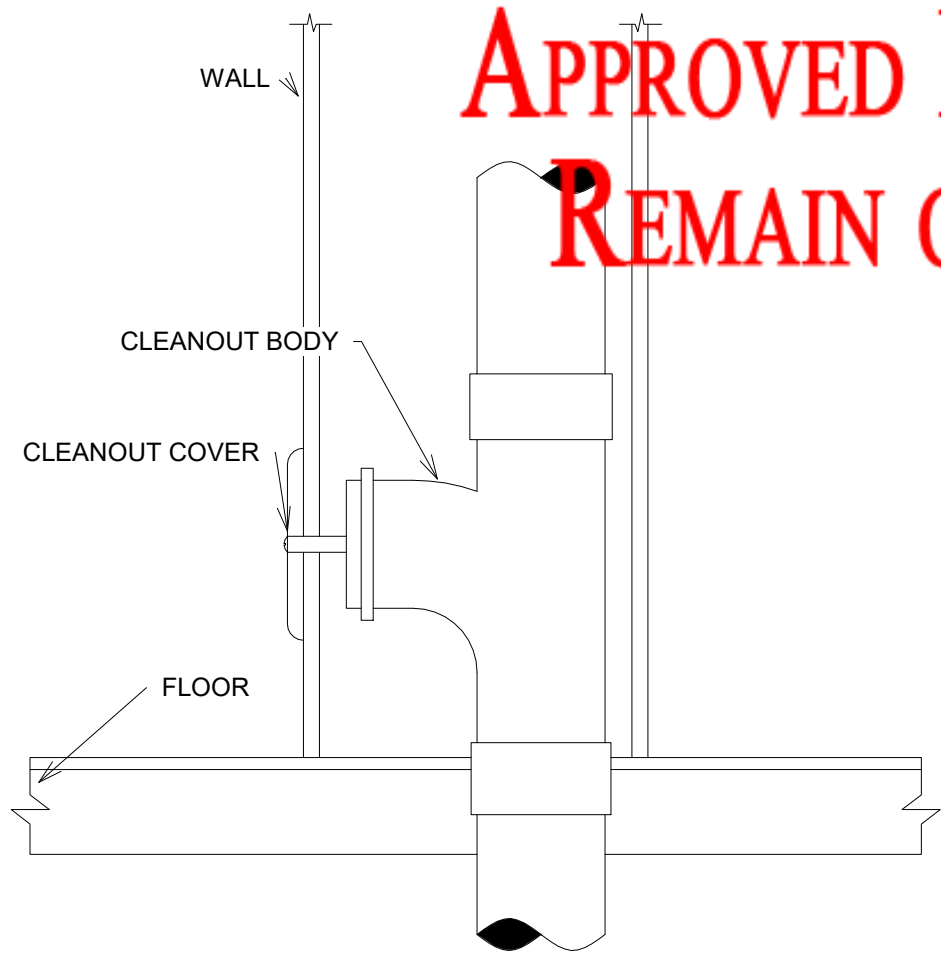
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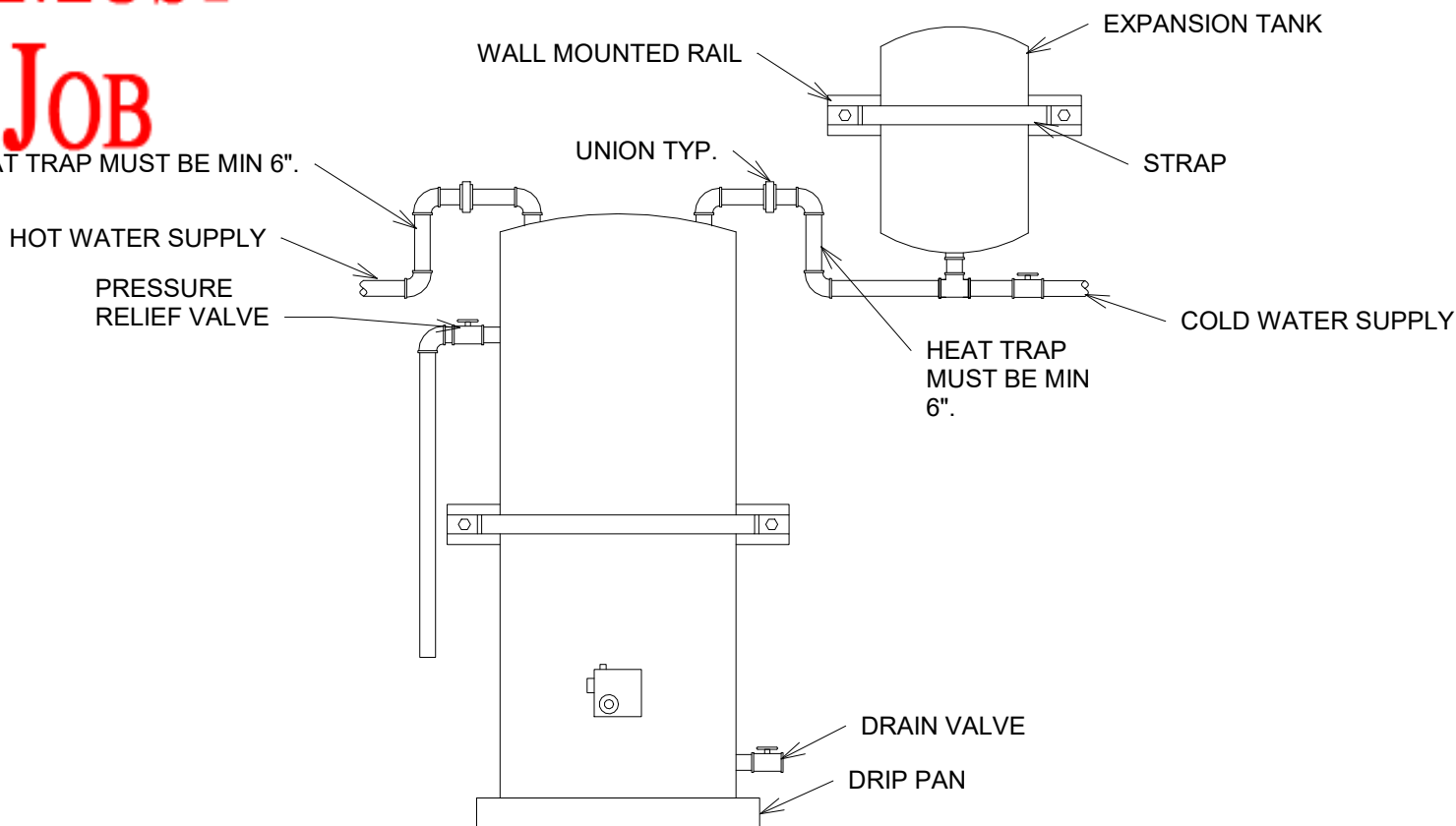
2 Sanitary - Finished Grade Cleanout
N.T.S.



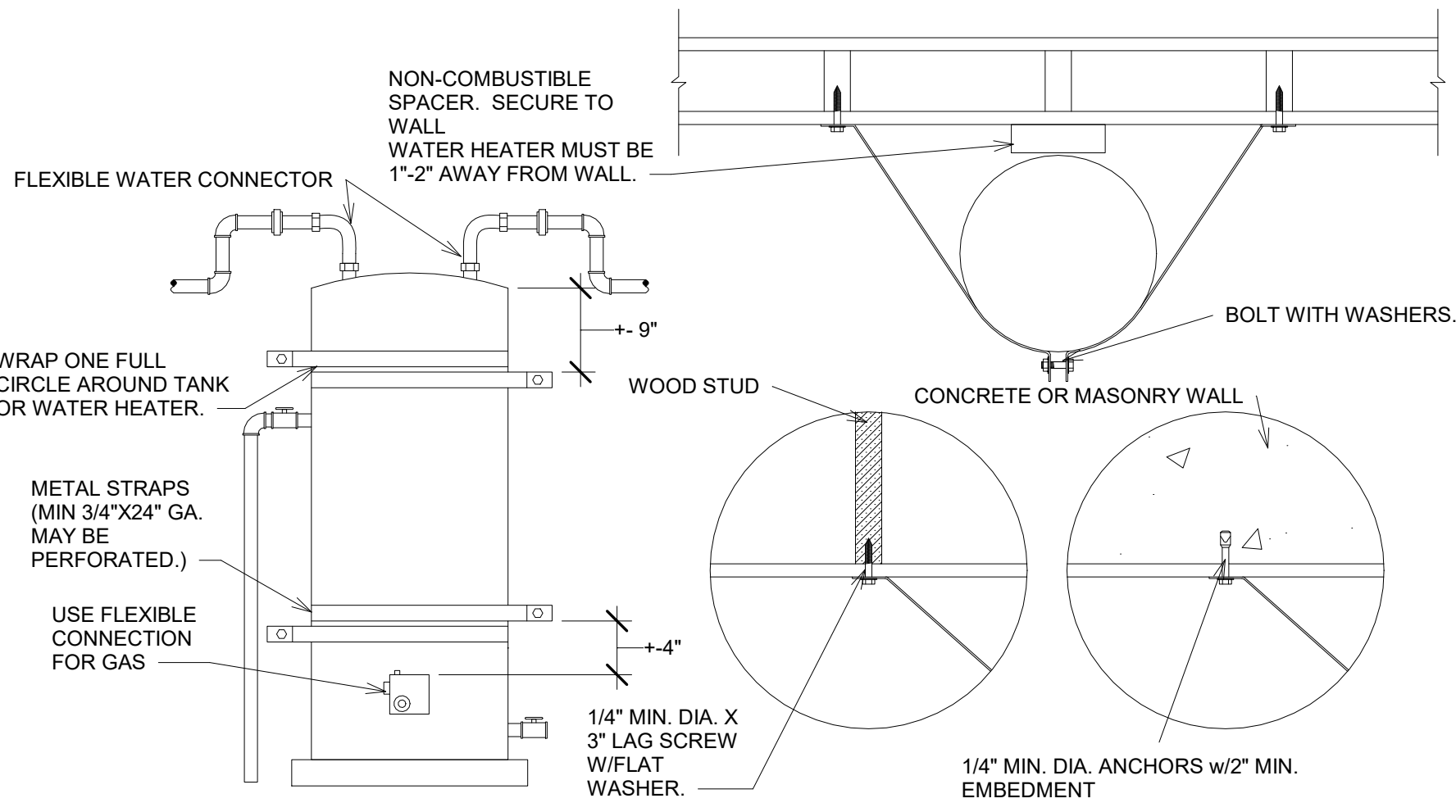
3 Sanitary - Vent Detail
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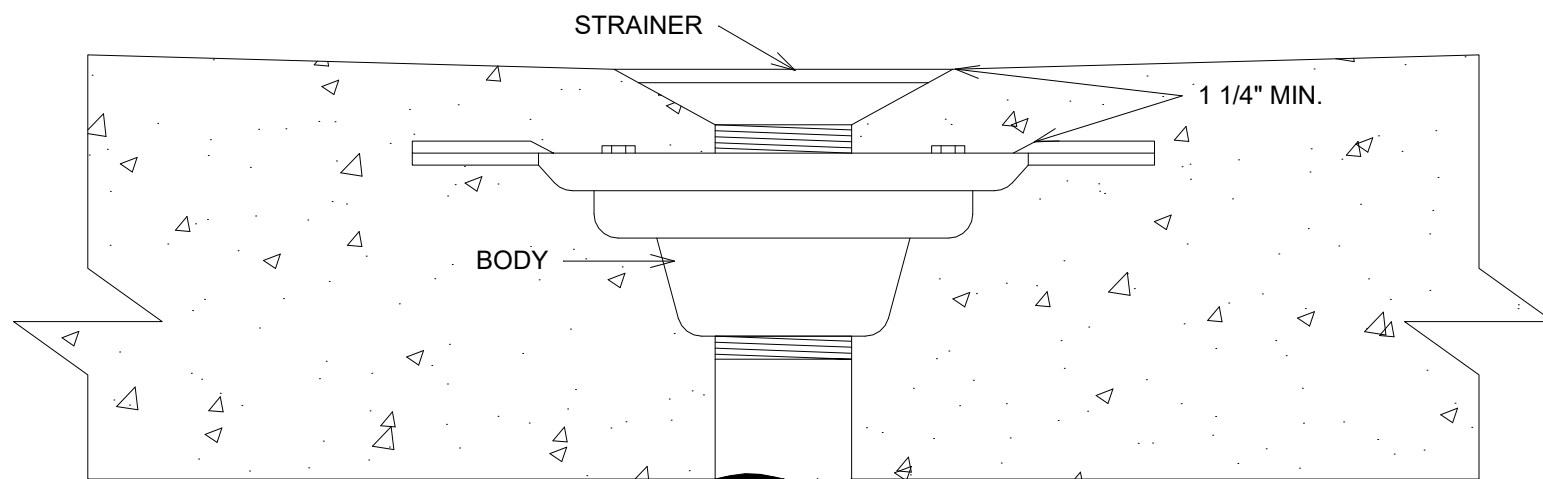
4 Sanitary - Wall Cleanout
N.T.S.



5 Water Heater - Large With Heat Trap
N.T.S.



6 Water Heater - Seismic Mounting
N.T.S.



7 Sanitary - Floor Drain
N.T.S.

GAS WATER HEATER SCHEDULE												
Mark	Manufacturer	Model	Gallon Capacity	Fuel	Heat Input	Voltage	Phase	DCW Connection	DHW Connection	Gas Connection	Flue Connection	Et %
DWH-1	Bradford White	RG2DV40S6N	40	NG	38,000 Btu/h	115 V	1	3/4"	3/4"	1/2"	3"	78

PLUMBING ACCESSORY SCHEDULE					
Mark	Manufacturer	Model	Description	Sanitary Connection	DCW Connection
CO-1	Watts	CO-200-R	Watts Drainage Products CO-200-R epoxy coated cast iron floor cleanout with 5-1/8 in (130mm) round adjustable nickel bronze (standard) top and no hub (MJ) connection.	3"	
FD-1	Watts	FD-230-A	Epoxy coated cast iron floor drain/cleanout combination with anchor flange, integral trap, membrane clamp with weepholes, adjustable round heel proof nickel bronze strainer & cleanout top, removable plug, and no hub outlet.	2"	
FD-2	Watts	FD-230-A	Epoxy coated cast iron floor drain/cleanout combination with anchor flange, integral trap, membrane clamp with weepholes, adjustable round heel proof nickel bronze strainer & cleanout top, removable plug, and no hub outlet.	3"	
H-1	Zurn	Z1321	Ecolotrol Ceramic Disc Wall Hydrant, Exposed, Locking, Non-Freeze, Anti-Siphon, Automatic Draining. c/w integral backflow preventer.		3/4"

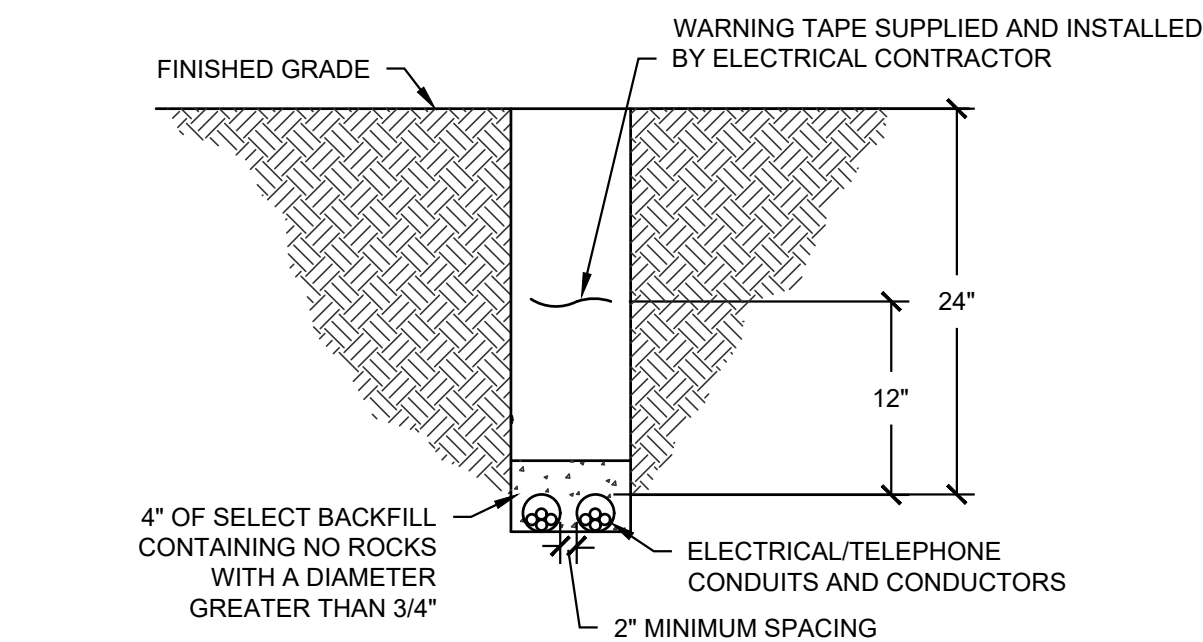
RECIRCULATION PUMP SCHEDULE											
Mark	Manufacturer	Model	Flow Rate	Head	Phase	Voltage	MCA	MOP	Frequency	PUMP - NOTES	
P-1	Grundfos	59896124 UP 15-18 BUC7 60 Hz	6	10' - 0"	1	120 V	1 A	1 A	60 Hz	c/w aquastat and 24-hour programmable clock/timer.	

PLUMBING FIXTURE SCHEDULE												
Mark	Manufacturer	Model	Style	ADA Compliant	Material	Color	Trim	Accessories	Count	Sanitary Connection	DCW Connection	DHW Connection
DF-1	Elkay	LZSTL8WSSP	Wall Mounted - Double w/bottle filler.	Yes	Stainless	Grey		Cooling System: 115V, single phase. supplied with electrical cord and three prong plug.	1	1 1/4"	3/8"	
L-1	American Standard	0427.444EC.020	Counter Mounted	Yes	Vitreous China	White	Faucet: SF-2100-4 Electric Faucet. 0.5 gpm.	Provide c/w drain, p-trap, faucet supplies, ball isolation, and ASSE 1070 thermostatic valve - set at 100° F.	4	1 1/4"	1/2"	1/2"
S-1	Franke	ALBD7506P	Counter Mounted Double Bowl	Yes	Stainless Steel	Stainless	American Standard 7074.010.002 Colony Pro Single Handle Faucet.	Provide c/w drain, p-trap, faucet supplies, ball isolation, and ASSE 1070 thermostatic valve - set at 100 deg. F.	1	1 1/2"	1/2"	1/2"
S-2	Fiat Products	TSBC6010	Floor Mounted	n/a	Terrazzo	Grey	Gerber C4-44-654 Commercial wall mounted two handle scullery faucet, 2.2 gpm, vandal resistant levers. c/w hose.	Provide c/w drain, P-trap, faucet supplies, ASSE 1070 thermostatic valve - set to 100 deg F, and ball isolation.	1	3"	1/2"	1/2"
U-1	Kohler	K-4972-ET-0	Wall Mounted	Yes	Vitreous China	White	K-13522 Manual Flushometer		1	2"	1"	
WC-1	Kohler	K-3609	Floor Mounted, 2 piece, elongated bowl.	Yes	Viterous China	White	Seat: K-4650-0 elongated, open front.	Provide c/w floor flange, seal, and isolation valve on supply.	3	3"	3/8"	

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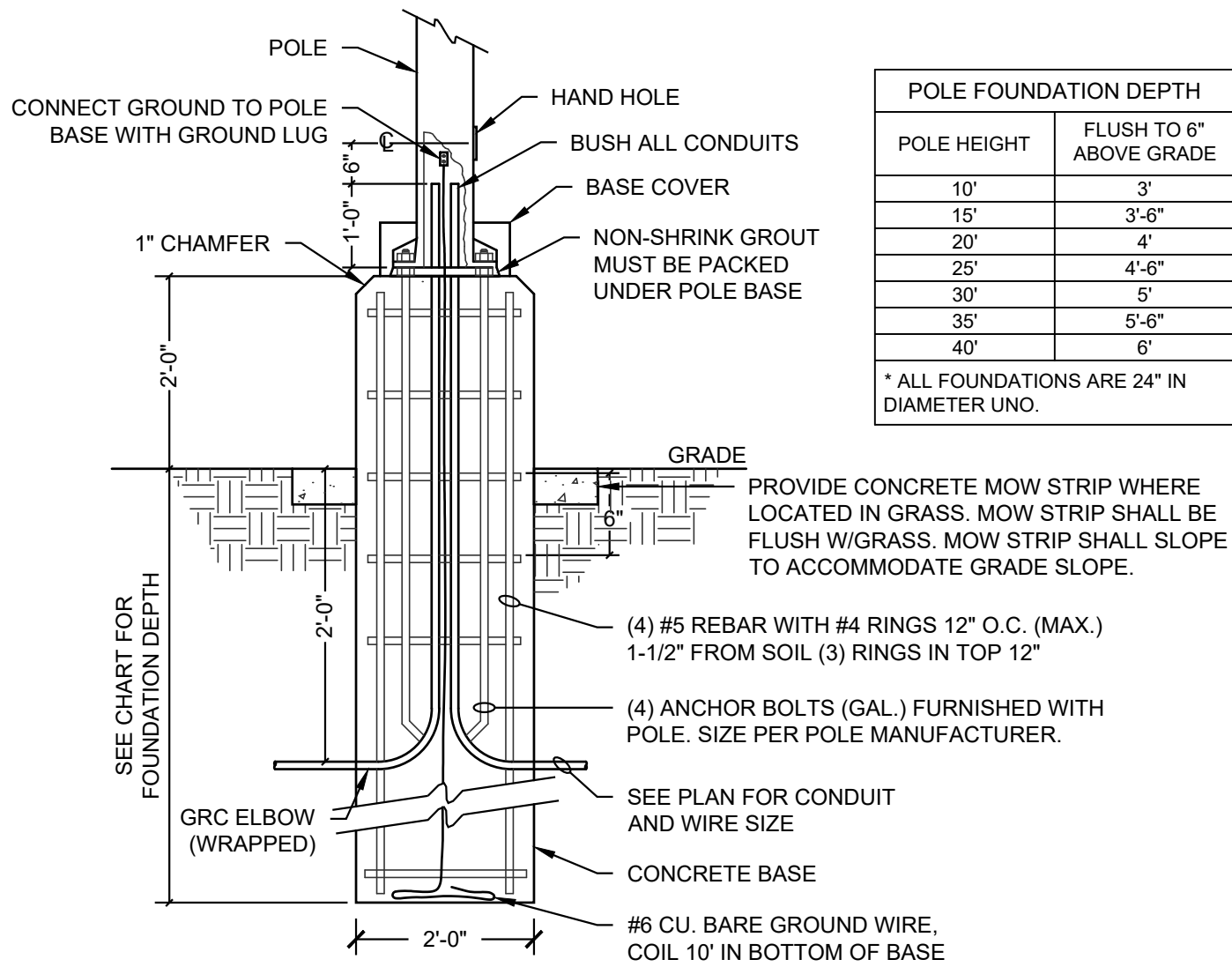
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- NOTES:
1. ELECTRICAL SERVICE CONDUIT AND CONDUCTORS ARE TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. BURIAL DEPTH SHALL BE PER NEC TABLE 300.5
 2. TELEPHONE SERVICE CONDUIT SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. TELEPHONE SERVICE CABLING SHALL BE PROVIDED BY THE LOCAL TELEPHONE COMPANY. COORDINATE WITH LOCAL TELEPHONE COMPANY FOR ANY SPECIFIC REQUIREMENTS.
 3. THE QUANTITY/SIZE OF CONDUITS AND/OR CONDUCTORS SHALL BE AS CALLED OUT ON THE ELECTRICAL DRAWINGS. COORDINATE WITH THE ELECTRICAL ENGINEER.

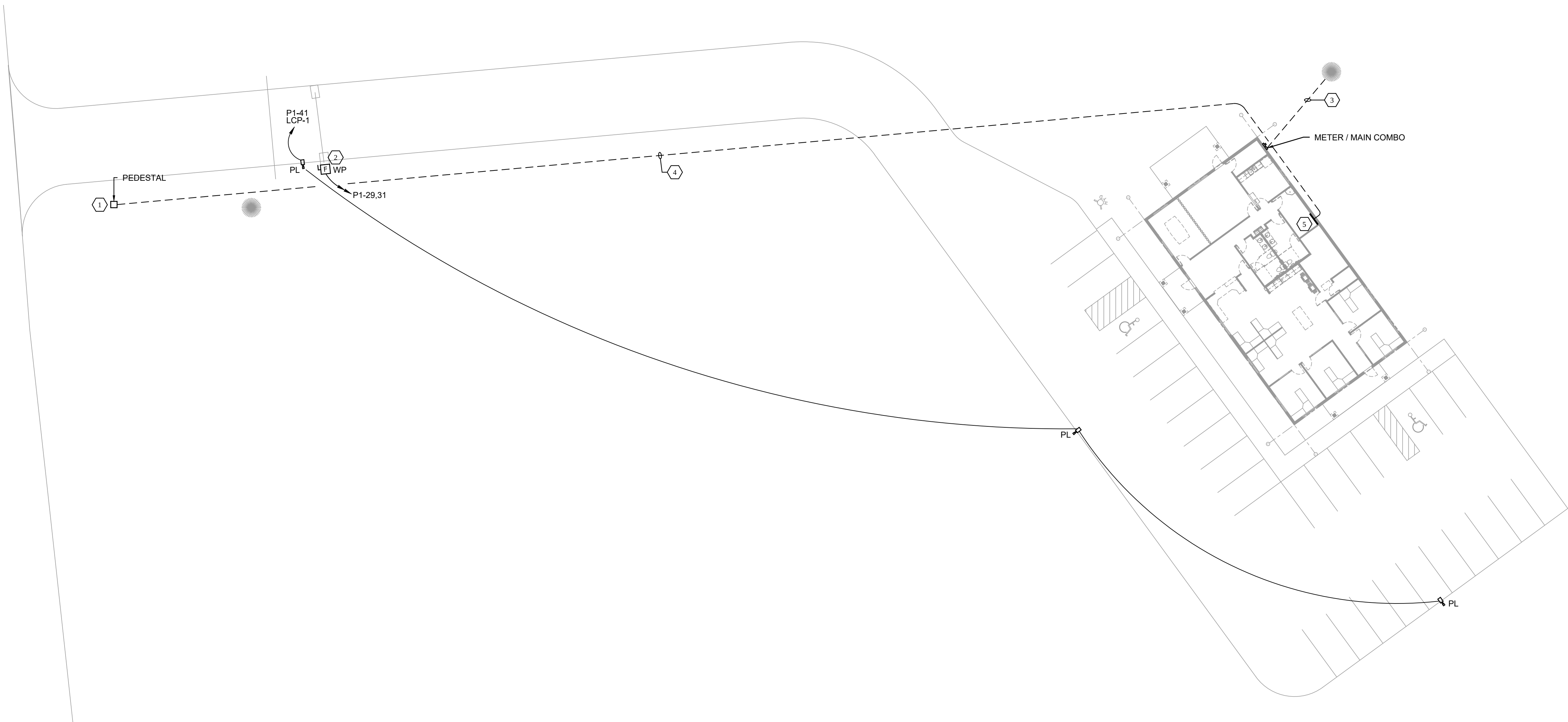
1 UNDERGROUND CONDUIT DETAIL
E100 NO SCALE



POLE FOUNDATION DEPTH	
POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3'
15'	3'-6"
20'	4'
25'	4'-6"
30'	5'
35'	5'-6"
40'	6'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.

2 LIGHT POLE BASE DETAIL
E100 NO SCALE



1 SITE ELECTRICAL PLAN
E100 1" = 20'-0"

KEYED NOTES

1. COORDINATE WITH TELECOMMUNICATIONS UTILITY FOR EXACT CONNECTION LOCATION TO EXISTING TELECOM TO EXISTING TELECOMMUNICATION SYSTEM.
2. PROVIDE A 208V, 20A CIRCUIT FOR ELECTRIC GATE.
3. PROVIDE (1) 3" C FROM METER TO POWER POLE. EXTEND CONDUIT 10' UP POWER POLE USING UL LISTED STAND OFF BRACKETS. COORDINATE WITH ROCKY MOUNTAIN POWER.
4. PROVIDE (2) 2" C FOR FIBER AND CABLE FROM TELECOM PEDESTAL TO TTb. COORDINATE PEDESTAL LOCATION WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
5. STUB CONDUITS 6" AFF AT TTb LOCATION.

GENERAL NOTES

- A. ALL CONDUITS ARE SHALL BE BURIED IN ACCORDANCE WITH NEC 300.5 UNLESS OTHERWISE NOTED.

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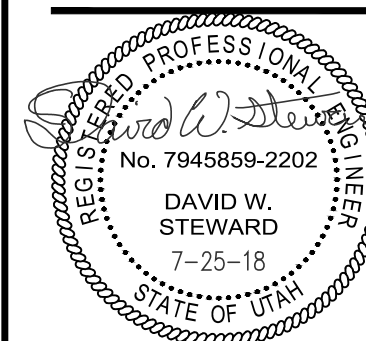
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1	9-27-18	ADDENDUM 1
3	11-27-18	CITY COMMENTS

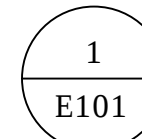
PROJECT #: 818120
DRAWN BY: SL,BT
CHECKED BY: ES
ISSUED: 07-25-18



SITE
ELECTRICAL
PLAN

E100

A


$$1/4'' = 1'-0''$$


RIGHT DESIGN WEST ARCHITECTS 2015

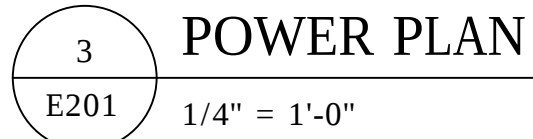
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HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

PROJECT #: 818120
DRAWN BY: SL,BT
CHECKED BY: ES
ISSUED: 07-25-18



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255 SOUTH 300 WEST
795 NORTH 400 WEST

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032

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5/6/2018 10:06:10 AM

NOTES:

1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK

MCA = MINIMUM CIRCUIT AMPACITY
FLA = FULL LOAD AMPS
MOCP = MAXIMUM OVERCURRENT PROTECTION LISTED BY THE MANUFACTURER
WU = FURNISHED WITH UNIT

I s.c. at Panel	10110	9099
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NOTES:

1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.

ESTIMATED 12,550A

10,110A

9,099A

LOADS	CONTINUOUS	NON-CONTINUOUS	DEMAND FACTOR/CALCULATION			DEMAND LOAD
EXISTING	0	125% x 0	0		0	
LIGHTING	2,166	0 125% x 2166	+ 100% x		2,708	
RECEPTACLE	0	12.232 100% x 10000	+ 50% x	2232	11,116	
MOTOR	0	6,192 125% x 0	+ 100% x	6192	6,192	
HEAT	0	2,400 100% x 2400				
A/C	0	22,512 100% x 22512			22,512	
KITCHEN EQUIP.	0	1,300 100 1300			1,300	
MISC	0	6,500 125% x 0	+ 100% x	6500	6,500	

RELAY:	LINE FEED:	DESCRIPTION:	LV SW:	NOTES:					
				A	B	C	D	E	
1	P1-41	EXTERIOR LTG			X	X			
2	P1-21	EXTERIOR BUILDING LTG			X	X			
3	P1-23	OPEN OFFICE/ LOBBY	LV \$	X					
4		SPARE							



NO SCALE

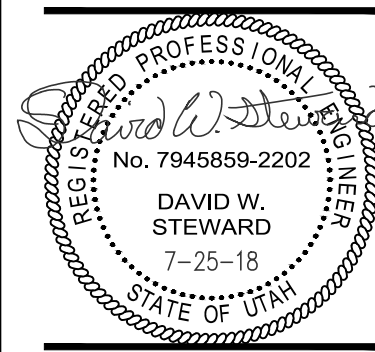
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ELECTRICAL SCHEDULES

E601