



REQUEST FOR QUALIFICATIONS

Summary

General Information	
Project Name	Administration Building – Addition
Project Description	The Jordanelle Special Service District (“JSSD”) needs to engage an architect to design and guide construction of an addition to the existing JSSD Administration Building, which was constructed in 2018.
Approximate Budget	\$200,000 - \$400,000
Project Start Date/Length	The addition needs to be ready for occupancy by November of 2026.
Contract Type	Professional Services contract
Procurement Process Information	
Contract Administrator	Max Covey P.O. Box 519 Heber City, Utah 84032 mcovey@jssd.us <i>All communications regarding this solicitation must be through the Contract Administrator.</i>
Evaluation Criteria: • Relevant Experience • Project Team • Project Approach	This is a Qualifications Based Selection wherein the proposer determined by the District to be the most qualified, in the District’s sole discretion, will be invited to enter into negotiation of a contract providing for fair and reasonable compensation to the selected proposer. Evaluation criteria are listed to the left, and will be weighted equally. Both the Project Team and Project Approach criteria include a preference for proposers with better on-site availability.
Deadline to submit Statements of Qualifications (“SOQ”)	October 1, 2025
SOQ Page Limit	10 pages <i>Resumes do not count toward page limit.</i>

Submittal Instructions	Email SOQ, in .pdf format, to the Contract Administrator by the deadline listed above
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1. The Special Service Districts

The Jordanelle Special Service District (“JSSD”) is a special service district organized pursuant to Utah Code Ann. § 17D-1-101 *et seq.* JSSD provides culinary water and sanitary sewer services in portions of Wasatch County, Utah. The Wasatch County Council serves as the governing body of JSSD, which is managed by a General Manager. JSSD also provides administrative and operations service under contract for other special service districts within Wasatch County including Twin Creeks Special Service District, North Village Special Service District, Strawberry Lakeview Special Service District and Strawberry Ranch Special Service District.

2. The Project Background

JSSD’s administrative staff currently occupy offices in the Administration Building constructed in 2018, originally intended to accommodate 10 employees, along North Old Highway 40 in Heber City, Utah. Due to rapid development in the area served by JSSD and the associated increased need for administrative capacity, JSSD now seeks to expand the original 2018 Administration Building with the construction of additional offices intended to accommodate 4 additional employees.

3. The Project Scope

The project will consist of an addition to the JSSD Administration Building presently located at 5360 North Old Highway 40. That addition will primarily consist of offices for 4 employees, as well as additional ancillary construction and spaces as may be necessary to support the additional offices.

JSSD anticipates that the scope of work may include preliminary design meetings; requests for detailed design and construction drawings, specifications, and cost estimates; assistance with procurement of a construction firm in accordance with the Utah Procurement Code; services during construction, including but not limited to review of shop drawings and submittals and responses to contractor RFIs; preparation of closeout documentation; and preparation of record drawings in ACAD and PDF format.

4. Pre-Proposal Conference

A pre-proposal conference will be held September 15 at 2:00pm at the current JSSD Administration Building. ***Attendance at the pre-proposal conference is mandatory for JSSD acceptance of proposal.***

5. Statements of Qualifications

Professional architects or architecture firms desiring to be considered for the Project should submit a Statement of Qualifications in accordance with this Request for Qualifications. Only licensed professional architects will be considered.

Statements of Qualifications should include the following:

- Relevant Experience:
 - A narrative description of your experience in designing additions to office buildings of similar size and type as the Project.
 - A list of past projects that relate to similar JSSD or government design/construction of any size and scope. For each project, please include: project name, whether it was new building or an addition to a building, building/addition size in square feet, initial construction cost estimate, final actual construction cost, final contractor change order amount, final architects fee and a contact name/phone number from that entity familiar enough with the past project to give a reference.
 - Provide any experience working with Wasatch County to acquire a building permit.
 - Project Team:
 - Names of key personnel that will be assigned to the project, and their anticipated involvement (by percentage or hours) in the project.
 - Resumes of key personnel proposed for the Project.
 - The names and license numbers of any other engineers or architects proposed to work on the Project.
 - A list of sub-consultants, if any, that will be used and their role on the project.
 - The proposed on-site availability, as days per week, of each key personnel and additional engineer, architect, and/or subconsultant listed.
 - JSSD will show preference, in its selection of an architect or architecture firm, for those proposers able to provide regular on-site availability and prompt in-person responses to JSSD concerns and requests.
- Note: Civil engineering will be completed by the JSSD District Engineer.**
- Project Approach
 - Describe approach to the Project, including information about unique technical or project management capabilities, with emphasis on how you will complete the Project on-time and on-budget, with minimal change orders and problems.
 - Describe proposed in-person support strategy at project site.

- Unique suggestions, considerations, or requirements that may help distinguish the proposed team, help JSSD anticipate issues, or help better understand the proposal.
- To facilitate proposers' ability to tailor their responses to this particular project, a preliminary concept plan for the addition along with Construction Drawings of the current Administration Building are included at the end of this Request for Qualifications.

In addition to the foregoing, the Statement of Qualifications should include the names of the principals of the submitting firm, the type of organization for all parties involved (partnership, corporation, individual, LLC, etc.), and proof of insurance.

JSSD may contact any references that you list, as well as any other third parties that have relevant knowledge about any proposer, or any entity or individual listed on a proposer's team, and JSSD will consider comments from any such references in selecting the most qualified proposer.

The Statement of Qualifications must not include any information about pricing or hourly rates.

6. Evaluation and Selection

JSSD will appoint an evaluation committee to review responsive SOQs. The evaluation committee will rank the responsive SOQs using the criteria identified in this Request for Qualifications. Those SOQs that do not cover all requested points outlined in this Request for Qualifications shall be deemed non-responsive and not considered by the evaluation committee.

Following the evaluation committee's ranking of responsive SOQs, the General Manager will enter into negotiations with the highest-ranked proposer, to arrive at contract terms and pricing that are fair and reasonable. If the General Manager and the highest-ranking proposer are unable to agree to satisfactory contract, the General Manager will terminate negotiations with that proposer and enter into negotiations with the next-highest-ranking proposer. The final selection of the architect is subject to the approval of the Wasatch County Council, acting as the governing body of JSSD.

JSSD may request additional information from any or all proposers. JSSD, in its sole discretion, may cancel this solicitation at any time, or may opt not to select any proposer to complete the work described herein. Submission of an SOQ in response to this solicitation does not grant the submitting proposer any right to do any work with JSSD on the basis of the submitted SOQ alone.



JSSD ADMINISTRATION BUILDING
PRELIMINARY CONCEPT PLAN
EXHIBIT B

JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40
HEBER CITY, UT 84032



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@bhbengineers.com DALLIN PEDERSEN, S.E.	BRENMAN & COMPANY 1770 RESEARCH PARKWAY SUITE 112 LOGAN, UT 84341 PHONE: 435.554.7771 henk.brenkman@brenkmanandcompany.com HENK BRENMAN	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.

DEFERRED SUBMITTAL

- FIRE ALARM
- TIMBER TRUSSES
- ICC REPORTS FOR PRECAST CONCRETE CAPS

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.

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





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	Capacity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor ₍₁₎
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 Framed, 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
Clareatory - NW: Wood Framed, 16in. o.c., [Bldg. Use 1 - Office]	37	19.0	0.0	0.067	0.051
EAST					
Ext. Wall - NE: Wood Framed, 16in. 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
Window: Metal Frame with Thermal Break; Fixed, Perf. Specs.: Product ID STOREFRONT, SHGC 0.40, [Bldg. Use 1 - Office] (b)	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 Framed, 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
Window - SE: Wood Framed, 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	Qty	Unit	Cont. R-Value	Proposed U-Factor	Budget U-Factor _(a)
Ext. Wall: SW: Wood-Frame, 16in. o.c. (Bldg. Use 1 - Office)	940	19.0	5.0		0.048	0.051
Interior Metal Frame with Thermal Break: Fixed Part, Specs. Product 1 STOREFRONT, SHGC 0.40, (Bldg. Use 1 - Office) (b)	120				0.320	0.360
Cor. Perf. Specs. Product 1 STOREFRONT DCCR, SHGC 0.45, (Bldg. Use 1 - Office) (b)	67				0.320	0.770
Clarestory: SW: Wood-Frame, 16in. o.c. (Bldg. Use 1 - Office)	106	19.0			0.067	0.051
Window: Metal Frame with Thermal Break: Fixed Part, Specs. Product 1 STOREFRONT, SHGC 0.40, (Bldg. Use 1 - Office) (b)	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.

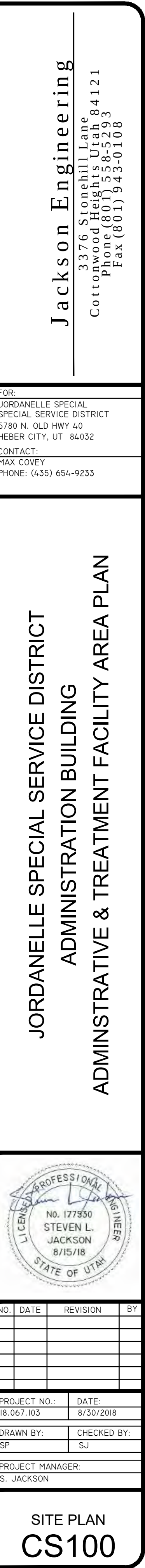
DEREK C. Project Manager
Name - Title Signature Date 7-27-18

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

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





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
ADMINISTRATIVE & TREATMENT FACILITY AREA PLAN



NO.	DATE	REVISION	BY

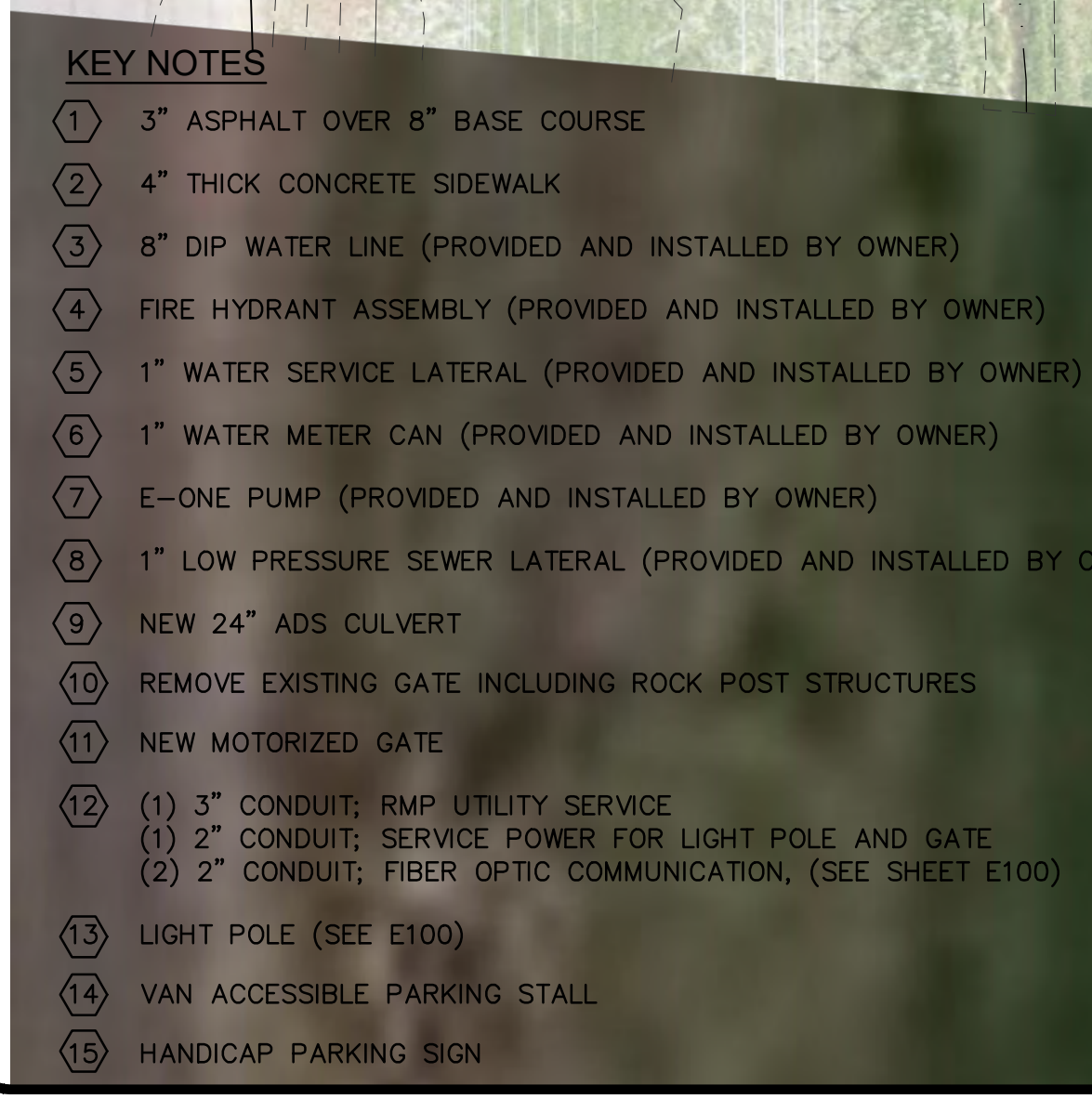
PROJECT NO.:	DATE:
18.067.103	8/30/20

DRAWN BY:

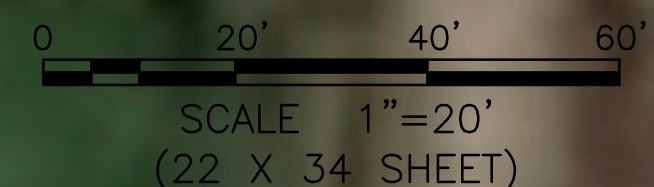
SP

PROJECT MANAGER:
S. JACKSON

SITE PLAN
CS100



ADMINISTRATION BUILDING PARCEL	
	EXISTING CONTOUR LINE
5773	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



SITE PLAN
CS101



- 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

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Cottonwood Heights Utah 84121
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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

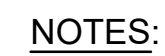
DATE: 8/30/2018

DRAWN BY: SP

CHECKED BY: SJ

PROJECT MANAGER: S. JACKSON

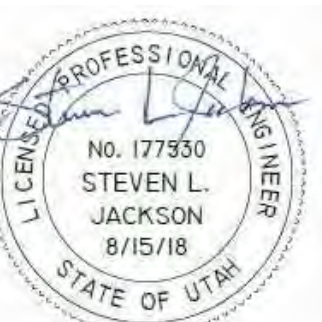
SITE PLAN
CS104



1. DETECTABLE WARNING SURFACE ONLY PRESENT ADJACENT TO DIAGONALLY STRIPED AREAS.
2. SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY. VAN ACCESS SPACE (DENOTED ON C-104) SHALL HAVE "VAN ACCESSIBLE" SIGN.

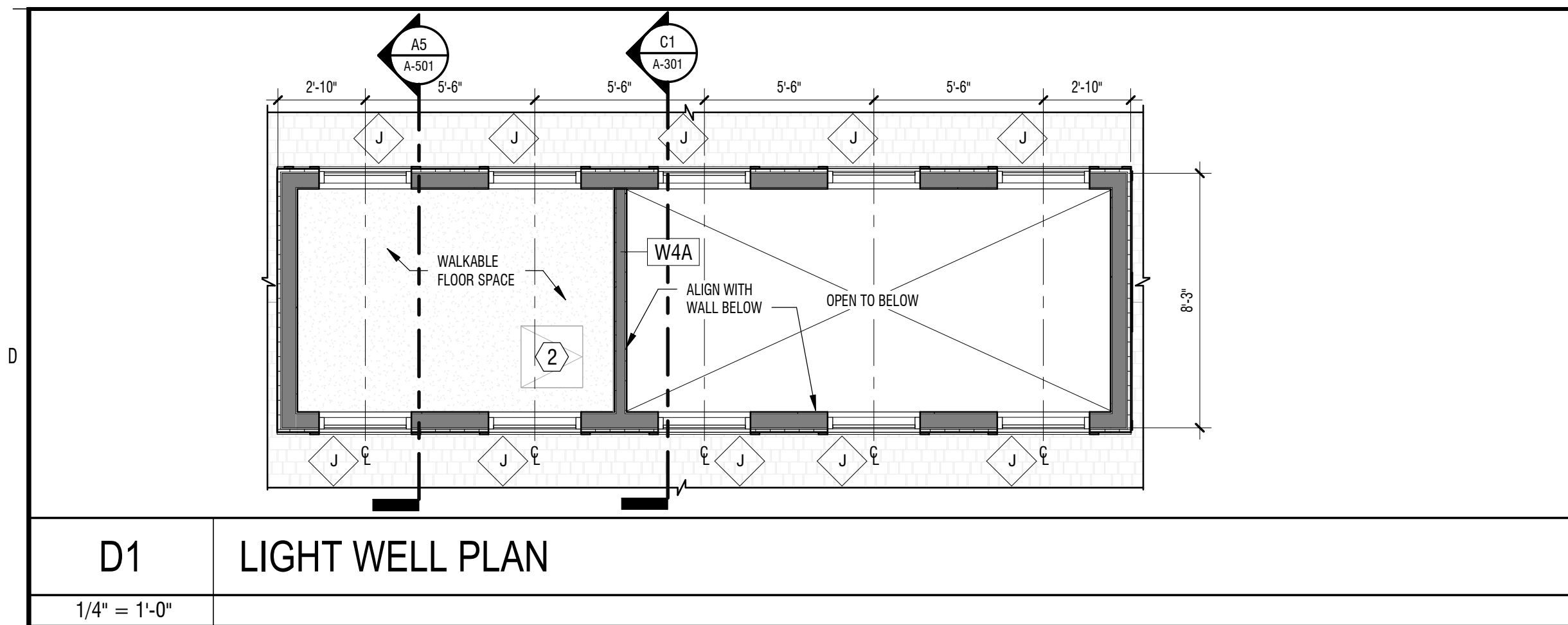


1. SIGN POST SHALL BE INSTALLED 12" FROM BACK OF CURB AND CENTERED IN FRONT OF PARKING STALL. FOR PARALLEL PARKING SPACES, SIGN SHALL BE CENTERED IN MIDDLE OF STALL.
2. SIGN SHALL BE FABRICATED IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
3. LETTERS AND SYMBOLS SHALL BE "WHITE" SCOTCHLITE REFLECTIVE SHEETING.
4. SEE SIGN DETAILS ON THIS SHEET FOR SPECIFIC SIGN LOCATIONS AND TEXT.



NO.	DATE	REVISION	BY

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



GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY LAY-OUT OF STRUCTURAL, MECHANICAL, AND ELECTRICAL.
3. ALL INTERIOR DIMENSIONS ARE TO/FROM FACE OF STUD / MASONRY. ALL EXTERIOR DIMENSIONS ARE TO/FROM FACE OF GRID FOUNDATION. DIMENSIONS MARKED CLEAR OR CLR ARE FROM FACE OF FINISH TO FACE OF FINISH AND SHALL BE MAINTAINED AND CANNOT BE FIELD ADJUSTED WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
4. ALL DOOR FRAMES SHALL BE 3" MIN. FROM WALL J.U.O.
5.  **CG** = CORNER GUARD, END GUARD. SEE FINISH LEGEND FOR MATERIAL.
6. BLOCKING TO BE PROVIDED FOR ALL WALL MOUNTED EQUIPMENT
7.  **FE** = FIRE EXTINGUISHER
8. SEE EQUIPMENT DRAWINGS FOR SLOPES IN AREAS W/CONVEYOR SYSTEM.
9. SEE SCHEDULES FOR DOOR AND WINDOW TYPES.
10.  **S** = SLAB ELEVATION

This architectural floor plan depicts a building floor with various rooms and corridors. The plan is oriented with North at the top. Key features include:

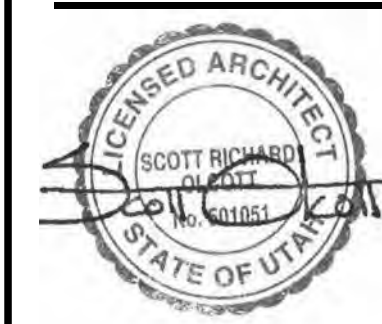
- Rooms and Areas:**
 - STORAGE 102A:** Located in the top left corner.
 - KITCHEN / BREAK 103:** Adjacent to the storage area.
 - LG. CONFERENCE 102:** A large conference room with 22 occupants.
 - SM. CONFERENCE 101:** A smaller conference room with 14 occupants.
 - MEN RESTROOM 105:** Located in the center of the plan.
 - WOMEN RESTROOM 106:** Adjacent to the men's restroom.
 - WORKROOM 110:** Located in the center-right area.
 - OFFICE 111, 112, 113, 114, 115:** Several offices of varying sizes.
 - SERVER 111A:** Located near the center-right.
 - PLAN AREA 109:** A large open area on the right side.
 - OPEN OFFICE 108:** Located near the plan area.
 - LOBBY 100:** A central circulation area.
- Corridors and Entrances:**
 - CORRIDOR 105:** A central corridor connecting various rooms.
 - ENTRANCE 101:** A main entrance at the bottom center.
 - ENTRANCE 102:** An entrance on the left side.
 - ENTRANCE 103:** An entrance on the right side.
- Structural Elements:**
 - WALLS:** Indicated by thick black lines.
 - DOORS:** Indicated by arcs and labels (e.g., D1/A-101, D2/A-102).
 - Windows:** Indicated by labels (e.g., W4A, W4E, W4F, W6A).
 - Columns:** Indicated by circles with labels (e.g., C1/A-301, C2/A-403, C3/A-403, C4/A-402, C5/A-402, C6/A-403, C7/A-404, C8/A-405, C9/A-406, C10/A-407, C11/A-408, C12/A-409, C13/A-410, C14/A-411, C15/A-412, C16/A-413, C17/A-414, C18/A-415, C19/A-416, C20/A-417, C21/A-418, C22/A-419, C23/A-420, C24/A-421, C25/A-422, C26/A-423, C27/A-424, C28/A-425, C29/A-426, C30/A-427, C31/A-428, C32/A-429, C33/A-430, C34/A-431, C35/A-432, C36/A-433, C37/A-434, C38/A-435, C39/A-436, C40/A-437, C41/A-438, C42/A-439, C43/A-440, C44/A-441, C45/A-442, C46/A-443, C47/A-444, C48/A-445, C49/A-446, C50/A-447, C51/A-448, C52/A-449, C53/A-450, C54/A-451, C55/A-452, C56/A-453, C57/A-454, C58/A-455, C59/A-456, C60/A-457, C61/A-458, C62/A-459, C63/A-460, C64/A-461, C65/A-462, C66/A-463, C67/A-464, C68/A-465, C69/A-466, C70/A-467, C71/A-468, C72/A-469, C73/A-470, C74/A-471, C75/A-472, C76/A-473, C77/A-474, C78/A-475, C79/A-476, C80/A-477, C81/A-478, C82/A-479, C83/A-480, C84/A-481, C85/A-482, C86/A-483, C87/A-484, C88/A-485, C89/A-486, C90/A-487, C91/A-488, C92/A-489, C93/A-490, C94/A-491, C95/A-492, C96/A-493, C97/A-494, C98/A-495, C99/A-496, C100/A-497, C101/A-498, C102/A-499, C103/A-500, C104/A-501, C105/A-502, C106/A-503, C107/A-504, C108/A-505, C109/A-506, C110/A-507, C111/A-508, C112/A-509, C113/A-510, C114/A-511, C115/A-512, C116/A-513, C117/A-514, C118/A-515, C119/A-516, C120/A-517, C121/A-518, C122/A-519, C123/A-520, C124/A-521, C125/A-522, C126/A-523, C127/A-524, C128/A-525, C129/A-526, C130/A-527, C131/A-528, C132/A-529, C133/A-530, C134/A-531, C135/A-532, C136/A-533, C137/A-534, C138/A-535, C139/A-536, C140/A-537, C141/A-538, C142/A-539, C143/A-540, C144/A-541, C145/A-542, C146/A-543, C147/A-544, C148/A-545, C149/A-546, C150/A-547, C151/A-548, C152/A-549, C153/A-550, C154/A-551, C155/A-552, C156/A-553, C157/A-554, C158/A-555, C159/A-556, C160/A-557, C161/A-558, C162/A-559, C163/A-560, C164/A-561, C165/A-562, C166/A-563, C167/A-564, C168/A-565, C169/A-566, C170/A-567, C171/A-568, C172/A-569, C173/A-570, C174/A-571, C175/A-572, C176/A-573, C177/A-574, C178/A-575, C179/A-576, C180/A-577, C181/A-578, C182/A-579, C183/A-580, C184/A-581, C185/A-582, C186/A-583, C187/A-584, C188/A-585, C189/A-586, C190/A-587, C191/A-588, C192/A-589, C193/A-590, C194/A-591, C195/A-592, C196/A-593, C197/A-594, C198/A-595, C199/A-596, C200/A-597, C201/A-598, C202/A-599, C203/A-600, C204/A-601, C205/A-602, C206/A-603, C207/A-604, C208/A-605, C209/A-606, C210/A-607, C211/A-608, C212/A-609, C213/A-610, C214/A-611, C215/A-612, C216/A-613, C217/A-614, C218/A-615, C219/A-616, C220/A-617, C221/A-618, C222/A-619, C223/A-620, C224/A-621, C225/A-622, C226/A-623, C227/A-624, C228/A-625, C229/A-626, C230/A-627, C231/A-628, C232/A-629, C233/A-630, C234/A-631, C235/A-632, C236/A-633, C237/A-634, C238/A-635, C239/A-636, C240/A-637, C241/A-638, C242/A-639, C243/A-640, C244/A-641, C245/A-642, C246/A-643, C247/A-644, C248/A-645, C249/A-646, C250/A-647, C251/A-648, C252/A-649, C253/A-650, C254/A-651, C255/A-652, C256/A-653, C257/A-654, C258/A-655, C259/A-656, C260/A-657, C261/A-658, C262/A-659, C263/A-660, C264/A-661, C265/A-662, C266/A-663, C267/A-664, C268/A-665, C269/A-666, C270/A-667, C271/A-668, C272/A-669, C273/A-670, C274/A-671, C275/A-672, C276/A-673, C277/A-674, C278/A-675, C279/A-676, C280/A-677, C281/A-678, C282/A-679, C283/A-680, C284/A-681, C285/A-682, C286/A-683, C287/A-684, C288/A-685, C289/A-686, C290/A-687, C291/A-688, C292/A-689, C293/A-690, C294/A-691, C295/A-692, C296/A-693, C297/A-694, C298/A-695, C299/A-696, C300/A-697, C301/A-698, C302/A-699, C303/A-700, C304/A-701, C305/A-702, C306/A-703, C307/A-704, C308/A-705, C309/A-706, C310/A-707, C311/A-708, C312/A-709, C313/A-710, C314/A-711, C315/A-712, C316/A-713, C317/A-714, C318/A-715, C319/A-716, C320/A-717, C321/A-718, C322/A-719, C323/A-720, C324/A-721, C325/A-722, C326/A-723, C327/A-724, C328/A-725, C329/A-726, C330/A-727, C331/A-728, C332/A-729, C333/A-730, C334/A-731, C335/A-732, C336/A-733, C337/A-734, C338/A-735, C339/A-736, C340/A-737, C341/A-738, C342/A-739, C343/A-740, C344/A-741, C345/A-742, C346/A-743, C347/A-744, C348/A-745, C349/A-746, C350/A-747, C351/A-748, C352/A-749, C353/A-750, C354/A-751, C355/A-75

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

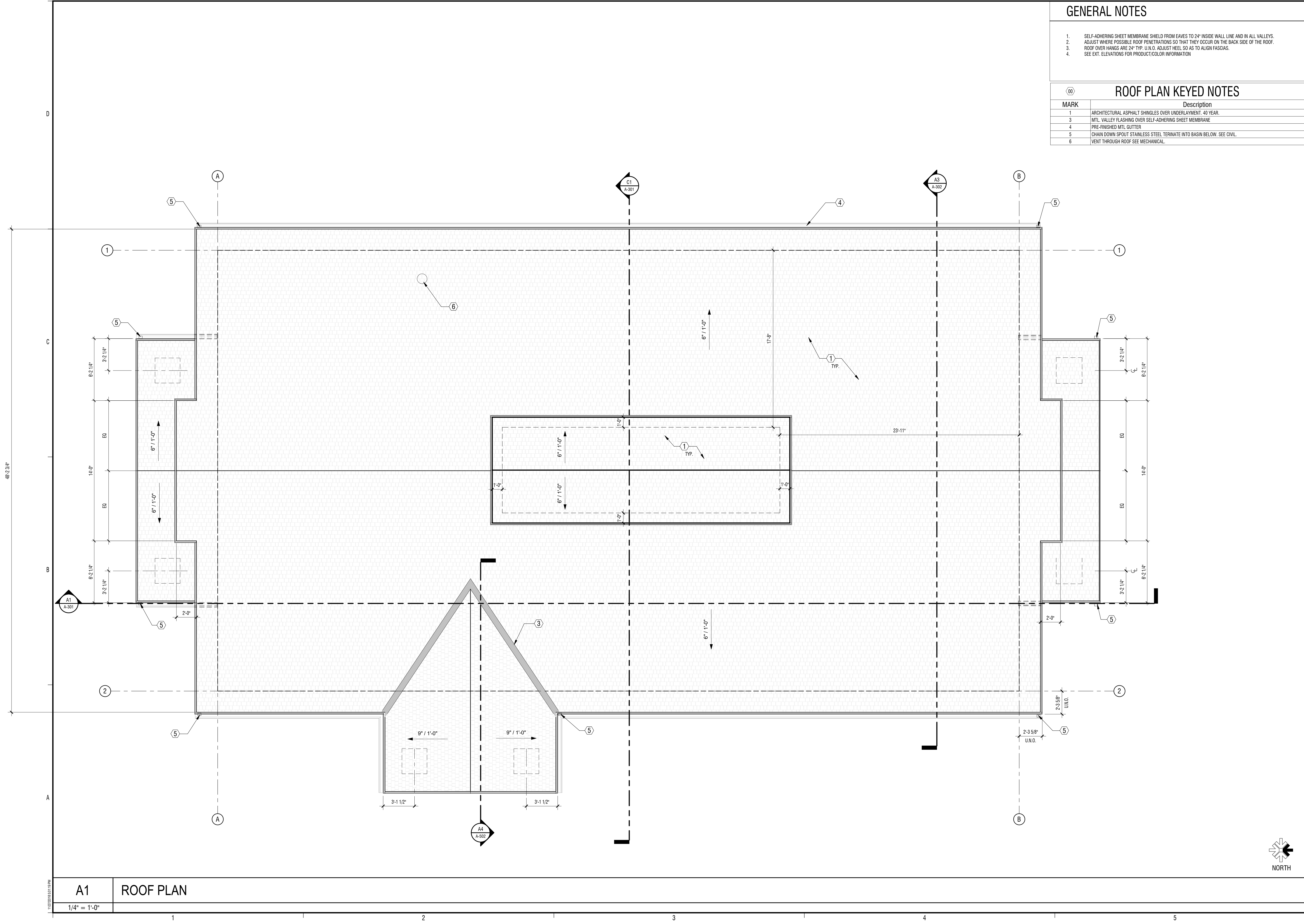
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PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18



OVERALL MAIN
FLOOR PLAN

A-101



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 HANGS 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.

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DESCRIPTION:

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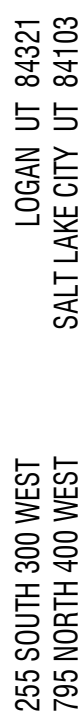


OVERALL ROOF PLAN

A-102

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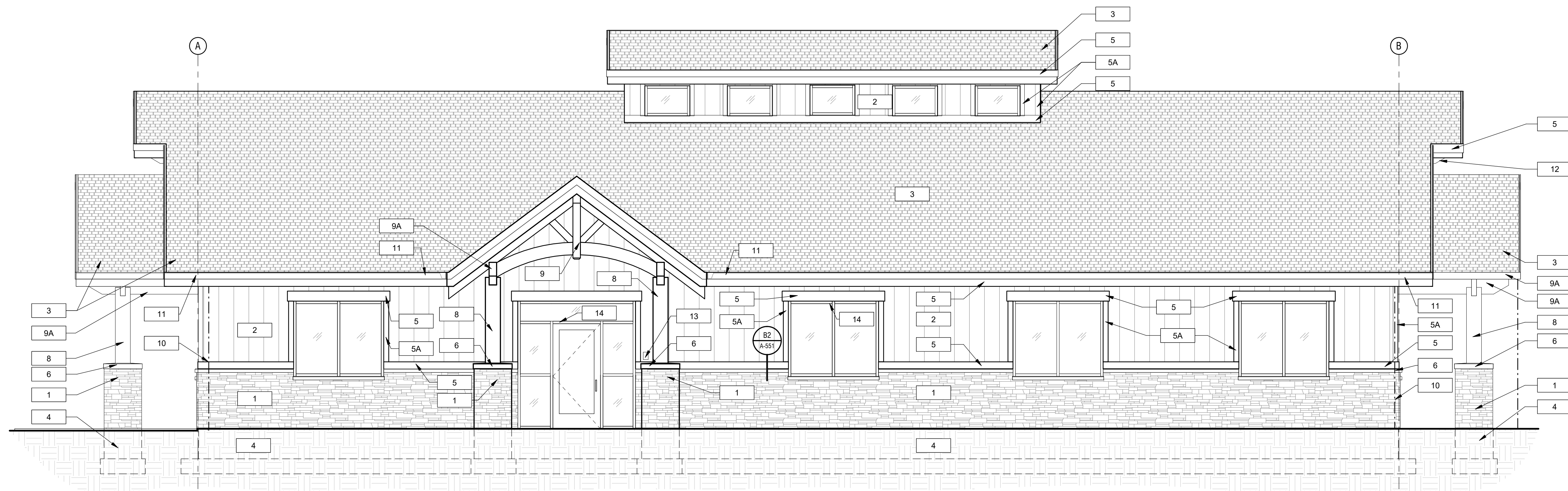
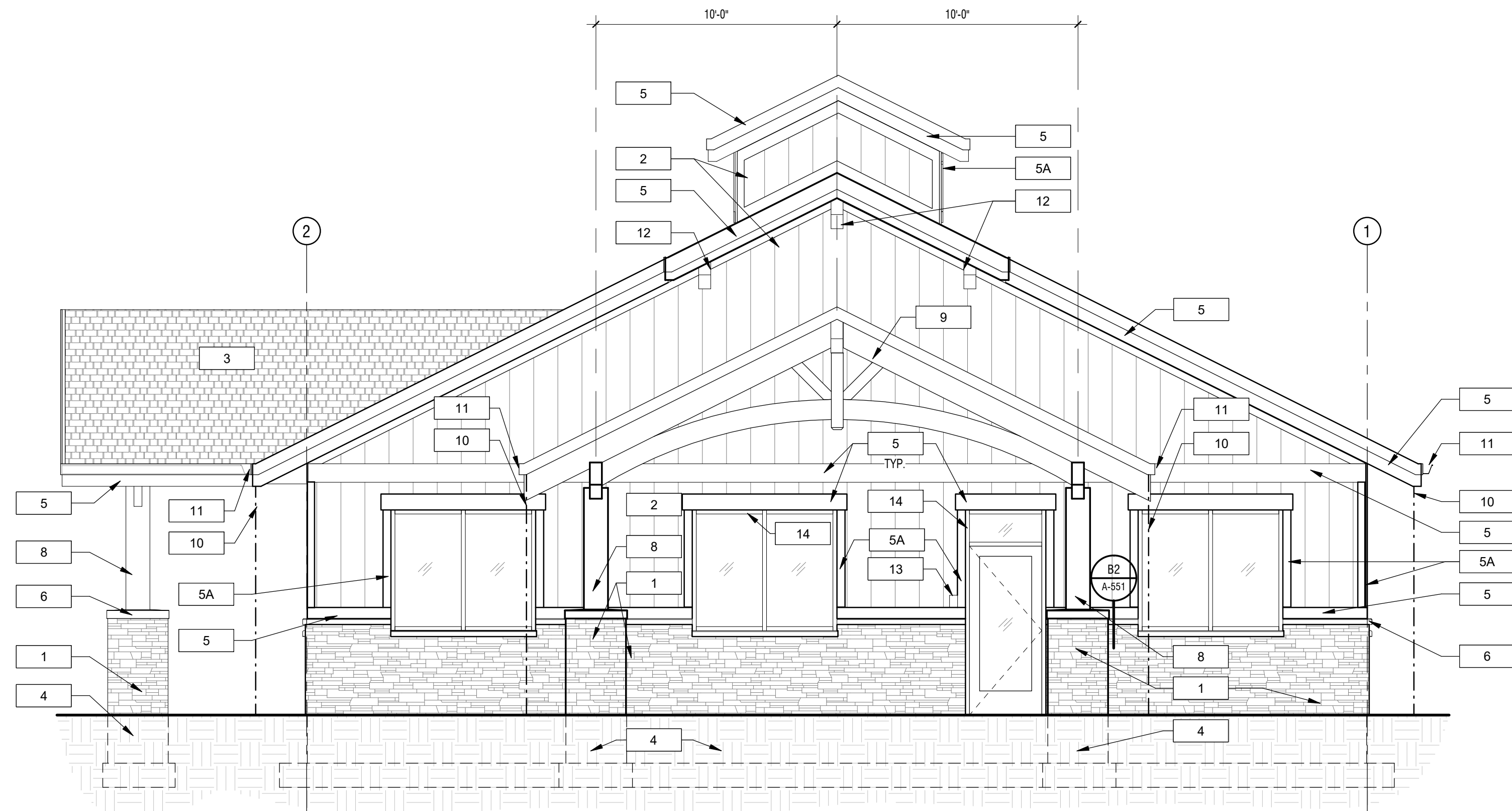
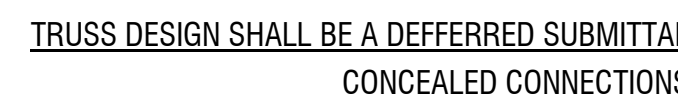
5388 NORTH OLD HWY 40
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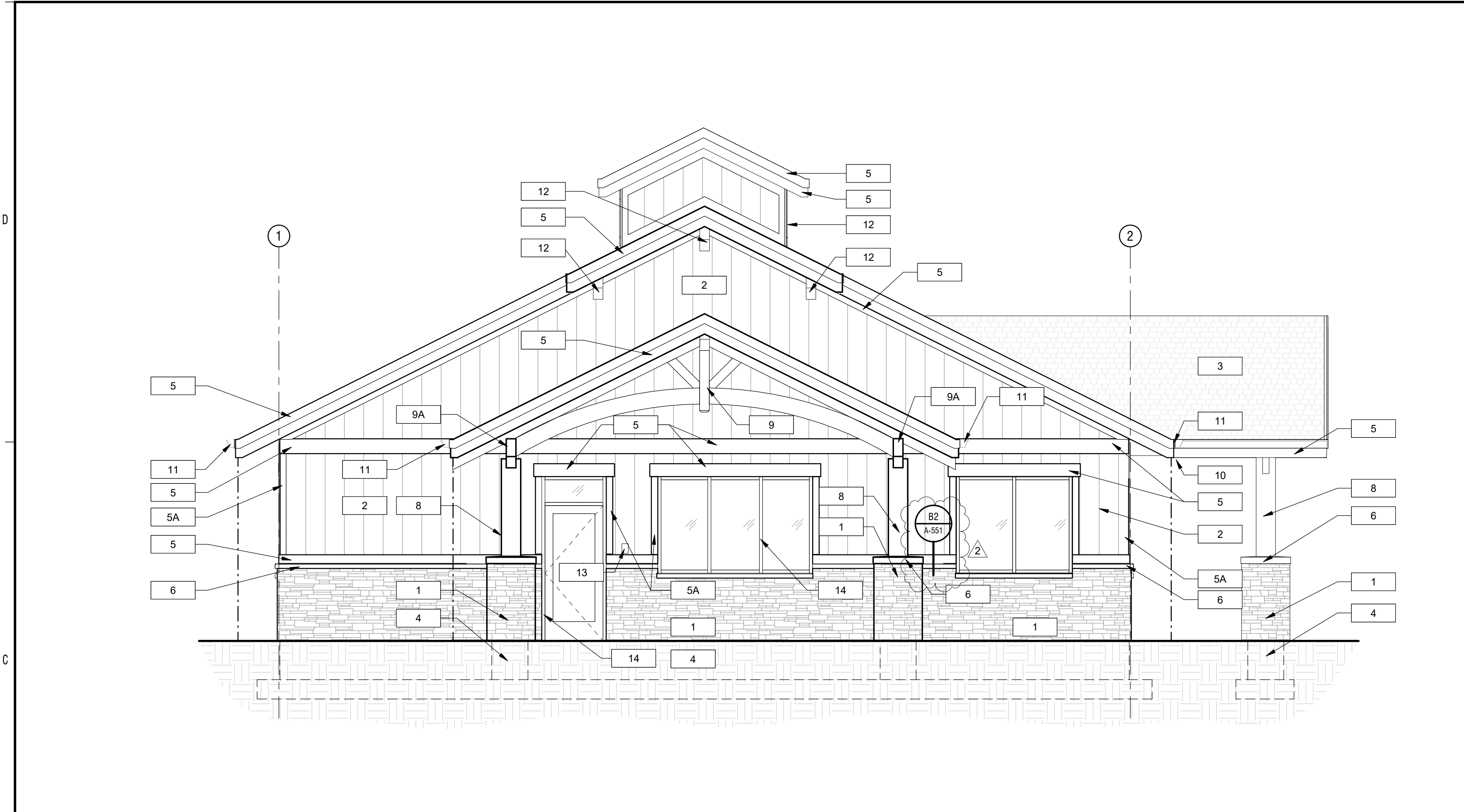
PROJECT #: 818120
DRAWN BY: DC
CHECKED BY: SO
ISSUED: 07-17-18



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ELEVATION KEY NOTES		
MARK	DESCRIPTION	COLOR / MANUFACTURER
1	STONE VENEER	DELTA STONE, SIGNATURE LINE, GREY LEDGE
2	BOARD AND BATTON FIBRECEMENT SIDING	PAINT SW 7039
3	ARCHITECTURAL ASPHALT SHINGLES	LANDMARK, MAX. DEF. DRIFTWOOD
4	CONC. FOOTING & FOUNDATION	
5	1X6 FIBRECEMENT FACA	PAINT SW 7039
5A	1X6 FIBRECEMENT 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	MARINE - GRADE 316G STAINLESS STEEL
11	PRE-FINISHED MTL. GUTTER	COLOR TO MATCH WINDOW/DOOR SYSTEM
12	CORBAL, FIBRECEMENT, 8 X 12	STAIN AS SELECTED BY ARCHITECT
13	KEY CARD READER; SEE DOOR HARDWARE	
14	WINDOW/DOOR SYSTEM	ANNOIDIZED ALUM, BLACK

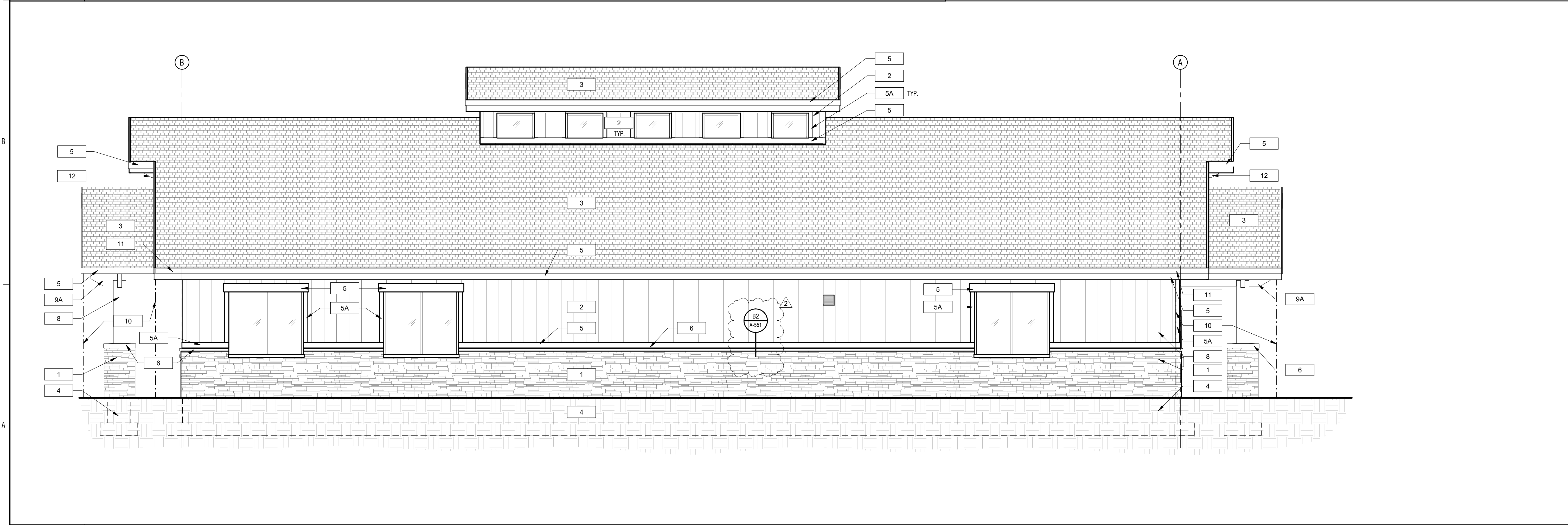




ELEVATION KEY NOTES		
MARK	DESCRIPTION	COLOR / MANUFACTURER
1	STONE VENEER	DELTA STONE, SIGNATURE LINE, GREY LEDGE
2	BOARD AND BATTON FIBERCEMENT SIDING	PAINT SW 7039
3	ARCHITECTURAL ASPHALT SHINGLES	LANDMARK, MAX. DEF. DRIFTWOOD
4	CONC. FOOTING & FOUNDATION	
5	1X8 FIBERCEMENT FACIA	PAINT SW 7039
5A	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	HARRINE - GRADE 316S 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

C1 NORTH BUILDING ELEVATION

1/4" = 1'-0"

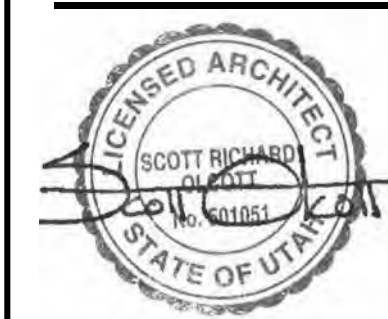


A1 EAST BUILDING ELEVATION

1/4" = 1'-0"

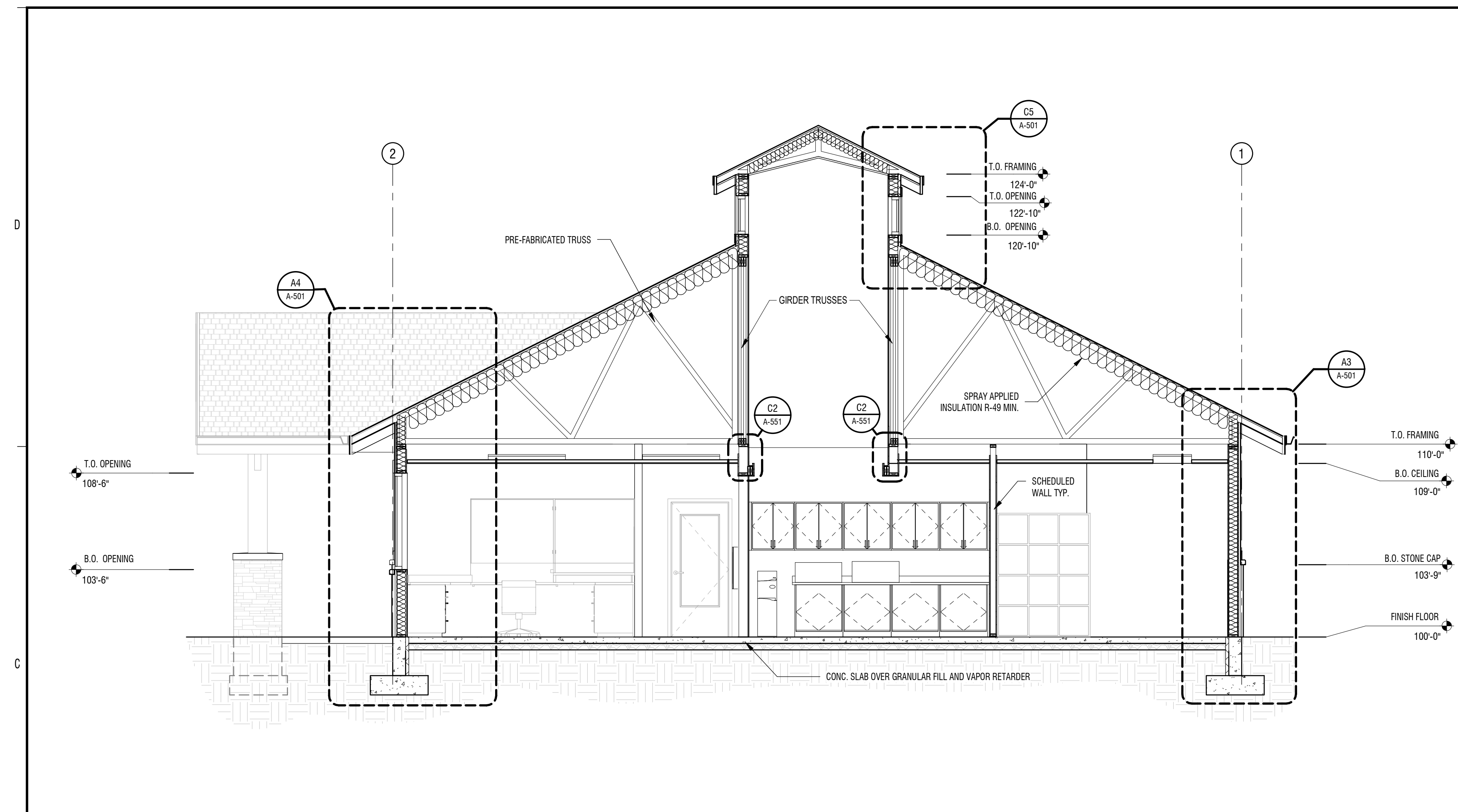
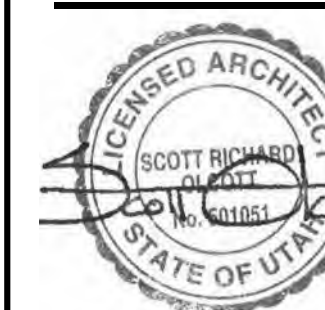
MARK	DATE	DESCRIPTION
2	10/26/18	CITY COMMENTS

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

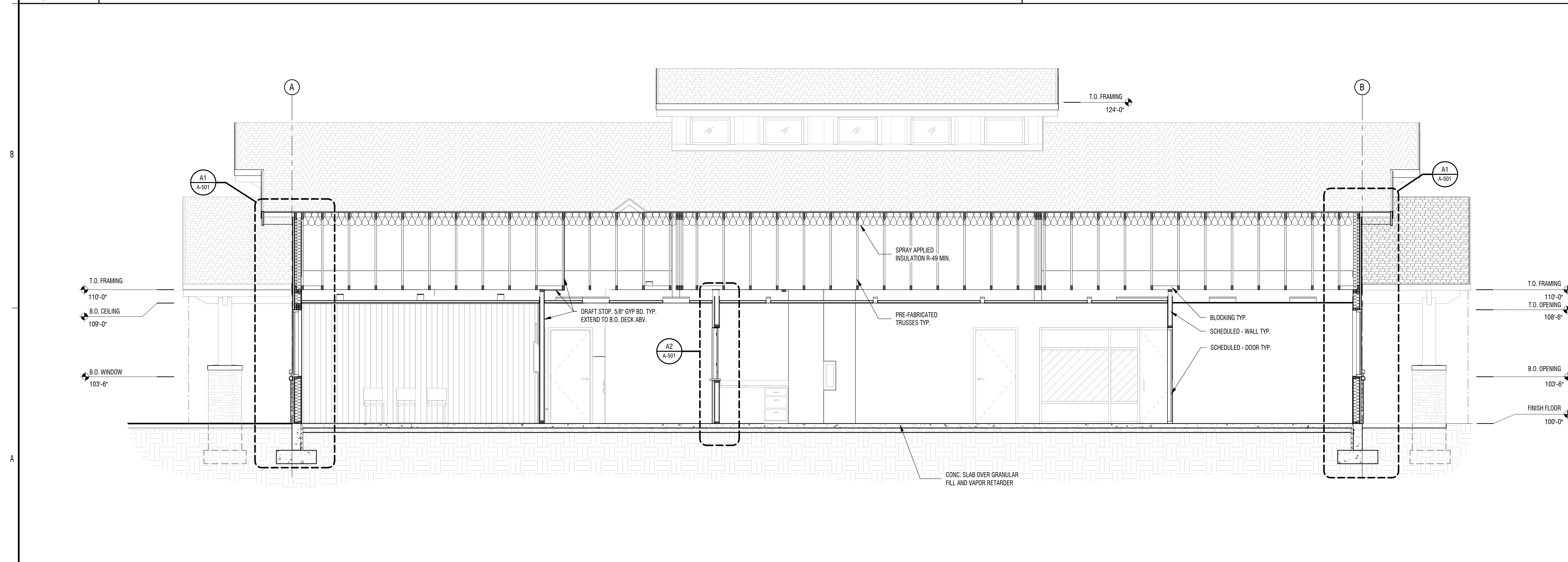


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ISSUED: 07-17



1/4" = 1'-0'


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

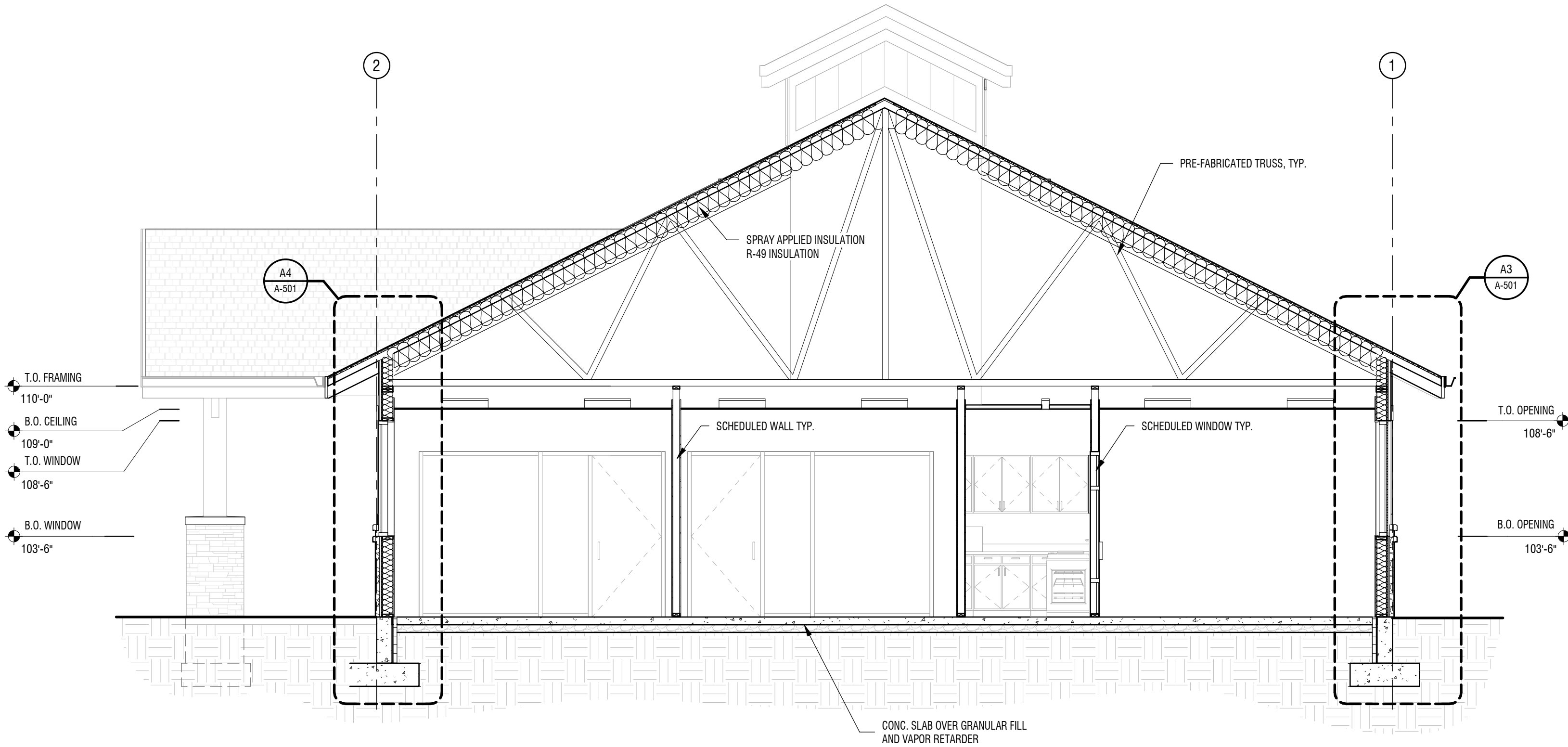
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A

B

C

D



A3

BUILDING SECTION

1/4" = 1'-0"



BUILDING SECTIONS

A-302

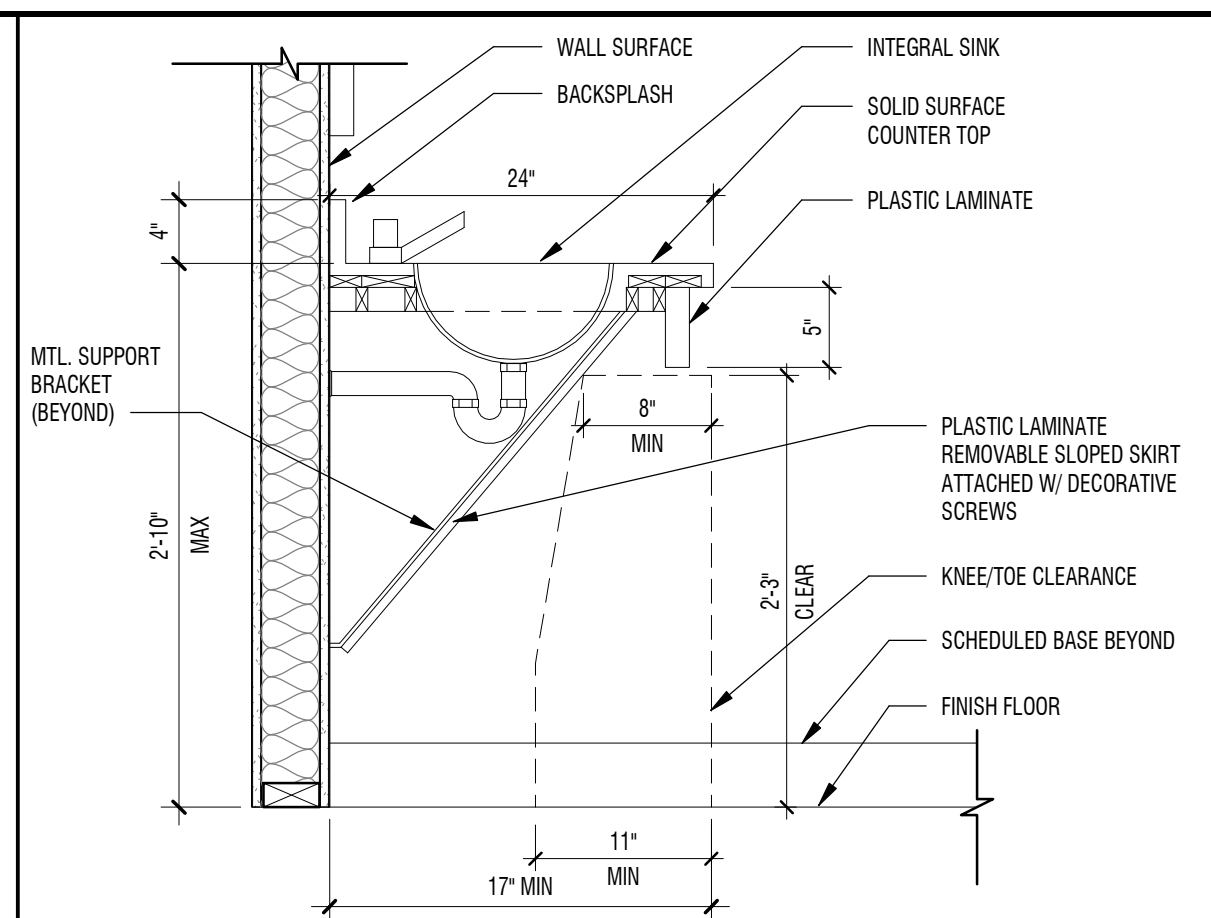
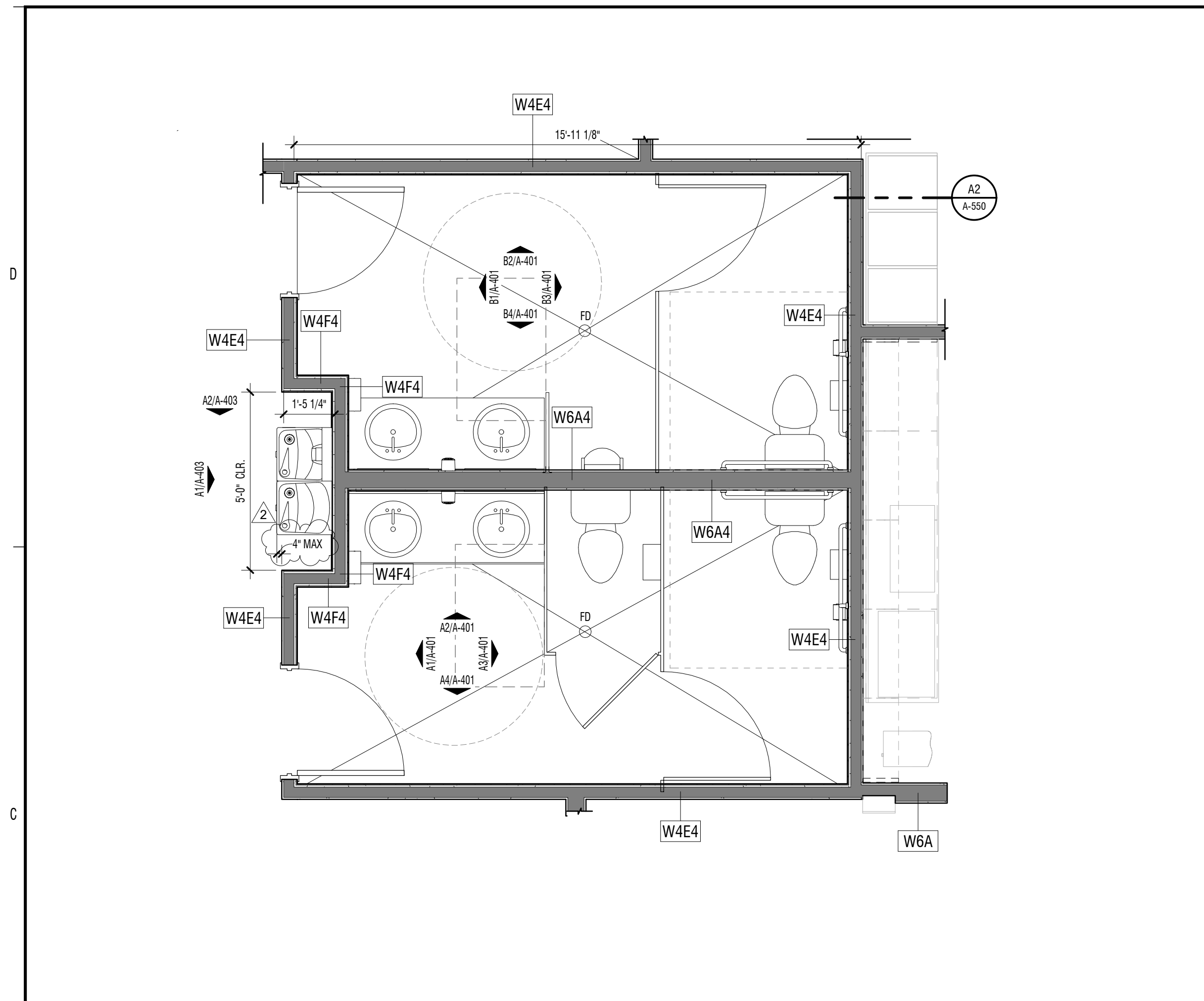
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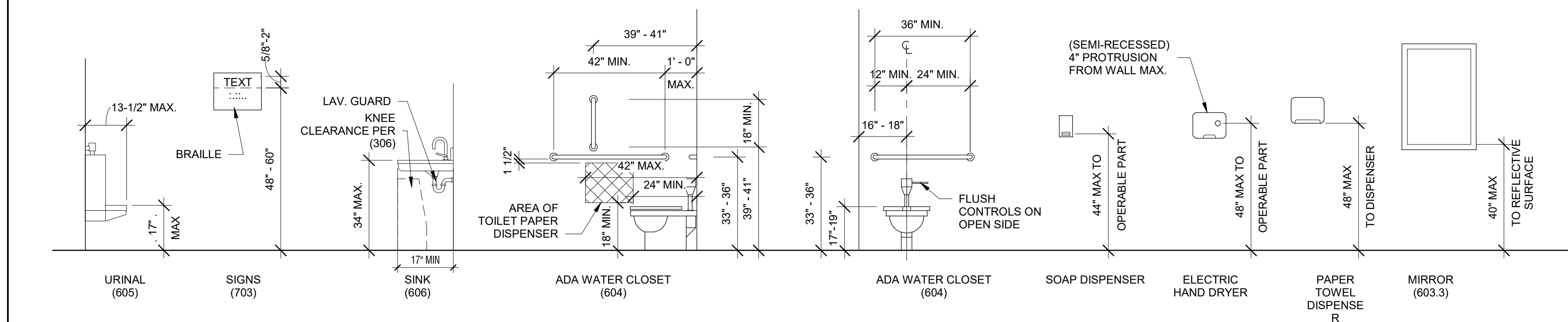
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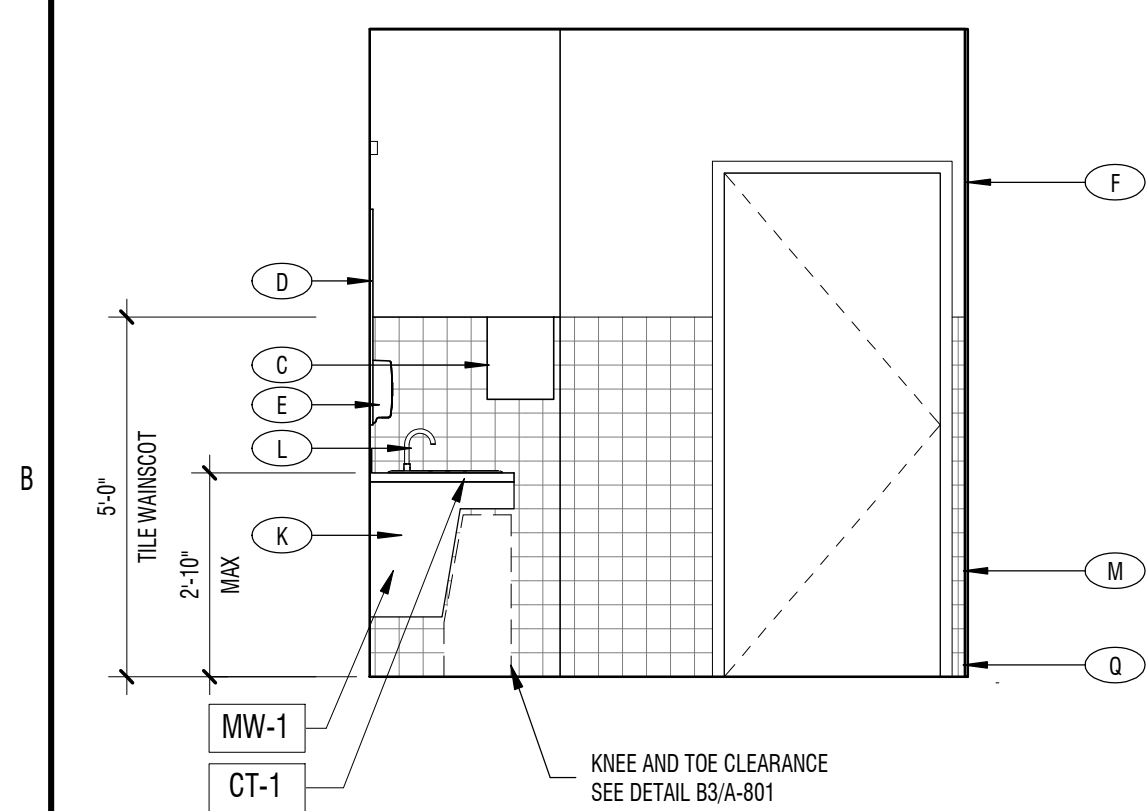


D3	ADA SINK DETAIL
----	-----------------

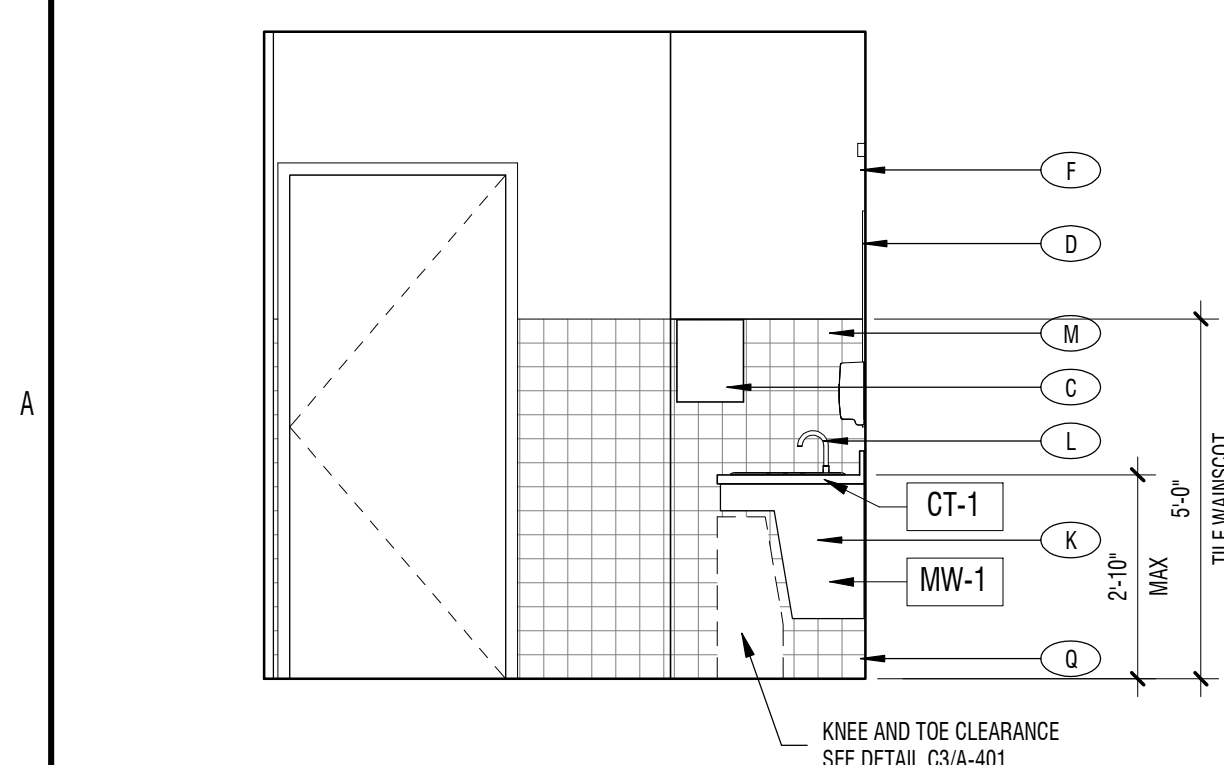
$$1'' = 1' - 0''$$


C3	ADA STANDARDS BATHROOM
----	------------------------

	$3/8" = 1'-0"$
--	----------------

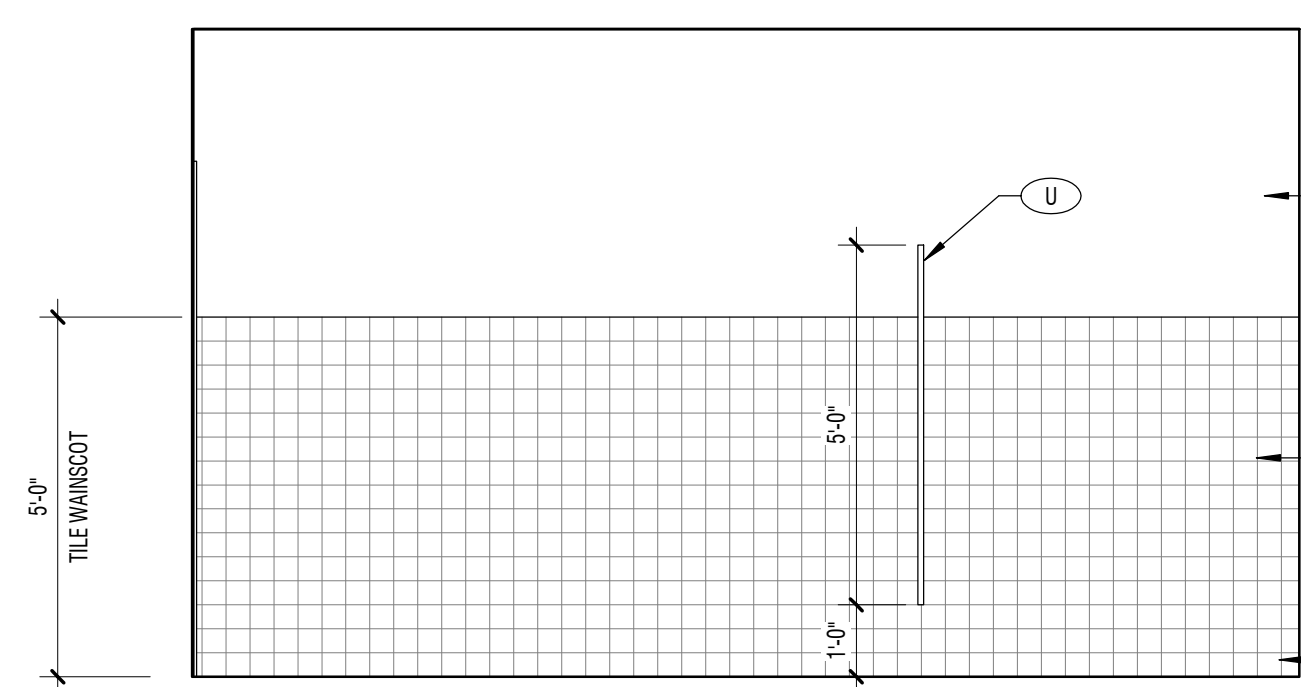

$$3/8" = 1'-0"$$


B1	RESTROOM ELEVATION
----	--------------------

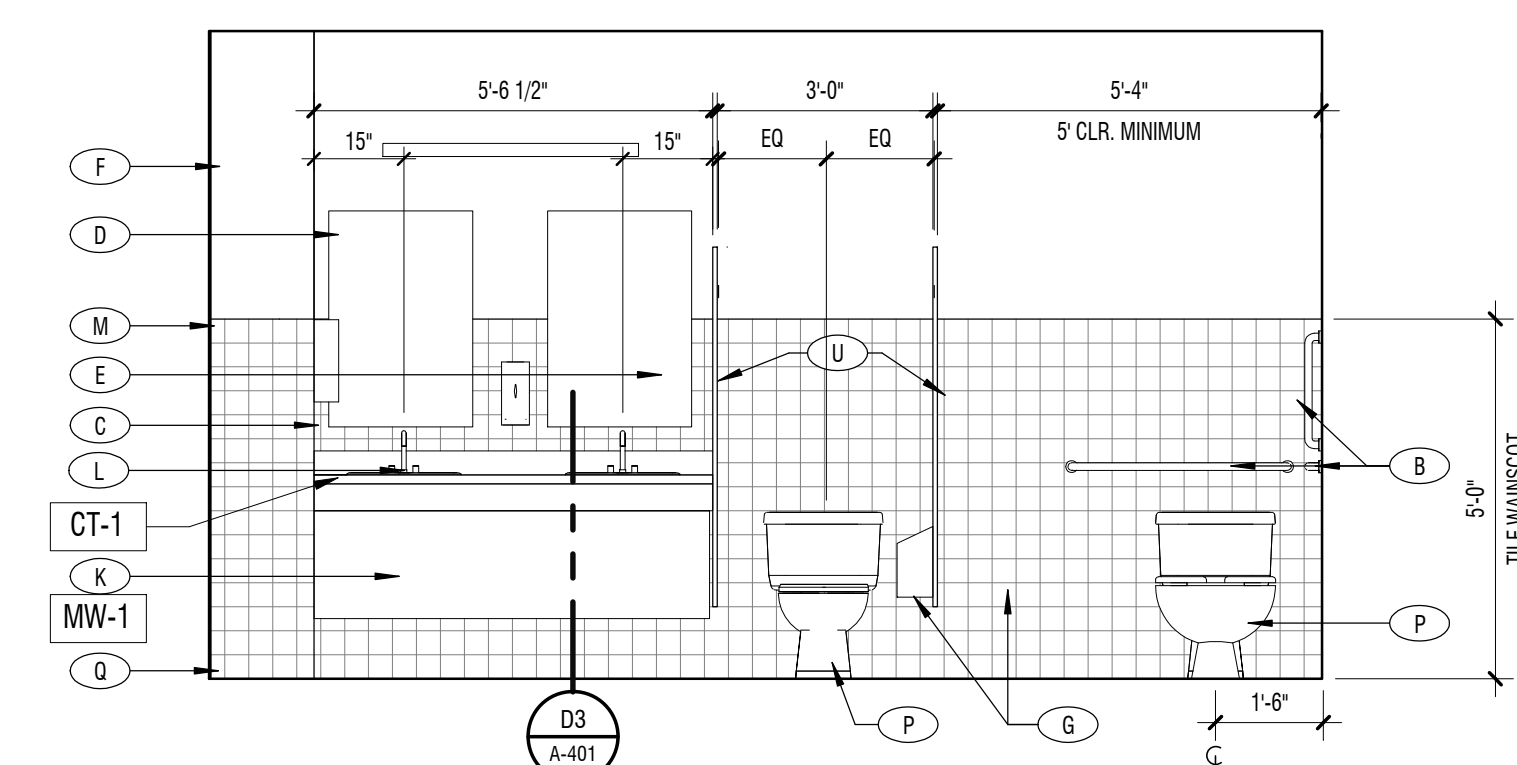
$$3/8" = 1'-0"$$


A1 RESTROOM ELEVATION

11/27/2	3/8" = 1'-0"
---------	--------------

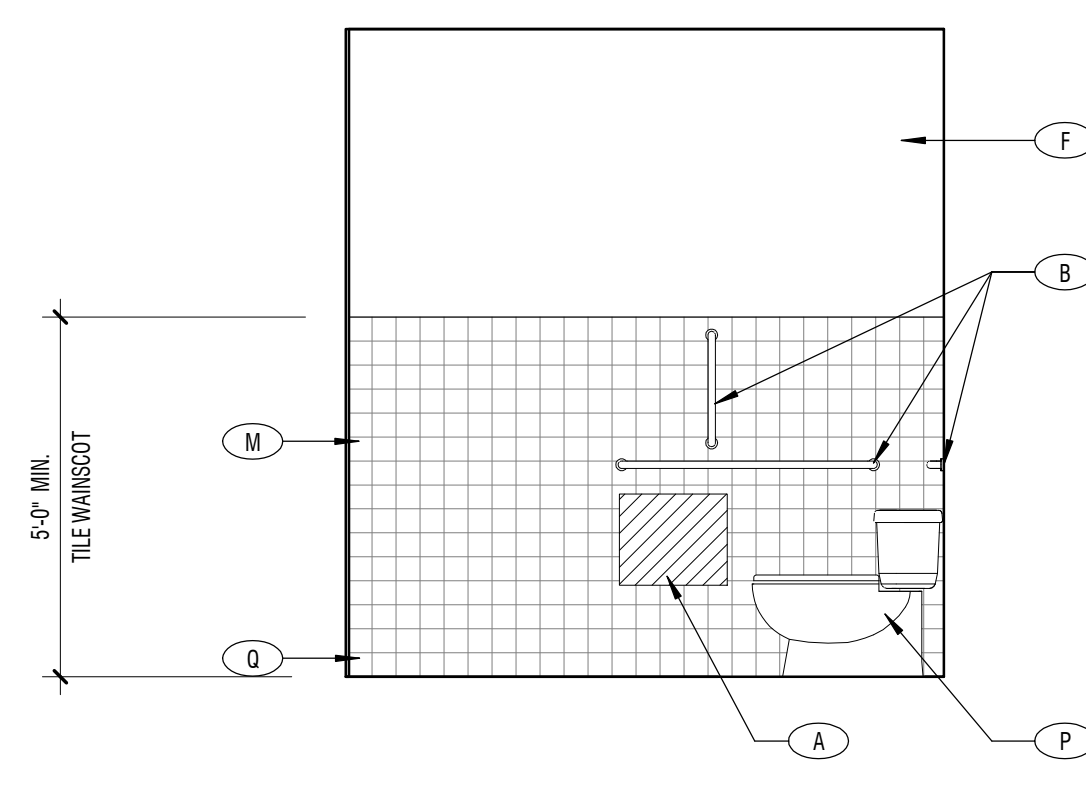


B2	RESTROOM ELEVATION
----	--------------------

$$\overline{3/8'' = 1'-0''}$$


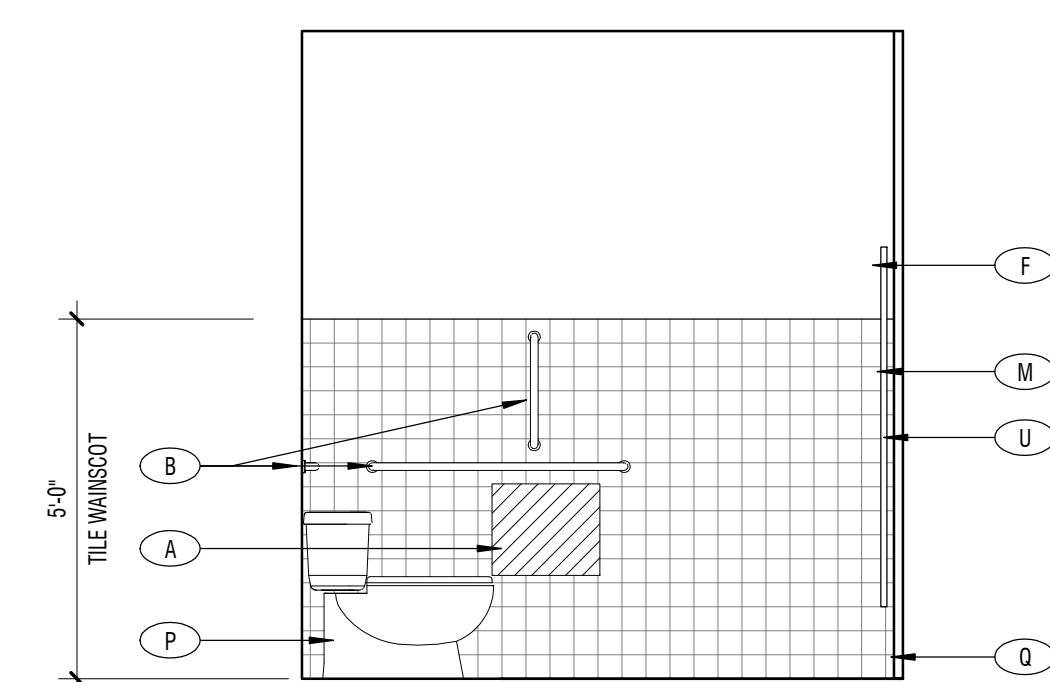
A2	RESTROOM ELEVATION
----	--------------------

3/8" = 1'-0"



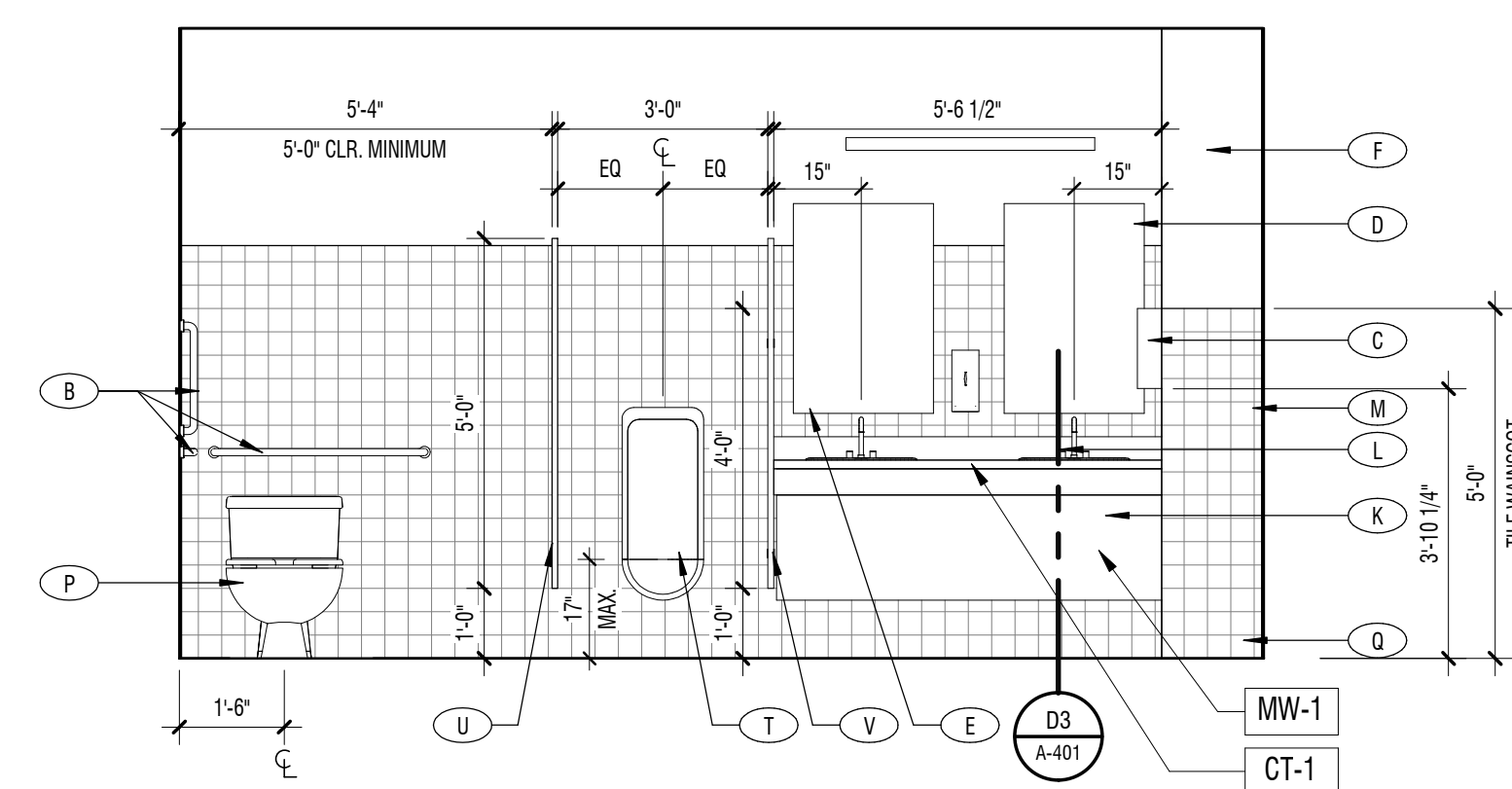
B3	RESTROOM ELEVATION
----	--------------------

3/8" = 1'-0"



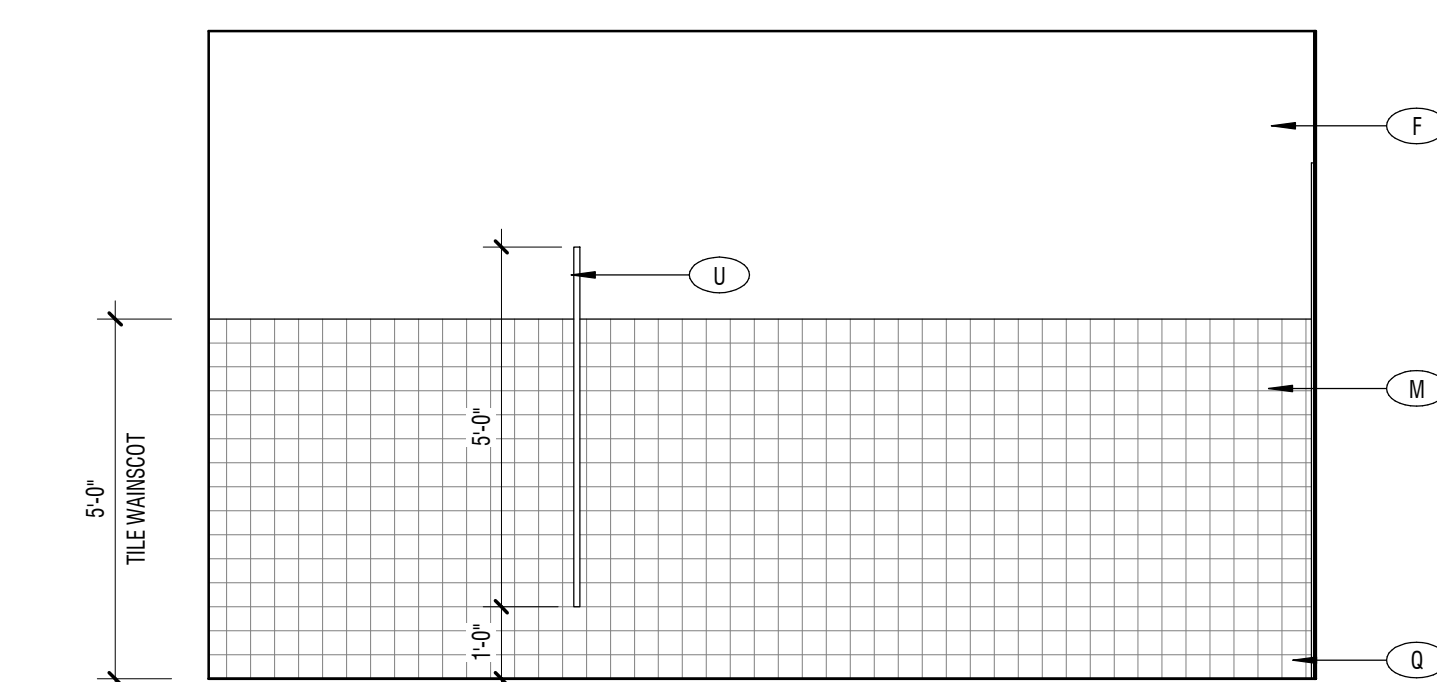
A3	RESTROOM ELEVATION
----	--------------------

3/8" = 1'-0"



B4	RESTROOM ELEVATION
----	--------------------

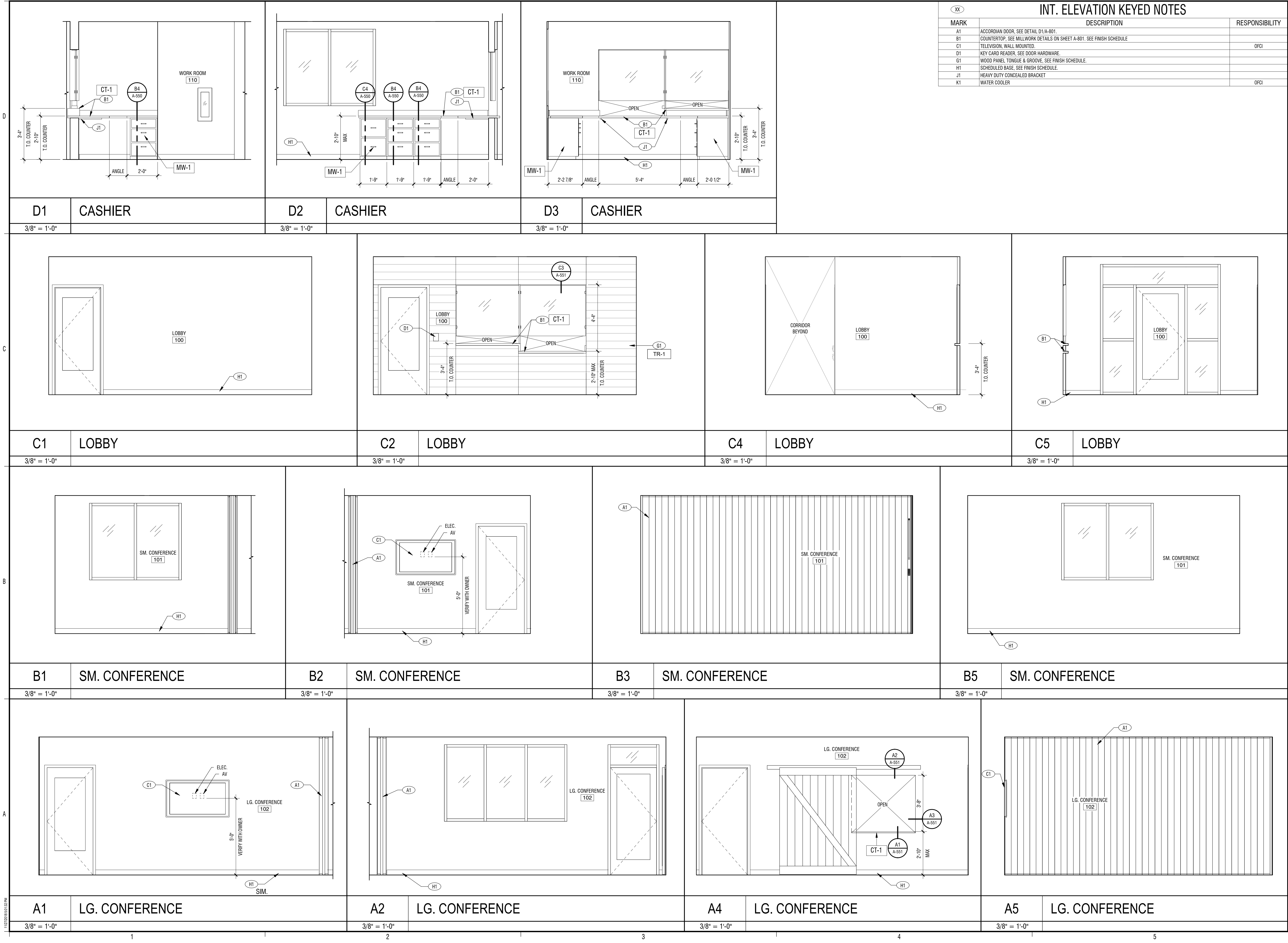
3/8" = 1'-0"



A4	RESTROOM ELEVATION
----	--------------------

$$3/8'' = 1'-0''$$

NOTES:		INTERIOR ELEVATION KEYED NOTES		
1.	PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED EQUIPMENT AND FIXTURES.	MARK	DESCRIPTION	RESPONSIBILITY
2.	OFCI - OWNER FURNISHED CONTRACTOR INSTALLED. ALL OTHER ITEMS ARE CONTRACTOR FURNISHED CONTRACTOR INSTALLED.	A	TOILET TISSUE DISPENSER	OFCI
3.	SEE FINISH PLAN AND SCHEDULES ON SHEETS A-603 AND A-604	B	GRAB BAR	
	XXXX CALLOUTS SIMILAR TO SHOWN ARE FINISH SCHEDULE TAGS.	C	PAPER TOWEL DISPENSER	OFCI
		D	MIRROR, B-1638 24X36 24X36	OFCI
		E	SOAP DISPENSER	
		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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JORDANELLE SPECIAL SERVICE DISTRICT

DESCRIPTION:

DATE:

MARK:

PROJECT #:

DRAWN BY:

CHECKED BY:

ISSUED:

818120

DC

SO

07-17-18

LICENSED ARCHITECT

SCOTT RICHARD

00000001

STATE OF UTAH

INTERIOR ELEVATIONS

A-402

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$$z$$


D1

$$3/8'' = 1'-0'$$


C1

3/8" = 1'-0"



A1

$$3/8'' = 1'-0''$$


C2

$$3/8^m = 1^1 - 0$$


A2

$$\frac{3}{8} = 1 - 0$$


C3

3/8" = 1'-0"



C4

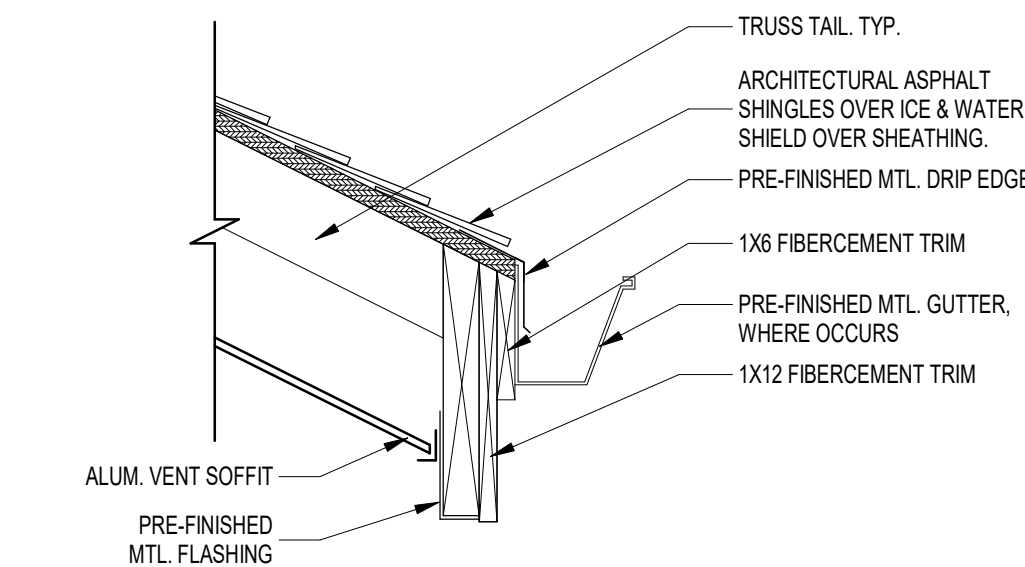
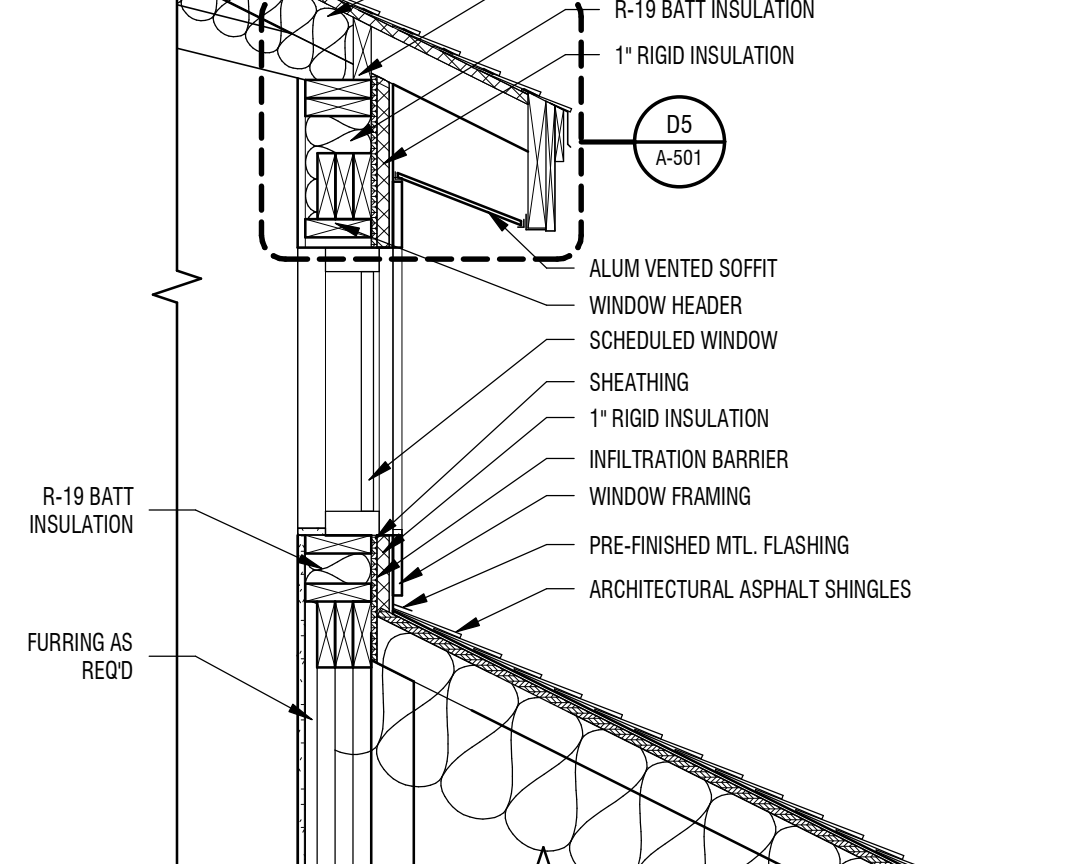
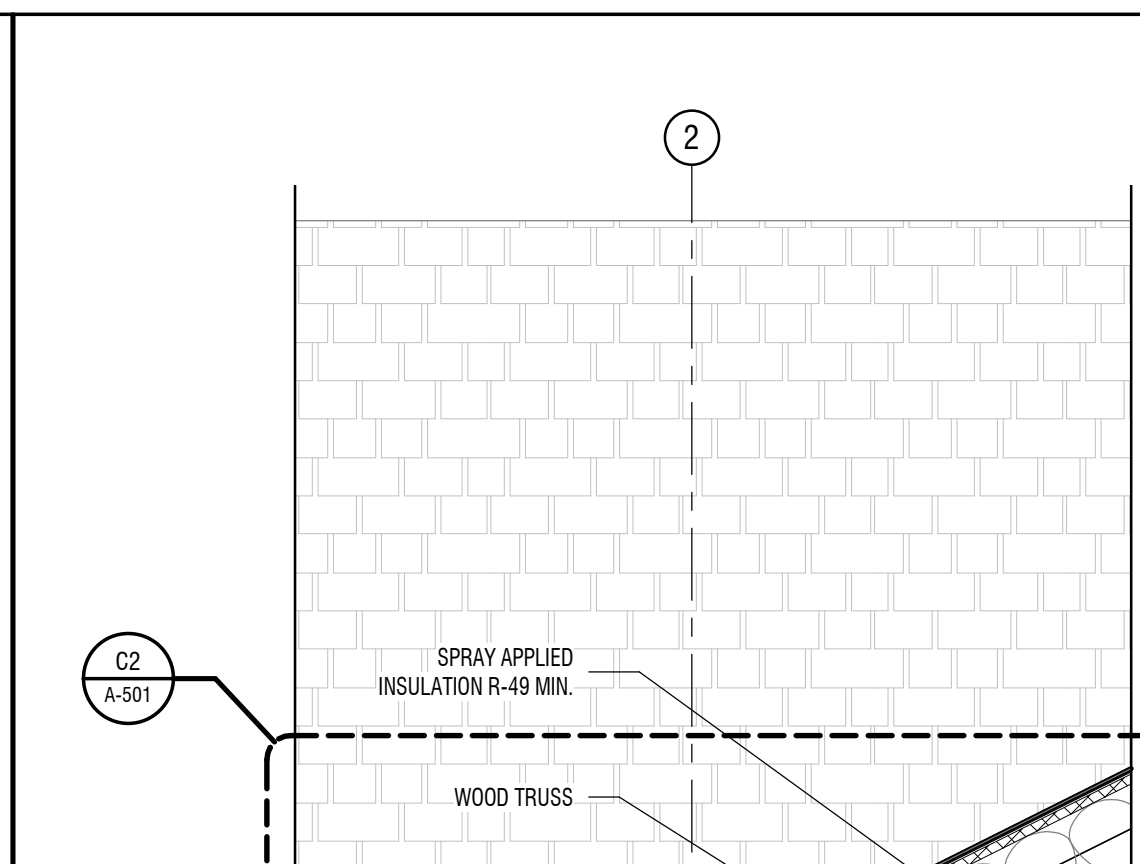
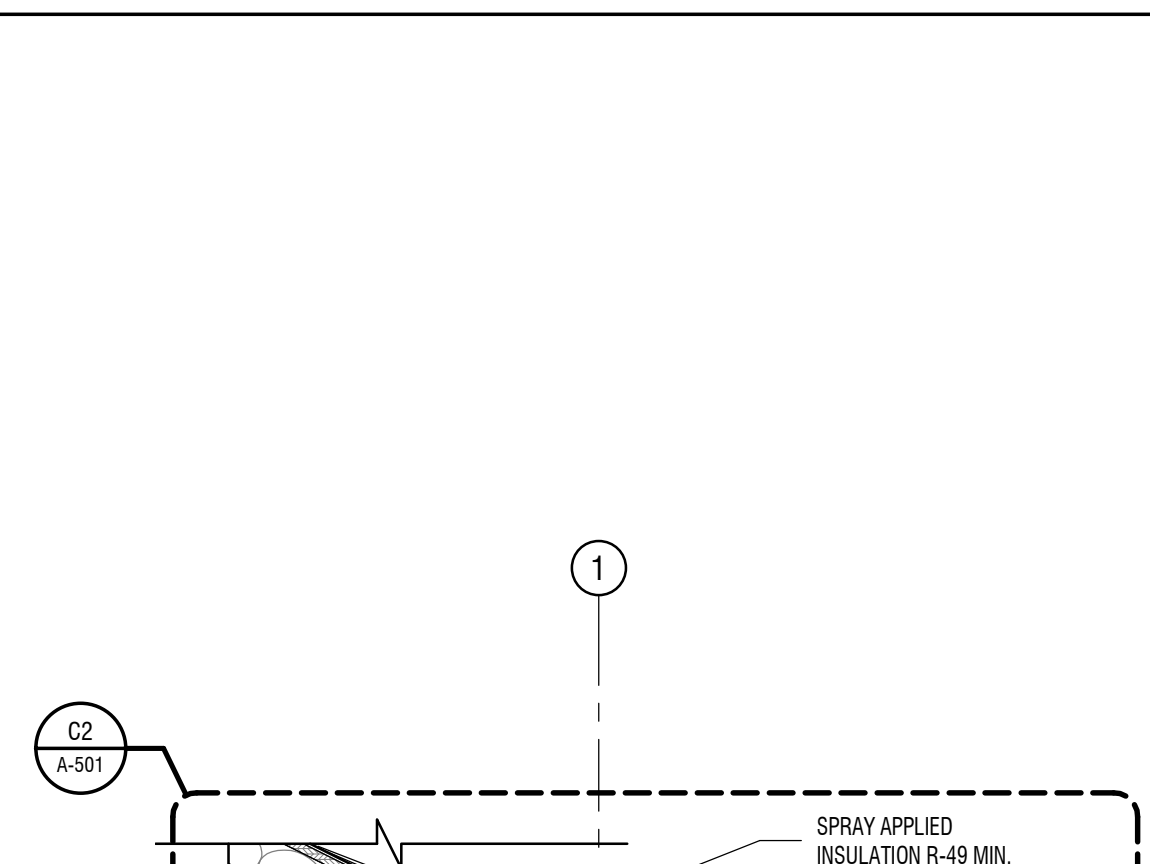
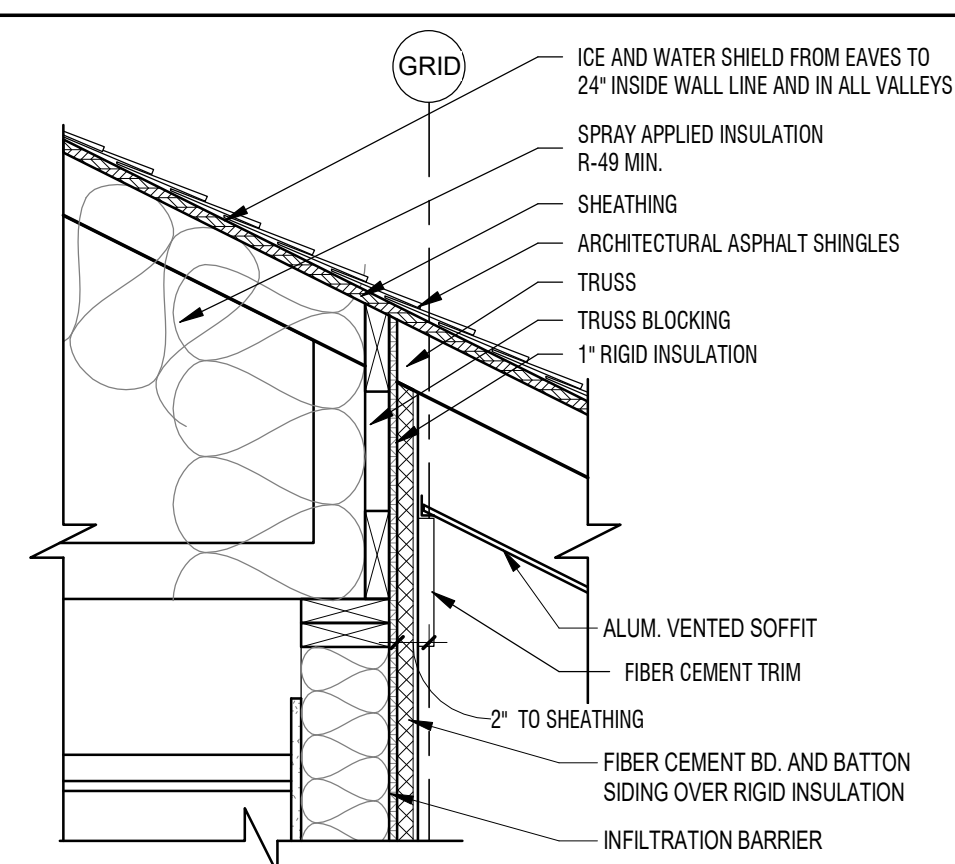
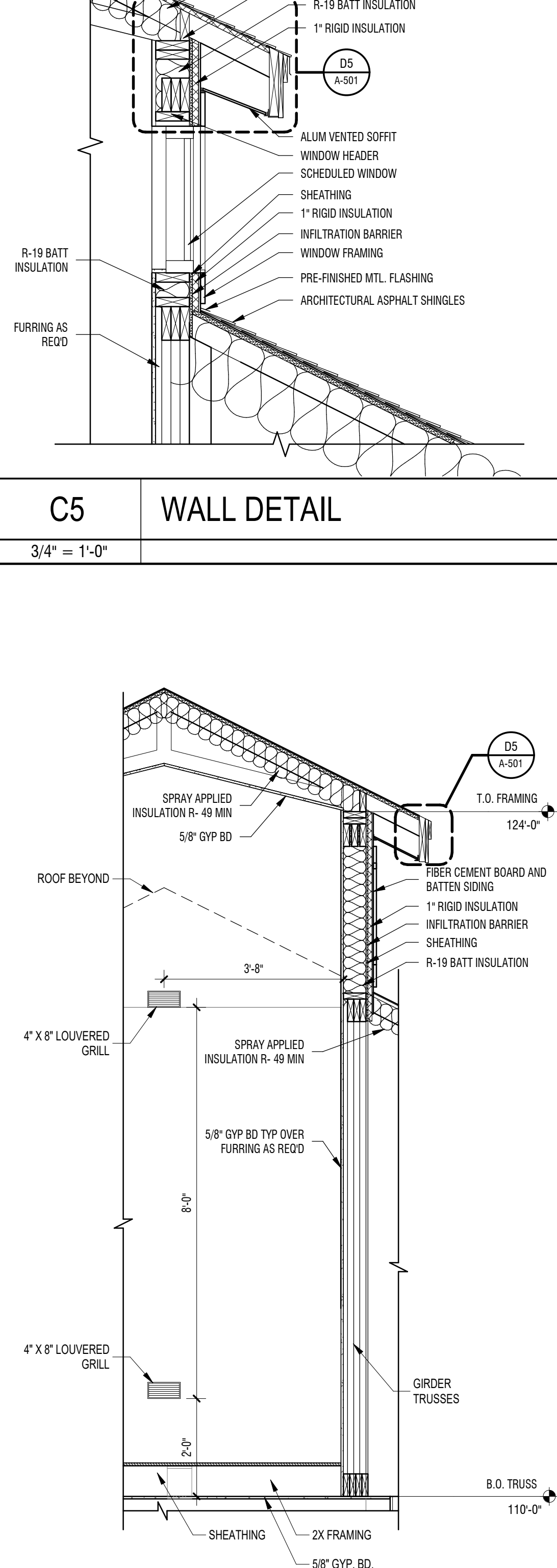
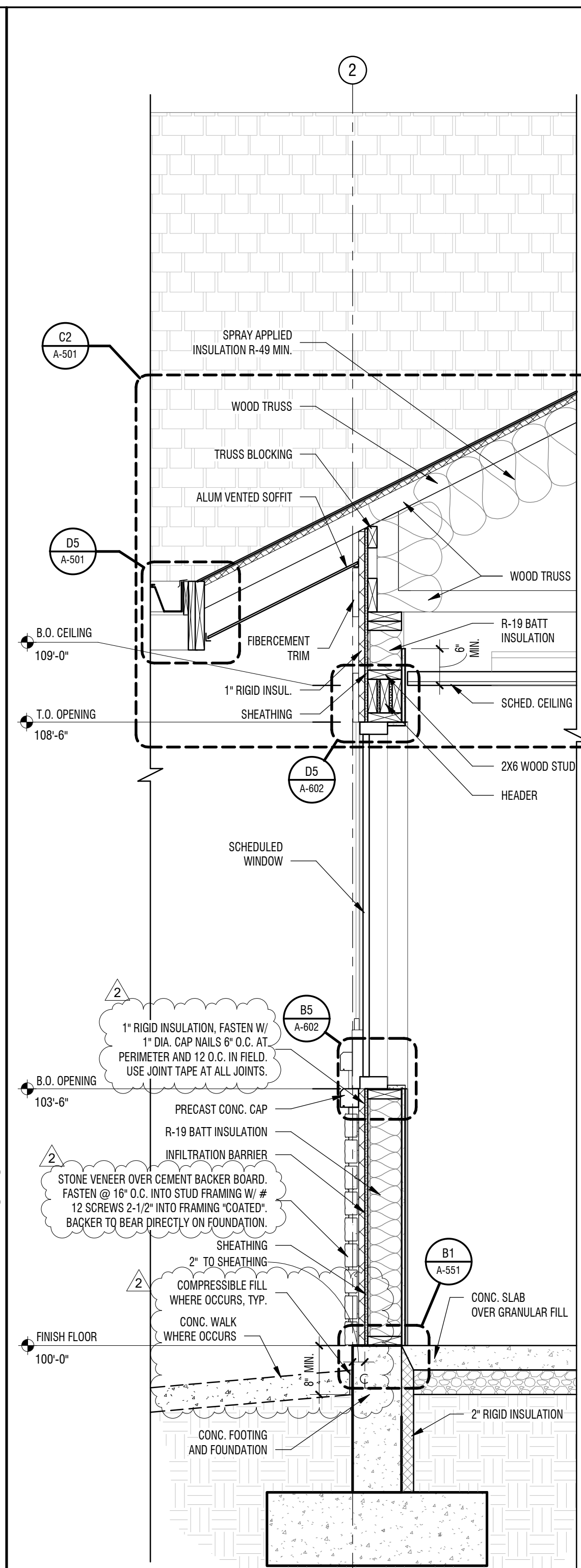
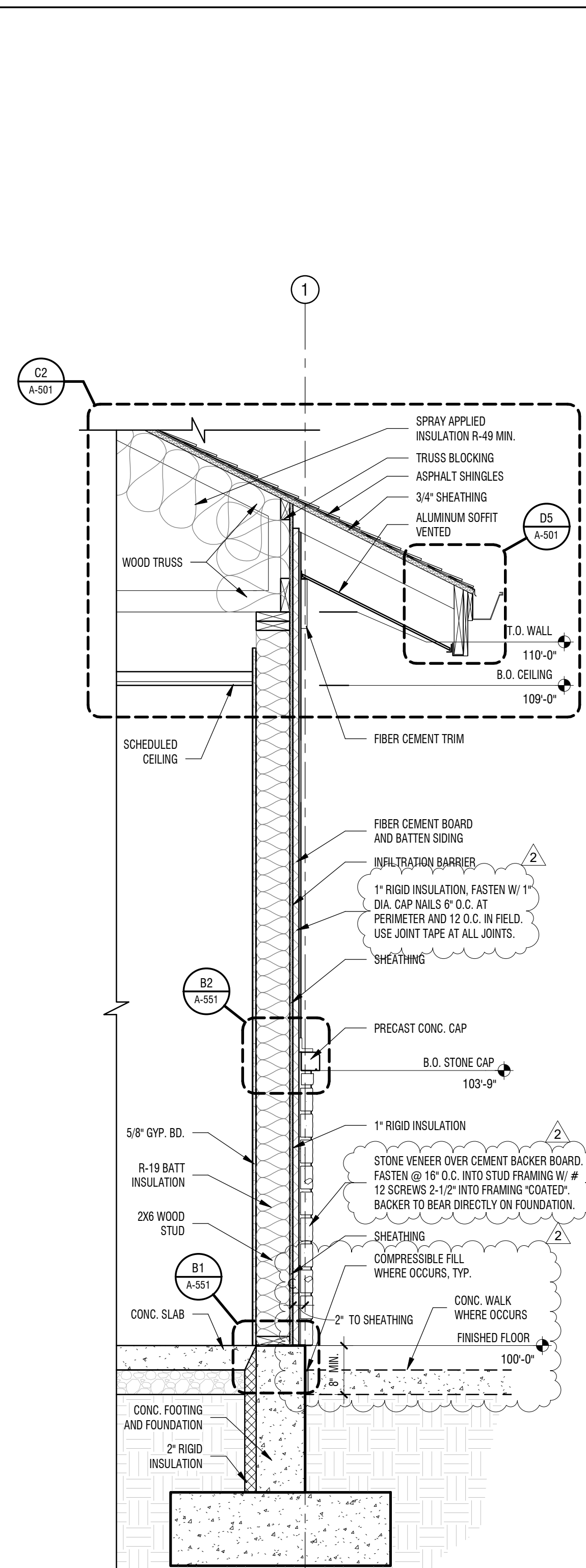
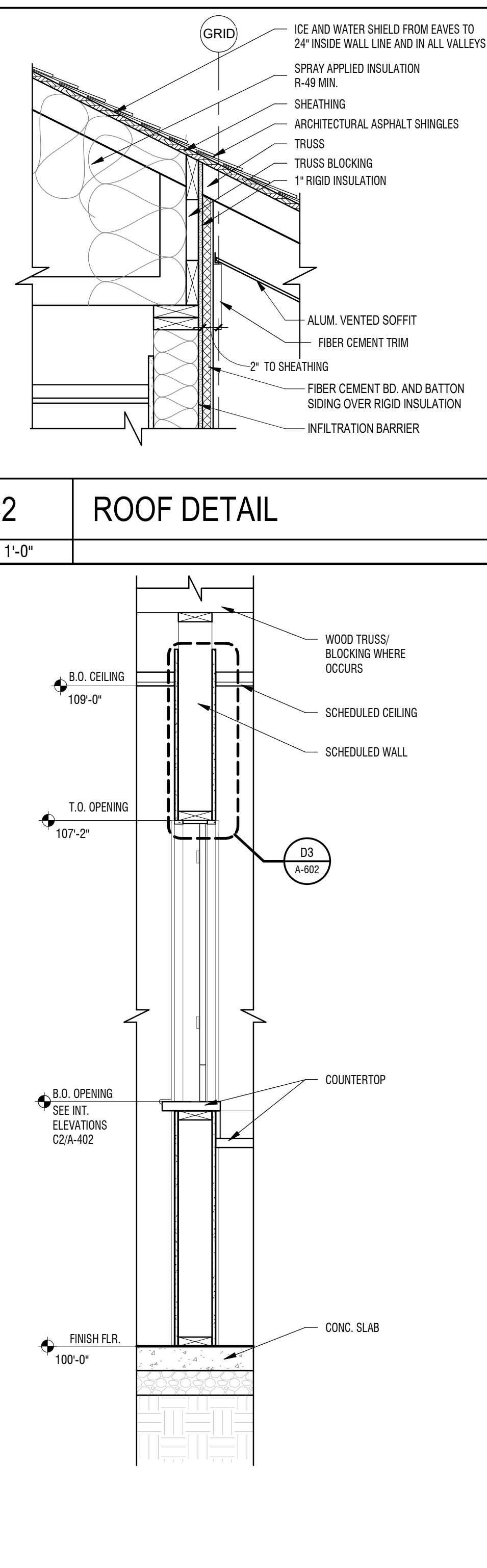
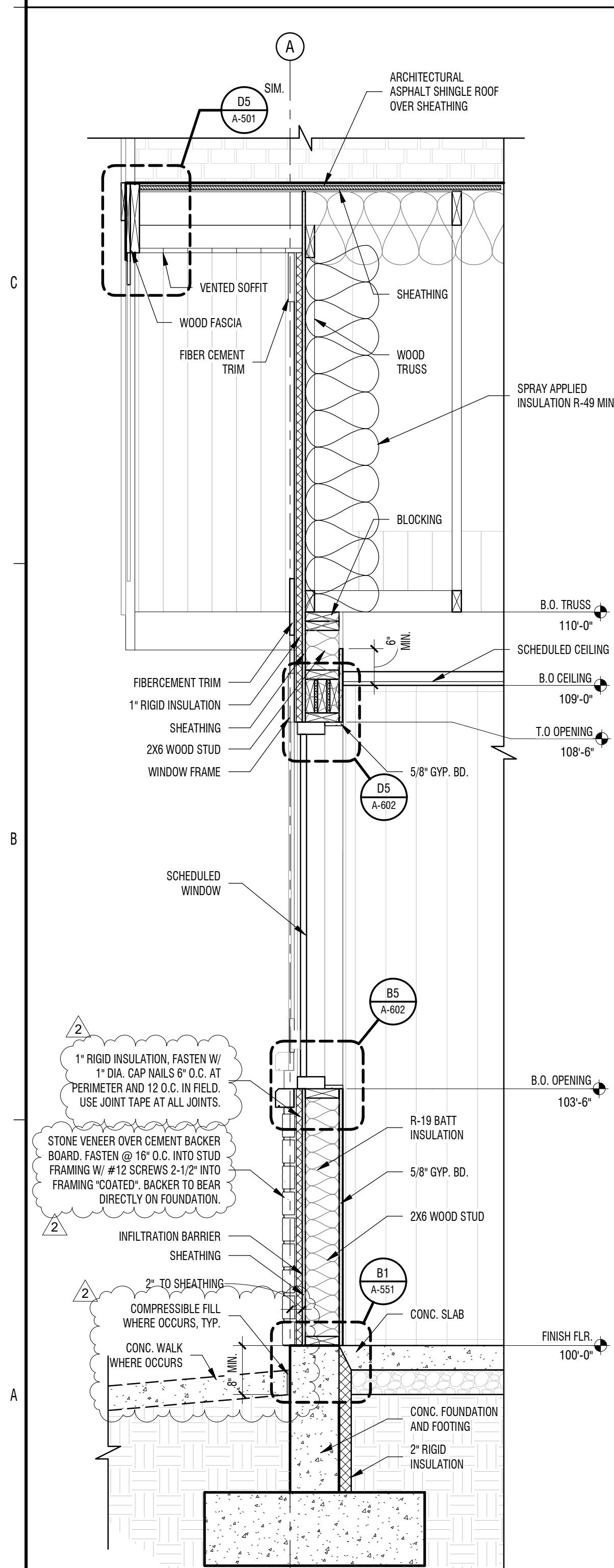
$$3/8'' = 1'-0''$$


A4

$$3/8'' = 1'-$$


A5

$$3/8'' = 1'-0''$$



5388 NORTH OLD HWY 40
HEBER CITY, UT 84032

[illegible]

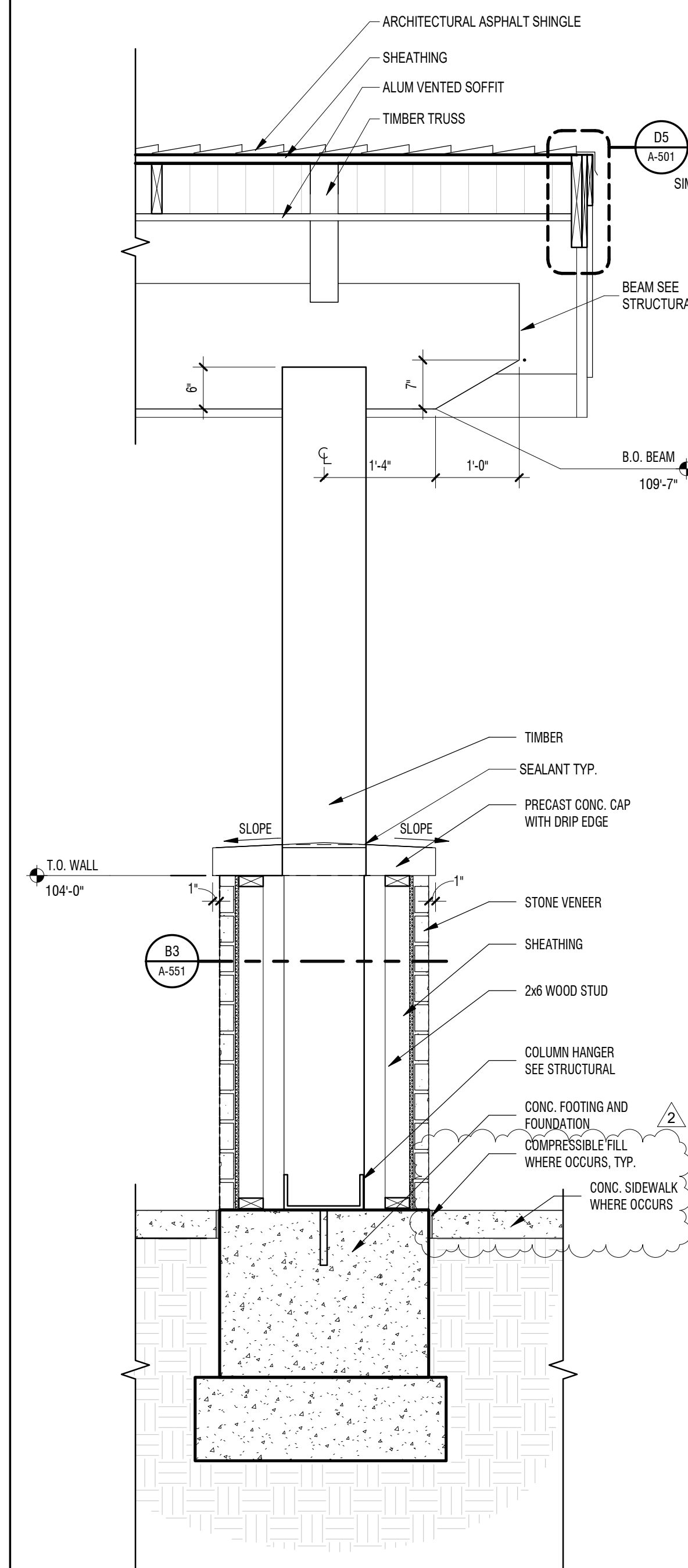
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DRAWN BY: DC
CHECKED BY: SH
ISSUED: 07-17-18



WALL SECTIONS

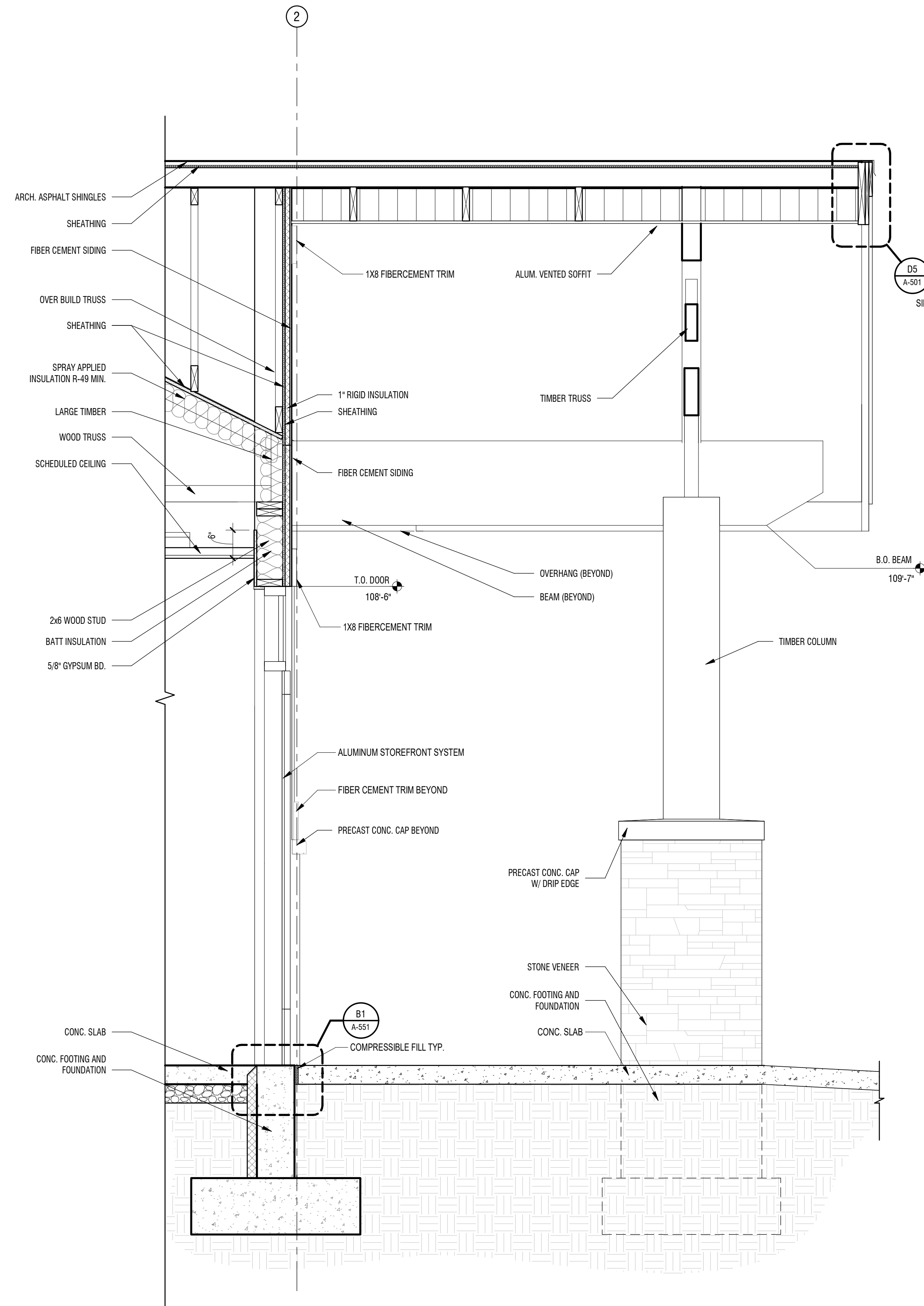
A-502

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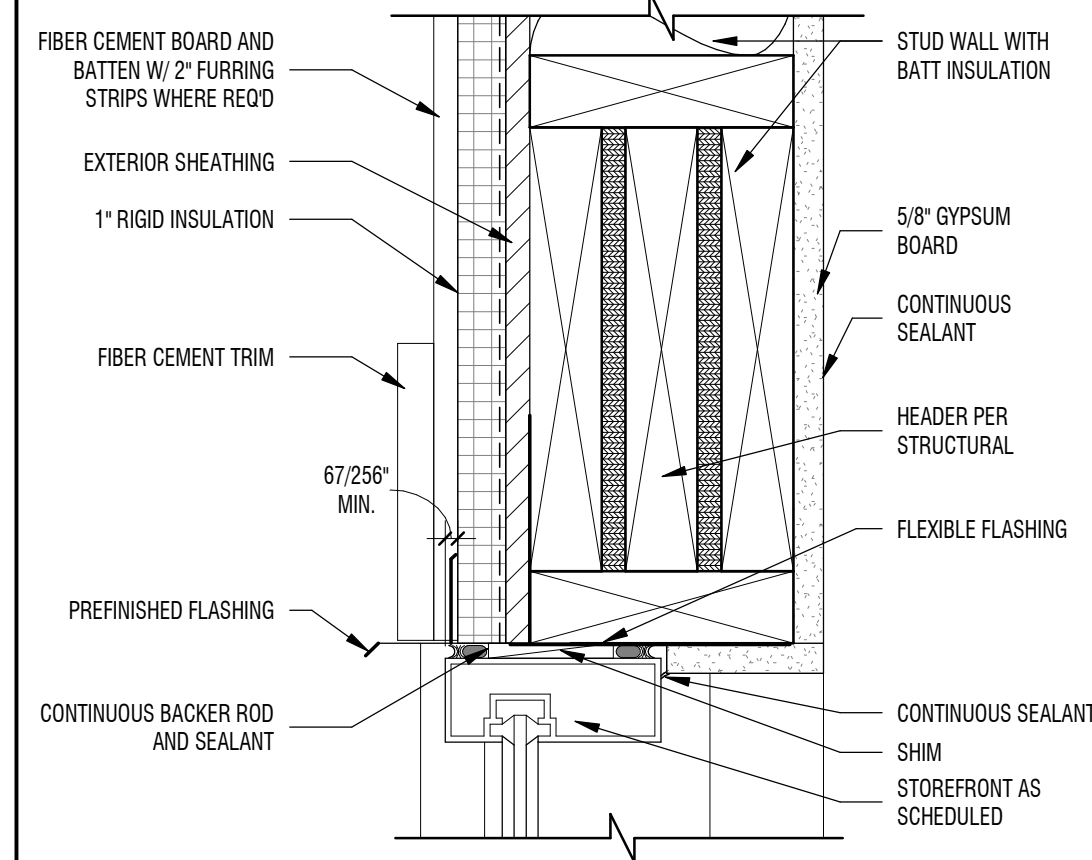
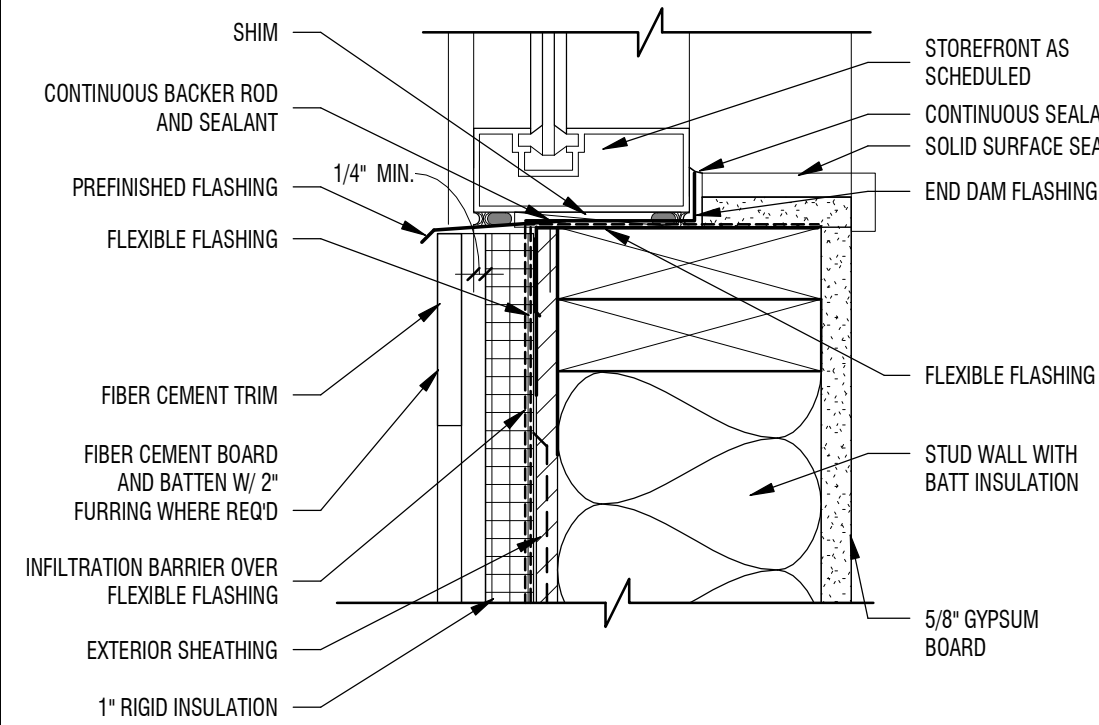
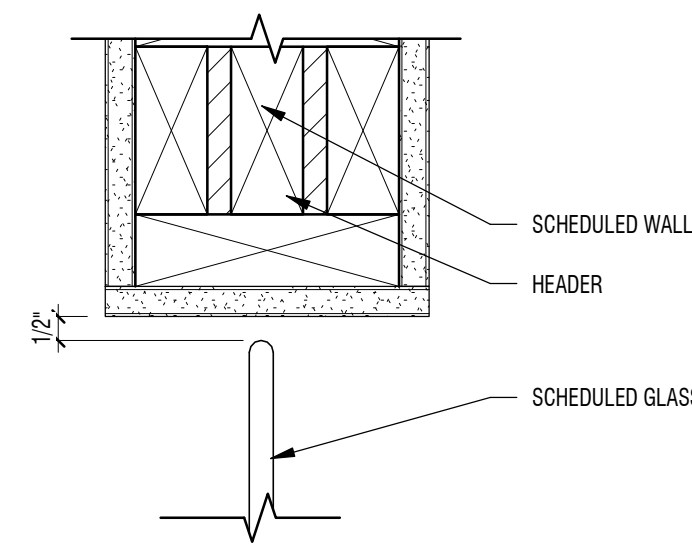
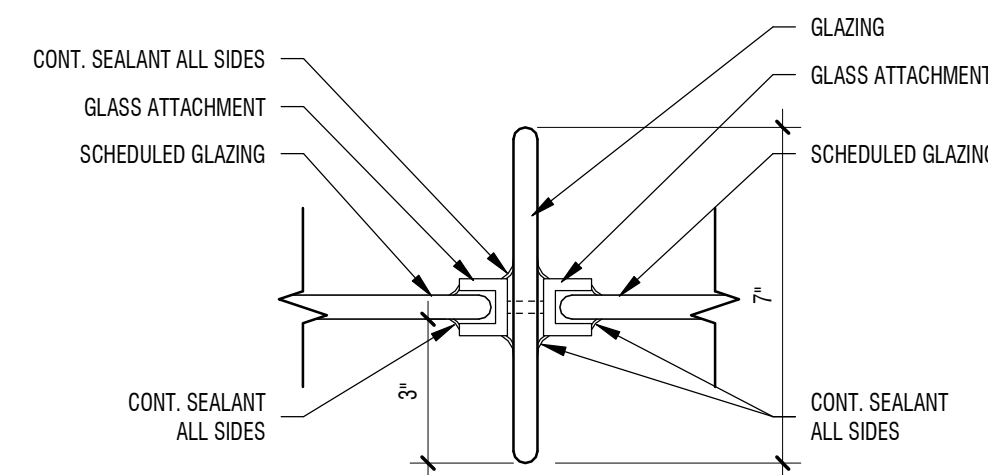
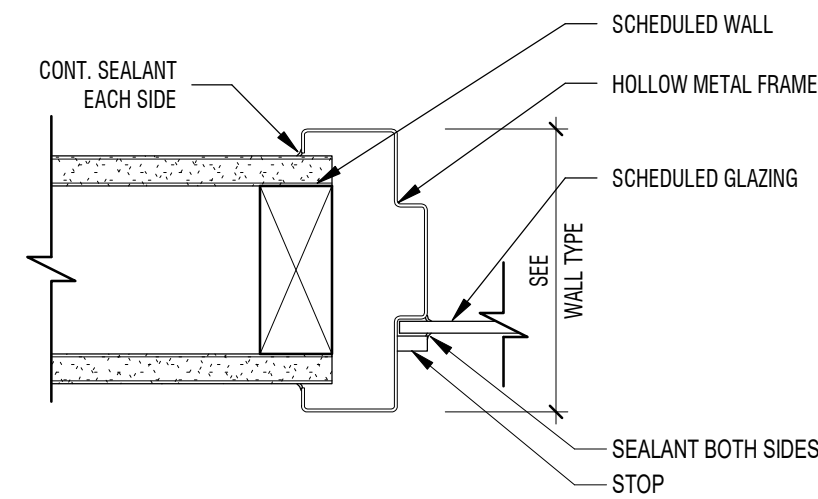
A3	WALL SECTION
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3/4" = 1'-0"



A4	WALL SECTION
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$$3/4'' = 1'-0''$$



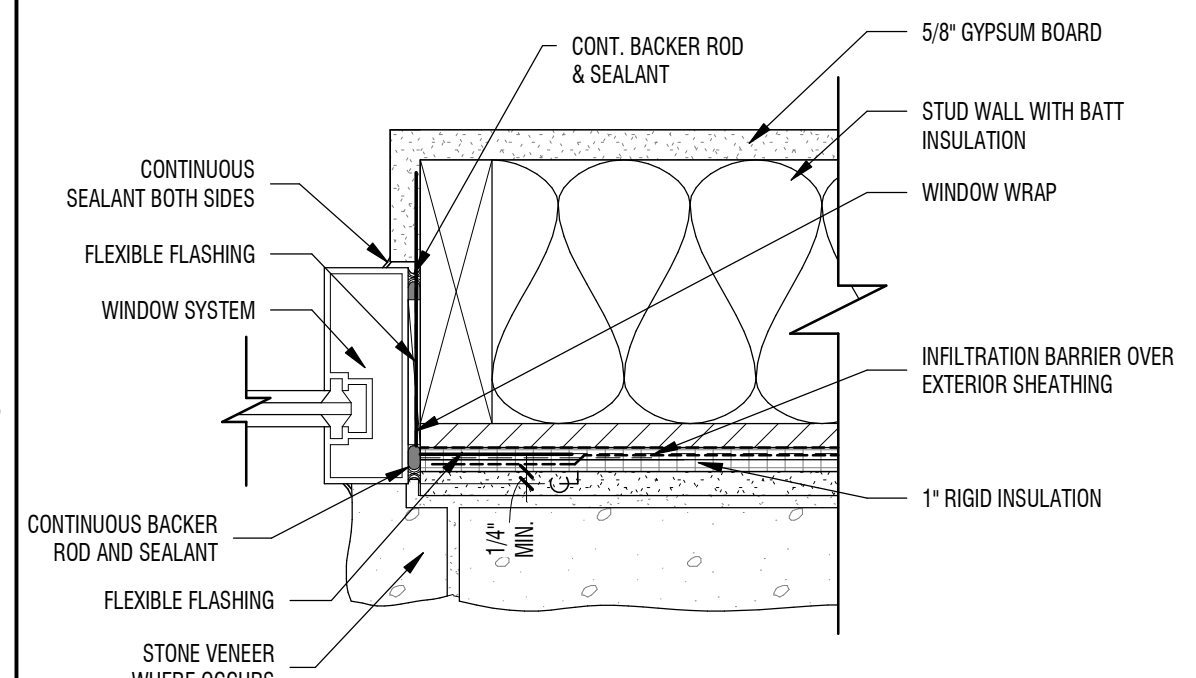
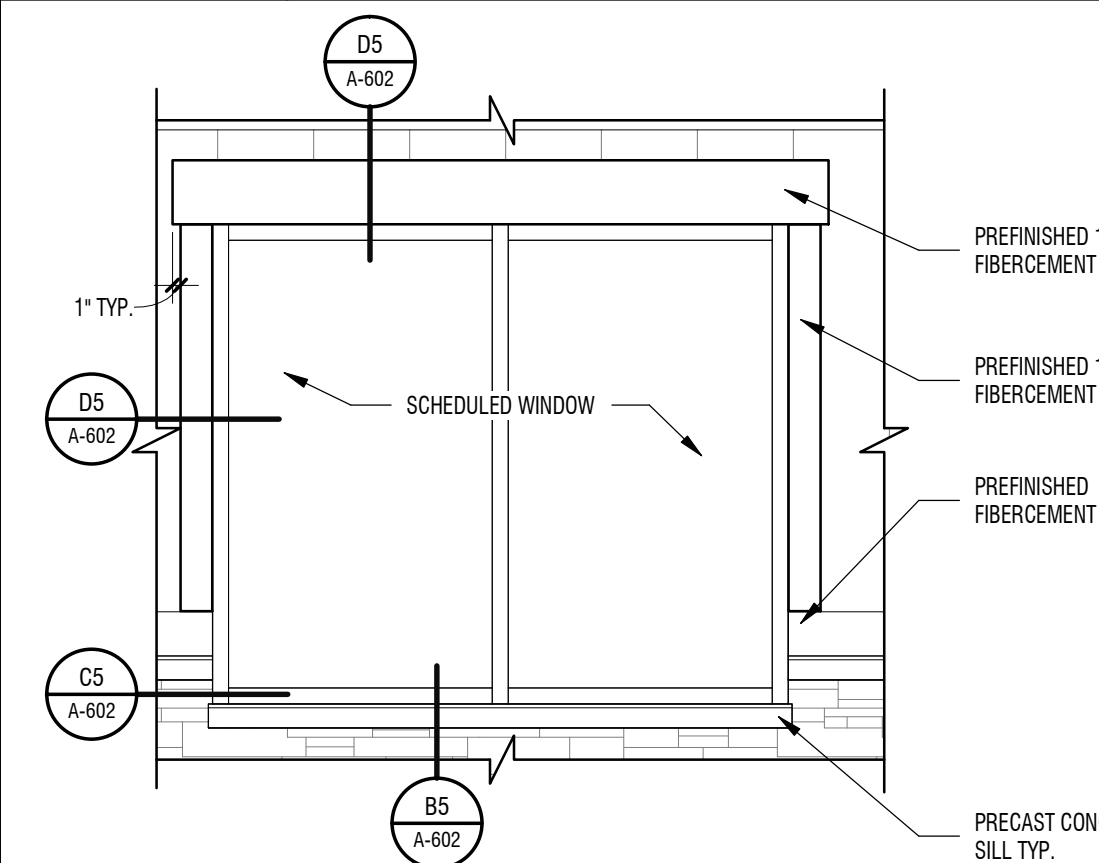
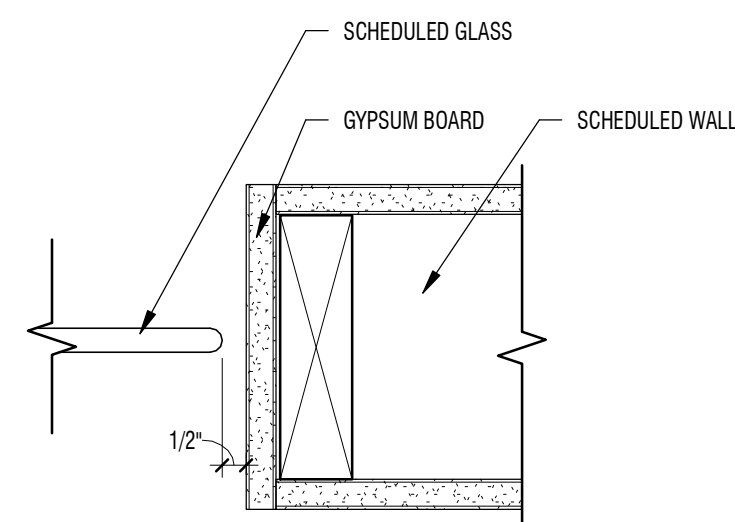
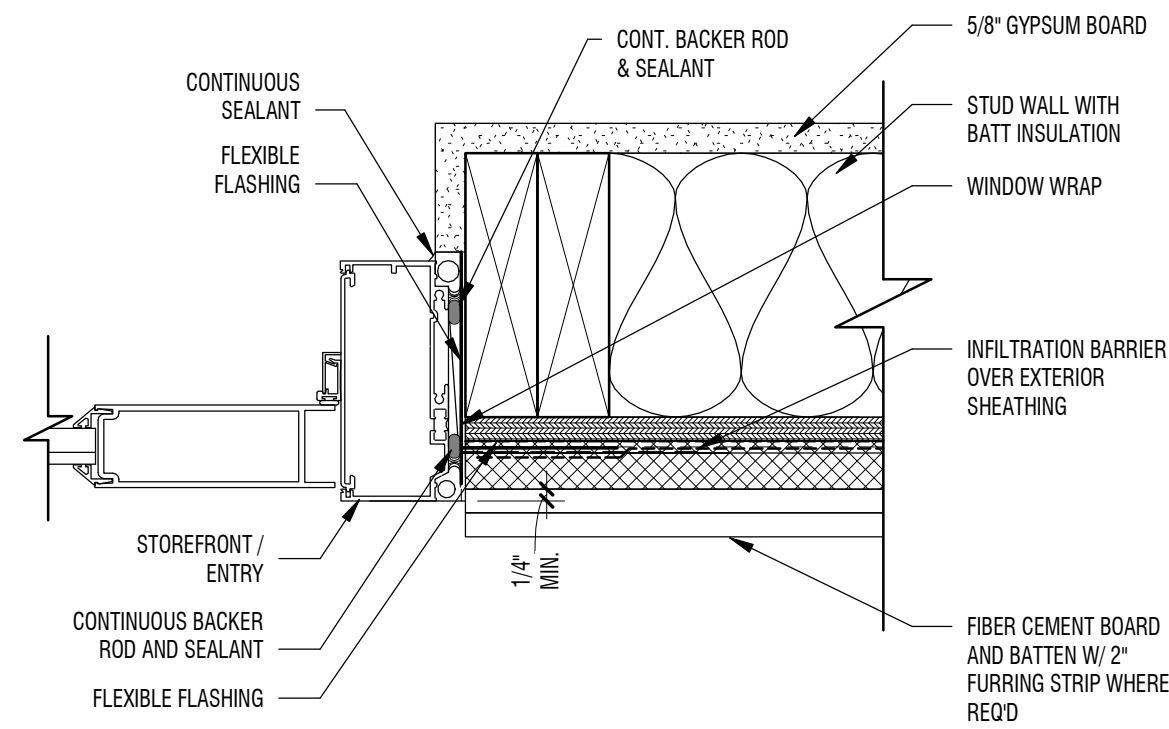
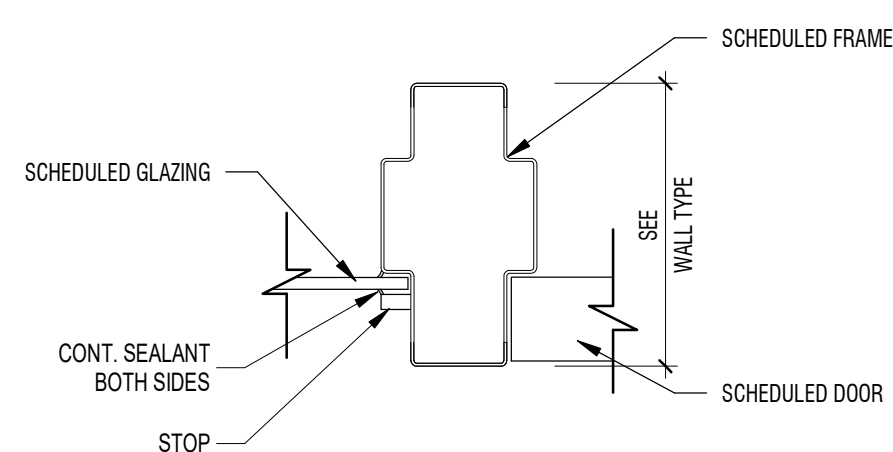
D1	INT. DOOR JAMB
----	----------------

COUNTER JOINT DETAIL

COUNTER HEAD DETAIL

WINDOW SILL

HEAD/JAMB SIM. @ FIBER CMNT



C1	INT. DOOR JAMB
----	----------------

EXT. DOOR JAMB

COUNTER JAMB DETAIL

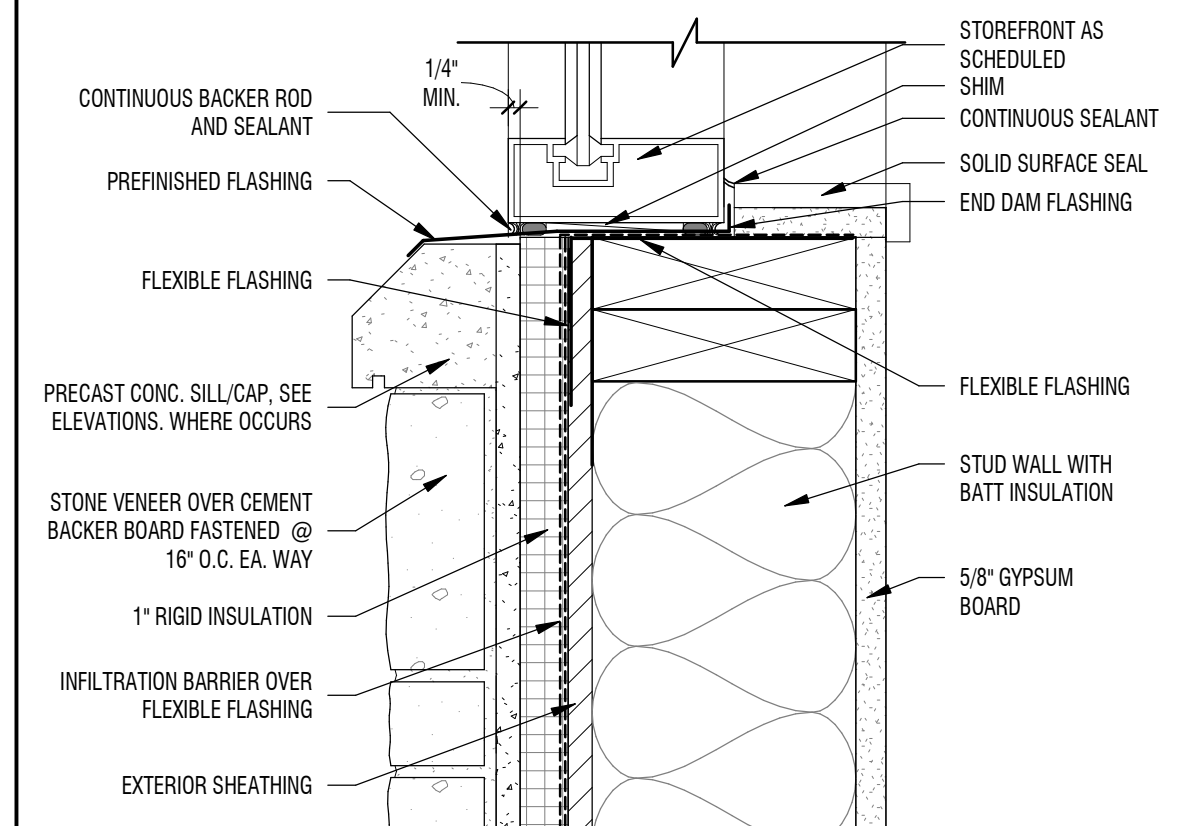
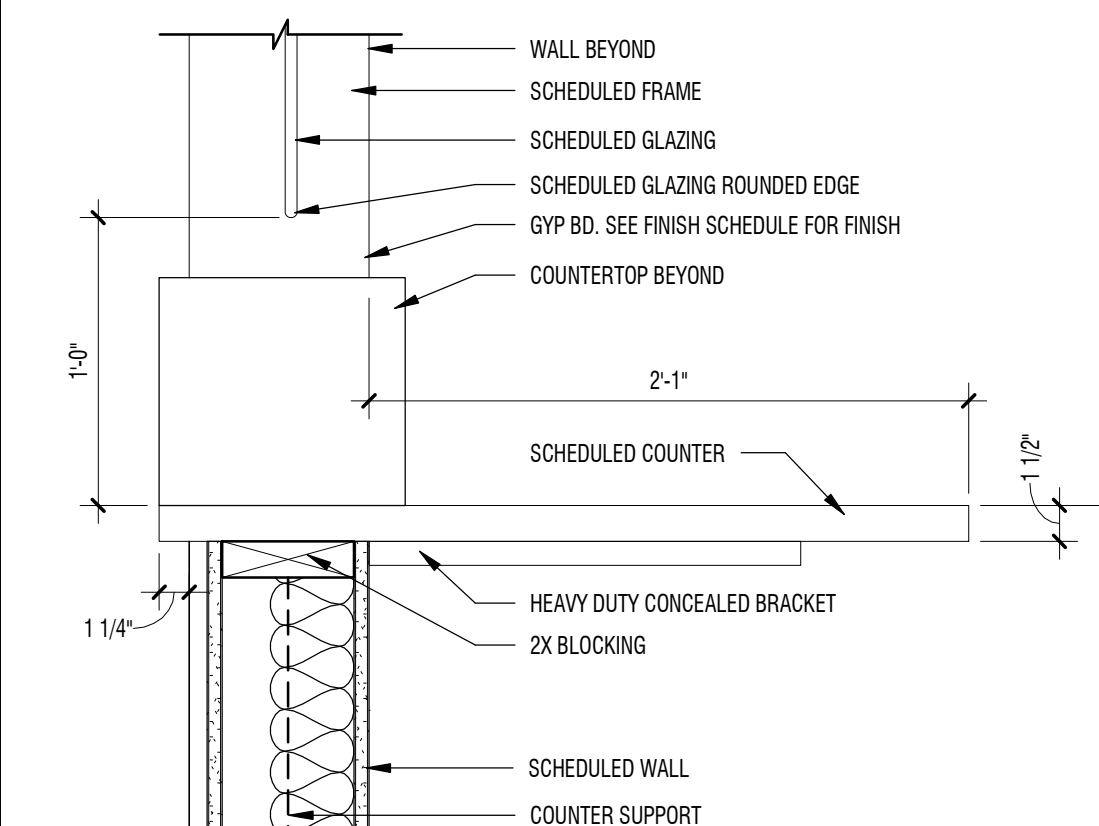
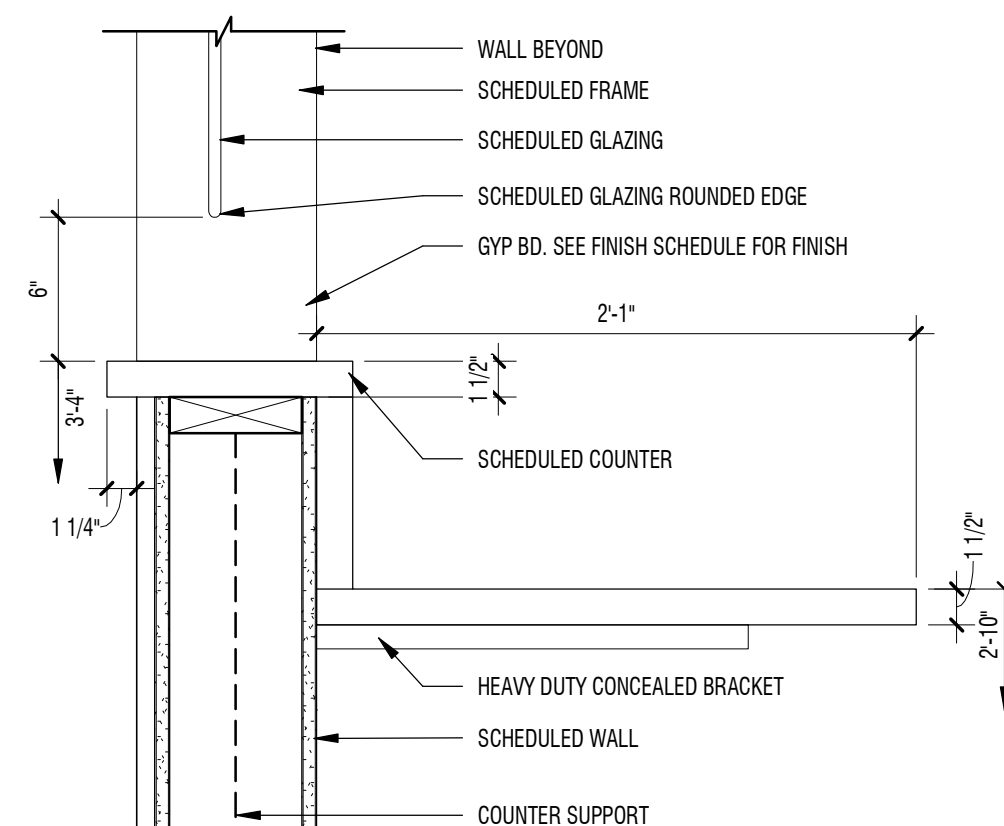
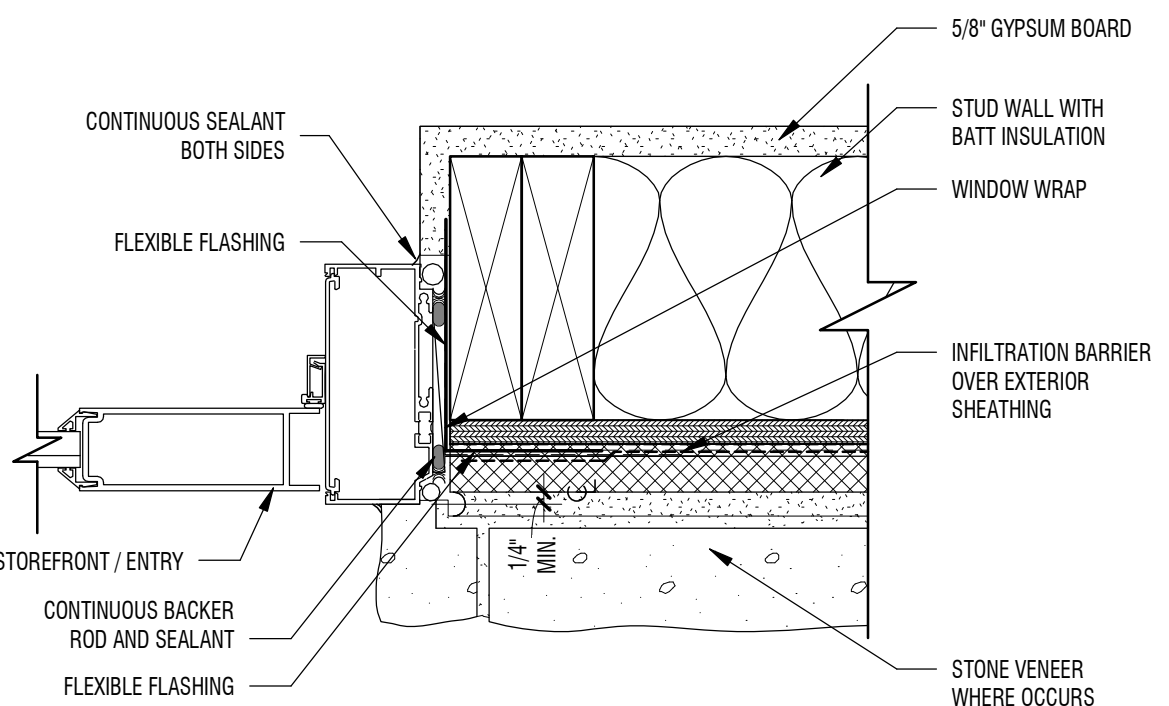
TYP. TRIM DETAIL

WINDOW JAMB @ STONE

- | # | GLASS TYPE SCHEDULE |
|---|------------------------------|
| 1 | SOLAR BAN 60 GLASS, 1" INSUL |
| 2 | SOLAR BAN 60 GLASS, 1" TEMPE |
| 3 | 1/4" TEMPERED |
| 4 | 1/4" GLAZING |
| 5 | 1/2" TEMPERED |

GENERAL NOTES

1. ALL GLAZING PANEL MEETING ALL OF THE FOLLOWING CRITERIA TO BE SAFETY GLAZING COMPLYING WITH ALL APPLICABLE BUILDING CODES:
 - a) PANEL IS GREATER THAN 9 S.F.
 - b) PANEL IS WITHIN 18 INCHES OF FINISH FLOOR
 - c) PANEL IS GREATER THAN 50 INCHES ABOVE FINISH FLOOR
 - d) PANEL IS NEAR A WALKING PATH OR AREA
2. ALL SAFETY GLAZING TO HAVE PERMANENT LABELS/IDENTIFICATION LOCATED ON GLAZING.
3. WINDOWS TO HAVE DARK BRONZE ANODIZED ALUM. STOREFRONT FRAMES (SEE SPECS.)
4. ALL GLAZING IN OPERABLE PANELS OR WITHIN 24 INCHES OF DOOR JAMB TO BE TEMPERED GLAZING.

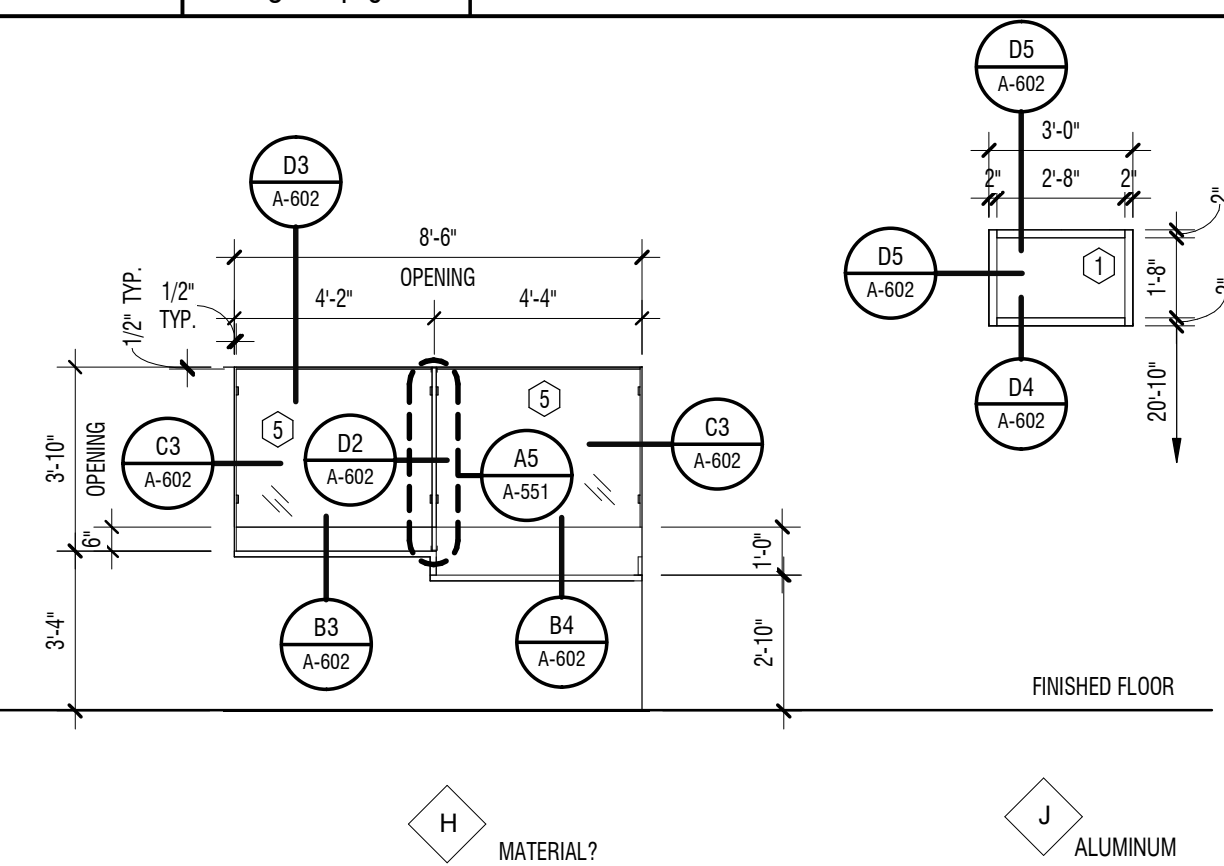
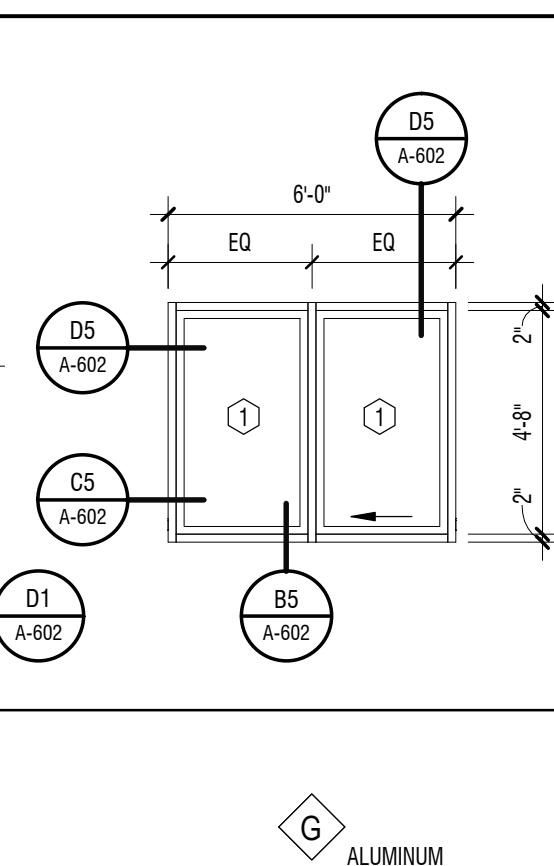
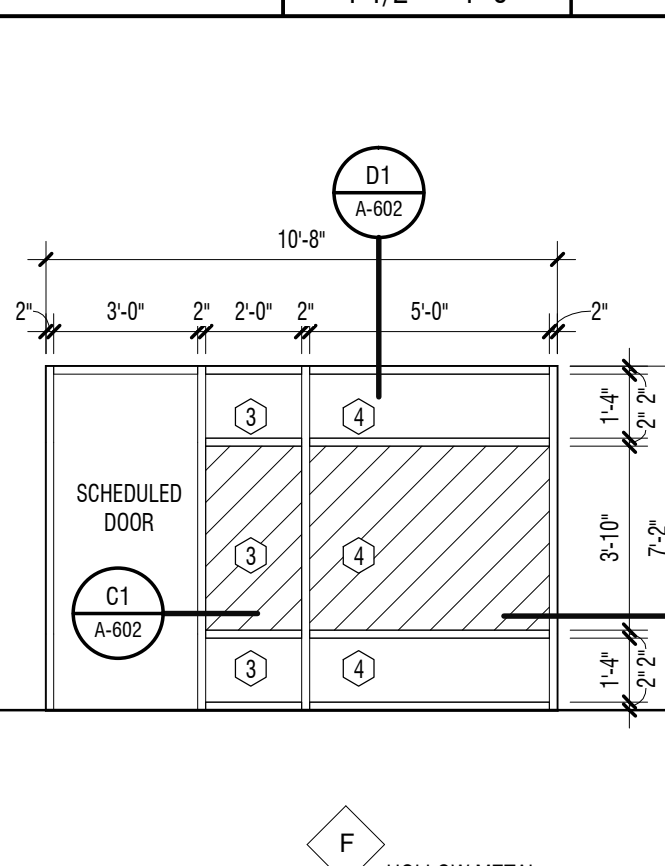
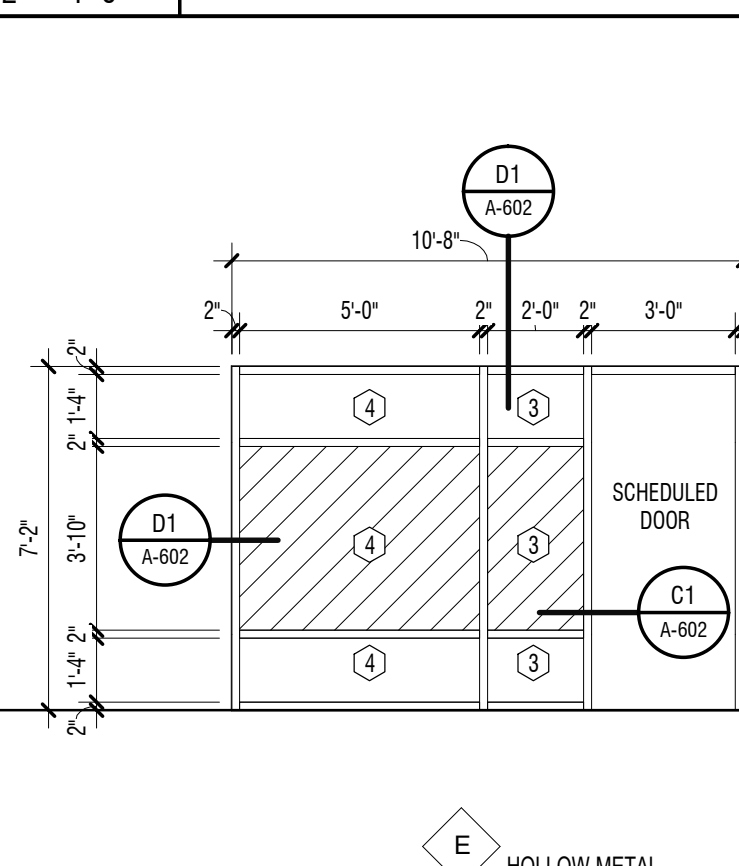
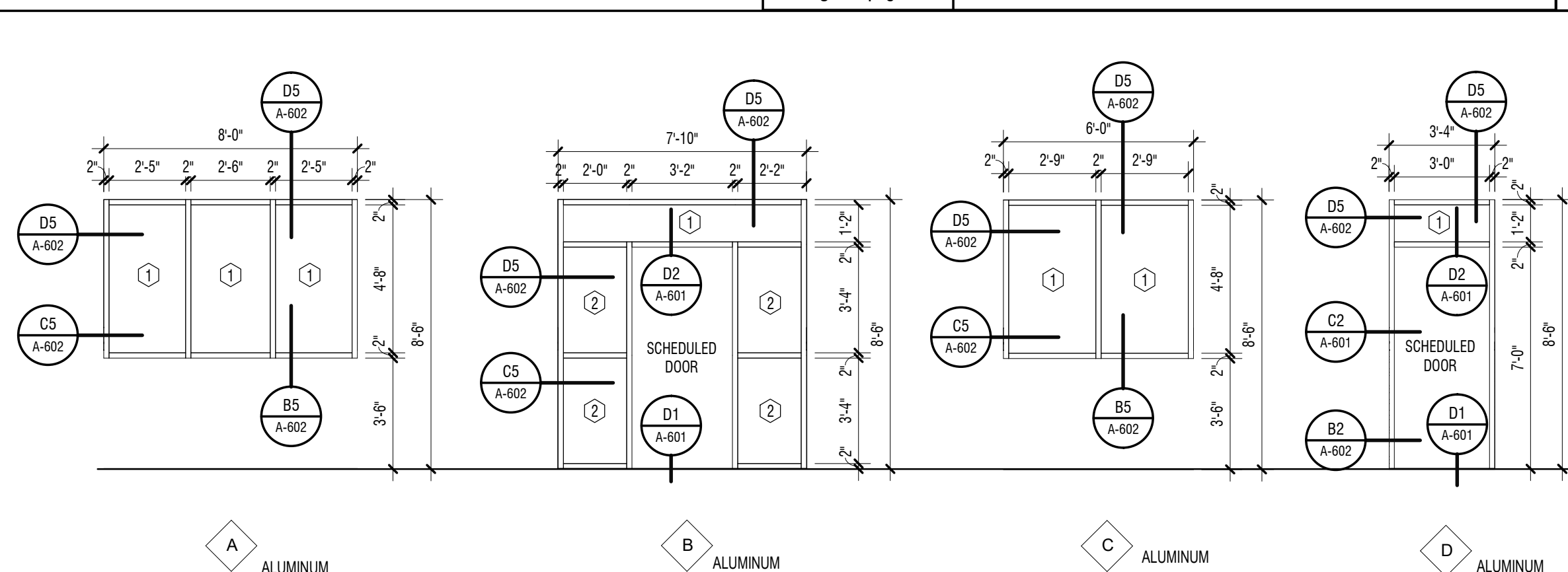


B2	EXT. DOOR JAMB
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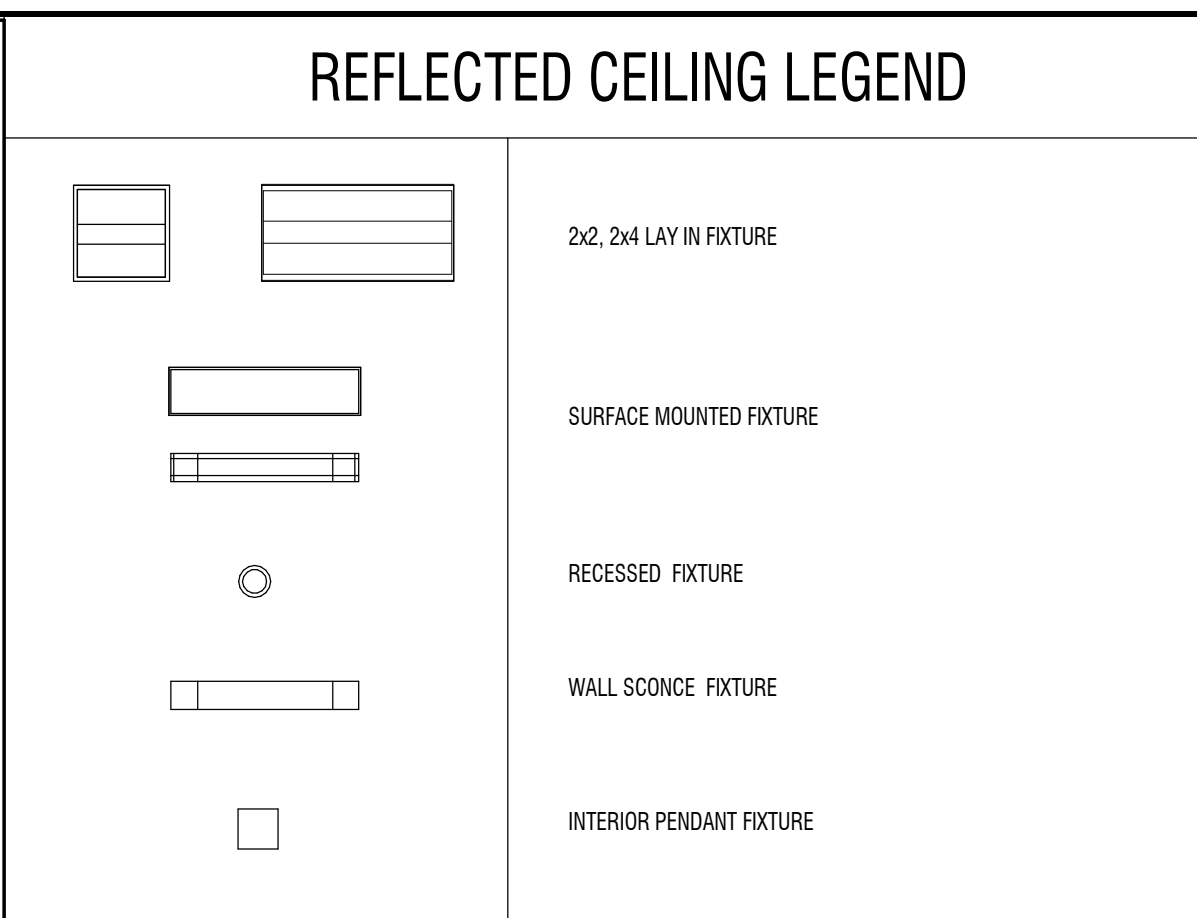
B3	SILL DETAIL @ LOBBY
----	---------------------

SILL DETAIL @ LOBBY

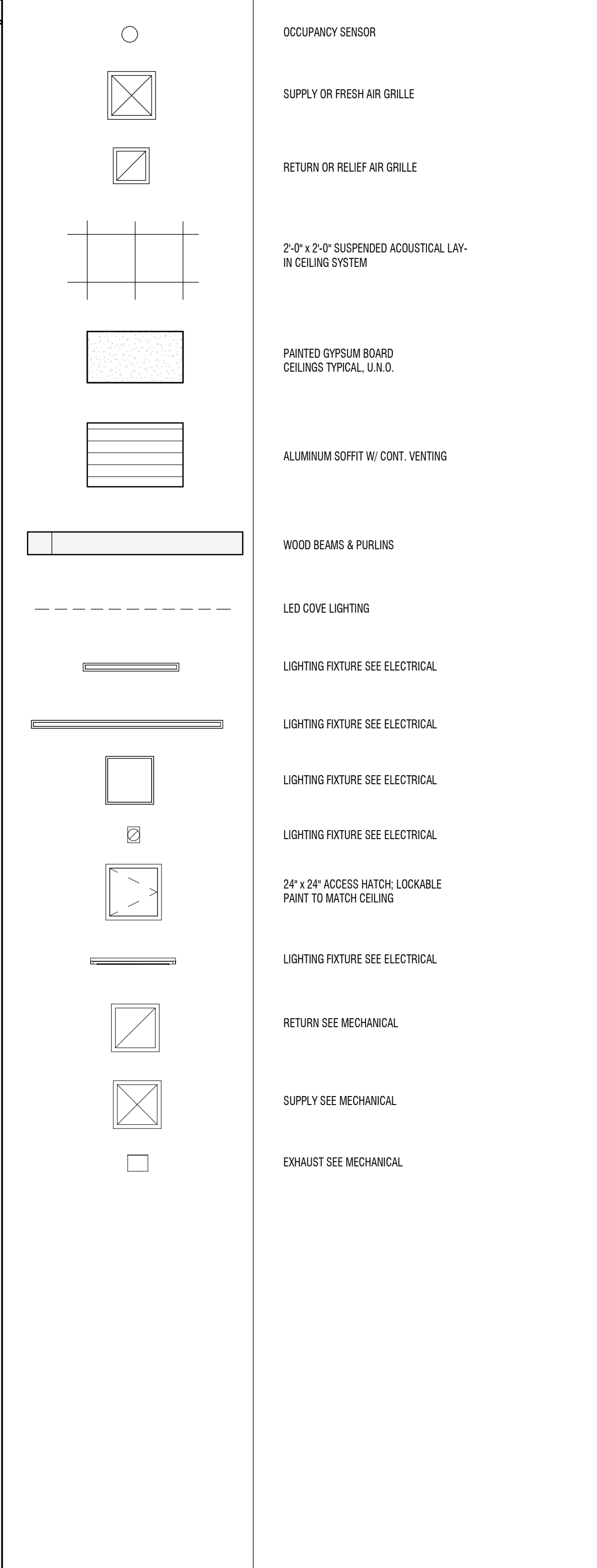
B5	WINDOW SILL
----	-------------



A1	WINDOW SCHEDULE
----	-----------------



	EXTERIOR PENDANT FIXTURE
	EXIT SIGN - SEE ELECTRICAL DRAWINGS



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

- | | |
|--|---|
| 1. Governing Building Code Risk Category | International Building Code 2015 II |
| 2. Roof Snow Load | |
| a. Ground Snow Load | $P_g = 86 \text{ psf}$ |
| b. Snow Importance Factor | $I_s = 1.0$ |
| c. Snow Exposure Coefficient | $C_e = 1.0$ |
| d. Thermal Exposure Coefficient | $C_t = 1.0$ |
| e. Roof Snow Load | $P_r = 0.7 \cdot C_e \cdot C_t \cdot I_s \cdot P_g = 60 \text{ psf plus Snow Drift}$ |
| 3. Roof Live Load | 20 psf |
| 4. Seismic Loads | |
| Seismic Importance Factor, I_e | 1.0 |
| Seismic Design Category | D |
| a. Mapped Spectral Acceleration | $S_s = 1.300g$
$S_1 = 0.436g$ |
| b. Soil Site Class | |
| c. Soil Site Coefficients | $F_a = 1.0$
$F_v = 1.5$ |
| d. 5% Damped Design Spectral Response Acceleration | $S_{DS} = 2/3 \cdot F_a \cdot S_s = 0.867g$
$S_{D1} = 2/3 \cdot F_v \cdot S_1 = 0.455g$
Wood Shear Wall
$R = 6.5$
4.0
$T = 0.207 \text{ seconds}$
$C_s = S_{DS} \cdot I_e / R$
$C_s = S_{D1} \cdot I_e / (R \cdot T)$
Dead Loads of Structure
$V = C_s \cdot W = 0.133 W \text{ (Strength Design)}$
Equivalent Lateral Force (Static) |
| e. Basic Seismic-Force-Resisting System | |
| f. Response Modification Coefficient | |
| g. System Over-strength Factor | |
| h. Deflection Amplification Factor | |
| i. Fundamental Building Period | |
| j. Seismic Response Coefficient | |
| k. W | |
| l. Base Shear | |
| m. Analysis Procedure | |
| 5. Wind Loads | |
| a. Wind Velocity (3 Second Gust) | 115 mph (Strength)
90 mph (Allowable ($I_w = 1.0$)) |
| b. Exposure Type | C |
| c. Internal Pressure Coefficient, GC_{pi} | +/-0.18 |
| d. Topographic Factor, K_{zt} | 1.0 |
| e. 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
 - ¾ 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@bhbenigneers.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



11/02/2018

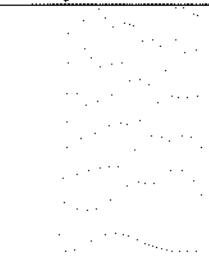
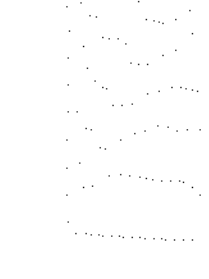
GENERAL
STRUCTURAL NOTES

S-001

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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	



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

design west | architects
255 SOUTH 200 WEST
795 NORTH 400 WEST
LOGAN UT 84321
SALT LAKE CITY UT 84103

JSSD ADMINISTRATION BUILDING

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HEBER CITY, UT 84032
JORDANELLE SPECIAL SERVICE DISTRICT

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

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ISSUED: 11.02.18



SPECIAL INSPECTIONS

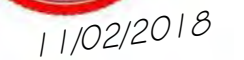
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FOOTING AND FOUNDATION PLAN

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ROOF
FRAMING PLAN

S-111

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

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.

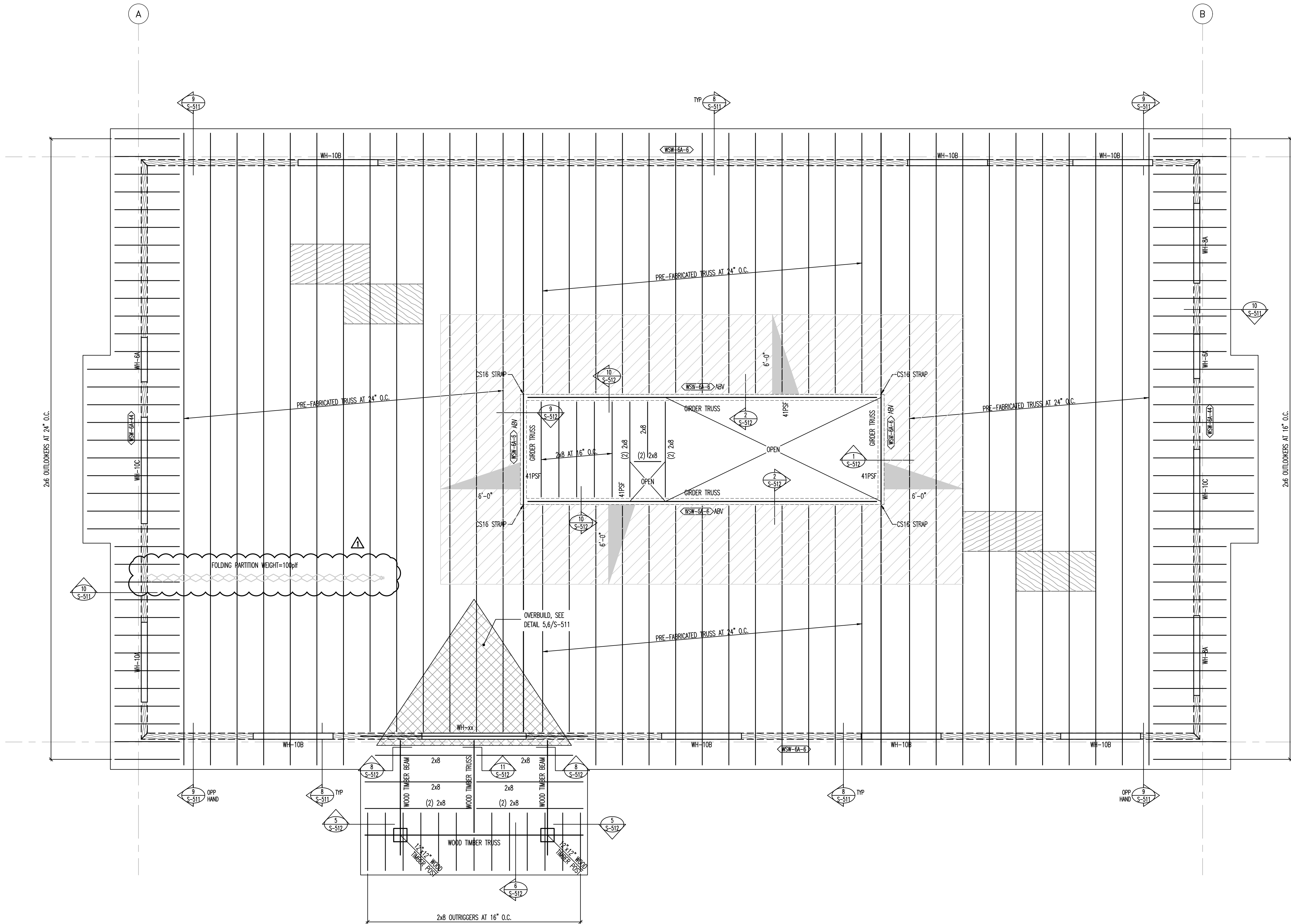
INDICATES REQUIRED NUMBER OF BEARING AND KING STUDS, SEE SCHEDULE ON SHEET S-602.

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

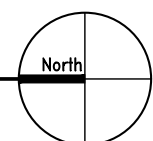
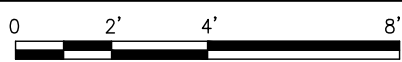
ROOF FRAMING PLAN NOTES

- 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.

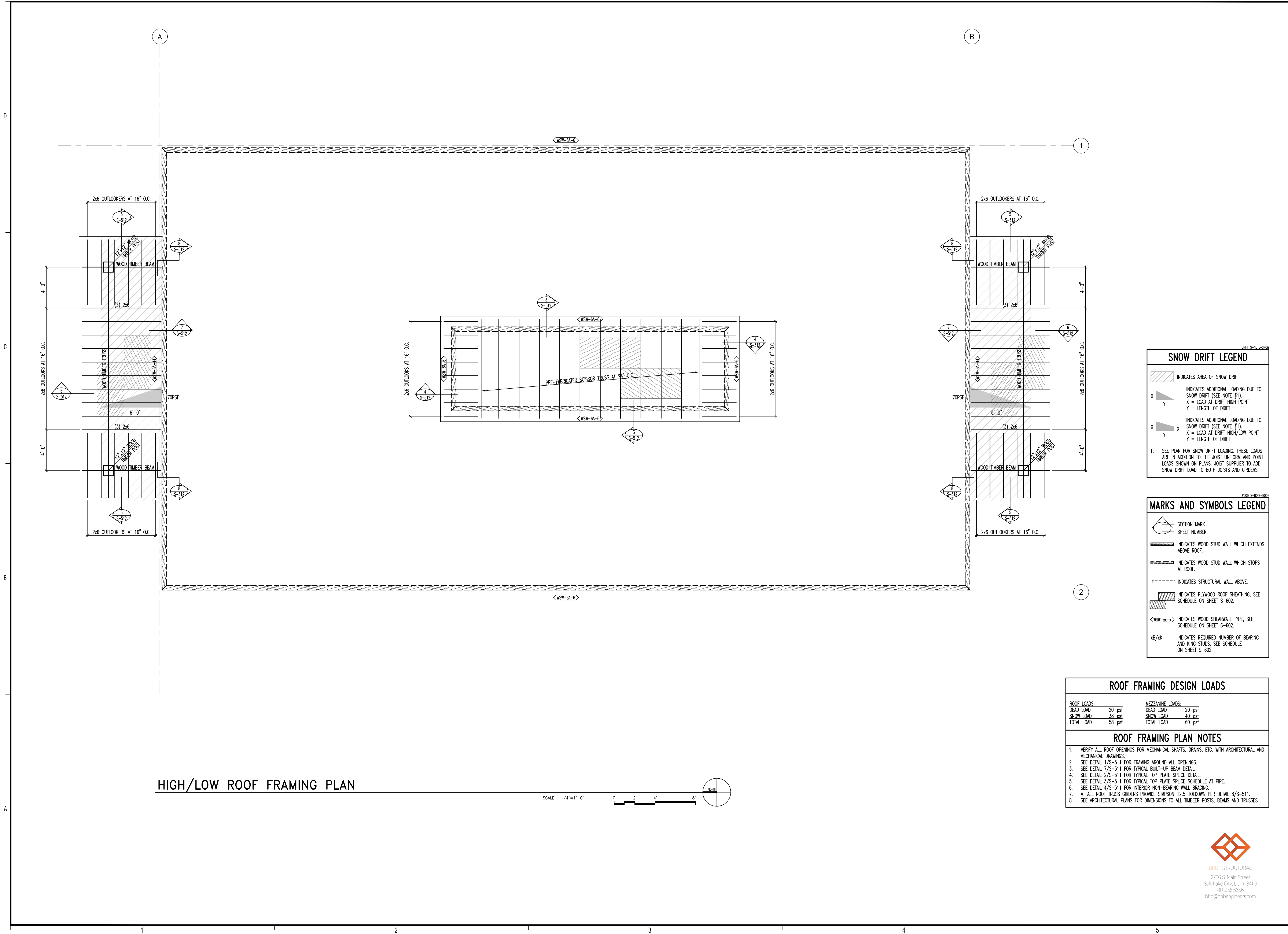


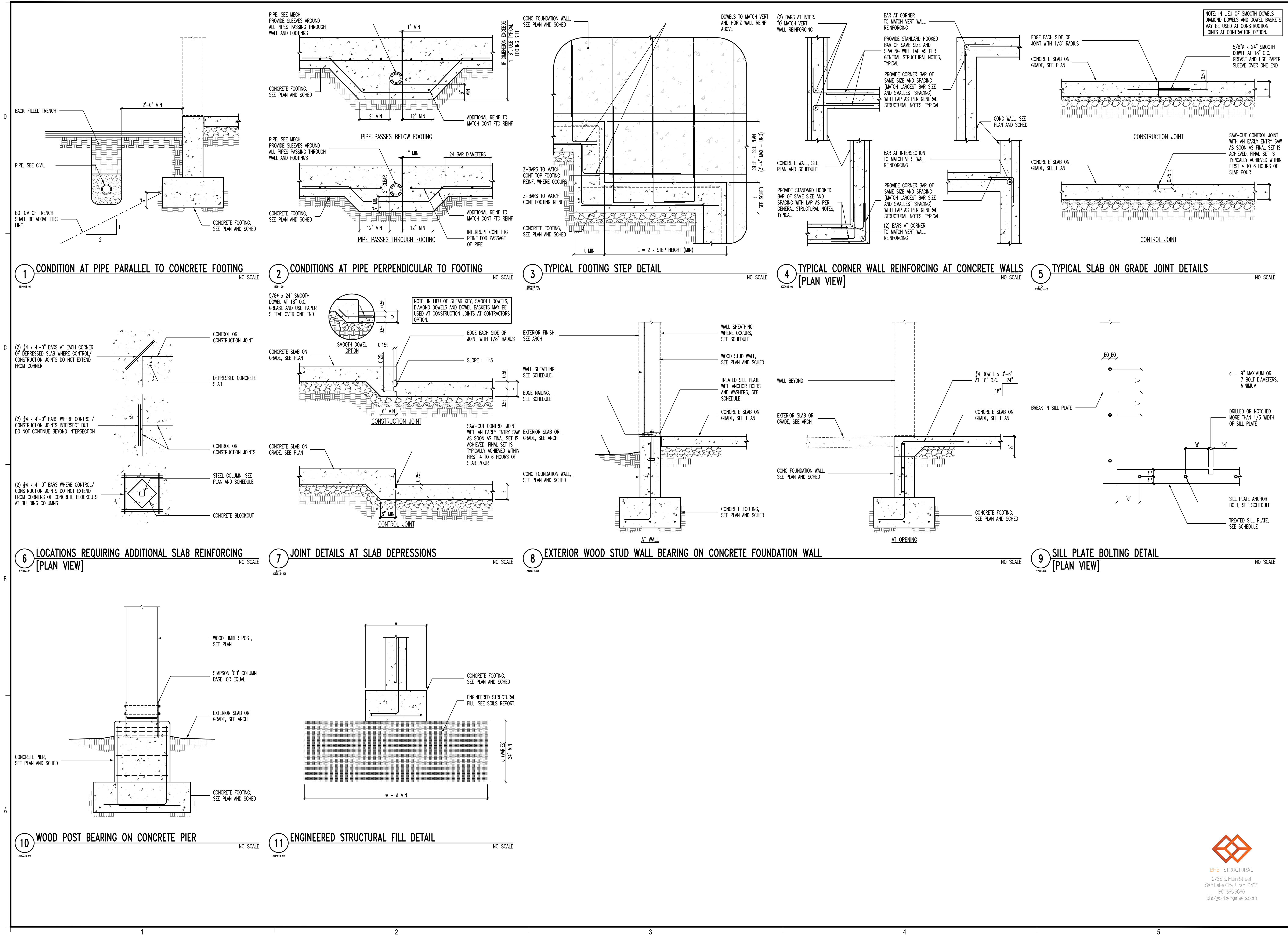
ROOF FRAMING PLAN

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



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180608

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DJC

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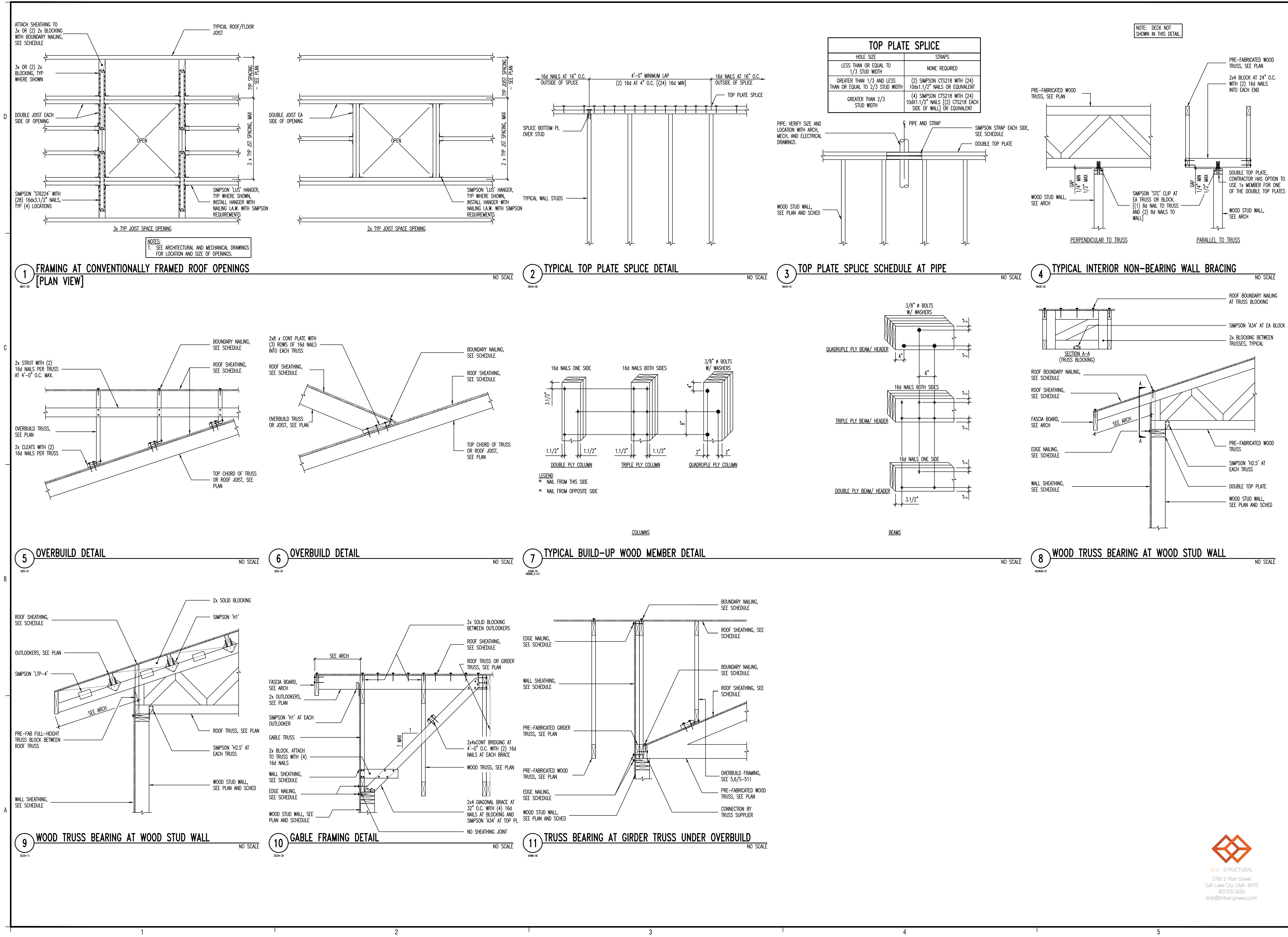
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FOOTING AND FOUNDATION DETAILS

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



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795 NORTH 400 WEST
LOGAN UT 84321
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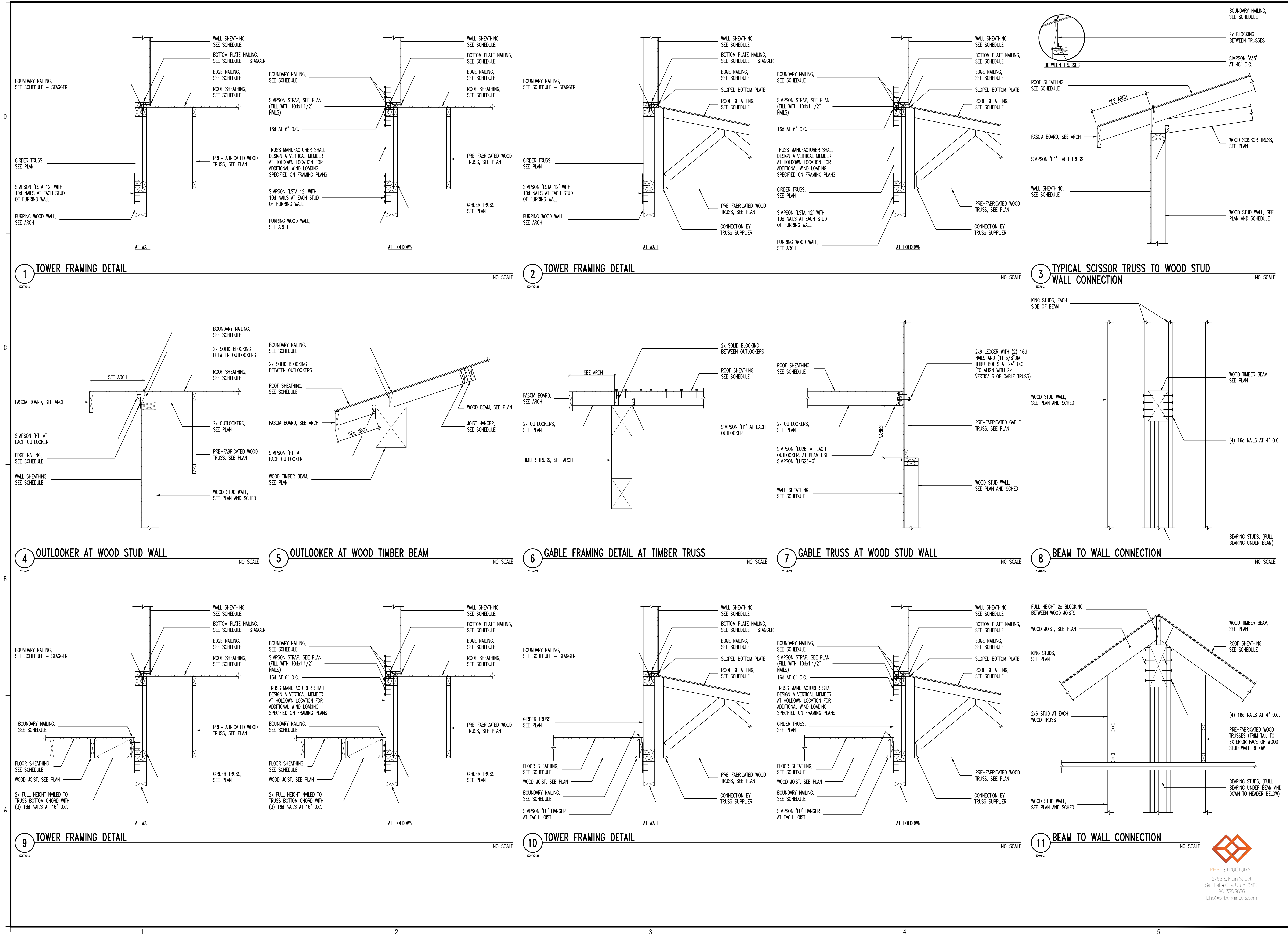
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2766 S Main Street
Salt Lake City, Utah 84115
801.255.5656
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ROOF FRAMING
DETAILS

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ISSUED: 11.02.18



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D

C

B

A

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-0000-0100

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		
BAR CLEAR SPACING	CLEAR COVER	STIRRUPS OR TIES
>=db	>=db	>=CODE FOR MINIMUM THROUGHOUT f _d
>=2db	>=db	NO REQUIREMENT

db = BAR DIAMETER

- CONCRETE REINFORCING BAR LAP SPICE NOTES:
- THIS SCHEDULE SHALL BE USED FOR ALL BAR SPICES IN CONCRETE WALLS, UNLESS NOTED OTHERWISE.
 - CLASS 'A' SPICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPICED WITHIN THE LAP SPICE LENGTH.
 - CLASS 'B' SPICES SHALL BE USED FOR ALL SPICES UNLESS THE REQUIREMENTS OF NOTE NO. 2 ABOVE ARE MET.
 - TIES AND STIRRUPS SHALL NOT BE SPICED.
 - DO NOT SPICE 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
 - SPICES 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 SPICES WITHIN A BUNDLE SHALL NOT OVERLAP.
 - ENTIRE BUNDLES SHALL NOT BE LAP SPICED.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

2 CONCRETE REINFORCING BAR LAP SPICE SCHEDULE

SCHED_CONC_FTR-01

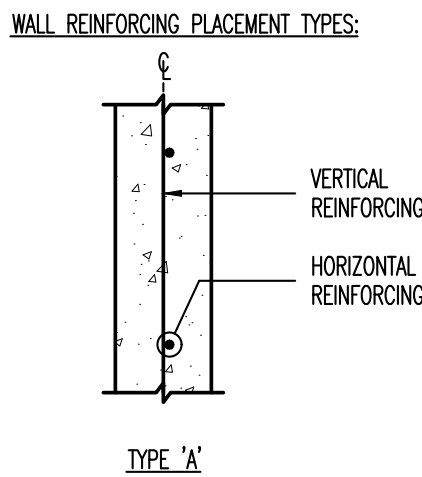
NO SCALE

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	REINFORCING	
	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.



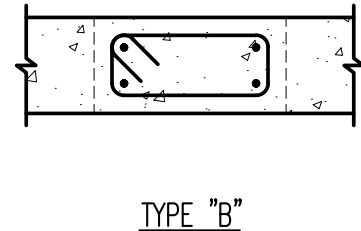
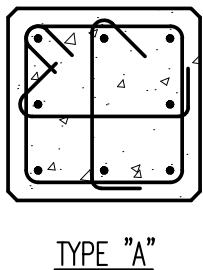
3 CONCRETE WALL SCHEDULE

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.

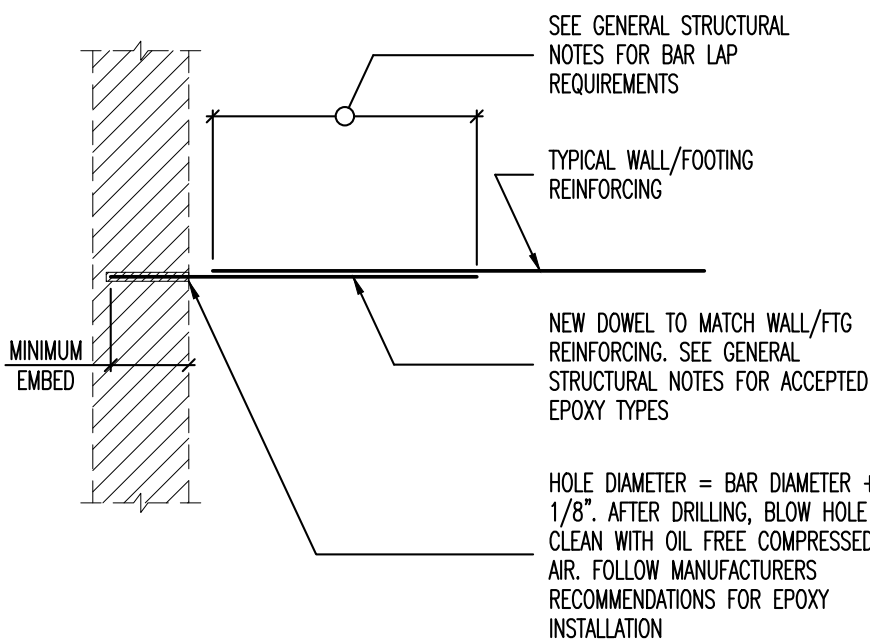


4 CONCRETE PIER SCHEDULE

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_EPDM-01

NO SCALE



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

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LOGAN UT 84321
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SCHEDULES

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Salt Lake City, Utah 84115
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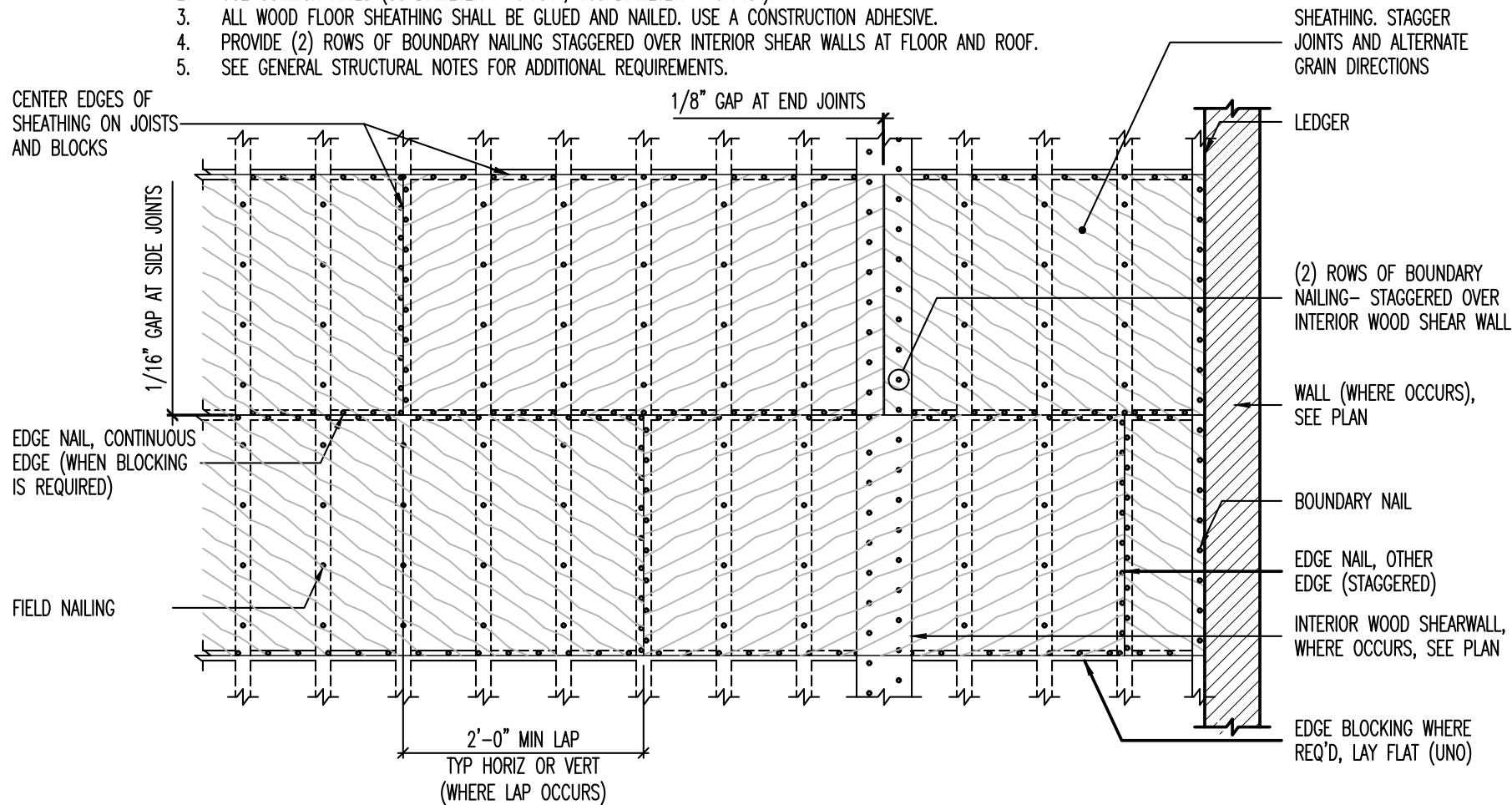
B

A

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:

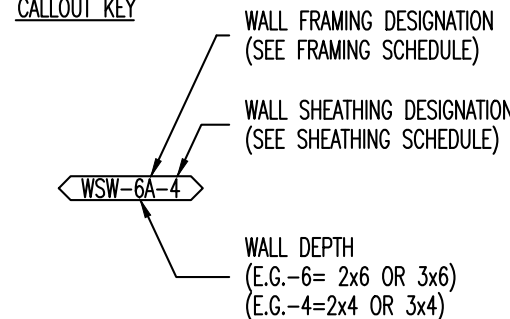
- MINIMUM NAIL PENETRATION INTO FRAMING: 8d-1 1/2", 10d-1 5/8".
- USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148").
- ALL WOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED. USE A CONSTRUCTION ADHESIVE.
- PROVIDE (2) ROWS OF BOUNDARY NAILING STAGGERED OVER INTERIOR SHEAR WALLS AT FLOOR AND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

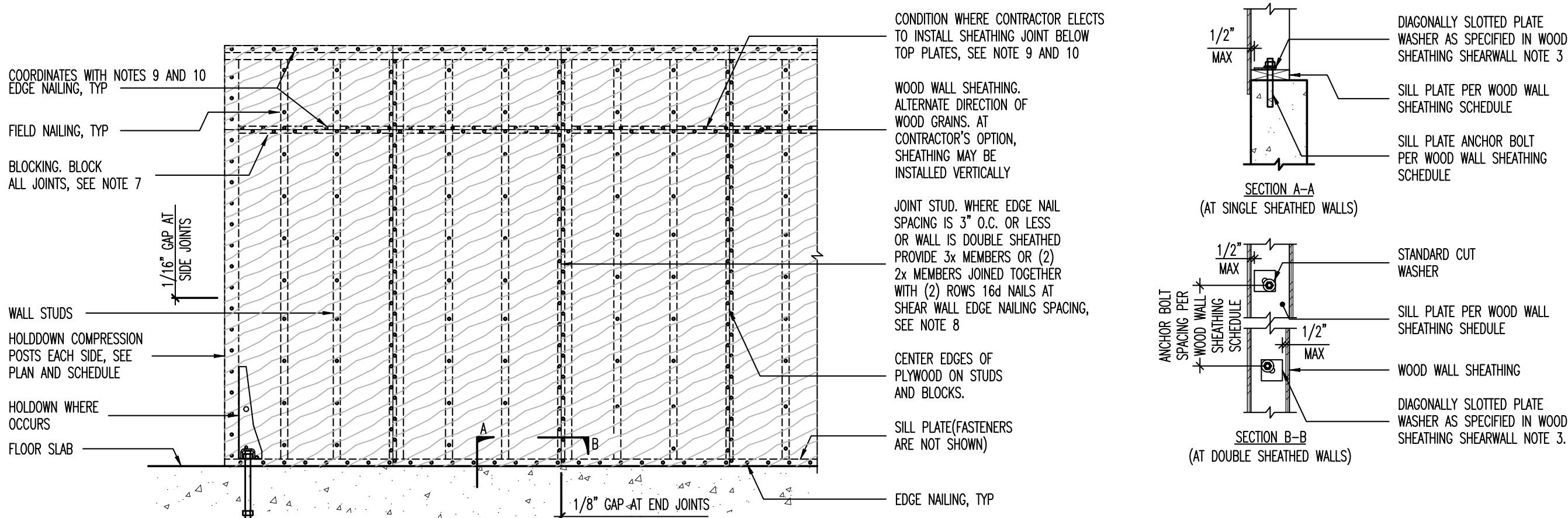
CALLOUT KEY



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 REQ'D WL
N	2x	7/16" OSB	8d	-	-	2x	16d NAILS AT 6" O.C.	5/8" DIA AT 48" O.C.	16d TOENAIL AT 8" O.C.	60plf 60plf
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
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:

- USE COMMON NAILS. AT SILL PLATE USE HOT-DIPPED OR TUMBLE GALVANIZED NAILS, IN ACCORDANCE WITH IBC 2304.9.5.
- ALL SILL PLATES TO BE PRESSURE TREATED LUMBER.
- 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).
- 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.
- 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.
- POST-INSTALLED ANCHORS SHALL BE INSTALLED TO SAME DIAMETER AND DEPTH REQUIREMENT AS CAST-IN-PLACE BOLTS.
- WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
- 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.
- WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
- 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.
- AT PARTY WALLS, PROVIDE DOUBLE SHEATHING ON ONE WALL ONLY AND NOT (1) SHEATHING ON BOTH WALLS. HOLDOWN MUST BE LOCATED ON SHEATHED WALL.
- 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	
		STRUCTURAL ADDENDUM	
1	11/02/18		

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



SCHEDULES

S-603

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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. |

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

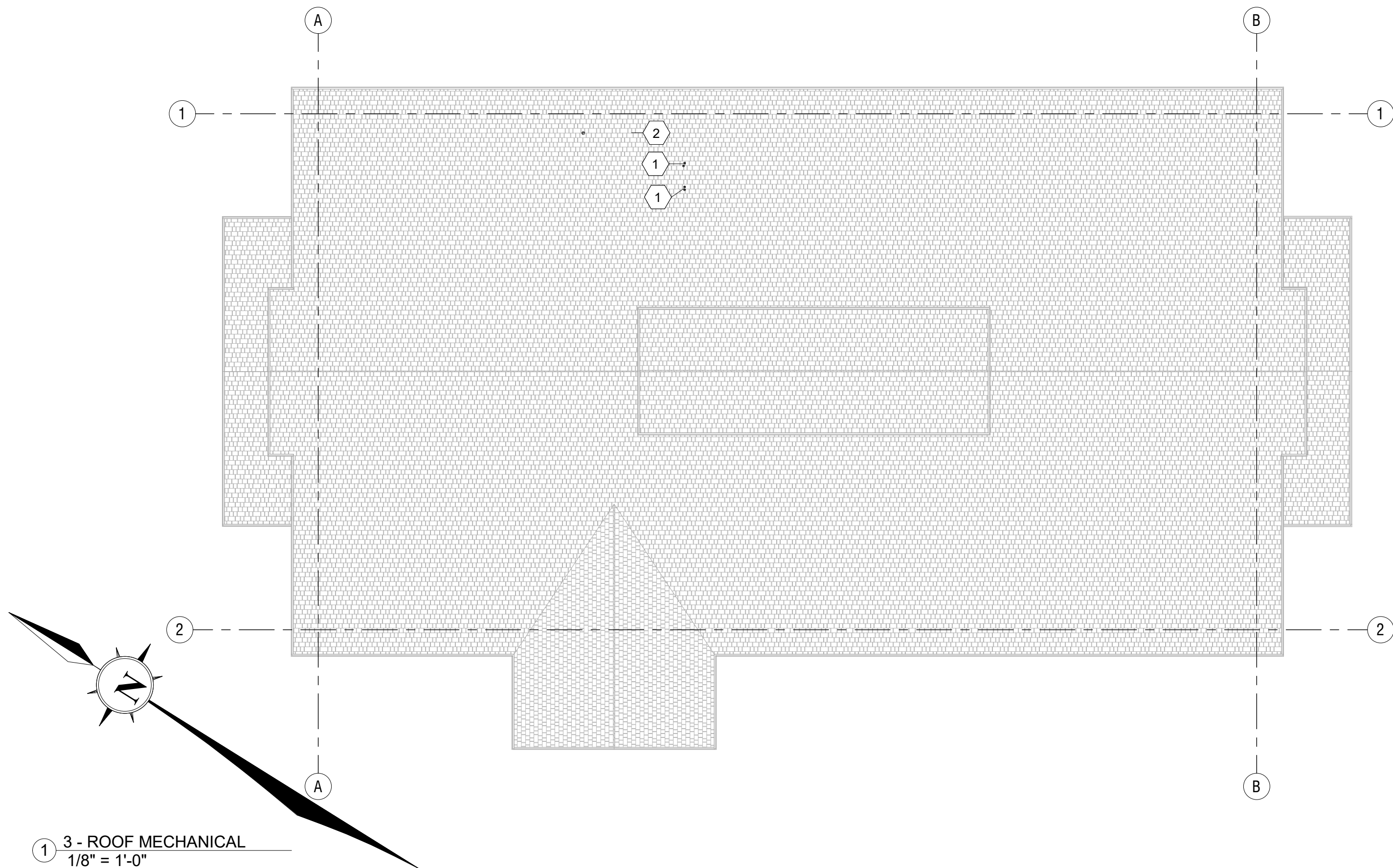
GAS LOAD

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



DESCRIPTION:

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

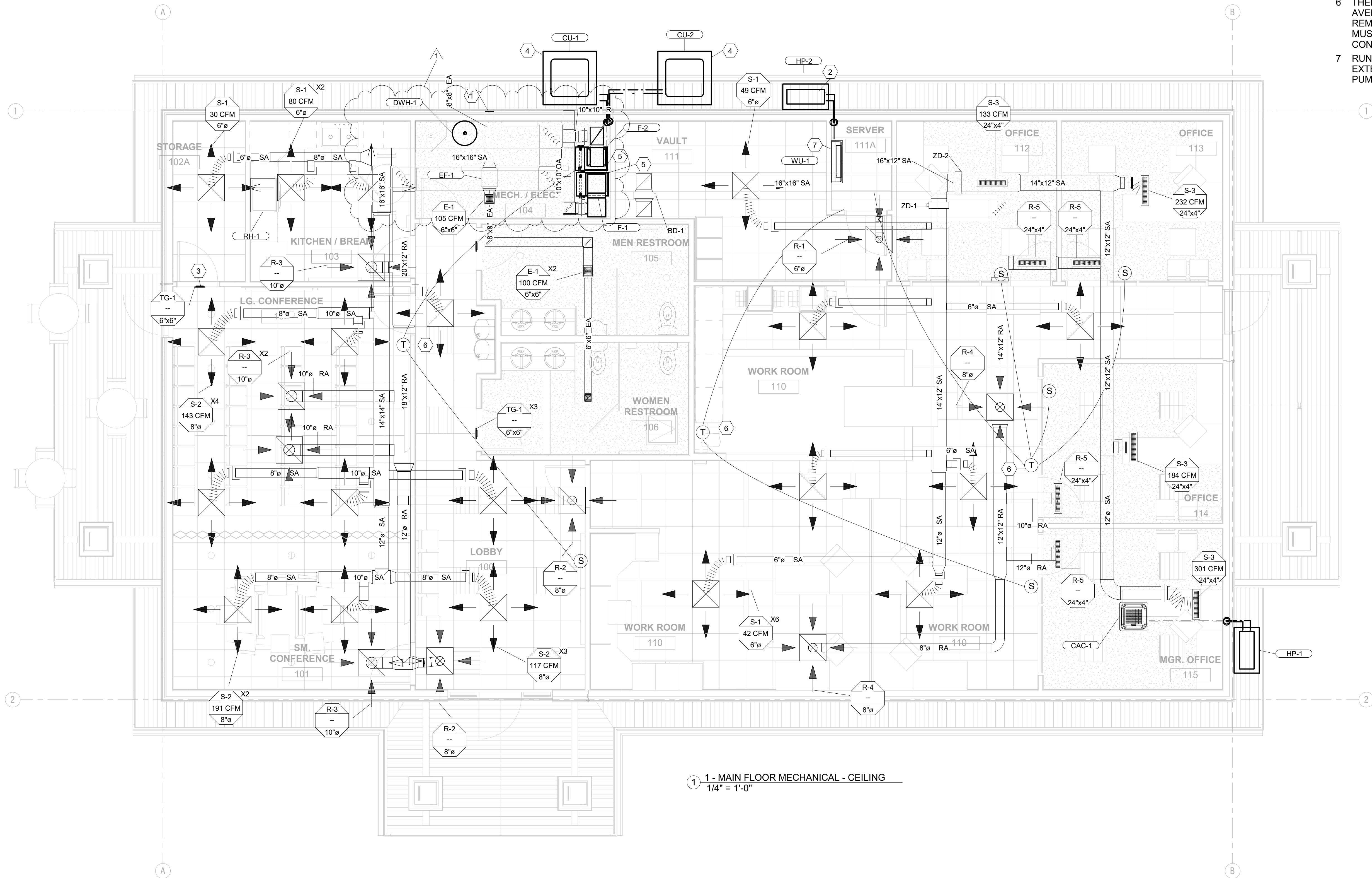
PROJECT #: 818120

DRAWN BY: ZR

CHECKED BY: SS

ISSUED: 06-04-18

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

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. |

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

MARK:
1
3

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

MAIN FLOOR
MECHANICAL

M101

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BRENKMAN
& COMPANY

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



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

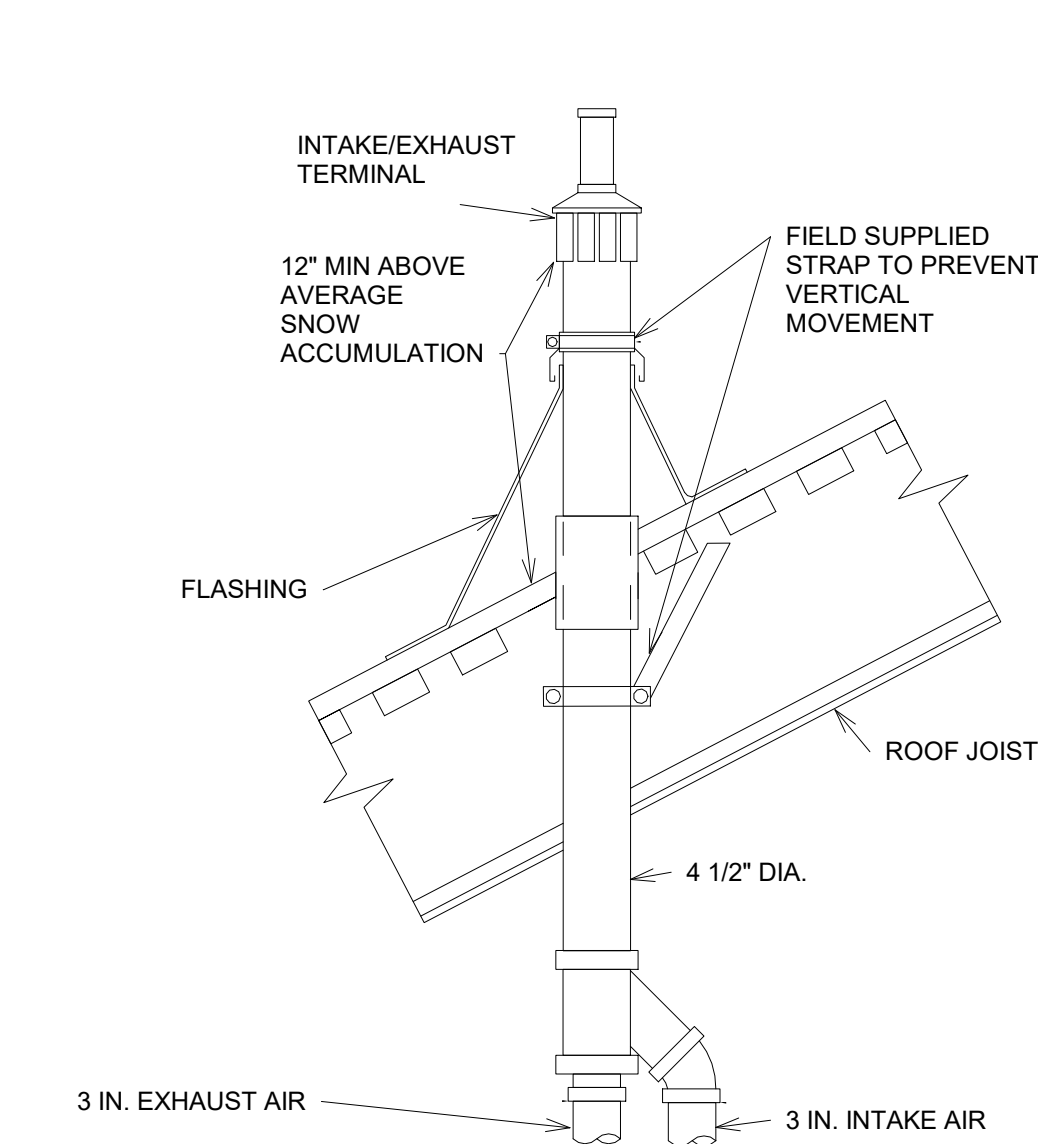
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D

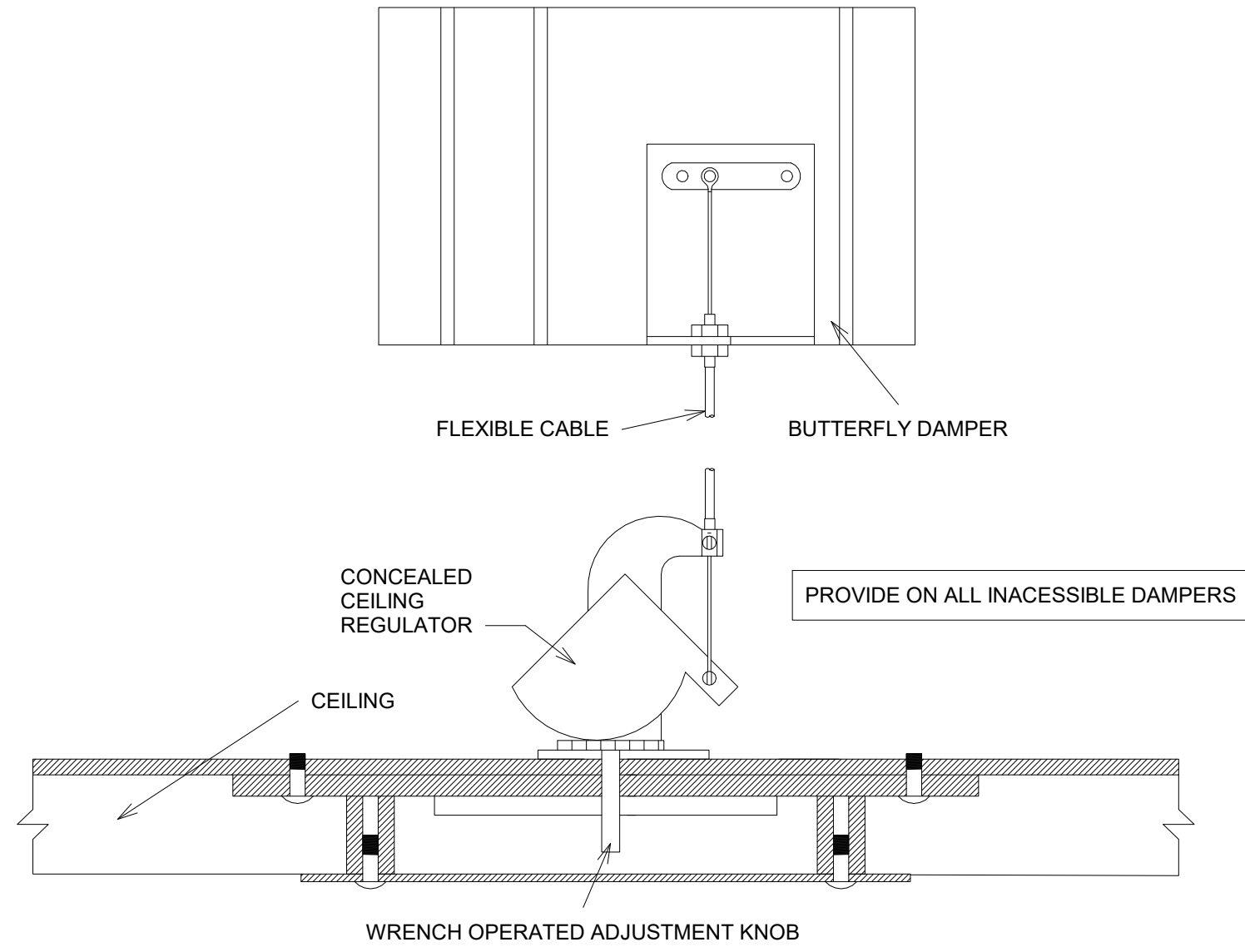
C

B

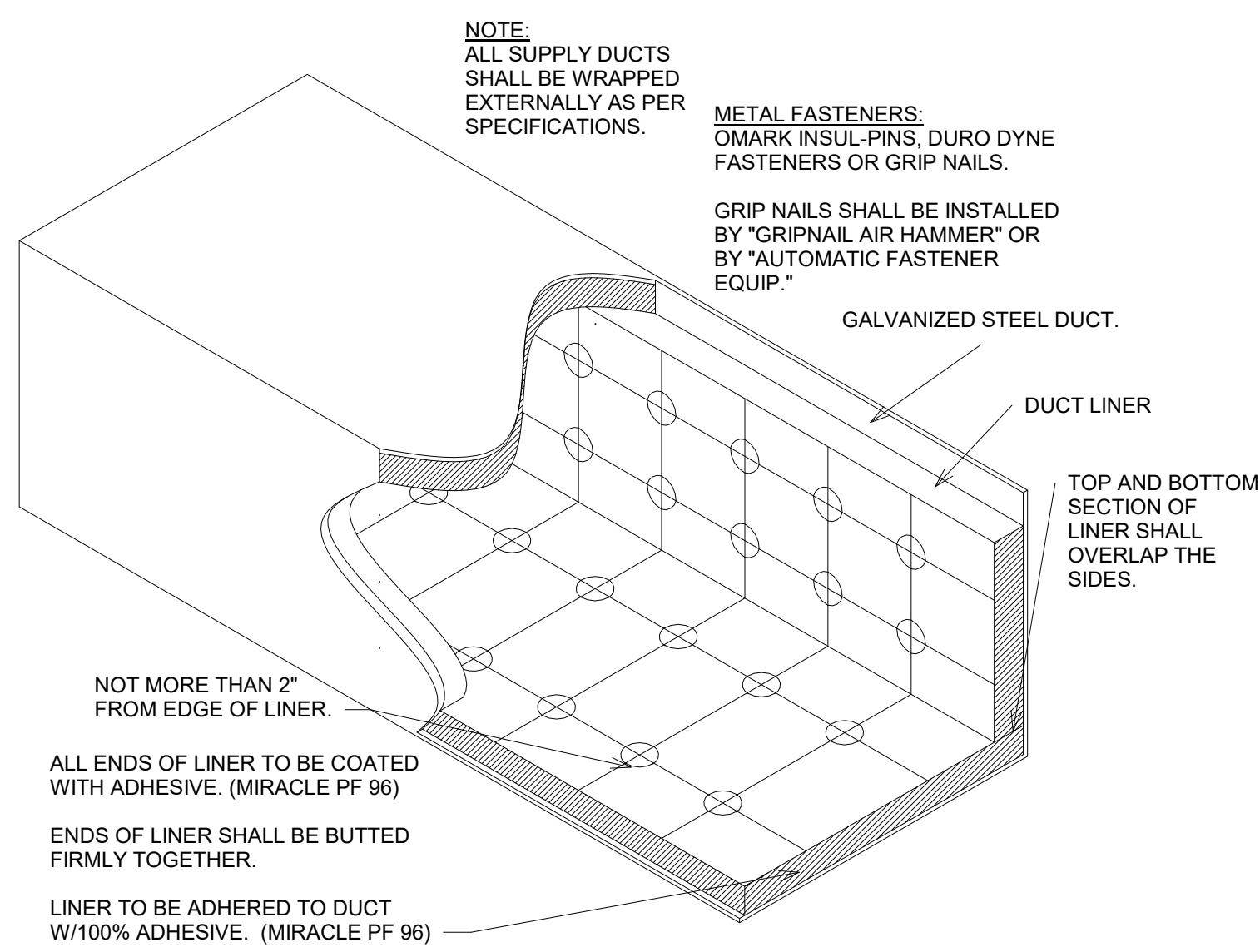
A



1 Concentric Vent - Sloped Roof
N.T.S.

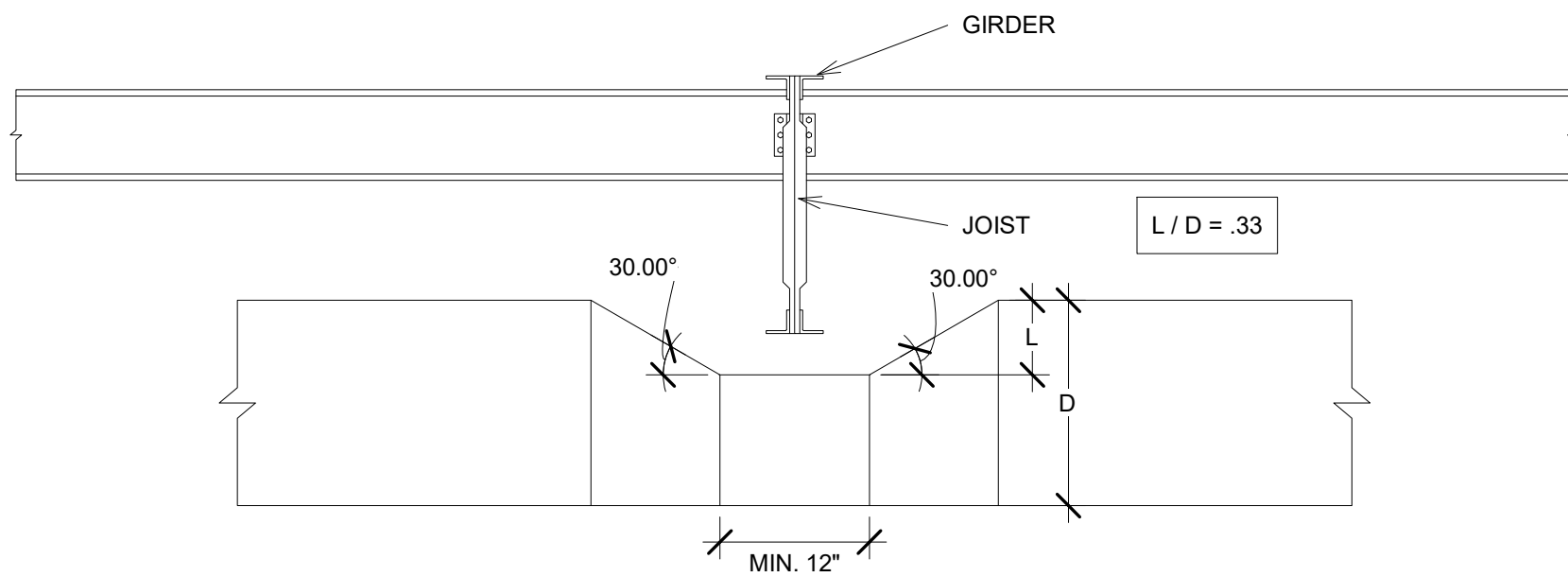


2 Duct - Inaccessible Damper
N.T.S.



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.

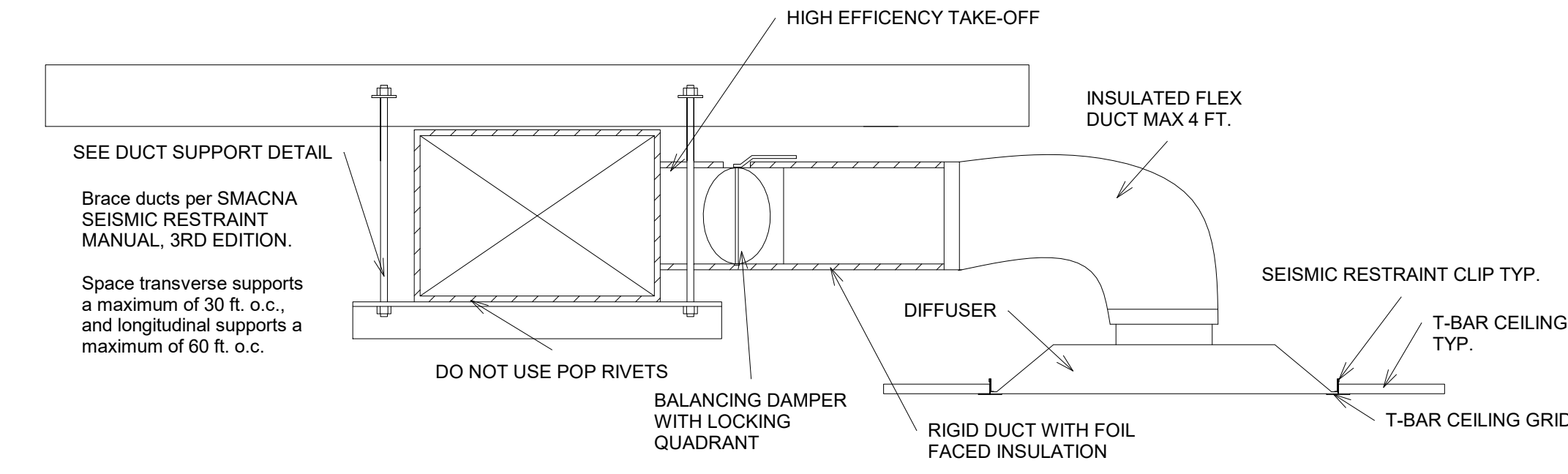
RANGE HOOD SCHEDULE					
IDENTITY			MECHANICAL		Notes
Mark	Manufacturer	Model	Air Flow	External Static Pressure	
RH-1	Broan	Antero CLDA136SS	150 CFM	0.2 in-wg	Recirculating Range Hood. Provide HPF30 Charcoal Filter.

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											
			MECHANICAL				ELECTRICAL				Weight
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	20.00 lb
CAC-1	Lennox	M22A009S4	9,000 Btu/h	10,000 Btu/h	1/4"	1/4"	208 V	1	60 Hz	46 W	32.00 lb

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"

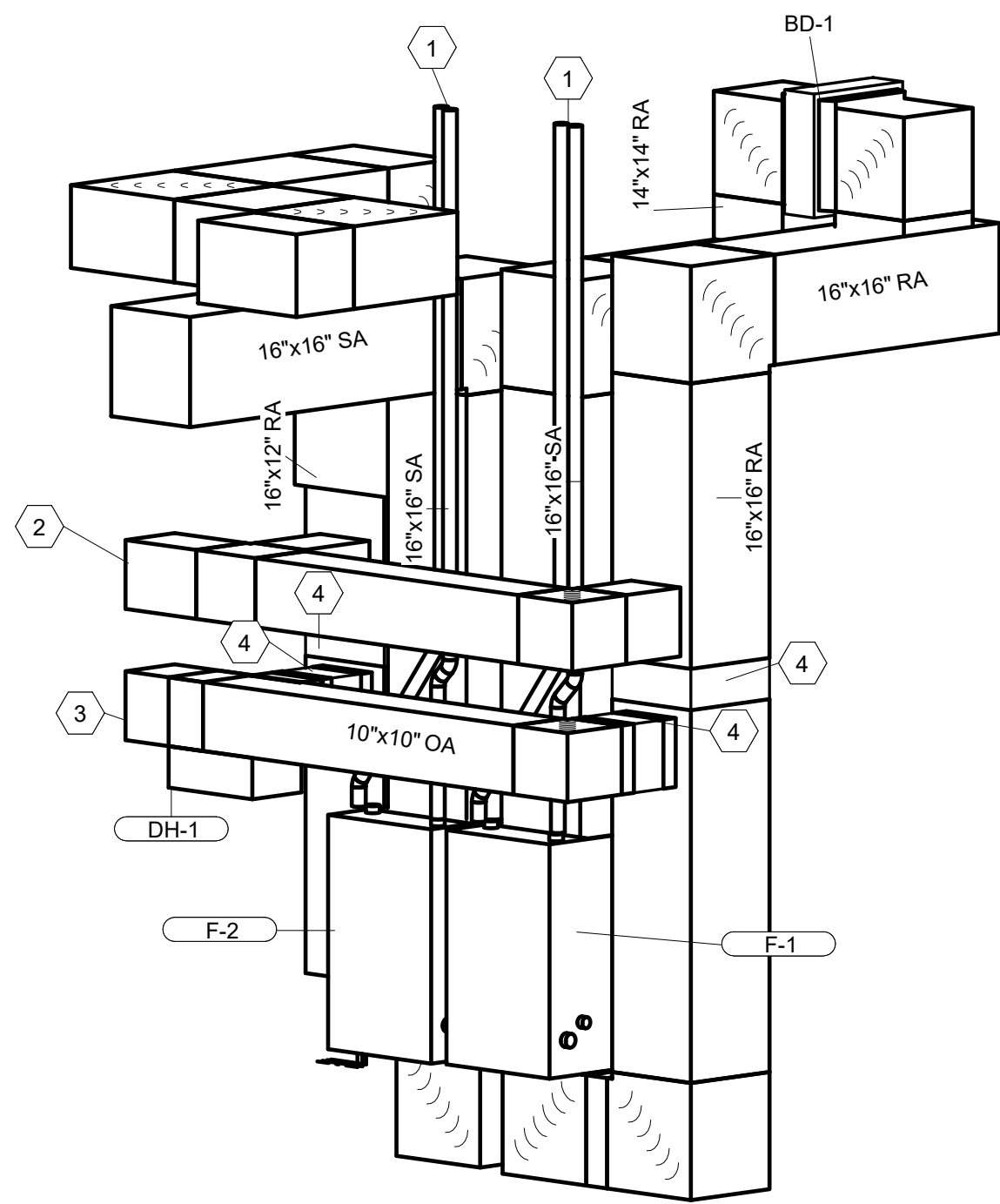


5 Duct - Square Diffuser - T-Bar Ceiling Installation Detail
N.T.S.

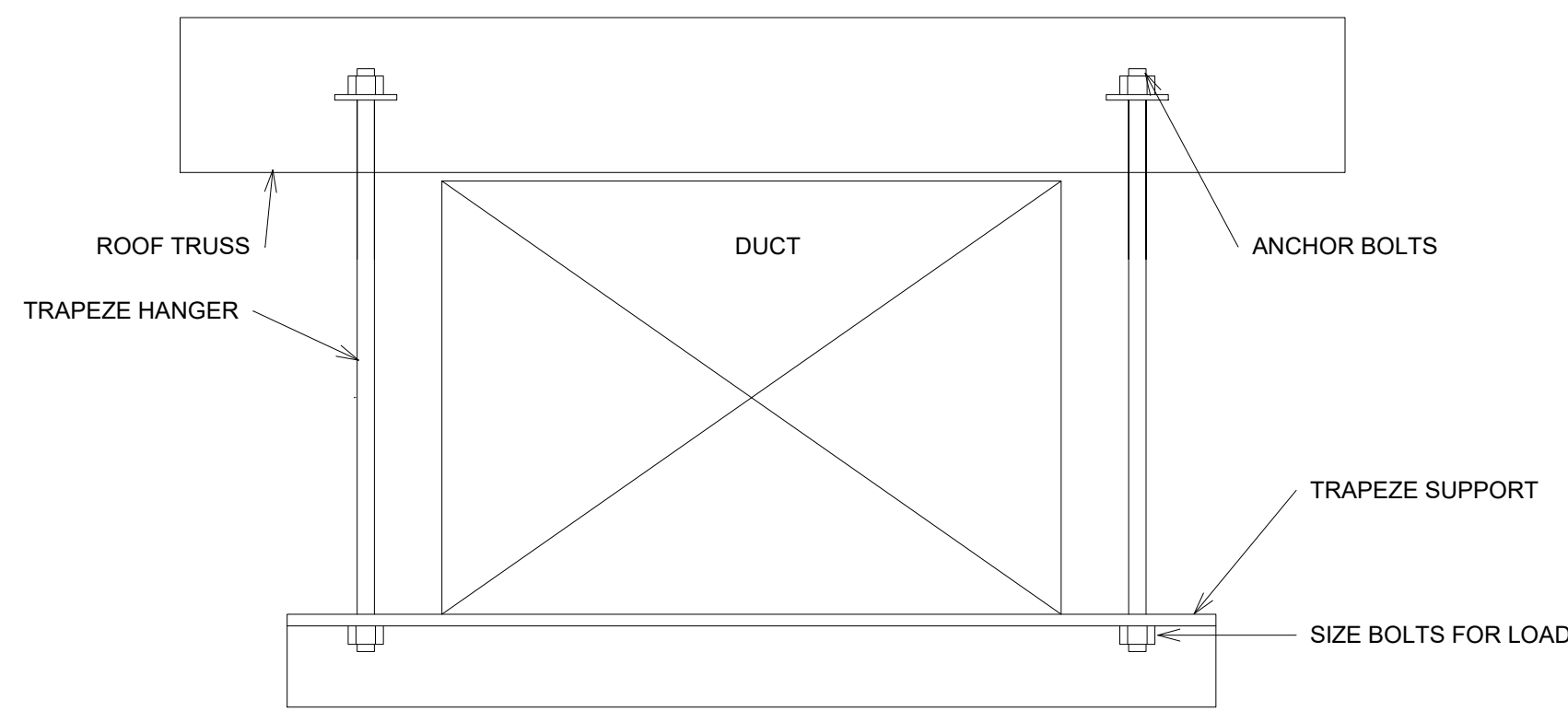
KEYNOTES	
ID	DESCRIPTION
1	TERMINATE FLUE AND COMBUSTION WITH CONCENTRIC VENT. SEE DETAILS.
2	PROVIDE C/W BACKDRAFT DAMPER, INSECT SCREEN AND RAIN CAP.
3	PROVIDE C/W INSECT SCREEN, RAIN CAP, AND INTAKE LOUVER.
4	BALANCING DAMPER.

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

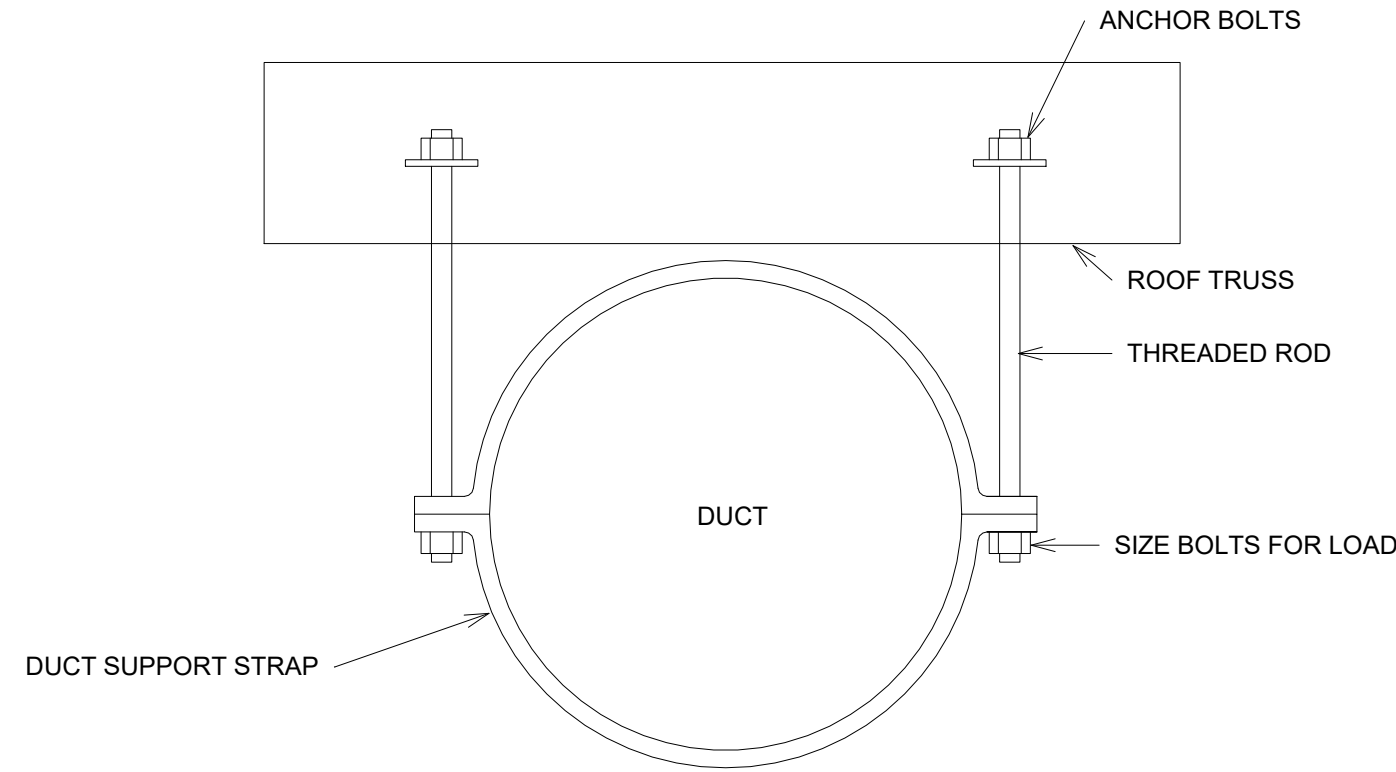
ZONE & BYPASS DAMPER SCHEDULE		
IDENTIFICATION	MECHANICAL	
	Flow	Size
BD-1	1158 CFM	14"x14"-14"x14"
ZD-1	471 CFM	14"x12"-14"x12"
ZD-2	1158 CFM	16"x12"-16"x12"



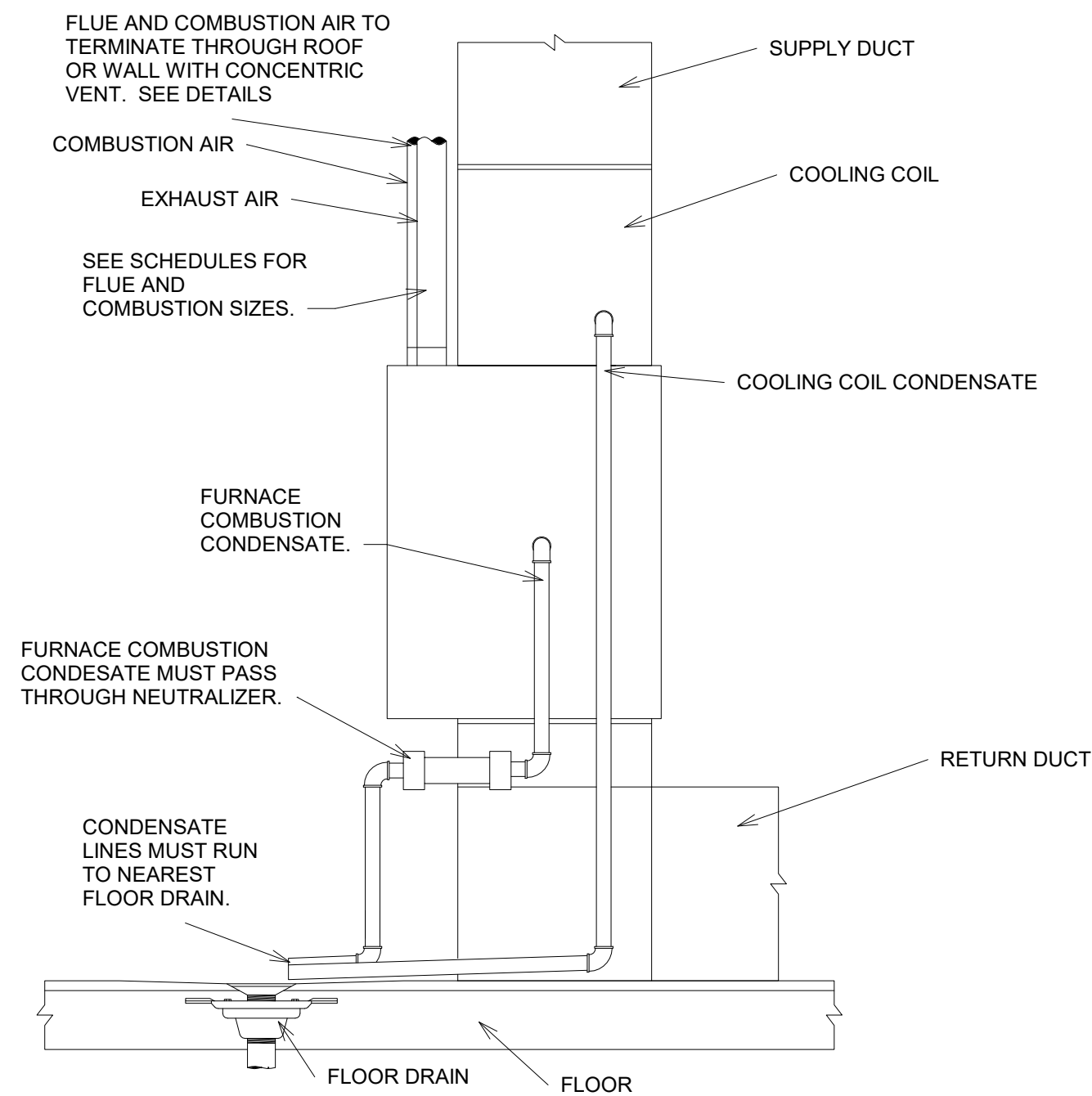
6 MECHANICAL ROOM ISOMETRIC



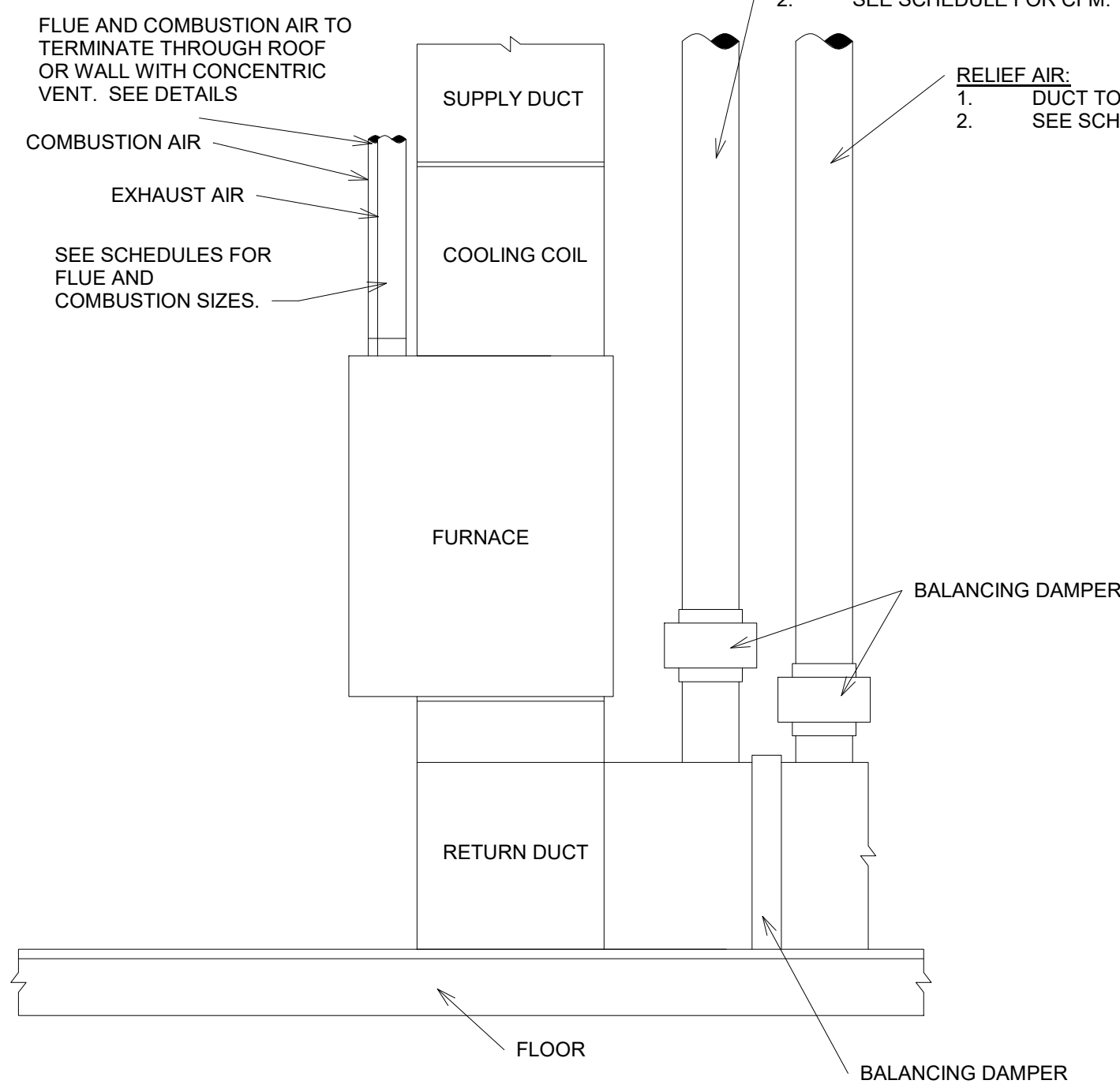
1 Duct - Close Rectangular Hanger
N.T.S.



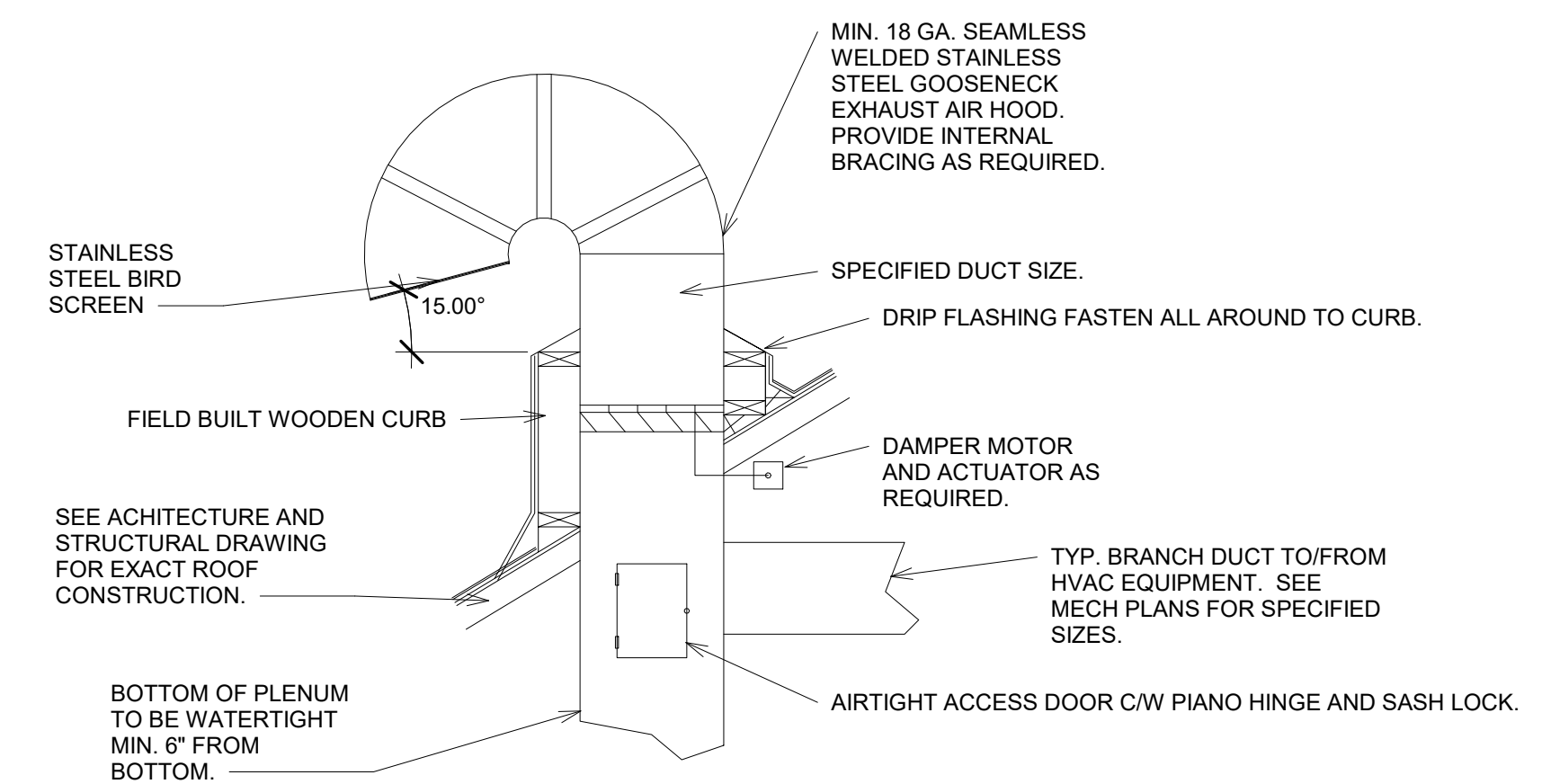
2 Duct - Close Round Hanger
N.T.S.



3 Furnace - Upflow Installation
N.T.S.

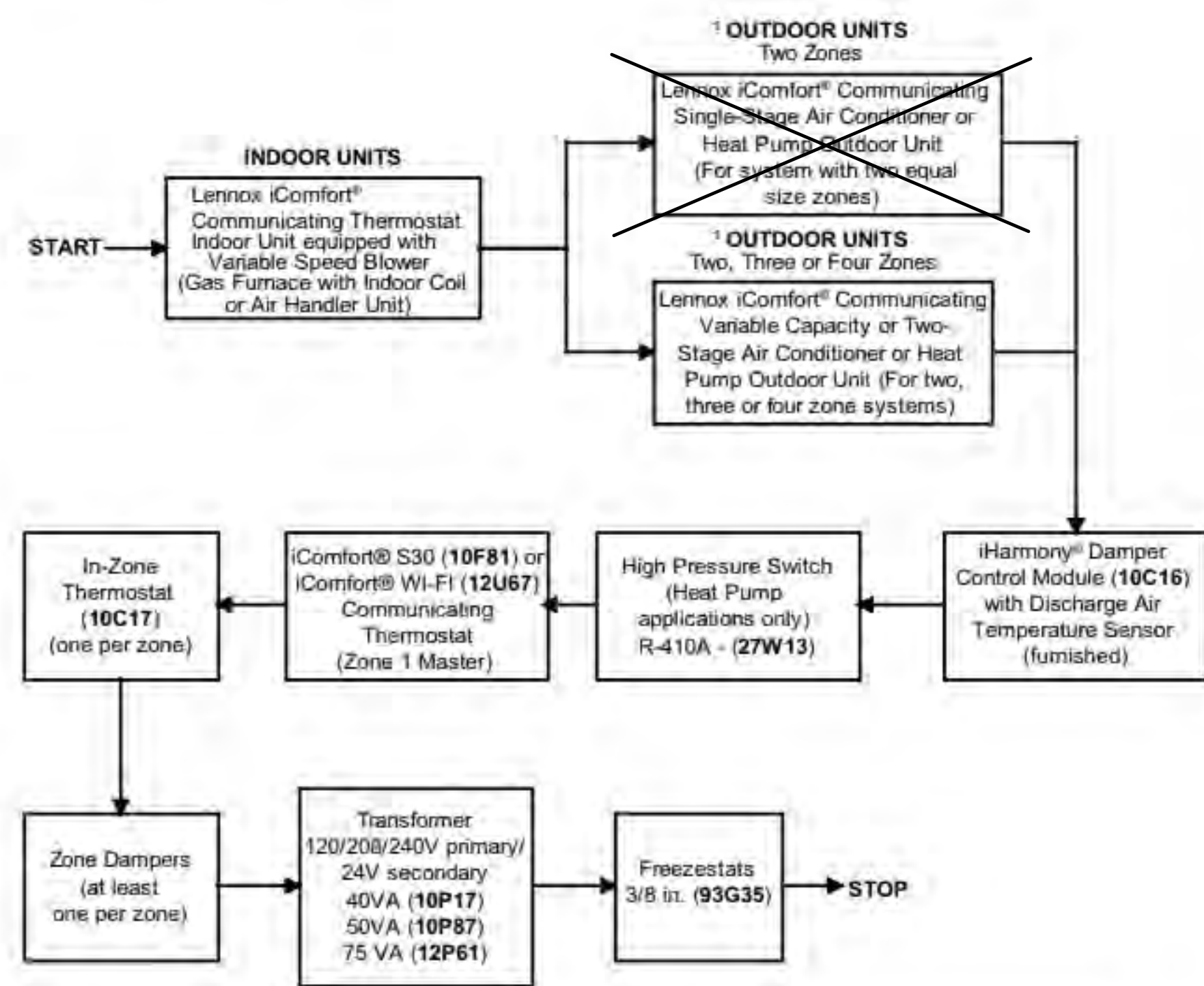


4 Furnace - Duct Installation
N.T.S.



5 Gooseneck - Pitched Roof
N.T.S.

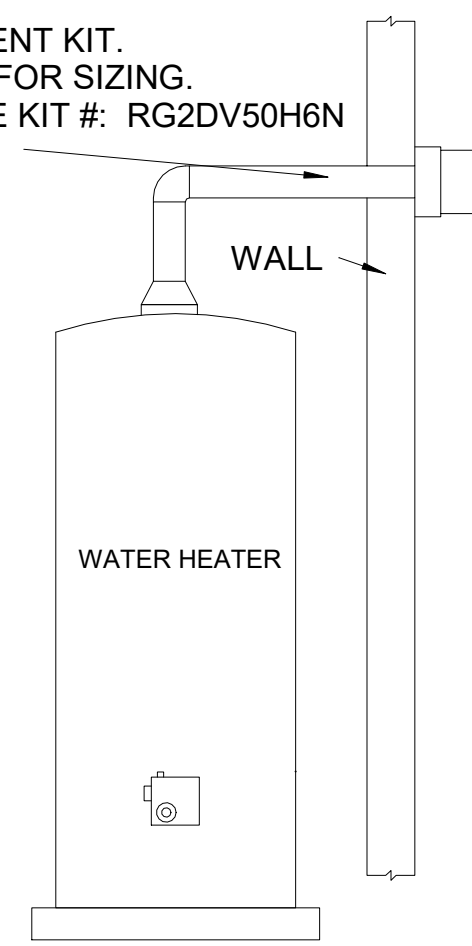
COMPONENT SELECTION



1 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.

SOLID OR FLEX VENT KIT.
SEE SCHEDULES FOR SIZING.
BRADFORD WHITE KIT #: RG2DV50H6N



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

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

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

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.

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

PLUMBING LEGEND

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

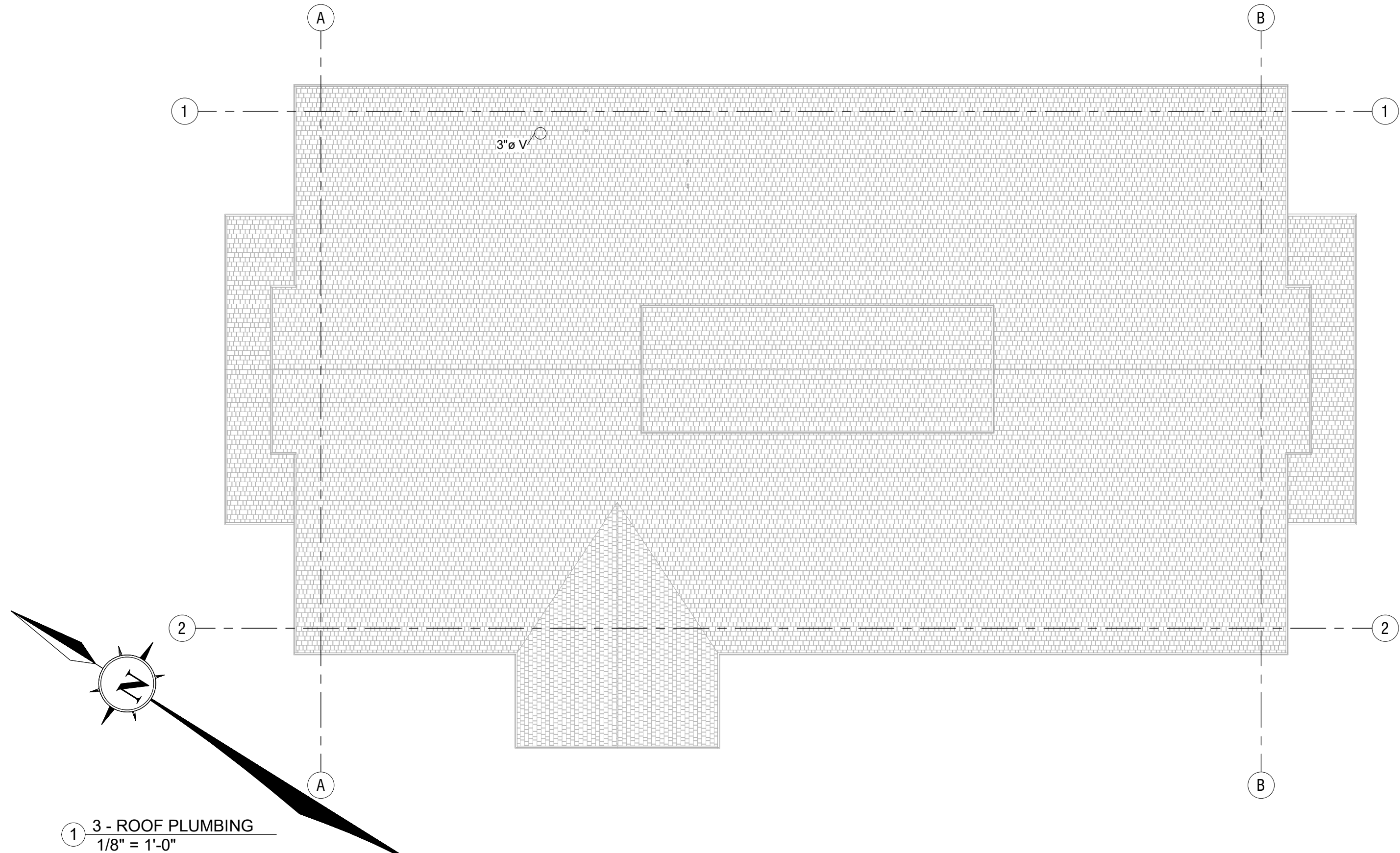
PLUMBING SMACNA SEISMIC HAZARD LEVEL	
COMPONENT	SHL VALUE
Plumbing	D

GAS LOAD

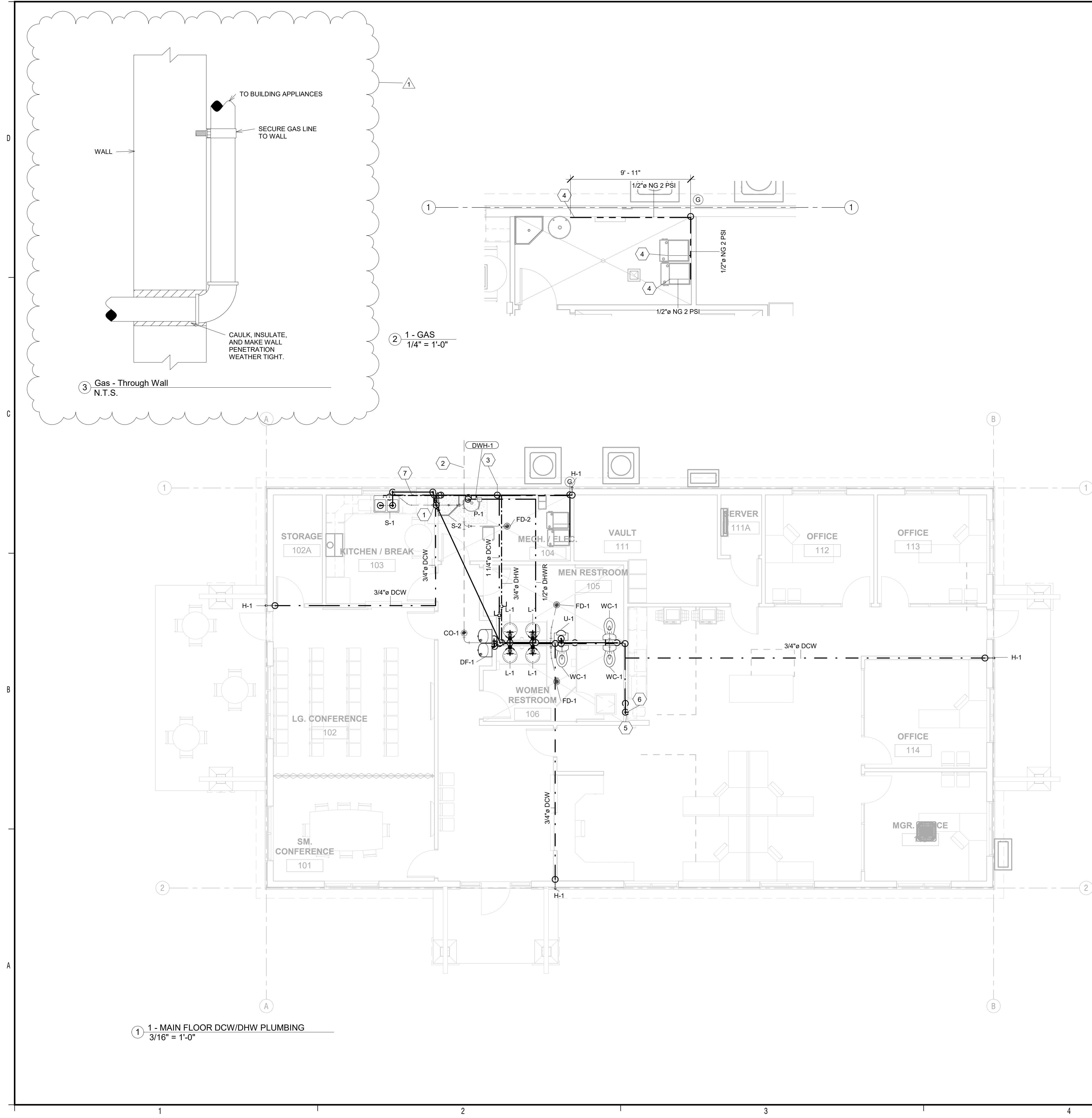
PIPE SIZING BASED ON 2015 INTERNATIONAL FUEL GAS CODE

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



V:\Projects\0221 - JSSD Admin Building2 - Design1 - Rev0021 - JSSD Admin Building - rvt



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. |

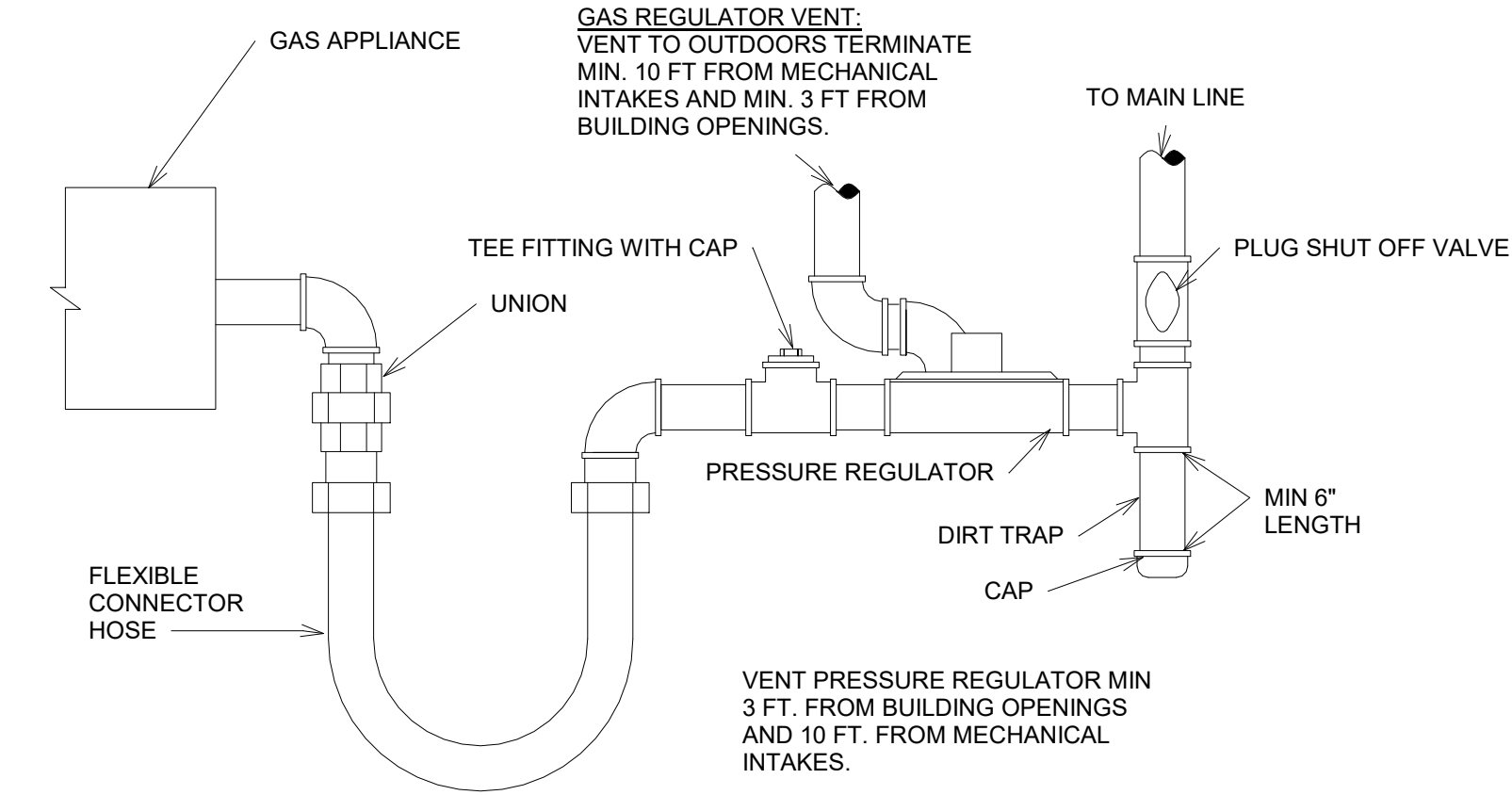


MARK	DATE	DESCRIPTION
1	10/25/18	CITY REVIEW COMMENTS
3	11/27/18	CITY REVIEW COMMENTS

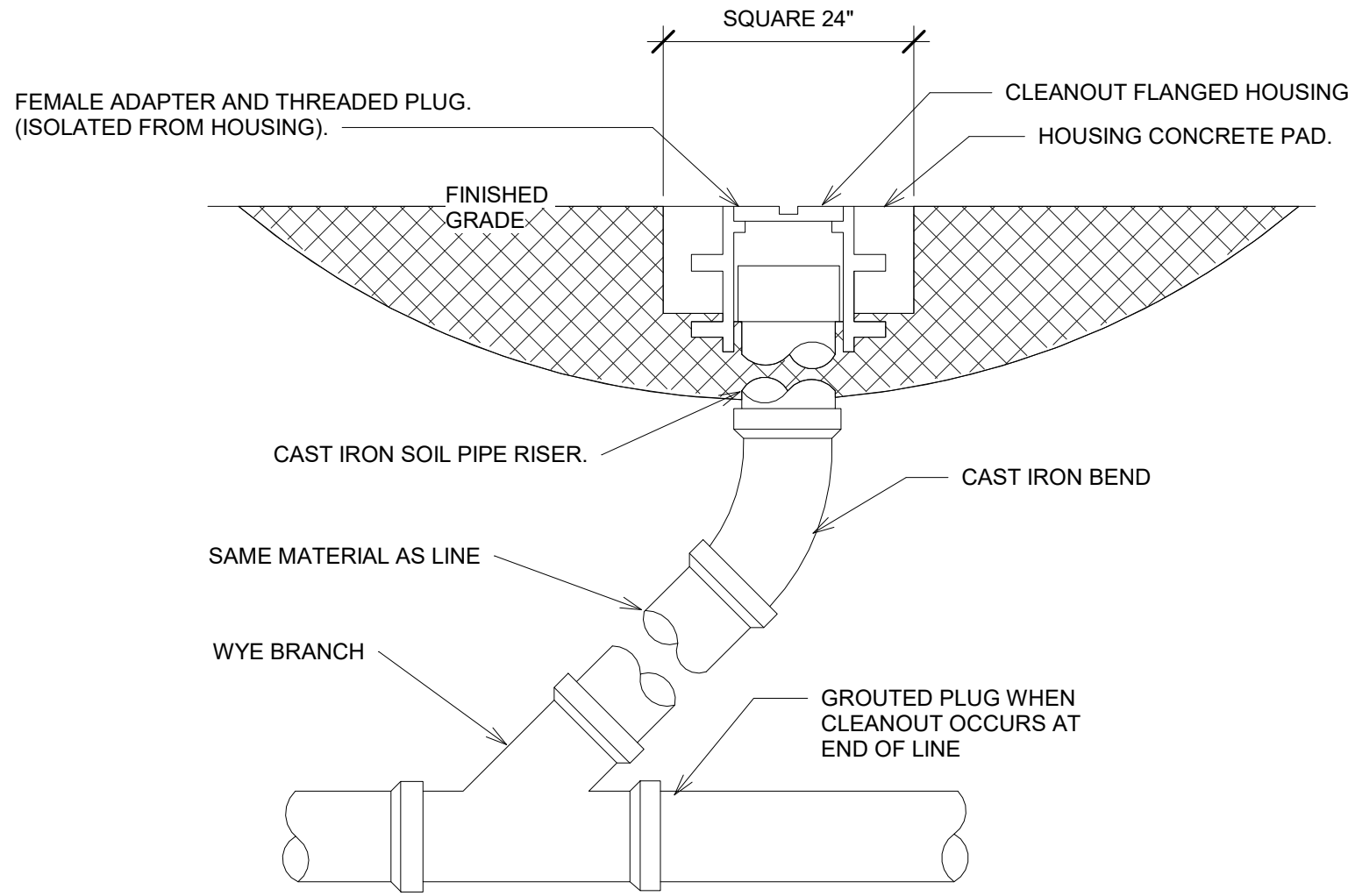
PROJECT #: 818120
DRAWN BY: ZR
CHECKED BY: SS
ISSUED: 06-04-18



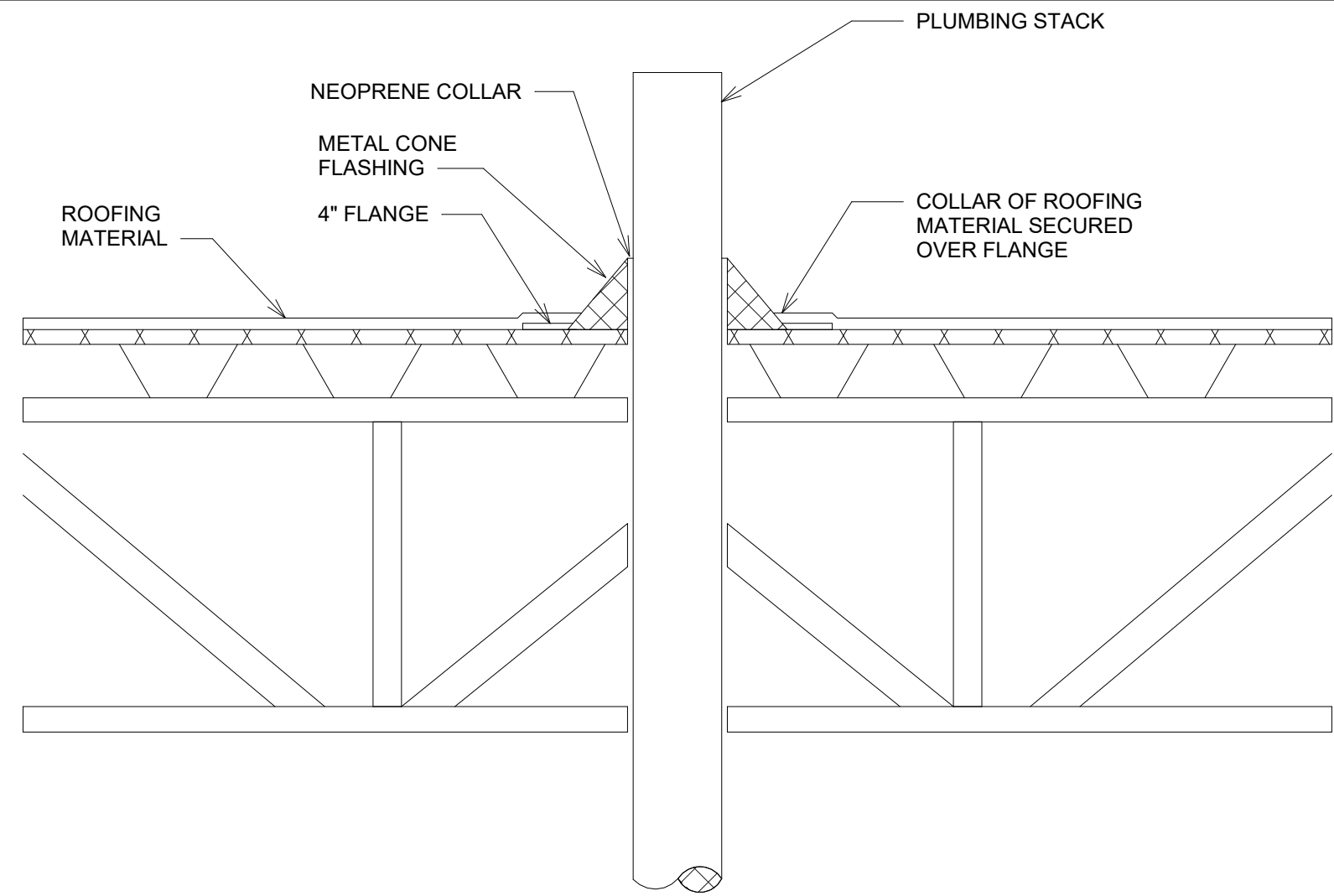
KEYNOTES	
ID	DESCRIPTION
1	MAIN VENT STACK. VENT TO ROOF. SEE DETAILS.
2	TIE INTO MAIN SANITARY LINE. COORDINATE WITH CIVIL.
3	CONNECT TO DCW SERVICE LINE.
4	DCW TO WALL HYDRANT.
5	CONNECT DHW RECIRCULATION LINE INTO MAIN DHW LINE.
6	INSTALL RECIRCULATION PUMP ON DHW RECIRCULATION LINE.
7	INSTALL 2 INCH 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.



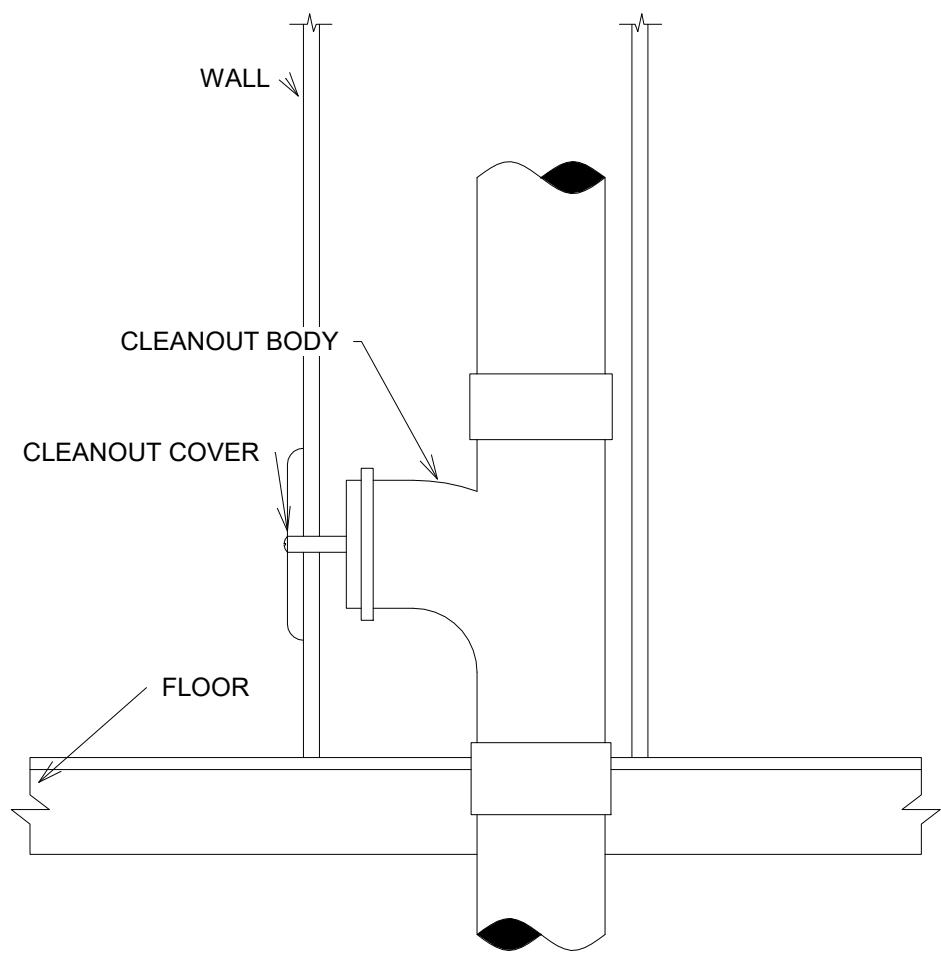
1 Gas - Connection Detail
N.T.S.



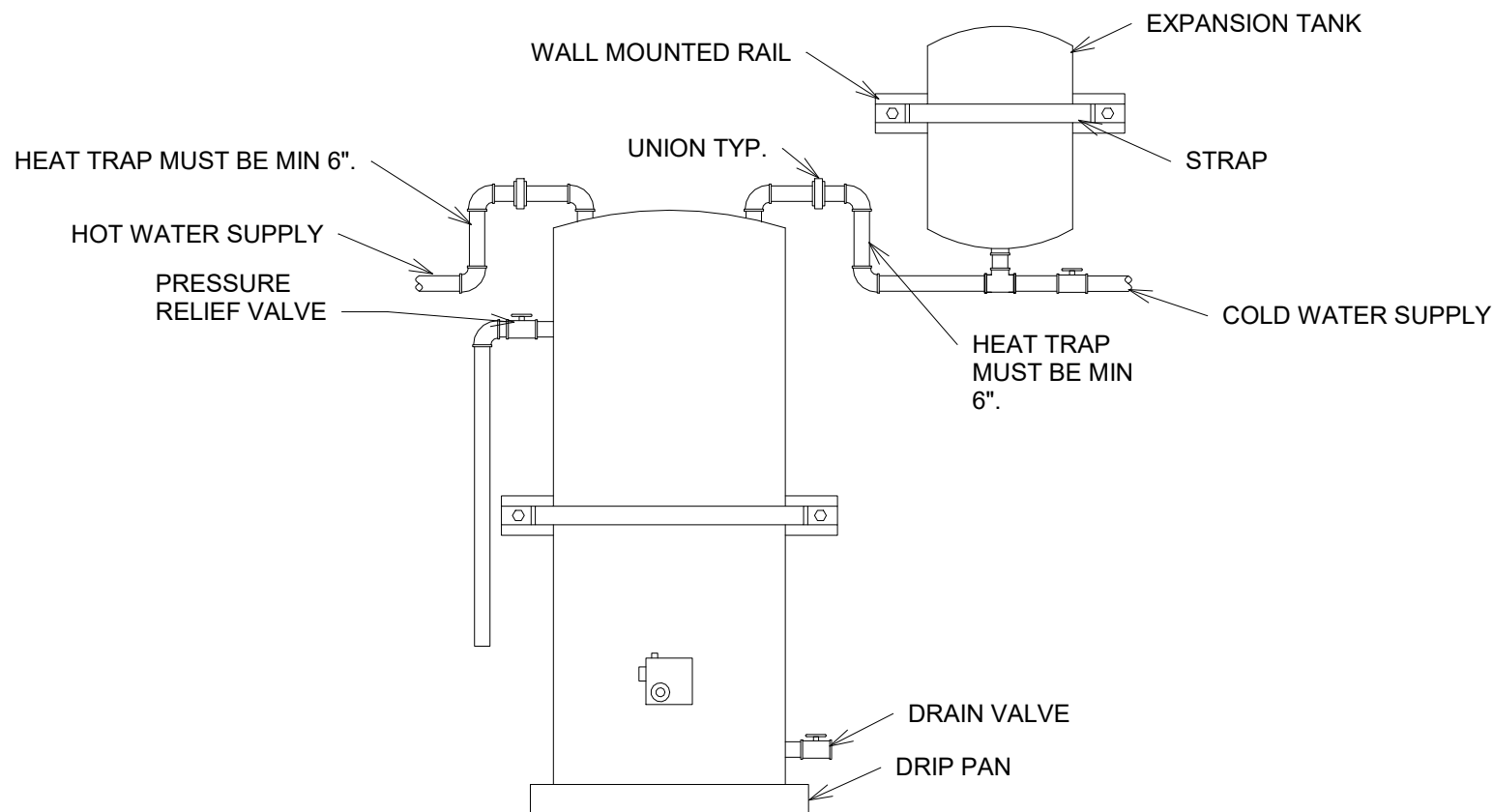
2 Sanitary - Finished Grade Cleanout
N.T.S.



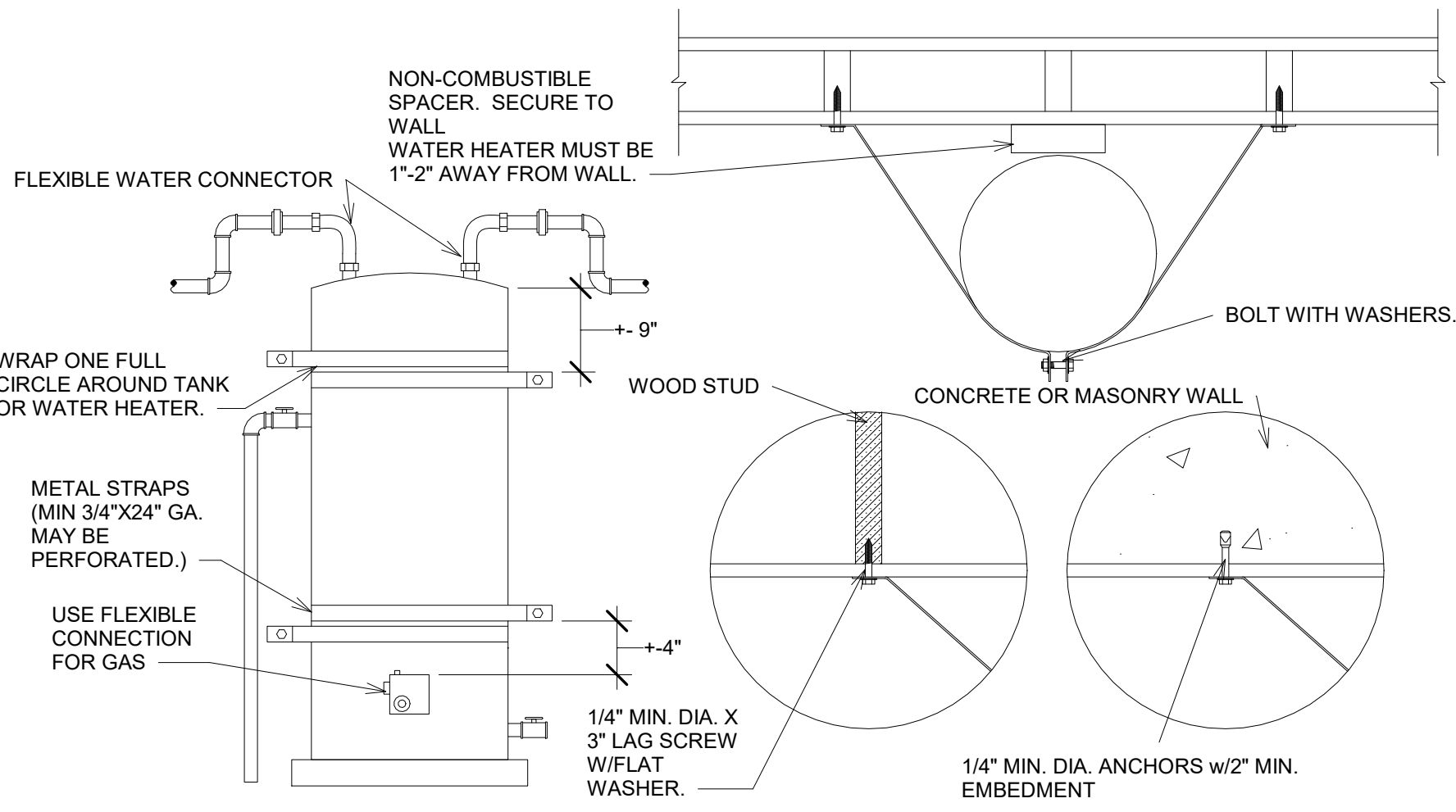
3 Sanitary - Vent Detail
N.T.S.



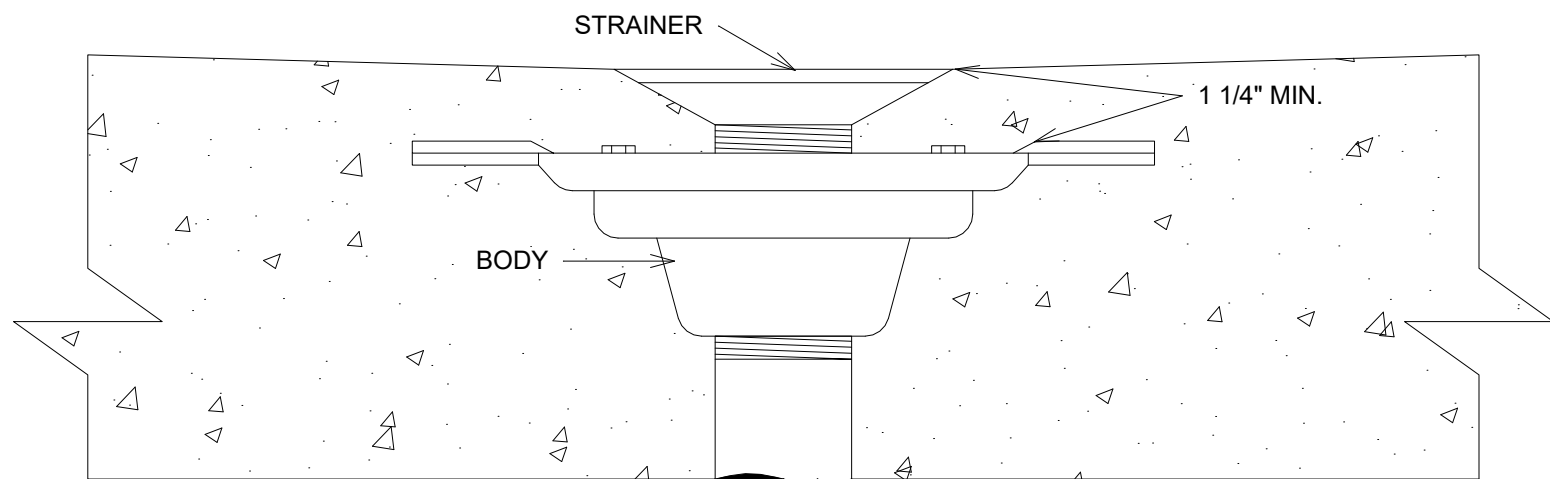
4 Sanitary - Wall Cleanout
N.T.S.



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"	

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

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



E CONCRETE MOW STRIP WHERE
D IN GRASS. MOW STRIP SHALL BE
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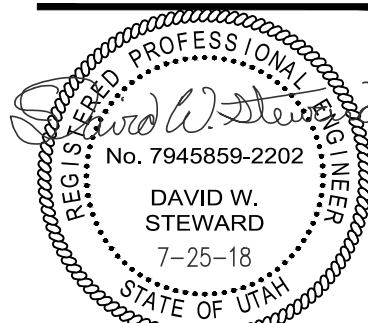
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|---------------|---|
| GENERAL NOTES | |
| A. | ALL CONDUITS ARE SHALL BE BURIED IN ACCORDANCE WITH NEC 300.5 UNLESS OTHERWISE NOTED. |



255 SOUTH 300 WEST
795 NORTH 400 WEST

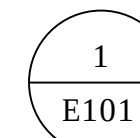
255 SOUTH 300 WEST
795 NORTH 400 WEST

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



SITE ELECTRICAL PLAN

100



LIGHTING PLAN

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


KEYED NOTES

1. PROVIDE A CEILING MOUNT DUAL, TECH ONC SENSOR WITH POWER PACK FOR RESTROOM LIGHT AND FAN CONTROL. VERIFY FAN VOLTAGE AND PROVIDE A ADDITIONAL POWER PACK IF NECESSARY. (SENSOR SWITCH RCM PDT OR EQUIVALENT).
2. WALL MOUNT ONC SENSOR SHALL BE DUAL TECH DIMMABLE (SENSOR SWITCH WSX PDT D) OR EQUIVALENT
3. LOW VOLTAGE OVERRIDE SWITCH FOR LIGHTING CONTROL PANEL. 2 BUTTON (ON/OFF)
4. PROVIDE 96 WATT POWER SUPPLY (96HDL-24V OR EQUAL). LOCATE ABOVE CEILING.
5. PROVIDE ELV DIMMER FOR TAP LIGHT
6. 1. FIXTURES ARE TO BE MOUNTED UNTING LIGHTING COVE AND SHALL BE ABLE TO SHINE UP INTO LIGHTING WELL. PROVIDE ACCESS PANELS WHERE NEEDED TO ACCESS LIGHTING ABOVE RESTROOMS.
7. PROVIDE A LINE VOLTAGE ONCE DAY/LIGHT SENSOR FOR OPEN OFFICE DAY LIGHTING
8. PROVIDE A LOW VOLTAGE PHOTOCELL CONNECTED TO THE LIGHTING CONTROL PANEL FOR EXTERIOR LIGHTING OPERATION.

GENERAL NOTES

- A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY.
- B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
- C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
- D. ELECTRICIAN TO VERIFY FIXTURE DIMMING CONTROLS AND TO PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.

LTG CTRL
SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2015

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN LIGHTS ON AND OFF FOR HOURS OF OPERATION.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS

WALL MOUNTED DIMMABLE OCC SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND BREAK ROOM.

PHOTOCELLS WILL AUTOMATICALLY DIM LIGHTS WHEN DAYLIGHTING IS AVAILABLE.

WALL MOUNTED OCC SENSORS WILL CONTROL LIGHTING IN UTILITY, SERVER AND STORAGE ROOMS.

LOW VOLTAGE SWITCHES WILL ACT AS OVERRIDES TO TIME SCHEDULING.

EXTERIOR LIGHTS WILL COME ON WITH PHOTOCELL AND BE PROGRAMMED OFF.

CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM LIGHTING CONTROLS PER IECC 2015 C405.2

DAYLIGHT CONTROLS EXEMPT FROM DAYLIGHTING REQUIREMENTS PER IECC 2015 405.2.3 (1) (LESS THAN 150 W)

LIGHTING CONTROL PANEL WILL BE PROGRAMMED TO TURN
LIGHTS ON AND OFF FOR HOURS OF OPERATION.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS

WALL MOUNTED DIMMABLE OCC SENSORS WILL BE PROVIDED IN PRIVATE OFFICES AND BREAK ROOM.

PHOTOCELLS WILL AUTOMATICALLY DIM LIGHTS WHEN DAYLIGHTING IS AVAILABLE.

WALL MOUNTED OCC SENSORS WILL CONTROL LIGHTING IN UTILITY, SERVER AND STORAGE ROOMS.

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EXTERIOR LIGHTS WILL COME ON WITH PHOTOCCELL AND BE PROGRAMMED OFF.

CORRIDOR, AND STAIRWELL LIGHTING ARE EXEMPT FROM
LIGHTING CONTROLS PER IECC 2015 C405.2

DAYLIGHT CONTROLS EXEMPT FROM DAYLIGHTING
REQUIREMENTS PER IECC 2015 405.2.3 (1) (LESS
THAN 150 W)

design west | architects

255 SOUTH 300 WEST
795 NORTH 400 WEST

JSSD ADMINISTRATION BUILDING

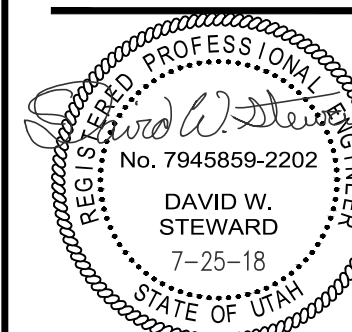
5388 NORTH OLD HWY 40

HEBER CITY, UT 84032

JORDANELLE SPECIAL SERVICE DISTRICT

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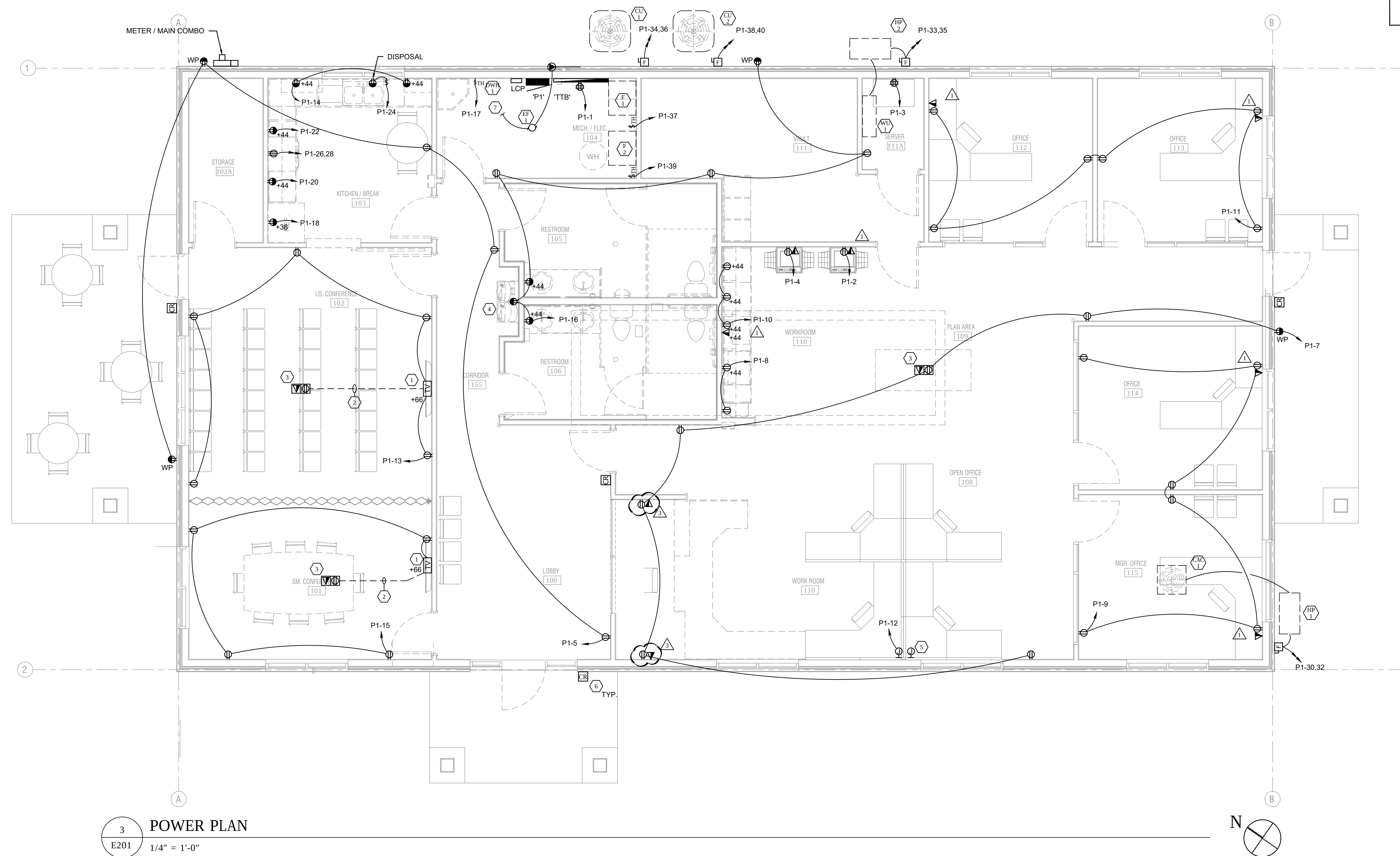
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CHECKED BY: ES
ISSUED: 07-25-18



LIGHTING PLAN

E101

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- ## KEYED NOTES
1. PROVIDE AN ARLINGTON SERIES (OR EQUAL) RECESSED TELEVISION BOX WITH POWER AND DATA PORTS.
 2. PROVIDE (1) 1/25C AND FOR TELECOMMUNICATION AND AV CABLEING. PROVIDE (1) 3/4C FOR POWER. REFER TO TELEVISION DETAIL 115501 FOR MORE INFORMATION. IF ANY SAW-CUTTING OR TRENCHING IS REQUIRED, THE FLOOR SLAB BE PATCHED TO MATCH SURROUNDING FLOOR.
 3. PROVIDE A LEGRAND RFB4 (OR EQUAL) FLOOR BOX. INSTALL FLOOR BOX IN LOCATION THAT IS WITHIN 12" OF TABLE LEG. MOUNT FLUSH WITH FINISHED FLOOR.
 4. COORDINATE EXACT RECEPTACLE LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
 5. PROVIDE (1) 1/25C AND (1) 3/4C JUNCTION BOX. ACCESSIBLE CEILING FOR TELECOMMUNICATION WIRING. REFER TO LOW-VOLTAGE CONDUIT DETAIL 31501 FOR MORE INFORMATION.
 6. SEE DETAIL 21501 FOR MORE INFORMATION. COORDINATE SYSTEM TYPE AND ANY SYSTEM REQUIREMENTS WITH JORDANELLE SPECIAL SERVICE DISTRICT PRIOR TO CONSTRUCTION.
 7. INTERCONNECT EXHAUST FAN WITH RESTROOM LIGHTING. INTERLOCK EXTERIOR DAMPER MOTOR WITH EXHAUST FAN SO THAT THE DAMPER OPENS WHEN THE EXHAUST FAN IS ON.

- | GENERAL NOTES | |
|---------------|--|
| A. | COORDINATE RECEPTACLE LAYOUT WITH ARCHITECTURAL DRAWINGS AND MILLWORK VENDOR PRIOR TO CONSTRUCTION. |
| B. | VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT. |
| C. | COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. |

JSSD ADMINISTRATION BUILDING

5388 NORTH OLD HWY 40

HEBER CITY, UT 84032

JORDANELLE SPECIAL SERVICE DISTRICT

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C

B

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LIGHT FIXTURE SCHEDULE								
TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	LAMPING	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION
DL1	LITHONIA	LDN6 40/10 L06AR LSS MVOLT EZ10	MVOLT	1000 LUM 4000K	0-10V	RECESSED	12.8	6" LED DOWNLIGHT
DL1E	SAME AS FIXTURE DL1 EXCEPT WITH EMERGENCY BATTERY PACK							
DL2	LITHONIA	LDN6 30/10 L06AR LSS MVOLT SCA6	MVOLT	1000 LUM 3000K	0-10V	RECESSED	12.8	6" LED DOWNLIGHT WITH SLOPED CEILING ADAPTER
DL2E	SAME AS FIXTURE DL2 EXCEPT WITH EMERGENCY BATTERY PACK							
GL1	LITHONIA	2BLT2 20L ADP MVOLT EZ1 L840	MVOLT	2000 LUM 4000K	0-10V	RECESSED	19.6	2x2 VOLUMETRIC
GL1E	SAME AS FIXTURE GL EXCEPT WITH EMERGENCY BATTERY PACK							
GL2	LITHONIA	2BLT2 20L ADP MVOLT EZ1 L840 DGA22	MVOLT	2000 LUM 4000K	0-10V	RECESSED	19.6	2x2 VOLUMETRIC. DRYWALL GRID ADAPTER FOR 2x2 RECESSED FIXTURE
LL1	PEERLESS	BRM9L 4FT 80CRI 40K ID1000LMF 20/80 MIN1 ZT 120V SCT	120	1000 LUM/FT 4000K	0-10V	SUSPENDED	31.6	4" LED LINEAR 20UP/80DOWN
LL1E	SAME AS FIXTURE LL EXCEPT WITH EMERGENCY BATTERY PACK							
LL2	PEERLESS	BRM9L 4FT 80CRI 40K ID1000LMF 20/80 MIN1 ZT 120V SCT	120	1000 LUM/FT 4000K	0-10V	SUSPENDED	31.6	4" LED LINEAR 20UP/80DOWN
SL	LITHONIA	CLX L96 6000LM SEF FDL MVOLT 40K 80 CRI	MVOLT	6000 LUM 4000K	-	SURFACE	38.15	8" LED STRIP LIGHT
PL	LITHONIA	DSXD LED P3 30K T3M MVOLT SPA	MVOLT	7846 LUM 3000K	-	POLE	71	LED AREA LIGHT. 15" SQUARE POLE.
TL	KELVIX	PL41K-24V	120	184 LUM/FT 4100K	0-10V	SURFACE	1.9/FT	LED TAPE LIGHT
WL	LITHONIA	FMVCSL 48IN MVOLT 40K 90CRI	MVOLT	2692 LUM 4000K	-	WALL	32	4" LED SQUARE VANITY LIGHT
EX	LITHONIA	LQM S 3 R 120/277 ELN	MVOLT	-	-	UNIVERSAL	0.69	THERMOPLASTIC EXIT SIGN
NOTES:								
1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK								

EQUIPMENT SCHEDULE																
MARK	DESCRIPTION	ELECTRICAL								STARTER		OVERCURRENT PROTECTION			REMARKS	
		V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	NEMA SIZE	DISCONNECT SIZE/POLE		FUSE SIZE
EF-1	EXHAUST FAN	120	1	60W				20	3/4"	2	12	12	-	-	-	15A
HP-1	HEATPUMP	208	1			15		20	3/4"	2	12	12	-	30/2	15	1A
HP-2	HEATPUMP	208	1			15		20	3/4"	2	12	12	-	30/2	15	1A
WU-1	FAN COIL	208	1				1	-	3/4"	2	12	12	-	-	-	16A
CAC-1	FAN COIL	208	1	46W				20	3/4"	2	12	12	-	-	-	2A
CU-1	CONDENSING UNIT	208	3			32		50	3/4"	2	10	10	-	60/2	50	1A
CU-2	CONDENSING UNIT	208	3			32		50	3/4"	2	10	10	-	60/2	50	1A
F-1	FURNACE	120	1			10		20	3/4"	2	12	12	-	30/1	15	1A
F-2	FURNACE	120	1			10		20	3/4"	2	12	12	-	30/1	15	1A
DWH	GAS WATER HEATER	120	1													
V/PH/Hz = VOLTAGE / PHASE / HERTZ KW = KILOWATTS HP = HORSE POWER								MCA = MINIMUM CIRCUIT AMPACITY FLA = FULL LOAD AMPS MOCP = MAXIMUM OVERCURRENT PROTECTION LISTED BY THE MANUFACTURER WU = FURNISHED WITH UNIT								
REMARKS:																
1. FUSED DISCONNECT SWITCH								13. DIRECT CONNECTION								
2. NON-FUSED DISCONNECT SWITCH								14. DUCT DETECTOR IN RETURN DUCT								
3. BREAKER IN ENCLOSURE								15. SWITCH WITH LIGHTS								
4. MANUAL STARTER WITH THERMAL OVERLOAD								16. POWERED VIA CORRESPONDING HEAT PUMP UNIT								
5. MOTOR-RATED SWITCH WITHOUT THERMAL OVERLOAD								A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26								
6. MAGNETIC STARTER								B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26								
7. MAGNETIC STARTER/ NON-FUSED DISCONNECT SWITCH								C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26								
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION								D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION								
9. MAGNETIC STARTER/BREAKER COMBINATION								E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION								
10. REDUCED VOLTAGE STARTER																
11. VARIABLE FREQUENCY DRIVE																
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.																

FAULT CURRENT CALCULATIONS			
208 Volt Panel	SERV DISC	P1	
Feed From	SERV XFMR	SERV DISC	
Available Fault Current	12550	10110	
(L) Length to panel	57	50	
Conduit Type (P,S)	P	S	
Conductor Size	500	350	
Conductor Type (c,a)	a	c	
No of Runs	1	1	
C - from chart	21391	19703	
Voltage	240	240	
f	0.24133713	0.11109117	
m	0.80558293	0.90001616	
I s.c. at Panel	10110	9099	

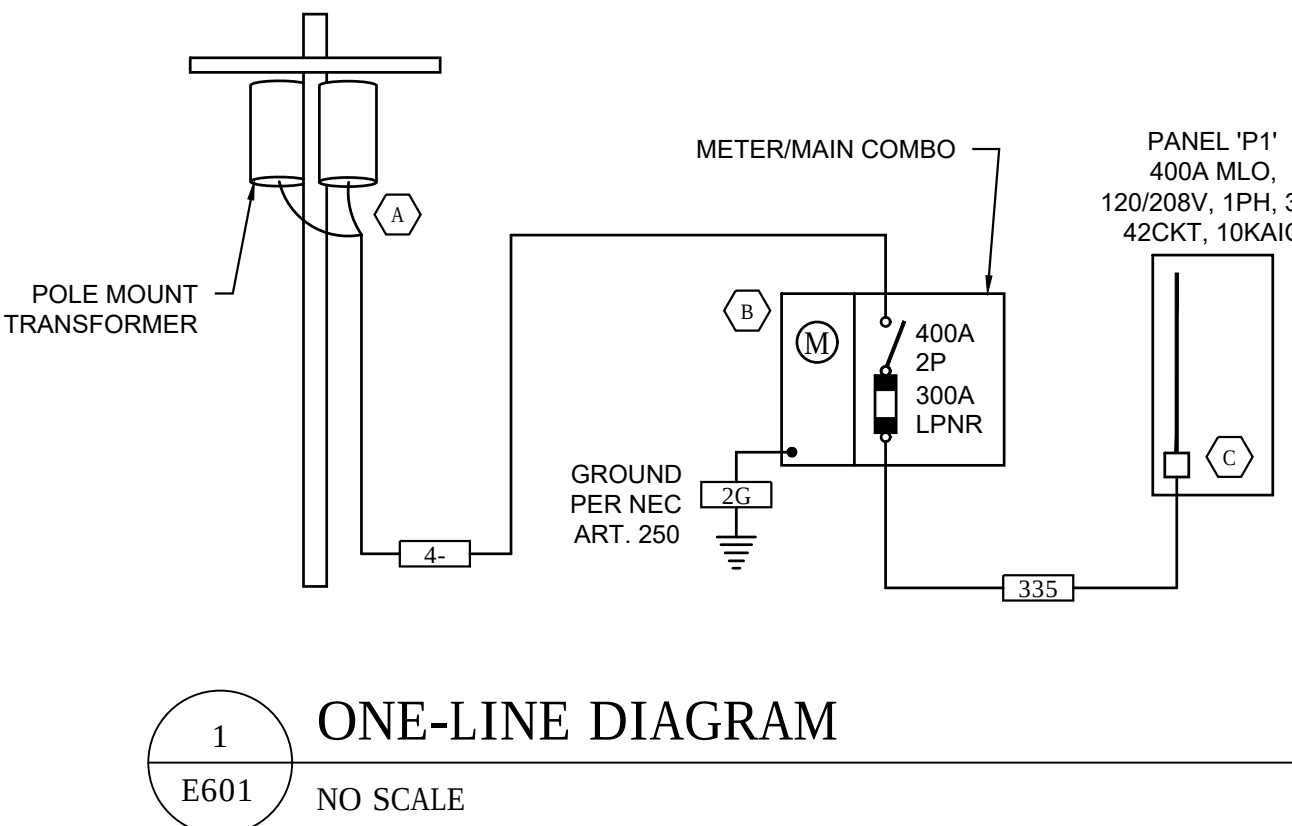
CONDUIT/CONDUCTOR SCHEDULE							
MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL)			NOTES
				PHASE	NEUTRAL	GROUND	
335	300	3"	CU	(2) 350	350	4	1
2G	-	-	CU	-	-	2	2
4-	-	4"	-	-	-	-	3
NOTES: 1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C. 2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE 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.							

AVAILABLE FAULT CURRENTS

- A ESTIMATED 12,550A
B 10,110A
C 9,099A

PANEL SCHEDULE P1									
VOLT/PHASE/WIRE: 120/240V/1PH/3W				AIC RATING: 10,000 AIC				MAIN BREAKER:	
MOUNT/ENCLOSURE: RECESSED/NEMA 1				LOCATION: ELEC_104				MAIN LUGS: 400A	
CR NO	DESCRIPTION	LOAD	AMPS	POLES	A	C	POLES	AMPS	LOAD
1	REC - TELEPHONE BOARD	500	20	1	1500		1	20	1000
3	REC - SERVER	500	20	1		1500	1	20	1000
5	REC - GENERAL NORTH	900	20	1	900		1	20	0
7	REC - GENERAL SOUTH	1260	20	1		2600	1	20	1340
9	REC - SOUTH OFFICE	1080	20	1	1580		1	20	500
11	REC - EAST OFFICE	1080	20	1		2280	1	20	1200
13	REC - LG CONFERENCE ROOM	1260	20	1	2760		1	20	1500
15	REC - SM CONFERENCE ROOM	1080	20	1		2412	1	20	1332
17	WATER HEATER	200	20	1	1500		1	20	1300
19	SPARE	0	20	1		1000	1	20	1000
21	LTG - CONF / RESTROOM / OFFICE	995	20	1	2495		1	20	1500
23	LTG - OPEN OFFICE / LOBBY	587	20	1		1787	1	20	1200
25	LTG - EXTERIOR BUILDING	300	20	1	300		2	40	0
27	LCP	500	20	1		500	-	-	0
29	MOTORIZED GATE	2496	30	2	4296		2	20	1800
31	-----	2496	-	-		4296	-	-	1800
33	HP-2	1800	30	2	S628		2	20	3828
35	-----	1800	-	-		5628	-	-	3828
37	F-1	1200	20	1	S028		2	20	3828
39	F-2	1200	20	1		S028	-	-	3828
41	LTG SITE	284	20	1	284		1	20	0
TOTALS			26,271		27,031		1	20	0
TOTAL LOAD:		S3,302							
LOADS		CONTINUOUS	NON-CONTINUOUS	DEMAND FACTOR/CALCULATION				DEMAND LOAD	
EXISTING		0	0	125% x	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		6,192	
FIXED HEAT		0	2,400	100% x	2400			22512	
A/C		0	22,512	100% x	22512				
KITCHEN EQUIP.		0	1,300	100	1300			1,300	
MISC		0	6,500	125% x	0	+ 100% x	6500	6,500	
TOTAL DEMAND LOAD:									50,328 VA
									210 A
PANEL NOTES:									

LIGHTING RELAY SCHEDULE									
I.D.: LCP			PART #: LC&D GR1404						
LOCATION: MECH / ELEC ROOM			ENCLOSURE DIMENSION: 8.4"W X 13.4"H X 3.125"D						
SUPPLY CIRCUIT: P1-27			NEMA RATING: NEMA 1						
VOLTAGE: 120									
RELAY:	LINE FEED:	DESCRIPTION:	LV SW:	NOTES:					
1	P1-41	EXTERIOR LTG		A	B	C	D	E	
2	P1-21	EXTERIOR BUILDING LTG			X	X			
3	P1-23	OPEN OFFICE/ LOBBY	LV \$	X					
4		SPARE							
PROGRAMMING NOTES: A. TIMED ON / TIMED OFF B. TIMED ON / PHOTOCELL OFF C. PHOTOCELL ON / TIMED OFF D. PHOTOCELL ON / PHOTOCELL OFF E. OTHER									



MARK	DATE	DESCRIPTION
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

