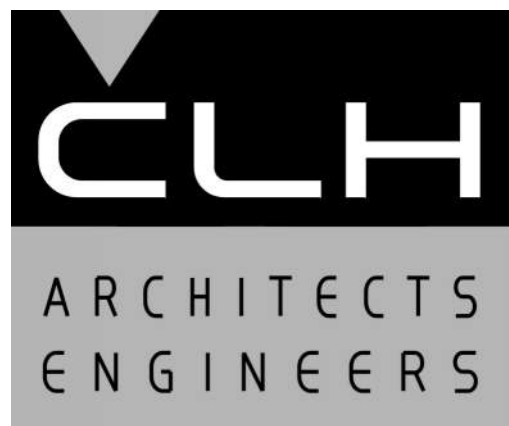
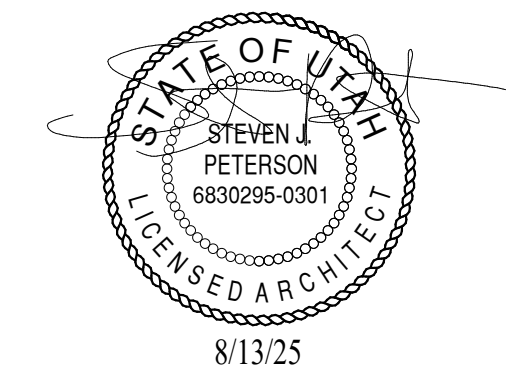




Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5821 • www.clhae.com

CONSULTANTS

STAMP



KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK | DATE | DESCRIPTION

ISSUE: 3/16/2022
PROJECT NO: 21180
CAD DWG FILE:
DRAWN BY: KDL
CHK'D BY: SIP

PERMIT AND BID SET
16 MARCH 2022

SHEET TITLE

TITLE SHEET

G001

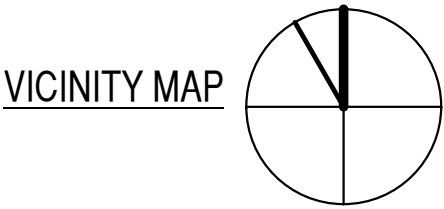
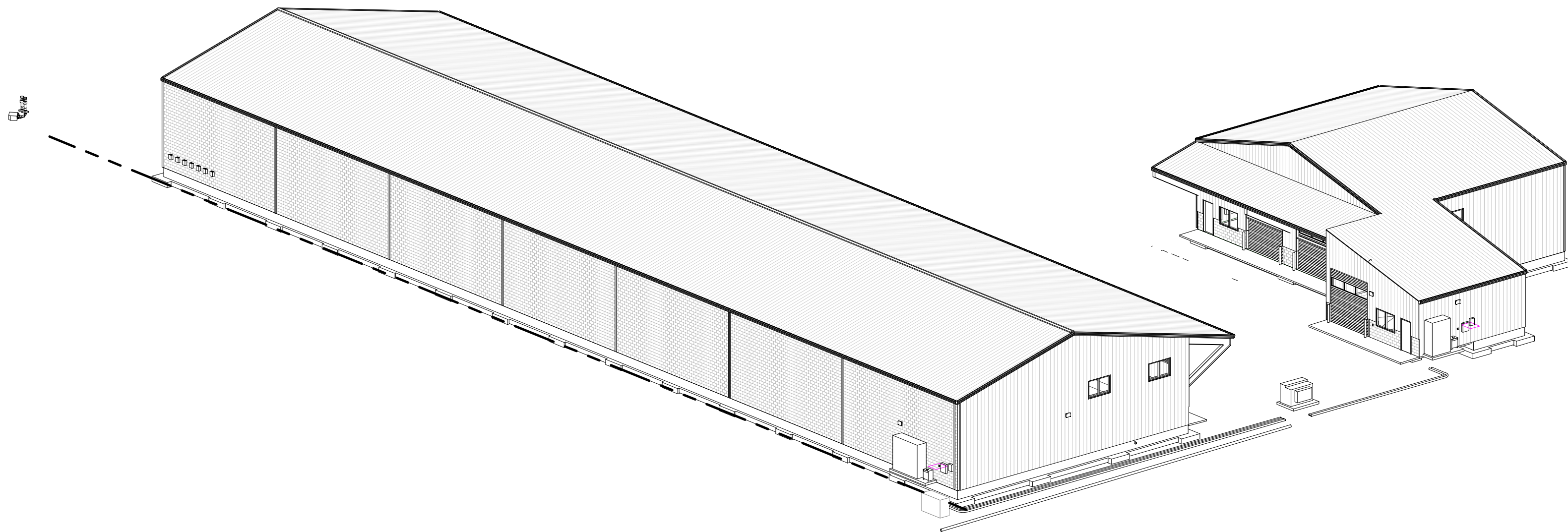
KEVERI BUILDINGS

2367 RULON WHITE DRIVE, WEBER COUNTY, UTAH

Case, Lowe and Hart, Inc.
2484 Washington Blvd. Ste 510
Ogden, Utah 84401

ARW Engineers
1594 West Park Circle
Ogden, Utah 84404

Reeve & Associates
5160 1560 West
Riverdale, Utah 84405



DRAWING INDEX

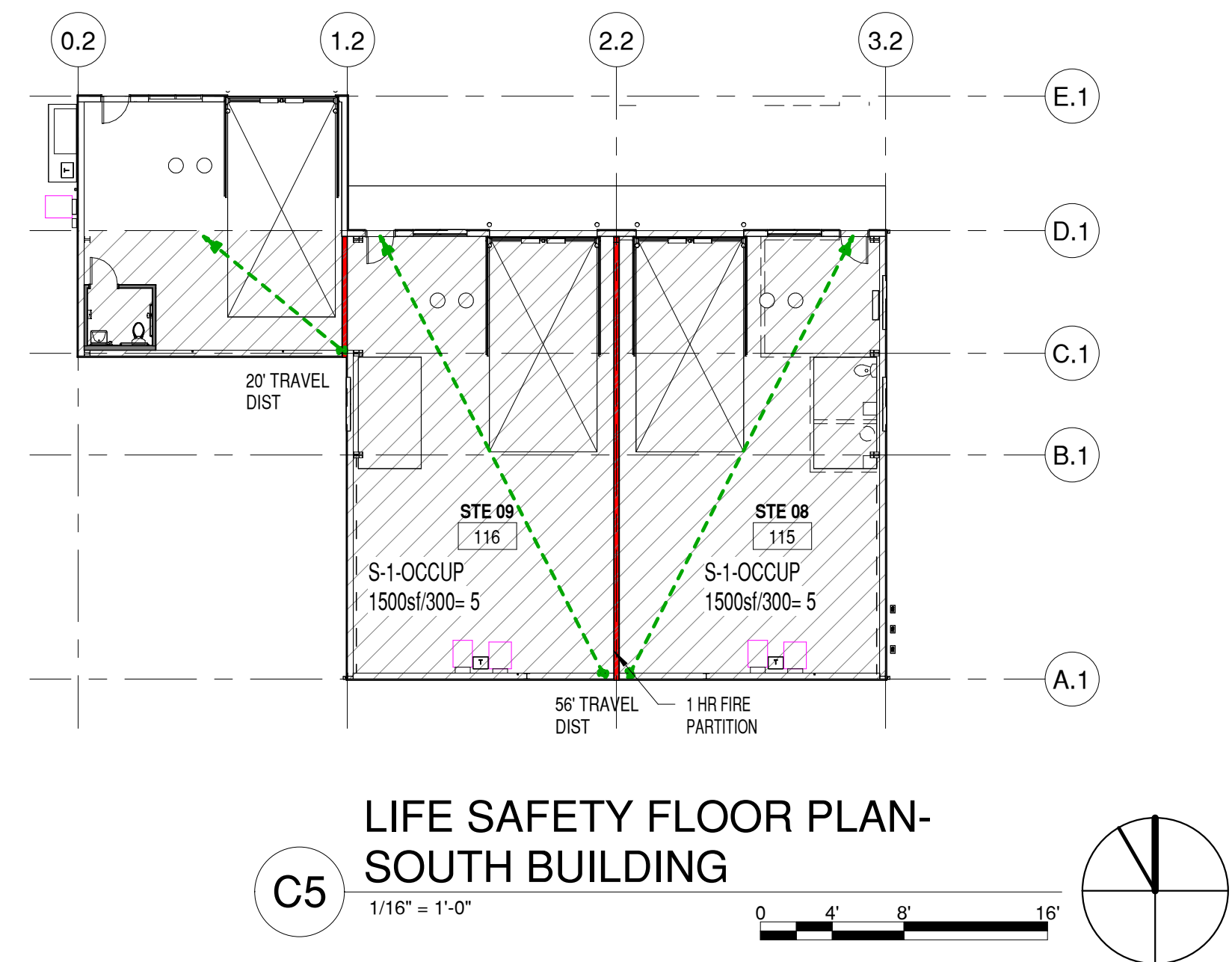
G001	TITLE SHEET
G002	CODE REVIEW & LIFE SAFETY
C1	COVER/INDEX SHEET
C2	NOTES/LEGEND
C3	EXISTING DEMOLITION PLAN
C4	PROPOSED SITE PLAN
C5	GRADING/UTILITY PLAN
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C7	STORM WATER POLLUTION PREVENTION PLAN EXHIBIT
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S002	SCHEDULES
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A101	FLOOR PLANS
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A601	DOOR SCHEDULE AND TYPES
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P001	PLUMBING LEGEND, NOTES AND SCHEDULES
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E-001	ELECTRICAL LEGEND, SCHEDULES & DETAILS
ES101	ELECTRICAL SITE PLAN
EL101	ELECTRICAL LIGHTING PLAN
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EP601	ELECTRICAL SCHEDULES & DIAGRAMS
EP701	ELECTRICAL PANEL SCHEDULES
EP702	ELECTRICAL PANEL SCHEDULES
EP703	ELECTRICAL PANEL SCHEDULES
EP704	ELECTRICAL PANEL SCHEDULES

E	APPLICABLE CODES:	
	2021 International Building Code	2020 National Electrical Code
	2021 International Mechanical Code	2017 American National Standard
	2021 International Fuel Code	Accessible and Usable Buildings and Facilities
	2021 International Plumbing Code	ICC/ANSI A117.1-2017
	2021 International Fire Code	2015 ADAG
	2021 International Energy Conservation Code	
	2021 International Existing Building Code	
	Project Description	
	Core and shell metal building for future tenant rental.	
	OCCUPANCY GROUP:	
	S-1 (IBC Section 311) CHANGE IN USE: No	
	BUILDING HEIGHTS AND AREAS:	
	ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (IBC 504)	
	Allowable Height (IBC Table 504.3): 55 ft	Allowable Number of Stories (IBC Table 504.4): 2
	ACTUAL BUILDING HEIGHT AND NUMBER OF STORIES	
	Actual Height: 28 ft	Actual Number of Stories: 1
	ALLOWABLE FLOOR AREA (IBC Table 506.2):	
		17,500
	ACTUAL FLOOR AREA:	
	16,430 sf	
	AREA MODIFICATION:	
D	Frontage Increase (IBC 506.3.3): 21%	
	17,500 sf x 21% = 3,675 sf	
	ADJUSTED ALLOWABLE FLOOR AREA:	
	19,175 sf	
	CONSTRUCTION TYPE:	
	II-B	
	FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601):	
	Primary Structural Frame:	0 hrs
	Bearing Walls - Exterior:	0 hrs
	Bearing Walls - Interior:	0 hrs
	Nonbearing Walls - Exterior (IBC Table 602):	0 hrs
	Nonbearing Walls - Interior:	0 hrs
	Floor Construction:	0 hrs
	Roof Construction:	0 hrs
	Tenant Partition	1 hrs
	FIRE PROTECTION (IBC 903):	
	FIRE SPRINKLERS REQUIRED: No	
	FIRE SPRINKLERS PROVIDED: No	
	PORTABLE FIRE EXTINGUISHERS:	
	Building will have installed Portable Fire Extinguishers per Section 906 and NFPA 10.	
	OCCUPANT LOAD:	
	55 (see OCCUPANT LOAD TABLE)	
C	MEANS OF EGRESS:	
	EXIT WIDTH REQUIRED (IBC 1005):	
	104 occupants x 2 =	11
	EXIT WIDTH PROVIDED:	
	224	
	NUMBER OF EXITS REQUIRED (IBC 1006):	
	2 exits	
	NUMBER OF EXITS PROVIDED:	
	7 exits	
	MAXIMUM COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1):	
	NA	
	LONGEST COMMON PATH OF EGRESS TRAVEL PROVIDED:	
	NA	
	ALLOWABLE EXIT ACCESS TRAVEL DISTANCE REQUIRED (IBC TABLE 1017.2):	
	Occupancy S-1 = 200 ft	
	LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED:	
	68 ft	

OCCUPANT LOAD TABLE:					
MAXIMUM FLOOR ALLOWANCES (IBC Table 1004.1.2)					
OCCUPANCY	FUNCTION OF SPACE	AREA (sf)	ACCESSORY	FACTOR	OCCUPANTS
B	OFFICE	16430	Y/N	300	54.77
				SUB TOTAL:	54.77
				TOTAL:	55



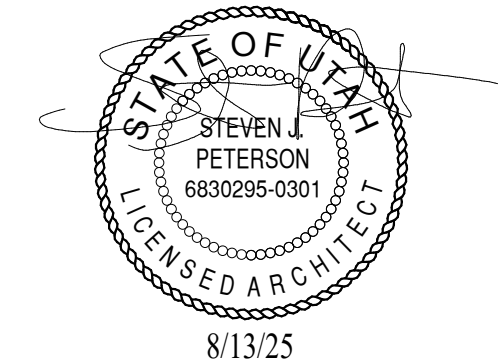
APPLICABLE CODES:		
2021	International Building Code	2020 National Electrical Code
2021	International Mechanical Code	2017 American National Standard
2021	International Fuel Code	Accessible and Usable Buildings and Facilities
2021	International Plumbing Code	ICC/ANSI A117.1-2017
2021	International Fire Code	2015 ADAAG
2021	International Energy Conservation Code	
2021	International Existing Building Code	
Project Description Core and shell metal building for future tenant rental. One bay will be completed for maintenance use.		
OCCUPANCY GROUP:		
S-1 (IBC Section 311)		
CHANGE IN USE: No		
BUILDING HEIGHTS AND AREAS:		
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (IBC 504)		
Allowable Height (IBC Table 504.3): 55 ft		Allowable Number of Stories (IBC Table 504.4): 2
ACTUAL BUILDING HEIGHT AND NUMBER OF STORIES		
Actual Height: 28 ft		Actual Number of Stories: 1
ALLOWABLE FLOOR AREA (IBC Table 506.2):		
17,500sf		
ACTUAL FLOOR AREA:		
3,870		
CONSTRUCTION TYPE:		
IIB		
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC Table 601):		
Primary Structural Frame:	0 hrs	
Bearing Walls - Exterior:	0 hrs	
Bearing Walls - Interior:	0 hrs	
Nonbearing Walls - Exterior (IBC Table 602):	0 hrs	
Nonbearing Walls - Interior:	0 hrs	
Floor Construction:	0 hrs	
Roof Construction:	0 hrs	
Tenant Partition	1 hrs	
FIRE PROTECTION (IBC 903):		
FIRE SPRINKLERS REQUIRED: No		
FIRE SPRINKLERS PROVIDED: No		
PORTABLE FIRE EXTINGUISHERS:		
Building will have installed Portable Fire Extinguishers per Section 906 and NFPA 10.		
OCCUPANT LOAD:		
12	(see OCCUPANT LOAD TABLE)	
MEANS OF EGRESS:		
EXIT WIDTH REQUIRED (IBC 1005):		
104 occupants x 2 =		24
EXIT WIDTH PROVIDED:		
64		
NUMBER OF EXITS REQUIRED (IBC 1006):		
2 exits		
NUMBER OF EXITS PROVIDED:		
2 exits		
MAXIMUM COMMON PATH OF EGRESS TRAVEL (IBC TABLE 1006.2.1):		
NA		
LONGEST COMMON PATH OF EGRESS TRAVEL PROVIDED:		
NA		
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE REQUIRED (IBC TABLE 1017.2):		
Occupancy S-1 = 200 ft		
LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED:		
68 ft		



OCCUPANT LOAD TABLE:					
MAXIMUM FLOOR ALLOWANCES (IBC Table 1004.1.2)					
OCCUPANCY	FUNCTION OF SPACE	AREA (sf)	ACCESSORY	FACTOR	OCCUPANTS
S-1	Storage	3420	Y/N	300	11.4
				SUB TOTAL:	11.4
				TOTAL:	12



CONSULTANTS



KEVERI BUILDINGS

MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

CODE REVIEW & LIFE SAFETY

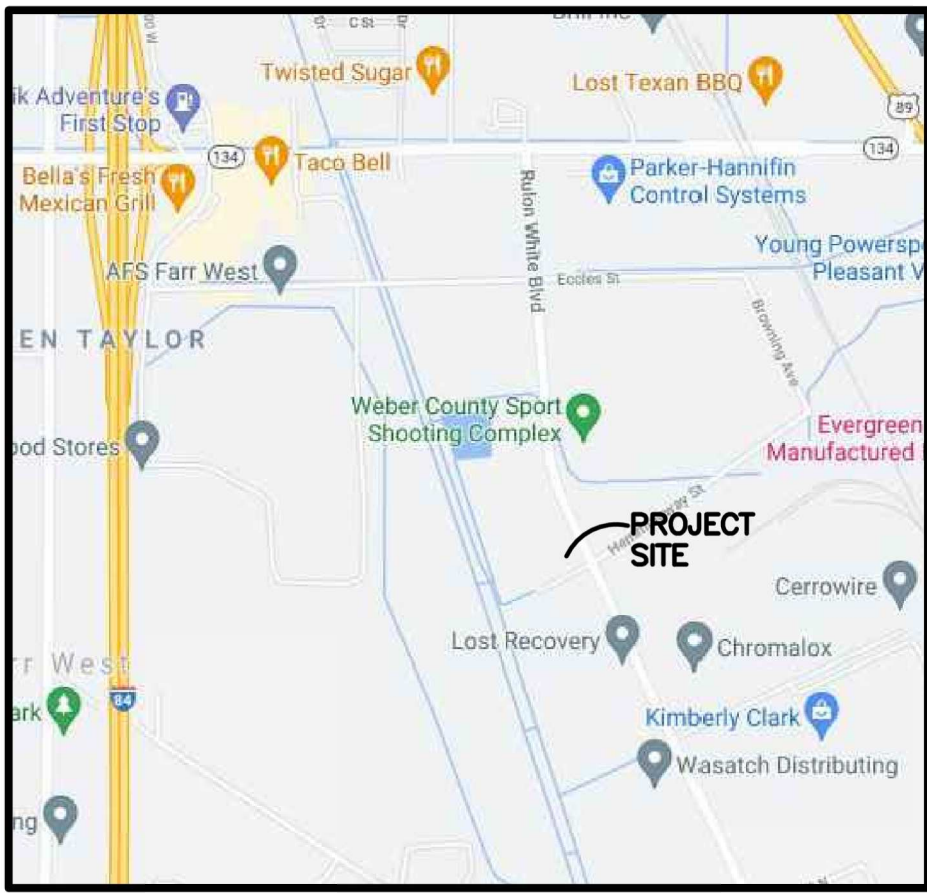
G002

Project Narrative/Notes/Revisions

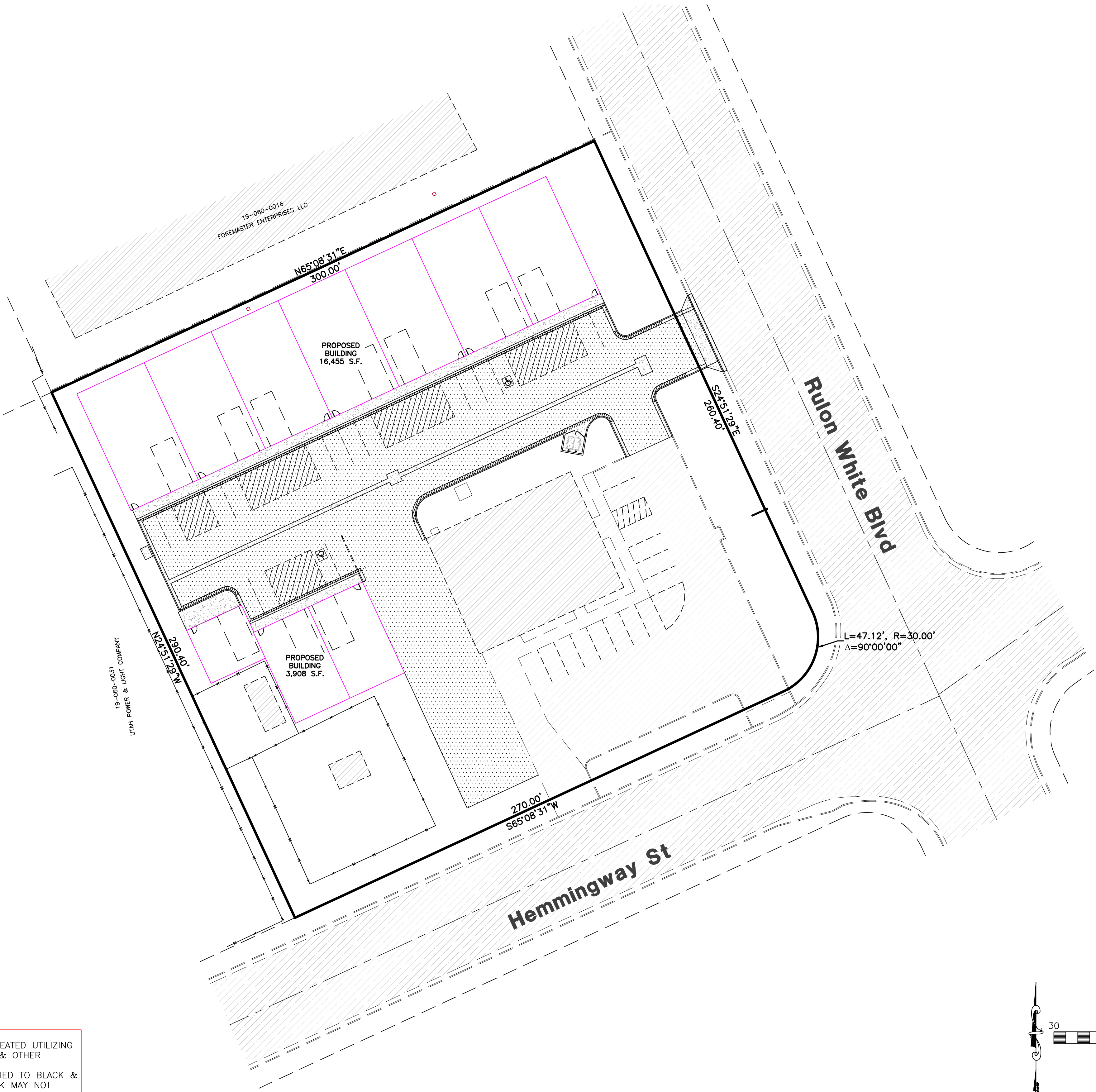
- 08/25/2021 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
- 03/22/2022 JM - UPDATED PER NEW BUILDING FOOTPRINT.
- 11/10/2022 JM - UPDATED PER CLIENT COMMENTS.

Farah Building 2367 Rulon White Blvd Improvement Plans

WEBER COUNTY, UTAH
AUGUST 2021



Vicinity Map
NOT TO SCALE



NOTICE:
THESE PLANS WERE CREATED UTILIZING
COLORS FOR UTILITIES & OTHER
INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK &
WHITE, SOME LINE WORK MAY NOT
SHOW UP PROPERLY.

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention
Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention
Plan Details
- Sheet 9 - Landscape Plan
- Sheet 10 - Irrigation Plan
- Sheet 11 - Irrigation Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:

Site Benchmark:
THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION
LINE BETWEEN THE NORTH QUARTER CORNER AND THE
NORTHEAST CORNER OF SECTION 36, TOWNSHIP 7
NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
U.S. SURVEY, SHOWN HEREON AS: S89°54'02"E.



Architect:

Case Low & Hart, INC
2484 Washington Blvd, ste 510
Ogden Utah 84401
PH: (801) 399-5821

Geotechnical Report:

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Developer Contact:

Project Contact:

Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



REVISIONS	DATE	DESCRIPTION
	08/25/21 JM	DESIGN COMPLETED.
	03/22/22 JM	NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH
Cover/Index Sheet



Project Info.

Engineer:
JEREMY A. DRAPER, P.E.
Drafter:
J. MEYERS
Begin Date:
AUGUST 2021
Name:
FARAH BUILDING
Number: 6528-55

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED AGENCIES, THE CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADIES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF HIS WORK AND ON HIS OWN KNOWLEDGE OF THE EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DEPOSIT ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES, ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE GRADED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

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Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER	PP	= POWER/UTILITY POLE
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER	P.U.E.	= PUBLIC UTILITY EASEMENT
	= PROPOSED WATER LATERAL		= PROPOSED CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED SEWER LATERAL		= EXISTING CATCH BASIN	RIM	= RIM OF MANHOLE
	= PROPOSED CULINARY WATER LINE		= DRAINAGE SWALE	R.O.W.	= RIGHT-OF-WAY
	= EXISTING CULINARY WATER LINE		= PLUG W/ 2" BLOW-OFF	SD	= STORM DRAIN
	= PROPOSED SECONDARY WATER LINE		= PLUG & BLOCK	SS	= SANITARY SEWER
	= EXISTING SECONDARY WATER LINE		= STREET LIGHT	TBC	= TOP BACK OF CURB
	= PROPOSED SANITARY SEWER LINE		= SIGN	TOA	= TOP OF ASPHALT
	= EXISTING SANITARY SEWER LINE		= BUILDING	TOC	= TOP OF CONCRETE
	= PROPOSED STORM DRAIN LINE		= CURB & GUTTER	TOFF	= TOP OF FINISHED FLOOR
	= EXISTING STORM DRAIN LINE		= CATCH BASIN	TOI	= TOP OF PUMP ISLAND
	= PROPOSED LAND DRAIN LINE		= CUBIC FEET	TSW	= TOP OF SIDEWALK
	= EXISTING LAND DRAIN LINE		= CUBIC FEET PER SECOND	W	= CULINARY WATER
	= PROPOSED IRRIGATION LINE		= FENCE CORNER	WM	= WATER METER
	= EXISTING IRRIGATION LINE		= FINISH FLOOR		= EXISTING ROADWAY PAVEMENT
	= FENCE LINE		= FINISH FLOOR ELEVATION		= PROPOSED ASPHALT PAVEMENT
	= PROPOSED FIRE HYDRANT		= FINISHED GRADE		= PROPOSED CONCRETE
	= EXISTING FIRE HYDRANT		= FIRE HYDRANT		= PROPOSED GRAVEL
	= PROPOSED MANHOLE		= FLOW LINE	4800	= EXISTING CONTOUR GRADE
	= EXISTING MANHOLE		= GRADE BREAK	4800	= PROPOSED CONTOUR GRADE
	= PROPOSED SEWER CLEAN-OUT		= INVERT		
	= PROPOSED GATE VALVE		= LINEAR FEET		
	= EXISTING GATE VALVE		= NATURAL GRADE		

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISES

DATE

DESCRIPTION

DESIGN COMPLETED.

NEW FOOTPRINT.

08/25/21 JM

03/22/22 JM

Farah Building

2367 Ruion White Blvd

WEBER COUNTY, UTAH

Notes/Legend

REGISTERED PROFESSIONAL ENGINEER

5638460

JEREMY A. DRAPER

11/18/2023

STATE OF UTAH

Project Info.

Engineer:

JEREMY A. DRAPER, P.E.

Drafter:

J. MEYERS

Begin Date:

AUGUST 2021

Name:

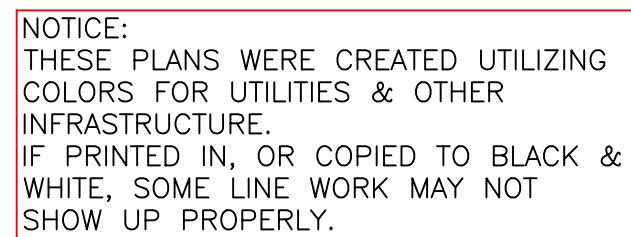
FARAH BUILDING

Number:

6528-55

2

11 Total Sheets

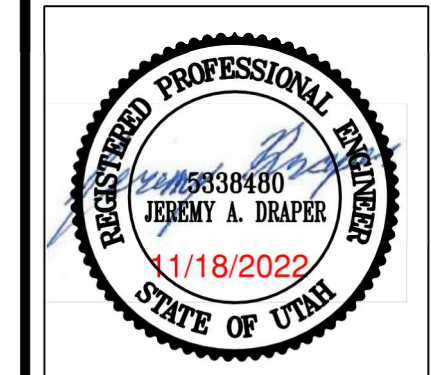


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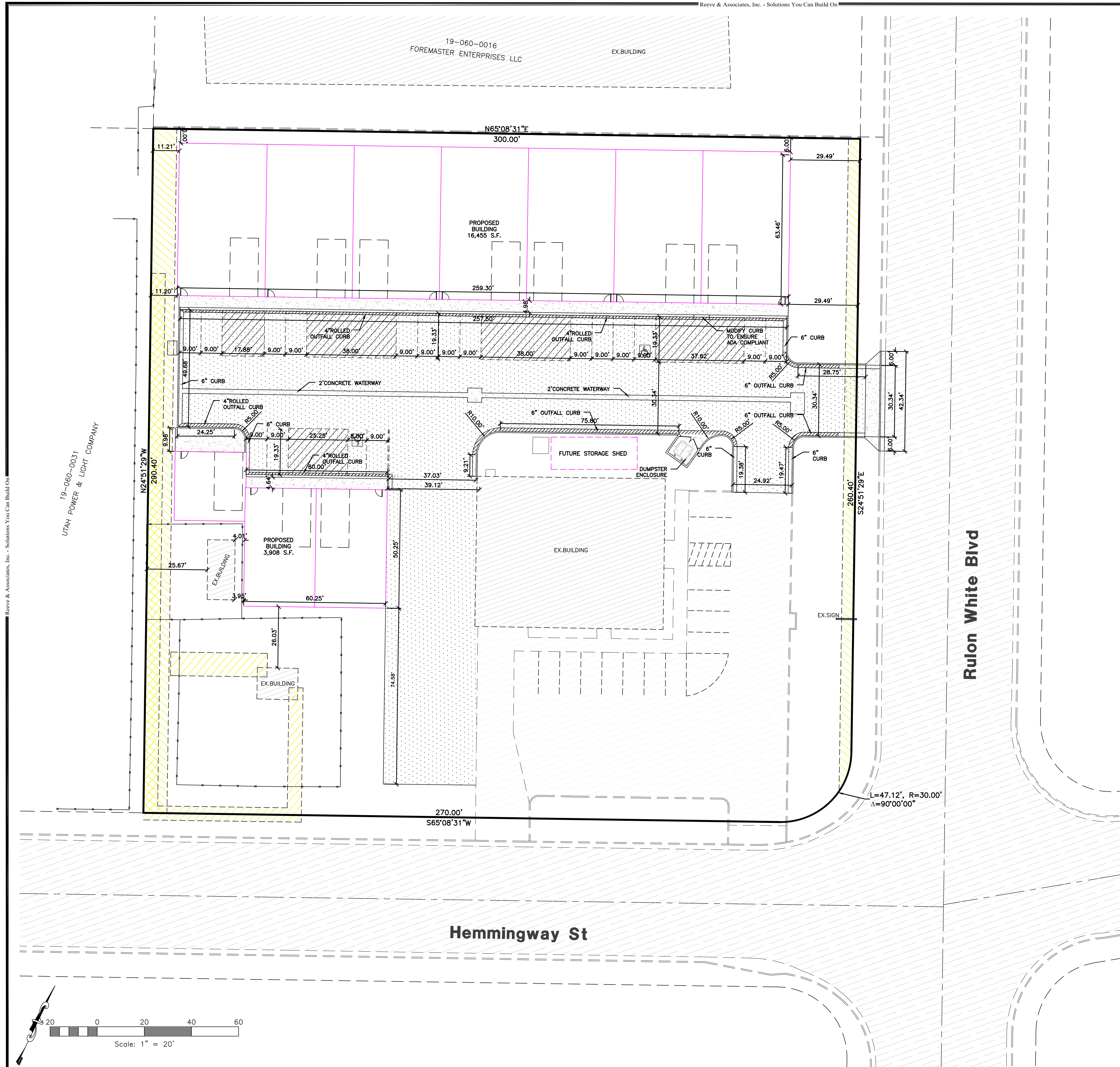
REVISIONS	DATE	DESCRIPTION
	08/25/21	JM DESIGN COMPLETED.
	03/22/22	JM NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
 WEBER COUNTY, UTAH

Proposed Site Plan

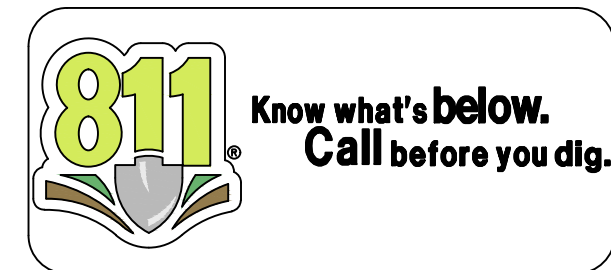


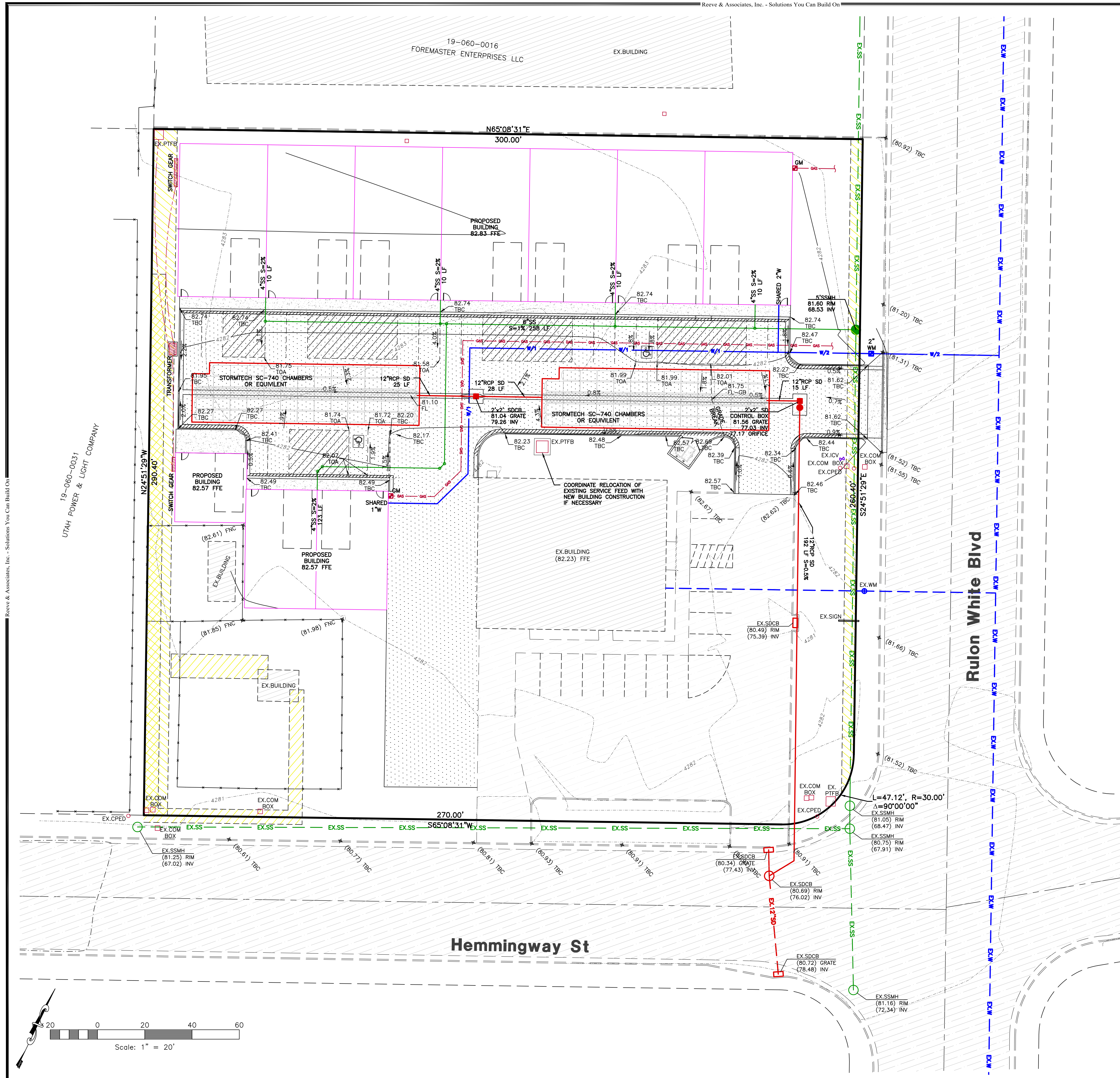
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: J. MEYERS
 Begin Date: AUGUST 2021
 Name: FARAH BUILDING
 Number: 6528-55



SITE DATA		
PARKING:	17 STALLS PROVIDED (1 ADA)	
PARCEL AREA:	86,927 S.F. (2.00 ACRES)	
BUILDING AREA:	24,608 S.F.	27.4%
ASPHALT AREA:	30,444 S.F.	35.0%
LANDSCAPE AREA:	23,786 S.F.	27.4%
GRAVEL AREA:	8,089 S.F.	9.3%

NOTICE:
 THESE PLANS WERE CREATED UTILIZING
 COLORS FOR UTILITIES & OTHER
 INFRASTRUCTURE.
 IF PRINTED IN, OR COPIED TO BLACK &
 WHITE, SOME LINE WORK MAY NOT
 SHOW UP PROPERLY.





Storm Runoff Calculations

Farah Property
6528-55 8/24/2021

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	2.00 acre or	86,927 ft ²	
Runoff Coefficients			
35% Paved Area	30,444	C = 0.9	
28% Roof	24,608	C = 0.9	
9% Gravel	8,089	C = 0.8	
27% Landscaped Area	23,786	C = 0.2	
Weighted Runoff Coefficient		C = 0.70	

LID Retention:

80 th Percentile Rainfall Event	0.48	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.63	
NRCS Soil Group	C/D	
Rv Equation	0.83/1.122	
R _v	0.50	
V _{goal}	1729	c.f.

Volume of Run-off for 100-year Storm Event:

C =	0.70
I =	See Below in/hr
A =	86926.86 ft ²
Q(out) =	0.20 ft ³ /s

time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.76	9.51	2853	60	2793
10	600	5.14	7.23	4339	120	4219
15	900	4.24	5.96	5368	180	5189
30	1800	2.86	4.02	7242	359	6883
60	3600	1.77	2.49	8964	718	8246
120	7200	0.98	1.37	9896	1437	8459
180	10800	0.67	0.94	10134	2155	7979
360	21600	0.37	0.52	11304	4310	6994
720	43200	0.23	0.32	13857	8621	5236
1440	86400	0.13	0.18	15315	17242	-1926

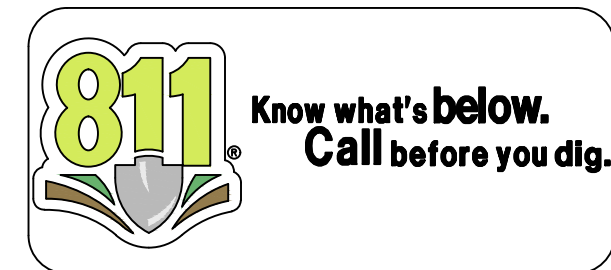
Orifice Sizing:

Given:	Q =	0.20 cfs
	2g =	64.4 ft/s ²
	H =	2.75 ft
	Cd =	0.62
	R =	SQRT(Q/pH(0.7*(64.4'H)*0.5))
	R =	0.09 feet
	D =	1.05 inches
	A =	2.11 inches
		3.48 inches *2
		0.0242 ft *2

SUMMARY:

The required 100-yr storage volume is	8,459	cubic feet
The required LID Retention volume is	1,729	cubic feet
Orifice size is	3.0	inches

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REVISIONS

DATE	DESCRIPTION
08/25/21	JM DESIGN COMPLETED.
03/22/22	JM NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Grading/Utility Plan

Project Info.

Engineer:
JEREMY A. DRAPER, P.E.

Drafter:
J. MEYERS

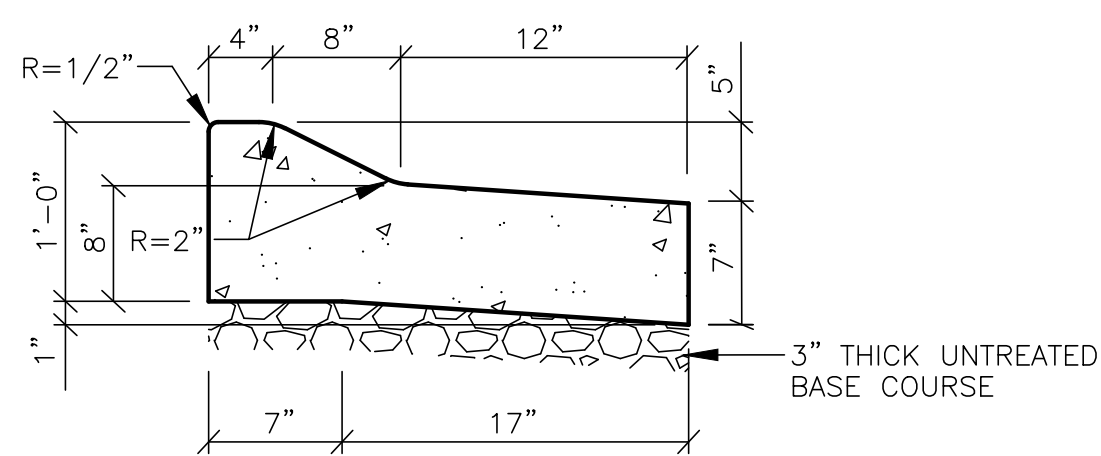
Begin Date:
AUGUST 2021

Name:
FARAH BUILDING

Number:
6528-55

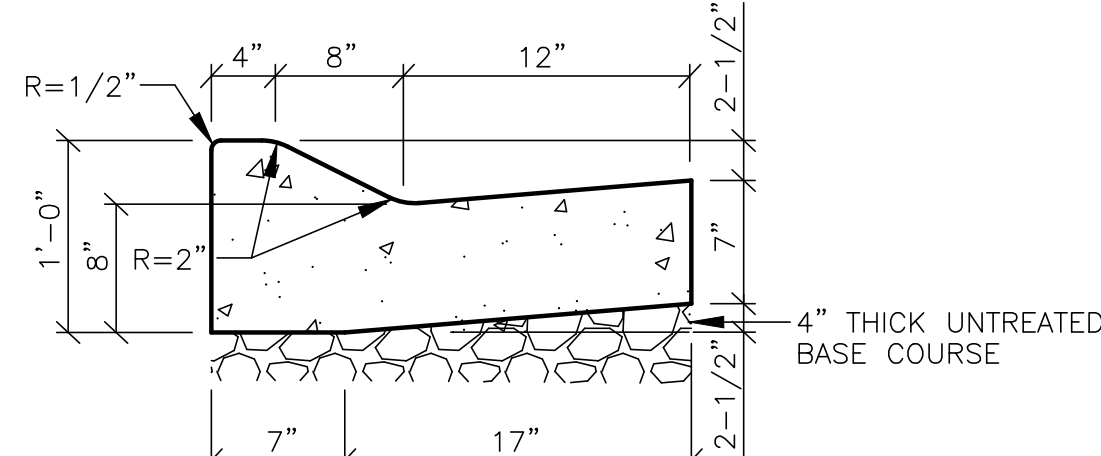
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11 Total Sheets



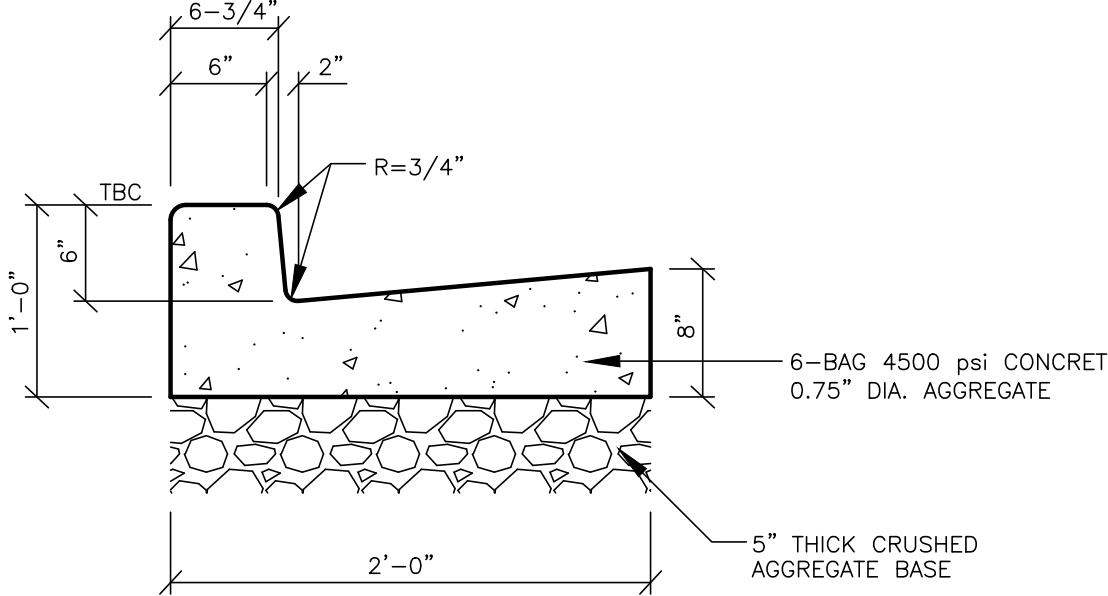
24' Outfall Mountable Curb & Gutter

SCALE: NONE



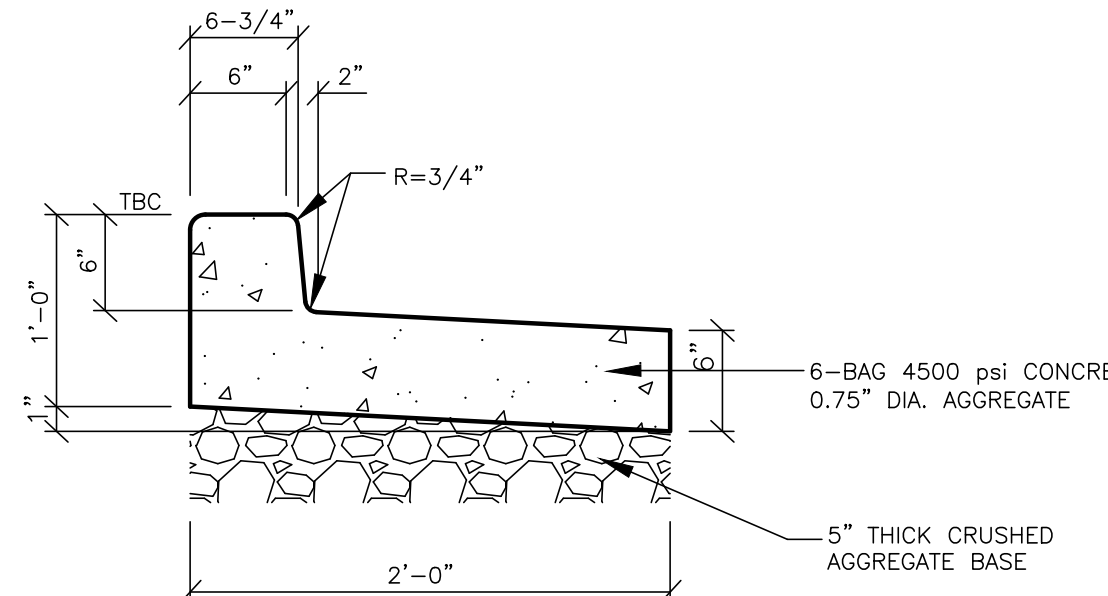
24' Mountable Curb & Gutter

SCALE: NONE



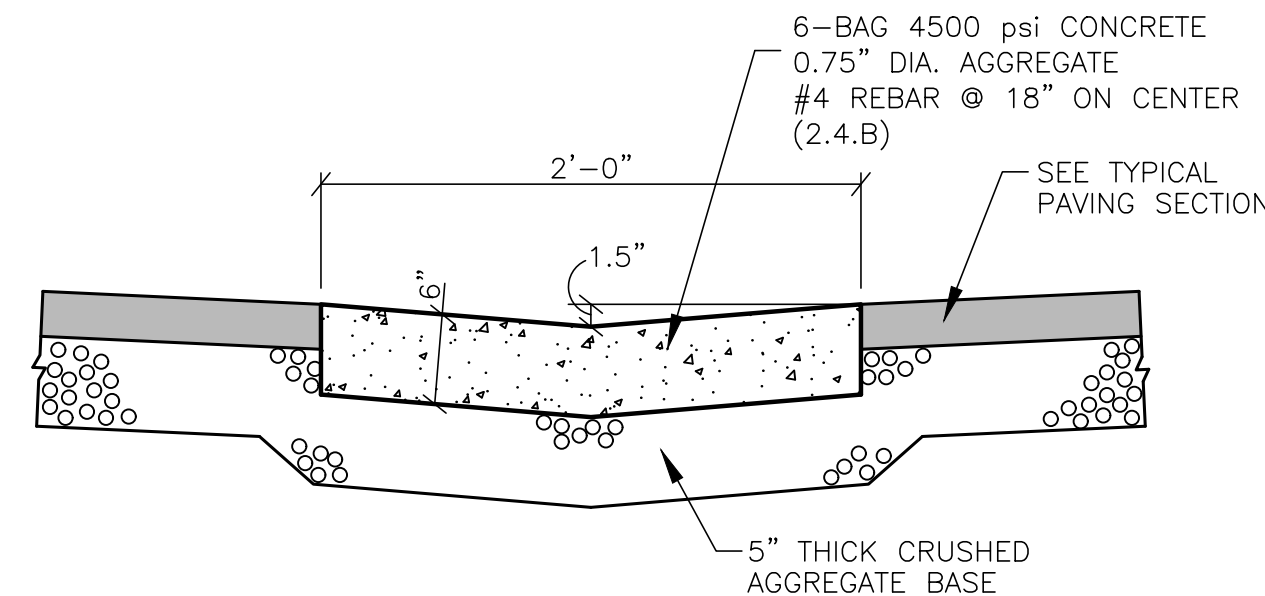
24' On-Site 'L' Type Curb & Gutter

SCALE: NONE



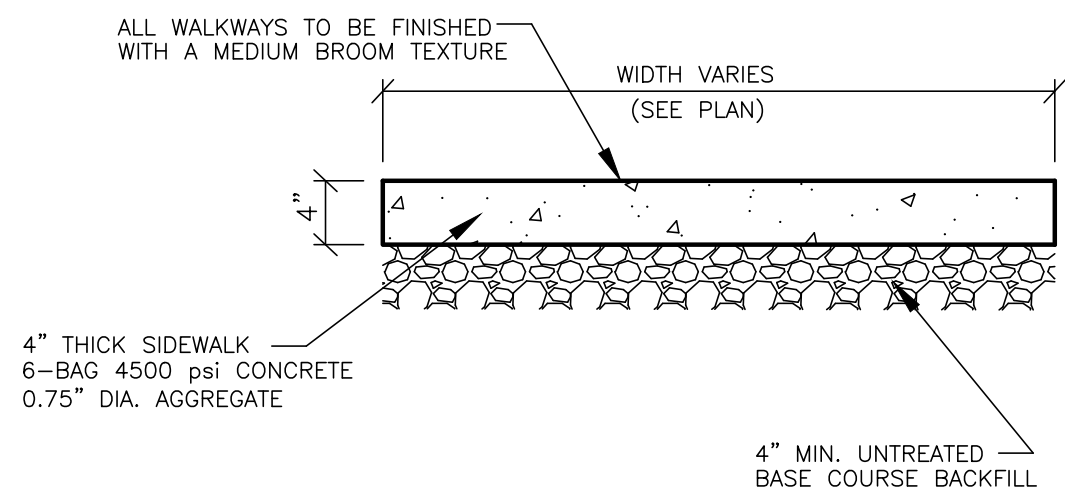
24' On-Site Outfall 'L' Curb & Gutter

SCALE: NONE

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

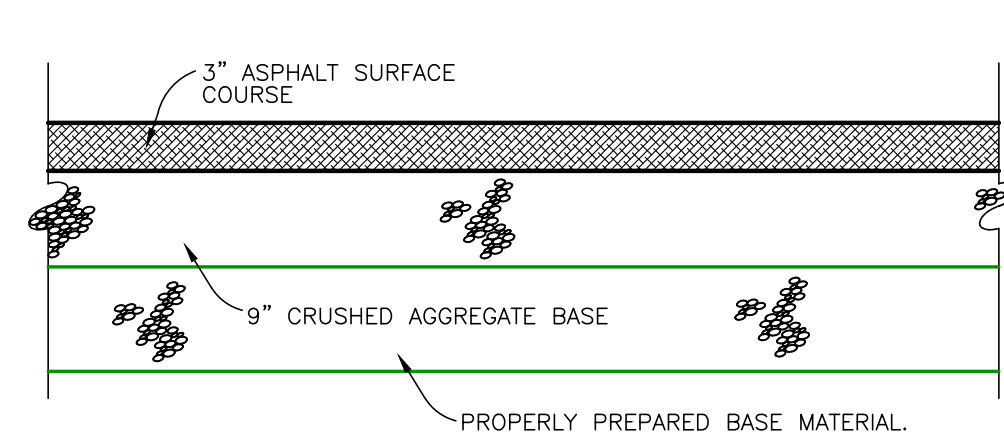
2' Concrete Waterway

SCALE: NONE

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

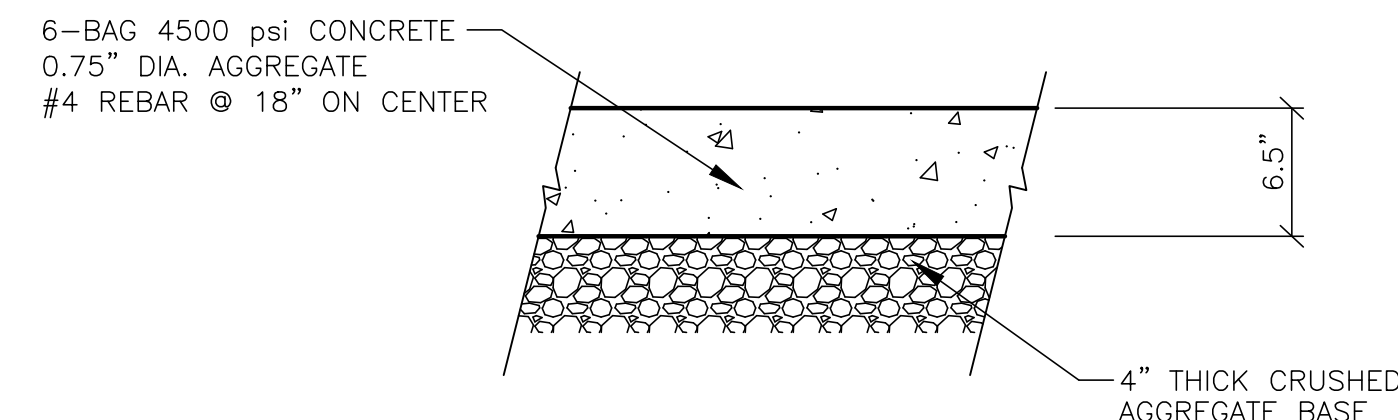
Concrete Walkway

SCALE: NONE

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

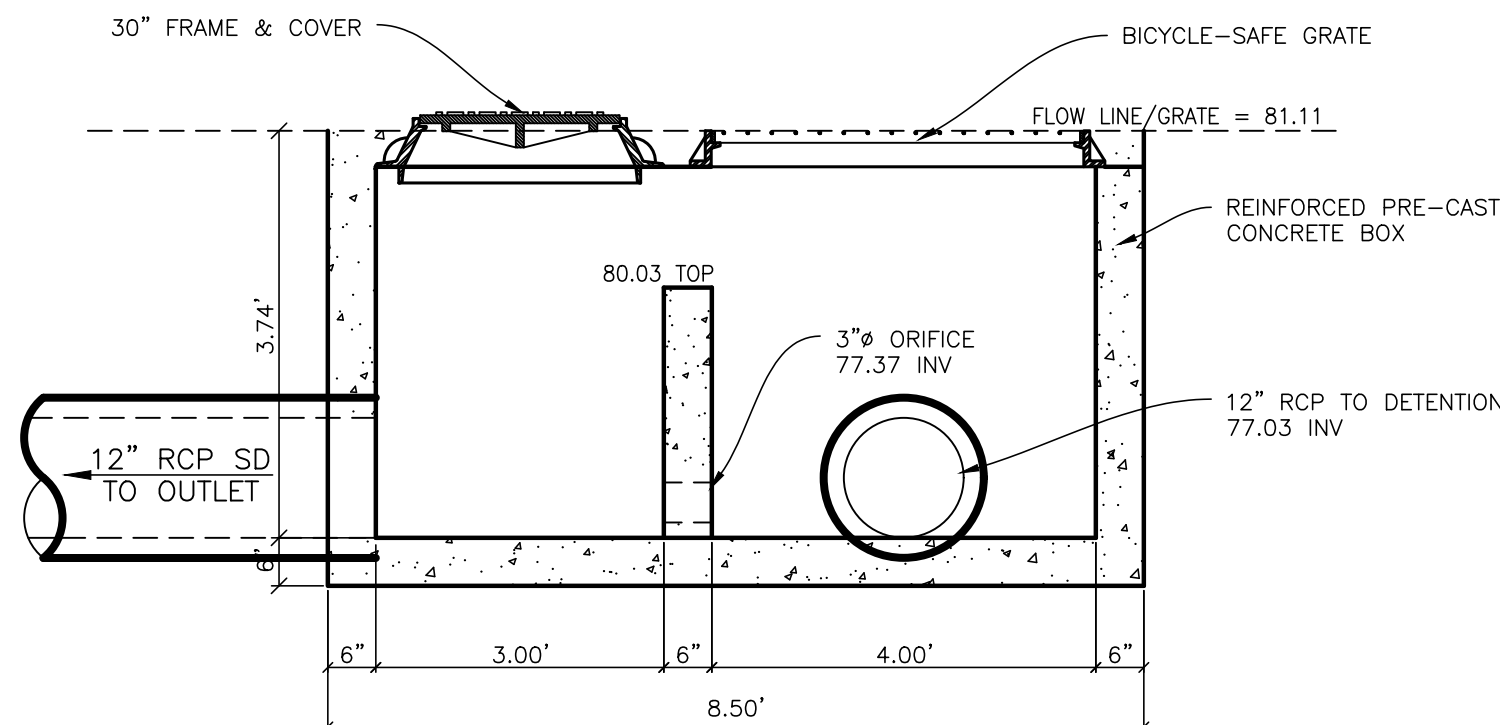
Typical On-Site Asphalt Paving

SCALE: NONE

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

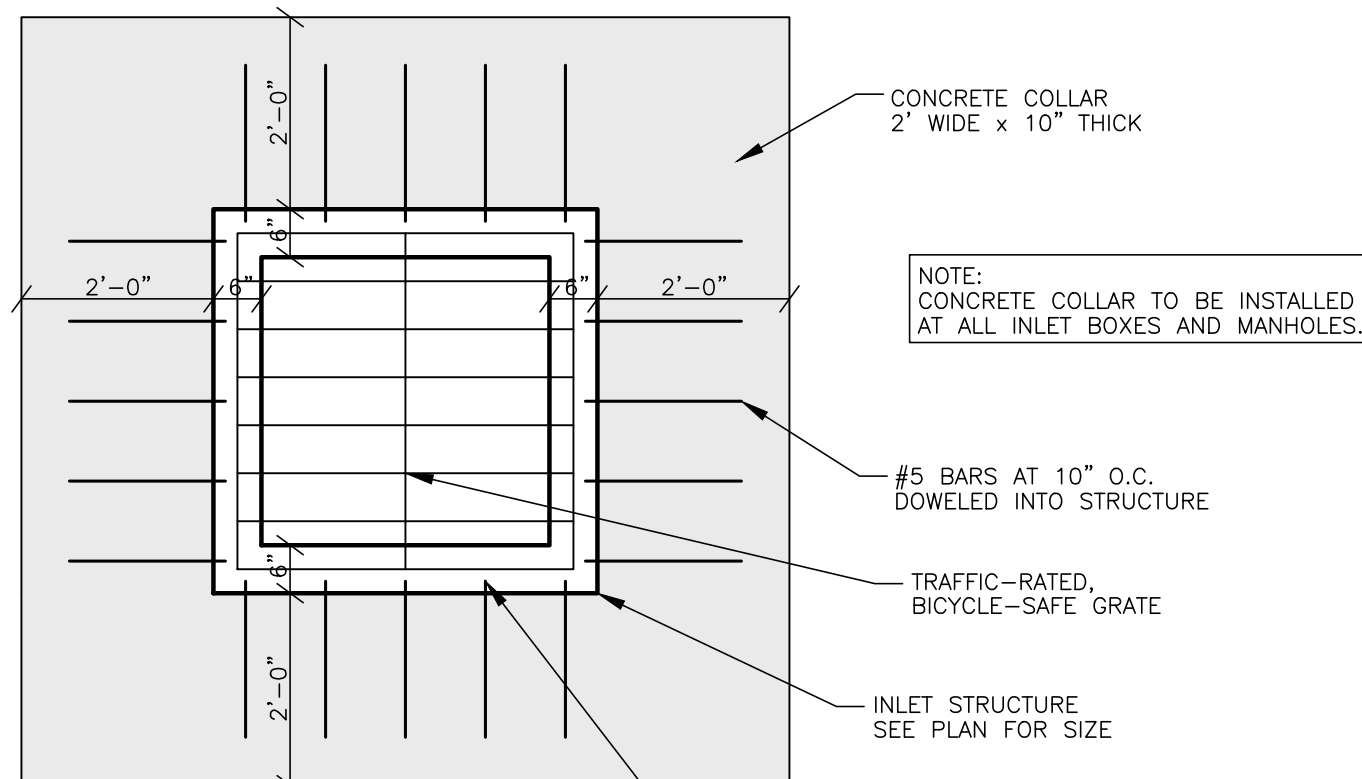
Dumpster Enclosure Concrete Pad

SCALE: NONE

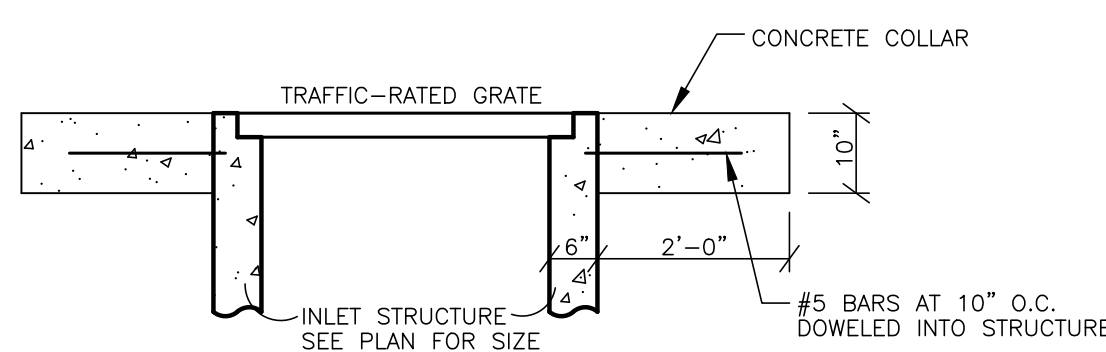


Control Box

SCALE: NONE

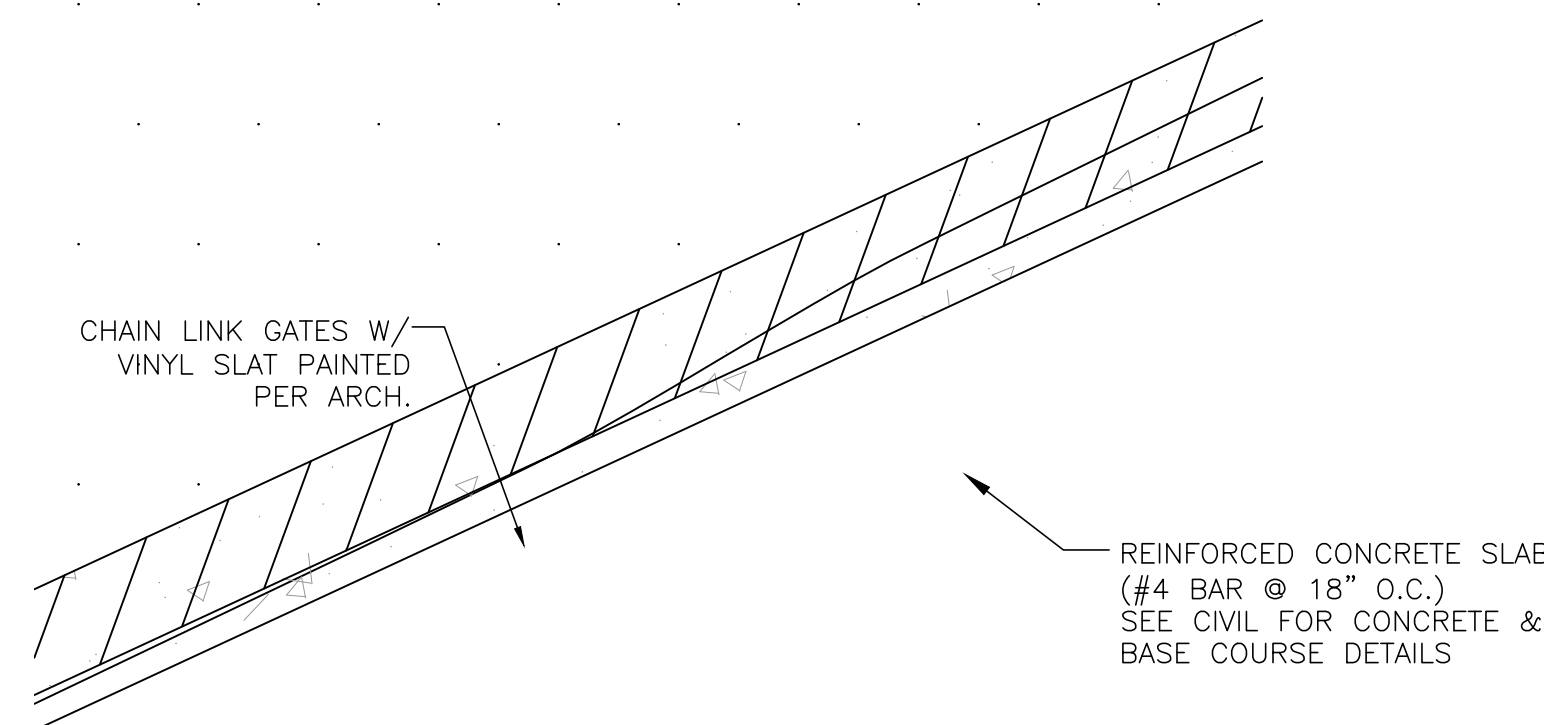


Plan



Section Concrete Collar Detail

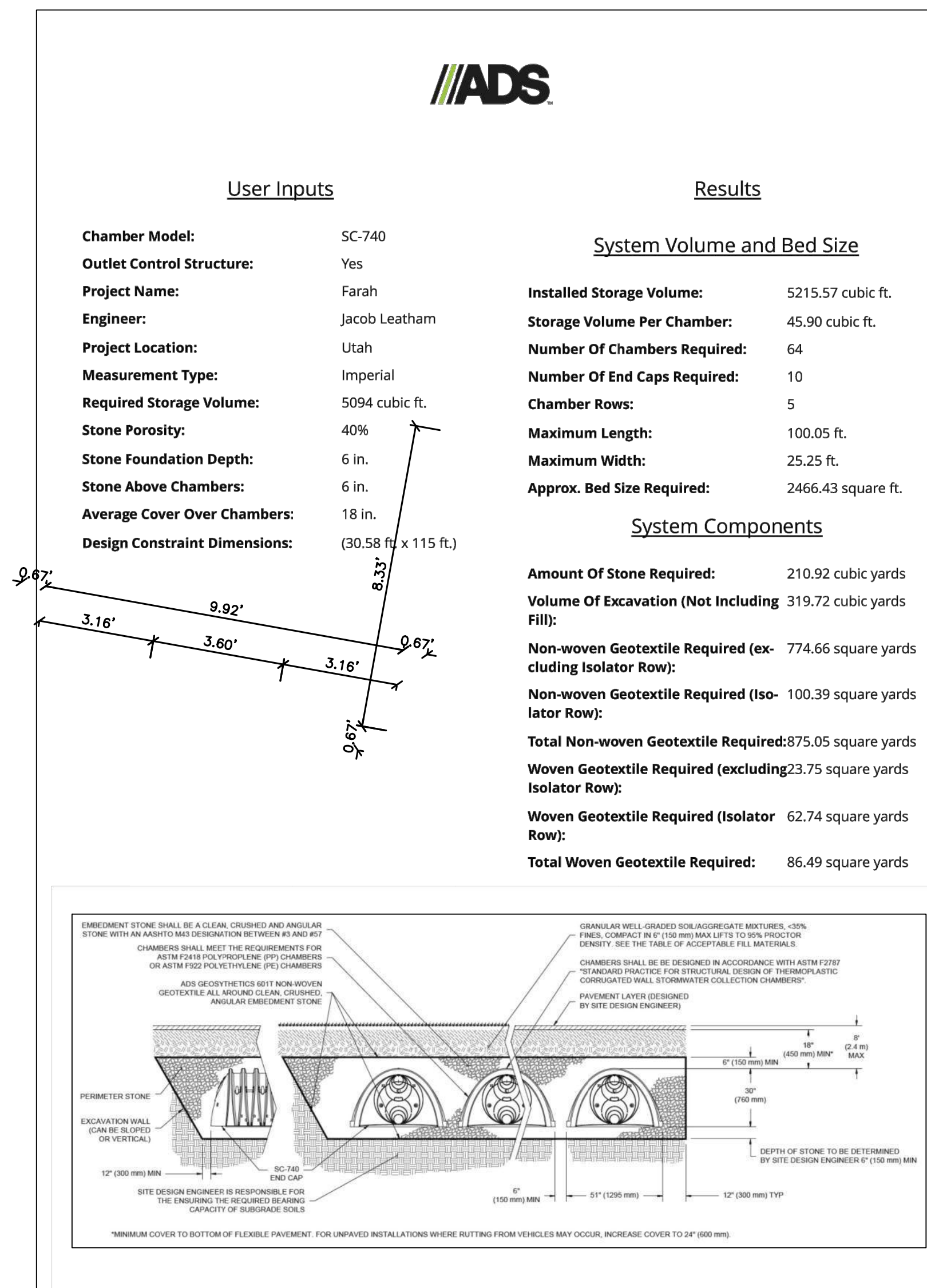
SCALE: NONE



6" Ø BOLLARD FOR DUMPSTER

Dumpster Enclosure Concrete Pad

SCALE: NONE

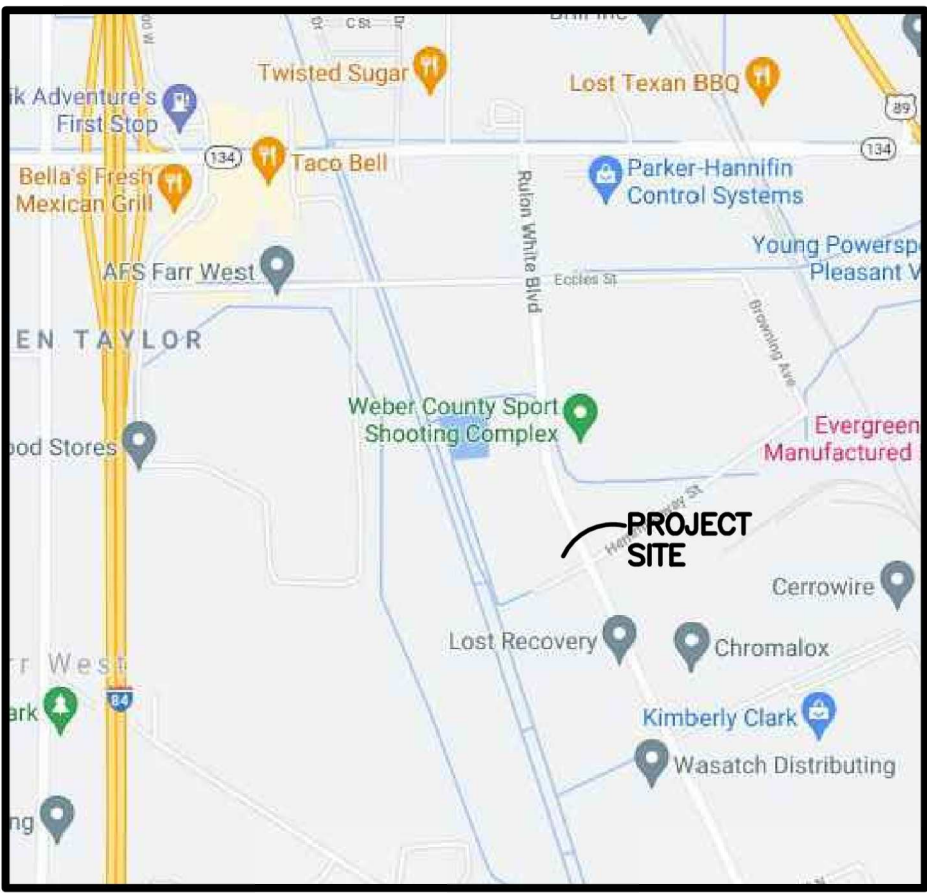


Farah Building

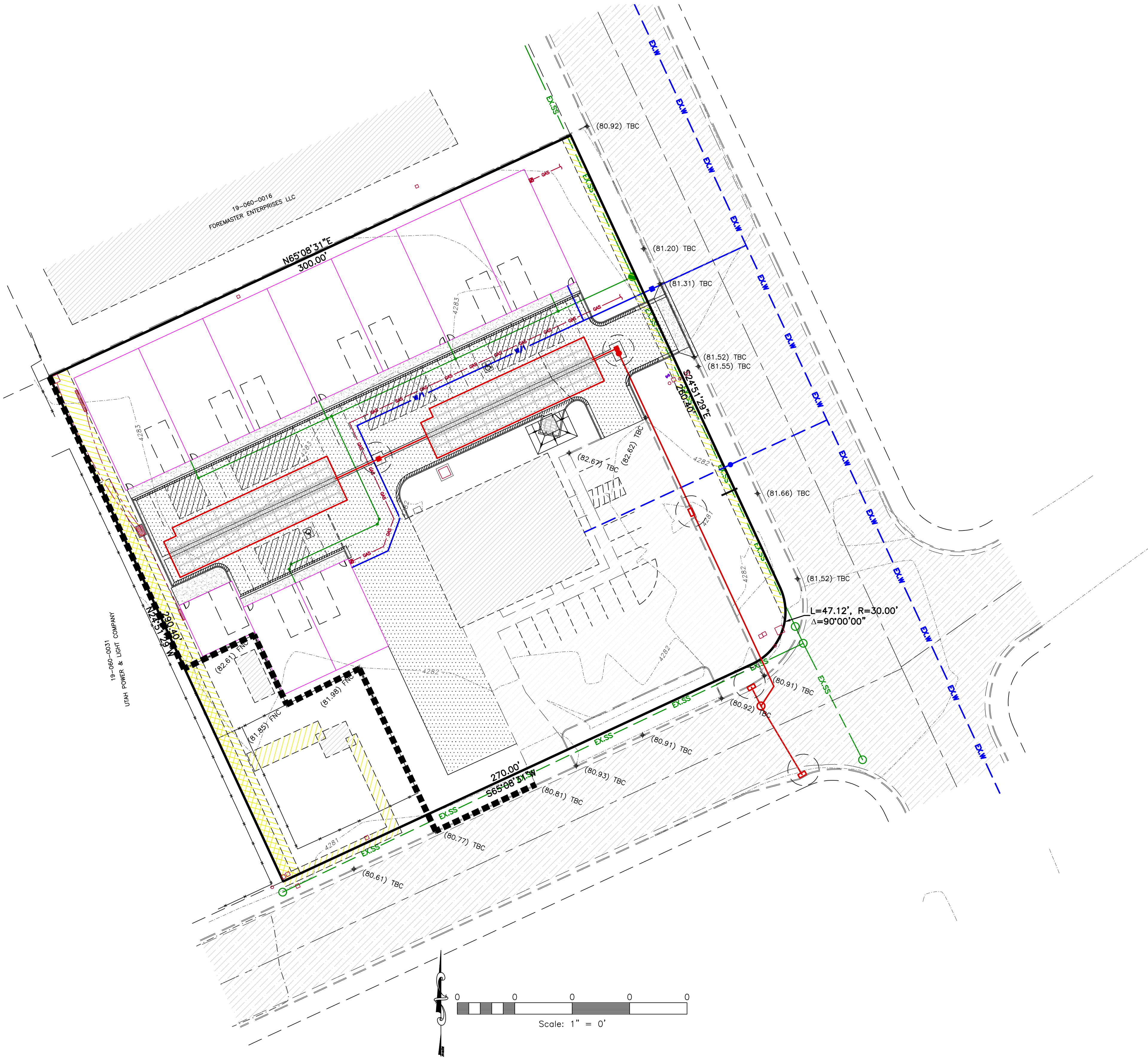
2367 Rulon White Blvd

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
AUGUST 2021



Vicinity Map
NOT TO SCALE

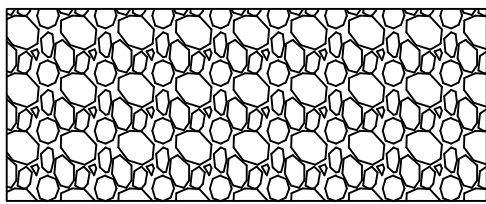


PORTABLE TOILET

INLET PROTECTION
TYP. (SEE DETAIL)

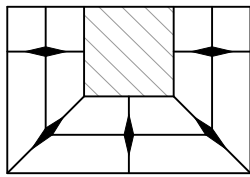
SILT FENCE
(SEE DETAIL)

STREETS TO BE SWEEPED WITHIN
1000 FEET OF CONSTRUCTION
ENTRANCE DAILY IF NECESSARY



ALL VEHICLES EXITING SITE TO
PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS.

50'x20' CONSTRUCTION
ENTRANCE W/8" CLEAN
GRAVEL



CONCRETE WASH
AREA (SEE DETAIL)
OR AS SELECTED
BY CONTRACTOR

Construction Activity Schedule

- PROJECT LOCATION.....CITY, COUNTY, (state)
- PROJECT BEGINNING DATE.....MONTH YEAR
- BMP'S DEPLOYMENT DATE.....MONTH YEAR
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....CONTACT NAME (000) 000-0000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve.co

TRA

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TRAFFIC ENGINEERS • ENVIRONMENTAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION
08/25/21 JM	DESIGN COMPLETED
03/22/22 JM	NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Storm Water Pollution
Prevention Plan Exhibit



Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55

Notes:

1.

Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:
To be performed in designated areas only and surrounded with silt fence.

e.

Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

f.

Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

g.

Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

h.

Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

i.

Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

j.

Service areas:
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

—

Maintain all construction equipment to prevent oil or other fluid leaks.

—

Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.

—

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

—

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

—

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

—

If fueling must occur on-site, use designated areas away from drainage.

—

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

—

Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

—

Use drip pans for any oil or fluid changes.

c.

Washing

—

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

—

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

—

Use phosphate-free, biodegradable soaps.

—

Do not permit steam cleaning on-site.

5.

Spill Prevention and Control

a.

Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

—

Contain the spread of the spill.

—

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

—

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.

—

If the spill occurs during rain, cover the impacted area to avoid runoff.

b.

Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h.

Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

Perspective View

Figure 2

Section

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences), at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 - *Unroll the silt fence, positioning the post against the downstream wall of the trench.
 - *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
 - *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
 - *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

Figure 1:
Top View of
Roll-to-Roll Connection

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
 - *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

Silt Fence Detail

SCALE: NONE

Concrete Washout Area
w/ 10 mil Plastic Liner

SCALE: NONE

Inlet Box Protection

Plan View

Drop Inlet Protection

Stake Detail

Cross Section 50' x 20' Construction Entrance

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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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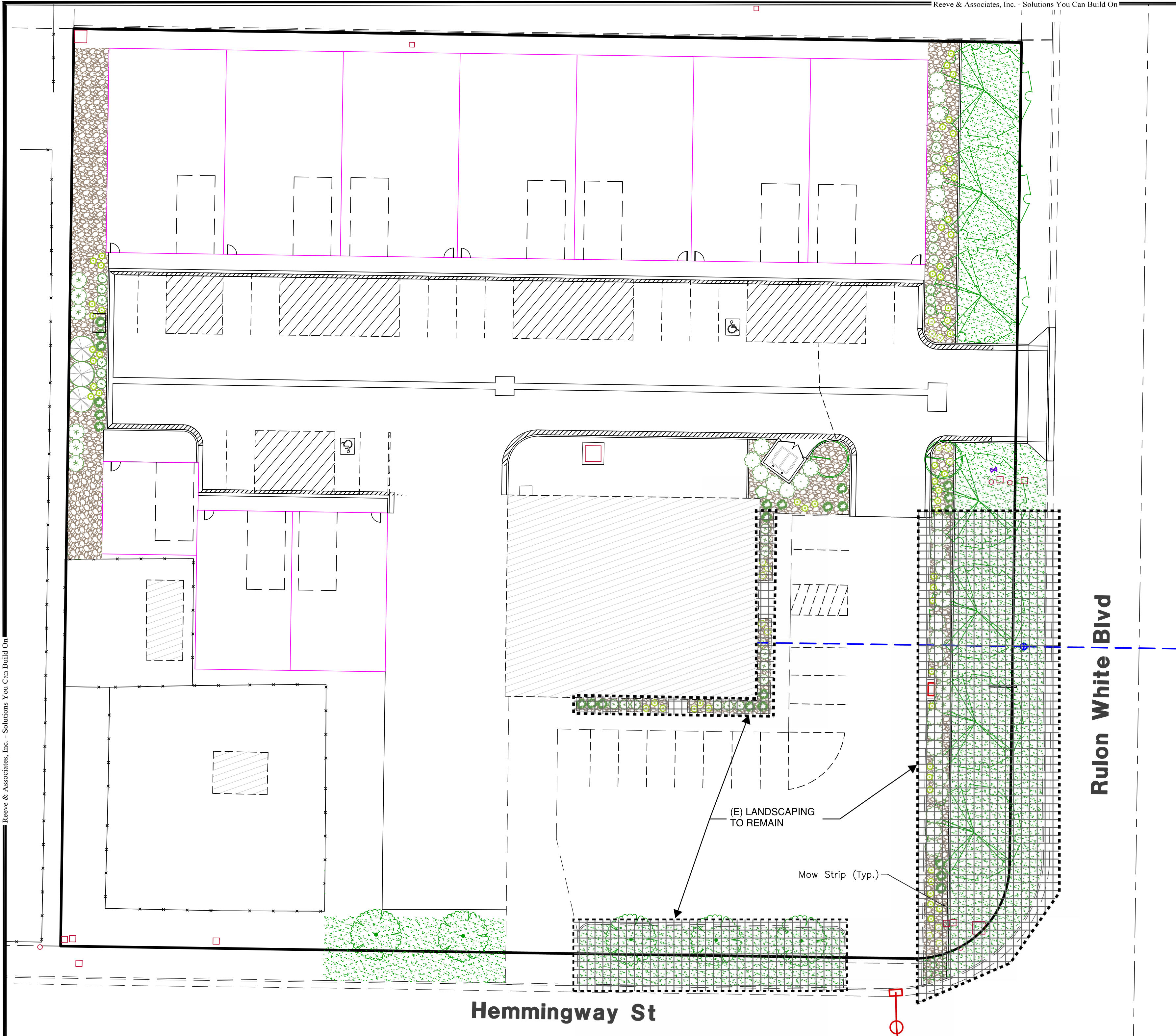
REVISIONS		DESCRIPTION
DATE	DATE	
08/25/21	JM	DESIGN COMPLETED.
03/22/22	JM	NEW FOOTPRINT.

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details

Project Info.	
Engineer:	JEREMY A. DRAPER, P.E.
Drafter:	J. MEYERS
Begin Date:	AUGUST 2021
Name:	FARAH BUILDING
Number:	6528-55

8
11 Total Sheets



PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
2		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	1.5" cal.
5		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	1.5" cal.
7		Zelkova serrata 'Village Green'	Village Green Zelkova	1.5" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
18		Buddleia x weyeriana 'Sungold'	Sungold Butterfly Bush	5 gal.
11		Cornus sericea 'Baileyi'	Baileyi Dogwood	5 gal.
25		Euonymus alatas 'Compacta'	Dwarf Burning Bush	1 gal.
12		Nandina domestica	Heavenly Bamboo	1 gal.
24		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	1 gal.
1		Symphoricarpos alba	Common Snowberry	1 gal.
15		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
41		Achillea millefolium 'Paprika'	Paprika Yarrow	1 gal.
15		Bergenia cordifolia "Rose"	Rose Bergenia	1 gal.
18		Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal.

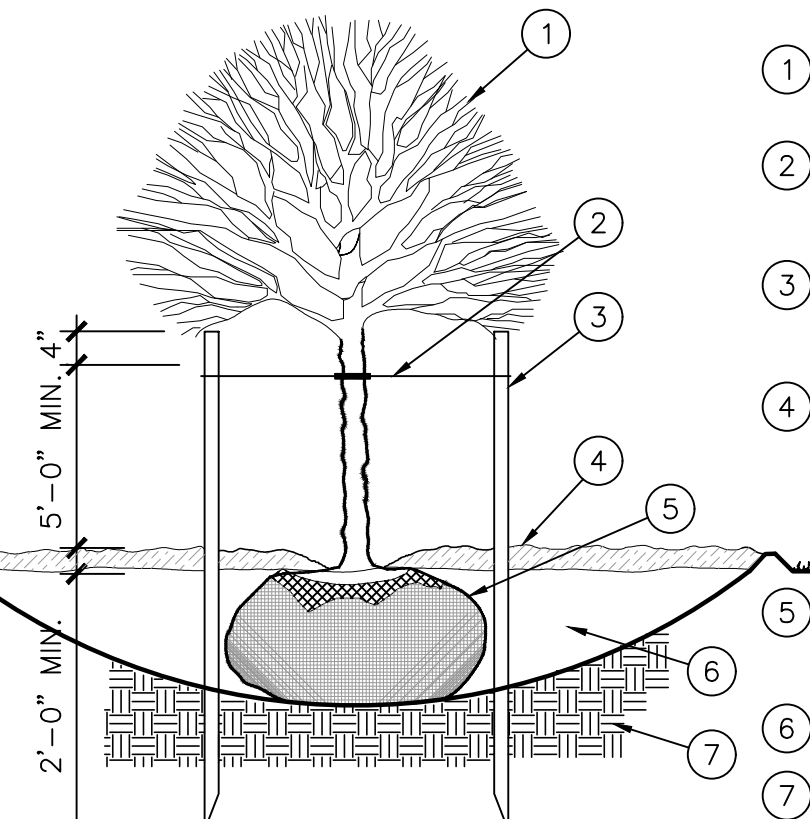
OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Gravel Mulch	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Concrete Mow Strip	6"x6"

NOTICE:
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COLORS FOR UTILITIES & OTHER
INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK &
WHITE, SOME LINE WORK MAY NOT
SHOW UP PROPERLY.



PLANTING NOTES

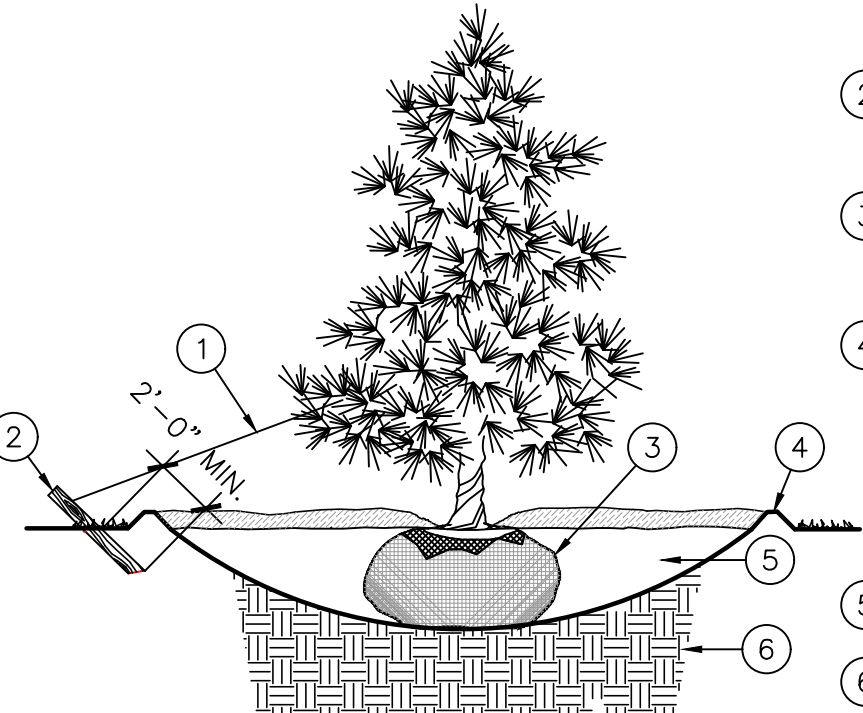
- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

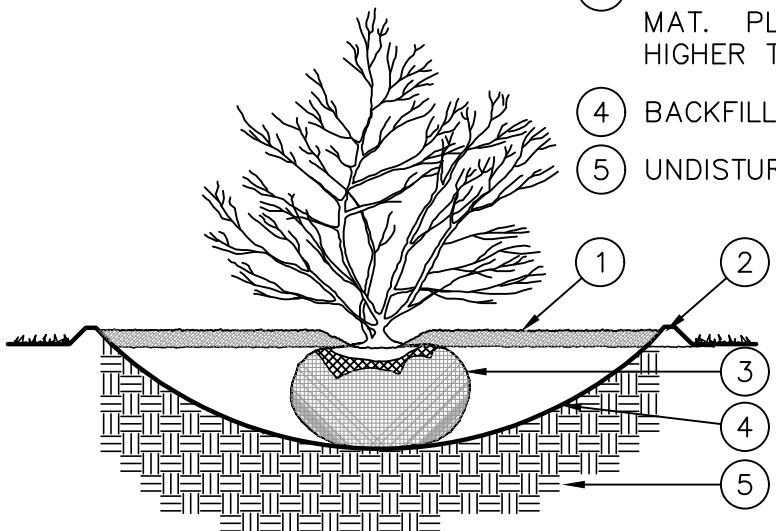
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

NTS

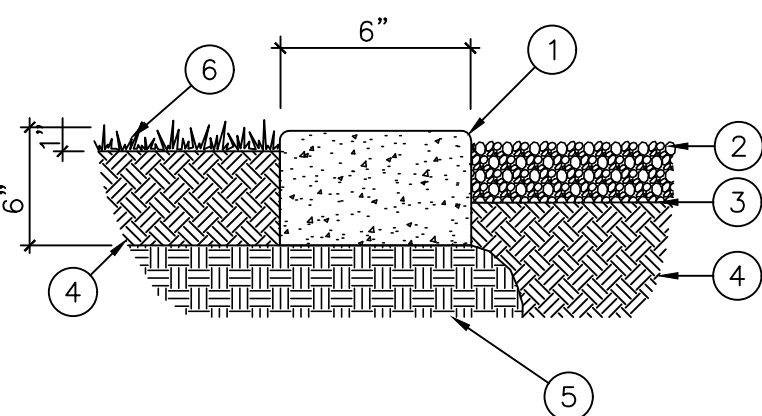


NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

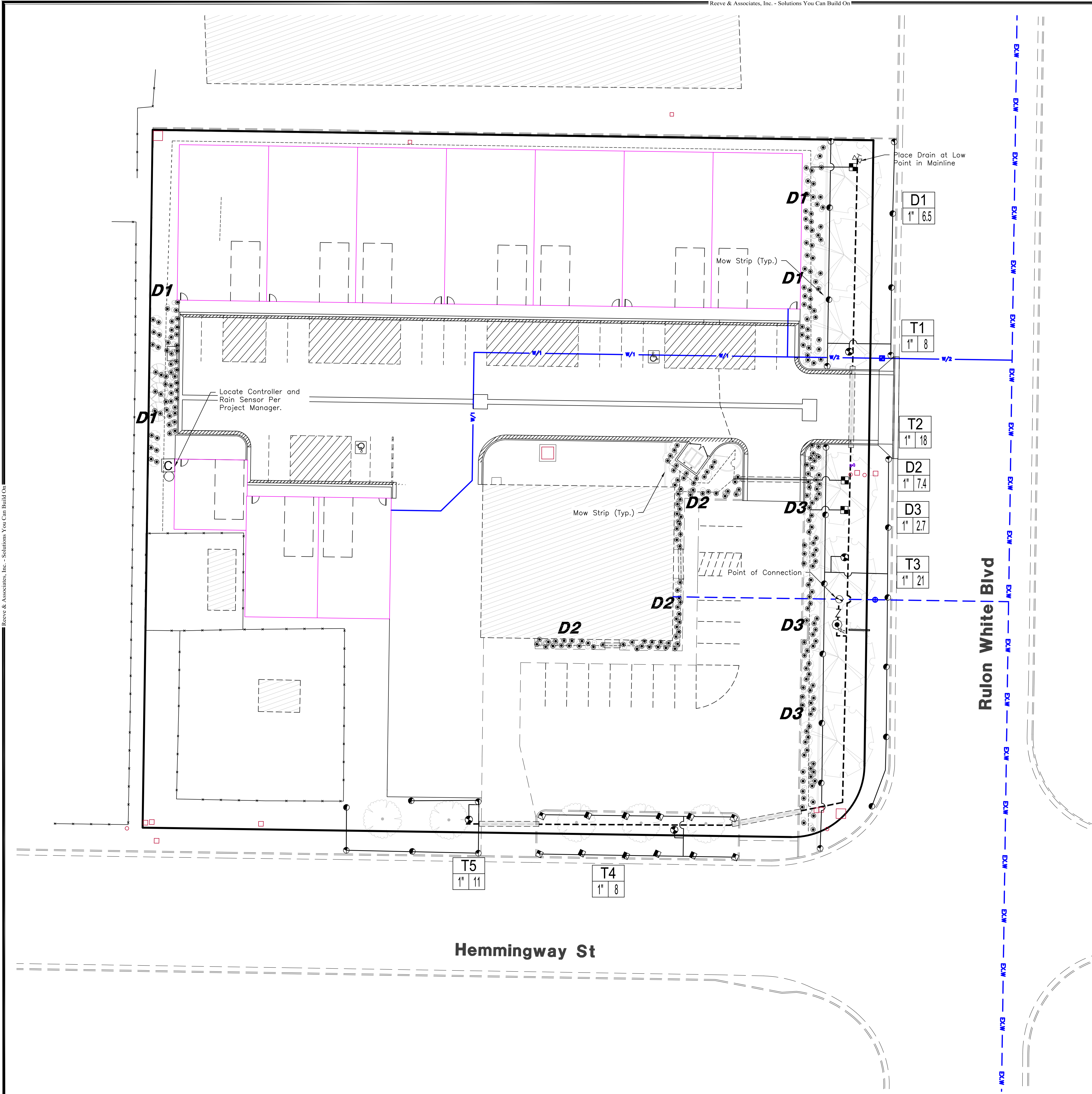
NTS

- 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- BARK/ROCK MULCH
- FINISH GRADE/WEED FABRIC
- TOPSOIL
- COMPACTED SUBGRADE
- LAWN



CONCRETE MOW STRIP

NTS



IRRIGATION SCHEDULE

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE
5'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 8' MPR
10'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15' MPR
4'X15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15RCS/LCS
4'X30'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15SST

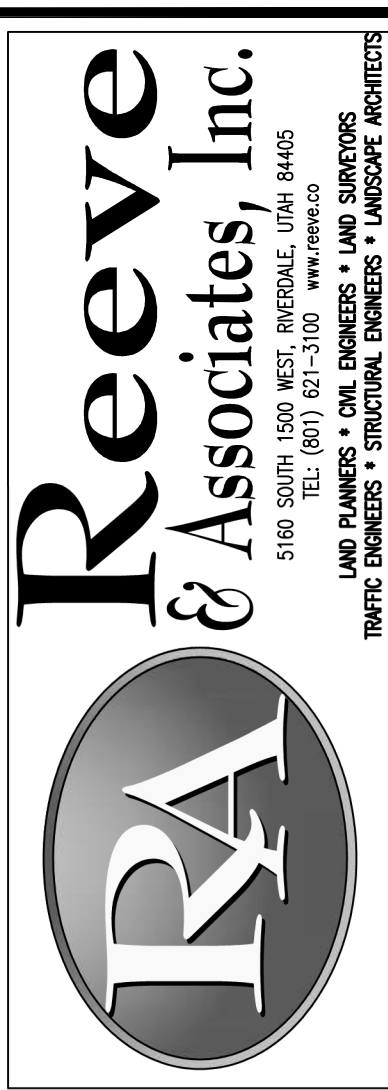
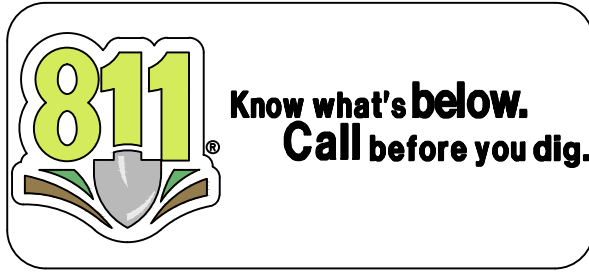
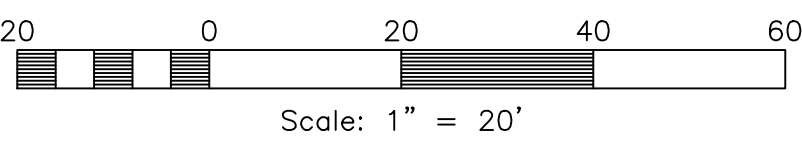
ROTATOR	ADJ. FULL				HEAD; NOZZLE
13'-21'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP2000 90-210
13'-21'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP2000 210-270
13'-21'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP2000 270-360
22-30'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP3000 90-210
22-30'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP3000 210-270
22-30'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MP3000 270-360
5'X15'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MPLCS515/MPRCS515
5'X30'		40	RAINBIRD	1804-SAM-PRS	SPRAY; HUNTER MPSS530 SIDE STRIP

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11-444SWM-NL	STOP AND WASTE
		WILKINS	975XL2	BACKFLOW PREVENTION ASSEMBLY
		STRONGBOX	SBBC-30AL	ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
1.5"		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS			
T1	TURF VALVE NUMBER	D1	DRIP VALVE NUMBER
1.5" 21	GALLONS PER MINUTE	1" 5	GALLONS PER MINUTE
	VALVE SIZE		VALVE SIZE
D1	DRIP IRRIGATION ZONE NUMBER		

NOTICE:
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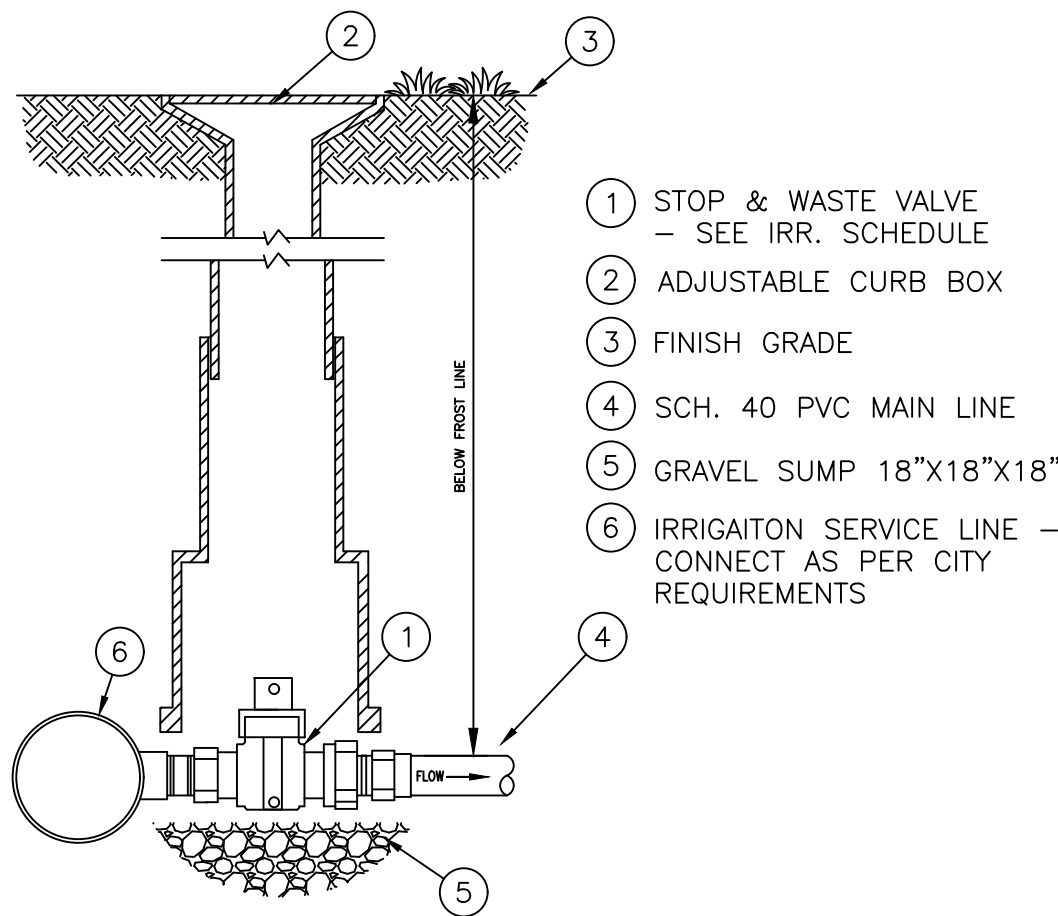
REVISIONS	DESCRIPTION
DATE	

Farah Building
2367 Rulon White Blvd
WEBER COUNTY, UTAH

Irrigation Plan

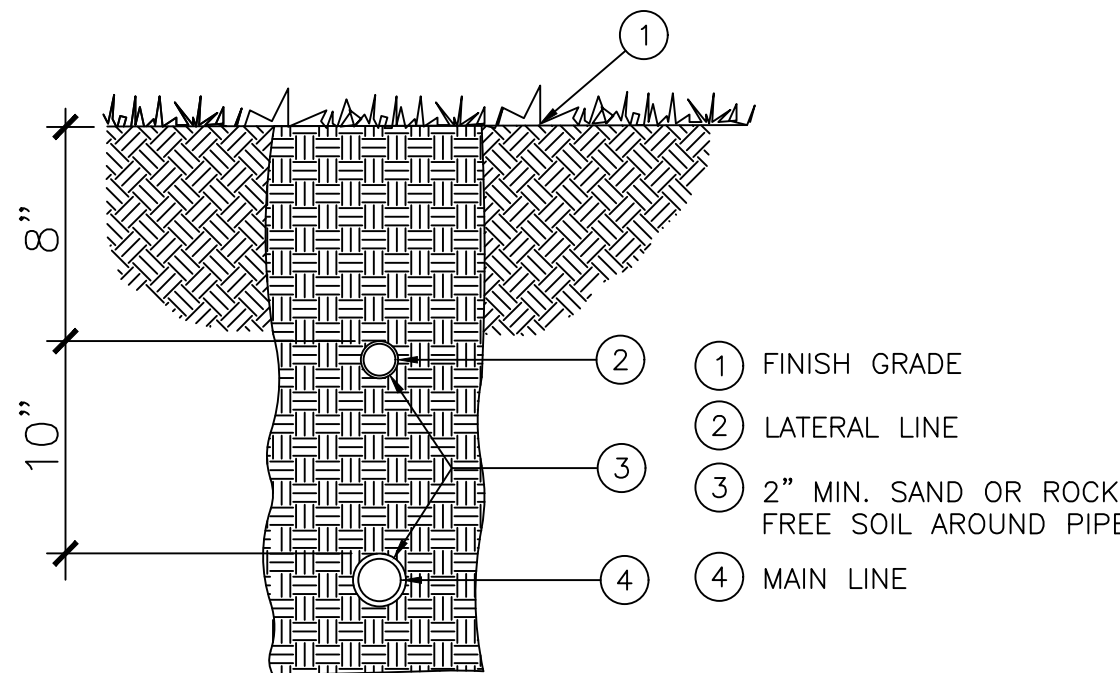


Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: AUGUST 2021
Name: FARAH BUILDING
Number: 6528-55



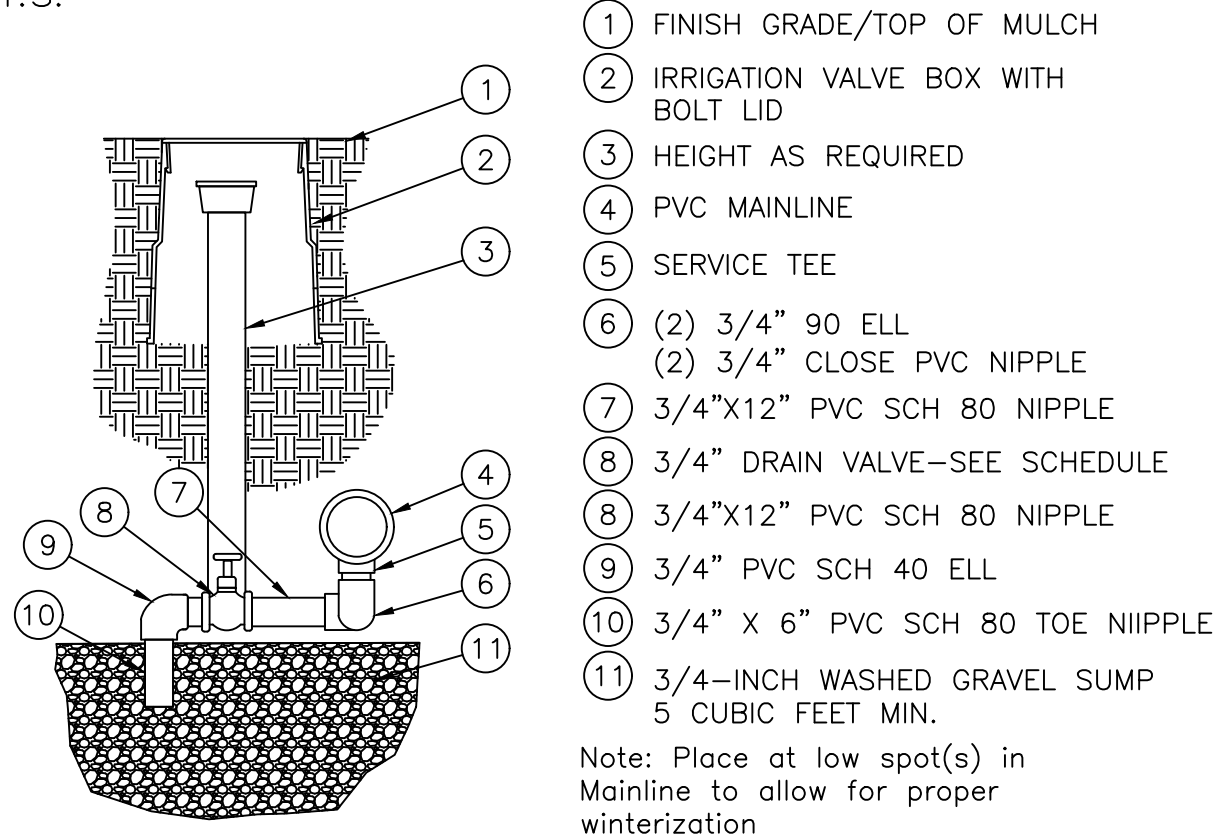
STOP & WASTE ASSEMBLY

N.T.S.



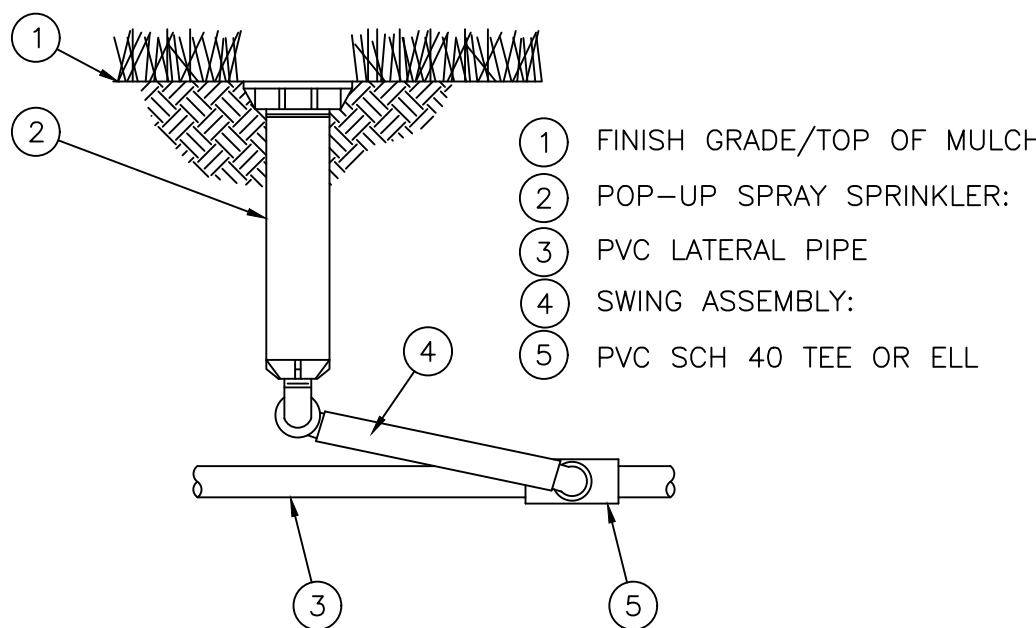
TRENCH SECTION

N.T.S.



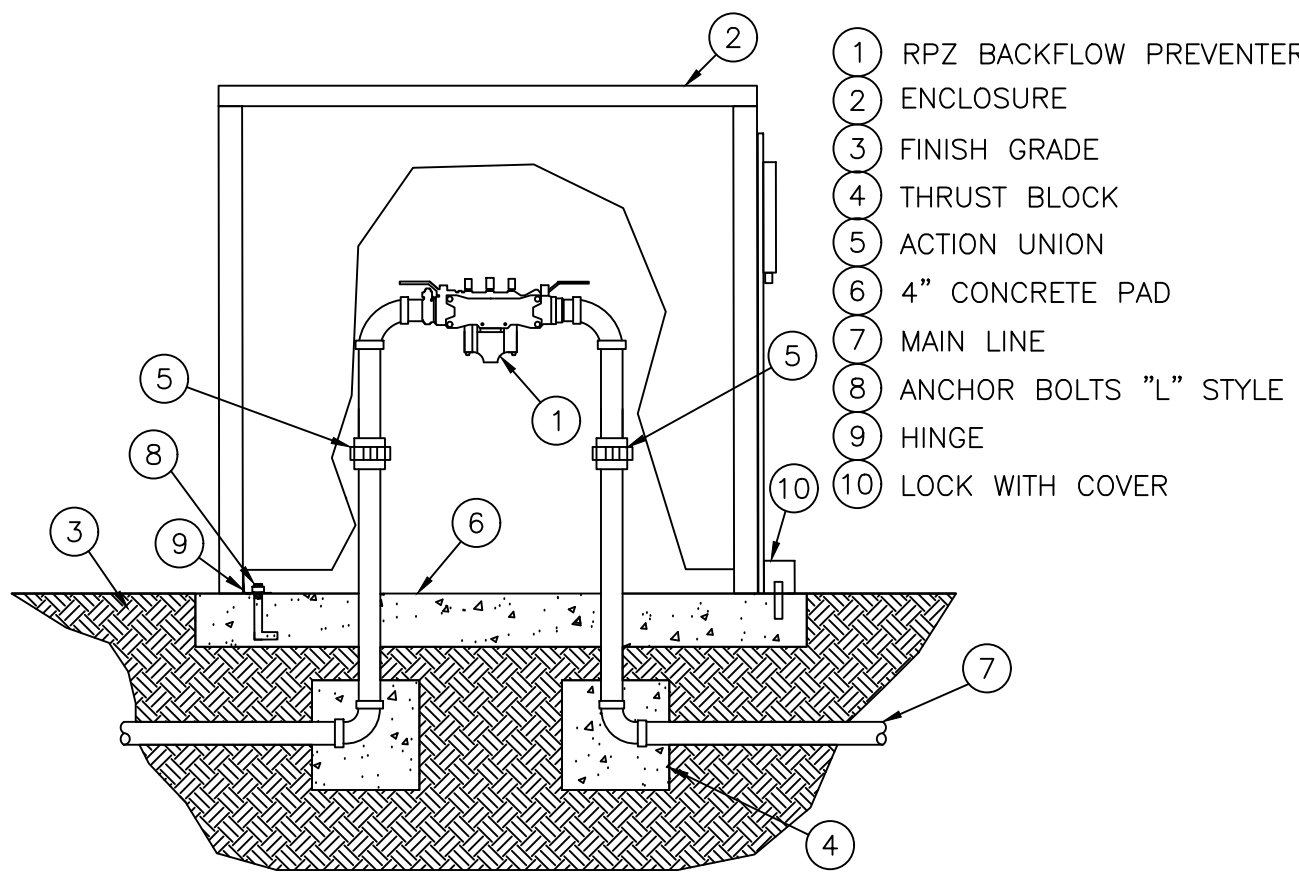
MANUAL DRAIN VALVE

N.T.S.



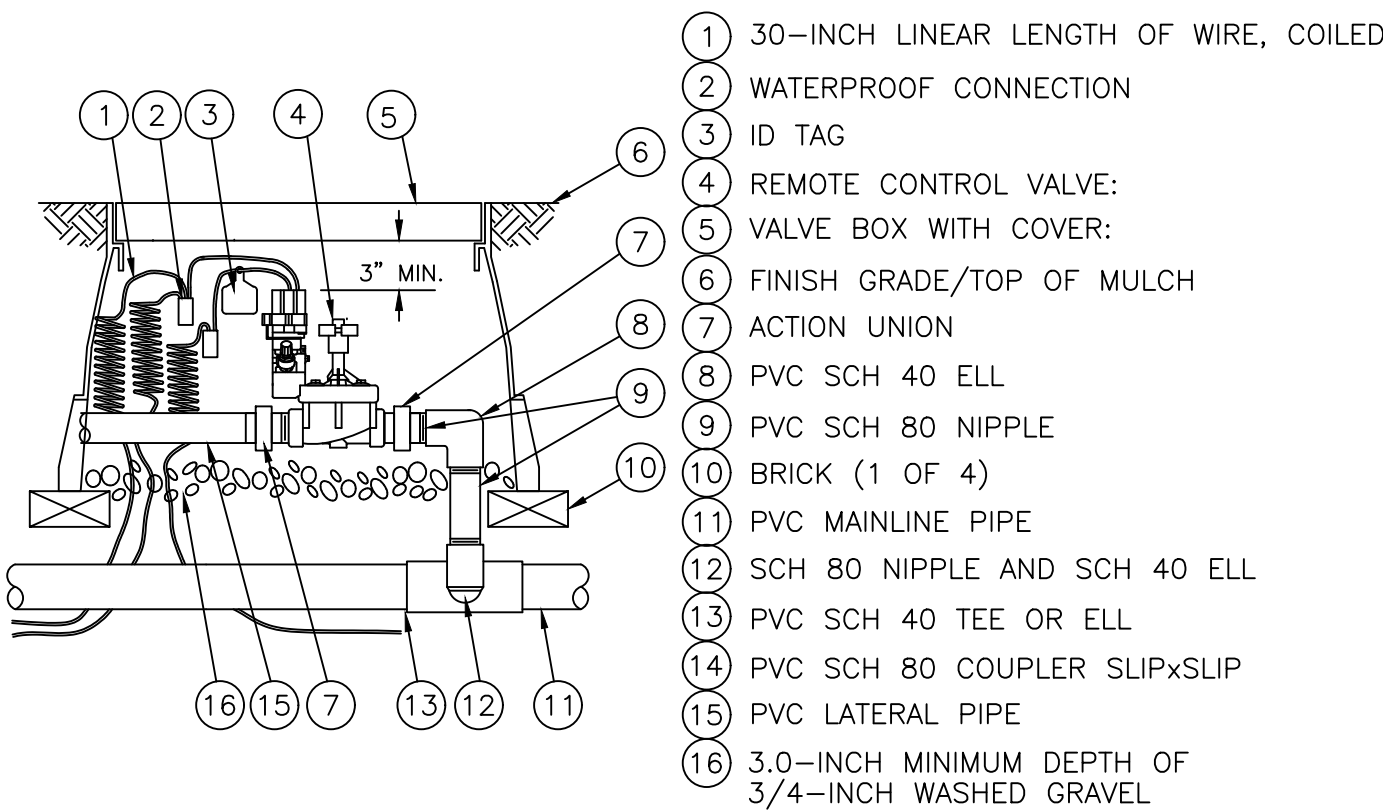
POP-UP SPRAY HEAD

N.T.S.



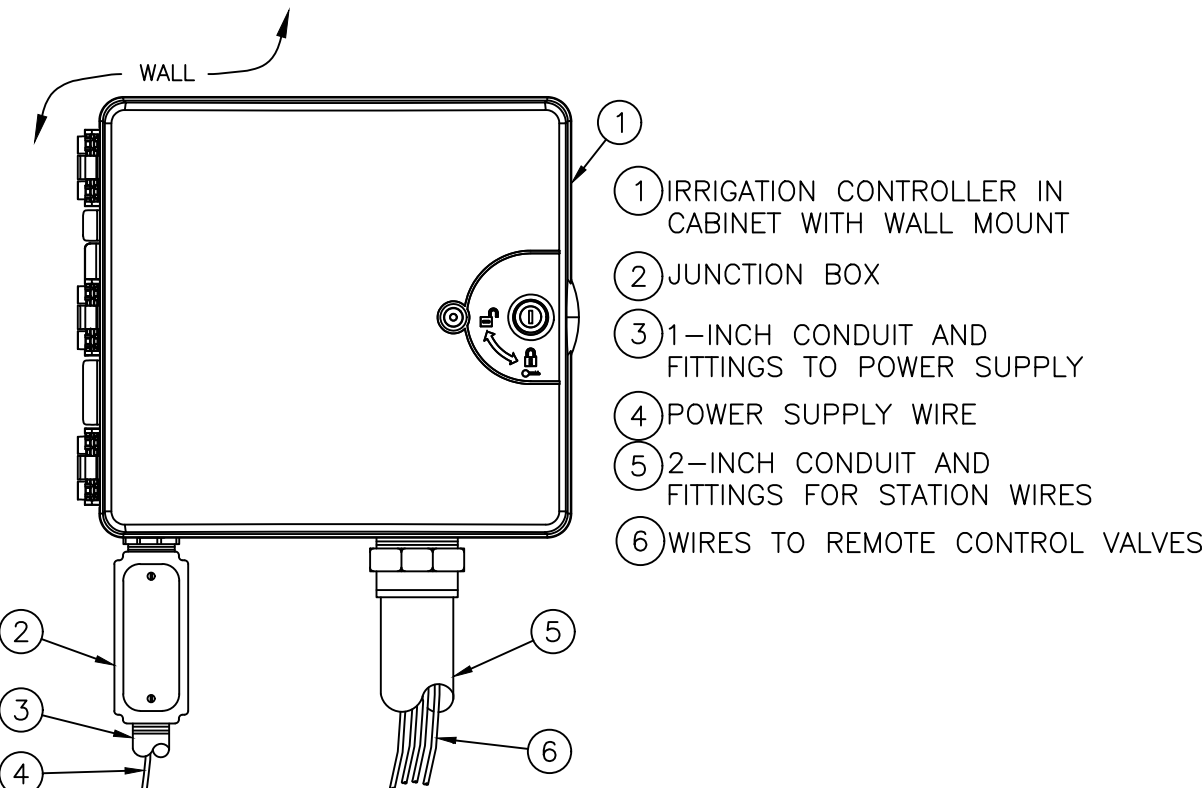
BACKFLOW PREVENTER

N.T.S.



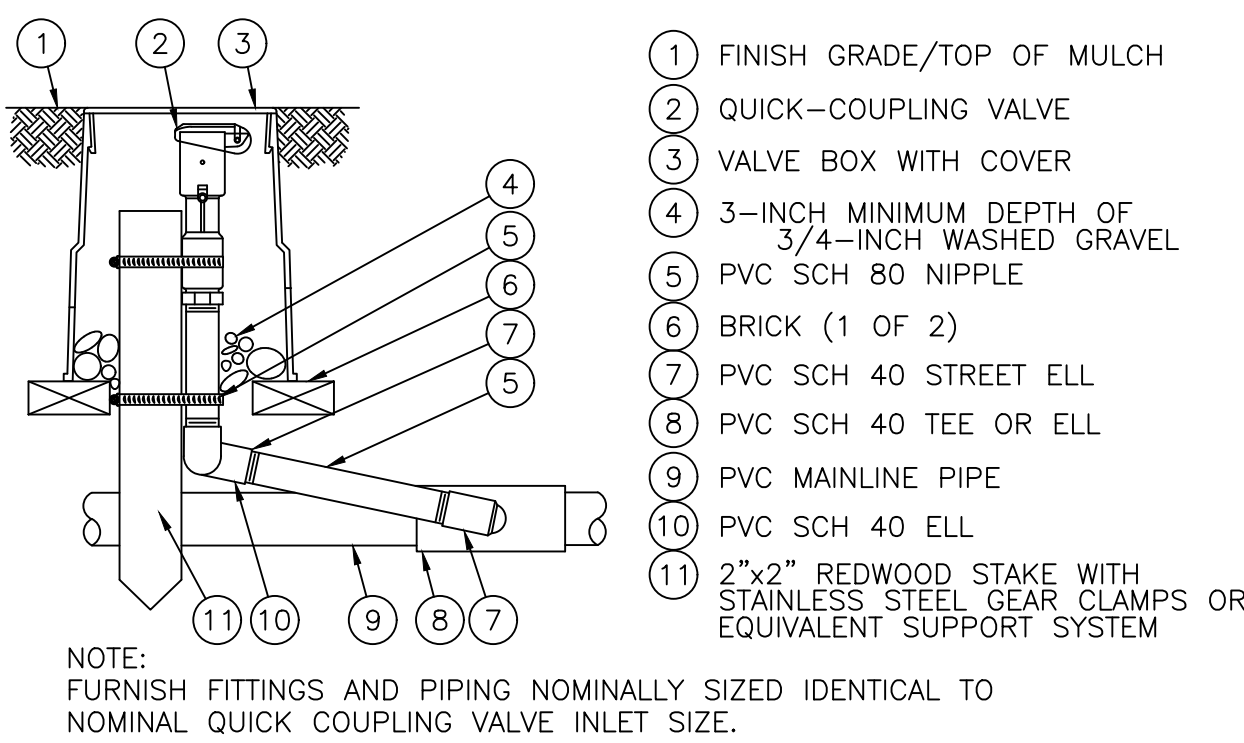
REMOTE CONTROL VALVE

N.T.S.



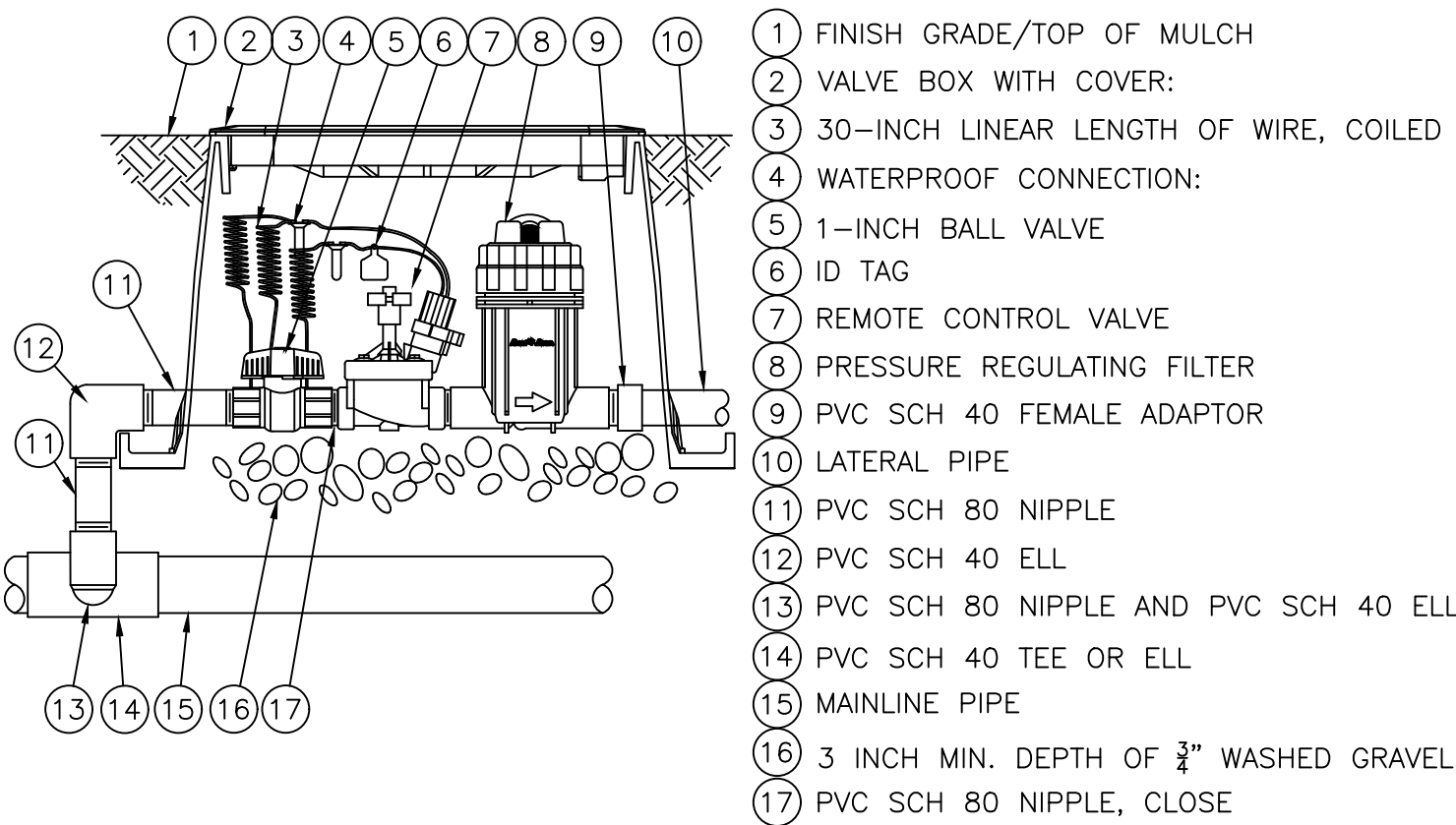
IRRIGATION CONTROLLER

N.T.S.



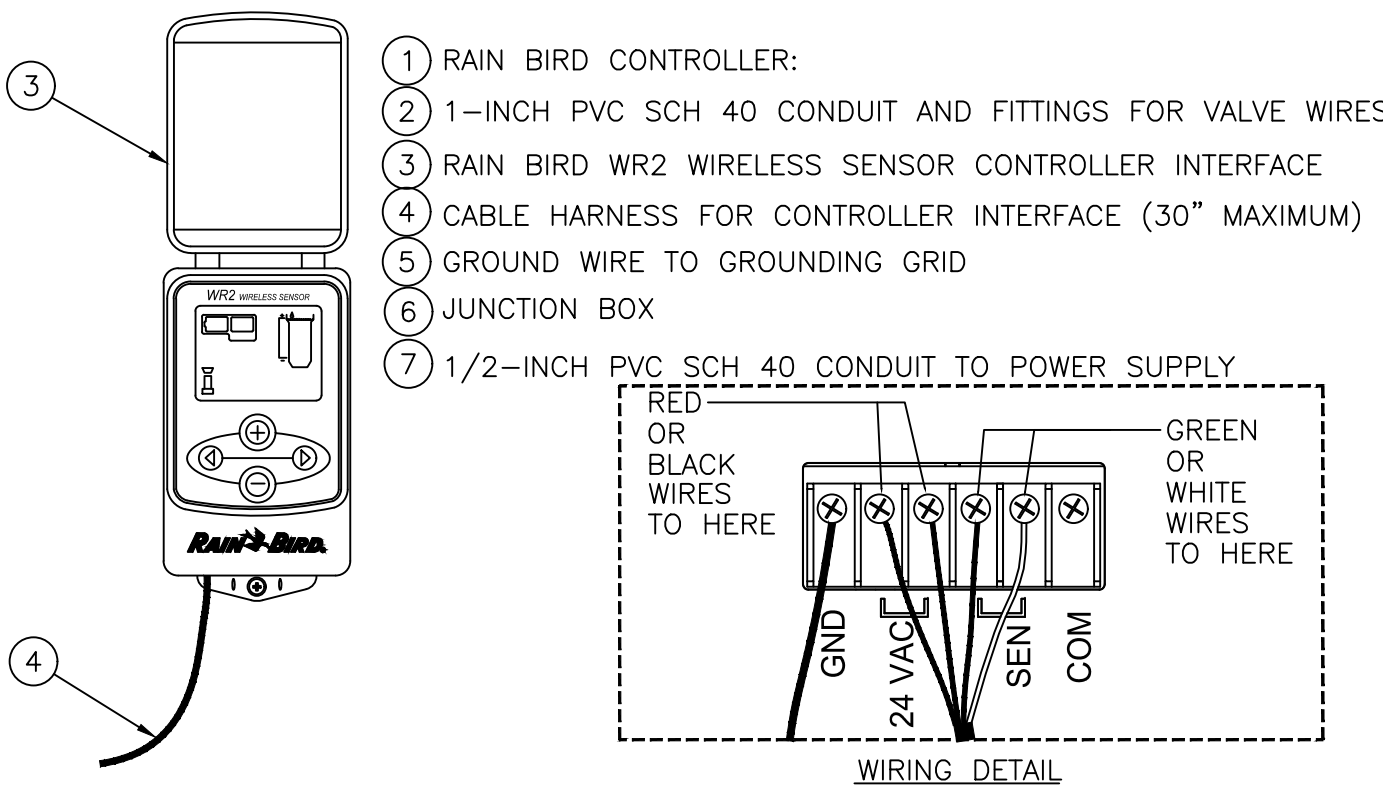
QUICK COUPLING VALVE

N.T.S.



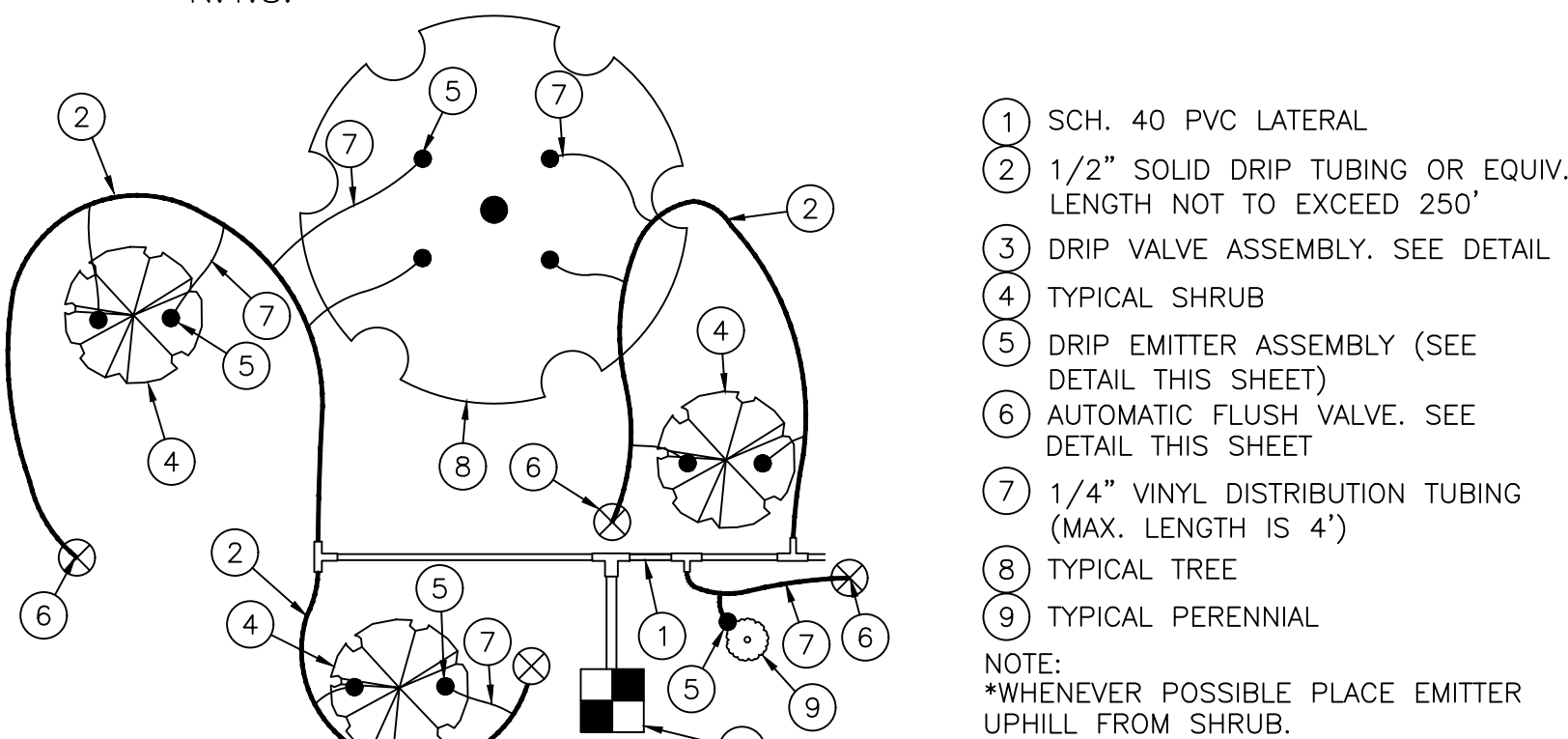
REMOTE CONTROL DRIP VALVE

N.T.S.



WIRELESS RAIN SENSOR

N.T.S.



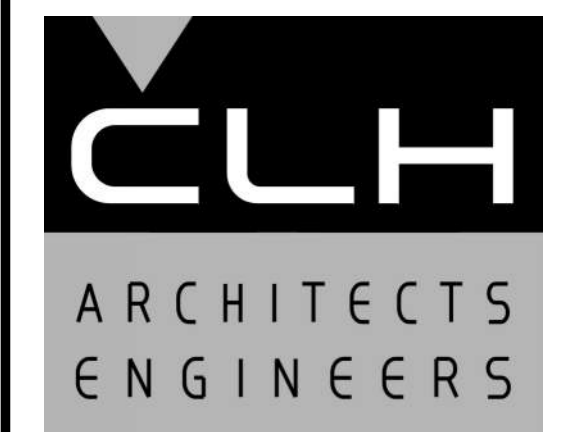
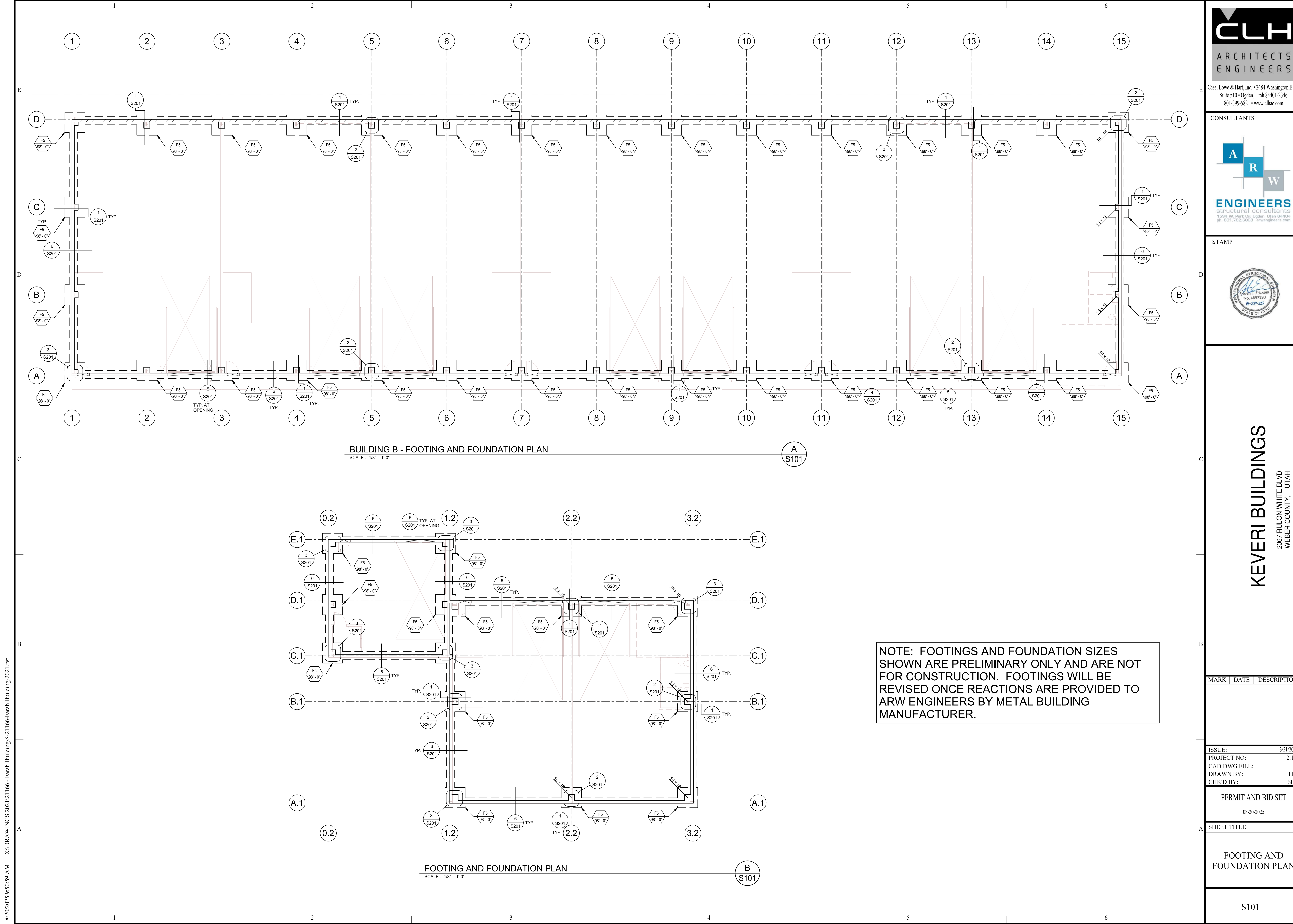
DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

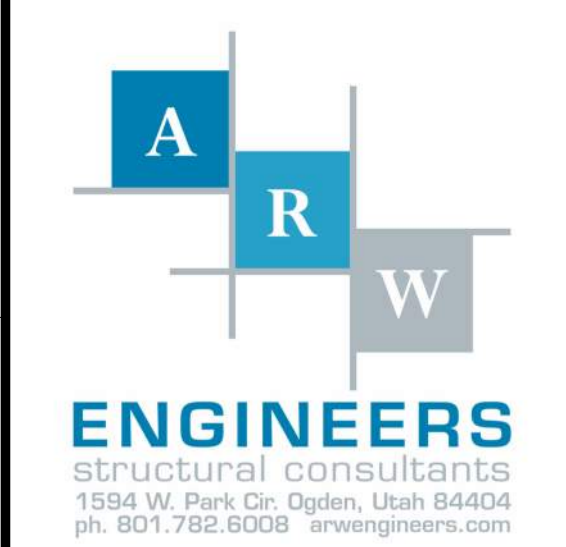
- This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
- Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
- The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
- Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
- Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
- Refer to irrigation schedule and details for more information.
- Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
- Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
- Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
- Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
- Water pressure shall be verified on site by landscape contractor.
- See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

[illegible]



Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah 84401-2346
801-399-5821 • www.clhae.com

CONSULTANTS



STAMP



KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE:	3/21/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	LEE
CHK'D BY:	SLE

PERMIT AND BID SET
08-20-2025

SHEET TITLE

FOOTING AND
FOUNDATION PLAN

S101

8/20/2025 9:50:59 AM X:\DRAWINGS 2021\21180 - Farah Building-S-21166-Farah Building-2021.rvt

ARCHITECTURAL NOTES

1.

THE ARCHITECTURAL DRAWINGS ARE THE PRIMARY CONTRACT DOCUMENTS. ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS AND/OR DRAWINGS OF OTHER DISCIPLINES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
2.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO AY WORK. ITEMS AND DIMENSIONS BETWEEN EXISTING AND NEW PORTIONS OF THE PROJECT SHALL BE VERIFIED TO ENSURE COORDINATION.
3.

THE CONTRACTOR SHALL SUBMIT ANY PROPOSED CHANGES OR MODIFICATIONS OF THE CONTRACT DOCUMENTS, IN WRITING, TO THE ARCHITECT BEFORE PROCEEDING WITH ANY ACTION.
4.

WHERE SPECIFIC DETAILS ARE NOT PROVIDED, TYPICAL OR SIMILAR INDUSTRY STANDARD DETAILS SHALL APPLY. IF FURTHER DETAIL IS REQUIRED CONTACT ARCHITECT.
5.

DETAILS ARE PROVIDED FOR VISUAL REPRESENTATION OF DESIGN INTENT. OFTEN THE DETAILS ARE BASED ON A BASIS-OF-DESIGN PRODUCT AND/OR MATERIAL AND MAY BE DIAGRAMMATIC IN NATURE.
6.

IF A DIFFERENT PRODUCT OR MATERIAL FROM THAT INDICATED ON THE DRAWINGS OR SPECIFICATIONS IS SUBSTITUTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALTERNATE DETAILS AS REQUIRED FOR THE ARCHITECT TO REVIEW.
7.

GENERALLY, DIMENSIONS SHOWN OF ARCHITECTURAL DRAWINGS ARE TAKEN FROM THE CORE STRUCTURE FACE (IE. CONCRETE WALL=FACE OF WALL; STUD WALL=FACE OF STUD).
8.

ANY ADDITIONAL BLOCKING, BRACING, TRIM, FLASHING, SEALANTS, ETC. REQUIRED FOR INSTALLATION OF COMPLETE SYSTEMS. PERTAINING TO DOORS, WINDOWS, OPENINGS, PENETRATIONS, ETC. ARE EXPECTED TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
9.

ASSUME ALL GYP. BD. WALLS TO HAVE TOPSET RUBBER BASE INSTALLED UNLESS NOTED OTHERWISE.
10.

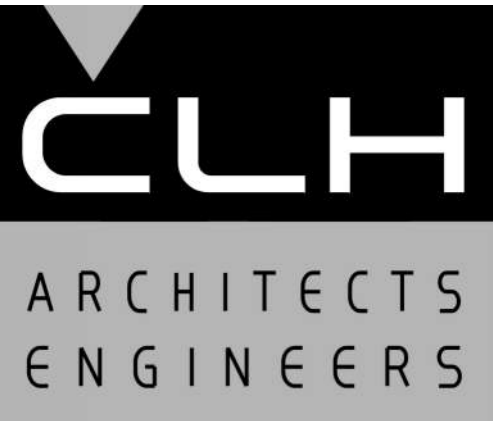
PROVIDE SEALANT OR TRIM AS APPROPRIATE WHERE DISSIMILAR MATERIALS COME IN CONTACT.
11.

PROVIDE FLOORING TRANSITION WHERE DISSIMILAR FLOORING MATERIALS OCCUR.
12.

PAINT ALL MISCELLANEOUS SURFACES, SUPPORTS, METALS, ETC. IF PERMANENTLY ATTACHED TO PAINTED SURFACE OR EXPOSED TO THE ELEMENTS.

SYMBOLS	
1 View Name 1/8" = 1'-0"	VIEW TITLE
0 1 2	GRAPHIC SCALE
	NORTH ARROW w/ TRUE NORTH
0	GRID INDICATOR
1 A101 SIM	SECTION CALLOUT
1 A101 SIM	DETAIL CALLOUT
1 A101 SIM	DETAIL CALLOUT
1 A101 SIM	ELEVATION CALLOUT
North Elevation	LEVEL / ELEVATION CALLOUT
100'-0"	SPOT ELEVATION CALLOUT
1:12	ROOF SLOPE INDICATOR
Room name 101	ROOM TAG
101A	DOOR TAG
A	WALL TAG
11	WINDOW TAG
A	DEMOLITION KEYNOTE
A	FIRE RISER

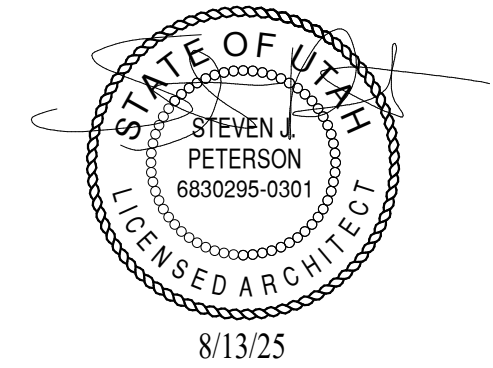
ABBREVIATIONS			
& L @ #	AND JST AT POUND OR NUMBER	JAN JOINT K.O.	JANITOR JOINT KNOCK OUT
AC A.F.F. ALUM APPROX ARCH ASPH	ACOUSTICAL ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT	LAM LAV MAX MAS MECH MEMB MTL	LAMINATE LAVATORY MAXIMUM MASONRY MECHANICAL MEMBRANE
BD BTUM BLDG BLKG BRG BTM	BOARD BITUMINOUS BUILDING BLOCKING BEARING BOTTOM	MFR MH MIN MISC M.O. MTD	MANUFACTURER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED
C C.I. C.J. C.L. CLG CLR C.M.U. C.O. C.O.T.G. COL CONC CONN CONSTR CONT C.T. CTR	TOP OF FINISH CONCRETE CAST IRON CONTROL JOINT CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT CLEAN OUT CLEAN OUT AT GRADE COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CERAMIC TILE CENTER	N N.I.C. NO or # NOM N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D.C.W. D.H.W. D.F. DTL DIM DISP DN DRN DS DWG	DOMESTIC COLD WATER DOMESTIC HOT WATER DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DRAIN DOWNSPOUT DRAWING	O.C. O.D. OFF OH OPNG OPP	ON CENTER OUTSIDE DIAMETER (DIM) OFFICE OVERHEAD OPENING OPPOSITE
E EA E.I.F.S. E.J. EL ELEC ENGR EQ EQUIP EI EXP EXT	EAST EACH EXTERIOR INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL ENGINEER EQUAL EQUIPMENT EASTING EXPANSION EXTERIOR	PL PLAM PLYWD P.O.C. PNL PR PT	PLATE PLASTIC LAMINATE PLYWOOD POINT OF CONNECTION PANEL PAIR POINT
F.A. F.D. FON F.E. F.E.C. FIN FLR FLASH FLUOR F.O. F.R. FT FTG FUT	FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF FIRE RATED FOOR OR FEET FOOTING FUTURE	Q.T. RAD R.D. REF REINF REQD RESIL RFG RM RS R.O.	QUARRY TILE RADIUS ROOF DRAIN REFERENCE REINFORCED REQUIRED RESILIENT ROOFING ROOM RESINOUS FLOORING ROUGH OPENING
G.A. GALV GND GR G.W.B. GYP	GAUGE GALVANIZED GROUND GRADE GYPSUM WALL BOARD GYPSUM	S SCH SECT SHT SIM SPECS	SOUTH SCHEDULE SECTION SHEET SIMILAR SPECIFICATION
H.B. HC H.M. HORIZ HGT	HOSE BIBB HANDICAP HOLLOW METAL HORIZONTAL HEIGHT	SQ S.S. S.ST STD STL STOR STR SUSP SYM SYS	SQUARE SANITARY SEWER STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SYSTEM
I.D. IN INSUL INT	INSIDE DIAMETER (DIM) INCH, INCHES INSULATION INTERIOR	TLT TRTD T & B T.O. TRANS TYP	TOILET (ROOM) TREATED (PRESERVATIVE TOP & BOTTOM TOP OF TRANSFORMER TYPICAL
		U.N.O. UT	UNLESS NOTED OTHERWISE URINAL
		VERT VEST	VERTICAL VESTIBULE
		W w/ WC WD W/O WP	WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF



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KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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ISSUE: 3/16/2022
PROJECT NO: 21180
CAD DWG FILE:
DRAWN BY: KDL
CHK'D BY: SIP

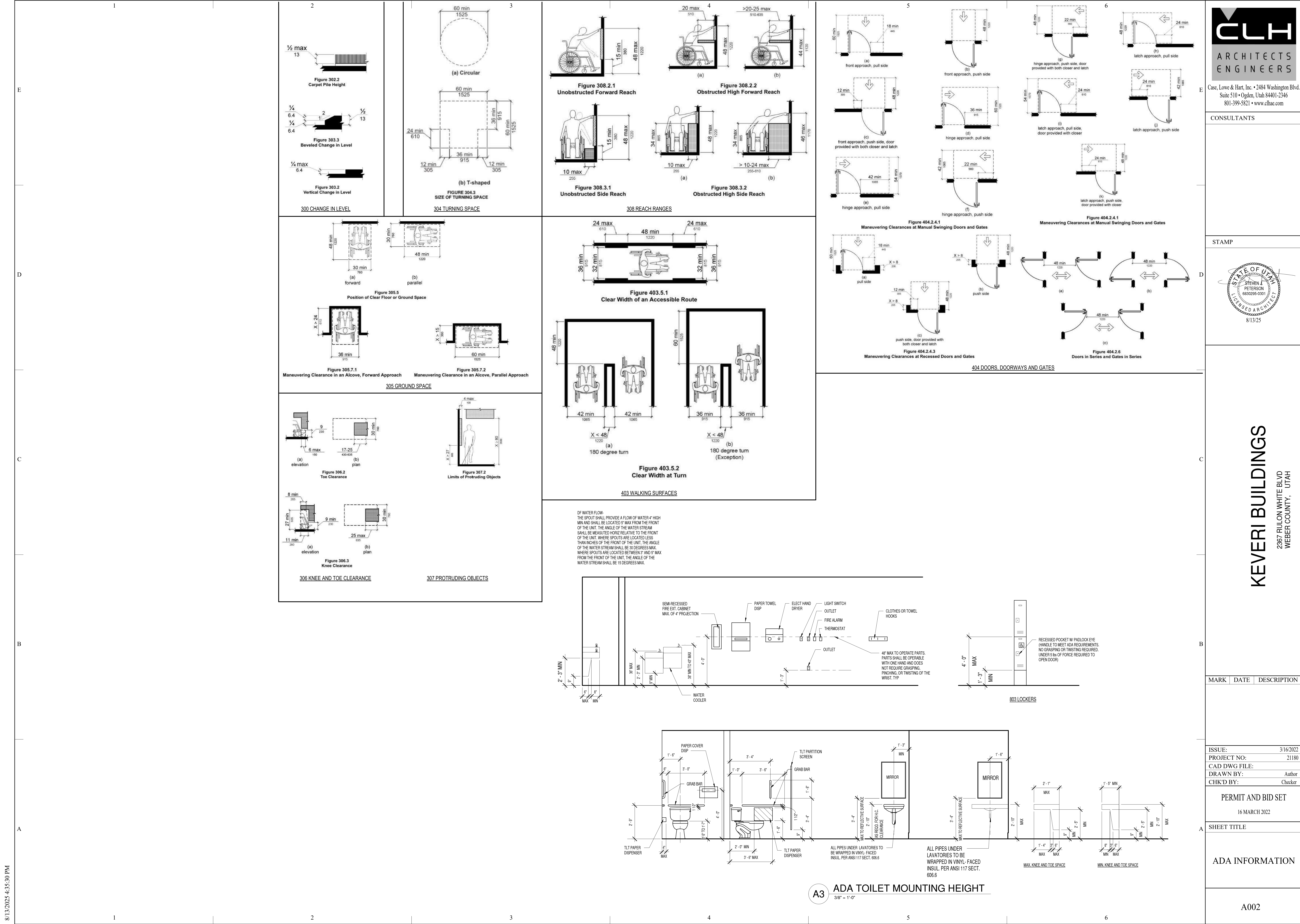
PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

ARCHITECTURAL
NOTES

A001





Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: 21180 Keveri Building
Location: North Ogden, Utah
Climate Zone: SB
Project Type: New Construction
All Electric: false
Is Renewable: false
Has Battery: false
Has Charger: false
Has Heat Pump: false

Construction Site: Owner/Agent: Designer/Contractor:

Notes:

Energy Credits

Description	Credit
Reduced lighting power	13.3
Reduced lighting power	55.7

Credits: 10.0 Required 69.0 Proposed

Building Area

Description	Floor Area
1 South Building (Warehouse) - Nonresidential	3420
2 North Building (Warehouse) - Nonresidential	14334

Report Title: 21180 Keveri Building

Report Date: 8/13/25, 9:18 PM



Project Information

Energy Code: 2021 IECC
Project Title: 21180 Keveri Building
Location: North Ogden, Utah
Climate Zone: SB
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1 Space (Warehouse Storage Medium/Bulky/Pallet Material)	3420	0.33	1128.6
2 North Building (Warehouse Storage Medium/Bulky/Pallet Material)	14334	0.33	4730.22
Total Allowed Watts:			7869

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/Fixture	C # of Fixture	D Fixture Watt. (C X D)	E
1 Space (Warehouse Storage Medium/Bulky/Pallet Material) T-1-T-1 LED:	0	10	47	470
2 North Building (Warehouse Storage Medium/Bulky/Pallet Material) T-1-T-1 LED:	0	14	47	656
Total Proposed Watts:				1128

Proposed Interior Lighting Controls

Fixture	Lighting Control
1 Space (Warehouse Storage Medium/Bulky/Pallet Material) T-1-T-1 LED:	Interior Timeswitch, Manual Control
2 North Building (Warehouse Storage Medium/Bulky/Pallet Material) T-1-T-1 LED:	Interior Timeswitch, Manual Control

Interior Lighting PASSES: Design 66% better than code

Interior Lighting Compliance Statement

Report Title: 21180 Keveri Building

Report Date: 8/13/25, 9:18 PM



Project Information

Energy Code: 2021 IECC
Project Title: 21180 Keveri Building
Location: North Ogden, Utah
Climate Zone: SB
Project Type: New Construction
Vertical Glazing / Wall Area: 0.961

Construction Site: Owner/Agent: Designer/Contractor:

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof/Roof 1, Liner System without Thermal Blocks, [Bldg. Use 1 - South Building]	3870	30.00	0.00	0.044	0.035
Roof/Roof, Liner System without Thermal Blocks, [Bldg. Use 2 - North Building]	16402	30.00	0.00	0.044	0.035
Floor/Floor 1, Vertical 2 ft., [Bldg. Use 1 - South Building] (c)	310	---	10.00	0.540	0.530
Floor/Floor, Vertical 2 ft., [Bldg. Use 2 - North Building] (c)	638	---	10.00	0.540	0.530
NORTH					
Ext Wall: Ext Wall- North, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - South Building]	1440	13.00	13.00	0.052	0.050
Window: Window A (2) Low, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 0.92, VT 0.62, [Bldg. Use 1 - South Building] (b)	144	---	---	0.300	0.300
Door: Door HM (3) 3x7, Swinging, [Bldg. Use 1 - South Building]	63	---	---	0.350	0.370
Door: Door OH (3) 12x14, Garage door < 14% glazing, [Bldg. Use 1 - South Building]	504	---	---	0.290	0.310
Ext Wall: Ext Wall - North Wainscot, Normal Density, Furring: None, [Bldg. Use 1 - South Building]	360	---	11.40	0.073	0.090
Ext Wall: Ext Wall North, Normal Density, Furring: None, [Bldg. Use 2 - North Building]	5180	---	11.40	0.073	0.090
EAST					
Ext Wall: Ext Wall- East, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - South Building]	1900	13.00	13.00	0.052	0.050
Window: Window A (3) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 1 - South Building] (b)	144	---	---	0.300	0.300
Window: Window A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 1 - South Building] (b)	96	---	---	0.300	0.300
Ext Wall: Ext Wall East, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 2 - North Building]	1427	13.00	13.00	0.052	0.050
Window: Window A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, VT 0.62, [Bldg. Use 2 - North Building] (b)	96	---	---	0.300	0.300
SOUTH					
Ext Wall: Ext Wall- South, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - South Building]	1900	13.00	13.00	0.052	0.050

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Marc Gould, PE 8/13/2025

Name - Title Signature Date

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Ext Wall: Ext Wall South, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 2 - North Building]	4144	13.00	13.00	0.052	0.050
Window: Window A (7) Low, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 0.92, VT 0.62, [Bldg. Use 2 - North Building] (b)	336	---	---	0.300	0.300
Window: Window A (7) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, PF 3.00, VT 0.62, [Bldg. Use 2 - North Building] (b)	336	---	---	0.300	0.300
Door: Door 3x7 (7) HM, Swinging, [Bldg. Use 2 - North Building]	147	---	---	0.350	0.370
Door: Door 12x14 (7) OH, Garage door < 14% glazing, [Bldg. Use 2 - North Building]	1178	---	---	0.290	0.310
Ext Wall: Ext Wall- South Wainscot, Normal Density, Furring: Other, [Bldg. Use 2 - North Building]	1036	0.00	11.40	0.073	0.090
WEST					
Ext Wall: Ext Wall - West, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 1 - South Building]	1900	13.00	13.00	0.052	0.050
Ext Wall: Ext Wall West, Single Layer Mineral Fiber (compressed at girt), [Bldg. Use 2 - North Building]	1427	13.00	13.00	0.052	0.050
Window: Window A (2) High, Perf. Specs.: Product ID Kawneer 4325, SHGC 0.28, VT 0.62, [Bldg. Use 2 - North Building] (b)	96	---	---	0.300	0.300

(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 0.1% 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 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Steve J Peterson, AIA 8/13/2024

Name - Title Signature Date



Project Information

Energy Code: 2021 IECC
Project Title: 21180 Keveri Building
Location: North Ogden, Utah
Climate Zone: SB
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Mechanical Systems List

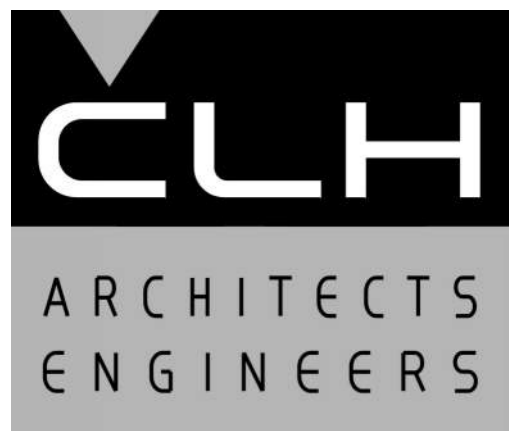
Quantity	Component	Description
HVAC Systems		
10	UH-1-10 (Single Zone w/ Perimeter System):	Heating: 1 each - Unit Heater (UH-1-10), Gas, Capacity = 30 MBtu/h Proposed Efficiency = 80.00% Ec, Required Efficiency: 80.00 % Ec Fan System: Unspecified
Water Heaters		
1	EWH-1:	Electric Storage Water Heater, Capacity: 2 gallons No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Brian Grisenti, PE 8/13/2025

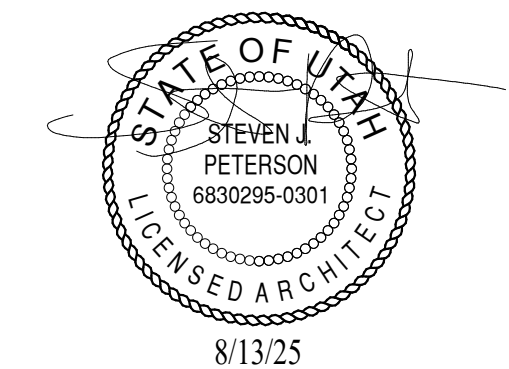
Name - Title Signature Date



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KEVERI BUILDINGS
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WEBER COUNTY, UTAH

MARK DATE DESCRIPTION

ISSUE: 3/16/2022
PROJECT NO: 21180
CAD DWG FILE:
DRAWN BY: Author
CHK'D BY: Checker

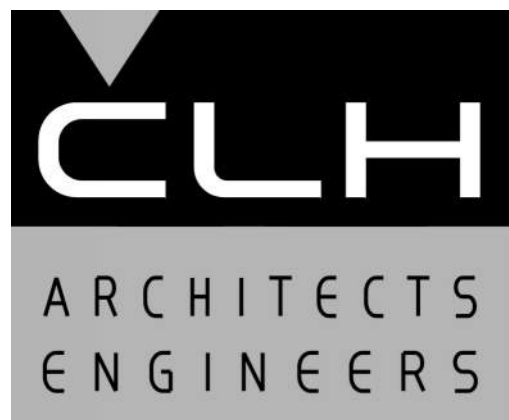
PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

COM CHECK

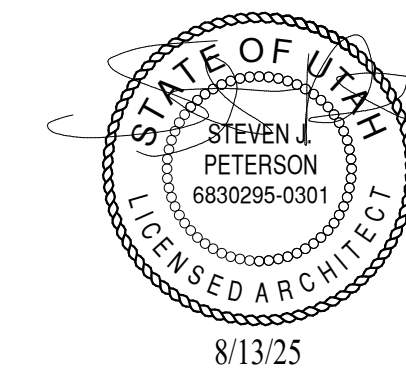
A003



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KEVERI BUILDINGS

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WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

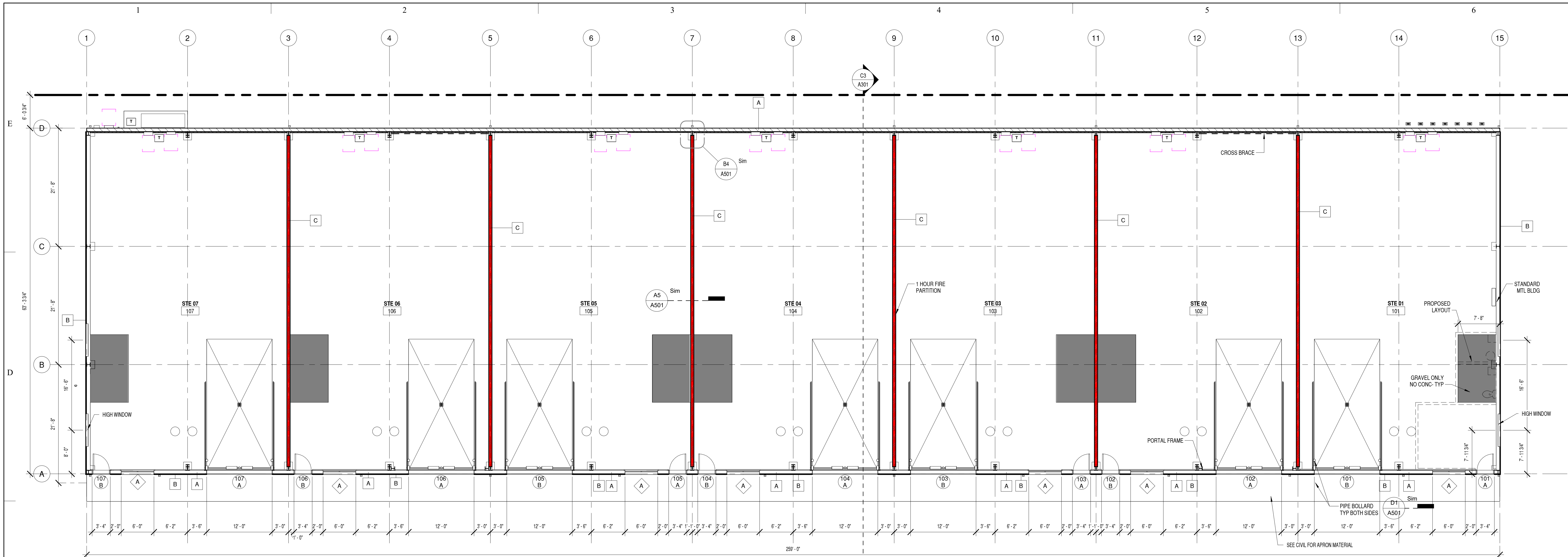
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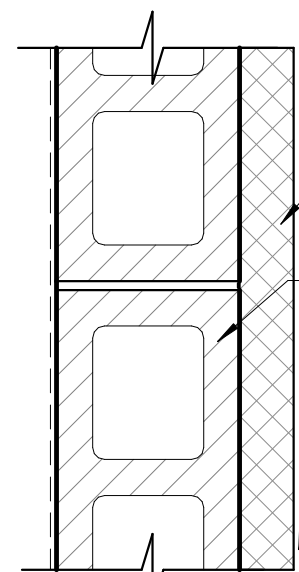
FLOOR PLANS

A101



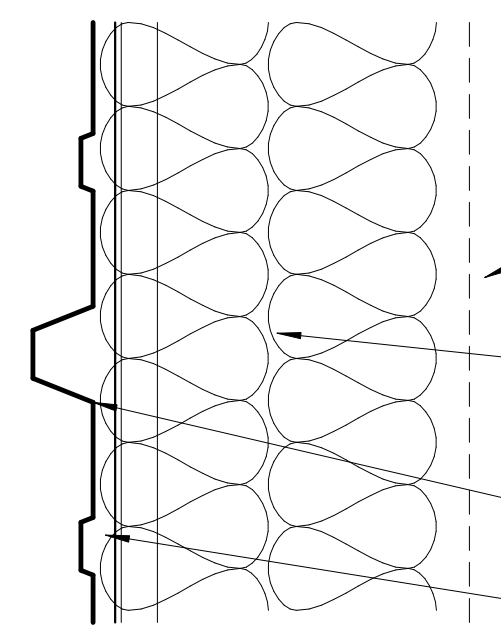
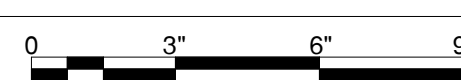
D1 FLOOR PLAN- NORTH BLDG

1/8" = 1'-0"



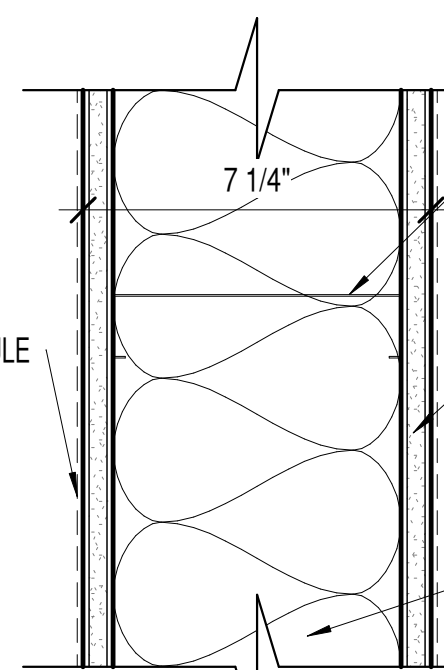
C1 WALL TYPE "A"

1 1/2" = 1'-0"



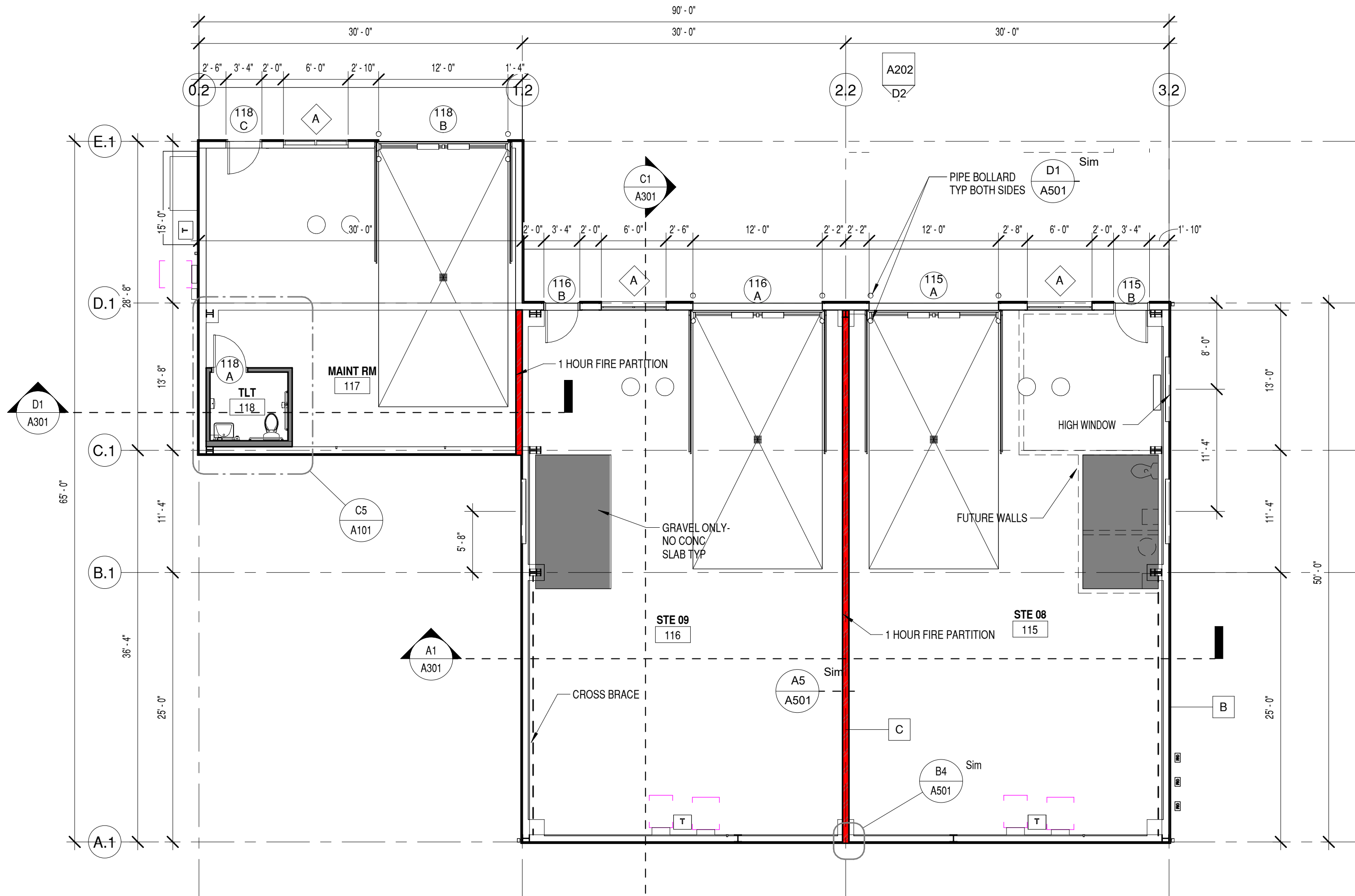
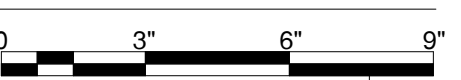
B1 WALL TYPE "B"

3\"/>



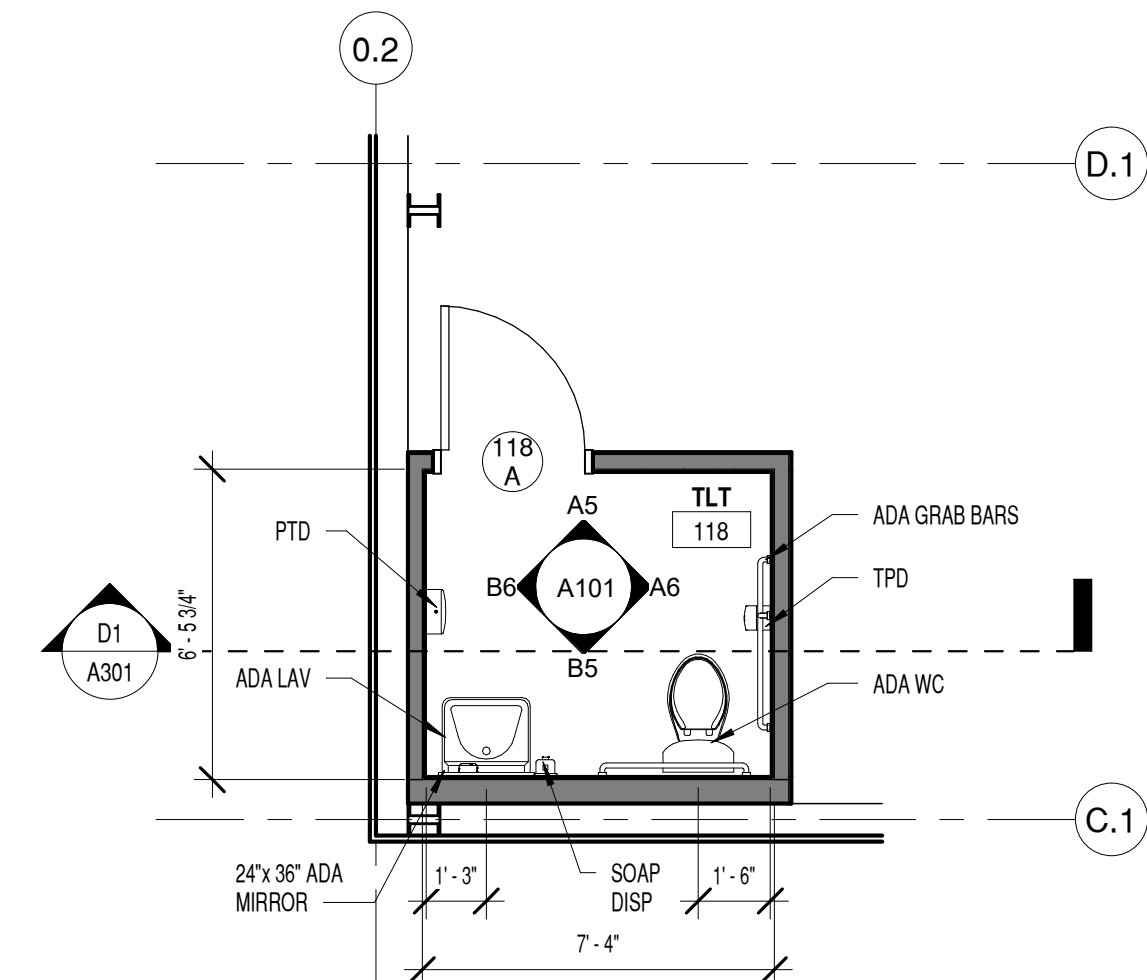
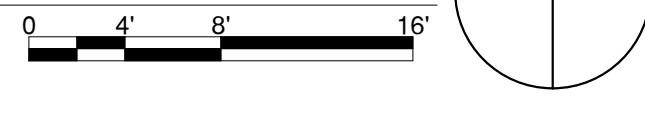
A1 WALL TYPE "C"

3\"/>



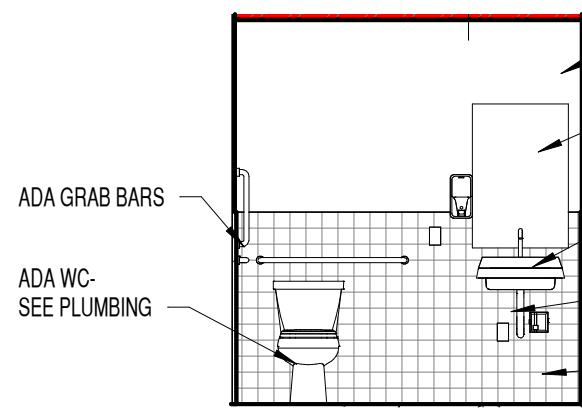
A4 FLOOR PLAN- SOUTH BLDG

1/8" = 1'-0"



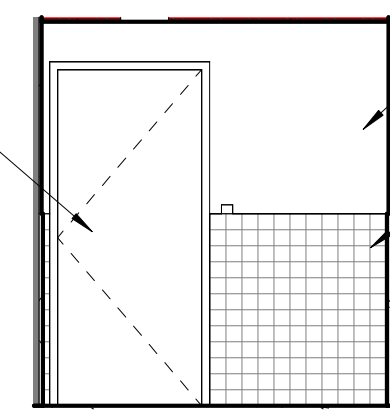
C5 ENLARGED TLT PLAN

1/4" = 1'-0"



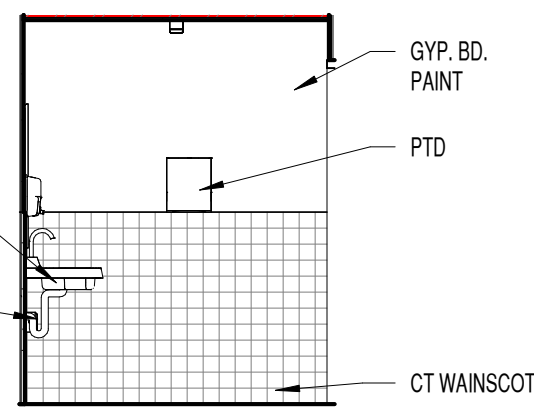
B5 INTERIOR ELEVATION

1/4" = 1'-0"



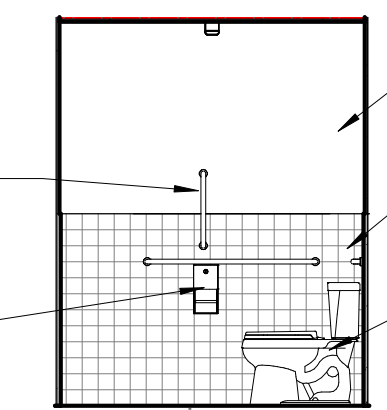
A5 INTERIOR ELEVATION

1/4" = 1'-0"



B6 INTERIOR ELEVATION

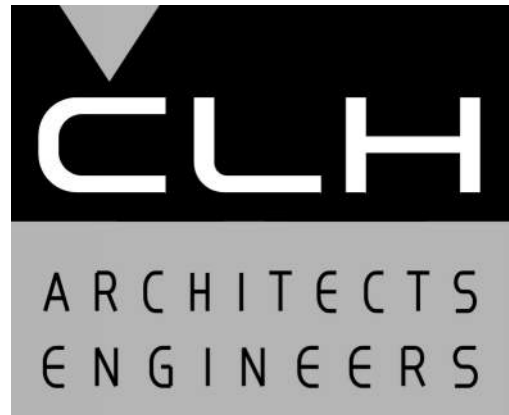
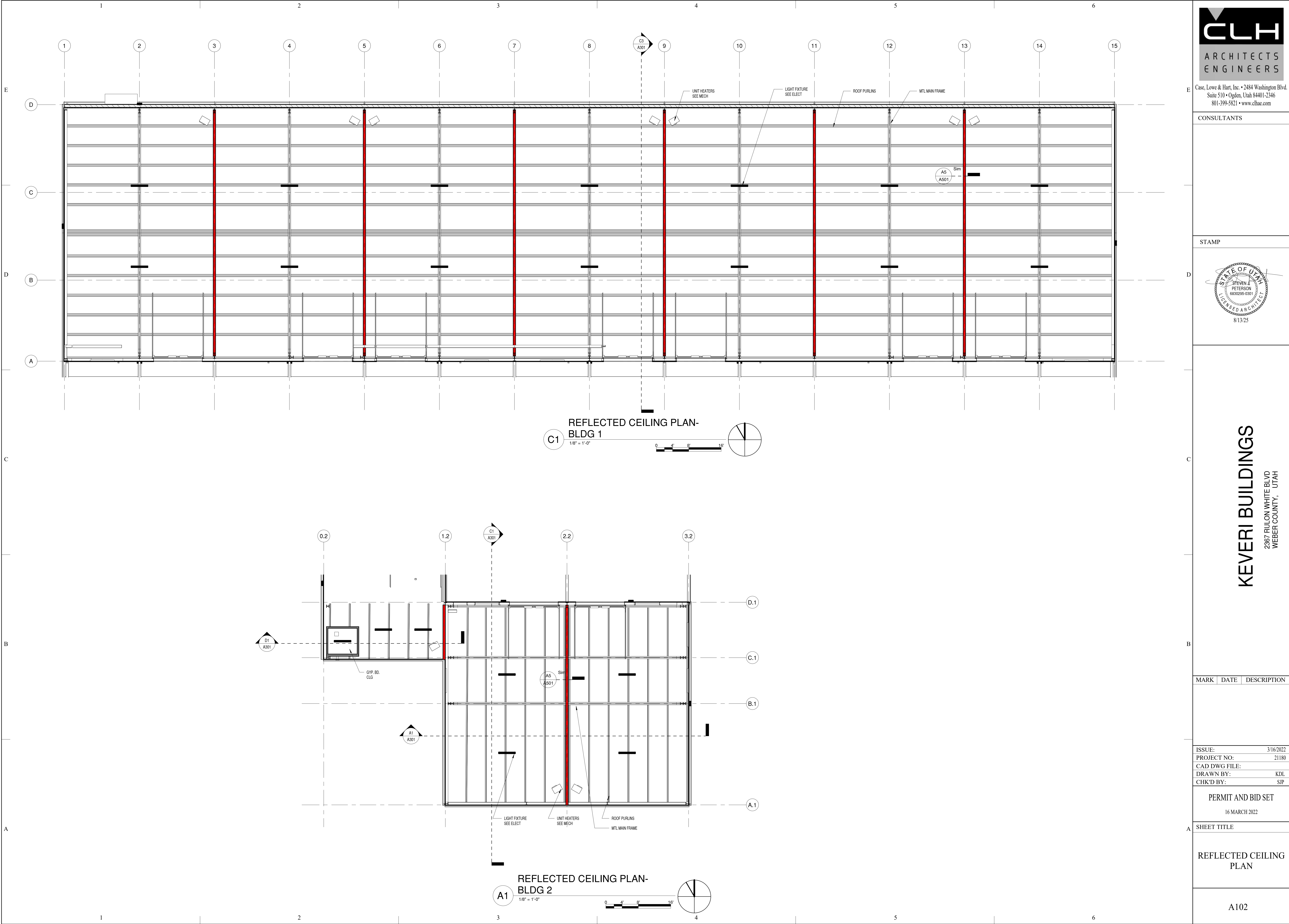
1/4" = 1'-0"



A6 INTERIOR ELEVATION

1/4" = 1'-0"

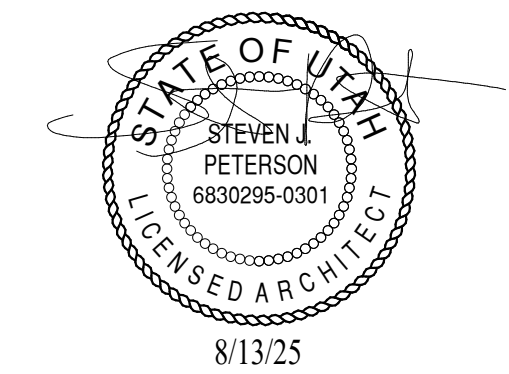
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KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION

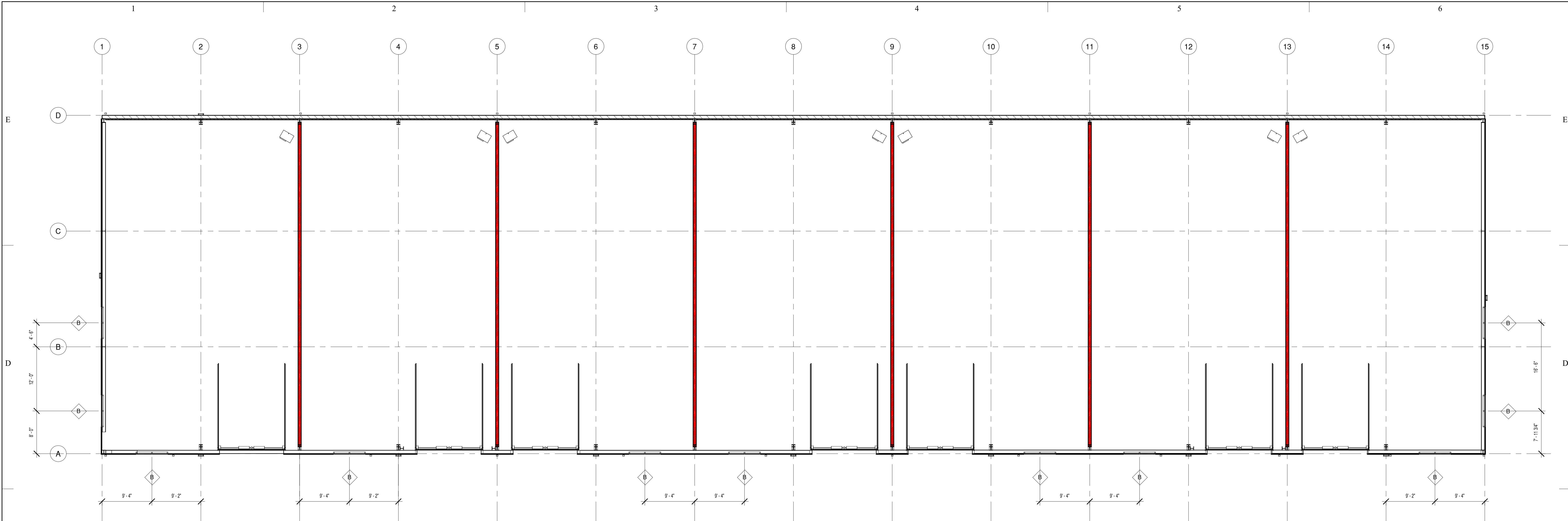
ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	KDL
CHK'D BY:	SJP

PERMIT AND BID SET
16 MARCH 2022

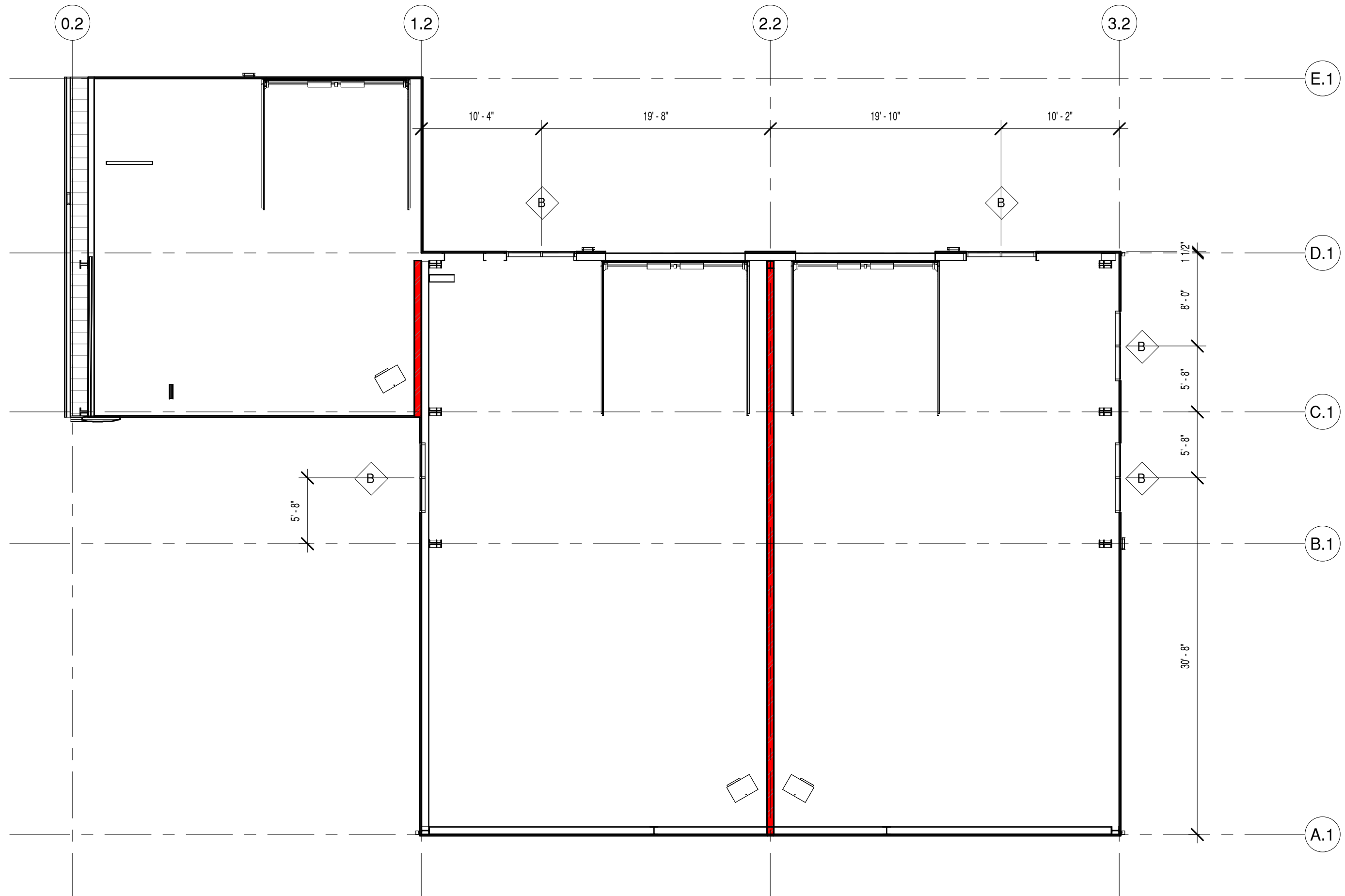
SHEET TITLE
REFLECTED CEILING PLAN

A102

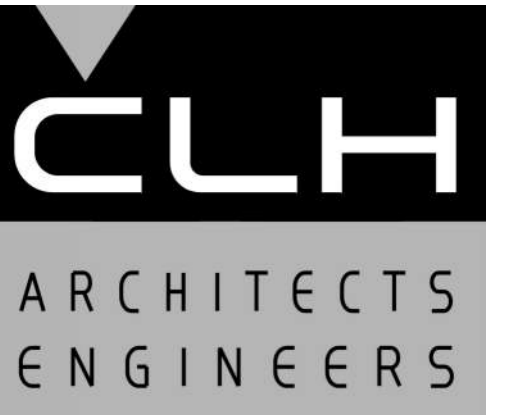
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C1 UPPER WINDOW- NORTH BLDG
1/8" = 1'-0"



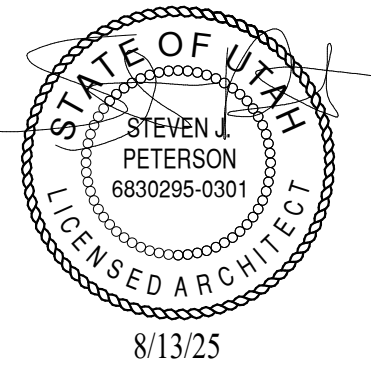
A4 UPPER WINDOW- SOUTH BLDG
1/8" = 1'-0"



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STAMP



KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	Author
DRAWN BY:	Checker
CHK'D BY:	

PERMIT AND BID SET

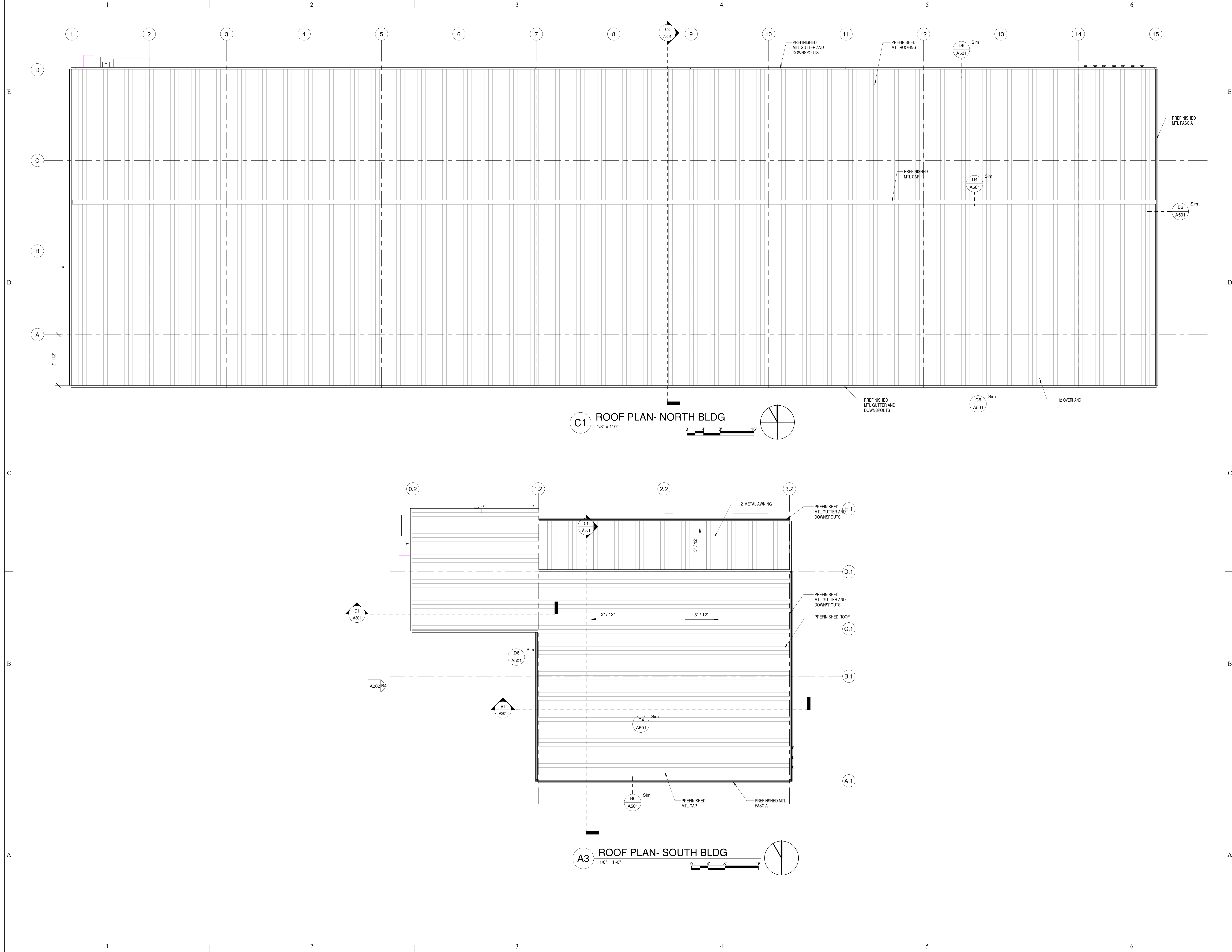
16 MARCH 2022

SHEET TITLE

UPPER WINDOW
PLANS

A103

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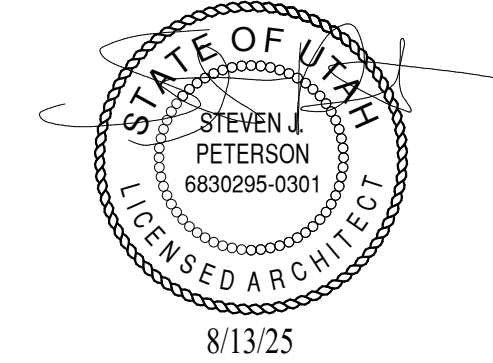




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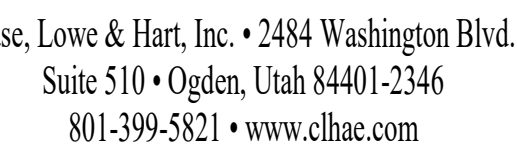
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STEVEN J. PETERSON
6830295-0301
8/13/25

KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
ISSUE: 3/16/2022		
PROJECT NO: 21180		
CAD DWG FILE:		
DRAWN BY: KDL		
CHK'D BY: SIP		
PERMIT AND BID SET		
16 MARCH 2022		
SHEET TITLE		
ROOF PLAN		
A104		



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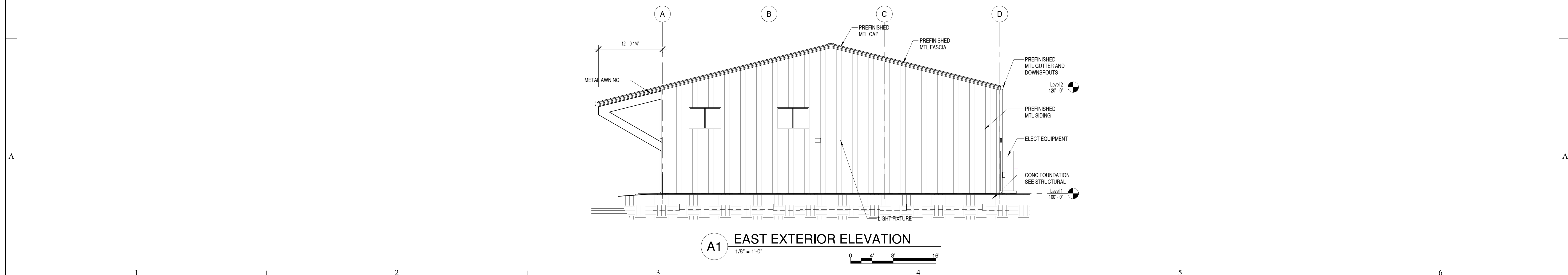
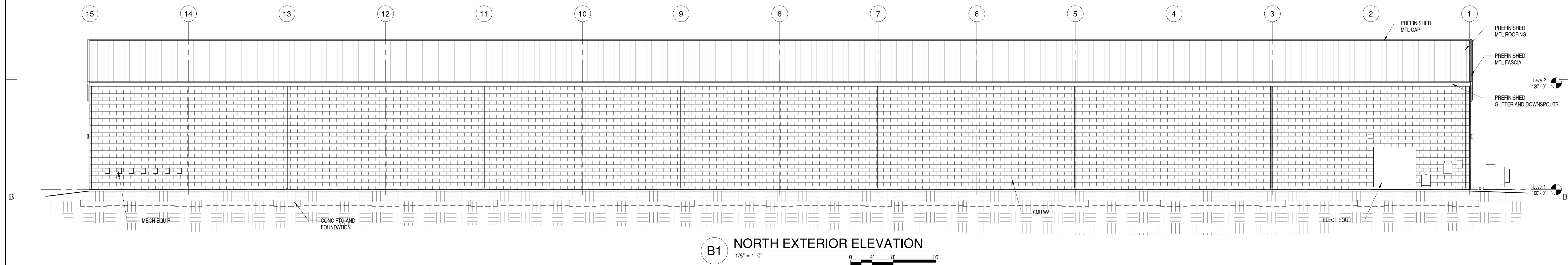
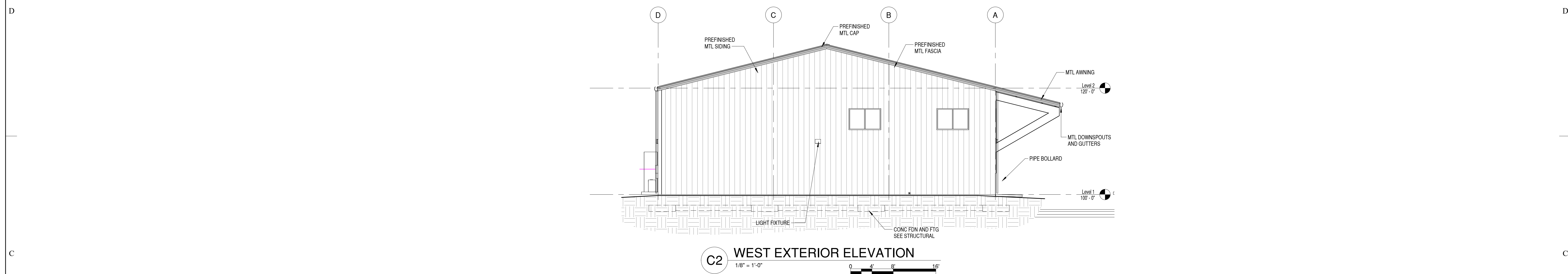
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
ISSUE:	3/16/2022	
PROJECT NO:	21180	
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DRAWN BY:		KDL
CHECK'D BY:		SJP

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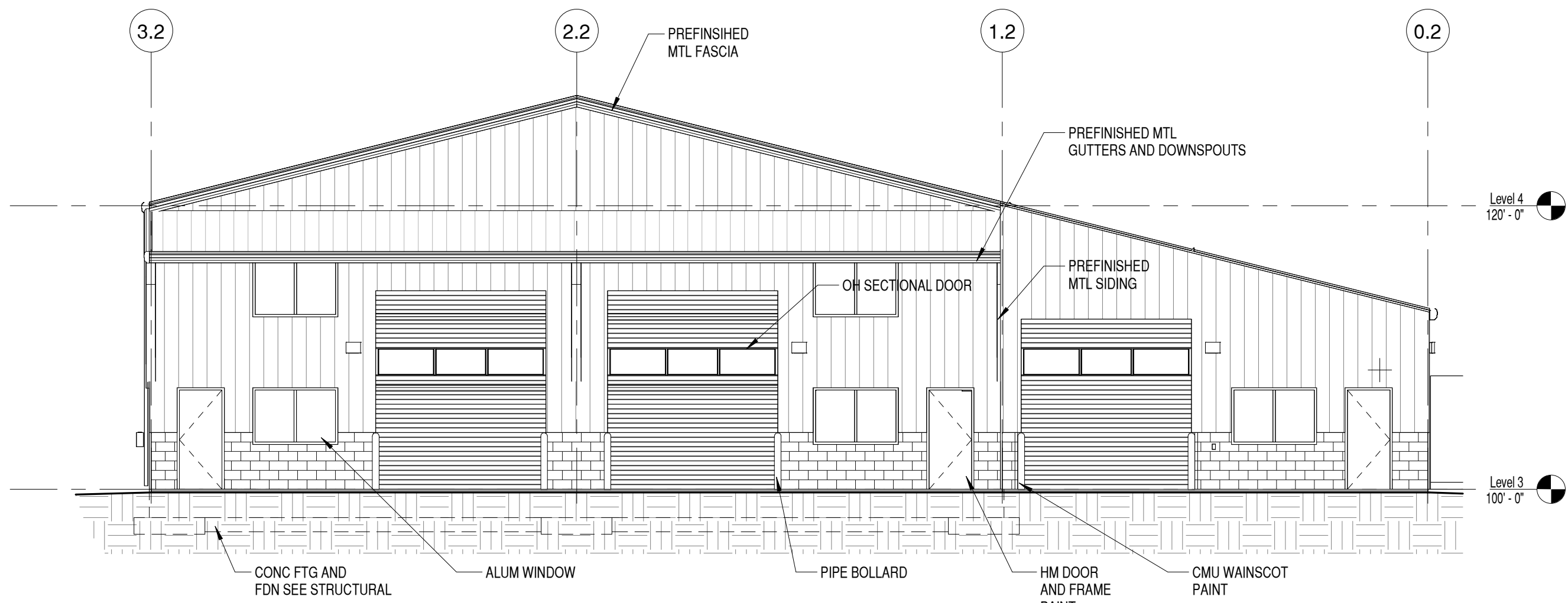
EXTERIOR
ELEVATIONS- NORTH
BUILDING

201

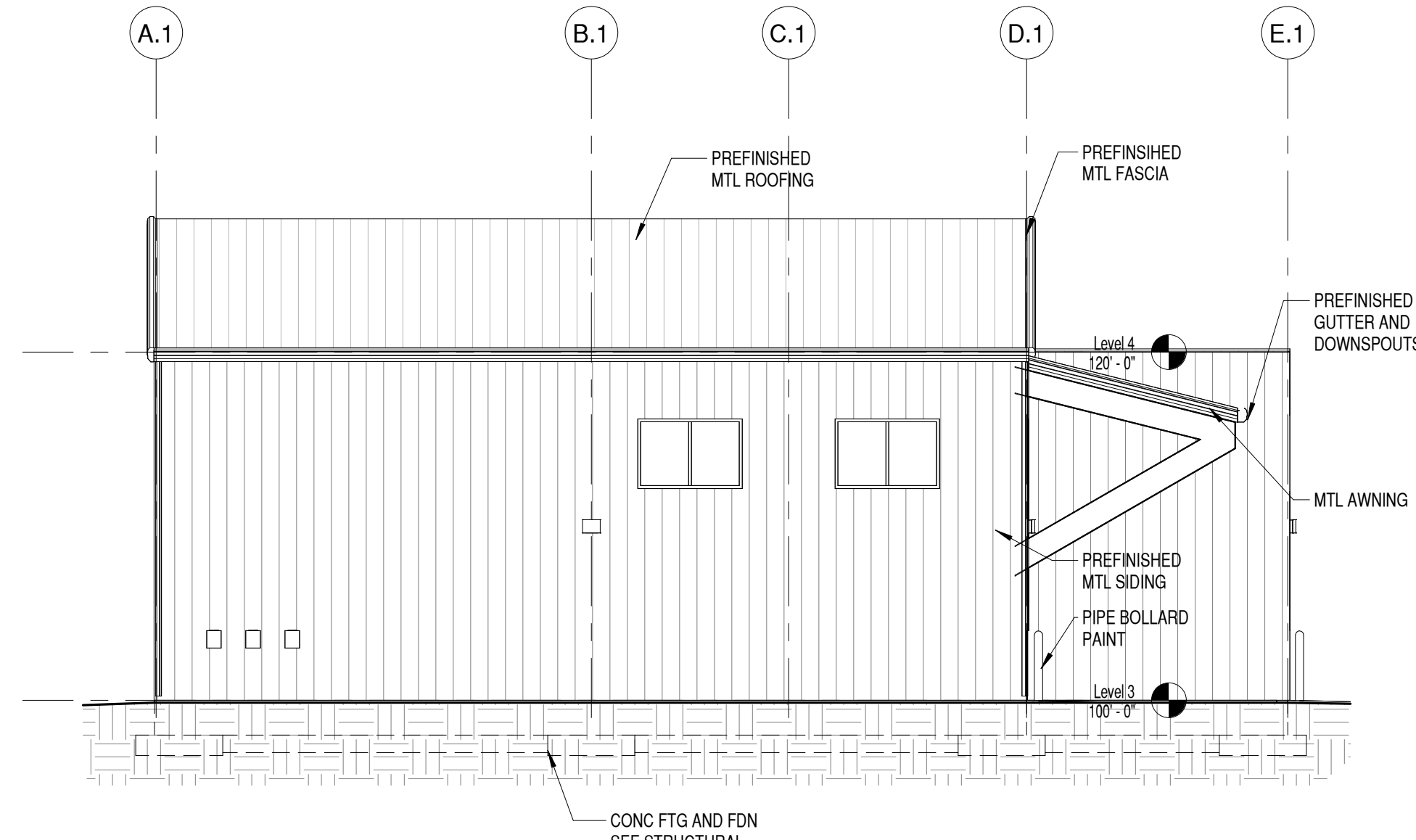


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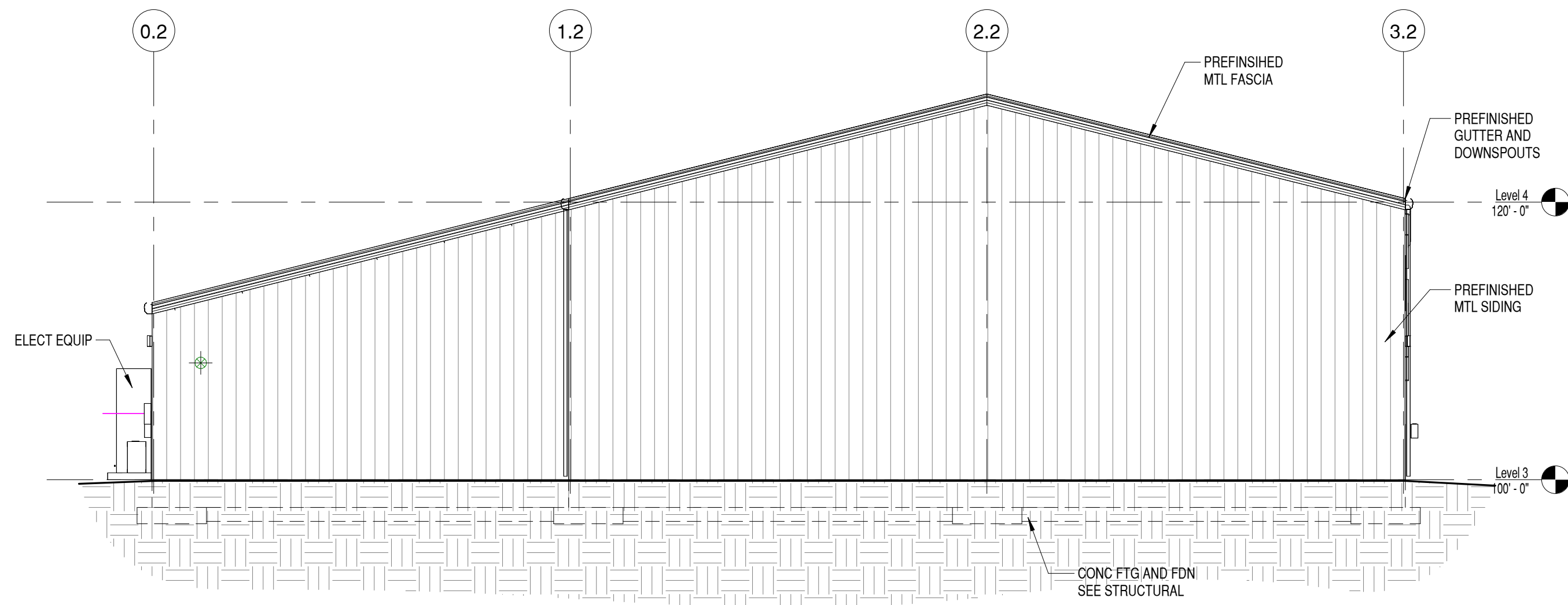
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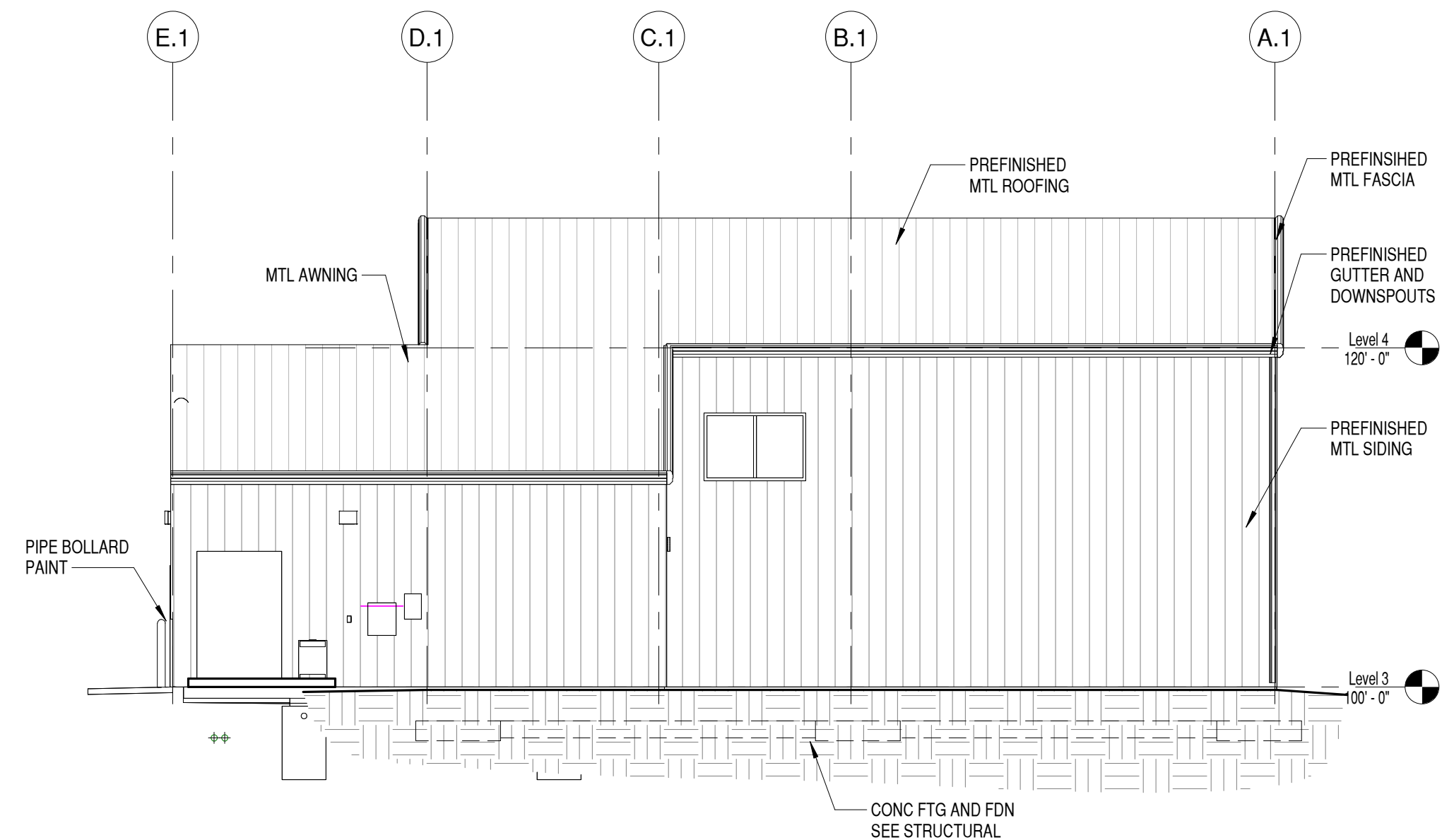
D2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



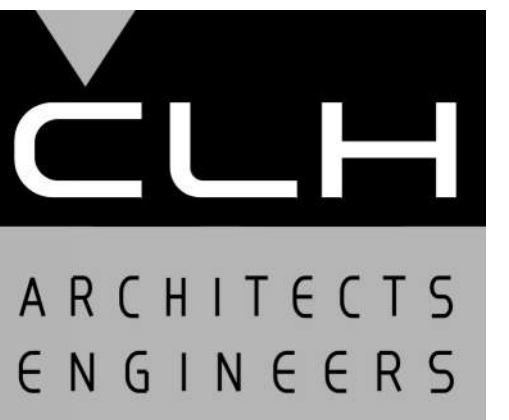
D4 EAST EXTERIOR ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



B2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



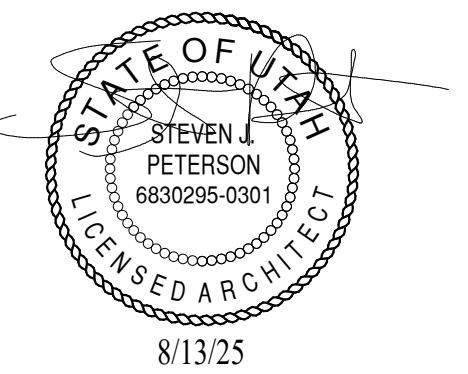
B4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"
0 4' 8' 16'



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2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
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DRAWN BY:	Author
CHK'D BY:	Checker

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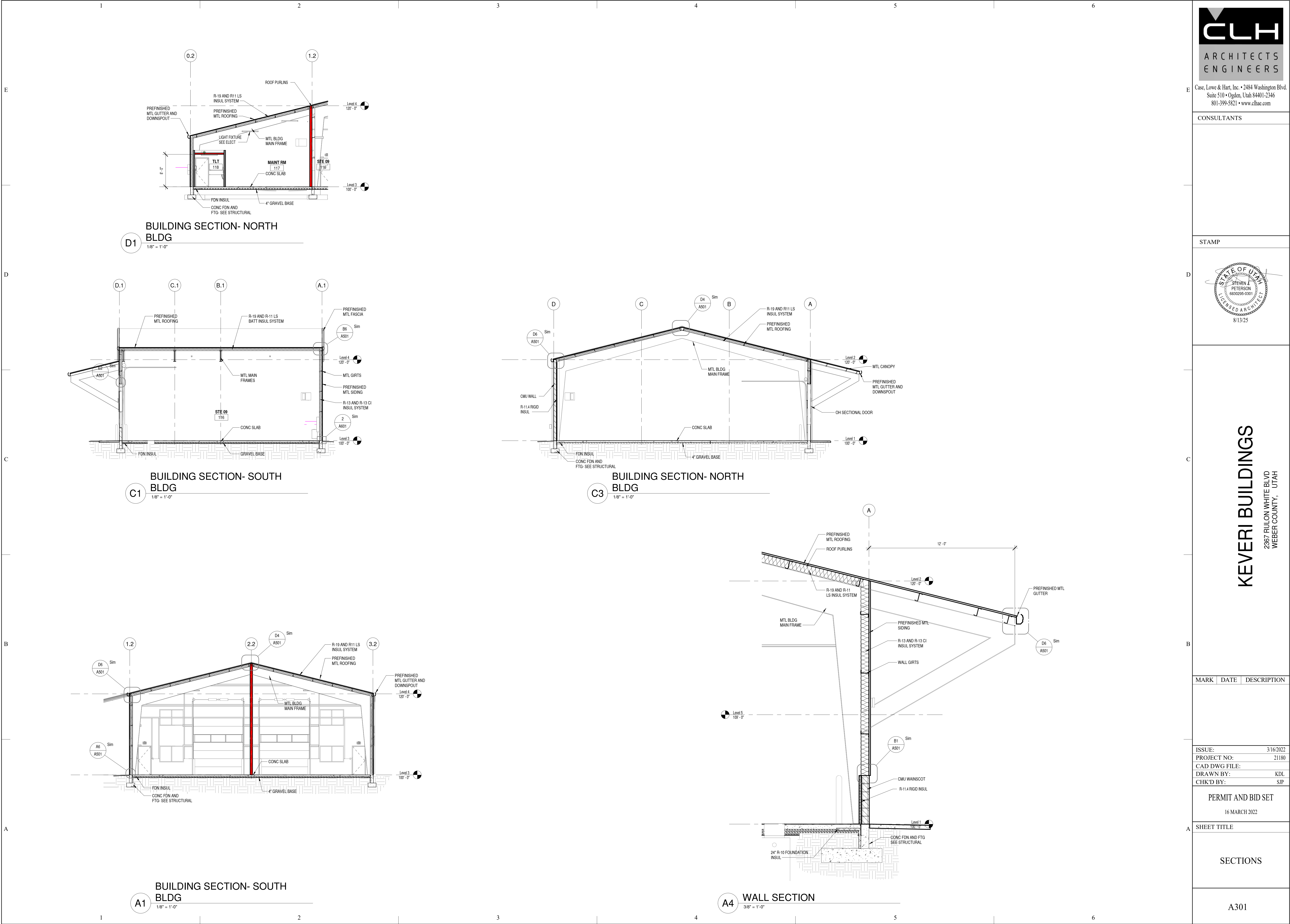
16 MARCH 2022

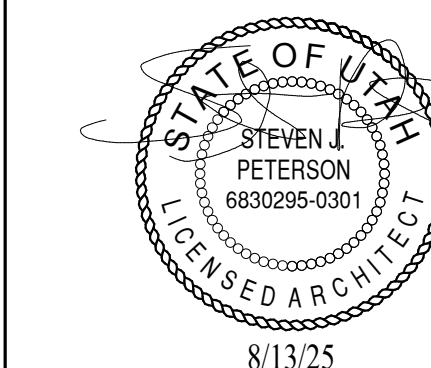
SHEET TITLE

EXTERIOR
ELEVATIONS- SOUTH
BUILDING

A202

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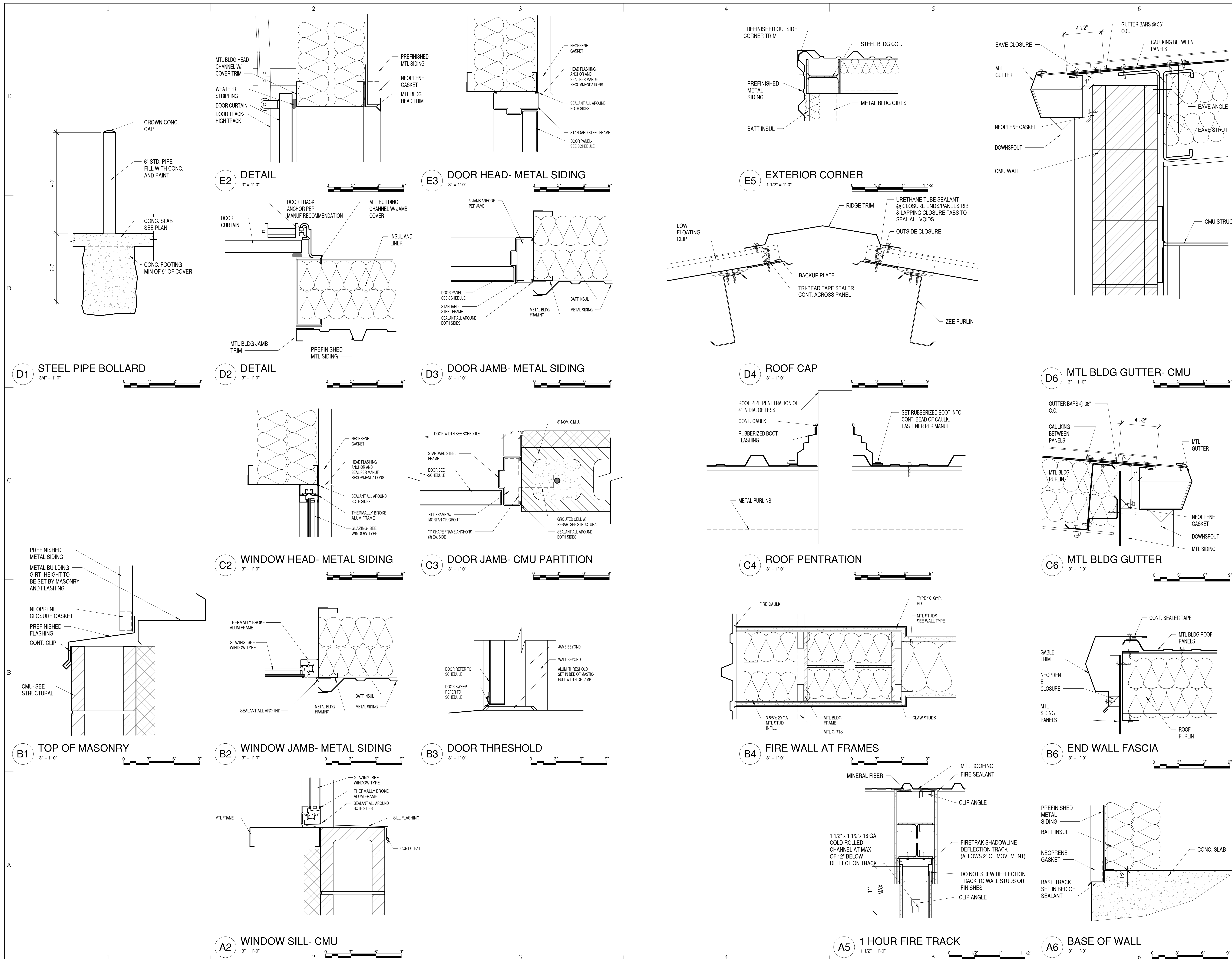
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

ISSUE:	3/16/2022
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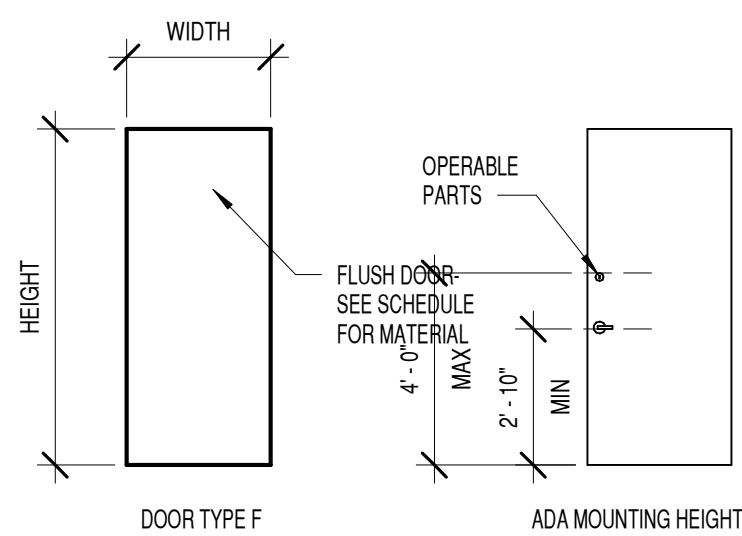
16 MARCH 2022

DETAILS

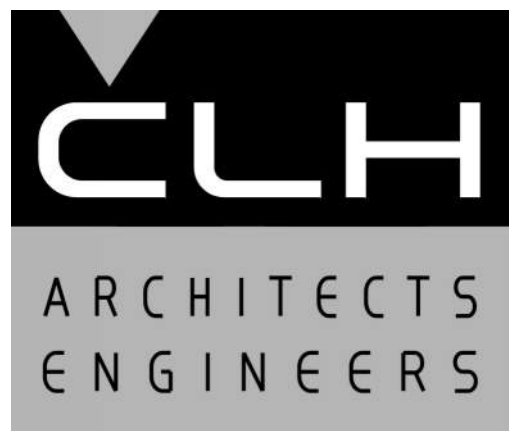
A501



DOOR SCHEDULE																																						
DOOR NUMBER		TYPE	DOOR				FRAME		DETAILS			GLAZING	FIRE RATING	COMMENTS	HINGES					LOCKSETS					STOPS		DOOR SEAL				MISC.							
			MATERIAL	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD				NUMBER	PIVOTS	BALL BEARING	BRONZE BRASS	STAINLESS STEEL	N.R. PINS	ENTRANCE	EXT DEVICE	OFFICE	PASSAGE	PRIVACY	STORE ROOM	FLUSH BOLTS	SURFACE BOLTS	WALL STOP	FLOOR STOP	SMOKE STRIP	WEATHER STRIP	ASTRAGAL	SWEEP	THRESHOLD	CLOSER	PUSH/PULL	COORDINATOR
101 A	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X						X			X		X	X	X				X	
101 B	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
102 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
102 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
103 A	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
103 B	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
104 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
104 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
105 A	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
105 B	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
106 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
106 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
107 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF												X			X		X	X	X				X		
107 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
115 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
115 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
116 A	OH	INSUL MTL	12'-0"	14'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
116 B	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X				X		
118 A	OH	INSUL MTL	12'-0"	12'-0"	2"		STL	E2/A501	D2/A501		TINTED TEMPERED INSUL		ALL DOOR HARDWARE BY DOOR MANUF																									
118 B																																						
118 C	F	HM	3'-0"	7'-0"		G1	HM	A3/A501	C3-D3/A501	B3/A501	-			3		X		X	X	X					X			X		X	X	X	X					



A5 WINDOW TYPE "B"
3/8" = 1'-0"

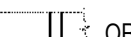
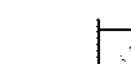
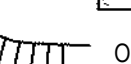
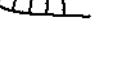
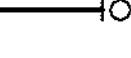
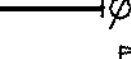
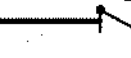
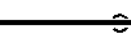
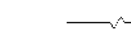


GAS UNIT HEATER SCHEDULE																		
MARK	MANUFACTURER & MODEL	AREA SERVED	CFM	THROW (FT)	SUPPLY FAN HP				HEATING COIL				ELECTRICAL			DIMENSIONS LxWxH (IN)	WEIGHT (LBS)	NOTES
					HP	RPM	INPUT MBH	OUTPUT MBH	EFF (%)	FUEL	PRESSURE (" WC)	VOLTS/ PHASE	MCA	MOPP				
UH-1 THRU UH-10	MOJINE HD3030AS0111S	STE 1-9	505	25	1/15	1550	30	24	80	NG	6-7	115/1	20	4.7	27x22x13	55	1,2,3	

NOTES:
1. HEATING INPUT AND OUTPUT VALUES ARE ADJUSTED TO ELEVATION OF 4400' ABOVE SEA LEVEL.
2. INCLUDE 3" HORIZONTAL CONCENTRIC VENT & COMBUSTION AIR KIT.
3. CONTROLLED BY HEAT-ONLY THERMOSTAT MOUNTED 4' AFF IN LOCATION SHOWN ON DRAWINGS.

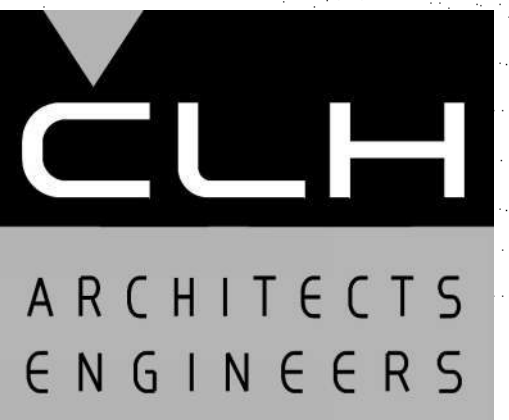
LOUVER SCHEDULE										
MARK	MANUFACTURER & MODEL	SYSTEM SERVED	CFM	FACE VELOCITY (FPM)	FREE AREA (SF)	PRESSURE DROP (" WC)	DIMENSIONS HxWxD (IN)	MATERIAL	FINISH	NOTES
L-1	GREENHECK ESD-635-14-14	EH-1	200	0.4	0.4	0.05	14 X 14	ALUMINUM	SEE ARCH FOR COLOR	

EXHAUST FAN SCHEDULE											
MARK	MANUFACTURER & MODEL	DESCRIPTION	AREA SERVED	CFM	STATIC PRESSURE (IN WC)	RPM	SOUND RATING (dBA)	ELECTRICAL		WEIGHT (LBS)	NOTES
								WATTS	VOLTS/PHASE		
EF-1	GREENHECK SP-LP0511	CEILING MOUNT	RESTROOM	60	0.48	831	36	11	115 / 1	10	CONTROLLED WITH LIGHT/ OCCUPANCY SENSOR

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	LIQUID REFRIGERANT
	SUCTION REFRIGERANT
 OR 	MANUAL VOLUME CONTROL DAMPER
 OR 	EXHAUST AIR DUCT - UP / DOWN
 OR 	RETURN/OUTSIDE AIR DUCT - UP / DOWN
 OR 	SUPPLY AIR DUCT - UP / DOWN
	MITERED ELBOW W/ TURNING VANES
 OR 	FLEX DUCT (MAX. LENGTH 4 FT.)
	GATE VALVE
	BALL VALVE
	CALIBRATED BALANCING VALVE
	PRESSURE REDUCING VALVE (PRV)
	CHECK VALVE
	STRAINER WITH BLOWDOWN
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	BLIND FLANGE OR CAP
	PIPING DOWN
	PIPING UP
	PIPING TEE DOWN
	FLANGE
	UNION
	PUMP
	THERMOSTAT
	EQUIPMENT SYMBOL
	DETAIL SYMBOL
	SHEET KEYNOTE
	POINT OF CONNECTION
	POINT OF DISCONNECTION
	AIRFLOW DIRECTION
AFF	ABOVE FINISH FLOOR
(E)	EXISTING
N.I.C.	NOT IN CONTRACT
N.O.	NORMALLY OPEN
N.C.	NORMALLY CLOSED
TYP	TYPICAL

MECHANICAL GENERAL NOTES:

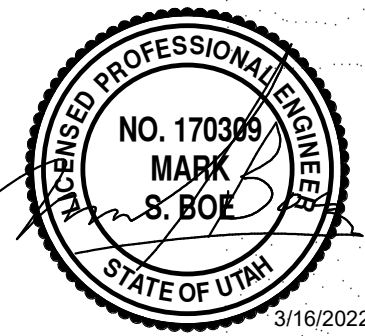
1. ALL EQUIPMENT MANUFACTURES SHOWN AS A BASIS OF DESIGN. NOT INTENDED TO SOLE SOURCE EQUIPMENT MANUFACTURER.
2. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST STATE ADOPTED EDITION OF THE INTERNATIONAL MECHANICAL CODE AND SMACNA.
3. MECHANICAL PLANS ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER TRADES, AND ACTUAL JOB SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY QUANTITIES AND DIMENSIONS.
4. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS, DUCTWORK, HANGERS, FITTINGS, OFFSETS, INSULATION AND ACCESSORIES LOGICALLY REQUIRED FOR A COMPLETE FUNCTIONAL AIR DELIVERY SYSTEM.
5. MOUNT BOTTOM OF THERMOSTAT 48 INCHES ABOVE FINISHED FLOOR. RUN WITH THERMOSTAT LOCATION TO AIR HANDLER AND TERMINATE TO THE DUCTWORK FOR A FULLY FUNCTIONAL SYSTEM. REFER TO THE CONTROL DRAWINGS FOR SPECIFICS.
6. ALL PIPING THAT COMES IN CONTACT WITH A DISSIMILAR METAL TO BE PROTECTED AGAINST GALVANIC CORROSION.
7. SEISMIC SUPPORTS ARE NOT REQUIRED FOR HVAC DUCTWORK IF DUCTS ARE SUSPENDED FROM HANGARS 12 INCH OR LESS IN LENGTH.



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KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

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CHK'D BY:	MTS

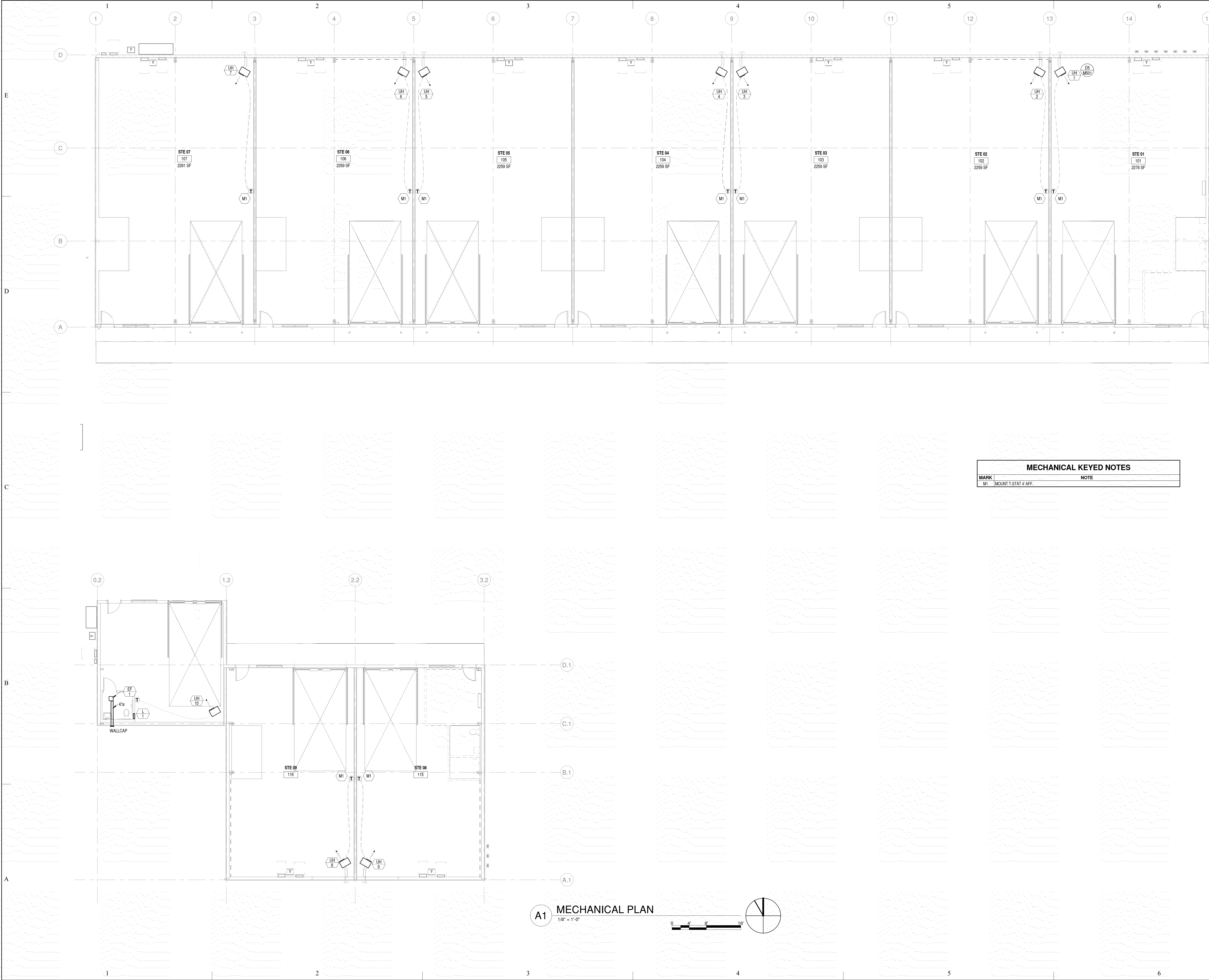
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16 MARCH 2022

SHEET TITLE

MECHANICAL LEGEND, NOTES AND SCHEDULES

M001



CLH

ARCHITECTS
ENGINEERS

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PROFESSIONAL ENGINEER

NO. 170309

MARK
S. BOE

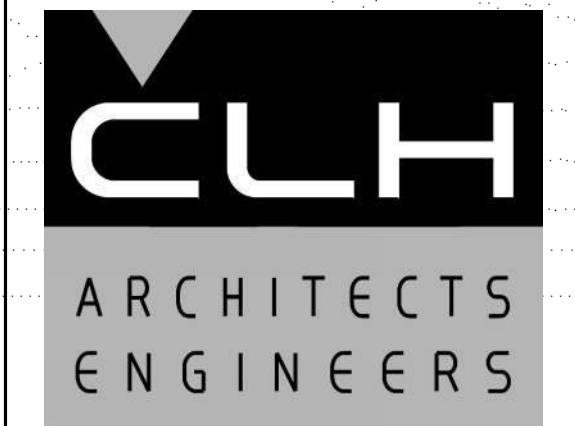
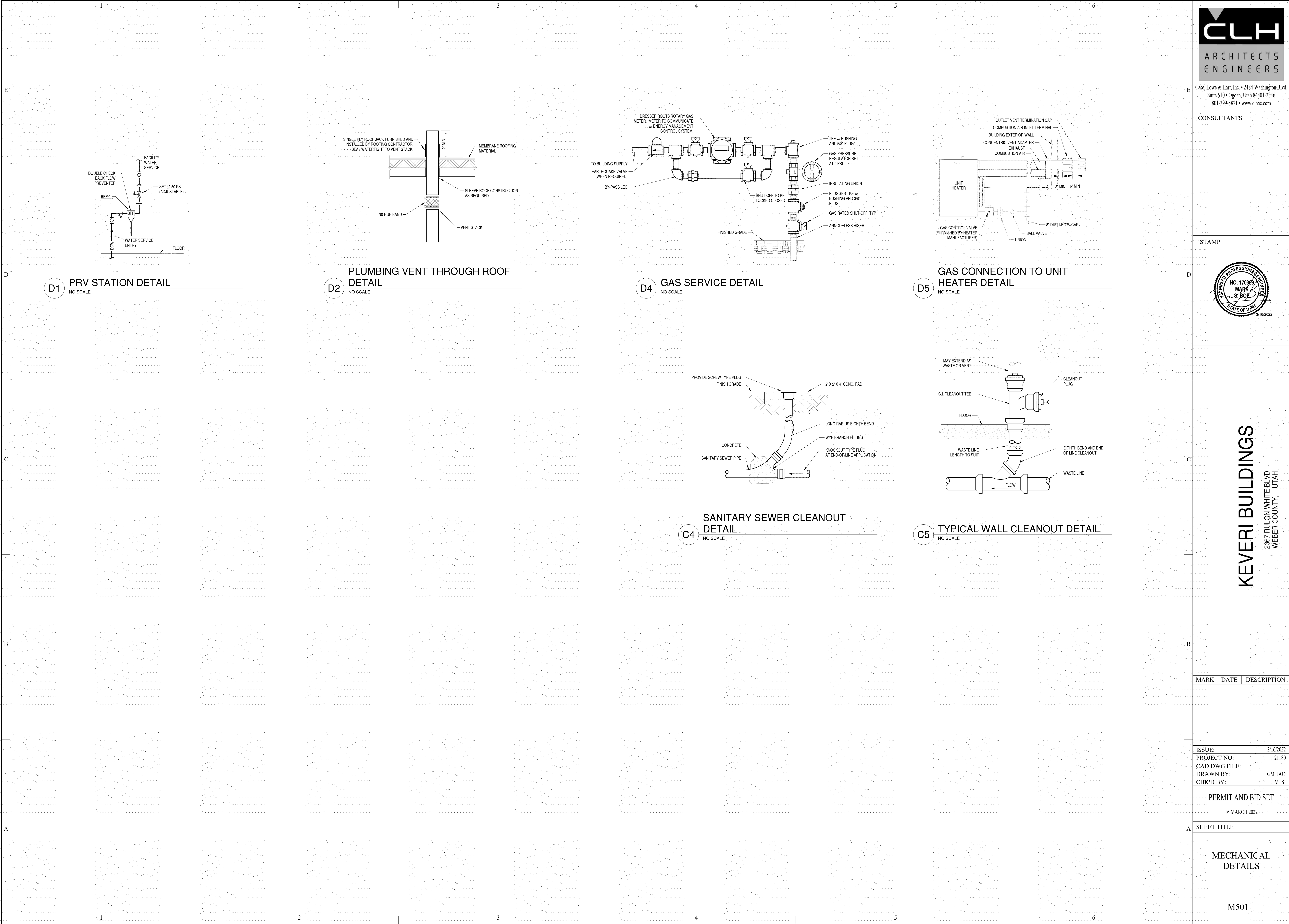
STATE OF UTAH

3/16/2022

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

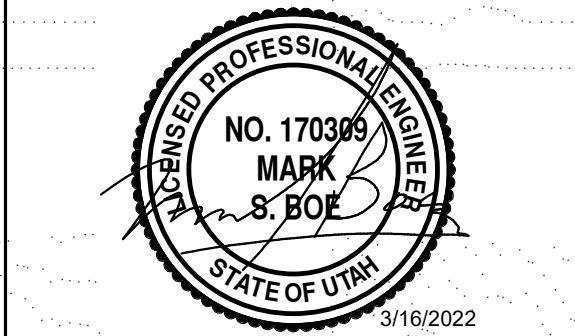
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SHEET TITLE		
MECHANICAL PLAN		
M101		



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MECHANICAL
DETAILS

M501

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PLUMBING LEGEND, NOTES AND SCHEDULES

PIPING MATERIAL AND INSULATION SCHEDULE									
SYMBOL	SYSTEM	PIPING		INSULATION			NOTES		
		MATERIAL		INDOOR JACKET CONCEALED	JACKET EXPOSED	MATERIAL		JACKET	
DCW CHW DHR	DOMESTIC WATER	COPPER PEX HDPE		PRE-FORMED MINERAL FIBER	ASJ	PVC	PRE-FORMED MINERAL FIBER	ALUMINUM	INSTALL WITH TRACER WIRE/TAPE BELOW GRADE
G	NATURAL GAS	STEEL POLYETHYLENE							
SS V	SANITARY SEWER AND VENT	CAST IRON SOLID WALL PVC							

MINIMUM PIPE INSULATION THICKNESS TABLE

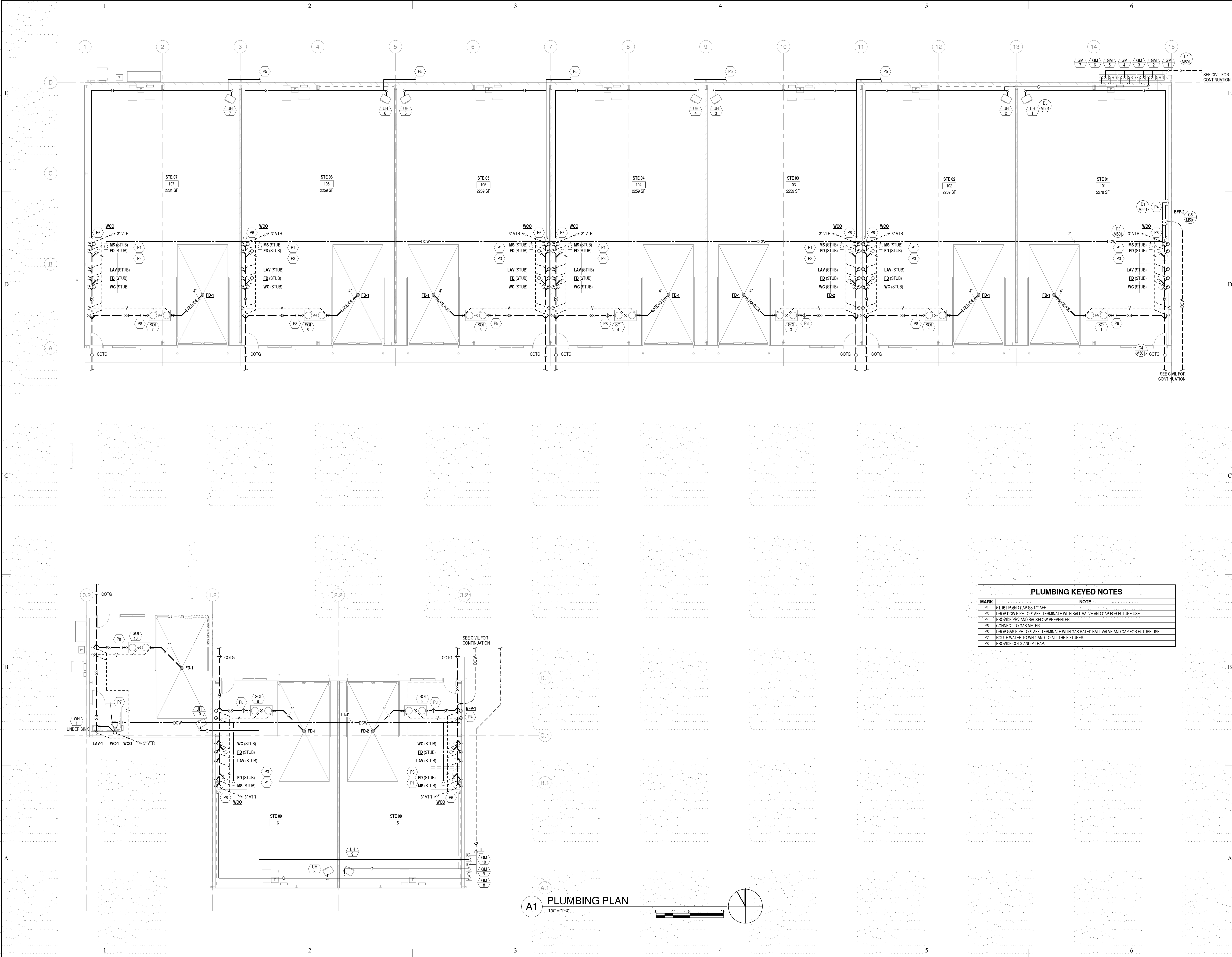
ELECTRIC WATER HEATER SCHEDULE

SAND OIL INTERCEPTOR

PLUMBING LEGEND

PLUMBING GENERAL NOTES:

1. ALL EQUIPMENT MANUFACTURERS SHOWN AS A BASIS OF DESIGN. NOT INTENDED TO SOLE SOURCE EQUIPMENT MANUFACTURER.
2. THE CONTRACTOR SHALL NOT SHUT-OUT (PUT OUT OF SERVICE) ANY SYSTEM SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH THE PROJECT MANAGER. THE CONTRACTOR SHALL BE REQUIRED TO ACCOMMODATE NEW CONNECTIONS MAY REQUIRE OOD HOUR WORK.
3. PIPE ROUTING IS APPROXIMATE. DIAGRAMMATIC AND IS NOT TO BE SCALED. WHERE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS ARE REQUIRED FOR COORDINATION OF ALL WORK, THE CONTRACTOR SHALL MAKE CHANGES TO THE DRAWINGS.
4. THE CONTRACTOR SHALL CLOSELY COORDINATE NEW PLUMBING WITH ALL ELECTRICAL, MECHANICAL, ARCHITECTURAL AND STRUCTURAL MEMBERS.
5. ALL PIPING AND PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE, NATIONAL FIRE CODE AND INTERNATIONAL FUEL GAS CODE.
6. GAS PIPING, INCLUDING TAP AND SERVICES, SHALL BE INCLUDED. COORDINATE/EMERGENCY LOCATION WITH LOCAL AUTHORITY. REGULATOR TO BE PIETRO FIORENTINI GVERNOR UNLESS OTHERWISE INDICATED.
7. WHEN CONNECTING NEW PIPING TO EXISTING, CONTRACTOR TO MATCH EXISTING PIPING MATERIAL UNLESS OTHERWISE NOTED.
8. PRIME AND PAINT ALL EXPOSED PIPES AND PIPE SUPPORT.
9. ALL EXTERIOR SUPPORTS, BRACES, ANCHORS, ETC. WITH OPEN ENDS TO BE CAPPED AND SEALED WEATHERTIGHT.
10. ROOF FLASHING MATERIALS; UNLESS NOTED ELSEWHERE, PROVIDE ROOF FLASHING AS REQUIRED/RECOMMENDED BY ROOFING AND/OR PIPING MANUFACTURER.
11. PIPING SEISMIC SUPPORTS SHALL NOT BE REQUIRED IF PIPING IS SUPPORTED BY ROOF HANGERS; 12 INCH OR LESS IN LENGTH FROM TOP OF THE PIPE TO THE SUPPORT STRUCTURE. PIPING WITH ROOF HANGERS; OVER 12 INCH TO THE SUPPORT STRUCTURE SHALL BE REQUIRED TO BE SEISMICALLY RESTRAINED.
12. BACKFLOW PREVENTER MUST BE LEAD FREE AND TESTED WITHIN 10 DAYS OF INITIAL USE AND ANNUALLY THEREAFTER. PASSING TEST REPORTS SHALL BE RETURNED INTO AUTHORITY HAVING JURISDICTION NO LATER THAN 10 DAYS OF THE TEST. IF THE TEST FAILS, THE AUTHORITY MUST BE ADVISED. IF EVER COMES FIRST, BACKFLOW PREVENTER SHALL NOT BE INSTALLED HIGHER THAN 60 INCH AND NOT LOWER THAN 10 INCH ABOVE FINISHED FLOOR.
13. ALL WETTED SURFACES OF POTABLE WATER PIPES, PIPE FITTINGS, PLUMBING FITTINGS AND FIXTURES MEET A WEIGHTED AVERAGE LEAD CONTENT OF 0.01% OR MORE THAN 0.25 PERCENT PER ANSI 61 AND ANSI 372.
14. EXISTING UTILITY LOCATIONS AND SIZES ARE ESTIMATED. CONTRACTOR TO VERIFY.



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NO. 170309
MARK
8 BOE

3/16/2022

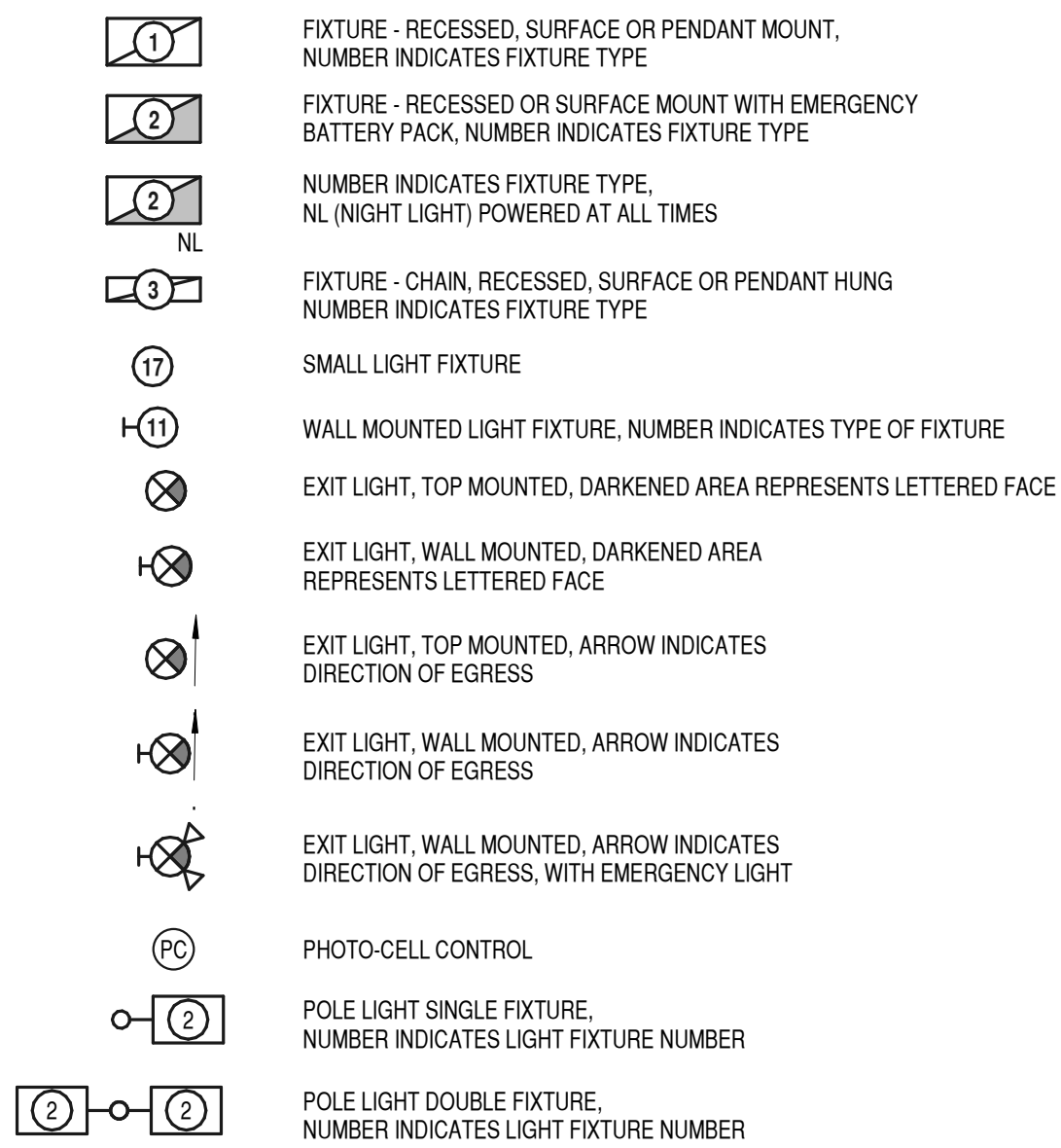
KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
ISSUE: 3/16/2022		
PROJECT NO: 21180		
CAD DWG FILE:		
DRAWN BY: GM, JAC		
CHK'D BY: MTS		
PERMIT AND BID SET		
16 MARCH 2022		
SHEET TITLE		
PLUMBING PLAN		
P101		

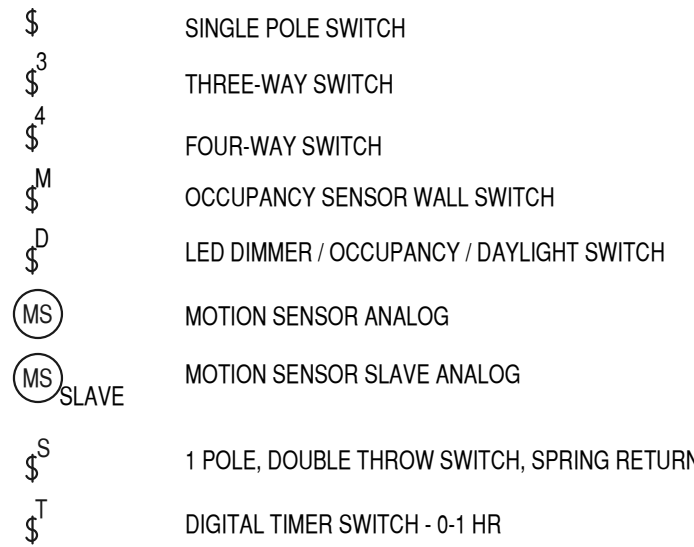
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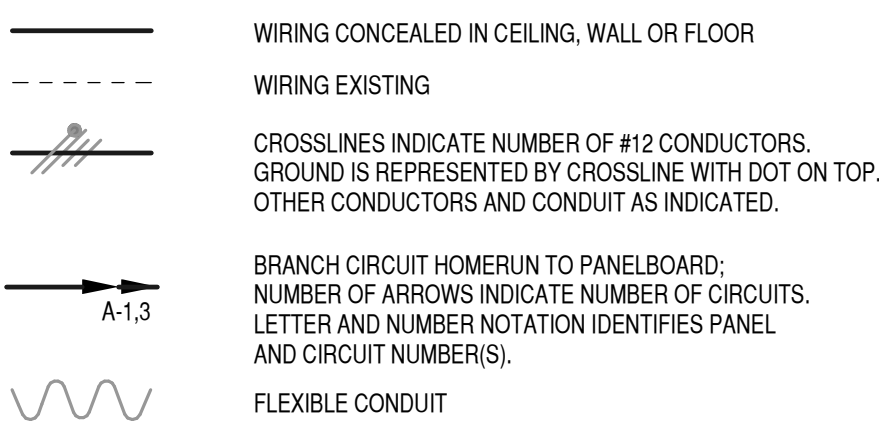
LIGHTING



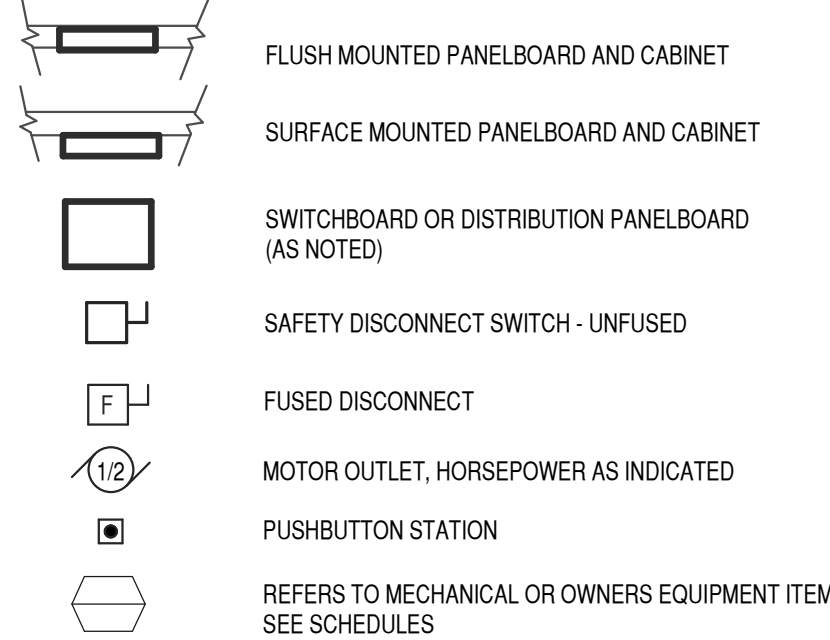
SWITCHES (+48" UNLESS NOTED)



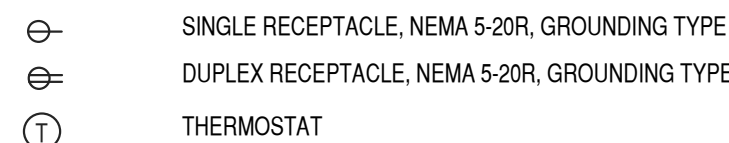
CIRCUITING



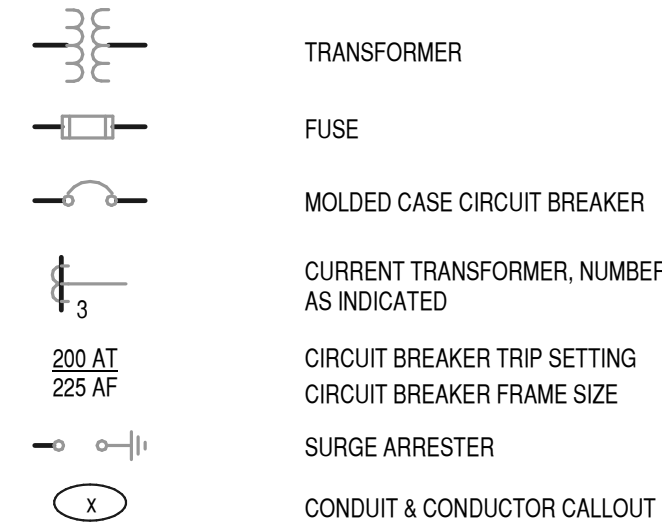
PANELBOARDS AND POWER EQUIPMENT



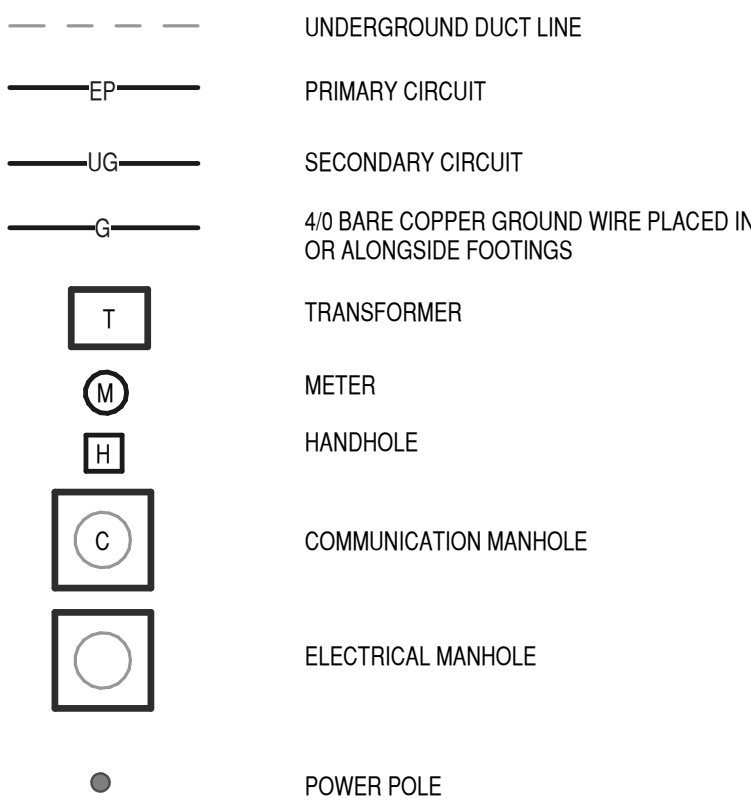
RECEPTACLES (+18" UNLESS NOTED)



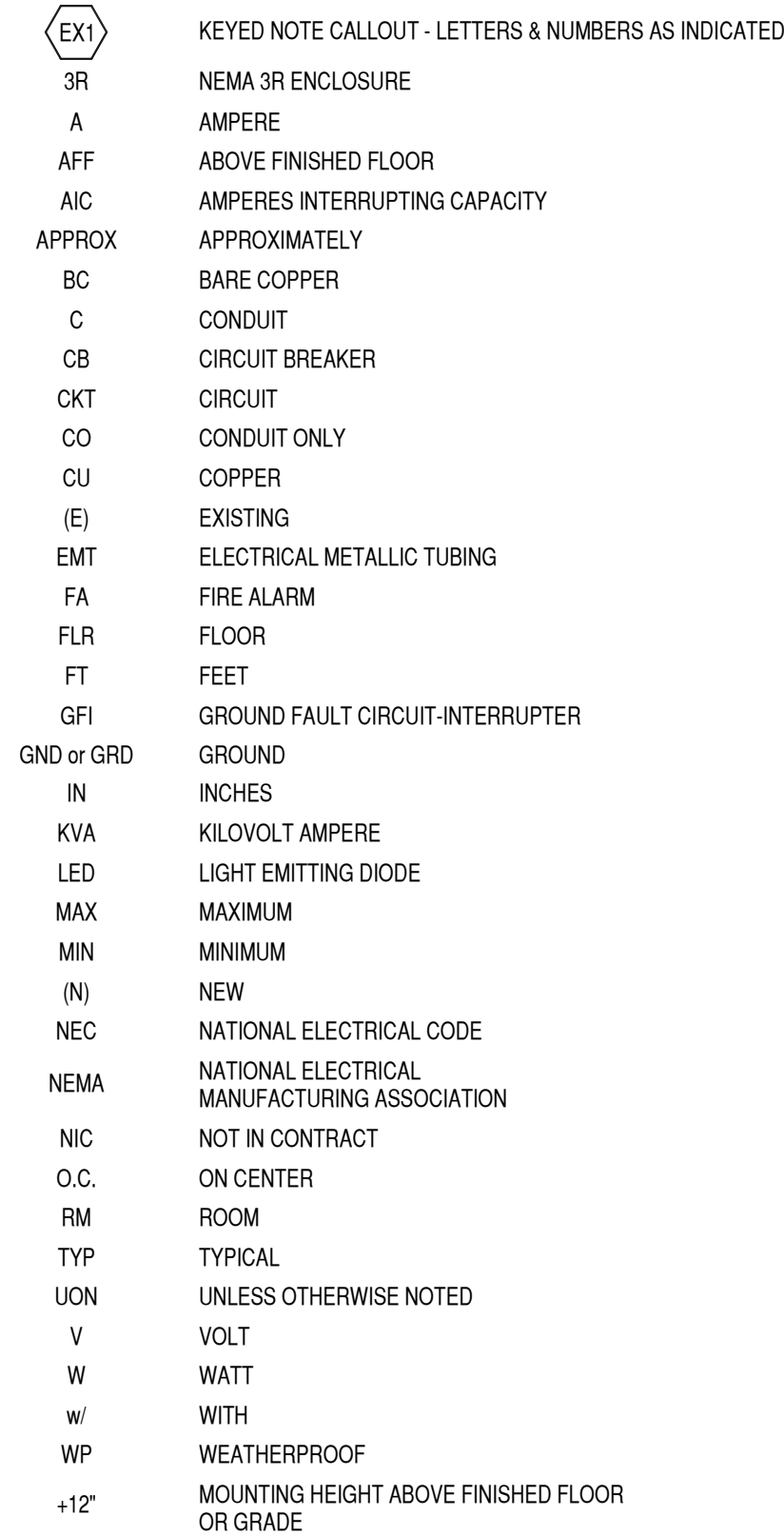
ONE-LINE DIAGRAM



EXTERIOR (NEW



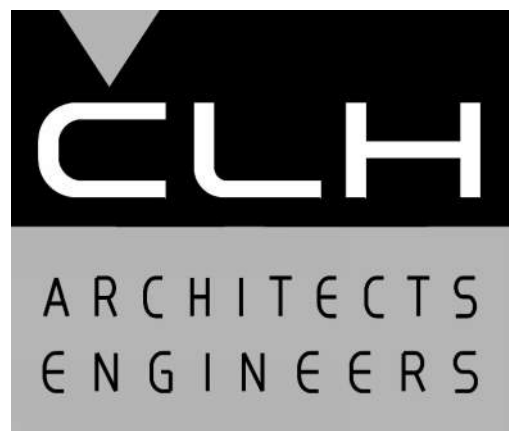
ABBREVIATIONS



LIGHT FIXTURE SCHEDULE

NO	DESCRIPTION	VOLTS	MTG.	LENS	FINISH	LAMPS				BALLAST/DRIVER				MANUFACTURER & CATALOG NUMBER (NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL) NOTE COMMISSION ALL LIGHTING CONTROLS	DETAILS		
						TYPE			NO. OF LAMPS	LAMP TYPE	TYPE					NO. PER LUMINAIRE	INPUT WATTS
						F	H	L			S	E	O				
T-1	LED STRIP W/EM BATTERY	120	CEILING SUSPENDED	ACRYLIC	WHITE		*	1	LED 4000K	*		1	36	LITHONIA CLX L48 5000LM SEF FDL W/ 120 G210 40K 80CRI PS1050			
T-2	LED WALL PACK	120	WALL +15'	ACRYLIC	BRONZE		*	1	LED 4000K	*		1	47	LITHONIA WPX2 LED 40K MVOLT DDBX2 M2			
T-3	LED STRIP	120	CEILING SUSPENDED +10'	ACRYLIC	WHITE		*	1	LED 4000K	*		1	36	LITHONIA CLX L48 5000LM SEF FDL W/ 120 G210 40K 80CRI			
	EXIT LIGHT W/EM BATTERY	120	WALL +5'	ACRYLIC	WHITE		*	1	LED	*		1	1	LITHONIA EXRG EL M6			

EQUIPMENT SCHEDULE

[illegible]

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MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	J.M.S.
CHK'D BY:	M.L.G.

PERMIT AND BID SET

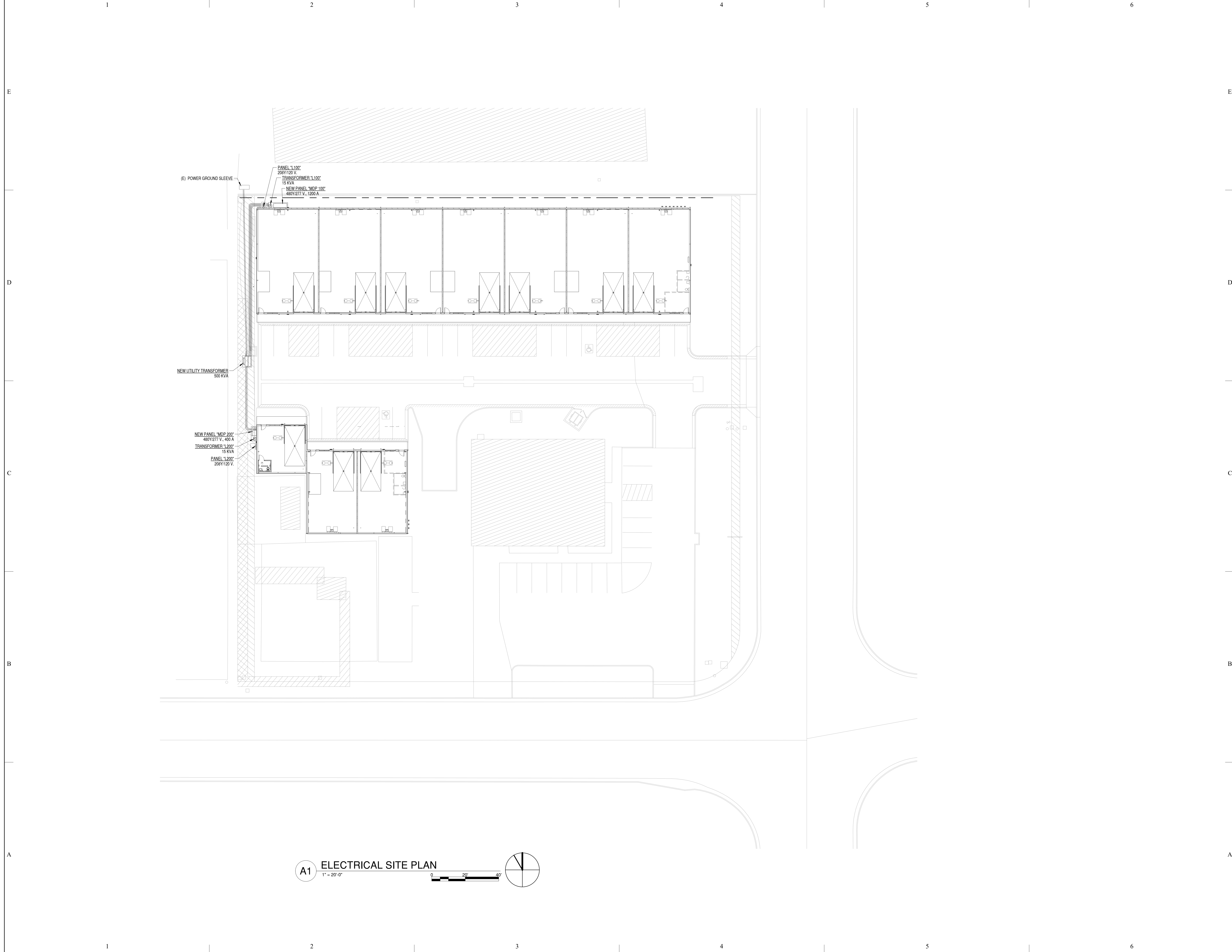
16 MARCH 2022

SHEET TITLE

ELECTRICAL LEGEND, SCHEDULES & DETAILS

E-001

8/13/2025 4:20:44 PM



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33568

MARC L
GOULD

STATE OF UTAH

08/13/2025

KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
ISSUE: 3/16/2022		
PROJECT NO: 21180		
CAD DWG FILE:		
DRAWN BY: J.M.S.		
CHK'D BY: M.L.G.		
PERMIT AND BID SET		
16 MARCH 2022		
SHEET TITLE		
ELECTRICAL SITE PLAN		
ES101		

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KEVERI BUILDINGS

2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	J.M.S.
CHK'D BY:	M.L.G.

PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

ELECTRICAL
LIGHTING PLAN

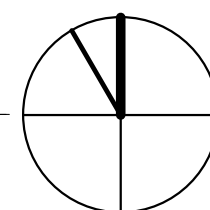
EL101

ELECTRICAL LIGHTING PLAN -
NORTH BUILDING

C1

1/8" = 1'-0"

0 4' 8' 16'

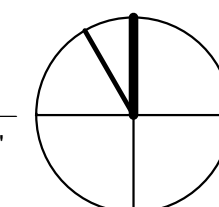


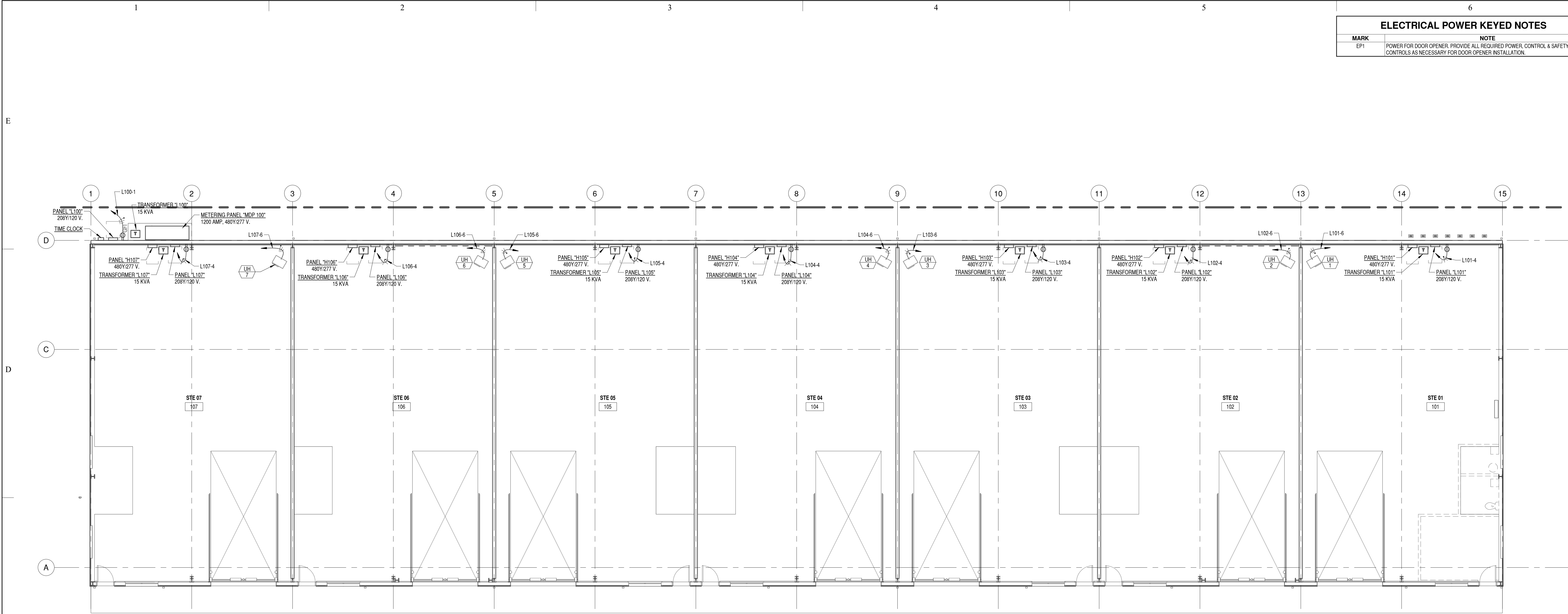
ELECTRICAL LIGHTING PLAN -
SOUTH BUILDING

A1

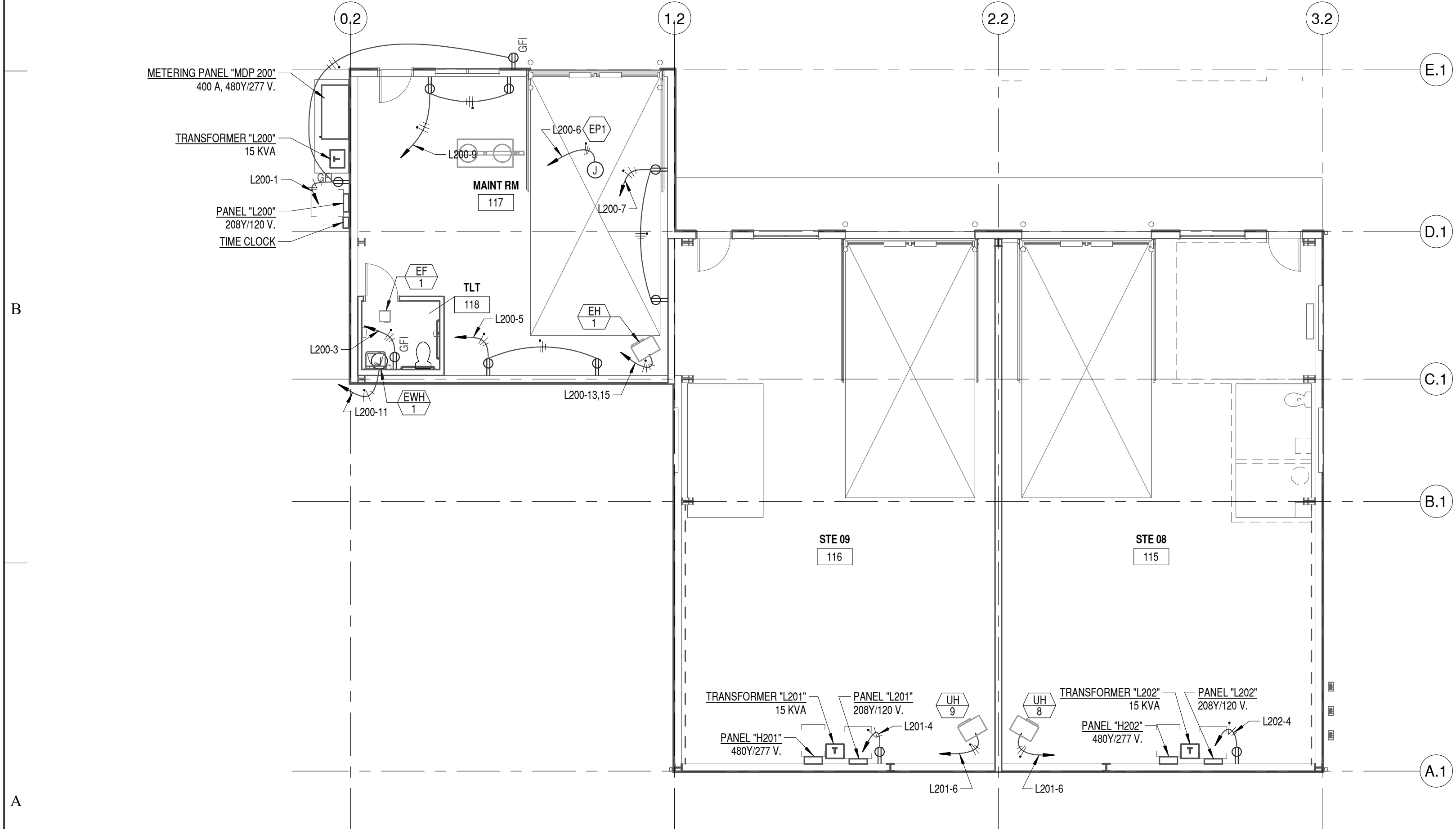
1/8" = 1'-0"

0 4' 8' 16'



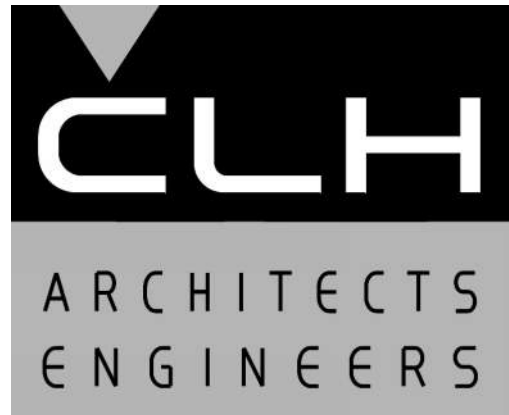


ELECTRICAL POWER PLAN - NORTH BUILDING
C1
1/8" = 1'-0"



ELECTRICAL POWER PLAN - SOUTH BUILDING
A1
1/8" = 1'-0"

ELECTRICAL POWER KEYED NOTES	
MARK	NOTE
EP1	POWER FOR DOOR OPENER. PROVIDE ALL REQUIRED POWER, CONTROL & SAFETY CONTROLS AS NECESSARY FOR DOOR OPENER INSTALLATION.



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KEVERI BUILDINGS
2367 RULON WHITE BLVD
WEBER COUNTY, UTAH

MARK	DATE	DESCRIPTION
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ISSUE:	3/16/2022
PROJECT NO:	21180
CAD DWG FILE:	
DRAWN BY:	J.M.S.
CHK'D BY:	M.L.G.

PERMIT AND BID SET

16 MARCH 2022

SHEET TITLE

ELECTRICAL POWER PLAN

EP101

E

PANEL:	MDP 100	MAIN BREAKER			600 AMPS			VOLTAGE:			480 Y/ 277			PHASE:		3	WIRE:	4	NEMA:	3R
MAINS:	600 AMPS	MOUNTING:			FREE STANDING			LOCATION			EXTERIOR			REMARKS:		USERC METERING EQUIPMENT INDIVIDUAL METERING - 8 SERVICES				
LOAD DESCRIPTION		WIRE	P	AMP	CKT	KVA		PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION		
UNIT 101	3/0	3	100	1	20.00	LTS		C.O.	A	B	C	C.O.	LTS	PWR	2				UNIT 104	
				3	20.00				40.00						4	100	3	1		
				5	20.00				40.00		40.00				6					
UNIT 102	6	3	50	7	20.00				40.00						8				UNIT 105	
				9	20.00				40.00						10	100	3	1		
				11	20.00				40.00		40.00				12					
UNIT 103	3/0	3	100	13	20.00				40.00						14				UNIT 106	
				15	20.00				40.00						16	100	3	1		
				17	20.00				40.00						18					
HOUSE PANEL	6	3	50	19	5.00			25.00							20				UNIT 107	
				21	5.00			25.00							22	100	3	1		
				23	5.00						25.00				24					
SUB-TOTAL (KVA)						195.00	0.00	0.00	145.00	145.00	145.00	0.00	0.00	240.00						
*PROVIDE GFCI BREAKER					TYPE OF LOAD								CONNECTED			DIVERSITY		DEMAND		
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE					LIGHTING								0.00			100%		0.00		
					POWER								435.00			70%		304.50		
					C.O.								0.00			NEC 220.44		0.00		
PANEL LOADING		61%			TOTAL								435.00			KVA		304.50		
3/22/2022 18:06					TOTAL								524			AMPS		367		

D

C

PANEL:	L100	MAIN BREAKER				100 AMPS			VOLTAGE:			208 Y/ 120			PHASE: 3			WIRE:	4	NEMA:	3R
MAINS:	100 AMPS	MOUNTING:				SURFACE			LOCATION			BUILDING EXTERIOR			REMARKS:						
LOAD DESCRIPTION		WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION		
						PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR							
OUTLET		12	1	20	1			0.18	0.28				0.10		2	20	1	12	LIGHTING		
SPARE		12	1	20	3					0.00					4	20	1	12	SPARE		
SPARE		12	1	20	5						0.00				6	20	1	12	SPARE		
SPARE		12	1	20	7				0.00						8	20	1	12	SPARE		
SPARE		12	1	20	9					0.00					10	20	1	12	SPARE		
SPARE		12	1	20	11						0.00				12	20	1	12	SPARE		
SPARE		12	1	20	13				0.00						14	20	1	12	SPARE		
SPARE		12	1	20	15					0.00					16	20	1	12	SPARE		
SPARE		12	1	20	17						0.00				18	20	1	12	SPARE		
SPARE		12	1	20	19				0.00						20	20	1	12	SPARE		
SPARE		12	1	20	21					0.00					22	20	1	12	SPARE		
SPARE		12	1	20	23						0.00				24	20	1	12	SPARE		
SUB-TOTAL (KVA)						0.00	0.00	0.18	0.28	0.00	0.00	0.00	0.10	0.00							
*PROVIDE GFCI BREAKER										TYPE OF LOAD					CONNECTED			DIVERSITY		DEMAND	
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING					0.10			100%		0.10	
										POWER					0.00			70%		0.00	
										C.O.					0.18			NEC 220.44		0.20	
PANEL LOADING		1%									TOTAL			0.28			KVA		0.30		
3/8/2022 11:38							TOTAL					1			AMPS			1			

B

A

PANEL:	MDP 200		MAIN BREAKER			200 AMPS			VOLTAGE:			480	Y	277	PHASE:		3	WIRE:	4	NEMA:	3R
MAINS:	200 AMPS		MOUNTING:			FREE STANDING			LOCATION			EXTERIOR			REMARKS:		USERC METERING EQUIPMENT INDIVIDUAL METERING - 3 SERVICES				
LOAD DESCRIPTION		WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION		
UNIT 201		3/0	3	100	1	20.00				40.00				20.00	2				UNIT 202		
					3	20.00				40.00			20.00	4	100	3	3/0				
					5	20.00				40.00			20.00	6							
PANEL L200		6	3	50	7	5.00			5.00					8				SPACE			
					9	5.00			5.00			10	100	3							
					11	5.00				5.00			12								
SUB-TOTAL (KVA)									75.00	0.00	0.00	45.00	45.00	45.00	0.00	0.00	60.00				
*PROVIDE GFCI BREAKER												TYPE OF LOAD			CONNECTED		DIVERSITY		DEMAND		
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE												LIGHTING			0.00		100%		0.00		
												POWER			135.00		70%		94.50		
												C.O.			0.00		NEC 220.44		0.00		
PANEL LOADING		57%					TOTAL			135.00			KVA		94.50						
3/8/2022 11:38								TOTAL			163			AMPS		114					

PANEL:	L200	MAIN BREAKER			100 AMPS			VOLTAGE:			208 Y/ 120			PHASE: 3 WIRE:			4	NEMA:	3R		
MAINS:	100 AMPS	MOUNTING:			SURFACE			LOCATION			BUILDING EXTERIOR			REMARKS:							
LOAD DESCRIPTION		WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION		
						PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR							
EXTERIOR OUTLET		12	1	20	1			0.18	0.68				0.50		2	20	1	12	EXTERIOR LIGHTING		
117 RESTROOM OUTLET		12	1	20	3			0.32		0.53			0.21		4	20	1	12	117/116 LIGHTS		
118 OUTLET		12	1	20	5			0.36			1.11		0.75		6	20	1	12	OVERHEAD DOOR		
118 OUTLET		12	1	20	7			0.36	0.36						8	20	1	12	SPARE		
118 OUTLET		12	1	20	9			0.36		0.36					10	20	1	12	SPARE		
EWH-1		10	1	30	11	1.50					1.50				12	20	1	12	SPARE		
EH-1		12	1	20	13	0.28			0.28						14	20	1	12	SPARE		
SPARE		120	1	20	15					0.00					16	20	1	12	SPARE		
SPARE		12	1	20	17						0.00				18	20	1	12	SPARE		
SPARE		12	1	20	19				0.00						20	20	1	12	SPARE		
SPARE		12	1	20	21					0.00					22	20	1	12	SPARE		
SPARE		12	1	20	23						0.00				24	20	1	12	SPARE		
SUB-TOTAL (KVA)						1.78	0.00	1.58	1.32	0.89	2.61	0.00	0.71	0.75							
**PROVIDE GFCI BREAKER										TYPE OF LOAD				CONNECTED				DIVERSITY		DEMAND	
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING				0.71				100%		0.71	
										POWER				2.53				70%		1.80	
										C.O.				1.58				NEC 220.44		1.60	
PANEL LOADING		12%								TOTAL				4.82				KVA		4.11	
3/10/2022 7:33										TOTAL				14				AMPS		12	

E

D

C

B

A

8/13/2025 4:20:43 PM

1										2										3											
PANEL:	H101			MAIN BREAKER			NONE			VOLTAGE:			480 Y/ 277			PHASE:			3	WIRE:	4		NEMA:		1						
MAINS:	200 AMPS			MOUNTING:			SURFACE			LOCATION			UNIT 101			REMARKS:															
LOAD DESCRIPTION				WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION										
SPARE				12	1	20	1		PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR	2	20	1	12	SPARE									
SPARE				12	1	20	3					0.00						4	20	1	12	SPARE									
SPARE				12	1	20	5							0.00				6	20	1	12	SPARE									
SPARE				12	1	20	7					0.00						8	20	1	12	SPARE									
SPARE				12	1	20	9						0.00					10	20	1	12	SPARE									
SPARE				12	1	20	11							0.00				12	20	1	12	SPARE									
SPARE				12	1	20	13					0.00						14	20	1	12	SPARE									
SPARE				12	1	20	15						0.00					16	20	1	12	SPARE									
SPARE				12	1	20	17							0.00				18	20	1	12	SPARE									
SPARE				12	1	20	19					0.00						20	20	1	12	SPARE									
SPARE				12	1	20	21						0.00					22	20	1	12	SPARE									
SPARE				12	1	20	23							0.00				24	20	1	12	SPARE									
SPARE				12	1	20	25					0.00						26	20	1	12	SPARE									
SPARE				12	1	20	27						0.00					28	20	1	12	SPARE									
SPARE				12	1	20	29							0.00				30	20	1	12	SPARE									
SPARE				12	1	20	31					0.00						32	20	1	12	SPARE									
SPARE				12	1	20	33						0.00					34	20	1	12	SPARE									
SPARE				12	1	20	35							0.00				36	20	1	12	SPARE									
XFMR T 101				6	3	50	37	15.00			15.00							38	20	1	12	SPARE									
							39	15.00			15.00						40	20	1	12	SPARE										
							41	15.00				15.00					42	20	1	12	SPARE										
SUB-TOTAL (KVA)							45.00			0.00	0.00	15.00	15.00	15.00	0.00	0.00	0.00														
*PROVIDE GFCI BREAKER										TYPE OF LOAD										CONNECTED				DIVERSITY				DEMAND			
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING										0.00				100%				0.00			
							POWER										45.00				70%				31.50						
							C.O.										0.00				NEC 220.44				0.00						
PANEL LOADING				19%			TOTAL										45.00				KVA				31.50						
3/8/2022 11:38										TOTAL										55				AMPS				38			

PANEL:	H102		MAIN BREAKER			NONE			VOLTAGE:			480 Y/ 277		PHASE:			3	WIRE:	4	NEMA:	1	
MAINS:	200 AMPS		MOUNTING:			SURFACE			LOCATION			UNIT 101		REMARKS:								
LOAD DESCRIPTION			WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION		
SPARE			12	1	20	1				0.00						2	20	1	12	SPARE		
SPARE			12	1	20	3					0.00					4	20	1	12	SPARE		
SPARE			12	1	20	5						0.00				6	20	1	12	SPARE		
SPARE			12	1	20	7				0.00						8	20	1	12	SPARE		
SPARE			12	1	20	9					0.00					10	20	1	12	SPARE		
SPARE			12	1	20	11						0.00				12	20	1	12	SPARE		
SPARE			12	1	20	13				0.00						14	20	1	12	SPARE		
SPARE			12	1	20	15					0.00					16	20	1	12	SPARE		
SPARE			12	1	20	17						0.00				18	20	1	12	SPARE		
SPARE			12	1	20	19				0.00						20	20	1	12	SPARE		
SPARE			12	1	20	21					0.00					22	20	1	12	SPARE		
SPARE			12	1	20	23						0.00				24	20	1	12	SPARE		
SPARE			12	1	20	25				0.00						26	20	1	12	SPARE		
SPARE			12	1	20	27					0.00					28	20	1	12	SPARE		
SPARE			12	1	20	29						0.00				30	20	1	12	SPARE		
SPARE			12	1	20	31				0.00						32	20	1	12	SPARE		
SPARE			12	1	20	33					0.00					34	20	1	12	SPARE		
SPARE			12	1	20	35						0.00				36	20	1	12	SPARE		
XFMR T 102			6	3	50	37	15.00			15.00						38	20	1	12	SPARE		
			39	15.00				15.00						40	20	1	12	SPARE				
			41	15.00					15.00					42	20	1	12	SPARE				
SUB-TOTAL (KVA)								45.00	0.00		15.00	15.00	15.00	0.00	0.00							
**PROVIDE GFCI BREAKER						TYPE OF LOAD						CONNECTED			DIVERSITY			DEMAND				
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE						LIGHTING						0.00			100%			0.00				
						POWER						45.00			70%			31.50				
						C.O.						0.00			NEC 220.44			0.00				
PANEL LOADING			19%			TOTAL						45.00			KVA			31.50				
3/8/2022 11:38			TOTAL						55			AMPS			38							

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1										2										3									
PANEL:	H104			MAIN BREAKER			NONE			VOLTAGE:			480 Y/ 277			PHASE:			3	WIRE:	4		NEMA:		1				
MAINS:	200 AMPS			MOUNTING:			SURFACE			LOCATION			UNIT 101			REMARKS:													
LOAD DESCRIPTION				WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION								
SPARE				12	1	20	1		PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR	2	20	1	12	SPARE							
SPARE				12	1	20	3					0.00		0.00				4	20	1	12	SPARE							
SPARE				12	1	20	5							0.00				6	20	1	12	SPARE							
SPARE				12	1	20	7					0.00						8	20	1	12	SPARE							
SPARE				12	1	20	9						0.00					10	20	1	12	SPARE							
SPARE				12	1	20	11							0.00				12	20	1	12	SPARE							
SPARE				12	1	20	13					0.00						14	20	1	12	SPARE							
SPARE				12	1	20	15						0.00					16	20	1	12	SPARE							
SPARE				12	1	20	17							0.00				18	20	1	12	SPARE							
SPARE				12	1	20	19					0.00						20	20	1	12	SPARE							
SPARE				12	1	20	21						0.00					22	20	1	12	SPARE							
SPARE				12	1	20	23							0.00				24	20	1	12	SPARE							
SPARE				12	1	20	25					0.00						26	20	1	12	SPARE							
SPARE				12	1	20	27						0.00					28	20	1	12	SPARE							
SPARE				12	1	20	29							0.00				30	20	1	12	SPARE							
SPARE				12	1	20	31					0.00						32	20	1	12	SPARE							
SPARE				12	1	20	33						0.00					34	20	1	12	SPARE							
SPARE				12	1	20	35							0.00				36	20	1	12	SPARE							
XFMR T104				6	3	50	37	15.00			15.00							38	20	1	12	SPARE							
							39	15.00			15.00						40	20	1	12	SPARE								
							41	15.00				15.00					42	20	1	12	SPARE								
SUB-TOTAL (KVA)													45.00	0.00	0.00	15.00	15.00	15.00	0.00	0.00	0.00								
*PROVIDE GFCI BREAKER										TYPE OF LOAD										CONNECTED			DIVERSITY			DEMAND			
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING										0.00			100%			0.00			
PANEL LOADING				19%			POWER										45.00			70%			31.50						
							C.O.										0.00			NEC 220.44			0.00						
							TOTAL										45.00			KVA			31.50						
3/8/2022 11:38										TOTAL										55			AMPS			38			

PANEL:	H105	MAIN BREAKER				NONE			VOLTAGE:			480 Y/ 277			PHASE:			3	WIRE:	4	NEMA:	1	
MAINS:	200 AMPS		MOUNTING:			SURFACE			LOCATION			UNIT 101			REMARKS:								
LOAD DESCRIPTION			WIRE	P	AMP	CKT	PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR	CKT	AMP	P	WIRE	LOAD DESCRIPTION			
SPARE			12	1	20	1				0.00						2	20	1	12	SPARE			
SPARE			12	1	20	3					0.00					4	20	1	12	SPARE			
SPARE			12	1	20	5						0.00				6	20	1	12	SPARE			
SPARE			12	1	20	7				0.00						8	20	1	12	SPARE			
SPARE			12	1	20	9					0.00					10	20	1	12	SPARE			
SPARE			12	1	20	11						0.00				12	20	1	12	SPARE			
SPARE			12	1	20	13				0.00						14	20	1	12	SPARE			
SPARE			12	1	20	15					0.00					16	20	1	12	SPARE			
SPARE			12	1	20	17						0.00				18	20	1	12	SPARE			
SPARE			12	1	20	19				0.00						20	20	1	12	SPARE			
SPARE			12	1	20	21					0.00					22	20	1	12	SPARE			
SPARE			12	1	20	23						0.00				24	20	1	12	SPARE			
SPARE			12	1	20	25				0.00						26	20	1	12	SPARE			
SPARE			12	1	20	27					0.00					28	20	1	12	SPARE			
SPARE			12	1	20	29						0.00				30	20	1	12	SPARE			
SPARE			12	1	20	31				0.00						32	20	1	12	SPARE			
SPARE			12	1	20	33					0.00					34	20	1	12	SPARE			
SPARE			12	1	20	35						0.00				36	20	1	12	SPARE			
FXMR T105			6	3	50	37	15.00			15.00						38	20	1	12	SPARE			
						39	15.00				15.00					40	20	1	12	SPARE			
						41	15.00					15.00					42	20	1	12	SPARE		
SUB-TOTAL (KVA)						45.00		0.00		15.00	15.00	15.00	0.00	0.00	0.00								
*PROVIDE GFCI BREAKER										TYPE OF LOAD						CONNECTED			DIVERSITY		DEMAND		
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING						0.00			100%		0.00		
										POWER						45.00			70%		31.50		
										C.O.						0.00			NEC 220.44		0.00		
PANEL LOADING			19%									TOTAL			45.00			KVA		31.50			
3/8/2022 11:38						TOTAL						TOTAL			55			AMPS		38			

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8/13/2025 4:20:44 PM

1										2										3									
PANEL:	H107			MAIN BREAKER			NONE			VOLTAGE:		480 Y/ 277		PHASE:		3	WIRE:	4	NEMA:		1								
MAINS:	200 AMPS			MOUNTING:			SURFACE			LOCATION		UNIT 101			REMARKS:														
LOAD DESCRIPTION				WIRE	P	AMP	CKT	KVA			PHASE			KVA			CKT	AMP	P	WIRE	LOAD DESCRIPTION								
SPARE				12	1	20	1		PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR	2	20	1	12	SPARE							
SPARE				12	1	20	3					0.00						4	20	1	12	SPARE							
SPARE				12	1	20	5							0.00				6	20	1	12	SPARE							
SPARE				12	1	20	7					0.00						8	20	1	12	SPARE							
SPARE				12	1	20	9						0.00					10	20	1	12	SPARE							
SPARE				12	1	20	11							0.00				12	20	1	12	SPARE							
SPARE				12	1	20	13					0.00						14	20	1	12	SPARE							
SPARE				12	1	20	15						0.00					16	20	1	12	SPARE							
SPARE				12	1	20	17							0.00				18	20	1	12	SPARE							
SPARE				12	1	20	19					0.00						20	20	1	12	SPARE							
SPARE				12	1	20	21						0.00					22	20	1	12	SPARE							
SPARE				12	1	20	23							0.00				24	20	1	12	SPARE							
SPARE				12	1	20	25					0.00						26	20	1	12	SPARE							
SPARE				12	1	20	27						0.00					28	20	1	12	SPARE							
SPARE				12	1	20	29							0.00				30	20	1	12	SPARE							
SPARE				12	1	20	31					0.00						32	20	1	12	SPARE							
SPARE				12	1	20	33						0.00					34	20	1	12	SPARE							
SPARE				12	1	20	35							0.00				36	20	1	12	SPARE							
XFMR T107				6	3	50	37	15.00			15.00							38	20	1	12	SPARE							
							39	15.00			15.00						40	20	1	12	SPARE								
							41	15.00				15.00					42	20	1	12	SPARE								
SUB-TOTAL (KVA)								45.00	0.00	0.00	15.00	15.00	15.00	0.00	0.00	0.00													
*PROVIDE GFCI BREAKER										TYPE OF LOAD										CONNECTED				DIVERSITY			DEMAND		
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING										0.00				100%			0.00		
PANEL LOADING				19%			POWER										45.00				70%			31.50					
							C.O.										0.00				NEC 220.44			0.00					
							TOTAL										45.00				KVA			31.50					
3/8/2022 11:38										TOTAL										55				AMPS			38		

PANEL:	H201	MAIN BREAKER			NONE			VOLTAGE:		480 Y/ 277				PHASE:		3	WIRE:	4	NEMA:	1		
MAINS:	200 AMPS		MOUNTING:			SURFACE			LOCATION		UNIT 101				REMARKS:							
LOAD DESCRIPTION			WIRE	P	AMP	CKT	PWR	LTS	C.O.	A	B	C	C.O.	LTS	PWR	CKT	AMP	P	WIRE	LOAD DESCRIPTION		
SPARE			12	1	20	1				0.00						2	20	1	12	SPARE		
SPARE			12	1	20	3					0.00					4	20	1	12	SPARE		
SPARE			12	1	20	5						0.00				6	20	1	12	SPARE		
SPARE			12	1	20	7				0.00						8	20	1	12	SPARE		
SPARE			12	1	20	9					0.00					10	20	1	12	SPARE		
SPARE			12	1	20	11						0.00				12	20	1	12	SPARE		
SPARE			12	1	20	13				0.00						14	20	1	12	SPARE		
SPARE			12	1	20	15					0.00					16	20	1	12	SPARE		
SPARE			12	1	20	17						0.00				18	20	1	12	SPARE		
SPARE			12	1	20	19				0.00						20	20	1	12	SPARE		
SPARE			12	1	20	21					0.00					22	20	1	12	SPARE		
SPARE			12	1	20	23						0.00				24	20	1	12	SPARE		
SPARE			12	1	20	25				0.00						26	20	1	12	SPARE		
SPARE			12	1	20	27					0.00					28	20	1	12	SPARE		
SPARE			12	1	20	29						0.00				30	20	1	12	SPARE		
SPARE			12	1	20	31				0.00						32	20	1	12	SPARE		
SPARE			12	1	20	33					0.00					34	20	1	12	SPARE		
SPARE			12	1	20	35						0.00				36	20	1	12	SPARE		
FXMR T201			6	3	50	37	15.00			15.00						38	20	1	12	SPARE		
						39	15.00				15.00				40	20	1	12	SPARE			
						41	15.00				15.00				42	20	1	12	SPARE			
SUB-TOTAL (KVA)						45.00	0.00		0.00	15.00	15.00	0.00	0.00	0.00								
*PROVIDE GFCI BREAKER										TYPE OF LOAD					CONNECTED			DIVERSITY		DEMAND		
**PROVIDE UL LISTED FIRE ALARM BREAKER HANDLE										LIGHTING					0.00			100%		0.00		
										POWER					45.00			70%		31.50		
										C.O.					0.00			NEC 220.44		0.00		
PANEL LOADING			19%								TOTAL					45.00			KVA		31.50	
3/8/2022 11:38										TOTAL					55			AMPS		38		