OREM CHILD CARE HOLDINGS
CHILD DEVELOPMENT CENTER

864 N 980 WEST
OREM, UTAH

Directory

ARCHITECT
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SANDY, UTAH 84070
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CIVIL ENGINEER
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STRUCTURAL ENGINEER
COMPANY: D. GEORGE HANSEN, INC.
ADDRESS: 2125 WILMOTT DRIVE
SALT LAKE CITY, UT 84109
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COMPANY: DALE R. WILDE CO.
ADDRESS: 428 WNCHESTER SUITE 240
SALT LAKE CITY, UT 84107
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ELECTRICAL ENGINEER
COMPANY: EnReDS - ENGINEERING RESEARCH
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ADDRESS: 848 S. WOODRUFF WAY
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CONTACT: GUILLERMO A. OVIEDO VELA
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Legend

MATERIAL

EARTH		CONT. WOOD (STUDS, NAILERS)	
GRAVEL / STRUCT FILL		WOOD (BLOCKING)	
ASPHALT		PLYWOOD	
CONCRETE		BATT INSULATION	
RIGID INSULATION		ACOUSTIC TILE	
MASONRY		GYPSUM BOARD	
WOOD (FINISH)		GLASS	
STEEL			

Vicinity Map

Code Review Data - 2018 IBC

OCCUPANCY			E, DAY CARE
TYPE OF CONSTRUCTION			V-B
FIRE SPRINKLER SYSTEM REQUIRED			YES
MAIN FLOOR PLAN			10250 SF
SECOND FLOOR AREA			1838 SF
TOTAL AREA			12088 SF
OCCUPANCY FACTORS:			
CHILD CARE	1/35	7035 SF	201
OFFICE	1/150	1800 SF	12
ADDITIONAL (TEACHERS)			22
TOTAL			235 OCCUPANTS

TOTAL AS SHOWN
CHILD CARE 1/35 SF 201 STUDENTS, 26 STAFF

10,175 SF GROSS LEASABLE AREA 51 PARKING SPACES
(LESS HALLS, RECEPT, TOILET ROOMS, JAN, ETC.)

MAX. REQUIRED EXIT ACCESS TRAVEL DISTANCE: 250'

PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING IN
SPACES THAT REQUIRE MORE THAN 1 EXIT AND AS SHOWN.
NUMBER OF EXITS REQUIRED/PROVIDED 3/3 (MAIN)

MAX. REQUIRED COMMON PATH OF TRAVEL: 75'

PROVIDE COPIES OF FIRE PROTECTION SHOP DRAWINGS
(NFPA 13) FOR CITY APPROVAL.

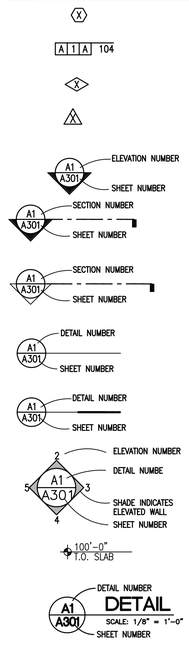
CODES: (AS AMENDED)
2018 IBC, IMC, IPC, IFGC, IECC, 2017 NEC, ICC A117-1-2009

Sheet Index

Abbreviations

A/C	AIR CONDITIONING	HS	HIGH STRENGTH
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT
ALT	ALTERNATE	INSUL	INSULATION
ALUM	ALUMINUM	INT	INTERIOR
BD	BOARD	JT	JOINT
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MFR	MANUFACTURER
BOC	BOTTON OF CEILING	MIN	MINIMUM
BOT	BOTTOM	MO	MASONRY OPENING
BRG	BEARING	MTL	METAL
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CJ	COLD JOINT	NOM	NOMINAL
CL	CENTERLINE	OC	ON CENTER
CLG	CEILING	OD	OUTSIDE DIA
CLR	CLEAR	OPP	OPPOSITE
CMU	CONC MASONRY UNIT	PL	PLATE
CONC	CONCRETE	PRV	PRESSURE REDUCING VALVE
CV	CONTROL VALVE		
DB	DECK BEARING	PT	PRESSURE TREATED
DET	DETAIL	PWD	PLYWOOD
DIA	DIAMETER	RA	RETURN AIR
DS	DOWN SPOUT	RD	ROOF DRAIN
DWGS	DRAWINGS	REQ'D	REQUIRED
EA	EACH	RM	ROOM
ELEC	ELECTRIC	ROW	RIGHT OF WAY
ELEV	ELEVATION	RTU	ROOF TOP UNIT
EQ	EQUAL	SC	SAW CUT
EQUIP	EQUIPMENT	SHT	SHEET
EW	EACH WAY	SF	SQUARE FEET
EXIST	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	STRUCT	STRUCTURAL
EWC	ELEC WATER COOLER	TBC	TOP BACK OF CURB
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TI	TENANT IMPROVEMENT
FH	FIRE HYDRANT	TG	TEMPERED GLASS
FIN	FINISH	TOC	TOP OF CONCRETE
FLR	FLOOR	TEMP	TEMPERED
FOC	FACE OF CURB	TS	TUBE STEEL
FOM	FACE OF MASONRY	TOB	TOP OF BEAM
FOS	FACE OF STUD	TOF	TOP OF FOOTING
FRP	FIBERGLASS REINFORCED PLASTIC	TOP	TOP OF PARAPET
		TOW	TOP OF WALL
FS	FLOOR SINK	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VERT	VERTICAL
GL	GLASS	W/	WITH
GYP BD	GYPSUM BOARD	WB	WHITE BOARD (DRY ERASE)
HM	HOLLOW METAL	WD	WOOD
HORIZ	HORIZONTAL	WH	WATER HEATER
		WWF	WELDED WIRE FABRIC

Symbols Legend



General Notes

1 ALL CONSTRUCTION WORK INDICATED SHALL BE ACCOMPLISHED PER MINIMUM REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE, OR THE LATEST EDITION AND ALL OTHER CODES AS REQUIRED FOR THE SYSTEMS CONSTRUCTED IN THIS PROJECT. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND INDUSTRY STANDARDS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

2 CONSTRUCTION SHALL MEET REQUIREMENTS FOR DISABLED ACCESSIBILITY, CHAPTER 11 AND OTHER CHAPTERS OF THE 2018 INTERNATIONAL BUILDING CODE. AND ICC/ANSI A117.1-2009 PER DRAWINGS AND SPECIFICATIONS.

3 IF THERE ARE ANY CONFLICTS BETWEEN ITEMS ON DRAWINGS AND GENERAL NOTES OR WITH SPECIFICATIONS, THE MOST STRINGENT REQUIREMENT GOVERNS.

4 ACTUAL SITE DIMENSIONS COULD VARY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND. THESE DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

5 ALL CHANGE ORDERS TO BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.

6 CLEAN ALL DEBRIS FROM CONSTRUCTION AREA AT COMPLETION OF PROJECT. GENERAL CLEAN UP OF ALL AREAS UNDER CONSTRUCTION IS REQUIRED.

7 NEW WALL SYSTEM SHALL BE ANCHORED TO FLOOR, CEILING AND ADJACENT WALLS. PROVIDE ADEQUATE RIGID BRACING OF WALLS TO DECK ABOVE (8'-0" O.C.).

8 PROVIDE BLOCKING OR BRACING FOR PROPER SUPPORT AT ALL WALL LOCATIONS WHERE MILLWORK OR OTHER ELEMENTS ARE TO BE HUNG OR ATTACHED.

9 PROVIDE ANY ADDITIONAL METAL FURRING AS REQUIRED FOR CONDUITS, PIPES, ETC. PROVIDE GYPSUM BOARD AND FINISH AS SPECIFIED FOR ADJACENT SURFACES.

10 SEISMIC BRACING IS REQUIRED FOR SUSPENDED CEILINGS AS PER 2018 I.B.C. SECTIONS 808, 2506.2.1, 1613 ON ALL NEW OR MODIFIED CEILING SYSTEMS. (2" WALL SUPPORT OR BERC2 CLIPS, ETC.)

11 ALL FINISH MATERIALS ARE REQUIRED TO MEET 2018 I.B.C. CHAPTER 8 AND SHALL HAVE A MIN. CLASS C FLAME SPREAD RATING. (A CLASS OR GRADE 'A' RATING IS REQUIRED FOR ENCLOSED STAIRS AND ANY TEXTILE WALL COVERINGS). SEE ALSO TABLE 803.13.

12 GENERAL CONTRACTOR IS TO COORDINATE THE WORK OF THE MECHANICAL, ELECTRICAL AND THE PLUMBING SYSTEMS. COMPLETE ALL WORK NECESSARY FOR SYSTEMS TO FUNCTION PROPERLY.

13 GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES (ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, ETC.) INCLUDING FIELD DETERMINE ALL REINFORCING, TENSION CABLES, UTILITIES ETC. IN CONCRETE SLABS WITH BUILDING OWNER OR BY X-RAY PRIOR TO ANY CORE DRILLING.

14 ALL TELEPHONE EQUIPMENT AND WIRING SHALL BE PROVIDED AND INSTALLED BY TENANT OR UNDER SEPARATE CONTRACT.

15 ALL COMPUTER WIRING SHALL BE PROVIDED AND INSTALLED BY TENANT OR UNDER SEPARATE CONTRACT.

16 ALL WIRING SHALL BE IN CONDUITS OR BE PLENUM RATED WHERE REQUIRED.

17 ALL ELECTRICAL MATERIALS SHALL BE PROVIDED AND INSTALLED PER THE REQUIREMENTS OF THE N.E.C. OF THE LATEST EDITION.

18 WITHIN THE PROJECT SCOPE OF WORK, PROVIDE SIGNS TO MEET THE REQUIREMENTS OF 2018 I.B.C. SECTION 1111, SUCH AS TOILET ROOMS, EXITS.

FIRE DEPARTMENT NOTES

1. Provide a minimum 2A: 10BC rated fire extinguisher in all units. These fire extinguishers provided shall be within 75' travel distance of all parts of the units.
2. The K style fire extinguishers shall be provided within 30' travel distance of the cooking surface within each kitchen.
3. Provide an address for the building, and to indicate the unit designation under the address number. Addresses shall be in Arabic numerals large enough to be distinguishable from the road that serves the structure. The minimum size of these numerals shall not be less than 6" high and 3/4" width.
4. Provide a Knox box, which shall be permanently installed on the structure.
5. Floor carpet, if installed, shall be tested by the latest ASTM E-648 test, and be a minimum Class '1' (critical radiant flux of 0.45 watts per square centimeter.)
6. Wall carpet, if installed, shall be tested by the latest ASTM E-84 test, and be a minimum Class 'A' (0-23 flame spread) with a smoke development index of 0-450.
7. Penetration by conduits, ducts, and pipes of fire rated walls and floors shall be provided with fire stop material that is tested by the latest ASTM E-814 test.

Instructions to All Bidders
Visit the site. Verify existing utility locations and sizes. Bid items found on the documents. Include with base bid any obvious items needed, for a turn-key project. If there is a question to include an item that would be needed, note with bid any apparent change order items as "outside of base bid" allowances or alternates to insure the Owner or Tenant budgets for them. Cost saving alternates will be considered, but are not required from all bidders. The owner/tenant reserves the right to reject any or all bids and to waive any irregularity therein.

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Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
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File No.
TheKids-A000-L906

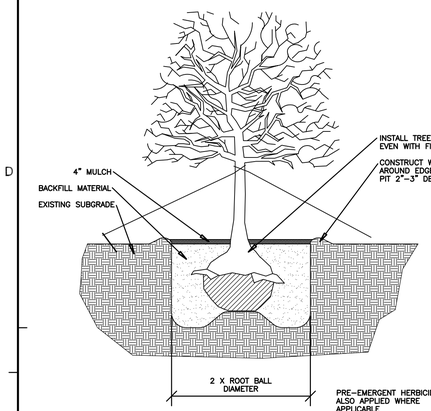
Drawn by:

Reviewed by:

Date Issued:
NOVEMBER 6, 2019

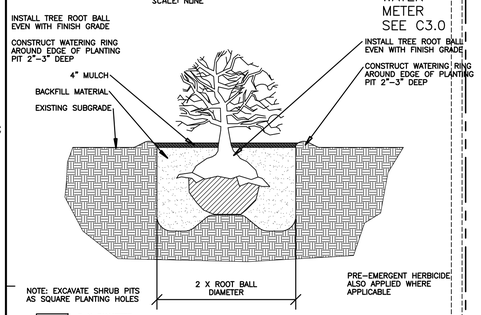
Seal
STATE OF UTAH
FRED CORNISH COX
11-4-19
131451
LICENSED ARCHITECT

Sheet No.
A000



TREE PLANTING DETAIL

SCALE: NONE

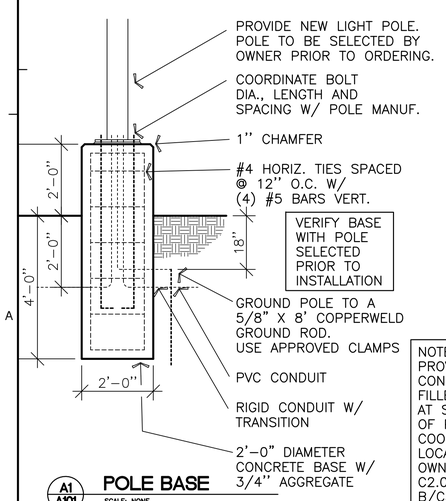


SHRUB PLANTING DETAIL

SCALE: NONE

PLANTING SCHEDULE

AM	AMUR MAPLE Acer ginnala	2" C.
TP	THUNDERCLOUD PLUM PRUNUS CERASIFERA 'THUNDERCLOUD'	2" C.
LM	Loebner Magnolia (ALT FOR AMUR MAPLE) Magnolia x loebneri	2" C.
SHRUBS SEE ALT.	ALTERNATE BETWEEN GOLDFINGER SHRUBBY CINQUEFOIL (Potentilla Fruticosa 'Goldfinger') AND ANTONY WATERER SPIREA (Spiraea x bumalda 'Anthony Waterer')	5 GAL.

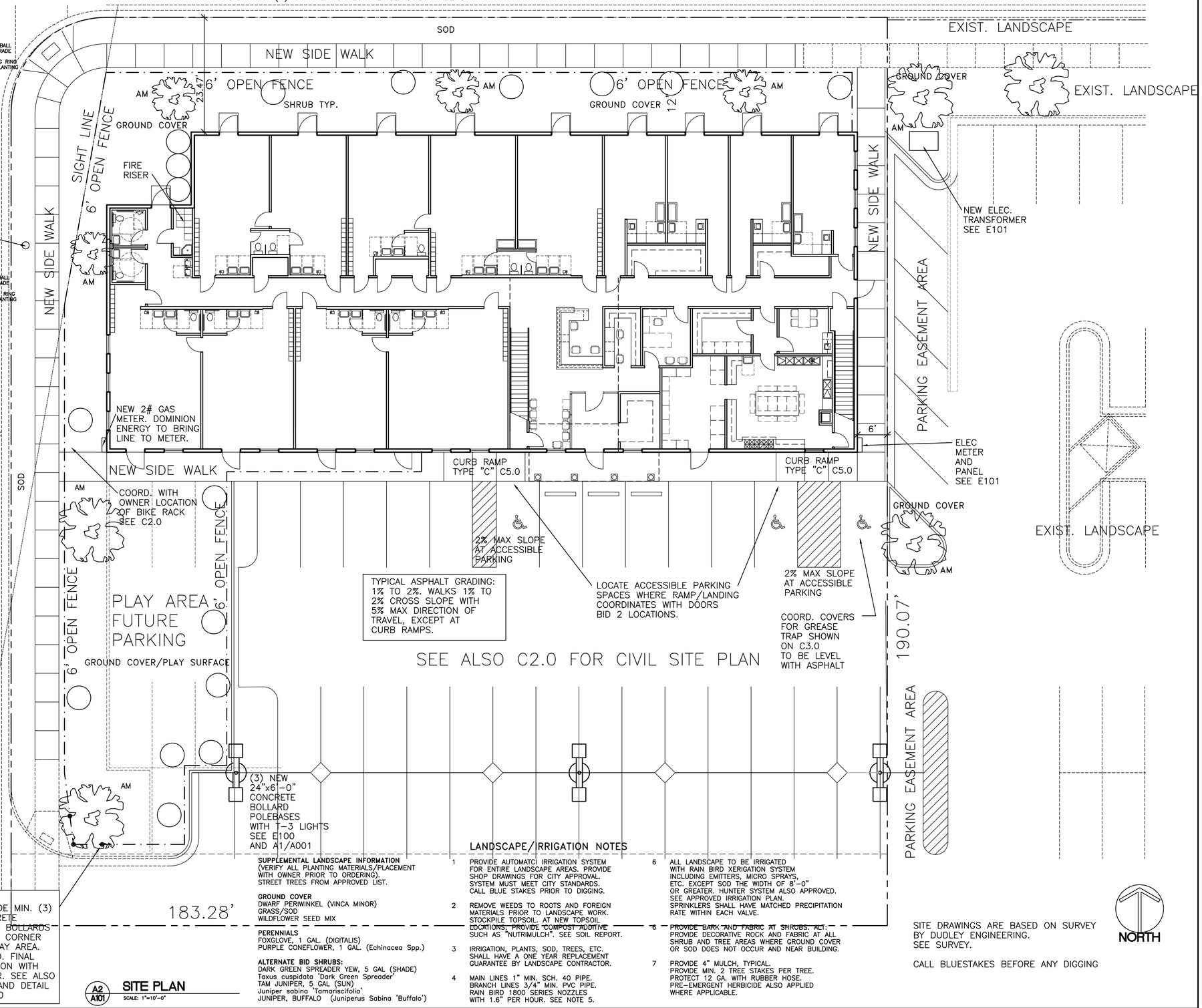


A1/A101 POLE BASE

SCALE: NONE

NOTE
PROVIDE MIN. (3) CONCRETE FILLED BOLLARDS AT SW CORNER OF PLAY AREA. COORD. FINAL LOCATION WITH OWNER. SEE ALSO C2.0 AND DETAIL B/C5.0

6' OPEN FENCE AS SHOWN. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALATION. AMERISTAR ECHELON PLUS MAJESTIC 3 RAIL WITH RING OPTION. COMMERCIAL STRENGTH ALUMINUM. PROVIDE WITH CONCRETE POST FOOTINGS AT 8'-0" BID WITH (4) 36"x72" GATES. FENCE COLOR: BLACK.



A2/A101 SITE PLAN

SCALE: 1"=10'-0"

LANDSCAPE/IRRIGATION NOTES

SUPPLEMENTAL LANDSCAPE INFORMATION
(VERIFY ALL PLANTING MATERIALS/PLACEMENT WITH OWNER PRIOR TO ORDERING).
STREET TREES FROM APPROVED LIST.

GROUND COVER
DWARF PERIWINKEL (VINCA MINOR)
GRASS/SOD
WILDFLOWER SEED MIX

PERENNIALS
FOXGLOVE, 1 GAL. (DIGITALIS)
PURPLE CONEFLOWER, 1 GAL. (Echinacea Spp.)

ALTERNATE BID SHRUBS:
DARK GREEN SPREADER YEW, 5 GAL (SHADE)
Taxus cuspidata 'Dark Green Spreader'
TAM JUNIPER, 5 GAL (SUN)
Juniper sabina 'Tamariscifolia'
JUNIPER, BUFFALO (Juniperus Sabina 'Buffalo')

1. PROVIDE AUTOMATCI IRRIGATION SYSTEM FOR ENTIRE LANDSCAPE AREAS. PROVIDE SHOP DRAWINGS FOR CITY APPROVAL. SYSTEM MUST MEET CITY STANDARDS. CALL BLUE STAKES PRIOR TO DIGGING.
2. REMOVE WEEDS TO ROOTS AND FOREIGN MATERIALS PRIOR TO LANDSCAPE WORK. STOCKPILE TOPSOIL. AT NEW TOPSOIL LOCATIONS, PROVIDE COMPOST ADDITIVE SUCH AS "NUTRIMULCH". SEE SOIL REPORT.
3. IRRIGATION, PLANTS, SOD, TREES, ETC. SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE BY LANDSCAPE CONTRACTOR.
4. MAIN LINES 1" MIN. SCH. 40 PIPE. BRANCH LINES 3/4" MIN. PVC PIPE. RAIN BIRD 1800 SERIES NOZZLES WITH 1.6" PER HOUR. SEE NOTE 5.
6. ALL LANDSCAPE TO BE IRRIGATED WITH RAIN BIRD XERIGATION SYSTEM INCLUDING EMITTERS, MICRO SPRAYS, ETC. EXCEPT SOD THE WIDTH OF 8'-0" OR GREATER. HUNTER SYSTEM ALSO APPROVED. SEE APPROVED IRRIGATION PLAN. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITHIN EACH VALVE.
6. PROVIDE BARK AND FABRIC AT SHRUBS. ALT: PROVIDE DECORATIVE ROCK AND FABRIC AT ALL SHRUB AND TREE AREAS WHERE GROUND COVER OR SOD DOES NOT OCCUR AND NEAR BUILDING.
7. PROVIDE 4" MULCH, TYPICAL. PROVIDE MIN. 2 TREE STAKES PER TREE. PROTECT 12 GA. WITH RUBBER HOSE. PRE-EMERGENT HERBICIDE ALSO APPLIED WHERE APPLICABLE.

SITE DRAWINGS ARE BASED ON SURVEY BY DUDLEY ENGINEERING. SEE SURVEY.

CALL BLUESTAKES BEFORE ANY DIGGING

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Consultant

No.	Revisions	Date

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864 N 980 WEST
OREM, UTAH

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SITE AND LANDSCAPE PLAN

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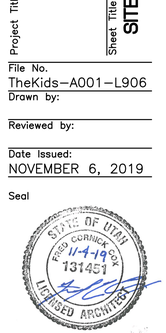


Sheet No.
A001

FINISH KEY

FLOOR

A STAIN DENSIFIED POLISHED CONCRETE. CONVERGENT. PENTRA–SIL (IH), PENTRA–FINISH (HG), TYPE SYSTEM. DIAMOND GRIT 60–80, 120–140 WITH GROUT COAT, THEN 50, 100, 200, 400, 800. FROM ALTA COATINGS. $3.50 SF BUDGET. ALT: PROSOCO SYSTEM. 4" COVED ROPPE RUBBER BASE

B 6x6 QUARRY TILE FLOOR AND 6" BASE DAL TILE QUARRY TEXTURES, ASHEN GRAY.

C SHAW HARD SURFACE 2576V ALTO PLUS PLANK COLOR 00151 TARURNO W 7.99". FLOORTE TREADZ WITH 4" COVED ROPPE 193 BLACK BROWN BASE

WALLS

1 PAINTED GYPSUM BOARD (COLOR TO BE SELECTED BY TENANT) ALL PAINTED SURFACES TO BE ONE COAT PRIMER, AND TWO COATS FINISH PAINT. CHAIR RAIL IN CLASSROOMS

2 4' TALL F.R.P. PANELS WITH PAINT ABOVE. (NOTE: ALSO AT E.W.C, ANY TOILET OR SINK.)

3 8' TALL F.R.P. PANELS WITH PAINT ABOVE.

CEILING

A NEW 2' X 4' SUSPENDED ACOUSTICAL TILE CEILING SYSTEM, (TYPICAL). MEET IBC SECTION 808.1.1.1 AND 1613 FOR SEISMIC ZONE D,E,F INSTALLED PER ASTM C635 AND ASTM C636. MEET ASCE 7–10 TABLE C13.5.6.1, INCLUDING:

2" WALL MOLDING #7808, HEAVY DUTY GRID SYSTEM #7301 OR 7501 AS NOTED. ATTACH WALL MOLDING AT 2 ADJACENT WALLS. PROVIDE 3/4" TILE SLIDE SPACE ON OPPOSITE WALLS. TIE ENDS OF MAINS AND CROSS TEES. RIGID BRACES OR DIAGONAL SPLAY WIRES ARE REQUIRED FOR AREAS OVER 1000 SF. PROVIDE SEISMIC SEPARATION JOINTS FOR ANY AREA OVER 2,500 SF. WHERE SPRINKLERS EXIST, OR ARE REQUIRED, PROVIDE 1" OF CLEAR SPACE AROUND SPRINKLER PIPE. ADJUST/COORD. ESCUTCHEON SIZE, UNLESS RIGID BRACING IS USED.

PROVIDE SPACER BARS AND ADDITIONAL CLIPS WHERE REQUIRED BY THE CEILING SYSTEM. ALTERNATE: PROPRIETARY SOLUTIONS SUCH AS SEISMIC RX WITH HD GRID WITH BERC2 CLIPS AND SEISMIC BRACING. (ESR–1308, ICC–ES).

SEISMIC DESIGN REQUIRED FOR CEILINGS, WALLS MECHANICAL AND ELECTRICAL AS PER 2018 IBC.

NOTE: GENERAL CONTRACTOR TO PROVIDE PROPER SUPPORT AND INSTALLATION OF ALL MECHANICAL DIFFUSERS, SPEAKERS, LIGHTS, AND ALL OTHER CEILING PENETRATION ITEMS.

ARMSTRONG WHITE, GEORGIAN. (WASHABLE TILE) IN FOOD SERVING AND STORAGE AREA

B PAINTED GYP. BD. CEILING

ALL PAINTED GYP. BD. TO LEVEL 4. EGGSHELL, TYP. PAINT IN FOOD PREP AREAS TO BE SEMI–GLOSS.

NOTE: FINISHES ARE SELECTED BY TENANT AND APPROVED BY TENANT. SOME FINISHES WILL BE SELECTED BY CONTRACTOR SUBMITALS.

FINISH SCHEDULE

FINISH SCHEDULE							
			NORTH	EAST	SOUTH	WEST	
ROOM #	ROOM NAME	FLOOR	WALL	WALL	WALL	WALL	CEILING
101	VEST	A	1	1	1	1	A
102	CAR SEATS	A	1	1	1	1	A
103	OFFICE	A	1	1	1	1	A
104	STAFF	A	1	1	1	1	A
105	RECEPT	A	1	1	1	1	A
106	PLAY	A	1	1	1	1	B
107	STAIR	C	1	1	1	1	A
108	EAST HALL	A	1	1	1	1	A
109	4/5 YR OLD	A	1	1	1	1	A
110	4 YR OLD	A	1	1	1	1	A
111	4 YR OLD	A	1	1	1	1	A
112	4 YR OLD	A	1	1	1	1	A
113	WOMEN	A	2	2	2	2	B
114	MEN	A	2	2	2	2	B
115	JAN	A	2	2	2	2	B
116	3 YR OLD	A	1	1	1	1	A
117	STOR	A	1	1	1	1	A
118	3 YR OLD	A	1	1	1	1	A
119	3 YR OLD	A	1	1	1	1	A
120	STOR	A	1	1	1	1	A
121	2 YR OLD	A	1	1	1	1	A
122	2 YR OLD	A	1	1	1	1	A
123	TODDLER	A	1	1	1	1	A
124	STOR	A	1	1	1	1	A
125	TODDLER	A	1	1	1	1	A
126	INFANT	A	1	1	1	1	A
127	STOR	A	1	1	1	1	A
128	INFANT	A	1	1	1	1	A
129	WEST HALL	A	1	1	1	1	A
130	STAFF VEST	A	1	1	1	1	A
131	LAUNDRY	A	1	1	1	1	A
132	SERVING AREA	B	3	3	3	3	A
133	PANTRY	B	3	3	3	3	A
134	STOR	B	3	3	3	3	B
135	BREAK	A	1	1	1	1	A
136	STAIR	C	1	1	1	1	A
201	STAIR	C	1	1	1	1	A
202	5 YR OLD	C	1	1	1	1	A
203	T.R.	C	2	2	2	2	B
204	T.R.	C	2	2	2	2	B
205	T.R.	C	2	2	2	2	B
206	T.R.	C	2	2	2	2	B
207	COATS	C	1	1	1	1	A
208	STAIR	C	1	1	1	1	A

WALL TYPES

2X6 DF #2 STUDS @ 16" O.C. WITH 15/32" O.S.B. EXTERIOR SHEATHING. SEE STRUCTURAL. R–19 BATT INSUL. WITH 5/8" 'X' INTERIOR GYP. BD.

EXTERIOR: HARRISTONE OR E.I.F.S. PER ES–REPORT WITH VAPOR/MOSTURE BARRIER SYSTEMS PROVIDE 2' HT. R–10 FOUNDATION INSULATION. PROVIDE R–3 THERMO–BREAK BETWEEN SLAB/FND.

2X6 DF #2 STUDS @ 16" O.C. WITH 15/32" O.S.B. SHEATHING. PROVIDE 5/8" 'X' GYP. BD. EA. SIDE.

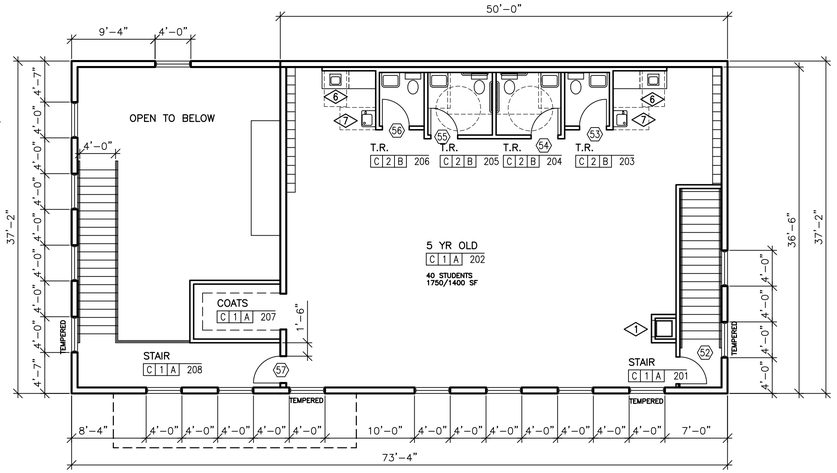
NEW 3–5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE 3–5/8" 25 GA. AT 16" FOR DEMISING WALLS TO 16'. 6" STUDS FOR PLUMBING OR HIGHER WALLS.

NOTE: 2x4 STUDS CAN BE USED VS. 3–5/8" METAL STUDS FOR LOW WALLS OR FURRING. WOOD STUDS FOR STRUCTURAL.

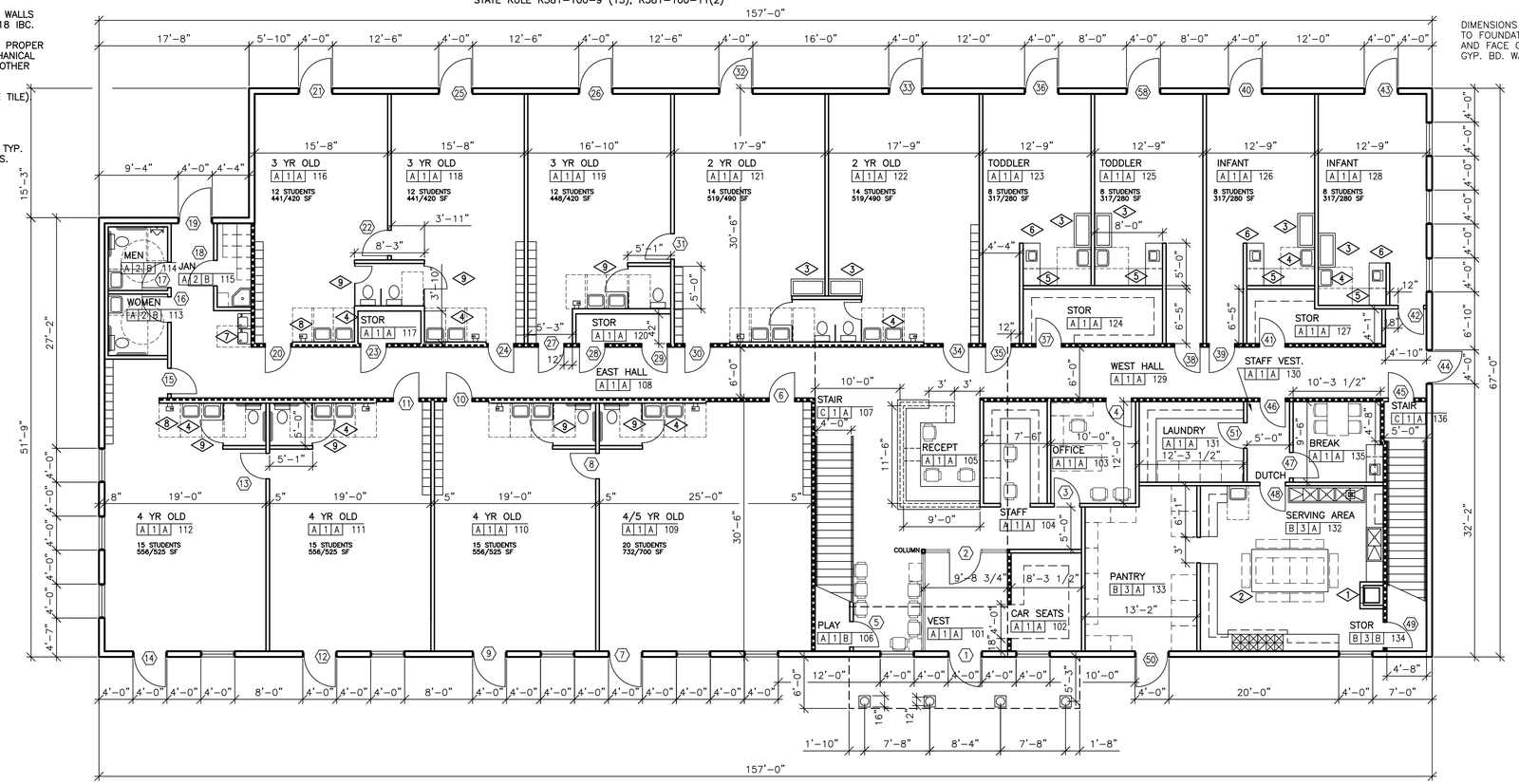
NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD–OUT MEETS TENANT REQUIREMENTS.

KEYED NOTES

1. 200# DUMWAITER. 12'–0" LIFT. 20"x20" CAR SIZE. PROVIDE SHOP DRAWING FOR APPROVAL.
2. 9'x5'x36" HT. COUNTER TOP WITH SUPPORTS LEAVE OPEN BELOW FOR FOOD CARTS. EXTEND FLOORING UNDERNEATH.
3. DIAPER CHANGING TABLE, TYP. SEE ITEM 4, B3/201
4. LAV. WITH MIRROR. SEE ALSO C4/A201
5. UNDERCAB REFIGERATOR WITH MICROWAVE ABOVE BY OWNER
6. BASE CABINET WITH SINK SEE B3/A201
7. 2 LEVELS, E.W.C. WITH F.R.P. WAINSCOT WHERE ONE LEVEL OCCURS, USE LOWER HT.
8. CHILD LEVEL DRINKING FOUNTAIN. (F.R.P)
9. TOILET PARTITIONS. TYPICAL HT. FOR 4/5 YEAR OLDS 48" TALL AT 2/3 YEAR OLDS. PREFINISHED STEEL. 24"x48" DIVIDER WHERE SHOWN. RE: PRIVACY SEE STATE RULE R381–100–9 (15), R381–100–11(2)



C3 / A101 SECOND FLOOR PLAN
SCALE: 1/8"=1'–0"



A1 / A101 MAIN FLOOR PLAN
SCALE: 1/8"=1'–0"

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Consultant

No.	Revisions	Date

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OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
MAIN FLOOR AND SECOND FLOOR PLANS

File No.
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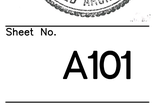
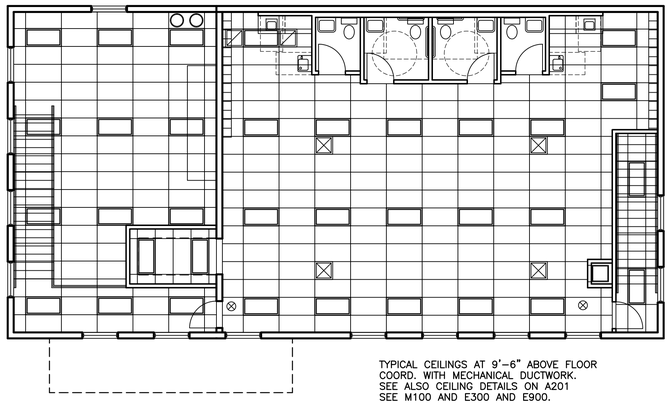


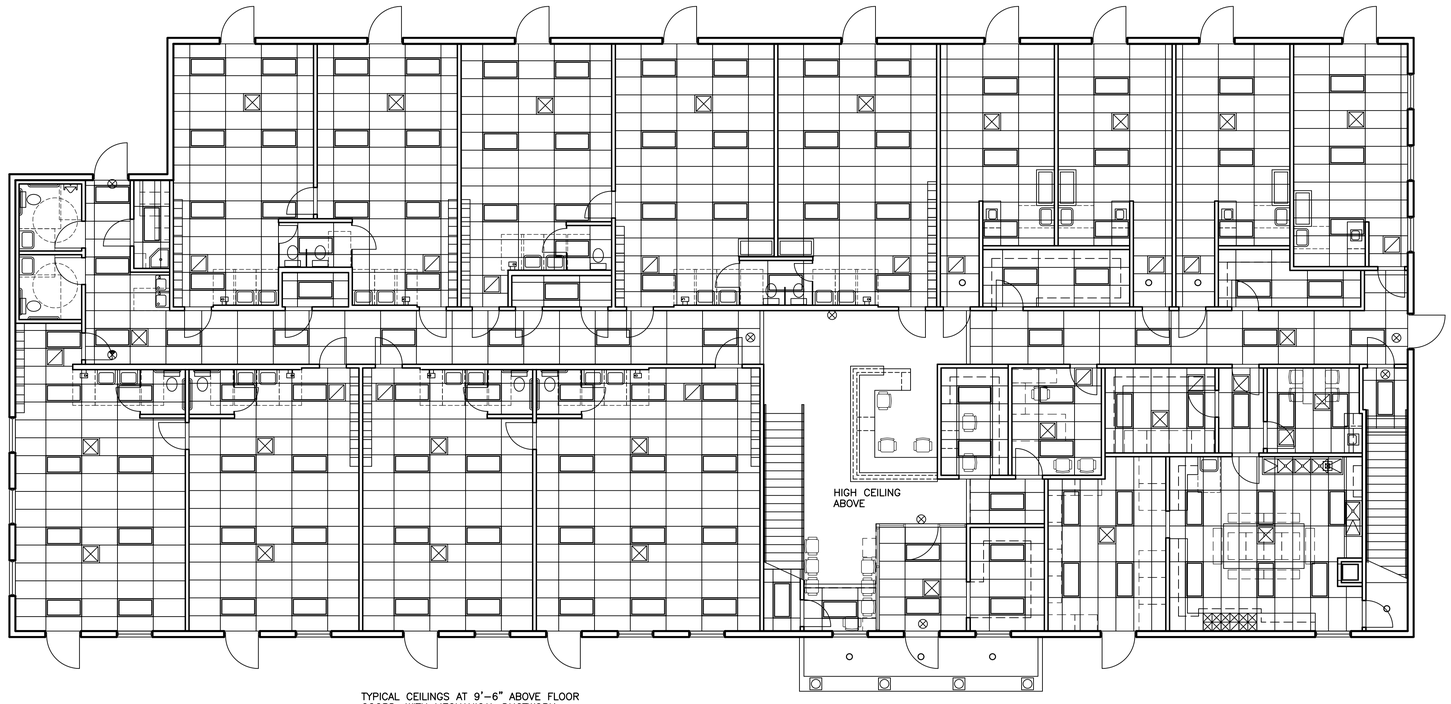
Sheet No.
A101



TYPICAL CEILINGS AT 9'-6" ABOVE FLOOR
COORD. WITH MECHANICAL DUCTWORK.
SEE ALSO CEILING DETAILS ON A201
SEE M100 AND E300 AND E900.

C3 / A102 **SECOND FLOOR CEILING PLAN**

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



TYPICAL CEILINGS AT 9'-6" ABOVE FLOOR
COORD. WITH MECHANICAL DUCTWORK.
SEE ALSO CEILING DETAILS ON A201
SEE M100 AND E300 AND E900.

NORTH

A1 / A102 **MAIN FLOOR CEILING PLAN**

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

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FRED CORNICK, JR.
10-9-19
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LICENSED ARCHITECT

Sheet No.
A102

PROVIDE ALTERNATE FOR
1/8" PER FOOT ROOF SLOPE

BASE BID (MEMBRANE):
SIKAPLAN 60 FASTENED PVC
5 YR/15 YR. R-49 BATT INSULATION BELOW DECK.

TYPICAL:
PROVIDE 20 YEAR ROOF WITH 5 YEAR INSTALLER AND 15 YEAR MANUFACTURER MATERIAL AND LABOR WARRANTEE. MEET 90 MPH MIN. WIND UPLIFT. PROVIDE REGLETS AT HIGHER PARAPETS, CONTINUE ROOFING UP OVER TOP OF WALL AT LOWER PARAPETS, OR PROVIDE GRAVEL STOP WHERE OCCURS.

INCLUDE A 1/4" DENSDECK OR INVINSA ROOF BOARD.

FOLLOW MANUFACTURER'S SYSTEM OF FLASHING VENTS AND MECHANICAL UNITS, ETC.

SEE ELEVATION FOR CAP FLASHING PROFILE. SUBMIT FOR COLOR SELECTION OF PREFINISHED CAP FLASHING.

CONNECT PRIMARY ROOF DRAIN LINES TO STORM DRAIN SYSTEM. SLOPE 1/4" PER FOOT MIN. ROOF SLOPE 1/4" PER FOOT MIN.

PROVIDE CRICKETS FOR ROOF TOP EQUIPMENT. COORDINATE WITH ROOF FRAMING.

SLOPE ROOF DECK OR PROVIDE TAPERED INSULATION TO PROVIDE 1/4" PER FOOT ROOF SLOPE ON MEMBRANE ROOF.

COORD. ANY ROOF HATCH LOCATION WITH MECH. & STRUCTURAL THE BLDG. IS LOW ENOUGH, HATCH IS NOT REQUIRED PER IMC.

4" DAYLIGHT SECONDARY WITH WALL OUTLET/SCREEN.

4" DAYLIGHT SECONDARY WITH WALL OUTLET/SCREEN.

4" DAYLIGHT SECONDARY WITH WALL OUTLET/SCREEN.

4" DAYLIGHT SECONDARY WITH WALL OUTLET/SCREEN.

COORD. R.D. LOCATIONS WITH FINAL R.T.U. LOCATIONS

4" ROOF DRAINS

5:12 PITCH TILE ROOF

5:12 PITCH TILE ROOF

5:12 PITCH TILE ROOF

1/4" PER FOOT MEMBRANE ROOF TYP

SEE ELEVATIONS AND STRUCTURAL AND M100

INCLUDE A 1/4" DENSDECK OR INVINSA ROOF BOARD.

5:12 PITCH TILE ROOF

RAIN GUTTER TO EA. SIDE.

6" R.D. LINE TO S.D. CATCH BASIN DAYLIGHT SECONDARY WITH WALL OUTLET/SCREEN. SEE CIVIL DWG.

5:12 PITCH TILE ROOF ON 30# FELT ON PLYWOOD STRUCTURAL SHEATHING ON PRE-ENGINEERED TRUSSES AT 24" O.C. INSTEAD OF 30# PROVIDE GRACE ICE & WATER SHIELD AT THE BOTTOM 4'-0" AND 36" WIDE UP VALLEYS.

FOLLOW MANUF. INSTALLATION SPEC/GUIDE TO MAINTAIN 50 YEAR OR MORE WARRANTY

INCLUDE IN BID ANY RECOMMENDED BATTEN STRIPS, METAL VALLEY VALLEY FLASHING, FLASHINGS, ETC.

BID BARTILE #496 EUROPEAN. VERIFY STYLE AND COLOR WITH OWNER.

SEE SHEET P102

R-49 BATT INSULATION STICK PIN AS REQ. FOR INSULATION TO FOLLOW TOP CHORD TO ALLOW WATER BASE FIRE PROTECTION SYSTEM BELOW

NORTH

A1 / A103 ROOF PLAN
SCALE: 1/8"=1'-0"

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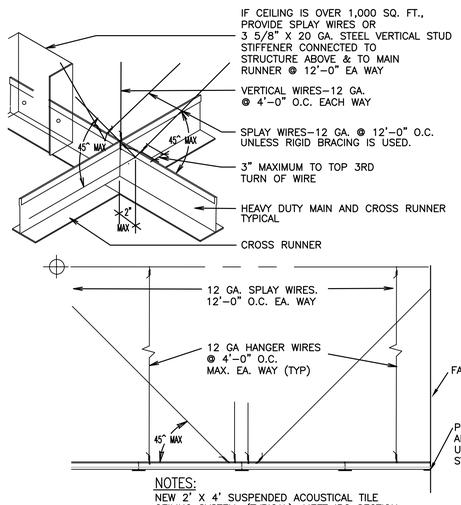
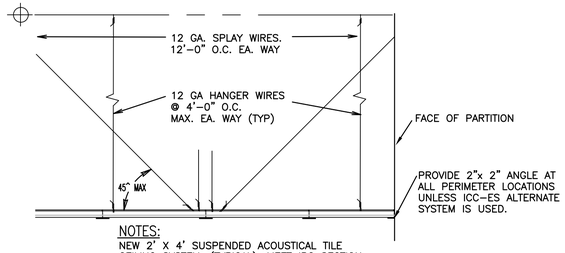
A103





NOTES:

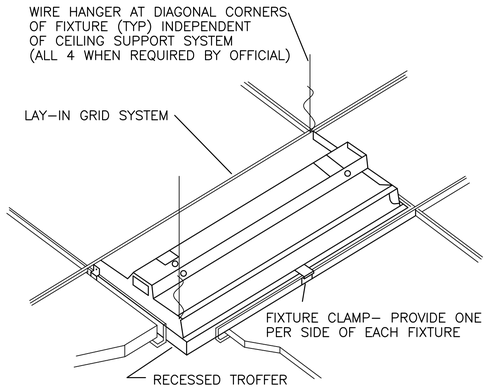
NEW 2' X 4' SUSPENDED ACOUSTICAL TILE CEILING SYSTEM, (TYPICAL). MEET IBC SECTION 808.1.1.1 AND 1613 FOR SEISMIC ZONE D,E,F INSTALLED PER ASTM C635 AND ASTM C636. MEET ASCE 7-10 TABLE C13.5.6.1, INCLUDING:

2" WALL MOLDING #7808, HEAVY DUTY GRID SYSTEM #7301 OR 7501 AS NOTED. ATTACH WALL MOLDING AT 2 ADJACENT WALLS. PROVIDE 3/4" TILE SLIDE SPACE ON OPPOSITE WALLS. TIE ENDS OF MAINS AND CROSS TEES. RIGID BRACES OR DIAGONAL SPLAY WIRES ARE REQUIRED FOR AREAS OVER 1000 SF. PROVIDE SEISMIC SEPARATION JOINTS FOR ANY AREA OVER 2,500 SF. WHERE SPRINKLERS EXIST, OR ARE REQUIRED, PROVIDE 1" OF CLEAR SPACE AROUND SPRINKLER PIPE. ADJUST/COORD. ESCUTCHEON SIZE, UNLESS RIGID BRACING IS USED.

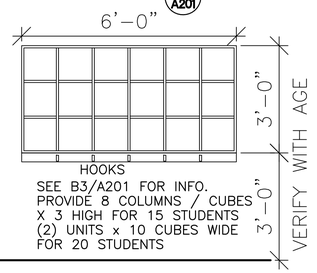
PROVIDE SPACER BARS AND ADDITIONAL CLIPS WHERE REQUIRED BY THE CEILING SYSTEM. ALTERNATE: PROPRIETARY SOLUTIONS SUCH AS SEISMIC RX WITH HD GRID WITH BERC2 CLIPS AND SEISMIC BRACING. (ESR-1308, ICC-ES).

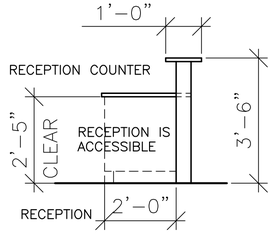
SEISMIC DESIGN REQUIRED FOR CEILINGS, WALLS MECHANICAL AND ELECTRICAL AS PER 2018 IBC.

NOTE: GENERAL CONTRACTOR TO PROVIDE PROPER SUPPORT AND INSTALLATION OF ALL MECHANICAL DIFFUSERS, SPEAKERS, LIGHTS, AND ALL OTHER CEILING PENETRATION ITEMS.



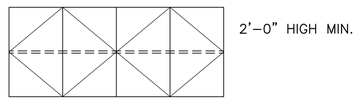
C2 A201 TYPICAL RECESSED FIXTURE MOUNTING DETAIL

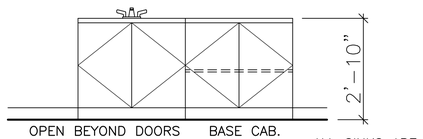




B2 A201 TYPICAL CUBBIES

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





WHERE OCCURS – SEE PLAN FOR LAYOUT

B3 A201 TYPICAL CABINETS

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

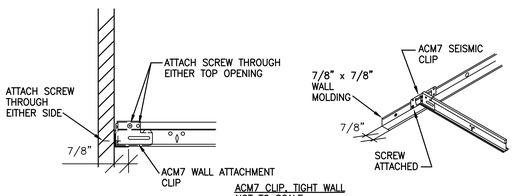
CABINET NOTES

1 COUNTER TOPS ARE PLASTIC LAMINATE. BACK SPLASH CABINETS ARE PLASTIC LAMINATE ON ALL EXPOSED SURFACES. PROVIDE WHITE CORTRON INTERIOR TYP. PROVIDE S.S. PINS AT ADJUSTABLE SHELVING, SILENCERS, CONCEALED HINGES, WIRE PULLS. COLORS TO BE SELECTED BY OWNER FROM CONTRACTORS SAMPLES.

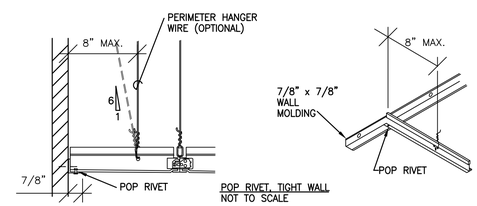
2 UPPER CABINETS ARE DOOR UNITS TYPICAL. LOWER UNITS ARE 1/3 DRAWER UNITS AND 2/3 DOOR UNITS. EXACT LAYOUT TO BE COORDINATED WITH OWNER.

3 AT BREAK ROOM SINK PROVIDE 30" WIDE X 29" HIGH KNEE SPACE MIN. EXTEND FLOORING AND BASE UNDER SINK AREA.

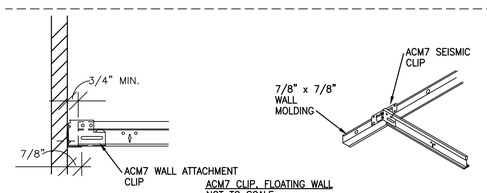
4 AT TODDLER / DIAPER CHANGING STATIONS: BID WHITNEY BROTHERS TODDLER CHANGING TABLE WITH STOW AWAY STAIRS UNDERSINK FRIDGES AND MICROWAVES BY OWNER.



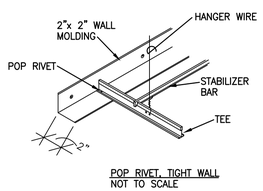
ACM7 CLIP, TIGHT WALL
NOT TO SCALE



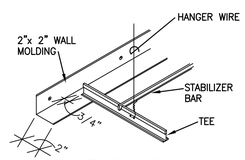
POP RIVET, TIGHT WALL
NOT TO SCALE



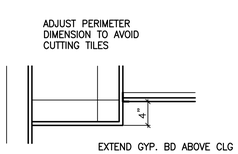
ACM7 CLIP, FLOATING WALL
NOT TO SCALE



POP RIVET, TIGHT WALL
NOT TO SCALE

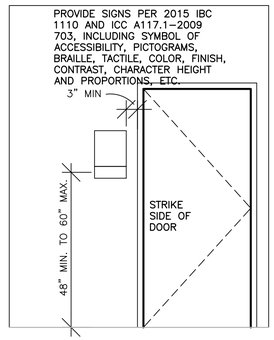


TEE UNATTACHED, FLOATING WALL
NOT TO SCALE

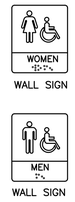


PERIMETER GYP. BD ACCENT
NOT TO SCALE

A1 A201 TYPICAL CEILING DETAILS



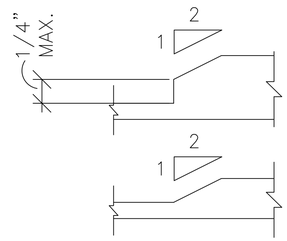
FOR RESTROOMS



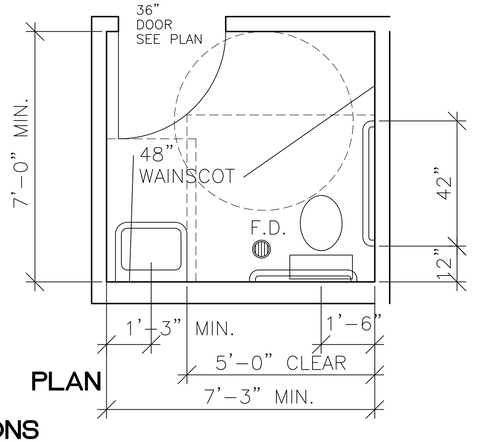
D4 A201 TOILET ROOM AND EXIT SIGNAGE

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

DEEP TRAP WITH TRAP GUARD FOR NEW LOCATIONS.



D5 A201 THRESHOLD DETAILS



PLAN

C4 A201 TYPICAL TOILET RM. PLAN AND ELEVATIONS

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

NOTES:

1 INSULATE HOT AND COLD WATER SUPPLY AND DRAIN LINES EXPOSED BELOW LAV. WITH TRUBRO FLEXIBLE INSULATION OR EQUAL.

2 48" WAINSCOT ON 4 SIDES

3 SOAP AND PAPER TOWEL DISPENSER – LOCATE W/ OPERATION NO HIGHER THAN 44" A.F.F.

4 SINK, TOILET AND LAVATORIES SHALL BE ACCESSIBLE FOR DISABLED. PORCELAIN.

5 APPLICABLE DIMENSIONS SHALL APPLY FOR ALL TOILET ROOMS ALL TOILET ROOMS SHALL BE ACCESSIBLE FOR THE DISABLED.

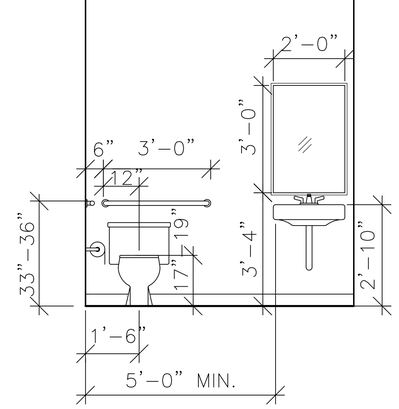
6 SEE FINISH KEY FOR FINISH NOTES.

7 ALL DOORS SHALL BE 3'-0" WIDE,

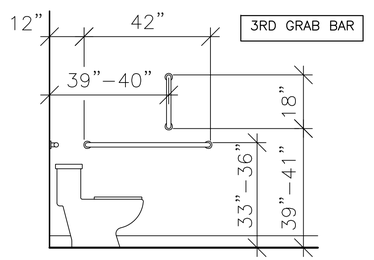
8 36" GRAB BAR CAN BE REDUCED AT EXISTING LOCATIONS OR AT RECESSED ADJACENT FIXTURE WHERE REQUIRED (24" MIN. – LARGER IF POSSIBLE) ICC/ANSI A117.1-2009 604.5.2 (1).

9 TOILET PAPER DISPENSERS ARE TO BE 18" OR MORE FROM FLOOR AND 1.5" OR MORE BELOW GRAB BARS AND BE 24" MIN. AND 42" MAX. FROM BACK WALL.

10 ACCESSIBLE TOILETS COME WITH RIGHT OR LEFT HANDLE SIDES. SELECT WHEN ORDERING SO THAT THE HANDLE IS CLOSEST TO THE SINK.



ELEVATIONS



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TYPICAL TOILET ROOMS, CABINETS, DETAILS

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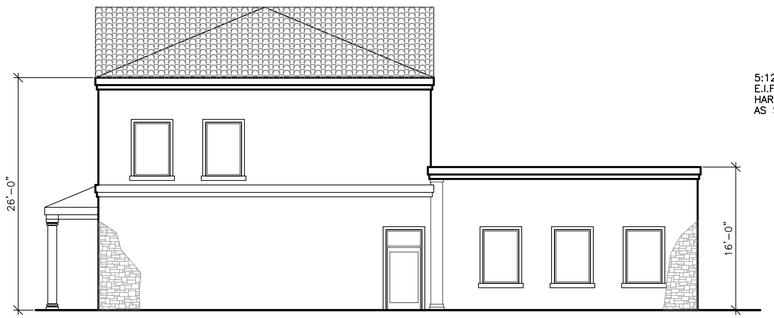
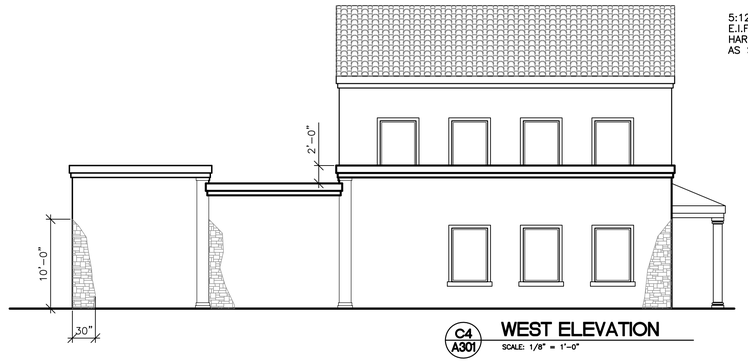


5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

D4 A301 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

C4 A301 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

E.I.F.S.
4"X16"
PILASTERS

PROVIDE 30" MIN.
FROST PROTECTION

KAWNEER 451T VG
DARK BRONZE ANODIZED
ALUMINUM FRAMES WITH
SOLARBAN 60 LOW-E
AND CLEAR GLASS.
PROVIDE E.I.F.S. TRIM

PROVIDE ADDTIONAL EMBEDDED REINFORCING
MESH 9'-0" ABOVE SLAB. PANZER 20
SYSTEM FROM DRYVIT OR EQUAL.
TRADITIONAL GREEK COLUMN (E.I.F.S) OVER
4X4 STEEL TUBE COLUMNS.

B4 A301 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

SEE ROOF PLAN FOR MORE INFO.

5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

HARRISTONE ACCENT WALLS AS SHOWN
INSTALL PER ES-REPORT.

A4 A301 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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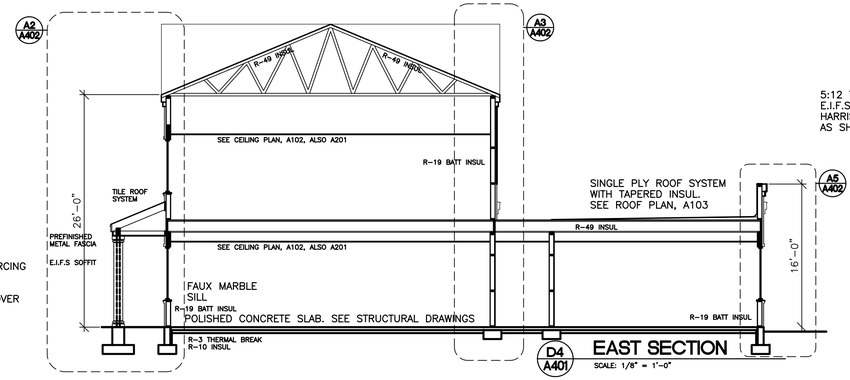
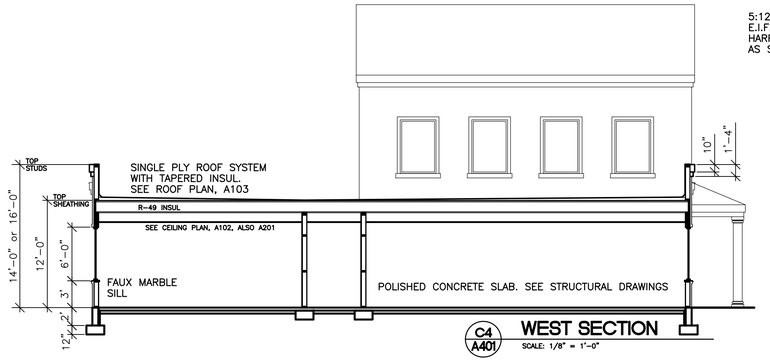


PROVIDE ADDTIONAL EMBEDDED REINFORCING MESH 9'-0" ABOVE SLAB. PANZER 20 SYSTEM FROM DRYVIT OR EQUAL. TRADITIONAL GREEK COLUMN (E.I.F.S) OVER 4X4 STEEL TUBE COLUMNS.

5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

D4 A401 **EAST SECTION**
SCALE: 1/8" = 1'-0"

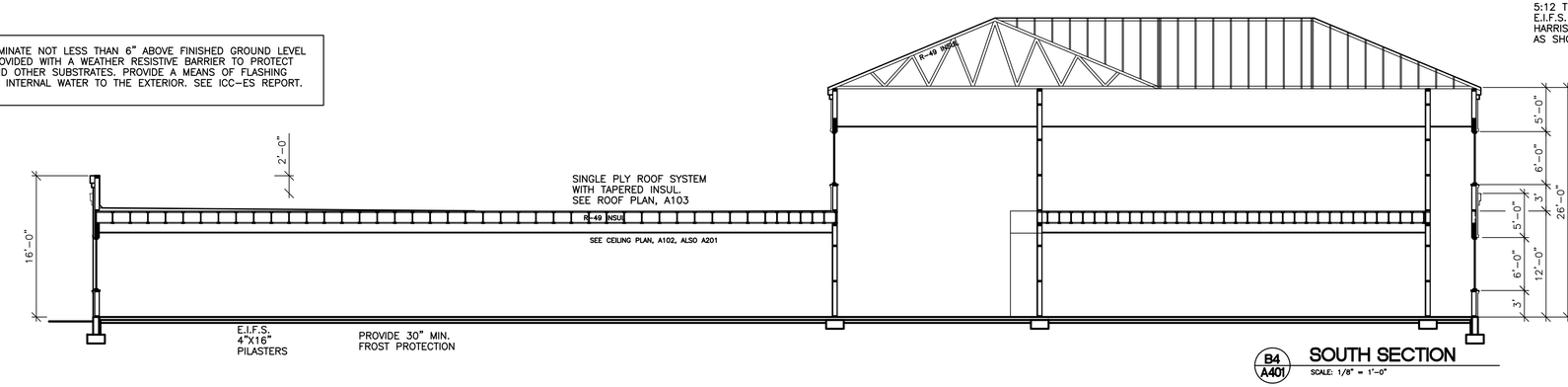


5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

HARRISTONE ACCENT WALLS AS SHOWN
INSTALL PER ES-REPORT.

C4 A401 **WEST SECTION**
SCALE: 1/8" = 1'-0"

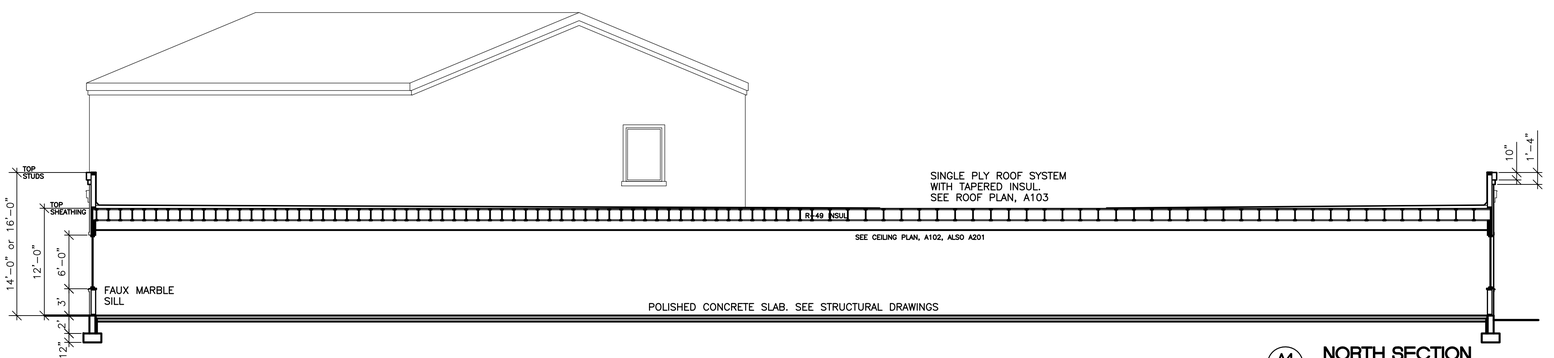
E.I.F.S. SHALL TERMINATE NOT LESS THAN 6" ABOVE FINISHED GROUND LEVEL AND SHALL BE PROVIDED WITH A WEATHER RESISTIVE BARRIER TO PROTECT THE SHEATHING AND OTHER SUBSTRATES. PROVIDE A MEANS OF FLASHING AND DRAINING ANY INTERNAL WATER TO THE EXTERIOR. SEE ICC-ES REPORT.



5:12 TILE STYLE ROOFING WHERE SLOPED
E.I.F.S. FASCIA, PILASTERS, COLUMNS, TRIM
HARRISTONE ACCENTS AT CORNERS AND
AS SHOWN.

HARRISTONE ACCENT WALLS AS SHOWN
INSTALL PER ES-REPORT.

B4 A401 **SOUTH SECTION**
SCALE: 1/8" = 1'-0"



KAWNEER 451T VG
DARK BRONZE ANODIZED
ALUMINUM FRAMES WITH
SOLARBAN 60 LOW-E
AND CLEAR GLASS.
PROVIDE E.I.F.S. TRIM

A4 A401 **NORTH SECTION**
SCALE: 1/8" = 1'-0"

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Consultant

No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
BUILDING SECTIONS

File No.
TheKids-A401-K931

Drawn by:

Reviewed by:

Date Issued:
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Seal

Sheet No.
A401

LOCAL NOTES: (OREM)

1: Deferred Submittal for prefab trusses to city building official.

2: Deferred Submittal for any new installation details for the prefab trusses. The truss submittal is also to be sent to the structural engineer. Also see connections J on S2.1

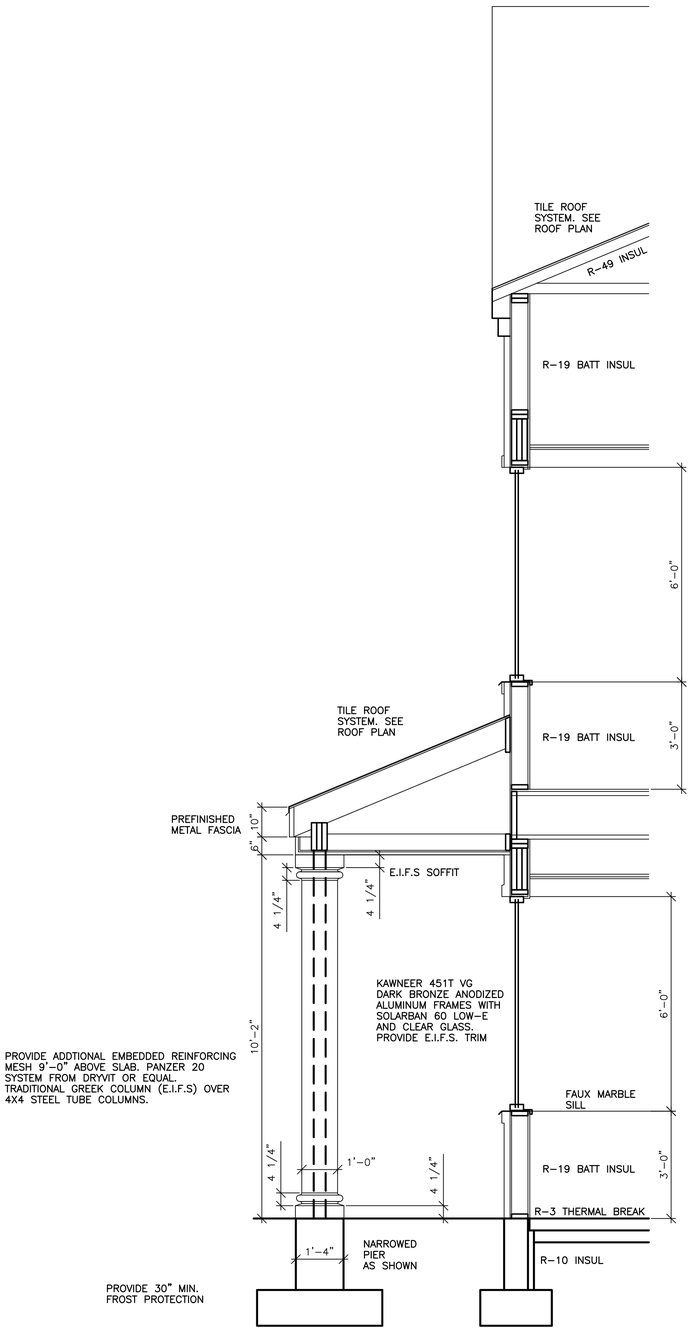
3: Under the floor slab, provide a vapor retarder with joints lapped 6" or more or taped with approved tape system. Specified system: Available at, Intermountain Concrete Specialties, W.R. Meadows PERMINATOR HP, 15 mil.

4. Fasteners for pressure–preservative and fire–retardant–treated wood shall be of hot–dipped zinc–coated galvanized steel, stainless steel, silicon bronze or copper, as noted in the structural specifications. The coating weights for zinc–coated fasteners shall be in accordance with ASTM A 153. All nails from the shear panels, secured into the mudsills will need special nails when in contact with the new type of treated mudsills.

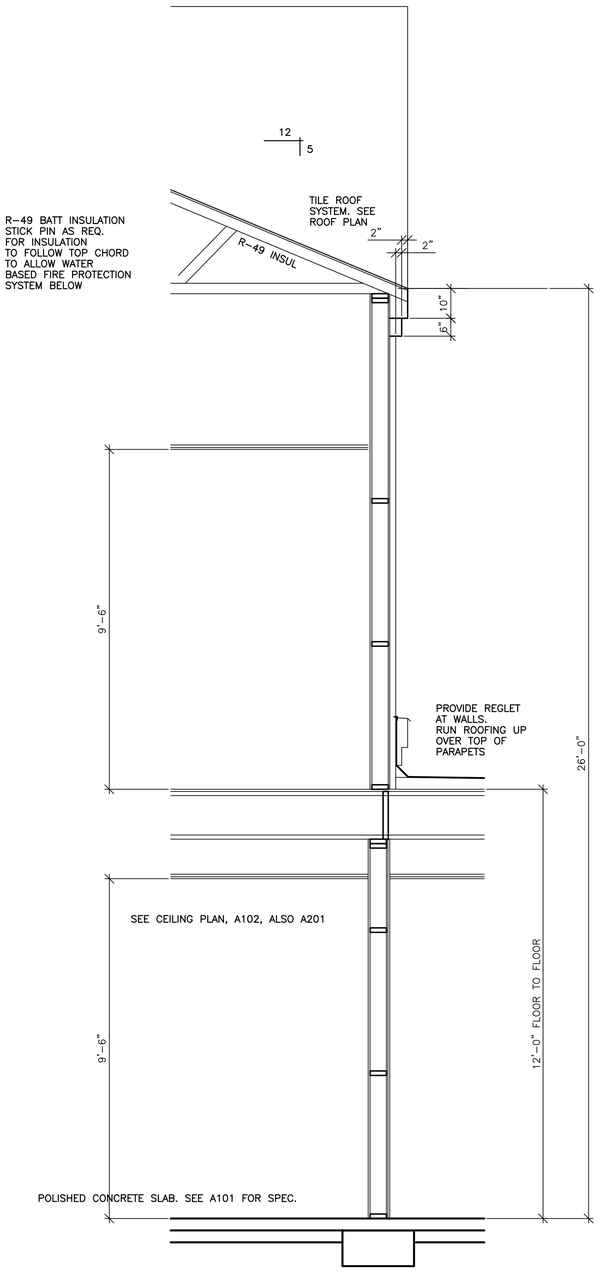
5. Fire Safety Evacuation Plans will be posted prior to occupancy.

E.I.F.S. SHALL TERMINATE NOT LESS THAN 6" ABOVE FINISHED GROUND LEVEL AND SHALL BE PROVIDED WITH A WEATHER RESISTIVE BARRIER TO PROTECT THE SHEATHING AND OTHER SUBSTRATES. PROVIDE A MEANS OF FLASHING AND DRAINING ANY INTERNAL WATER TO THE EXTERIOR. SEE ICC–ES REPORT.

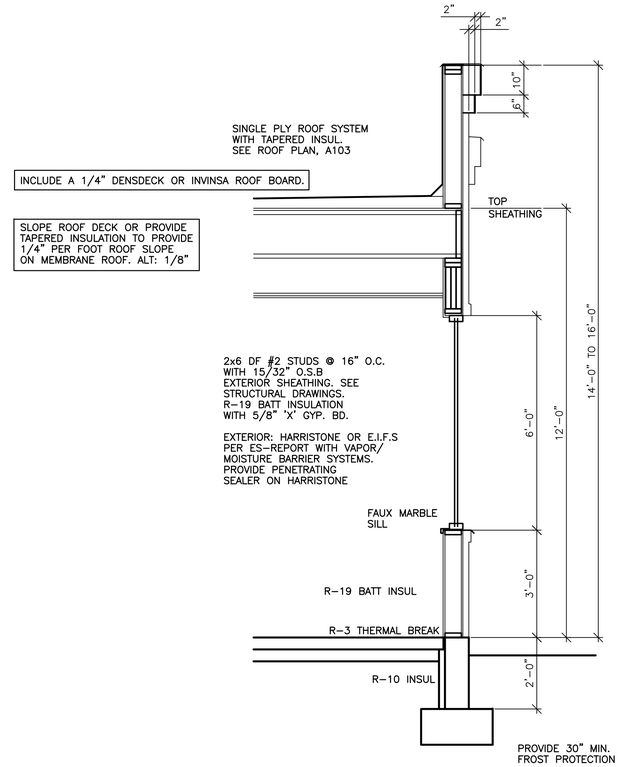
SEE ROOF PLAN FOR ROOFING SPEC.



A2 / A402 WALL SECTION
SCALE: 1/2" = 1'–0"



A3 / A402 WALL SECTION
SCALE: 1/2" = 1'–0"



A5 / A402 WALL SECTION
SCALE: 1/2" = 1'–0"

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No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
WALL SECTIONS

File No.
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Drawn by:

Reviewed by:

Date Issued:
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Seal
STATE OF UTAH
FRED CORNIA COX
131451
LICENSED ARCHITECT
10-9-19

Sheet No.
A402

TEMPERED OR LAMINATED IF WITHIN 24" OF A CLOSED DOOR AND WITHIN 36" OF THE FLOOR FOR A CHILD CARE AREA

T = TEMPERED OR LAMINATED

SEE EXTERIOR ELEVATIONS FOR ADDITIONAL WINDOW SYSTEM AND GLAZING INFORMATION. (EQUAL WHERE NOT NOTED).
SEE ALSO DOOR SCHEDULE, PLAN AND ELEVATION.

TEMPERED OR LAMINATED IF WITHIN 24" OF A CLOSED DOOR AND WITHIN 36" OF THE FLOOR FOR A CHILD CARE AREA

EXTERIOR:
KAWNEER 451T VG WITH SOLARBAN 60 CLEAR. PROVIDE ALTERNATE FOR LAMINATED .030 PVB (2) 1/8" INTERIOR GLASS AT EXTERIOR DOORS
BASE BID DARK BRONZE ANONDIZED FRAMES. VERIFY WITH OWNER.

STOREFRONT VESTIBULE. KAWNEER 350 DOORS WITH CONT. HINGE.

DOOR NOTES:

* ON SCHEDULE INDICATES TYPICAL

– ON SCHEDULE INDICATES NONE

1 THICKNESS: ALL DOORS 1–3/4" THICK. U.N.O.

2 MATERIAL: HM: 16 GA. HOLLOW METAL INSULATED – A60 GALV. & TOP CAP ON EXTERIOR DOORS STEELCRAFT AND CECO ARE APPROVED. PRIMER GALV. COMPATIBLE. PAINT.

AL: KAWNEER 350 MED. STILE ALUM. – SEE ELEVATIONS.
W: WOOD DOORS, 1–3/4" SOLID CORE, RED OAK, PC5 OR 7. STAIN.

3 GLASS: 1/4" TEMPERED, OR LAMINATED, 1" INSULATED FOR EXTERIOR DOORS.

4 FIRE RATING: AS LISTED IN MINUTES

5 FRAME: HM: 16 GA. HOLLOW METAL WRAP AROUND FRAME, 4 7/8" WALL THICKNESS. 7.25" WALL THICKNESS AT HALLS 108, 129. VERIFY PRIOR TO ORDERING.

AL: ALUMINUM – TRIFAB 451VG (CENTER) – KAWNEER – SEE ELEVATIONS FOR FINISH.

6 HARDWARE GROUPS: CORBIN RUSSWIN, U.N.O.
FINISH: STAINLESS STEEL 630 (US32D)

HARDWARE GROUP # 1
T & B AND INTERMEDIATE OFFSET PIVOTS (CONT. HINGES AT RATED FRAMES (HSF).
SURFACE MTD. OVERHEAD CLOSERS
INTERIOR MOUNT – DC2200
EXIT DEVICES – APEX (PRECISION)
80 SERIES SARGENT
98, 99 OR 33 RIM SERIES, VON DUPRIN (NON–REMOVABLE DOGGING)
THRESHOLD
SWEEP STRIPS
PUSH/PULLS
(CYLINDER, SWEEP & EXIT DEVICE AT EXTERIOR)

ALTERNATE FRONT DOORS: 3 POINT LOCKING, SIGN. DELETE CENTER MULLION, EXCEPT RESTAURANT.

NO TIMED DELAYED EXITING CAN BE INSTALLED IN BUILDINGS WITHOUT A FIRE SPRINKLING SYSTEM.

NON REMOVABLE PINS ARE REQUIRED ON DOORS WITH BUTTS THAT ARE EXTERIOR OUTWARD SWINGING

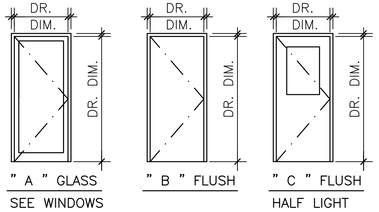
HARDWARE GROUP # 2 (OFFICE)
1–1/2 PR. BUTTS (BB)
1 LEVER LOCKSET ML2051 LWA 630
3 SILENCERS
1 STOP

HARDWARE GROUP # 3 (TOILET ROOM)
1–1/2 PR. BUTTS (BB)
1 LEVER LOCKSET ML2030 LWA 630
3 SILENCERS
1 STOP
1 CLOSER

HARDWARE GROUP # 4
1–1/2 PR. BUTTS (BB)
1 ED8200xP857 EXIT DEVICE
1 WEATHERSTRIP & THRESHOLD
1 STOP
1 CLOSER – STOP AND HOLD

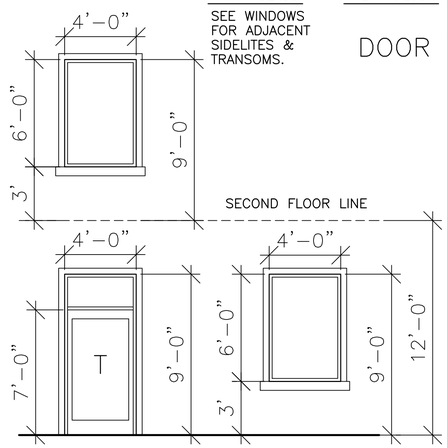
NO DOUBLE CYLINDER LOCKS.

A1 / A501 **DOOR SCHEDULE**
SCALE: 1/4"=1'-0"

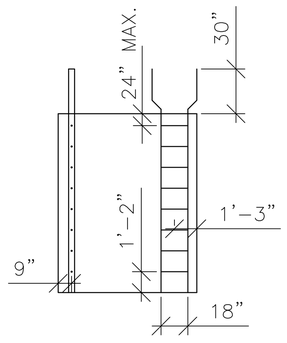


SEE WINDOWS FOR ADJACENT SIDELITES & TRANSOMS.

DOOR TYPES



2018 IMC 306.5 LADDER (COORD. WITH HATCH MFR):
SIDERAILS EXTEND ABOVE THE ROOF 30"
RUNG SPACING 14" OR LESS. 24" OR LESS FROM RUNG TO ROOF.
TOE SPACING (DISTANCE OF RUNG TO WALL): 9". RUNGS ARE 3/4"ø MIN. 18" BETWEEN THE RAILS. CENTER LADDER MIN. 15" FROM THE SIDE.
30"x30" LANDING AT THE BOTTOM.
9" TOE SPACING RECOMMENDED. 6" ALLOWED.



NON REMOVABLE PINS ARE REQUIRED ON DOORS WITH BUTTS THAT ARE EXTERIOR OUTWARD SWINGING

KEYING MUST MATCH OWNER MASTER SYSTEM. CONTRACTOR SHALL MEET WITH OWNER REP. TO FINALIZE KEYING REQUIREMENTS AND CYLINDER MANUFACTURER PRIOR TO ORDERING LOCKS. ADJUST ALL CLOSERS TO MEET ICC/ANSI A117.1–2009 404.2.7 AND 404.2.8.

FINISH OF NEW CLOSERS TO MATCH LEVERS AND OTHER HARDWARE. CORBIN RUSSWIN DC2200 (OR HEAVY DUTY LCN)

PROVIDE MANEUVERING CLEARANCES AT DOORS TO MEET ICC/ANSI A117.1–2009 FIGURES 404.2.3 TO 404.2.3.5 AS SHOWN.

SUBMIT PAINT COLORS TO ARCHITECT FOR OWNER APPROVAL.

OTHER HARDWARE MANUF. APPROVED IF EQUAL AND OF HEAVIER DUTY, EXCEPT LEVER LOCKSETS: CORBIN RUSSWIN & SCHLAGE ONLY APPROVED EQUALS. AMWELD DOORS AND/OR FRAMES ARE NOT APPROVED.

CAULK BOTH SIDES OF ALL WINDOW AND DOOR FRAMES.

WHERE PANIC HARDWARE DOES NOT OCCUR AT EXITS:
PROVIDE SIGN THAT "THIS DOOR SHALL REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."

PROVIDE TACTILE EXIT SIGNS AT DOORS WHERE EXIT SIGN IS REQUIRED. SEE DETAIL A2.0

CLASS ROOM FUNCTION TO REQUIRE KEY TO LOCK FROM EXTERIOR, NO KEY TO LOCK FROM INTERIOR AND EGRESS WITHOUT THE USE OF A KEY.

DOOR MARK	OPENING SIZE	DOOR TYPE	1 THICK.	2 MAT.	3 GLASS	4 RATING	5 FRAME	6 HD.W.	REMARKS
1	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
2	3'–8"x7'–0"	A	*	AL	T	–	AL	1	NO LOCK
3	3'–0"x7'–0"	B	*	W	–	–	HM	2	OFFICE
4	3'–0"x7'–0"	B	*	W	–	–	HM	2	OFFICE
5	3'–0"x7'–0"	B	*	W	–	60	HM	2	PASSAGE
6	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
7	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
8	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
9	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
10	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
11	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
12	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
13	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
14	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
15	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
16	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
17	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
18	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
19	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
20	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
21	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
22	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
23	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
24	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
25	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
26	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
27	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
28	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
29	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
30	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
31	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
32	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
33	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
34	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
35	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
36	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
37	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
38	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
39	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
40	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
41	3'–0"x7'–0"	B	*	W	–	–	HM	2	STOREROOM
42	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
43	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
44	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
45	3'–0"x7'–0"	B	*	W	–	–	HM	2	CLASSROOM, CLOSER
46	3'–0"x7'–0"	B	*	W	–	–	HM	2	CLASSROOM
47	3'–0"x7'–0"	B	*	W	–	–	HM	2	OFFICE
48	3'–0"x7'–0"	B	*	W	–	–	HM	2	DUTCH DOOR
49	3'–0"x7'–0"	B	*	W	–	60	HM	2	STOREROOM, CLOSER
50	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC
51	3'–0"x7'–0"	B	*	W	–	–	HM	2	OFFICE
52	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
53	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
54	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
55	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
56	3'–0"x7'–0"	B	*	W	–	–	HM	3	TOILET ROOMS
57	3'–0"x7'–0"	C	*	W	T	–	HM	2	CLASSROOM
58	3'–8"x7'–0"	A	*	AL	T	–	AL	1	PANIC (RM 125)

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Consultant

No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
DOOR SCHEDULE AND WINDOW INFO

File No.
TheKids–A501–K931
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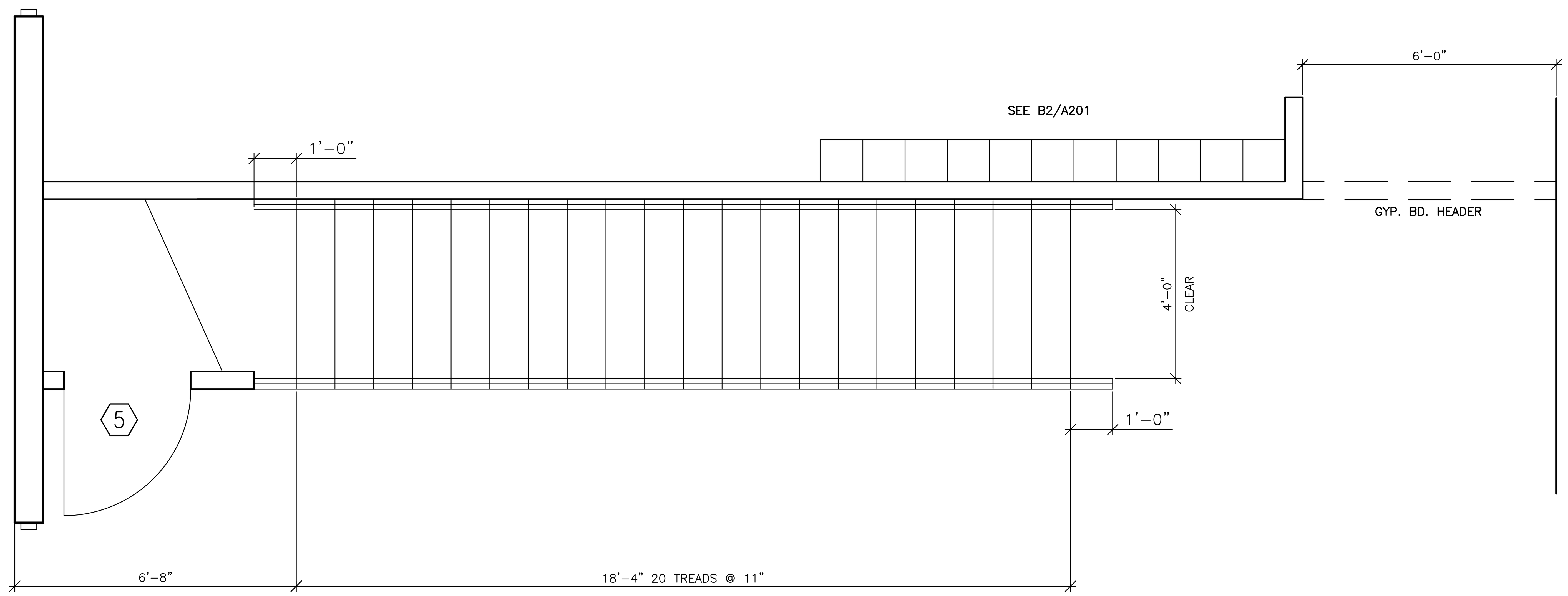
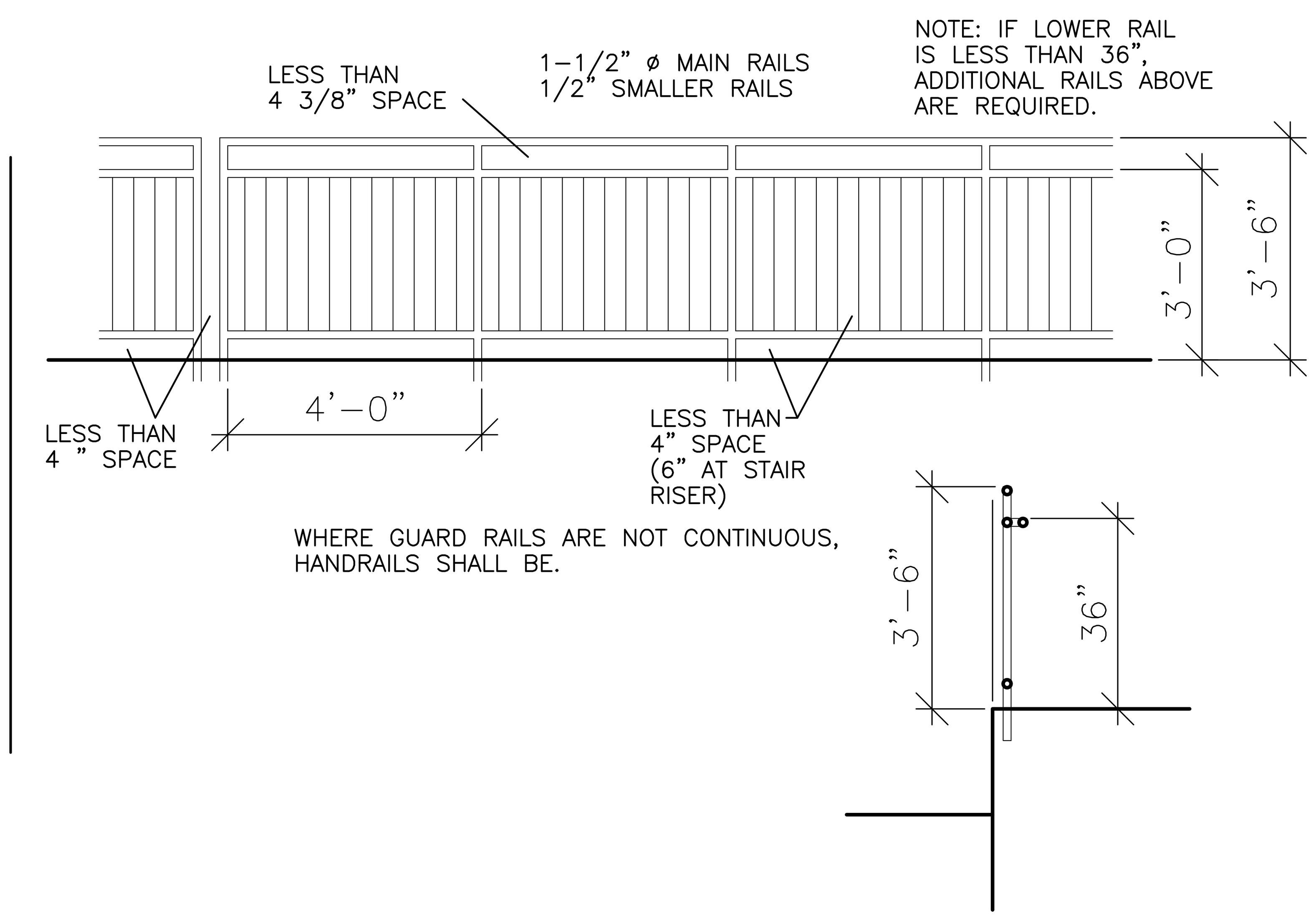
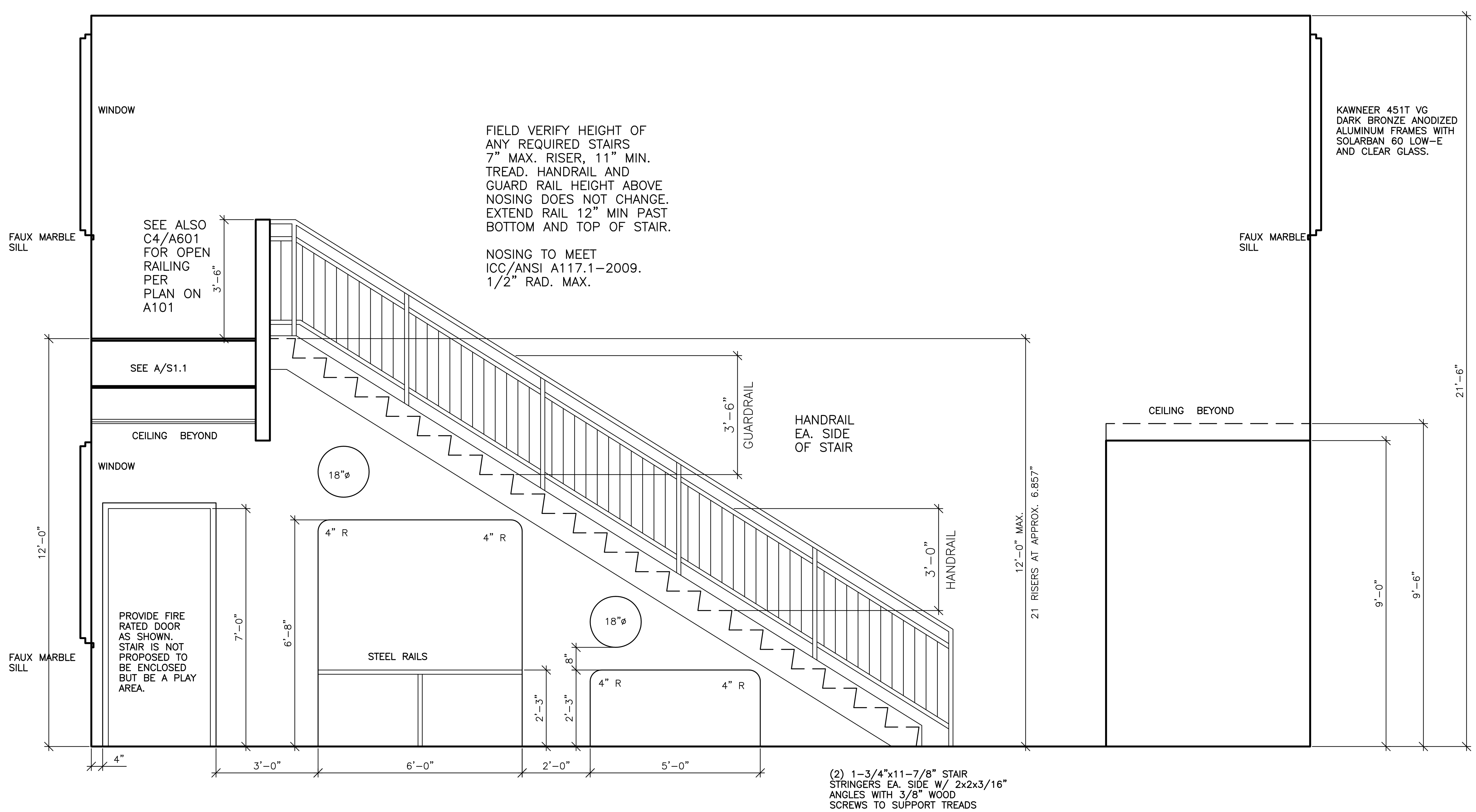
Sheet No.
A501



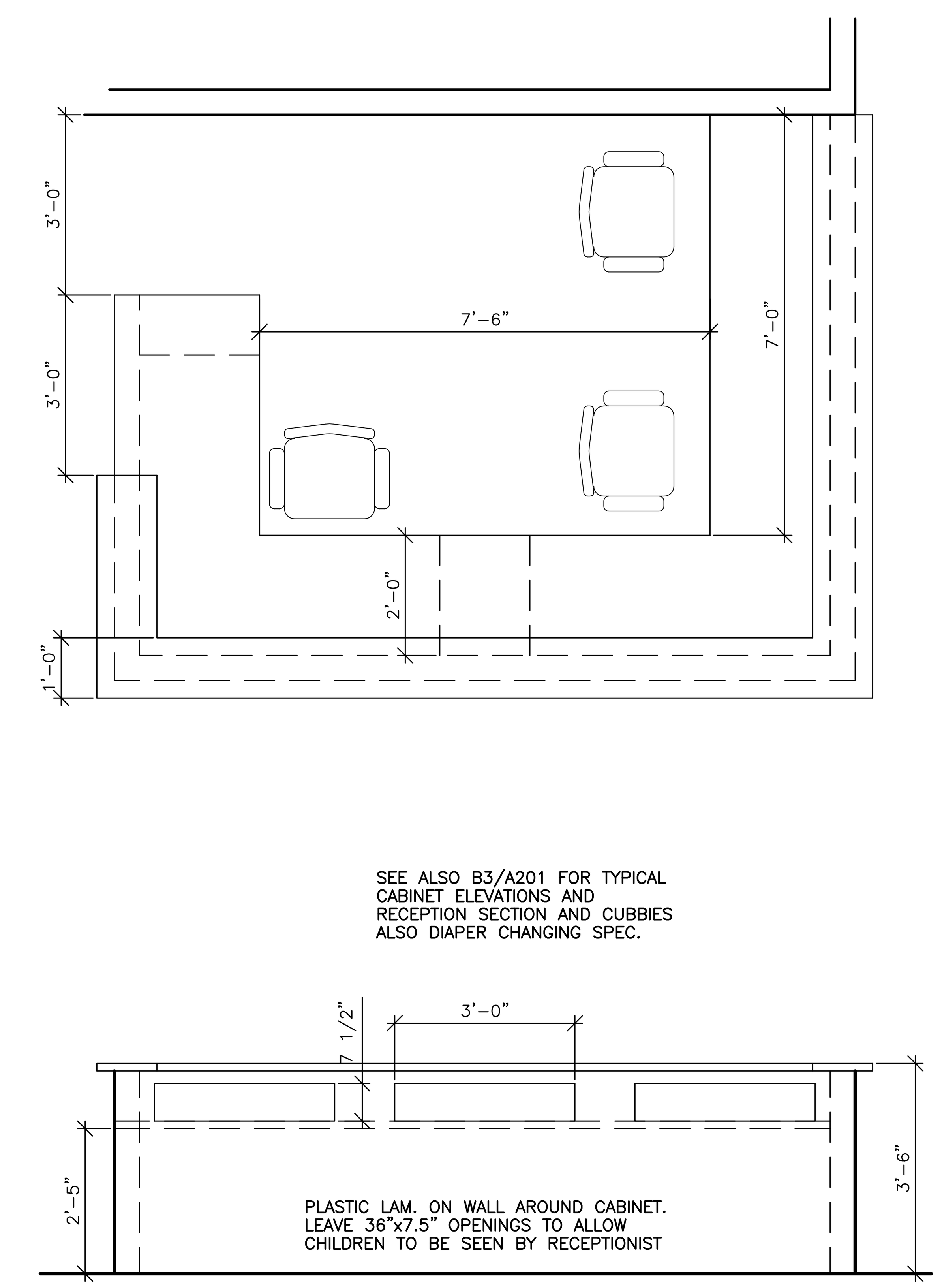
C2 A601 STAIR 107 PLAN
SCALE: 1/2" = 1'-0"



C4 A601 OPEN RAILING
SCALE: 1/2"=1'-0"



A2 A601 MAIN STAIR AND PLAY AREA ELEVATION
SCALE: 1/2" = 1'-0"



A5 A601 RECEPTION DESK ELEVATION/PLAN
SCALE: 1/2" = 1'-0"

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No.	Revisions	Date

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OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
INTERIOR ELEVATIONS/STAIR

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STATE OF UTAH
FRED CORNICK COX
131451
10-9-19
LICENSED ARCHITECT

Sheet No.
A601

Orem Child Care Holdings

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
CTV	Cable TV utility lines
P	Existing Power lines
P	Existing underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culindary Water Valve
	Fire Hydrant
S	Sanitary Sewer Manhole
D	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bow	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement

Planning Department

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Orem, Utah 84057
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Fax (801) 229-7191

Public Works Department

Phone (801) 766-6506

Public Safety

95 East Center Street
Orem, Utah 84057
801-229-7323

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Sam Kelly
56 North State Street
Orem, Utah 84057
Phone (801) 229-7198
Fax (801) 229-7191

Building Inspection

56 North State Street
Orem, Utah 84057
Phone (801) 229-7185
Fax (801) 229-7191
Jim Yeoman

Public Works Department

1450 West 550 North
Orem, Utah 84057
Phone (801) 229-7500

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Developer:

Orem Child Care Holdings
%Fred C. Cox
Entelen Design
8707 S. Sandy Parkway
Sandy, Utah 84070

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = PD-22
Total Area = 32,088 sq.ft. or 0.74 Acre
Parking Requirements = 5 spaces per 1000 gross leaseable floor space
Gross Leaseable Floor Space = 10,175 sq.ft.
Spaces required = 51 spaces
Spaces provided = 43 (onsite)
7 spaces (future in play area)
8 spaces (off-site shared)
Total parking provided = 58 spaces

OVERALL PARKING TABULATIONS

Total Area = 250,470 sq. ft. 5.75 acres
Total number of Units Phase 1 = 8 Retail (Lower Floor)
16 Office (Main & 2nd Floor)
Total number of Units Phase 2 = 5
Total number of Units Phase 3 = 5

Retail Parking Requirements = 5 spaces / 1000 sq.ft.
Total Leasable Space Phase 1 = 54,383 sq.ft. = 272 Spaces required
Total Leasable Space Phase 2 - 7,700 sq.ft. = 39 Spaces required
Spaces required Phases 1 & 2 = 311 spaces
Spaces provided = 359 (including future area with 7 possible future stalls)

Overall total parking required = 362
Overall total parking shown = 359 + 7 deferred spaces = 366

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc..) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be Existinged at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be Existinged and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be Existinged I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be Existinged according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Sheet Index

	Square Footage	Acreage	Percent of total
Total Area	32,088	0.74	100
Total Building / Pad Area	10,300	0.24	32
Total Hard Surface Area	14,803	0.33	44
Total Impervious Area	25,103	0.57	76
Total Landscaped Area	6,985	0.17	24

Tabulation Table

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Sheet No.
C - 1.0

UTILITY GENERAL NOTES

1. All Existingation and materials shall, at a minimum, conform to standards, specifications, and plans.

2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.

3. Contractor shall coordinate with all utility companies for Existingation requirements and specifications.

4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be preformed prior to announced building possession and the final connection of service.

5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these pans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on 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 the plans.

6. Underground utilities shall be Existinged, inspected and approved before backfilling.

7. Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.

8. All fill material is to be in place and compacted before Existingation of proposed utilities.

9. Existing utilities shall be verified in field prior to Existingation of any Existing lines.

10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.

11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.

12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.

13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.

14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.

15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.

16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).

17. Drawings do not purport to show all existing utilities.

18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.

19. See notice requirement under general project notes.

20. The general contractor shall ensure that all sub-contractors have Existinged utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.

21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

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 Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he 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; that 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 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.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.

2. All sanitary sewer construction shall be in conformance with the standards and specifications.

3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.

4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.

5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.

6. All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.

7. Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.

8. The contractor is responsible for protecting all existing structures and improvements during Existingation of sanitary sewer line.

9. The contractor is responsible for the following:

(A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the City and engineer.

(E) All permitting, development, location, connecting and inspection.

(F) Verifying all standard details conform to the current standards and specifications.

(G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.

(H) Reference architectural plans for all connections to building services and verify locations as shown.

10. The contractor shall provide all materials necessary for construction or Existingation of all proposed improvements shown.

11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any Existing construction.

12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
(A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.

(B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.

(C) Verification and protection of all existing utilities within the limits of construction.

(D) Providing as-built drawings to the city and engineer.

(E) All permitting, development, location, connection and inspection.

(F) Scheduling all required inspections.

2. All storm drain construction shall be in conformance with standards, specifications, and plans.

3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.

4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.

5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.

6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.

7. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.

8. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".

9. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.

10. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.

2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.

3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.

4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.

5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.

6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.

7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.

8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.

9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.

10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.

11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.

12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.

13. Spot elevations represent flow line or top of asphalt unless otherwise noted.

14. The contractor is responsible for providing his own estimate of earthwork quantities.

15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.

16. Were Existing curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.

17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.

18. Pre cast structures may be used at contractor's option.

19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove

20. Existing grade contour intervals shown at 1 foot intervals.

21. Proposed grade contour intervals shown at 1 foot intervals.

22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.

23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.

24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.

25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.

26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.

27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.

28. Construction shall comply with all applicable governing codes and be constructed to same.

29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.

30. Site work shall meet or exceed site specifications.

31. All concrete to have a minimum 28 day compression strength of 4000 PSI.

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.

2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies 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 local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.

3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.

4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.

5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.

6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.

7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.

8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.

9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.

10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, Existinged, constructed, removed and relocated unless specifically noted otherwise.

11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.

12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.

13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.

14. All structural erosion control measures shall be Existinged, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.

15. The contractor shall sequence Existingation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to Existingation of water lines and dry utilities.

16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.

17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.

18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.

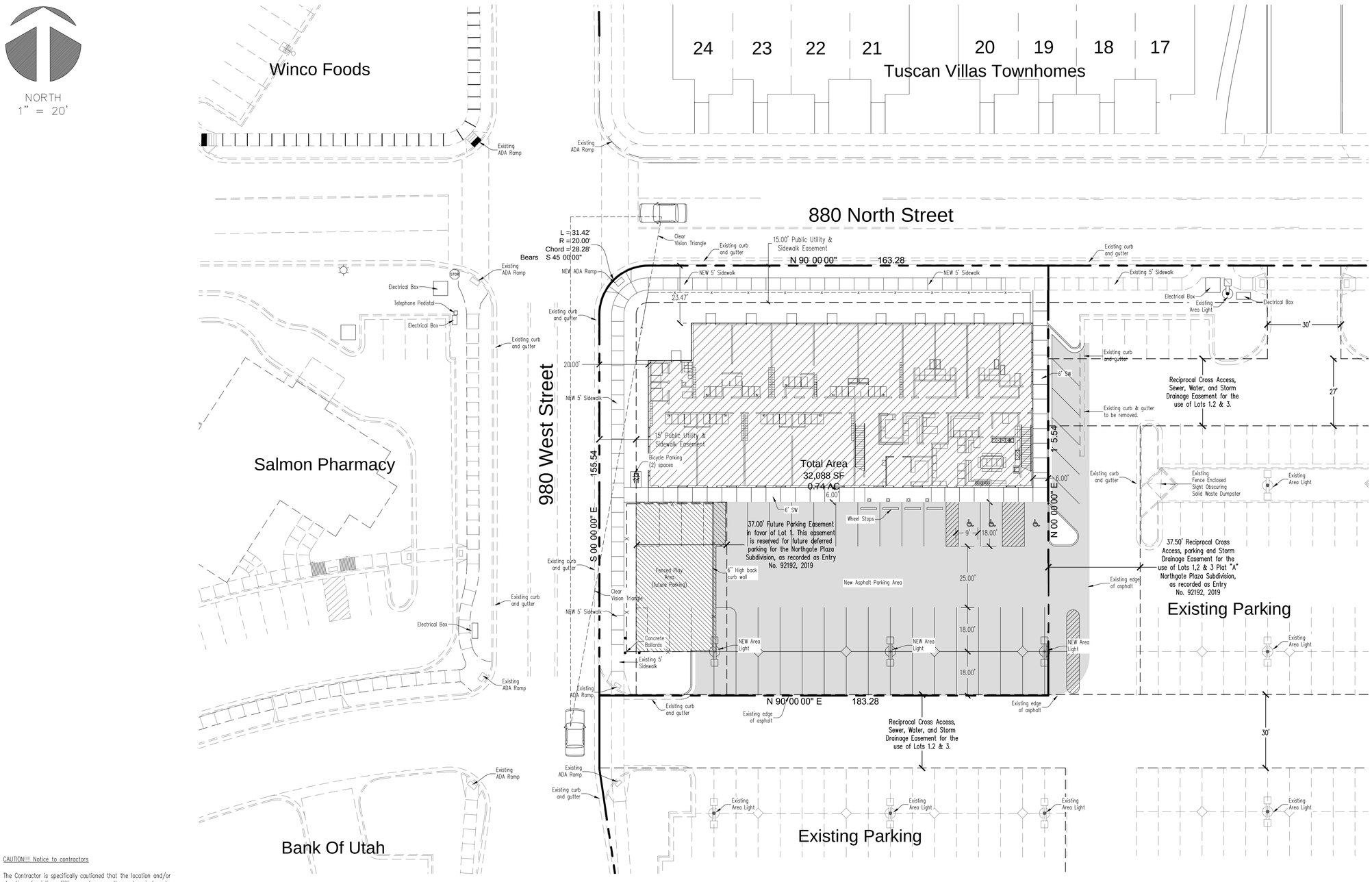
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.

20. Contractor shall be responsible for obtaining all temporary power and water to the sire, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)

21. In general, limits of site work are up to (and excluding) constructing sidewalks.

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Sheet No.
C - 1.1



CAUTION!!! Notice to contractors

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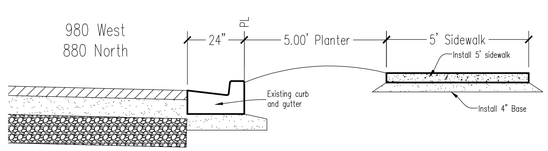


980 West and 880 North Section

Area to be Deferred Parking

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

OREM CHILD CARE HOLDINGS

Site Plan

Utah

Orem.

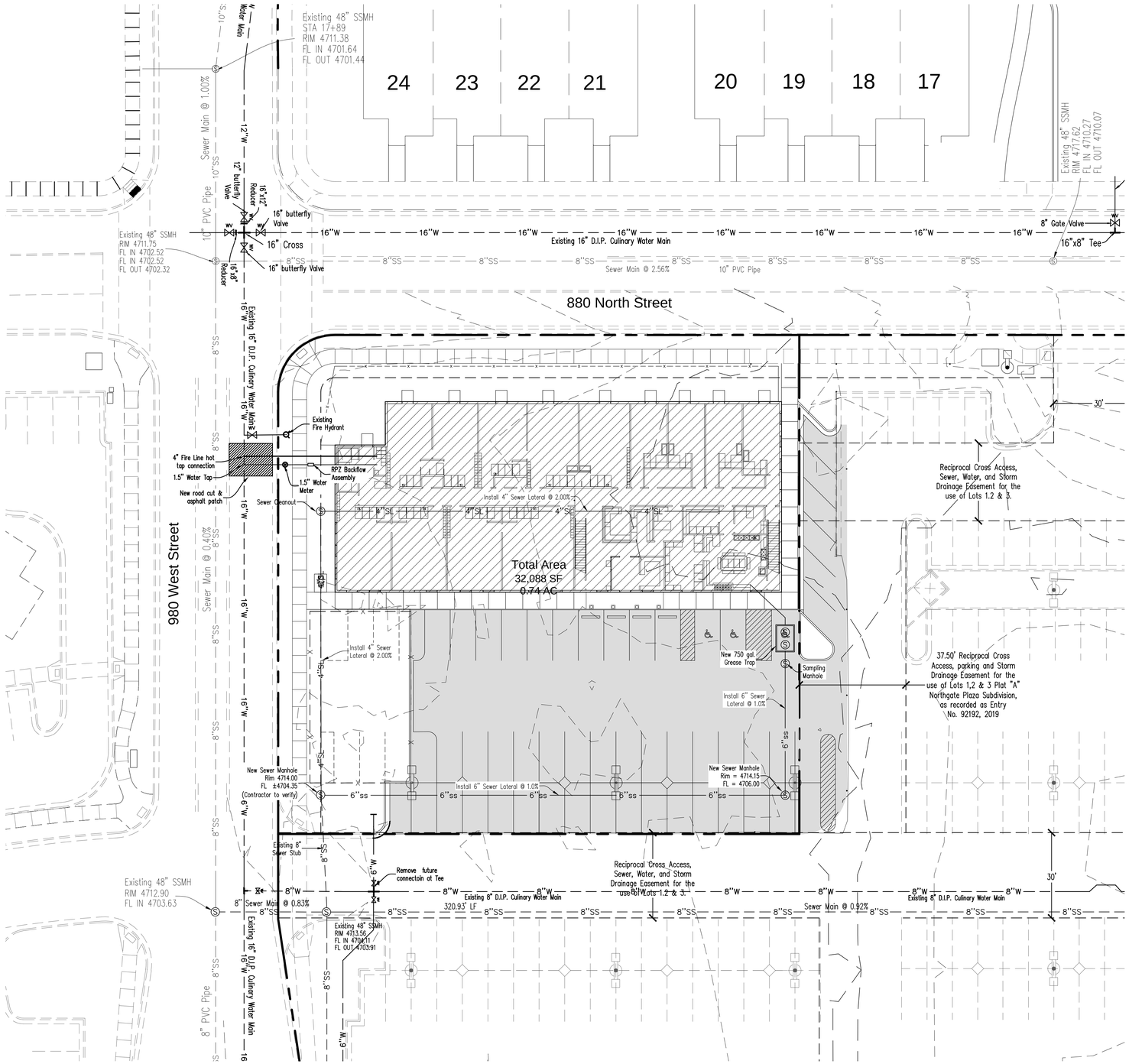
Revisions

Date	9-18-2019
Scale	1" = 20'
By	TD
Tracing No.	L - 14494

Sheet No.
C - 2.0

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
STATE OF UTAH

NORTH
1" = 30



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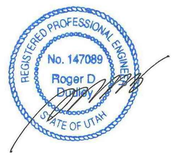


Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Orem Child Care Holdings

Utility Plan

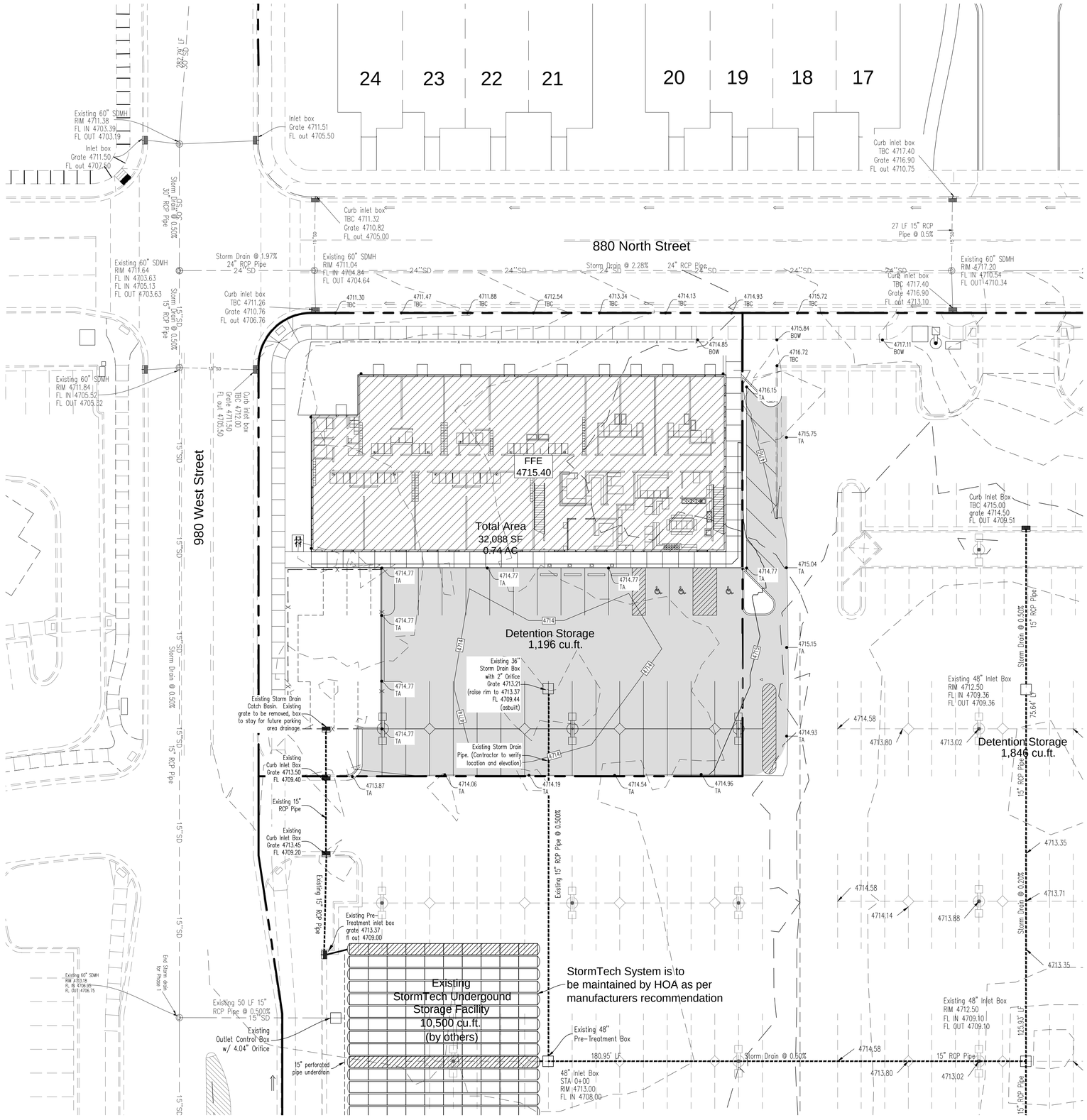
Orem Utah

Revisions

Date 9-18-2019
Scale 1" = 30'
By TD
Tracing No. L - 14494

Sheet No.
C - 3.0

NORTH
1" = 30



CAUTION!!! Notice to contractors

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Orem Child Care Holdings

Grading and Drainage Plan

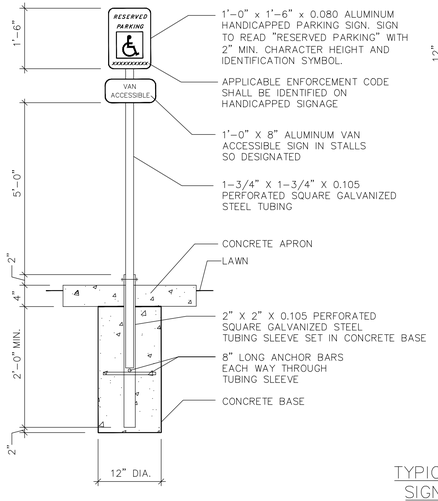
Orem, Utah

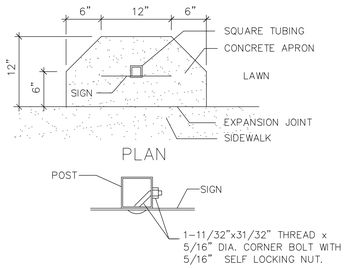
Revisions

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
STATE OF UTAH

Date	9-19-2019
Scale	1" = 30'
By	TD
Tracing No.	L - 14494

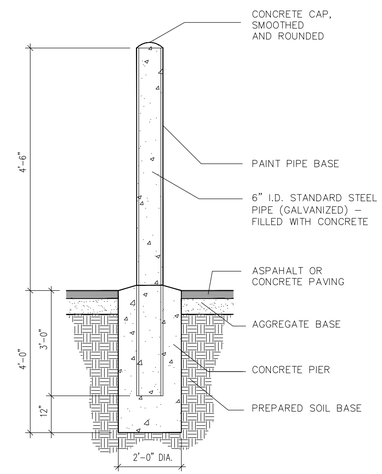
Sheet No.
C - 4.0





TYPICAL HANDICAPPED PARKING SIGN MOUNTING AND ANCHOR

A HANDICAP PARKING SIGN
Not to Scale



B CONCRETE BOLLARD
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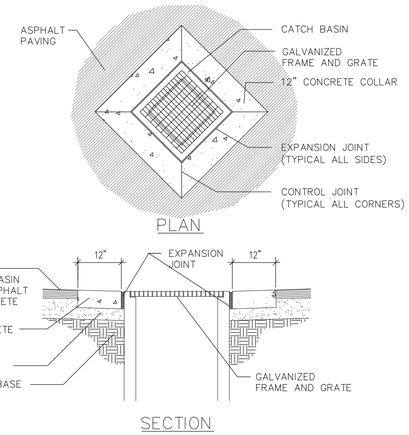
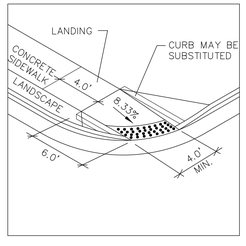


BASIN IN ASPHALT WITH 12" CONCRETE COLLAR

C NOT TO SCALE

NOTES:
1. PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
4. COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



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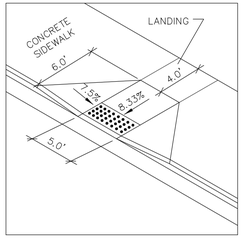

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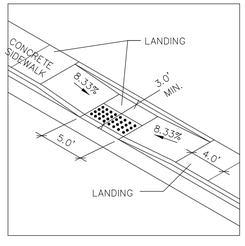
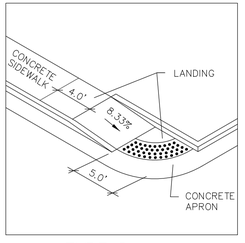


TYPE C



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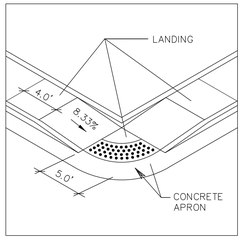

TYPE E

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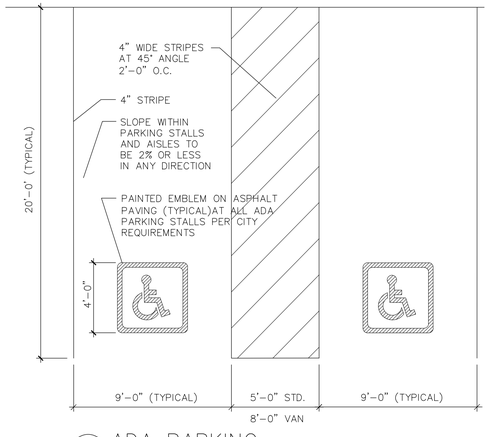


H ADA PARKING
Not to Scale

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Detail Sheet

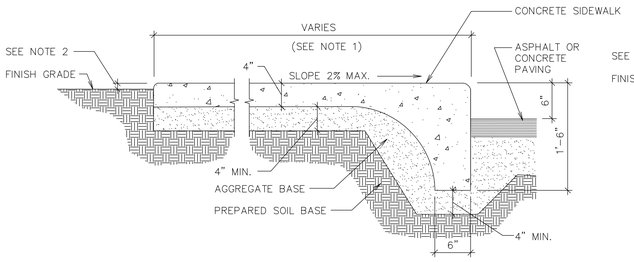
Orem City Utah

REVISIONS

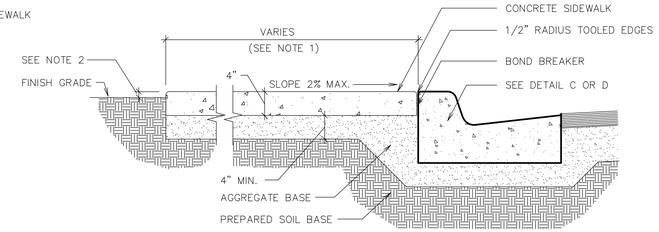
DATE
9-3-2019
SCALE
not to scale
BY
TRACING NO.
L -

SHEET No.
C - 5.0

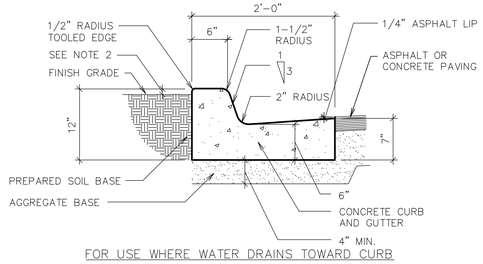
REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dutson
STATE OF UTAH



A INTEGRAL SIDEWALK & CURB
1" = 1'-0"

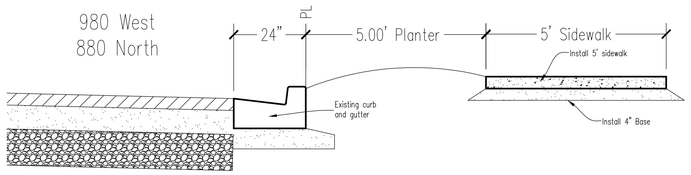


B SIDEWALK, CURB AND GUTTER
1" = 1'-0"

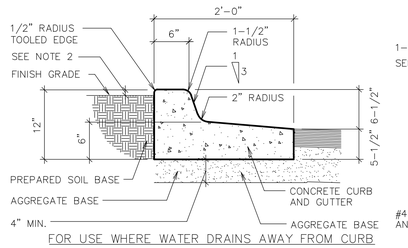


FOR USE WHERE WATER DRAINS TOWARD CURB

C CURB AND GUTTER
1" = 1'-0"

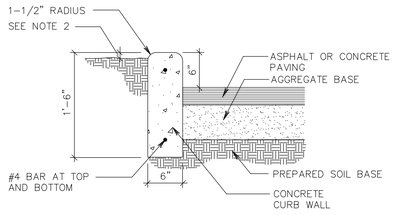


980 West 880 North Section



FOR USE WHERE WATER DRAINS AWAY FROM CURB

OPEN FACE
D CURB AND GUTTER
1" = 1'-0"



E CURB WALL
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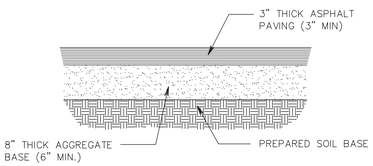
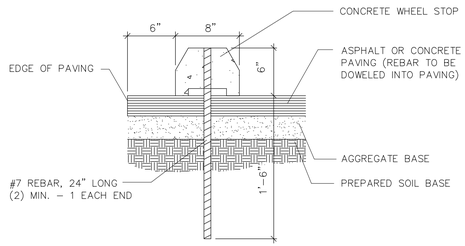
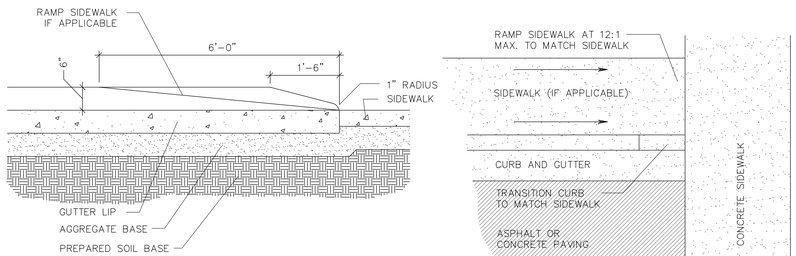


K ASPHALT PAVING
1" = 1'-0"



Q TYPICAL CONCRETE WHEEL STOP
Not to Scale



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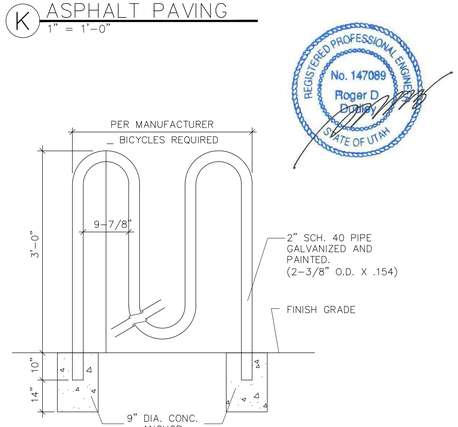

S BICYCLE RACK
Not to Scale

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D Dudley
STATE OF UTAH

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Detail Sheet

Orem City Utah

REVISIONS

DATE
9-3-2019
SCALE
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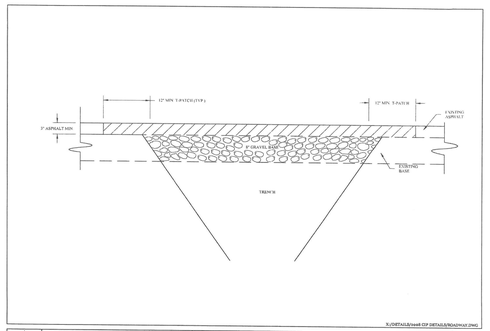
BY
TRACING NO.
L -

SHEET No.
C - 5.1



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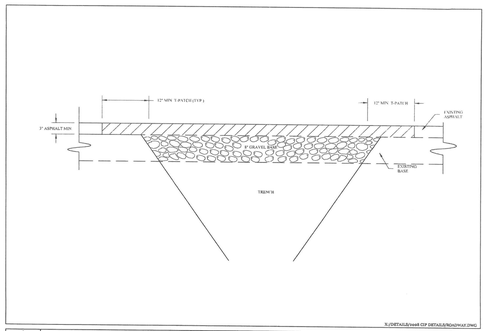
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | ASPHALT PATCH | REV. 6/2008 | RW-14



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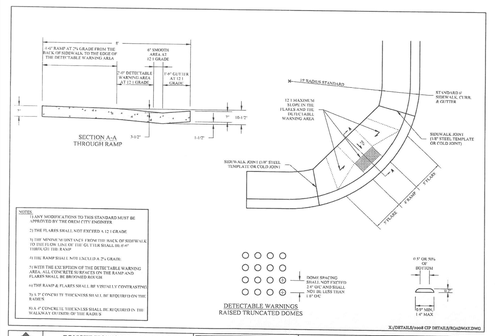

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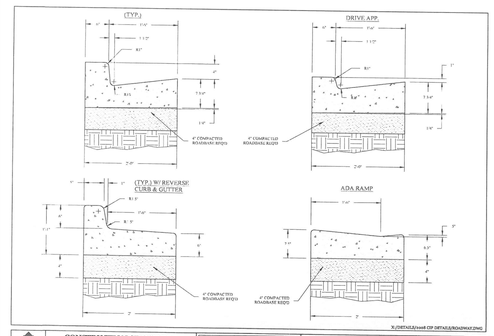
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | ADA RAMP 0.4 SCALE | REV. 6/2008 | RW-11



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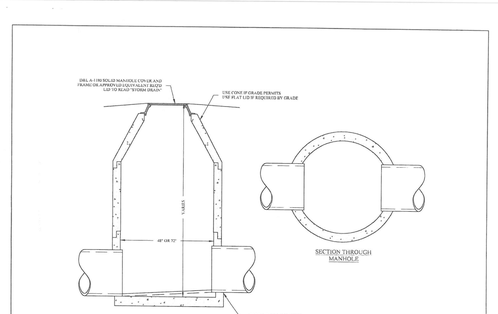
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | 2' CURB & GUTTER | REV. 6/2008 | RW-1



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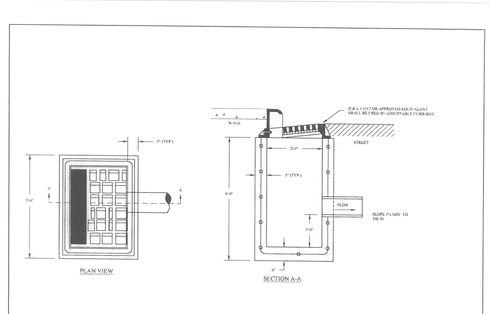
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | 48" - 72" PRECAST STORM DRAIN MANHOLE | REV. 6/2008 | SD-1



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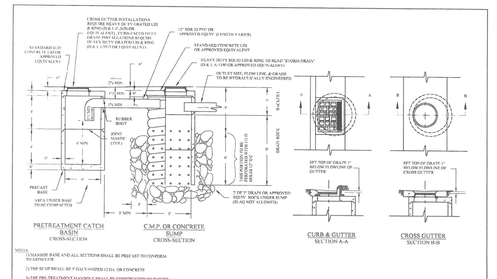
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | STANDARD CATCH BASIN | REV. 6/2008 | SD-5



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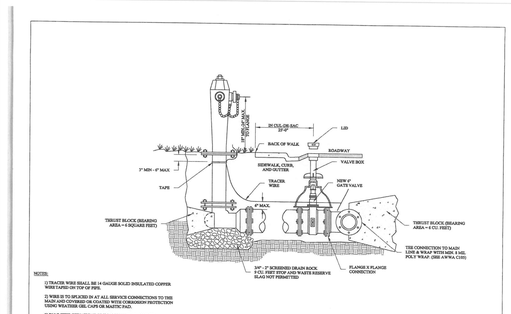
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | PRE-TREATMENT CATCH BASIN & SUMP | REV. 6/2008 | SD-4



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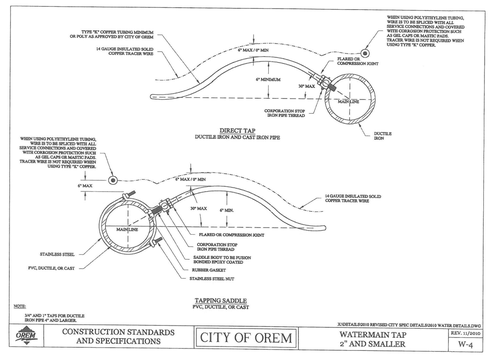
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | FIRE HYDRANT | REV. 11/2010 | W-2



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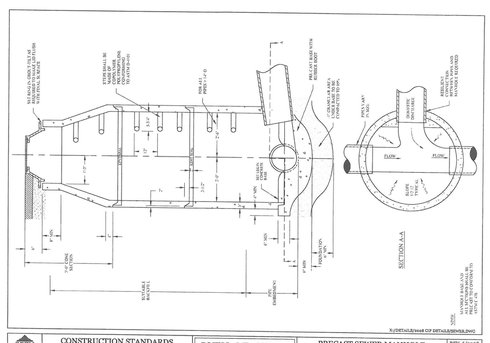
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | WATERMAIN TAP 2" AND SMALLER | REV. 11/2010 | W-4



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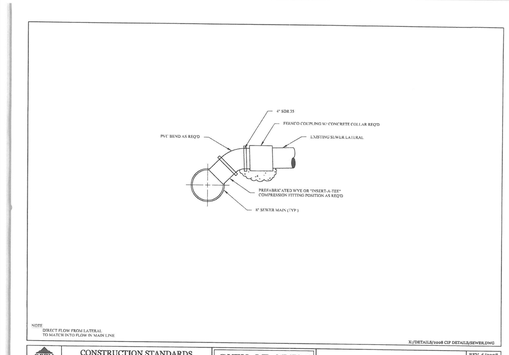
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | PRECAST SEWER MANHOLE 0.5 SCALE | REV. 6/2008 | SS-2



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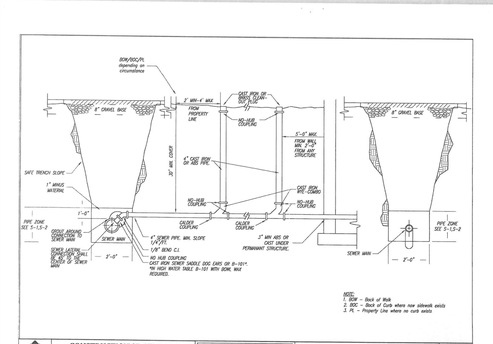

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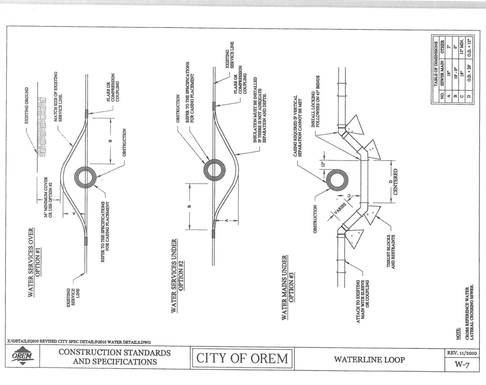

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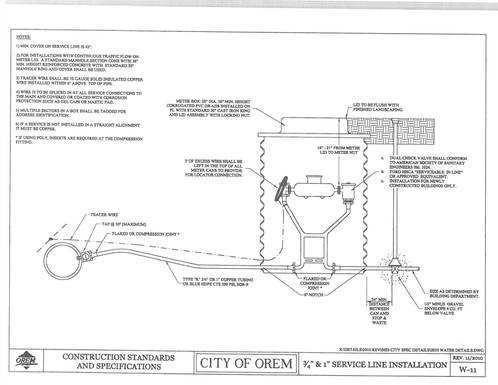
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | WATERLINE LOOP | REV. 11/2010 | W-7



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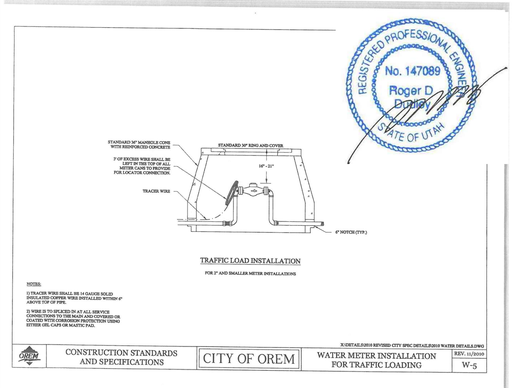
CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | ¾" & 1" SERVICE LINE INSTALLATION | REV. 11/2010 | W-11



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CONSTRUCTION STANDARDS AND SPECIFICATIONS | CITY OF OREM | WATER METER INSTALLATION FOR TRAFFIC LOADING | REV. 11/2010 | W-5

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Detail Sheet

Utah

Orem

Revisions

Date
8-6-2019
Scale
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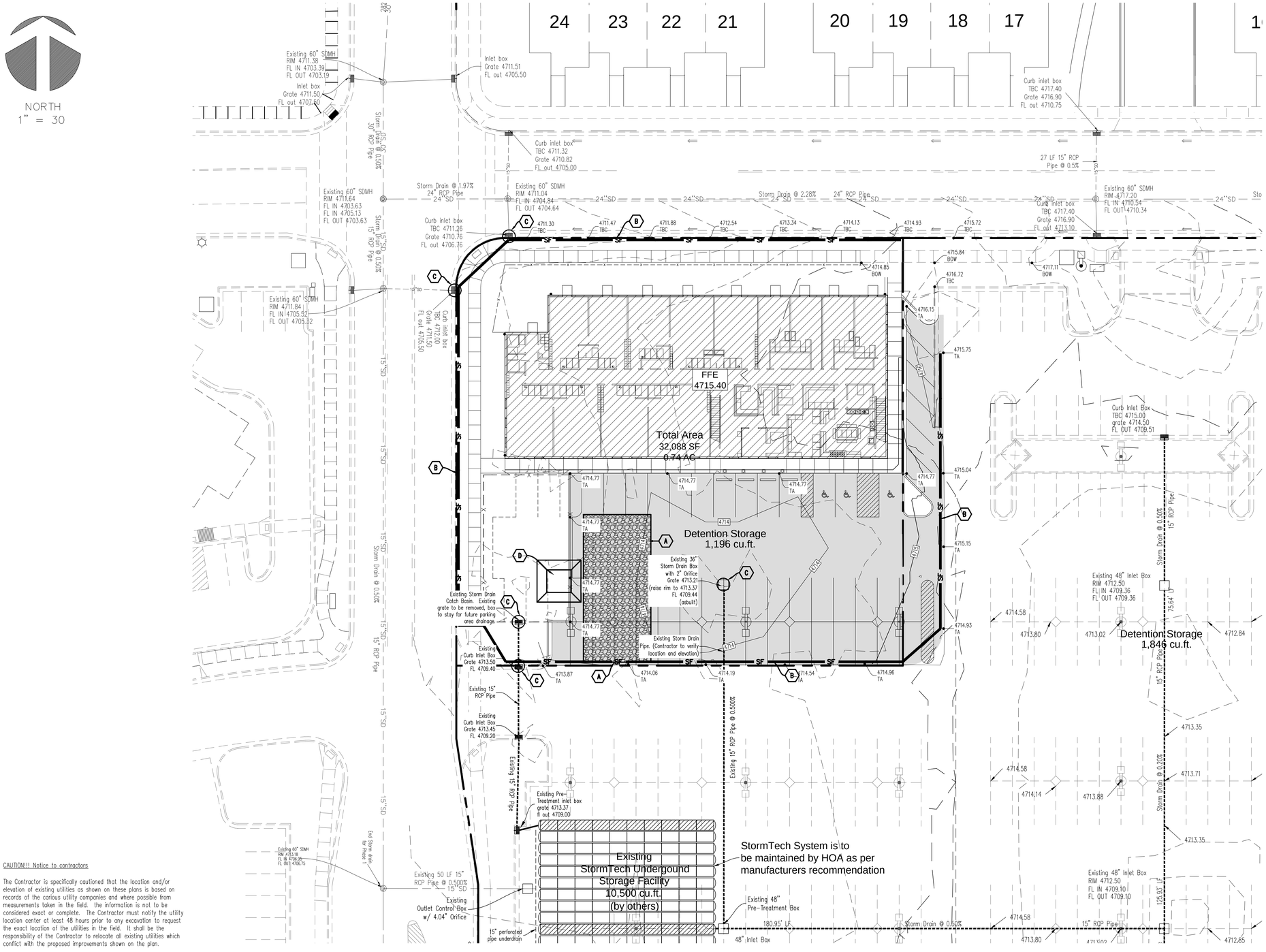
By
TD
Tracing No.
L -

Sheet No.
D - 5.2



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Storm Water Management Note:

The disturbed area of the project = 0.74 Acres and therefore a State UPDES Storm Water General Permit from the Division of Water Quaity is NOT required. BMP's are required to be in place prior to any construction activity.

NOTES:

This plan is to be used to control storm water runoff and reduce pollutants in storm water runoff until construction is complete and the subject site is in operation.

THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE TO BE USED AS A PART OF THE CONSTRUCTION SITE STORM WATER MANAGEMENT PLAN FOR THIS SITE

1. Contaminated or Erodible Surface Areas (CESA) Prevent the discharge, pollutants, and storm water from contaminated or erodible surface areas by maintaining undisturbed site until construction of Phase II is completed.

2. Dust Controls (DC) Dust control measures including vegetation, seeding, etc. to stabilize site from wind erosion and reduce dust until site is completely developed.

3. Detention/Infiltration Device Maintenance (DIDM) Detention basin and accompanying facilities will be regularly maintained and corrected to promote effective storm drain pollutant removal for pond, piping, and boxes.

4. Material Storage (MS) Any hazardous, toxic, or chemical substances will be stored and controlled inside building areas. No control substances will be discharged into storm water or sewage systems.

5. Portable Toilets (PT) Temporary on site sanitary facilities will be furnished and maintained during all construction activity until on site facilities are constructed and usable.

6. Stabilized Construction Entrance and Wash Area (SCEWA) A stabilized pad of crushed stone located at the construction entrance as shown will be provided and maintained during all construction activities.

7. Spill Cleanup (SCU) All on site materials used in construction will be maintained on site to prevent harmful materials from entering off site receiving waters.

8. Silt Fencing (SF) placed on the perimeter of the project where there is potential runoff from site to adjacent streets, or properties.

- **A** — Construct Stabilized Construction Entry (See Detail SCE)
- **B** — Construct Silt Fencing as needed to prevent runoff onto existing street, adjacent properties and existing ditch. (See detail SF)
- **C** — Existing Filter Fabric in existing downstream and/or recently Existinged inlet boxes or manholes to prevent silt buildup.

  Portable toilet locations are to be determined by the contractor.
- **D** — Contractor Washdown area in sediment basin (see detail CWM, SCU)
- **E** — Material Storage Area (see detail MS)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Orem Child Care Holdings
Orem, Utah

SWPPP

REGISTERED PROFESSIONAL ENGINEER
No. 147089
Roger D. Dudley
STATE OF UTAH

Revisions

Date 9-3-2019
Scale 1" = 30'
By TD
Tracing No. L -

Sheet No.
C - 6.0

GENERAL NOTES

1. NOTES AND DETAILS ON SHEETS S0.1 SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON THE APPROVED PLANS.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFIRM TO ALL APPLICABLE CODES AND REGULATIONS.
3. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER OF RECORD ON ALL STRUCTURAL STEEL, REINFORCING STEEL, GLULAM BEAMS, AND ENGINEERED WOOD PRODUCTS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL O.S.H.A. REQUIREMENTS. THE ENGINEER OF RECORD DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED, AND ANY OTHER TEMPORARY SUPPORT WHICH WILL BE NEEDED FOR THE SAFE COMPLETION OF THE PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT(S) IS/ARE RESOLVED WITH THE AFFECTED PARTIES.

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE

DESIGN LOADS

SNOW LOAD (INCL. UNBALANCED DRIFT) = 30 psf
ROOF DEAD LOAD = 22 psf
CLASROOM FLOOR LIVE LOAD) = 40 psf
FLOOR DEAD LOAD = 25 psf
WIND LOAD = 110 MPH, EXP. B

IMPORTANCE FACTOR (I_w) = 1.0

SEISMIC SITE CLASSIFICATION = D
SEISMIC DESIGN CATEGORY = D
IMPORTANCE FACTOR (Is) = 1.0
S_{ds} = 0.97 R = 6.5

$C_s = \frac{S_{DS}}{(R/T)} W = 0.7{}^{*}C_s W = 0.178{}^{*}W$

FOUNDATION

1. ASSUMED ALLOWABLE BEARING OF 1500 PSF WITH 1/2 INCREASE FOR WIND OR SEISMIC.
2. ALLOWABLE SOIL BEARING PRESSURE:
   D.L. + L.L 1500 P.S.F.
   D.L. + L.L. + E/W 2250 P.S.F.
   INCREASE FOR DEPTH AS ALLOWED BY IBC.
3. FOOTINGS SHALL BEAR ON FIRM, DRY, UNDISTURBED NATURAL GROUND OR ENGINEERED FILL WITH A MINIMUM PENETRATION OF 30" INCHES BELOW FINISHED GRADE.
4. NOTIFY THE LOCAL JURISDICTION 48 HOURS BEFORE POURING FOUNDATIONS.
5. IN ADDITION TO OTHER INSPECTIONS, THE ENGINEER OF RECORD SHALL OBSERVE FOOTING REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACKFILL FOR ALL RETAINING WALLS SHALL BE PERVIOUS MATERIAL. DO NOT PLACE BACKFILL BEHIND WALLS BEFORE THEY HAVE ATTAINED THEIR DESIGN STRENGTH. THE CONTRACTOR SHALL NOT INSTALL FLOOR FRAMING UNTILL THE RETAINING WALLS HAVE BEEN BACKFILLED AND COMPACTED.
7. THE HORIZONTAL DIMENSIONS OF UNFORMED CONCRETE FOOTINGS SHALL BE INCREASED 2" AT EVERY SURFACE AT WHICH CONCRETE IS PLACED DIRECTLY AGAINST THE SOIL.

CONCRETE

1. THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS: THE AGGREGATE SHOWN IS THE MAXIMUM SIZE: AND THE SLUMP IS THE MAXIMUM IN INCHES.

ITEM OF CONST.	STRENGTH (PSI)	AGGREGATE (INCHES)	SLUMP (INCHES)
FDNS.	3500	1	4
WALLS	3500	1	4
SLAB	4000	1	3-4

WATER CEMENT RATIO FOR CONCRETE AT SLAB SHALL BE . 5 OR LESS.

CONCRETE SLAB SHALL HAVE SEVEN DAYS OF WET CURE.

2. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THEARCHITECT/ENGINEER FOR APPROVAL PRIOR TO MIXING.
3. ADMIXTURE SHALL HAVE APPROVAL BY ARCHITECT/ENGINEER PRIOR TO THEIR USE. CALCIUM CHLORIDE SHALL NOT BE PERMITTED.
4. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
5. CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33 FOR NORMAL WEIGHT CONCRETE AND ASTM C330 FOR LIGHTWEIGHT CONCRETE.
6. REINFORCING SHALL CONFORM TO ASTM A615 GRADE 60 EXCEPT STIRRUPS AND TIES SHALL BE GRADE 40.
7. USE ASTM A706 WHERE REINFORCING STEEL IS TO BE WELDED.
8. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. ALL CONTINUOUS BARS SHALL BE LAPPED 48 BAR DIAMETERS AND ADJACENT SPLICES SHALL BE STAGGERED.
10. REINFORCING STEEL SHALL BE FABRICATED AND DETAILED ACCORDING TO THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION."
11. MINIMUM PROTECTIVE COVER REINFORCING STEEL:

    ON EARTH SIDE WHEN PLACED AGAINST EARTH: 3" CLR.
    ON EARTH SIDE WHEN FORMED: 2" CLR.
    SLAB ON GRADE STEEL: MID DEPTH
12. SLAB-ON-GRADE JOINTS: THE LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE PLACING OF THE REINFORCEMENT.
13. ALL BOLTS AND OTHER EMBEDED HARDWARE SHALL BE SECURELY HELD IN PLACE WITH TEMPLATE PRIOR TO PLACING CONCRETE.
14. ANCHOR BOLTS SHALL BE ASTM A307 OR EQUAL. UPSET THREADS WILL NOT BE PERMITTED ON ANCHOR BOLTS.

REINFORCING STEEL:

ASTM A307 ALL ANCHOR BOLTS - MINIMUM EMBEDMENT OF ALL BOLTS IN GROUT, OR CONCRETE TO BE 7" WITH A 3" HOOK AT EMBEDDED END. ASTM A615 (FY = 60,000 PSI) DEFORMED BARS FOR ALL BARS. WIRE PER ASTM A62. LATEST ACI CODE AND DETAILING MANUAL APPLY.

CLEAR CONCRETE COVERAGES AS FOLLOWS:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER 3"
a) #6 AND MORE 2"
b) #5 AND SMALLER 1 1/2"
SLABS (INTERIOR) 3/4"

ALL OTHER PER LATEST EDITION OF ACI 318. UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
TYPICAL.
REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON CENTER. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".

ANCHOR BOLTS

1. WOOD PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL. STEEL BOLTS SHALL HAVE A MINIMUM NOMINAL DIAMETER OF 5/8" UNLESS NOTED OTHERWISE. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR MASONRY AND SHALL BE SPACED NOT MORE THAN 32 INCHES APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. FOR SEISMIC DESIGN CATEGORIES D-F, WASHERS SHALL BE A MINIMUM OF 1/4" THICK BY 3" SQUARE PLATE WASHERS (REFER TO "BASIS FOR DESIGN/SEISMIC DESIGN" THIS SHEET FOR SEISMIC DESIGN CATEGORY) AT EXTERIOR WALLS, SHEARWALLS, AND INTERIOR BEARING WALLS WHERE 2x SILL PLATES ARE SPECIFIED. FOUNDATION PLATES AND SILLS SHALL BE THE KIND OF WOOD SPECIFIED IN 2012 IBC.
2. ALL SHEARWALLS SHALL BE ANCHORED TO THE CONCRETE PER THE SHEARWALL SCHEDULE AND/OR DETAILS.
3. WHERE EXTERIOR WALL EMBEDDED ANCHOR BOLTS HAVE BEEN MISSED, DAMAGED OR MISLOCATED, ONE OF THE FOLLOWING RETROFIT OPTIONS MAY BE USED AT THE CONTRACTORS DISCRETION:

3.1 5/8" DIAMETER EXPANSION BOLTS. PROVIDE (2) 5/8" DIAMETER EXPANSION ANCHORS FOR EACH 1/2" DIAMETER EMBEDDED ANCHOR BOLT. EXPANSION ANCHORS SHALL BE INSTALLED NOT CLOSER THAN 6 1/2" O.C. AND SHALL BE INSTALLED WITH A MINIMUM OF 4 1/8" EMBEDMENT AND SPACED 1 3/4" FROM THE EDGE OF THE SLAB. EXPANSION ANCHORS BEING INSTALLED LESS THAN 2" FROM THE EDGE OF THE CONCRETE SHALL BE EXPANSION STYLE ANCHORS WITH A MINIMUM CAPACITY OF 2400 LBS. TENSION AND 1800 LBS HORIZONTAL SHEAR IN CONCRETE. REFER TO MANUFACTURERS LATEST EDITION OF ICC ES REPORT FOR ALLOWABLE VALUES AND INSTALLATION ROCEDURES.

3.2 EPOXY BOLTS OF THE SAME DIAMETER AND SPACING MAY BE USED IN LIEU OF THE EMBEDDED BOLTS OR EXPANSION ANCHORS A 7" MINIMUM EMBEDMENT PROVIDED FOR EPOXY GROUTED BOLTS. USE EPOXY ANCHORED BOLTS PER MANUFACTUERER'S LATEST ICC ES REPORT TO GIVE THE SAME VALUES AS GIVEN IN PARAGRAPH 3.1 ABOVE.

4. WHERE INTERIOR ANCHOR BOLTS HAVE BEEN MISSED, DAMAGED OR MISLOCATED, ONE OF THE FOLLOWING RETROFIT OPTIONS MAY BE USED AT THE CONTRACTORS DISCRETION. INTERIOR ANCHOR BOLTS ARE DEFINED AS ANCHOR BOLTS THAT ARE LOCATED A MINIMUM OF 6 INCHES FROM SLAB EDGES, STEPS, TURN DOWNS, OPENINGS, OR SIMILAR DISCONTINUITIES.

4.1 EXPANSION BOLTS AND EPOXY ANCHORS SHALL HAVE CURRENT ICC ES REPORTS WHICH SATISFY THE REQUIREMENTS FOR ANCHORS WITH SEISMIC FORCES AND USE IN COLD-WEATHER CONDITIONS.

BOLT DIAMETER	MINIMUM EMBEDMENT
1/2"	2 1/4"
5/8"	2 3/4"
3/4"	3 1/4"

4.2 EPOXY BOLTS OF THE SAME DIAMETER AND SPACING MAY BE USED IN LIEU OF THE EMBEDDED BOLTS. A 7" MINIMUM EMBEDMENT SHALL BE PROVIDED FOR EPOXY GROUTED BOLTS. USE CARE AND CAUTION TO NOT DAMAGE ANY STEEL REINFORCEMENT IN CONCRETE, EITHER REINFORCEMENT BARS OR PT CABLES.

4.1 EPOXIED ANCHORS REQUIRE SPECIAL INSPECTION. REFER TO SPECIAL INSPECTION FORM FILED WITH PARK CITY, UTAH.

5. INTERIOR NON-SHEAR LOADED PARTITION WALLS MAY BE ANCHORED TO THE SLAB WITH A MINIMUM 0.140 INCH DIAMETER SHOT PINS AT 32" O.C. MAXIMUM SPACING.

TYPICAL CONCRETE SLAB

4" CONCRETE SLAB PLACED OVER 2" WET SAND, VAPOR BARRIER. 4" OF GRAVEL OVER COMPACTED EARTH PAD.
REINFORCE CONC. SLAB WITH #4 BARS PLACED AT
18" O.C. AT MID-DEPTH OF SLAB
TOP OF SLAB ELEVATION SHALL MATCH THE ELEVATION
OF EXISTING BUILDING SLAB.

WOOD

1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE WESTERN WOOD PRODUCT ASSOCIATION GRADE RULES BOOK AND UNLESS NOTED OTHERWISE ON PLANS OR IN SPECIFICATIONS SHALL BE DOUGLAS FIR/LARCH AS FOLLOWS:

   a. STUDS: 2x4, 4x4
   No. 2 GRADE
   F_b = 875 psi
   E = 1,500 ksl

   b. LIGHT FRAMING: 2x6 TO 2X12, 4x4 TO 4X6
   No. 2 GRADE
   F_b = 875 psi
   E = 1,500 ksl

   c. BEAMS & STRINGERS:
   No. 1 GRADE
   F_b = 1,350 psi
   E = 1,600 ksl

   d. POSTS & TIMBERS:
   No. 1 GRADE
   F_b = 1,200 psi
   E = 1,600 psi

2. ALL SHEATHING SHALL BE C-C OR C-D GRADE AND SHALL CONFORM TO THE PRODUCT STANDARD P.S. 1-95 (EXP. 1) AND SHALL BE IDENTIFIED WITH THE A.P.A. GRADE MARK. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX

   ALL PLY SHALL BE NAILED AS FOLLOWS:
   AT SHEET EDGES (E.N.): 8d @ 6"O.C., UNO
   AT FIELD NAILING (F.N.):
   -FLOOR: 8d @ 10"O.C., UNO
   -WALLS & ROOF: 8d @ 12"O.C., UNO

   AT WALLS, BLOCK ALL UNSUPPORTED EDGES WITH BLOCKING OF SAME WIDTH OR DEPTH OF STUDS OR JOISTS. 2x4 FLAT BLOCKS SHALL BE USED AT ROOF DIAPHRAGM, WHERE SHOWN ON PLAN. MINIMUM PANEL DIMENSIONS ARE 24" ON ROOF AND 12" ON WALLS.
3. USE OF MACHINE NAILING IS SUBJECT TO SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ENGINEER OF RECORD AND THE ENFORCEMENT AGENCY. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE ACCEPTED IN 5/16" INCH PLYWOOD. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER, OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY. FULL HEAD COMMON NAILS WITCH PROVIDE MINIMUM DEPTH OF EMBEDMENT WILL BE REQUIRED.
4. ALL PLATES AND SILLS BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR(P.T.D.F.) AND SHALL BEAR A.W.P.A. STAMP.
5. STUD WALLS BUTTING A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE WALL WITH 1/2" DIA. ANCHOR BOLTS AT 24" O.C. THROUGH DOUBLE STUD, UNO
6. NAILING SHALL BE WITH COMMON WIRE NAILS AND SHALL CONFORM TO THE NAILING SCHEDULE, TABLE 2304.9.1 OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
7. ALL BOLTS, NUTS AND LAG SCREWS USED IN WOOD SHALL CONFORM TO ASTM STANDARD A307 AND SHALL BE LOCATED IN A MEMBER WITH THE FOLLOWING MINIMUM DIMENSION (UNLESS DETAILED OTHERWISE):

   BOLT TO END OF MEMBER = 7d
   BOLT TO EDGE OF MEMBER = 4d
   ON-CENTER SPACING OF BOLTS IN A ROW = 4d O.C.
   SPACING BETWEEN BOLT ROWS = 1
8. ALL BOLTS AND NUTS SHALL BE FITTED WITH STEEL WASHERS WHERE THEY BEAR AGAINST WOOD, AND ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED UPON INSTALLATION AND RETIGHTENED PRIOR TO CLOSING IN OR COMPLETION OF JOB.
9. ALL HANGERS, STRAPS, AND OTHER MISCELLANEOUS HARDWARE SHALL BE SIMPSON STRONG TIE OR I.C.B.O. APPROVED EQUAL.

WOOD (CONT.)

10. SOLID FULL DEPTH BLOCKING OR CROSS BRIDGING SHALL BE INSTALLED AT INTERVALS NOT EXCEEDING 8'-0" FOR ALL 2X JOISTS 8" AND DEEPER @ ROOF AND 4" AND DEEPER @ FLOOR.
11. ALL JOINTS SHALL HAVE THEIR ENDS HELD IN POSITION AT ALL BEARING POINTS BY BLOCKING OR APPROVED HANGERS.
12. NO LOAD MEMBER MAY FALL BELOW GRADE.

MICROLLAM BEAMS:

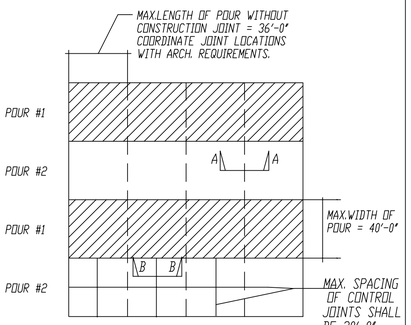
BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 2,600 P.S.I., Fv = 285 P.S.I,
Fc (PERP) = 750 P.S.I, E = 1,900,000 PSI.

PARALLAM BEAMS:

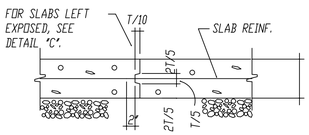
BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:
Fb= 2,900 P.S.I., Fv = 290 P.S.I,
Fc (PERP) = 650 P.S.I, E = 2,000,000 PSI.

GLUE-LAMINATED BEAMS:

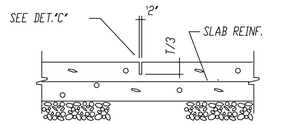
BEAMS SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 2,400 P.S.I., Fv = 400 P.S.I,
Fc (PERP) = 680 P.S.I, E = 1,300,000 PSI.



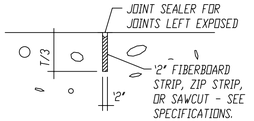
SLAB ON GRADE JOINTS



CONSTRUCTION JOINT
SECTION "A-A"

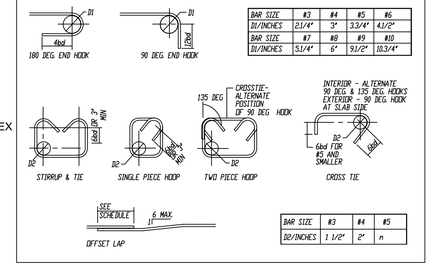


CONTROL JOINT
SECTION "B-B"



CONTROL JOINT
SECTION "C-C"

TYPICAL BAR BENDS

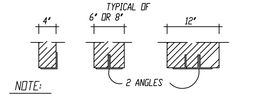


MINIMUM NAILING SCHEDULE

"CONNECTION"	"NAILING"
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EA. END	2-8d
3. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
4. TOP PLATE TO STUD, END NAIL	2-16d
5. STUD TO SOLE PLATE	4-8d TOENAIL, 2-16d END NAIL
6. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
7. DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
8. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
9. CONTINUOUS HEADERS TWO PIECES, ALONG EA. EDGE	16d AT 16" O.C.
10. CEILING JOISTS TO PLATE, TOENAIL	3-8d
11. CONTINUOUS HEADERS TO STUD, TOENAIL	4-8d
12. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
13. CEILING JOISTS TO PARALLEL RAFTERS, FACD NAIL	3-16d
14. RAFTER TO PLATE, TOENAIL	3-8d
16. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. T&B STAGGERED 2-20d AT ENDS & SPLICES

STEEL LINTEL SCHEDULE

CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	3 1/2" x 3" x 1/4"
5'-1" TO 7'-0"	3 1/2" x 3 1/2" x 1/4"
7'-1" TO 9'-0"	5" x 3" x 1/4"
9'-1" TO 10'-0"	5" x 3" x 5/16"
10'-1" TO 11'-0"	5" x 3" x 3/8"
11'-1" TO 12'-0"	6" x 4" x 3/8"
12'-1" AND OVER	SPECIAL ANALYSIS REQD.



NOTE:
LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS, OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING 6" EACH SIDE OF OPENING USE THIS SCHEDULE UNLESS NOTED OTHERWISE.

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Consultant

No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
FOOTING AND FOUNDATION PLAN

File No.
S0.1 GENERAL NOTES
Drawn by:
Reviewed by:
Date Issued:
OCTOBER 21, 2019
Seal

Sheet No.
S0.1

SOILS CONSTRUCTION (IBC1705.6)

Item			Reference/Comments
Site preparation	☐ Continuous	☐ Periodic	
Structural fill material	☐ Continuous	☒ Periodic	
Structural fill lift thickness	☐ Continuous	☒ Periodic	
Structural fill soil densities	☐ Continuous	☒ Periodic	
Backfill soils materials	☐ Continuous	☒ Periodic	
Backfill soil densities	☐ Continuous	☒ Periodic	
Fill material under side walks and parking	☐ Continuous	☐ Periodic	
Fill soil densities under side walks and parking	☐ Continuous	☐ Periodic	

PILE FOUNDATIONS (IBC1705.7)

Item			Reference/Comments
Observe driving operation and reporting	☐ Continuous	☐ Periodic	
Verify placement & installation data	☐ Continuous	☐ Periodic	

PIER FOUNDATIONS (IBC1705.8)

Item			Reference/Comments
Observe drilling and placing and reporting	☐ Continuous	☐ Periodic	
Verify placement & installation data	☐ Continuous	☒ Periodic	

SPRAYED FIRE-RESISTANT MATERIALS (IBC1705.14)

Item			Reference/Comments
Structural member surface conditions	☐ Continuous	☐ Periodic	
Material application	☐ Continuous	☐ Periodic	
Material thickness	☐ Continuous	☐ Periodic	
Material density	☐ Continuous	☐ Periodic	
Bonding strength	☐ Continuous	☐ Periodic	

MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (IBC1705.15)

Item			Reference/Comments
Material and instillation	☐ Continuous	☐ Periodic	

EPOXY (IBC TABLE 1705.3)

Item			Reference/Comments
Material and instillation	☐ Continuous	☐ Periodic	

FABRICATORS (IBC1705.2)

☐ Approved Fabricator	Fabricators Name:
☐ Unapproved Fabricator	Fabricators Name:

In-plant inspections

☐ Steel Construction ☐ Welding ☐ Details

STEEL (IBC1705.2)

Item			Reference/Comments
Pre-stressing technique	☐ Continuous	☐ Periodic	
WELDING (1704.3.1)			
Details (1704.3.2)			
Complete & partial penetration groove welds	☐ Continuous	☐ Periodic	
Multipass fillet welds	☐ Continuous	☐ Periodic	
Single-pass fillets welds > 5/16"	☐ Continuous	☐ Periodic	
Single-pass fillets welds ≤ 5/16"	☐ Continuous	☐ Periodic	
Floor & roof deck welds	☐ Continuous	☐ Periodic	
REINFORCEMENT STEEL	☐ Continuous		
Verification of weldability	☐ Continuous	☐ Periodic	
Shear wall and shear reinforcement	☐ Continuous	☐ Periodic	
Other reinforcement	☐ Continuous	☐ Periodic	
Steel frame joint details	☐ Continuous	☐ Periodic	

CONCRETE CONSTRUCTION (IBC1705.3)

Item			Reference/Comments
Materials (1704.4.1)	☐ Continuous	☐ Periodic	
Steel Placement	☐ Continuous	☒ Periodic	
Steel welding	☐ Continuous	☐ Periodic	
Bolts prior & during placement	☐ Continuous	☒ Periodic	
Use of required design mix	☐ Continuous	☒ Periodic	
Concrete sampling for strength test, slump, air content, and temperature of concrete	☐ Continuous	☒ Periodic	
Concrete & shotcrete placement	☐ Continuous	☒ Periodic	
Curing temperature and techniques	☐ Continuous	☒ Periodic	
Pre-stressed concrete	☐ Continuous	☐ Periodic	
Pre-cast concrete	☐ Continuous	☐ Periodic	
Posttentsioned concrete	☐ Continuous	☒ Periodic	
Form work	☐ Continuous	☐ Periodic	

Special inspection for seismic resistance (IBC1705.12)

Item			Reference/Comments
Structural Steel (1707.2)	☐ Continuous	☐ Periodic	
Structural Wood (1707.3)	☐ Continuous	☐ Periodic	
Cold-formed steel framing (1707.4)	☐ Continuous	☐ Periodic	
Pier foundations (1707.5)	☐ Continuous	☐ Periodic	
Storage racks & access floors (1707.7)	☐ Continuous	☐ Periodic	
Architectural components (1707.7)	☐ Continuous	☐ Periodic	
Mechanical & electrical items (1707.8)	☐ Continuous	☐ Periodic	
Designated systems verification (1707.9)	☐ Continuous	☐ Periodic	
Seismic isolation systems (1707.10)	☐ Continuous	☐ Periodic	

Inspection of seismic resistance are not required per IBC 1705.3 ☐

OTHER

Item			Reference/Comments
	☐ Continuous	☐ Periodic	
	☐ Continuous	☐ Periodic	

Special Inspectors Shall:

- Be approved by the building official prior to performing any duties;
- Provide proof of licensure as a special inspector by the State of Utah for each type of inspection;
- Inspection reports are to meet the requirements of IBC 1704.1.2 and DFCM standards;
- Inspection reports are to be submitted to the code consultant,architect, DFCM project manager, and the State of Utah Building Official within 48hrs. of inspections;
- A final inspection report shall be submitted following completion of the project documenting the types of special inspections performed and a statement indicating that the structure is in compliance with the drawings, specifications and applicable codes. IBC 1704.1.2

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Innovation in Structural Engineering

No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
FOOTING AND FOUNDATION PLAN

File No.
TheKids-A101-J917

Drawn by:

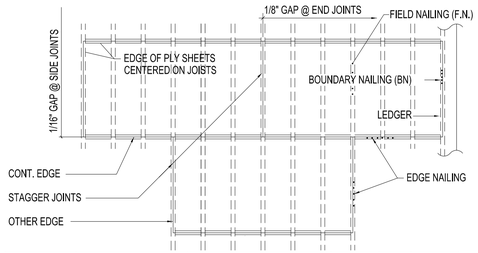
Reviewed by:

Date Issued:
OCTOBER 21, 2019

Seal

Licensed Certified Structural Engineer
No. 185346
DARRELL GEORGE HANSEN
STATE OF UTAH

Sheet No.
S0.2

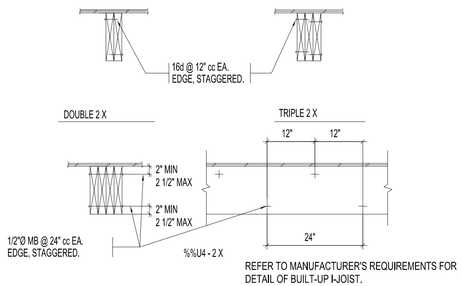


LOCATION	PLYWOOD	NAIL SIZE	EDGE NAIL		FIELD NAIL	BOUND NAIL	EDGE BLK.
			CONT. EDGE	OTHER EDGE			
ROOF	5/8" APA 24/0	10d	6"	6"	12"	6"	NO
FLOOR	3/4" APA 40/20 5 PLY	10d	4"	4"	8"	4"	T&G

1. MIN. NAIL PENETRATION INTO FRAMING 10d- 1 5/8"
2. USE SCREW SHANK NAILS @ FLOOR PLYWOOD. GLUE PLYWOOD TO JOIST USING CONFORMING TO APG 01
3. USE COMMON NAILS.

ROOF & FLOOR SHEATHING SCHEDULE & DETAIL 1

SCALE: NONE



REFER TO MANUFACTURER'S REQUIREMENTS FOR DETAIL OF BUILT-UP I-JOIST.

BUILT - UP BEAM DETAIL 5

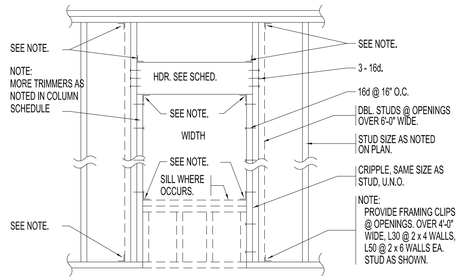
SCALE: NONE

JOIST OR BEAM	HANGER TYPE
2 x ROOF JOIST	U
2 x FLOOR JOIST	U
3 x ROOF JOIST	HU
3 x FLOOR JOIST	HHU
4 x	B OR HW
6 x	HHB OR HW

HANGERS MANUF. BY SIMSON OR APPROVED EQUAL. INSTALL PER MANUF. INSTRUCTIONS U.N.O. USE HANGERS AS SCHEDULED, U.N.O.

JOIST / BEAM HANGER SCHEDULE 9

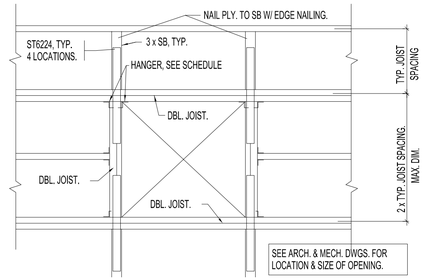
SCALE: NONE



1. MIN. NAIL PENETRATION INTO FRAMING 10d- 1 5/8"

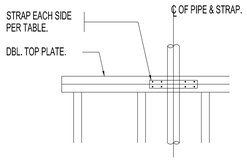
TYPICAL FRAMED OPENING DETAIL 2

SCALE: NONE



TYPICAL OPENING IN FLOOR DETAIL 6

SCALE: NONE



HOLE SIZE	STRAPS
LESS THAN 1/3 STUD WIDTH	NONE REQ'D
LESS THAN 2/3 STUD WIDTH	ST2122 W/ 4-16d EACH END
OVER 2/3 STUD WIDTH	ST2215 W/ 6-16d EACH END

TOP PLATE SPLICE @ PIPE 10

SCALE: NONE

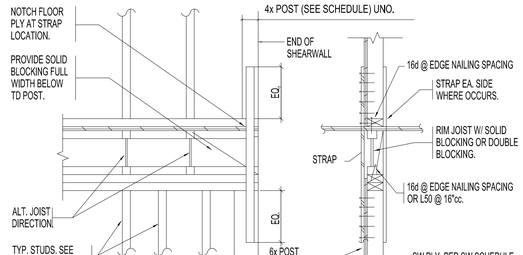
LINTEL SCHEDULE	
CLEAR OPENING	SIZE OF ANGLE
UP TO 5'-0"	3-1/2" x 3" x 1/4"
5'-1" TO 7'-0"	3-1/2" x 3-1/2" x 1/4"
7'-1" TO 9'-0"	5" x 3-1/2" x 1/4"

NOTE:

LINTELS CARRY MASONRY ONLY. WHERE FLOORS, ROOFS OR CONCENTRATED LOADS OCCUR, FURTHER ANALYSIS IS NECESSARY. PROVIDE 1" OF BEARING EACH END FOR EACH FOOT OF SPAN. MINIMUM BEARING OF 6" EACH SIDE OF OPENING. USE THIS SCHEDULE UNLESS NOTED OTHERWISE.

BRICK MASONRY LINTEL SCHEDULE 14

SCALE: NONE



PLYWOOD NOT SHOWN HERE FOR CLARITY. PLACE STRAP ON TOP OF PLYWOOD.

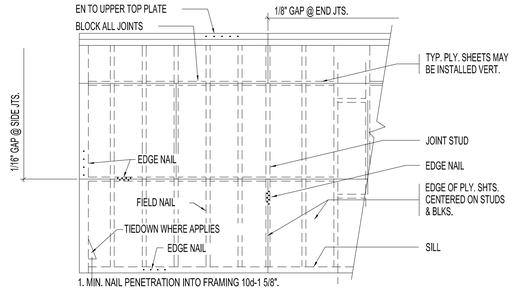
%%USTRAP AS FOLLOWS

1. REFER TO HOLDOWN SCHEDULE
2. WHERE STRAP OCCURS AT DROP FRAME BEAM LOCATION, PROVIDE LONGER STRAP. LENGTH ADDED = DEPTH OF BEAM.

%%USECTION

TYPICAL HOLDOWN @ FLOORS DETAIL 3

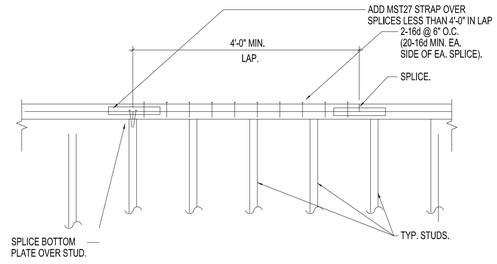
SCALE: NONE



1. MIN. NAIL PENETRATION INTO FRAMING 10d-1 5/8".
2. USE COMMON NAILS.
3. EDGE BLOCKING REQUIRED FOR ALL WALLS 9'-0" AND TALLER.

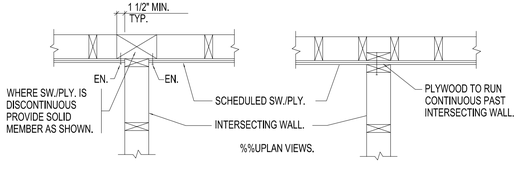
PLYWOOD SHEARWALL DETAIL 7

SCALE: NONE



TYPICAL TOP PL SPLICE DETAIL 11

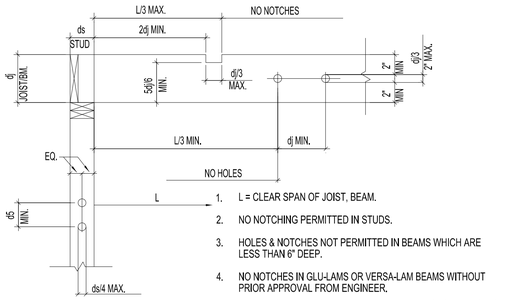
SCALE: 3/4" = 1'-0"



%%UPLAN VIEWS.

SHEARWALL WITH INTERSECTING WALL. 15

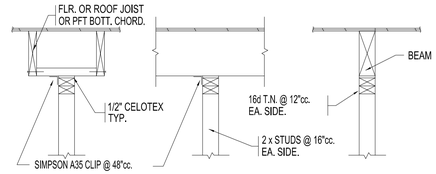
SCALE: NONE



1. L = CLEAR SPAN OF JOIST, BEAM.
2. NO NOTCHING PERMITTED IN STUDS.
3. HOLES & NOTCHES NOT PERMITTED IN BEAMS WHICH ARE LESS THAN 6" DEEP.
4. NO NOTCHES IN GLU-LAMS OR VERSA-LAM BEAMS WITHOUT PRIOR APPROVAL FROM ENGINEER.
5. REFER TO MANUFACTURERS RECOMMENDATIONS FOR HOLES IN WEB OF PLYWOOD I JOISTS. (NO NOTCHES IN FLANGES.)

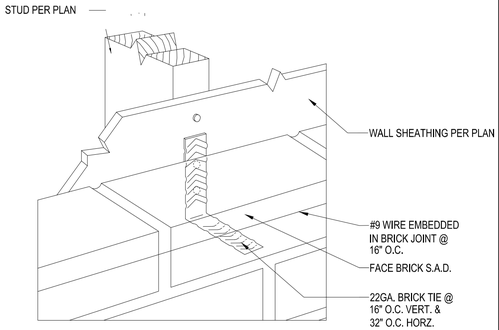
HOLES & NOTCHES 4

SCALE: NONE



NON-BEARING WALL TO CEILING DETAIL 8

SCALE: NONE



TYPICAL BRICK TIE DETAIL 12

SCALE: NONE

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No.	Revisions	Date

Project Title: OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title: GENERAL FRAMING DETAILS

File No. S0.3 GENERAL DETLS

Drawn by:

Reviewed by:

Date Issued: OCTOBER 21, 2019

Seal

Sheet No. S0.3

FOOTING AND FOUNDATION NOTES:

1. CONCRETE SLAB ON GRADE SHALL BE 6" THICK OVER 4" OF GRAVEL OVER COMPACTED ENGINEERED GRANULAR FILL. REINFORCE W/ #4 BARS AT 18" O.C. PLACED AT MID SLAB. REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
2. "C.J." INDICATES CONCRETE SLAB CONTROL JOINTS. REFER TO SHEET S0.1. CONTRACTOR MAY REVISE AND VARY TYPE AND LOCATION WITH APPROVAL OF ENGINEER.
3. ALL EXTERIOR FOOTINGS SHALL HAVE 30" MINIMUM OF COVER FROM BOTTOM OF FOOTING TO NEAREST GRADE.

f'c = 3500 psi
fy = 60,000 psi

F O O T I N G S C H E D U L E

Design Soil Bearing Pressure 1500 psf

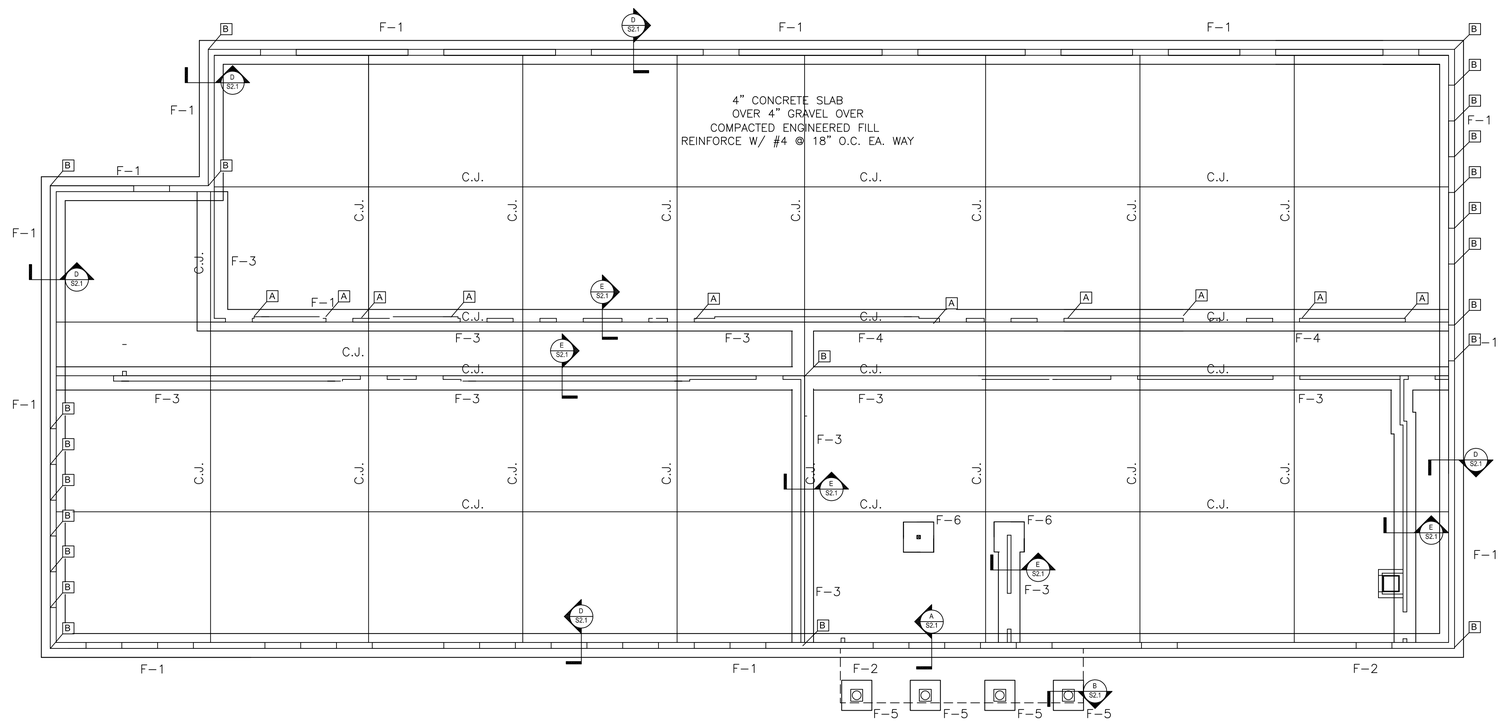
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO.	SIZE	LENGTH	SPA.	NO.	SIZE	LENGTH	SPA.	
F-1	2'-0"	CONT.	12"		#5	1'-6"	10"	2	#5	CONT.	12"	
F-2	2'-8"	CONT.	12"		#5	2'-2"	10"	3	#5	CONT.	10"	
F-3	2'-0"	CONT.	12"		#5	1'-6"	10"	2	#5	CONT.	12"	THICKENED SLAB
F-4	2'-8"	CONT.	12"		#5	2'-0"	10"	3	#5	CONT.	12"	THICKENED SLAB
F-5	3'-6"	3'-6"	12"	4	#6	3'-0"	12"	4	#6	3'-0"	12"	
F-6	3'-6"	3'-6"	12"	4	#6	3'-0"	12"	4	#6	3'-0"	12"	THICKENED SLAB

FLOOR TIE STRAP SCHEDULE

#	TYPE
1	MST 48

HOLD DOWN SCHEDULE

#	TYPE
A	HDU2-SDS2.5
B	HDU4-SDS2.5



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No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
FOOTING AND FOUNDATION PLAN

File No.
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Drawn by:

Reviewed by:

Date Issued:
OCTOBER 21, 2019

Seal

Sheet No.
S1.0

X — SHEAR WALL NUMBER [2,3,4]

SHEARWALL NAILING SCHEDULE

	PLYWOOD THICKNESS	OSB THICKNESS	COMMON NAILS[1]	PERIMETER SPACING	FIELD SPACING	STAPLE SPACING[1]	PERIMETER SPACING	FIELD SPACING	ALLOWABLE SHEAR[5]
SW-1	15/32"	7/16"	8d	6"	12"	16 GAUGE	4"	6"	260 PLF
SW-2	15/32"	7/16"	8d	4"	12"	16 GAUGE	2-1/2"	6"	350 PLF[7]
SW-3	15/32"	7/16"	8d	3"	12"	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	490 PLF
SW-4	15/32"	7/16"	8d	2"	12"	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	640 PLF

FOOTNOTES:

1 THIS SCHEDULE APPLIES TO 8d COMMON NAILS AND 1½" 16 GAUGE STAPLES ONLY. CONTACT ENGINEER FOR ALTERNATIVE FASTENER REQUIREMENTS.
2 SIMPSON A35'S SHALL BE ATTACHED AT THE TOP PLATE OF EACH WALL (TO BLOCKING OR RIM BOARD)
3 SIMPSON A35 CLIPS MAY BE OMITTED IF:
A SHEATHING DOES NOT LAP WITHIN 8" OF TOP OR BOTTOM PLATE.
B SIMPSON H10 HURRICANE ANCHORS ARE PLACED AT EACH END OF EVERY TRUSS.
4 SIMPSON A35 SPACING SHOWN MAY NOT BE APPROPRIATE IF DRAWINGS REQUIRE TIGHTER SPACING.
5 ALLOWABLE SHEAR LOADS ARE TAKEN FROM IBC TABLE 2306.4.1 EXCEPT AS NOTED. VALUES FOR ⅜" PANELS HAVE BEEN INCREASED TO VALUES FOR 15/32" PANELS IN ACCORDANCE WITH FOOTNOTE d.
6 FOR 3 (C) AND 2 (D) WALLS, ALL FRAMING MEMBERS TO RECEIVE EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3-INCH NOMINAL MEMBER. NAILS SHALL BE STAGGERED.
7 ALLOWABLE SHEAR LOADS FOR 4 (B) WALLS HAVE BEEN REDUCED FROM 380 PLF (TABLE 2306.4.1) TO 350 PLF TO ALLOW FOR A SIMPLER REQUIREMENT FOR 3X MEMBERS AT ABUTTING PANELS EDGES.
8 SHEARS ARE PERMITTED TO BE INCREASED TO VALUES SHOWN FOR ⅜" SHEATHING WITH THE SAME NAILING PROVIDED:
(a) STUDS ARE SPACED AT A MAXIMUM OF 16" ON CENTER, OR
(b) IF PANELS ARE APPLIED WITH THE LONG DIMENSION ACROSS STUDS.
9 SEE SCHEDULE THIS SHEET FOR TIE DOWN STRAP SIZE

FLOOR SHEATHING NOTES

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. T & G, APA RATED 48/24 OSB OR PLYWOOD SHEATHING NAILED WITH 10d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF WALLS, AND ALL BLOCKING; 10D AT 10 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 6 IN. MINIMUM FROM EDGE OF PANEL.

2 LAY SHEATH WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.

3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

BEAM #	SIZE	TYPE	COLUMN
FB-1	(3) 1 3/4" X 9 ¼"	MICROLAM	C-1
FB-2	(2) 1 3/4" X 16"	MICROLAM	C-2
FB-3	(2) 1 3/4" X 16"	MICROLAM	C-2
FB-4	(3) 2 X10	DF NO. 2	C-1
FB-5	(3) 1 3/4" X 9 ¼"	MICROLAM	C-1
FB-6	(2) 1 3/4" X 16"	MICROLAM	C-3
FB-7	(2) 1 3/4" X 16"	MICROLAM	C-2
FB-8	(2) 1 3/4" X 16"	MICROLAM	C-2
FB-9	(3) 1 3/4" X 9 1/4"	MICROLAM	C-3
FB-10	(3) 1 3/4" X 9 1/4"	MICROLAM	C-4

COLUMN SCHEDULE

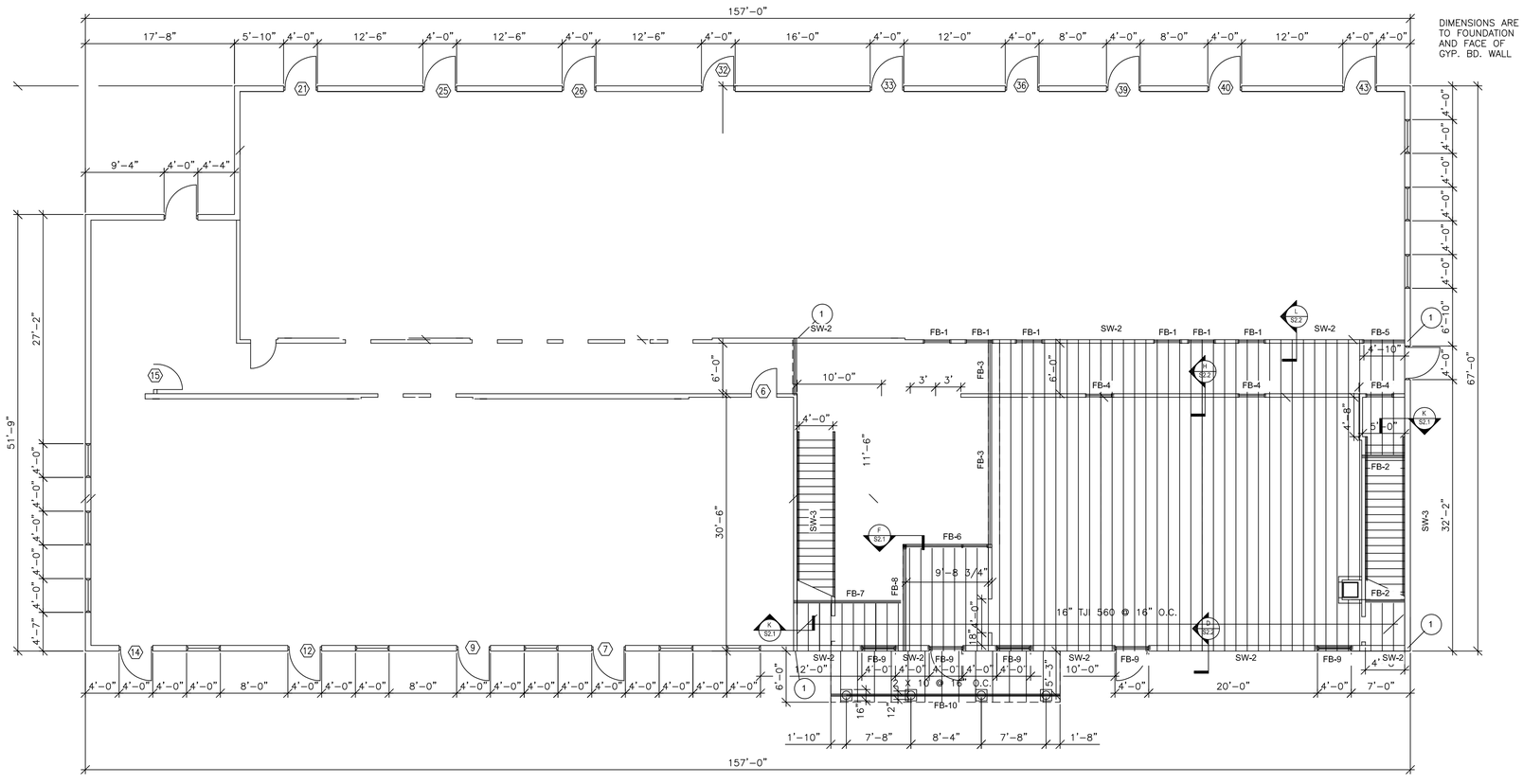
COL #	SIZE	TYPE
C-1	(2) 2X6 TRIMMERS AND (1) 2X6 KING STUD	DOUG FIR
C-2	4X6 POST (PLUS 2-KING STUDS IN WALLS)	DOUG FIR
C-3	4X4 POST (PLUS KING STUDS IN WALLS)	DOUG FIR
C-4	HS 6X6 XP⅛ COLUMN	STEEL

FLOOR TIE STRAP SCHEDULE

#	TYPE
1	MST 48

HOLD DOWN SCHEDULE

#	TYPE
A	HDU2-SDS2.5
B	HDU4-SDS2.5



A S1.1 FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

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No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
FLOOR FRAMING PLAN

File No.
S1.1 OREM KIDS
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Reviewed by:
Date Issued:
OCTOBER 21, 2019
Seal

Sheet No.
S1.1

X — SHEAR WALL NUMBER [2,3,4]

SHEARWALL NAILING SCHEDULE

	PLYWOOD THICKNESS	OSB THICKNESS	COMMON NAILS[1]	PERIMETER SPACING	FIELD SPACING	STAPLE SPACING[1]	PERIMETER SPACING	FIELD SPACING	ALLOWABLE SHEAR[5]
SW-1	15/32"	7/16"	8d	6"	12"	16 GAUGE	4"	6"	260 PLF
SW-2	15/32"	7/16"	8d	4"	12"	16 GAUGE	2-1/2"	6"	350 PLF[7]
SW-3	15/32"	7/16"	8d	3"	12"	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	490 PLF
SW-4	15/32"	7/16"	8d	2"	12"	NOT ALLOWED	NOT ALLOWED	NOT ALLOWED	640 PLF

FOOTNOTES:

1 THIS SCHEDULE APPLIES TO 8d COMMON NAILS AND 1½" 16 GAUGE STAPLES ONLY. CONTACT ENGINEER FOR ALTERNATIVE FASTENER REQUIREMENTS.
2 SIMPSON A35'S SHALL BE ATTACHED AT THE TOP PLATE OF EACH WALL (TO BLOCKING OR RIM BOARD)
3 SIMPSON A35 CLIPS MAY BE OMITTED IF:
A SHEATHING DOES NOT LAP WITHIN 8" OF TOP OR BOTTOM PLATE.
B SIMPSON H10 HURRICANE ANCHORS ARE PLACED AT EACH END OF EVERY TRUSS.
4 SIMPSON A35 SPACING SHOWN MAY NOT BE APPROPRIATE IF DRAWINGS REQUIRE TIGHTER SPACING.
5 ALLOWABLE SHEAR LOADS ARE TAKEN FROM IBC TABLE 2306.4.1 EXCEPT AS NOTED. VALUES FOR ⅜" PANELS HAVE BEEN INCREASED TO VALUES FOR 15/32" PANELS IN ACCORDANCE WITH FOOTNOTE d.
6 FOR 3 (C) AND 2 (D) WALLS, ALL FRAMING MEMBERS TO RECEIVE EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3-INCH NOMINAL MEMBER. NAILS SHALL BE STAGGERED.
7 ALLOWABLE SHEAR LOADS FOR 4 (B) WALLS HAVE BEEN REDUCED FROM 380 PLF (TABLE 2306.4.1) TO 350 PLF TO ALLOW FOR A SIMPLER REQUIREMENT FOR 3X MEMBERS AT ABUTTING PANELS EDGES.
8 SHEARS ARE PERMITTED TO BE INCREASED TO VALUES SHOWN FOR ⅜" SHEATHING WITH THE SAME NAILING PROVIDED:
(a) STUDS ARE SPACED AT A MAXIMUM OF 16" ON CENTER, OR
(b) IF PANELS ARE APPLIED WITH THE LONG DIMENSION ACROSS STUDS.
9 SEE SCHEDULE THIS SHEET FOR TIE DOWN STRAP SIZE

ROOF JOIST NOTES

1. JOISTS SHALL BE DESIGNED FOR THE FOLLOWNG UNIFORM ROOF LOADS:

   DEAD LOAD (DL).....22 PSF
   LIVE LOAD (LL).....30 PSF

   JOISTS SHALL BE DESIGN FOR ALL TRIBUTARY LOADING. SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT TO BE LOCATED ON THE ROOF SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO INSTALLATION OF JOISTS AND SUPPORTING STRUCTURES.

2. DESIGN TRUSSES TO LIMIT DEFLECTION TO SPAN (IN.) DIVIDED BY 360 FOR LIVE LOADS.
3. CHECK DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
4. MULTIPLE TRUSSES SHALL BE BOLTED/ATTACHED TOGETHER ACCORDING TO MANUFACTURERS SPECIFICATIONS TO EVENLY DISTRIBUTE LOADING.
5. JOIST HANGERS AND CONNECTORS SHALL HAVE I.C.B.O. CERTIFICATION.

ROOF SHEATHING NOTES

1. TYPICAL ROOF SHEATHING SHALL BE 5/8" APA RATED 32/16 CDX T&G SHEATHING.NAIL ALL SHEATHING WITH 10d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING;10d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.
2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED (SEE TYPICAL DETAILS).
3. BLOCK JOISTS SOLID AT ALL BEARING POINTS.

BEAM #	SIZE	TYPE	COLUMN
RB-1	(3) 2 x 10	DF NO. 2	C-1
RB-2	(3) 2 x 10	DF NO. 2	C-1
RB-3	(3) 2 x 6	DF NO. 2	C-1
RB-4	(3) 1 3/4" X 9 1/2"	MICROLAM	C-1
RB-5	(3) 2 x 10	DF NO. 2	C-1

COLUMN SCHEDULE

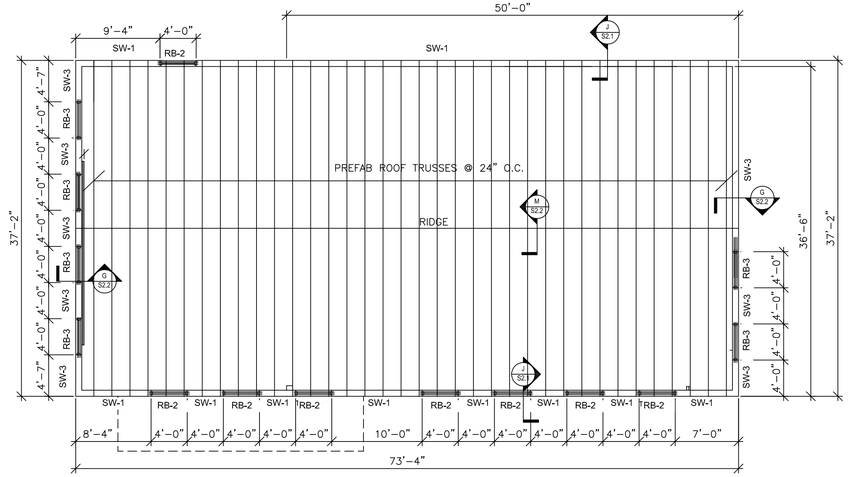
COL #	SIZE	TYPE
C-1	(2) 2X6 TRIMMERS AND (1) 2X6 KING STUD	DOUG FIR
C-2	4X6 POST (PLUS 2-KING STUDS IN WALLS)	DOUG FIR
C-3	6X6 POST (PLUS KING STUDS IN WALLS)	DOUG FIR
C-4	HS 6X6 XP⅛ COLUMN	STEEL

FLOOR TIE STRAP SCHEDULE

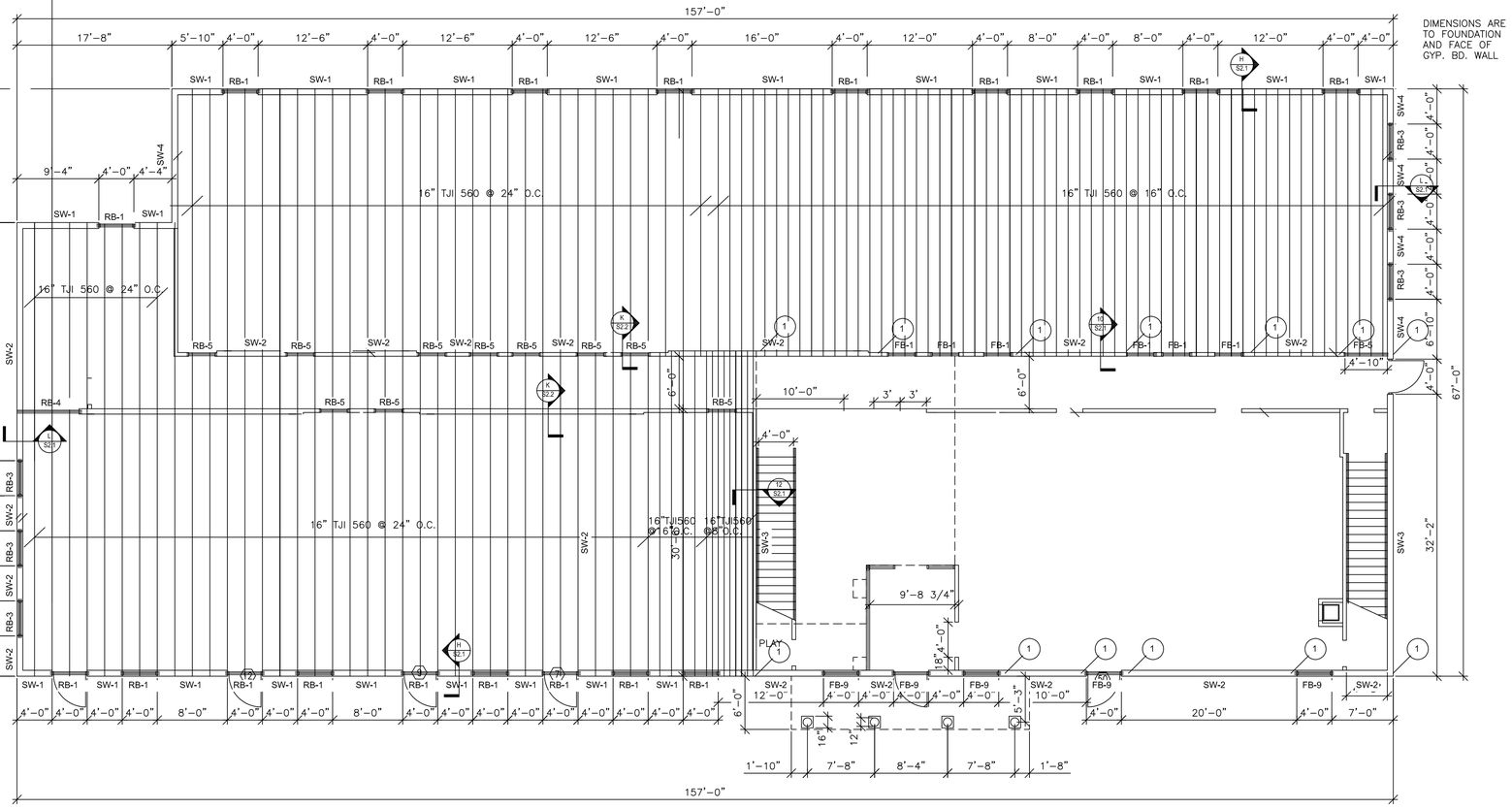
#	TYPE
1	MST 48

HOLD DOWN SCHEDULE

#	TYPE
A	HDU2-SDS2.5
B	HDU4-SDS2.5



B S1.2 HIGH ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



A S1.2 LOW ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

NORTH

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No.	Revisions	Date

Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
ROOF FRAMING PLANS

File No.
S1.2 OREM KIDS

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Date Issued:
OCTOBER 21, 2019

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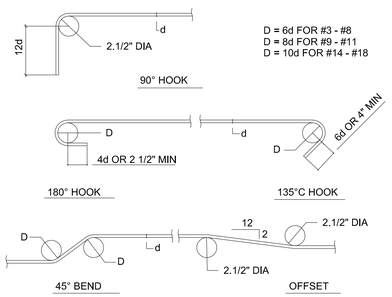
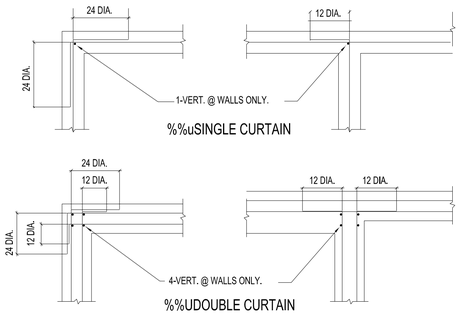


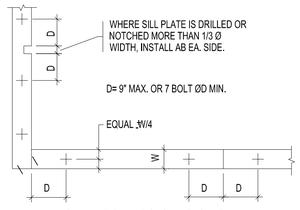
REINF. BENDS, HOOKS, AND OFFSET DETAIL 1

SCALE: NONE



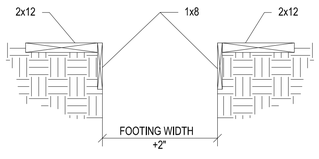
REINF. @ INTERSECTIONS OF WALLS & FOOTINGS 5

SCALE: NONE



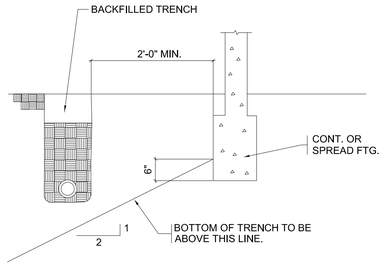
SILL PLATE BOLTING DETAIL 10

SCALE: NONE



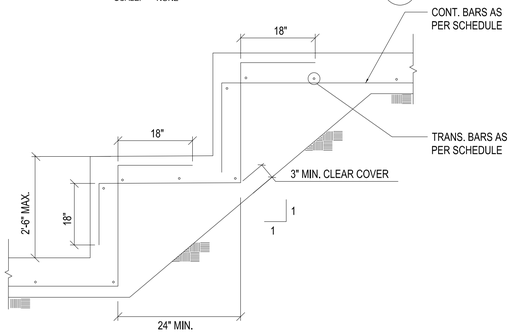
UNFORMED FOOTING DETAIL 11

SCALE: NONE



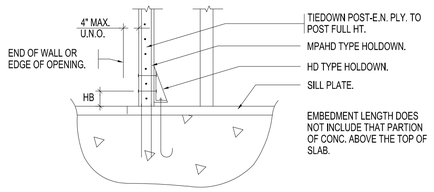
PIPE PARALLEL TO FOOTING DETAIL 2

SCALE: NONE



STEPPED FOOTING DETAIL 6

SCALE: NONE

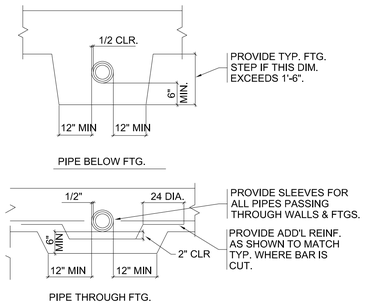


MARK	TYPE	TIEDOWN POST	AB's	HB	EMBED	TYPE	AB's	EMBED	REMARKS
A	HDU8-SDS2.5	(2) 2x STUDS	-	-	6"	HDU8	7/8"	12"	
B	HDU11-SDS2.5	(4) 2x STUDS	-	-	12"	HDU11	1"	14"	
C	HDU14-SDS2.5	4 X 6 POST	-	-	6"	HDU14	1"	18"	
1	CS 14	(2) 2x STUDS							
2	MST 48	(2) 2x STUDS							

1. ANCHOR BOLTS SHALL INCLUDE A STANDARD "J" HOOK WITH 4~ RETURN.
2. INCREASE FTG. DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FTG. DEPTH SPECIFIED.
3. USE HILTI HEA RESIN FOR ALL DRILLED IN ANCHOR BOLTS.

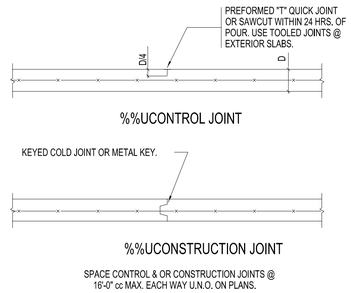
HOLDOWN AND TIE STRAP TYPE SCHEDULE AND DETAIL 12

SCALE: NONE



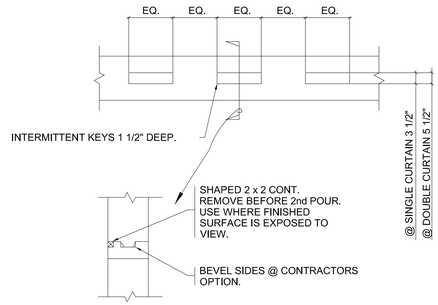
PIPE PERPENDICULAR TO FOOTING DETAIL 3

SCALE: NONE



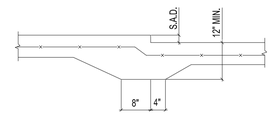
SLAB ON GRADE JOIST DETAIL 7

SCALE: NONE

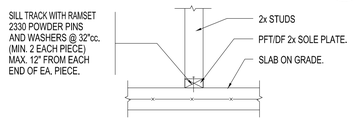


CONTRUCTION JOINT IN WALL DETAIL 4

SCALE: NONE



DEPRESSED SLAB ON GRADE 8



SLAB ON GRADE NON-BRG WALL 9

SCALE: NONE

%%UABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
⌀	DIAMETER OR ROUND
d	NAIL PENNYWEIGHT
#	POUND OR NUMBER
PL	PLATE
WF	WIDE FLANGE
M:	MARK
[	CHANNEL
□	SQUARE
A.B.	ANCHOR BOLT
ALT.	ALTERNATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDRY NAILING
BOT.	BOTTOM
BRG.	BEARING
C	CAMBER
C.B.	CARRIAGE BOLT
C.C.	CENTER TO CENTER
CEM.	CEMENT
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONC. MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EMB.	EMBEDMENT
E.N.	EDGE NAIL
E.O.S.	EDGE OF SLAB
E.S.	EACH SIDE
E.W.	EACH WAY
(E)	EXISTING
EXPAN.	EXPANSION
EXT.	EXTERIOR
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISH FLOOR
F.N.	FIELD NAIL
F.H.S.	FLAT HEAD SCREW
FIN.	FINISH
F.O.	FACE OF
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.S.	FACE OF STUD
F.O.S.	FACE OF STUD
FRMG.	FRAMING
FT.	FEET
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.L.B.	GLU-LAM BEAM
GRD.	GRADE
GYP.	GYPSUM
HDR.	HEADER
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
L.B.	LAG BOLT
LG.	LONG
LONG.	LONGITUDINAL
LTWT.	LIGHTWEIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
N	NORTH
(N)	NEW
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPG.	OPENING
OPP.	OPPOSITE
PL	PLATE
PLY.	PLYWOOD
PART.	PARTITION
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCING
REQ'D.	REQUIRED
S	SOUTH
S.P.	STRUCTURAL PLYWOOD
S.W.	SHEAR WALL
SCH.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
S.M.S.	SHEET METAL SCREW
SPEC.	SPECIFICATION
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
T.N.	TOE NAIL
T.O.	TOP OF
T.O.C.	TOP OF CURB/CONCRETE
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF STEEL/SLAB
T.O.W.	TOP OF WALL
THK.	THICK
T.S.	TUBE SECTION
TYP.	TYPICAL
TRANSV.	TRANSVERSE
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

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No.	Revisions	Date

Project Title: OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title: GENERAL STRUCTURE DETAILS

File No. S2.0 GENERAL DETLS

Drawn by:

Reviewed by:

Date Issued: OCTOBER 21, 2019

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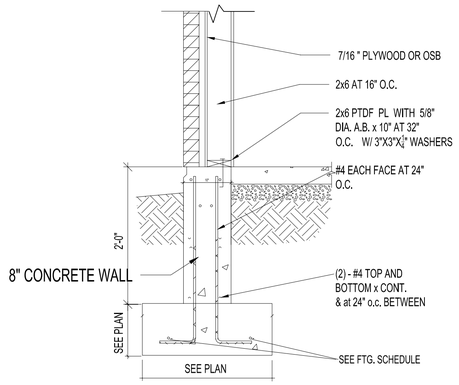
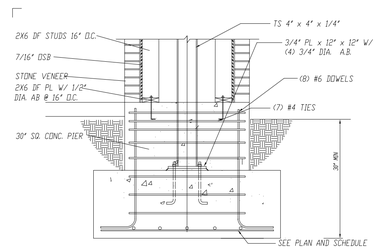
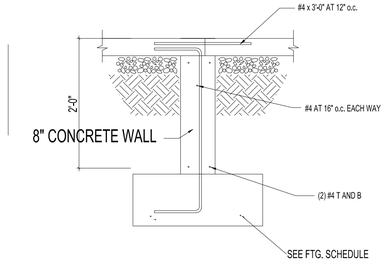
Sheet No. S2.0



D DETAIL-TYPICAL FOUNDATION WALL

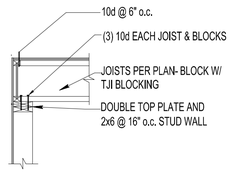


C DETAIL-TYPICAL ROOF JOIST TO WALL

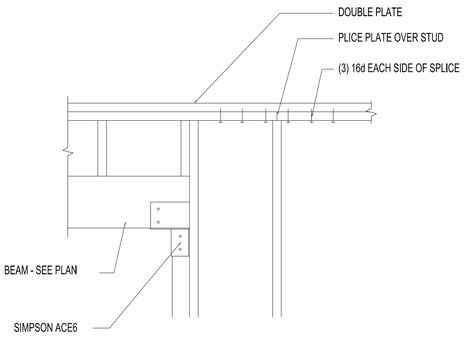


B DETAIL-TYPICAL PIER AT CANOPY

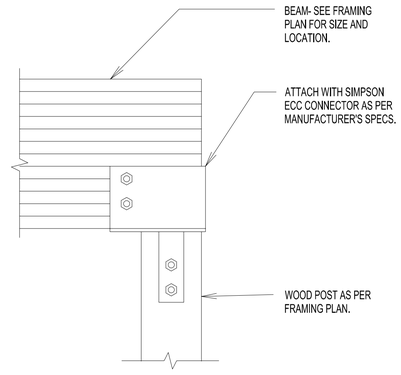
A DETAIL-TYPICAL FOUNDATION WALL AT DOORS



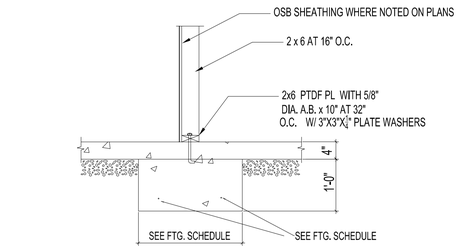
H DETAIL-TYPICAL ROOF JOISTS TO BEARING WALL



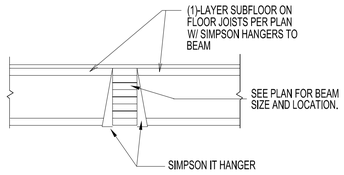
G DETAIL-TYPICAL HEADER IN WALL



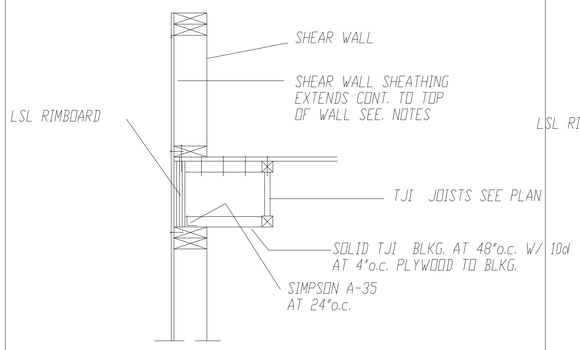
F DETAIL-TYPICAL BEAM TO POSTS



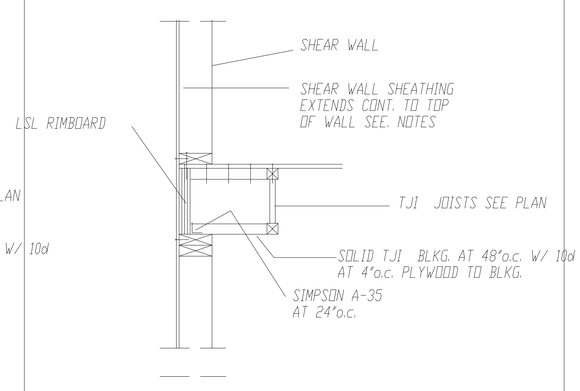
E DETAIL-TYPICAL INTERIOR FOOTING UNDER BEARING WALL



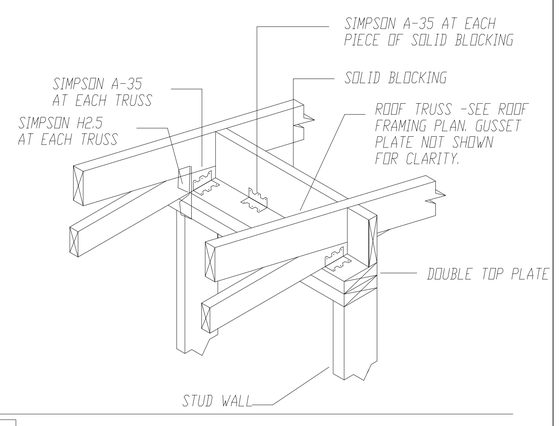
M DETAIL-TYPICAL FLOOR JOIST TO BEAMS



L DETAIL-TYP. ROOF JOISTS PARALLE TO BEARING WALLS



K DETAIL-TYP. FLOOR JOISTS PARALLEL TO BEARING WALL



J DETAIL-TYPICAL ROOF TRUSSES TO WALL

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Project Title
OREM CHILD CARE HOLDINGS
864 N 980 WEST
OREM, UTAH

Sheet Title
STRUCTURAL DETAILS

File No.
TheKids–A101–J917

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Reviewed by:

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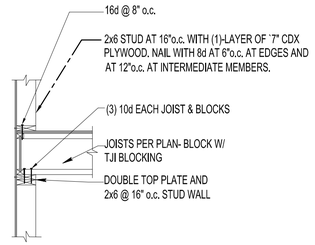
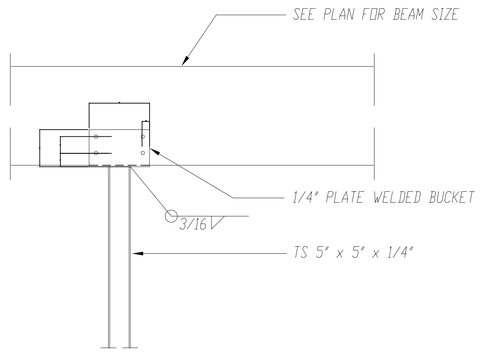
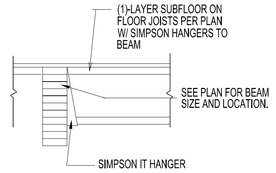
Sheet No.
S2.1



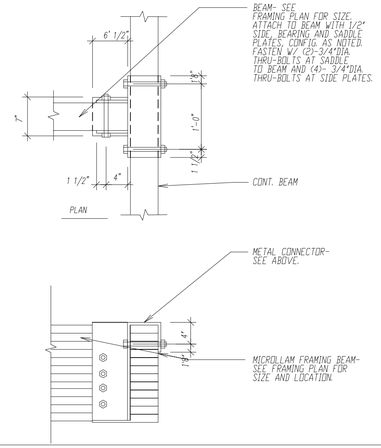
D DETAIL-TYPICAL FLOOR JOISTS TO BEARING WALL



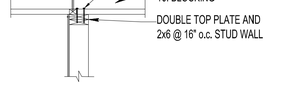
C DETAIL-TYPICAL CANOPY BEAM TO STEEL COLUMN



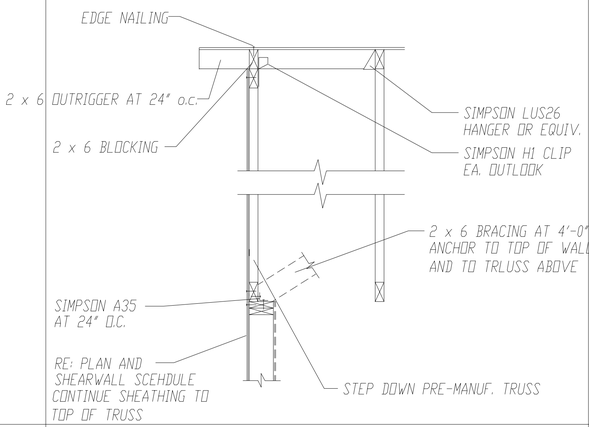
B DETAIL-TYPICAL FLOOR JOISTS TO FLOOR BEAM



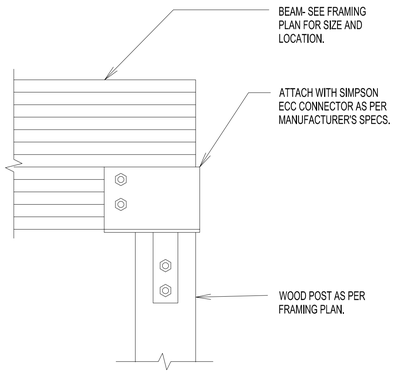
A DETAIL-TYPICAL FLOOR BEAM TO FLOOR BEAM



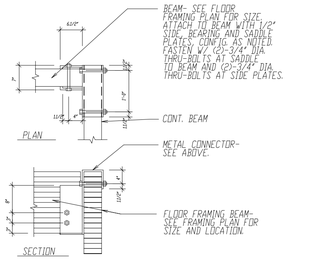
H DETAIL-TYPICAL FLOOR JOISTS TO BEARING WALL



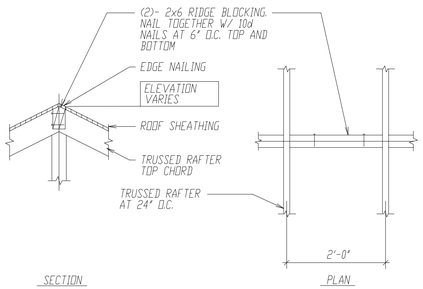
G DETAIL-TYPICAL OUTLOOKS AT GABLE END WALL



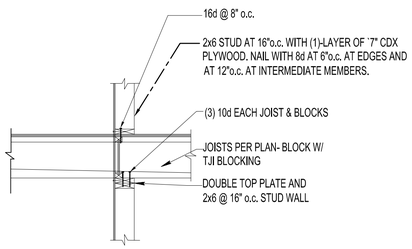
F DETAIL-TYPICAL BEAM TO POSTS



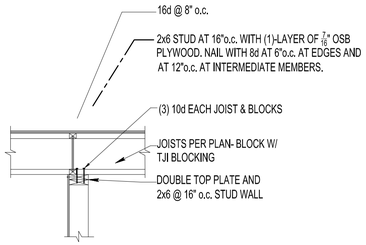
E DETAIL-TYPICAL BEAM INTERSECTION @ END OF BEAM



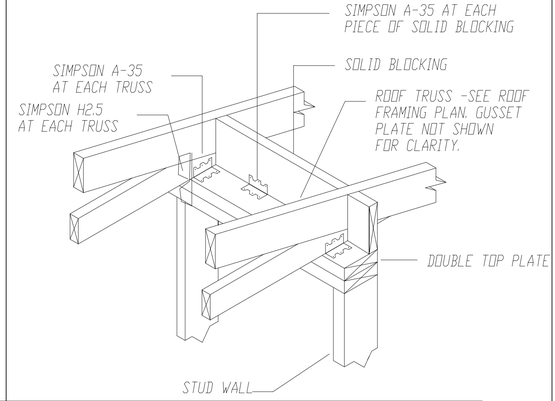
M DETAIL-TYPICAL TRUSS RIDGE BLOCKING



L DETAIL-TYPICAL FLOOR JOIST CONTINUING TO ROOF



K DETAIL-TYP. ROOF JOIST OVER BEARING WALL AT CORRIDOR



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