

PINE VIEW RETAIL SHELL BUILDING

850 North 2720 East
St. George, Utah 84790



Architect
Randy M. Smith
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UTAH 84770
(435) 288-3330

ARCHITECTURAL
RANDALL M SMITH ARCHITECT
2129 EAST 100 SOUTH
ST. GEORGE, UTAH 84790
(435) 619-2376

CIVIL ENGINEERING
AMERICAN CONSULTING AND ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UTAH 84770
(435) 288-3330

STRUCTURAL ENGINEERING
VECTOR ENGINEERING, INC.
230 NORTH 1680 EAST STE R-2
ST. GEORGE, UTAH 84790
(435) 628-5122

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING
VAN BOERUM & FRANK ASSOCIATES
230 NORTH 1680 EAST, BUILDING V
ST. GEORGE, UTAH 84790
(435) 674-4800



G1 CONTACT INFORMATION

G8 VICINITY MAP

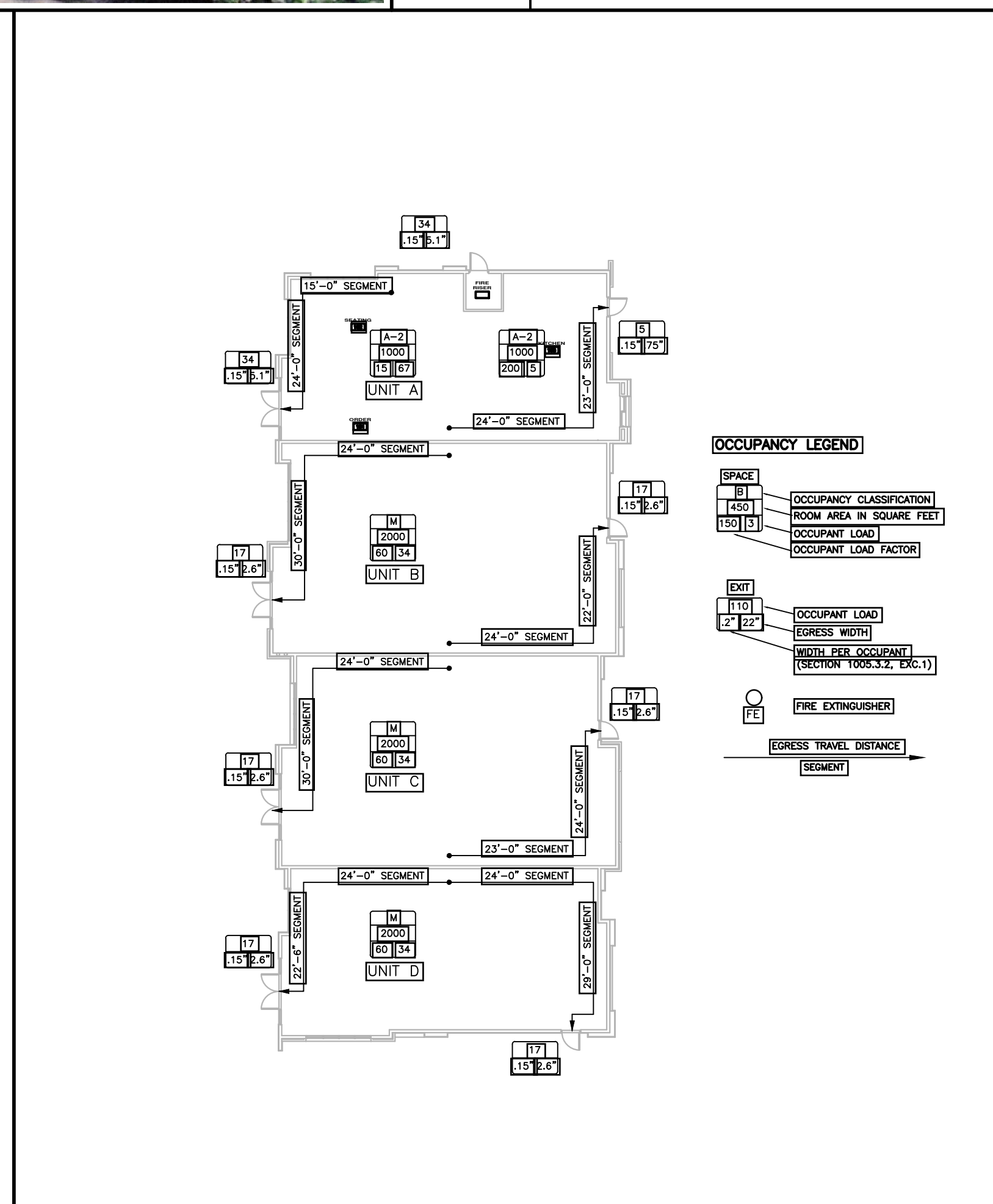
DOOR INDICATOR	(DB)
WINDOW INDICATOR	(A)
REVISIONS MARK	(R)
ROOM NUMBER MARK	(N1, F2, B3)
ROOM FINISH MARK	(F)
GENERAL NOTE MARK	(N)
VISUAL AID BOARD MARK	(VBT)
GLAZING MARK	(GL-1)
EQUIPMENT MARK	(E1)
WINDOW TREATMENT MARK	(BL-1)
CEILING IDENTIFICATION	(C6) CEILING TYPE (B'-0') CEILING HEIGHT
WALL TYPE MARKER	(A) ELEVATION NUMBER (A701) SHEET REFERENCE (C) VIEW REFERENCE
ELEVATION SYMBOL	(M4) DETAIL NUMBER SHEET NUMBER (A302)
DETAIL REFERENCE	(A301) SIDE CONSIDERED (A107) SHT. NO. OF ADJACENT DWG.
MATCH LINE	(B) DETAIL NUMBER SHEET NUMBER (A306)
WALL/DETAIL SECTION	(Z) DETAIL NUMBER SHEET NUMBER (A300)
BUILDING SECTION	(E) DATUM ELEVATION (FIN. FL.) DATUM LOCATION
DATUM ELEVATION	(A) REFERENCE GRID
REFERENCE GRID	(II)
NEW POINT ELEVATION	(EL. 101'-9")

ALL WORK SHALL BE IN CONFORMANCE WITH CURRENT BUILDING CODES:
2021 INTERNATIONAL BUILDING CODE (2021 IBC)
2021 INTERNATIONAL MECHANICAL CODE (2021 IMC)
2021 INTERNATIONAL PLUMBING CODE (2021 IPC)
2020 NATIONAL ELECTRICAL CODE (2020 NEC)

CODE ITEM REFERENCE	CODE REQUIREMENTS	ACTUAL BUILDING DESIGN
OCCUPANCY SECTION 303.3; 304.1; 309.1	A-2: RESTAURANT B: OFFICE M: RETAIL STORES	A-2, B, M OCCUPANCIES
OCCUPANCY SEPARATION SECTION 508.3; TABLE 508.4	A-2, B, M: 1-HR. FIRE SEPARATION; NONSEPARATED OCCUPANCIES	A-2: MOST RESTRICTIVE
CONSTRUCTION TYPE CHAPTER 6	TYPE V-B	TYPE V-B
ALLOWABLE FLOOR AREA TABLE 506.2	A-2: 24,000 S.F. TABULAR (S1)	4 UNITS AT 1,803.5 SF EACH TOTAL AREA: 7,214 SF
AREA MODIFICATIONS SECTION 506.2.2; EQUATION 5-1	A _o = At + [(NS) X If] A _o = 24,000 (S1) + [(6,000 (NS))(.375)] = 26,250 SF	7,214 SF < 24,000 SF AREA MODIFICATIONS NOT APPLICABLE
MAXIMUM HEIGHT TABLE 504.3	A-2: MAX HEIGHT 60'-0" (S)	BUILDING HEIGHT: 23'-0" APPROX.
MAXIMUM STORIES TABLE 504.4	A-2: MAX STORIES 2 (S)	BUILDING: 1 STORY
OCCUPANT LOAD TABLE 1004.5	UNCONCENTRATED ASSEMBLY: 3,607 SF/15 = 240 O.L. COMMERCIAL KITCHEN: 3,607 SF/200 = 18 O.L.	OCCUPANT LOAD PER UNIT: 64.5 TOTAL OCCUPANT LOAD: 258
FIRE-PROTECTION SYSTEMS SECTION 903.2.1.2	AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED	NFPA-13 SPRINKLER SYSTEM PROVIDED
EXITS TABLE 1006.2.1	MINIMUM OF TWO OVER 49 O.L.	2 EXITS PER UNIT 8 EXITS TOTAL
EXIT TRAVEL DISTANCE TABLE 1017.2	250' MAXIMUM TRAVEL DISTANCE WITH FIRE SPRINKLING	MAXIMUM TRAVEL DISTANCE < 250'
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE TABLE 1006.2.1	OCCUPANT LOAD GREATER THAN 49: 75' MAX. CPOETD WITH AUTOMATIC FIRE SPRINKLING SYSTEM	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE < 75'
ROOF COVERING TABLE 1505.1	CLASS A, B, OR C FIRE CLASSIFICATION	CLASS A SINGLE-PLY MEMBRANE ROOF
FACILITY ACCESSIBILITY SECTION 1104	ACCESSIBILITY REQUIRED	ACCESSIBILITY PROVIDED - SEE SITE PLAN
PLUMBING FIXTURES TABLE 2902.1	A-2: 1/75 W.C. MALE & FEMALE; 1/200 LAVS M & F; 1 D.F.; 1 S.S.	PROVIDED: PER TENANT IMPROVEMENT PLAN SUBMISSION

DEFERRED SUBMITTALS:
FIRE-MANUFACTURED TRUSSES
FIRE SPRINKLING PLANS
STOREFRONT ALUMINUM FRAMED GLASS SYSTEMS

A4 CODE INFORMATION



A11 EXIT PLAN

SHEET	TITLE
GENERAL	
G101	COVER SHEET / INDEX
G102	CODE DATA
GENERAL	
G10	COVER SHEET
G20	SITE PLAN
G11	SITE PLAN
G2	SITE DETAILS
G10	EROSION CONTROL PLAN
G11	EROSION CONTROL DETAILS
G10	GRADING PLAN
G10	UTILITY PLAN - WATER, POWER, SEWER
G11	UTILITY PLAN - PHONE, CABLE, GAS
LANDSCAPE	
L11	LANDSCAPE PLAN
L12	LANDSCAPE PLAN DETAILS AND NOTES
L13	IRRIGATION PLAN
L14	IRRIGATION PLAN DETAILS
L15	IRRIGATION PLAN NOTES
ARCHITECTURAL	
A101	FLOOR PLAN AND WALL TILES
A201	EXTERIOR BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A302	WALL SECTIONS AND DETAILS
A303	WALL SECTIONS
A304	WALL SECTIONS AND DETAILS
STRUCTURAL	
S201	GENERAL STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	SHEAR WALL PLAN
S01	STRUCTURAL DETAILS
S02	STRUCTURAL DETAILS
MECHANICAL	
M001	MECHANICAL LEGEND
M002	MECHANICAL SPECIFICATIONS
M003	MECHANICAL SPECIFICATIONS
M004	MECHANICAL SPECIFICATIONS
M100	UNIT A MECHANICAL PLAN
M001	MECHANICAL DETAILS
M002	MECHANICAL DETAILS
M003	MECHANICAL DETAILS
M004	MECHANICAL DETAILS
M001	MECHANICAL SCHEDULES
PLUMBING	
P100	UNIT A PLUMBING PLAN
P001	PLUMBING SCHEDULES
P100	FIRE PROTECTION PLAN
ELECTRICAL	
E0001	MAIN LEVEL POWER PLAN
E0002	UPPER LEVEL POWER PLAN
E0001	ELECTRICAL DIAGRAM
E0001	ELECTRICAL DIAGRAM
E0002	ONE LINE DIAGRAM AND CALCULATIONS
E1001	ELECTRICAL SCHEDULES
E1001	ELECTRICAL SCHEDULES
EPT01	ELECTRICAL SPECIFICATIONS
EPT02	ELECTRICAL SPECIFICATIONS

G15 SHEET INDEX

Pine View Retail Shell Building
Lionel Gracia
850 North 2720 East
St. George, Utah 84790

DATE: 06/26/2024
PROJECT NO: 2401
SHEET: G101F

COPYRIGHT © 2024 RANDALL M. SMITH ARCHITECT. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE ONLY AND REMAIN THE PROPERTY OF RANDALL M. SMITH ARCHITECT. REPRODUCTION, USE, OR TRANSMISSION THEREOF WITHOUT WRITTEN PERMISSION IS UNLAWFUL.